



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, December 5, 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, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Terribile, J. Henry, S. Dizenzo

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

Town Engineer G. Jacobson and Transportation Engineer G. DelRio were in attendance.
Five members of the public attended via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of November 21, 2022 as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. WORKSHOP

- A.** Discuss drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). *Moratorium ends: April 28, 2023*

The Commission discussed the current drive-throughs and the issues that they were experiencing regarding stacking spaces, circulation onsite and curb cuts. G. DelRio

talked about variables like demand and processing time. He also suggested that when a restaurant changes hands the Commission may want to revisit since different restaurants have different needs. Chairman Friedmann talked about the importance of pedestrian safety and designing for all users (walkers, bicyclers, cars). G. Jacobson discussed the trend toward drive-throughs for the foreseeable future and the problems with people walking across a drive-through lane to get to the business. The Commission discussed the different districts where they are permitted/ not permitted and the radius between them. They also discussed the possible future needs of the various drive-throughs.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **40 Research Parkway** - Inline Autoworks, LLC seeks to purchase the property for the maintenance and storage of collector cars in the now vacant Pathways space. They will retain the current tenants. The Commission discussed how to categorize the new use of the property.
- **745 Boston Post Rd** – 745 Eatery has presented Land Use with exterior modifications including increasing patio and curb height, rotating parking spaces to accommodate new ADA compliant ramp and adding fencing around the patio. The Commission made the determination that this is a field modification to an existing approved Special Exception to be handled administratively.

VI. ADJOURNMENT

MOTION to adjourn the meeting of December 5, 2022 at 8:50 p.m. to the regularly scheduled meeting of Monday, December 19, 2022 at 7 p.m. in the 1st Floor Conference Room as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
ZC Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, December 19, 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](http://www.oldsaybrookct.org)

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