



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
Ann Marie Thorsen
Marc W. Delmonico

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Alternate Members

Justin Terribile
John Henry
Sandra Dizenzo

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, July 18, 2022 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman R. Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members: R. Friedmann (via Zoom), G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry
(seated for M. Caldarella), J. Terribile, S. Dizenzo

Absent Members: M. Caldarella

Attendant Staff

C. Costa, ZEO/Town Planner
J. Galli, Recording Clerk

Twenty-four members of the public were in attendance with seven more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of July 6, 2022 as presented **MADE:** M. Delmonico
SECONDED: G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M.
Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. CONTINUED PUBLIC HEARINGS

A. Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services as a Special Exception Use in the I Industrial Zone.

Sect. 9 new definition of animal care services, new Sec. 41.2.9 Animal Care Services as Special Exception Use and 53 Special Standards.

Applicants: Janet & Michael Stoner

Agent: Attorney Terry Lomme

Continued from the July 6, 2022 meeting, the applicant would like to amend the Regulations to allow Animal Care Services in the Industrial District. Commission member A.M. Thorsen requested a sound study to be reviewed by the Commission prior to this meeting regarding the noise levels of dogs in a day care setting. The study was based on the noise levels of ten dogs outdoors. The Commission members weren't satisfied that the study correctly represented the noise level that would be present at the proposed site at 50 River Street. C. Costa cited positive referrals from the Planning Commission, Harbor Management and DEEP. M. Stoner presented an overview of Camp Bow Wow stating that the facility is, "designed to keep dogs happy, active and stress free," with an indoor/outdoor space where the dogs can go out at leisure. Stoner stated that their facility will create jobs and benefit the community. He also detailed sound mitigation plans.

Along with the seven emails received, over twenty residents who live in the vicinity of Coulter St, North Cove Landing, River Street and North Cove Crossing attended the meeting in opposition to this regulation amendment. Complaints were directed at the proposed site but there was considerable discussion and explanation that this text amendment, if approved, would affect the whole Industrial District. Resident D. Tavernier was concerned about zoning ordinances ensuring the health and safety of our residents and the additional traffic this facility would generate. She implored that the Commission "vote with the wisdom that was in place when this ordinance was established." Other residents (B. True, the Cosenzas, K. Fiorelli, A. Howat, S. Hill, C. Farrow) were concerned about noise levels, traffic congestion, disruption of the ecosystem in the conservation area and the value of their homes.

MOTION to close the Public Hearing of the **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the I Industrial Zone **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

During deliberation Commission member J. Henry reiterated that the sound study wasn't adequate. Chairman R. Friedmann told the Commission that the vote would be based on the information given. He also stated that in the language being considered "shall" will be changed to "will," and the number of animals was not to exceed 125 including the max of 75 for overnight boarding. With responses heard from the applicant and the public, Chairman R. Friedmann made a motion to approve this petition with the changes as stated.

MOTION to approve the **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the I Industrial Zone as amended this evening **MADE:** R. Friedmann **SECONDED:** None **With no 2nd MOTION FAILS. THE APPLICATION FOR THIS TEXT CHANGE IS NOT APPROVED.**

V. PUBLIC HEARINGS

- A. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 53, Special Standards Drive-through windows, paragraph H, to include properties with frontage on Route 166.

Applicant: SPR Oasis, LLC

Agent: Attorney Edward M. Cassella

Attorney Cassella presented. The concept under consideration will have two drive-through restaurants and a grocery store. For this development on Spencer Plains Rd to proceed, Section 53, Special Standards Drive-through windows, paragraph H needs

to be amended to include properties with a minimum of three hundred fifty feet (350') frontage on Route 166. All referrals received were positive. Commission member J. Terribile was concerned about whether this amendment would be detrimental to the residential properties north of I95. Attorney Cassella agreed that it would be best for this amendment to only effect properties south of I95. The wording of paragraph H was amended to read:

No property can have a drive-through unless the property has a minimum of three hundred fifty feet (350') of frontage on Route 1 or Route 166 and is located south of Interstate 95.

With no other comment from the public or the Commissioners the hearing was closed.

MOTION to close the Public Hearing of the **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 53, Special Standards Drive-through windows, paragraph H, to include properties with frontage on Route 166 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

The Commission looked at the referrals, discussed the map of properties affected and clarified the wording of what was proposed.

MOTION to approve the **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 53, Special Standards Drive-through windows, paragraph H, to include properties with frontage on Route 166 as amended this evening with the effective date of August 15, 2022 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** R. Friedmann **ABSTAINING:** None **APPROVED:** 4-1-0.

- B. “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)** Development to construct a three story 20,539 s.f. apartment building (15 units total/5 affordable)
101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
- C. “Hanford Commons Residences” Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g)** Development for 8 Residential Units (9,313 s.f.) at 99 Lynde St., Map 36/Lot 87, Residence A District to Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 99 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
- D. “Hanford Commons Residences” Application to Modify Approved Site Plan for Affordable Housing (CGS 8-30g)** Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.

The applicant **“Hanford Commons”** has requested that the opening of the Public Hearing on these matters be postponed to the Commission’s meeting on August 15, 2022.

MOTION to postpone the hearing of “**Hanford Commons**” items B, C and D of this agenda to the Zoning Commission meeting on August 15, 2022 at 7 p.m. in the 1st Floor Conference Room. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Attorney Royston contacted C. Costa regarding a November 2, 2020 modification to the Special Exception Permit at the Saybrook Point Marina. The proposal is to eliminate a single bedroom in the first-floor lobby area and convert it to a service area for adjacent uses. They also plan to convert the second floor one bedroom suite into two separate bedrooms with the addition of an 8’ extension. Due to the increase in building/structure coverage of 242.25 s.f., which is within the allowable limit for multiple minor modification increases, and elimination of the first-floor bedroom that would reflect no change in the parking requirements, the Commission has agreed to have C. Costa handle administratively.

VII. ADJOURNMENT

MOTION to adjourn the meeting of July 18, 2022 at 9:18 p.m. to the next regularly scheduled meeting on Monday, August 1, 2022 at 7 p.m. in the 1st Floor Conference Room **MADE:** M. Delmonico **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli

Recording Clerk

NEXT REGULARLY SCHEDULED HYBRID MEETING

Monday, August 1, 2022 at 7:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Zoning Commission web page](#)

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