



TOWN OF OLD SAYBROOK Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Madeleine B. Fish
Ann Marie Thorsen

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Justin Terribile
Marc W. Delmonico
Ram B. Odedra

REGULAR MEETING MINUTES

Monday, July 20 2020 – 7:00 P.M.
Web/Audio Meeting

I. CALL TO ORDER

Chairman R. Friedmann called the meeting to order at 7 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Ann Marie Thorsen
Justin Terribile (sitting in for M. Fish)

Absent Members

Madeleine Fish
Mark Delmonico
Ram Odedra

Attendant Staff

Joanne Galli, Recording Clerk

3 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of June 15, 2020 as presented **MADE:** G. Lewis
SECONDED: M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis,
A.M. Thorsen, J. Terribile **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to agenda items.

IV. CONTINUED PUBLIC HEARINGS

- A. “Maple & Main” Application for Special Exception Permit** for 2,907 s.f. Restaurant
813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Coastal Management
Zone, Pedestrian Node.
Owner: Alex Foulkes Agent: Joe Wren, P.E.

Applicant Alex Foulkes has asked for a continuance to the next Zoning Commission meeting
on August 3, 2020 to discuss his new business venture, a restaurant with the general hours of 6
a.m. – 3 p.m. serving breakfast and lunch.

MOTION to continue the public hearing of “**Maple & Main**” **Application for Special Exception Permit** for 813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District to the next Zoning Commission meeting on August 3, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann
SECONDED: G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, J. Terrible **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. **OLD BUSINESS**

- A. **“Penny Lane Pub” Application for Minor Modification to Special Exception Permit**
Request to allow rear outdoor seating currently permitted under Governor Lamont’s Executive Order #7MM to remain permanently.
150 Main Street, Assessor’s Map 37, Lot 25, Business B-1 District, Pedestrian Node
Owner: Alex Foulkes

Owner Alex Foulkes has submitted a rendering of the outdoor seating. He would like the temporary outdoor seating to remain permanently. During normal times they have nine tables in front patio. Outside capacity was 30 people before the patio out back was created. If long-term use is allowed, they would like to increase the outdoor usage to 47 people (front and back) if at full capacity.

MOTION to approve “**Penny Lane Pub**” **Application for Minor Modification to Special Exception Permit** for 150 Main Street, Assessor’s Map 37, Lot 25, Business B-1 District as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, Justin Terrible **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VI. **NEW BUSINESS**

- A. **“Delmonico Bed & Breakfast” Application for Minor Modification to Special Exception Permit and Request for Permit Extension**
Building additions and renovations to convert existing residence to a 3-guest room, 2 ½ story, 4,051 s.f. bed and breakfast including innkeeper’s quarters.
53 College Street, Assessor’s Map 24, Lot 20, (0.52ac)
Residence A District, CT River Gateway Conservation Zone, CAM Zone
Applicant: Kathleen Delmonico.

Kathleen is planning on running 53 College St as a B&B with three guest rooms all on second floor and innkeeper’s quarters on first floor. She is requesting a modification in the permit she received July 2016 actually reducing the square foot addition that was already approved. She would also like an extension of time to complete the new construction up to five years. The reduction of size still complies with the original approved application.

MOTION to approve “**Delmonico Bed & Breakfast**” **Application for Minor Modification to Special Exception Permit** to allow three guest rooms plus innkeepers quarters in 4051 square feet - 53 College Street, Assessor’s Map 24, Lot 20 Residence A District, CT River Gateway Conservation Zone, CAM Zone as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, Justin Terrible **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to approve **“Delmonico Bed & Breakfast” Request for Permit Extension** 53 College Street, Assessor’s Map 24, Lot 20 Residence A District, CT River Gateway Conservation Zone, CAM Zone as presented with a deadline of August 16, 2026 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, Justin Terrible **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

NE Power Equipment, 400 Boston Post Road – The ZC gave the Applicant a deadline to complete all improvements associated with their approved Special Exception Permit by 7/15/2020. The property owner received DOT approval on 7/13/2020 to complete the apron and plant the remaining trees shown on the approved plan. The ZC extended the deadline to complete all improvements to 9/1/2020. If the applicant does not complete improvements by 9/1/2020, the ZEO is directed to send the matter to legal counsel to commence an enforcement action.

SIP Wine Bar, 75 Main Street - The approved outside eating area is a patio area with 3 tables and 6 chairs. The proposal is to replace buffer with a concrete patio and add seating for six additional patrons permanently. The ZC has directed Chris Costa, ZEO, to approve the additional seating. The health inspector will have to approve the layout and location of seats as per health and safety regulations.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of July 20, 2020 at 7:25 p.m. as presented to the next regularly scheduled meeting of August 3, 2020 at 7:00 p.m. **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, J. Terrible **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULAR MEETING
Monday, August 3, 2020 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook
If the COVID19/Corona Virus State of CT Public Health Emergency remains effective, a dial in public meeting may be held.
Check our website one week in advance for dial in information at
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.