



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*

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

**Alternate Members**

*Justin Terribile*  
*John Henry*  
*Sandra Dizenzo*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, November 7, 2022 – 7:00 P.M.  
Town Hall, 2nd 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, M. Caldarella, A.M. Thorsen, M. Delmonico,  
S. Dizenzo (seated for G. Lewis)

Absent Members: G. Lewis, J. Terribile, J. Henry

Attendant Staff: C. Costa, ZEO/Town Planner; J. Galli, Recording Clerk

Two members of the public were in attendance with two more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

Under Deliberations A. page 2, 1<sup>st</sup> paragraph, amend Minutes to read:  
Medical retail by default established adult-use retail.

**MOTION** to approve the meeting minutes of October 17, 2022 as amended **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**IV. PUBLIC HEARINGS**

- A. "Curry Queen" Application for Special Exception Use** for 32 seat indoor restaurant, 12 outdoor seats and 315 s.f. of retail area below 2 existing residential apartments.  
93 Elm Street, Assessor's Map 36, Lot 91  
Shopping Center Business B-2 District, Pedestrian Node  
Applicant: NS Enterprises, LLC, Contract Purchaser      Agent: Attorney E. Cassella

Attorney E. Cassella presented for applicant. N.S. Enterprises is proposing to redevelop the property at 93 Elm into an Indian-style restaurant with indoor/outdoor seating and retail

sales for prepared meals. The owner will retain the two existing apartments on the southern portion of the building. Engineer J. Wren described plan in detail including additional landscaping and a new sidewalk. Only exterior lighting will be internally-lit freestanding sign, building signs (also internally lit) and building lights. Indoor seating amount will be determined by resolution of whether Old Saybrook opted out of the parking requirement for a one-bedroom unit in State Statute 21-29 or not. With no public comment the hearing was closed.

**MOTION** to close the **Public Hearing** of **“Curry Queen” Application for Special Exception Use** for 32 seat indoor restaurant, 12 outdoor seats and 315 s.f. of retail area below 2 existing residential apartments. 93 Elm Street, Assessor’s Map 36, Lot 91, Shopping Center Business B-2 District, Pedestrian Node as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION** to approve **“Curry Queen” Application for Special Exception Use** for 32 seat indoor restaurant, 12 outdoor seats and 315 s.f. of retail area below 2 existing residential apartments. 93 Elm Street, Assessor’s Map 36, Lot 91, Shopping Center Business B-2 District, Pedestrian Node with the following conditions: 1. Install sidewalk on Elm Street. 2. Outdoor dining will consist of three tables of four. 3. Thirty-two indoor seats are approved if the one parking space per one-bedroom unit parking calculation pursuant to Public Act 21-29 applies to the two non-conforming apartments. If opting out of Public Act 21-29 does not require the Commission to use one parking space per one-bedroom unit, then thirty indoor seats are approved. 4. Applicant will comply with recommendations from ARB. **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. “Drive-through” Petition to Amend the Old Saybrook Zoning Regulations to**  
12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).  
Temporary Moratorium sought on Drive-through Establishments through April 28, 2023  
Petitioner: Old Saybrook Zoning Commission

The purpose of the moratorium is to allow time for the Commission to discuss and decide whether changes are needed in the Regulations regarding 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). Attorney D. Royston spoke on behalf of Max’s Place asking that the moratorium be reduced by two months. With no other public comment, the hearing was closed.

**MOTION** to close the **Public Hearing** of **“Drive-through” Petition to Amend the Old Saybrook Zoning Regulations** to 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53.) Temporary Moratorium sought on Drive-through Establishments through April 28, 2023 as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

The Commission discussed time needed to draft new regulation text, receive referral feedback and schedule a Public Hearing. They concluded that they may need the six-month timeframe ending the moratorium on April 28, 2023.

**MOTION** to approve “Drive-through” Petition to Amend the Old Saybrook Zoning Regulations to 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53.) Temporary Moratorium sought on Drive-through Establishments through April 28, 2023 as presented with an effective date of November 11, 2023 **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

## VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

The ZEO discussed new trends in accessory structures made out of shipping/cargo containers. The Commission debated the regulations that would apply when adding one of these structures to residential property.

## VIII. ADJOURNMENT

**MOTION** to adjourn the meeting of November 7, 2022 at 8:32 p.m. to the regularly scheduled meeting of Monday, November 21, 2022 at 7 p.m. in the 1st Floor Conference Room as presented **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
ZC Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, November 21, 2022 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

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

[Zoning Commission web page](#)

Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of land use agendas.