



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 21, 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, G. Lewis, A.M. Thorsen, J. Henry (seated for M. Caldarella)

Absent Members: M. Caldarella, M. Delmonico, J. Terribile, S. Dizenzo

Attendant Staff: M. Willis, Zoning Commission Attorney, Halloran & Sage; C. Costa, ZEO/Town Planner; J. Galli, Recording Clerk

Five members of the public were in attendance with nine more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of November 7, 2022 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**IV. CONTINUED PUBLIC HEARINGS**

**A. Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations.** **64.5.3** and **11** reduce the max. sign size allowed to 50 s.f. in all districts making 51 s.f. a prohibited billboard sign. **64.3.3** Clarify sign area calculations and reduced maximum wall height for sign calculation measurements to 10' all districts. **64.** Reduce maximum post height and sign height to 8' all districts. **64.3.6**, **64.4.5a3**, **64.5.2a3**, **64.5.2c3**, **64.5.3a3**, **64.5.5a3**, **64.5.3** Require landscaping, plantings and border around all freestanding signs. **64.3.10** Illumination of signs to be dark sky compliant and meet lighting regulations in Section 53 & 68. Set standards for internally illuminated signs to have push through stencil cut letter, or front lit channel letters. New **64.3.11** requiring minimum construction and specifications for signs. Clarify language all districts for wall signs that signs must be the

lesser area or maximum size. **64.4.7** Window signs reduce to 20% or 25 s.f. total for no illumination, 10% or 10 s.f. max when combination of illuminated and non-illuminated signs and reduce internally illuminated window signs to 10% or 6 s.f. max. **New Section 64.4.9** Shopping Center Signs requiring uniform sign plan as part of Special Exception Permit. Freestanding internally illuminated signs (B-1, B-2, B-3, B-4) All freestanding signs with multiple tenants limited to three colors as part of Special Exception. **64.5.3a6** reduced internally illuminated signs B-1 to 6 s.f. max, **new 64.5.3a6** require consistent colors for freestanding multi-tenants' signs by Special Exception Permit. **64.5.3b1&2** reduce non-illuminated wall signs to 10% or 30 s.f. (1<sup>st</sup> sign) and 5% or 15 s.f. max (2<sup>nd</sup> sign). B-1 Reduce illuminated wall signs to 10% max or 25 s.f. max (1<sup>st</sup> sign) and 5% or 10 s.f. max (2<sup>nd</sup> sign), **64.5.4** IHZ reduce non-illuminated signs to 10% or 30 s.f. max. (1<sup>st</sup> sign) and 5% or 15 s.f. max (2<sup>nd</sup> sign) and prohibit internal illumination. **64.5.5 a1** Freestanding sign B-2 & B-4 (no internal illumination) reduce to 30 s.f. (1<sup>st</sup> sign) and 15 s.f. (2<sup>nd</sup> sign). Freestanding with internal illumination reduce to 15 s.f. max (1<sup>st</sup> sign) and 5 s.f. max (2<sup>nd</sup> sign). **new 64.5.5a6** require consistent colors for freestanding multi-tenants' signs by Special Exception Permit Wall sign, not internally illuminated to 10% or 50 s.f. max (1<sup>st</sup> sign) and 5% max or 25 s.f. (2<sup>nd</sup> sign). Wall sign internally illuminated to 5% or 25 s.f. max (1<sup>st</sup> sign) and 5% or 15 s.f. max (2<sup>nd</sup> sign). **64.5.6b B-3** Wall sign (not illuminated) increase to two per tenant.  
*Petitioner: Old Saybrook Architectural Review Board*

E. Grochowski, Chairman of ARB presented changes to sign regulations. The Commission discussed with Grochowski line-by-line the amendments and the reasoning behind the changes. They debated limiting colors used in freestanding signs for multiple businesses to three. During public comment, Attorney D. Royston asked that this regulation change not affect the B-2 and B-4 districts. The Commission and Grochowski all agreed that the regulation would be town-wide to be fair to all.

**MOTION** to close the **Public Hearing** of **Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations** as presented **MADE:** R. Friedmann **SECONDED:** J. Henry **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

In deliberation, the Commission discussed referrals, issues raised, comments and modifications. They compromised with Grochowski to raise the number of colors in freestanding signs allowed for multiple-business properties to four. If a property wants to use more than four colors they would have to apply for special exception.

**MOTION** to approve **Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations** with tonight's modifications **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

**MOTION** to set **Effective Date of December 12, 2022** for **Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations** **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

## V. NEW BUSINESS

- A. Preliminary Discussion** for renovations at both Shoreline Hyundai Dealership, 235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District and Shoreline CDR&J Dealership, 255 Middlesex Tpke, Map 52/Lot 63-3, Gateway Business B-4 District  
Agent: Robert Doane, P.E.

A. Schumacher presented along with R. Doane. A. Castergini recently purchased the dealerships and is planning renovations including a drive-through service bay and a rock mountain display for one car in each dealership. He stated that he will also improve the property and add more landscaping. ZC Attorney Willis advised the owner that if needed, he should get consent from association for work planned. Chairman Friedmann would like acknowledgement from the association to address issues of non-conformity and landscaping upgrades. He also asked that the upgraded lighting be dark-sky compliant.

- B. Preliminary Discussion** for revised draft regulation regarding gas pumps and EV Charging stations. Agent: Attorney David Royston

Attorney D. Royston offered the Commission a new text amendment that will reduce the distance to another motor vehicle fueling station to five hundred feet in the Gateway Business B-4 District in shopping centers with 10 acres or more. Engineer D. Ziaks spoke about the emerging need for electric car chargers which the Commission is in agreement and has reflected in changes to their regulations. Royston presented a map showing fractioned parking spaces for the businesses at Max's Place. Chairman Friedmann reiterated that in shopping centers only a single calculation is used for parking based on gross floor coverage. There was no consensus as to how to guide the applicant.

- C. Preliminary Discussion:** 91 Sheffield Street redevelopment possibilities  
Applicant: Atlas Construction Services, LLC.  
Agent: Michael Ott, P.E. & Keith Neilson, P.E.

Engineers M. Ott and K. Neilson presented a lengthy overview of the property. They explained the lack of viable uses in the Marine Industrial Zone and the possibility of development if changed to a Residential Zone. Upon opening up for public comment, G. Fulham spoke for "Friends of North Cove." They would like to build resources to buy the land and turn it over to the town as a wildlife sanctuary with potential for an educational area as an alternative to building more housing. No consensus was made as to how to guide applicant to proceed.

- D. 2023 Meeting Calendar**

<p><b>MOTION</b> to approve the <b>2023 Meeting Calendar</b> presented to S. Becker, Town Clerk as presented <b>MADE:</b> R. Friedmann <b>SECONDED:</b> G. Lewis <b>VOTING IN FAVOR:</b> R. Friedmann, G. Lewis, A.M. Thorsen, J. Henry <b>OPPOSED:</b> None <b>ABSTAINING:</b> None <b>APPROVED:</b> 4-0-0.</p>
--

- VI. PUBLIC HEARINGS** - None.

## VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Staff report was cut short due to the time but ZEO C. Costa did mention that she has invited the town engineer and a traffic engineer to the December 5<sup>th</sup> ZC meeting to discuss drive-through options for a regulations update. They will also discuss what the trend is currently throughout the state.

## VIII. ADJOURNMENT

**MOTION** to adjourn the meeting of November 21, 2022 at 10:40 p.m. to the regularly scheduled meeting of Monday, December 5, 2022 at 7 p.m. in the 1<sup>st</sup> Floor Conference Room as presented **MADE:** G. Lewis **SECONDED:** J. Henry **VOTING IN FAVOR:** R. Friedmann, G. Lewis, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

Joanne Galli  
ZC Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, December 5, 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.*