



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

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

REGULAR MEETING MINUTES

Monday, August 3, 2020 – 7:00 P.M.
Web/Audio Meeting

I. CALL TO ORDER

Due to technical difficulties with the virtual platform Chairman R. Friedmann called the meeting to order at 7:45 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Justin Terribile (Sitting in for M. Fish)
Marc Delmonico (Sitting in for A.M. Thorsen)

Absent Members

Madeleine Fish
Ann Marie Thorsen
Ram Odedra

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

3 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of July 20, 2020 as presented **MADE:** J. Terribile
SECONDED: M. Delmonico **VOTING IN FAVOR:** M. Caldarella, G. Lewis, J. Terribile, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

B. CORRESPONDENCE

Correspondence received was related to agenda items.

IV. NEW BUSINESS

- A. **“Sip Espresso and Wine Bar”** Application for Minor Modification to Special Exception Permit to increase approved outdoor seating from 4 tables/8 seats to 8 tables/16 seats.
75 Main Street, Map 37/Lot 36, Central Business B-1 District, Ped. Node, Coastal Area Management Zone.
Applicant: Derrick Kennedy, Sip Espresso & Wine Bar, LLC. Owner: 75 Old Saybrook, LLC

Attorney Ed Casella presented for the applicant. On May 18, 2020, the Zoning Commission approved a Special Exception (SPEX) permit for Sip Espresso & Wine Bar. The Commission approved 24 indoor seats and 8 outdoor seats. SIP would like a minor modification to the SPEX permit to allow an additional 4 tables with 2 seats each for a total of 8 tables and 16 outdoor seats, permanently.

There are 88 parking spaces total in the parking lot including the 10 spaces approved for Sip. ZC approved original parking per Section 62.4.1.C1 14 joint use spaces permitted due to alternating business operation times. 102 spaces would have been required. Section 53 of the Zoning Regulations Outdoor Seating allows the Zoning Commission to increase the number of permitted outdoor seats to no more than 50 of the approved as a modification of the SPEX if there is adequate parking or bicycle/boat/pedestrian traffic in the area.

MOTION to approve **“Sip Espresso and Wine Bar” Application for Minor Modification to Special Exception Permit** to increase approved outdoor seating from 4 tables/8 seats to 8 tables/16 seats. 75 Main Street, Map 37, Lot 36, Central Business B-1 District, Ped. Node, Coastal Area Management Zone as presented **MADE:** M. Caldarella **SECONDED:** J. Terribile **VOTING IN FAVOR:** M. Caldarella, G. Lewis, J. Terribile, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

- B. **“Robert LeMire” Application for Coastal Site Plan Review/CZC# 20- 095** Construction of a 544 s.f. pool and reduction of existing deck.
27 Briarwood Dr., Map 7/Lot 18, Res AA-2 District, CAM Zone, FEMA AE Flood Zone
Owner/Applicant: Robert LeMire

Robert LeMire presented. CSPR required because construction is within 100’ of tidal wetlands. 27 Briarwood Drive is a residential house abutting Plum Bank Marsh. The applicant would like to construct a 544 square foot pool. A paver patio will be installed around approximately 50% of the pool perimeter at or below existing grade. Fence will be installed in the buffer area to insure sediment does not encroach wetland area. The application is zoning compliant.

MOTION to approve **“Robert LeMire” Application for Coastal Site Plan Review/CZC# 20- 095 Construction of a 544 s.f. pool and reduction of existing deck.** 27 Briarwood Dr., Map 7, Lot 18, Res AA-2 District, CAM Zone, FEMA AE Flood Zone as presented because it is consistent with all applicable coastal policies and makes all reasonable efforts to mitigate adverse impacts. Only condition is that silt fence be installed prior to construction. **MADE:** B. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, J. Terribile, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. **PUBLIC HEARINGS (Continued)**

- 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 sent an email to the Commission requesting that the public hearing be continued with no comments to the next Zoning Commission meeting on August 17, 2020 so that he has time to address the easement issues. The Applicant also consented to a full 65-day extension (9/21) to keep the hearing open.

MOTION to continue the public hearing of **“Maple & Main” Application for Special Exception Permit** for a 2,907 s.f. restaurant, 813 Boston Post Rd, Assessor’s Map 36, Lot 5, Business B-2 District to the next Zoning Commission meeting on August 17, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, J. Terribile, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VI. PUBLIC HEARINGS (New)

- A. **“Muir” Application for Special Exception Use** for a 12,000 s.f. business office and warehouse building. 92 Spencer Plain Road, Assessor’s Map 46/Lot 14, Gateway Business B-4 District
Owner: Estate of Henry Syvertsen Applicant: John Muir Agent: Joe Wren, P.E.

When the application was received, Geoff Jacobson was not provided with sufficient drainage information to complete his review or an Ordinance 71 fee estimate for technical review. Ordinance 71 fees are required prior to the opening of the public hearing. Rather than deeming the application incomplete and possibly denying it, the Commission continued the matter without opening the public hearing until their next meeting on August 17, 2020.

MOTION to continue the public hearing of **“Muir” Application for Special Exception Use** for a 12,000 s.f. business office and warehouse building. 92 Spencer Plain Road, Assessor’s Map 46, Lot 14, Gateway Business B-4 District to the next Zoning Commission meeting on August 17, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, J. Terribile, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

The ZEO reported that

- Administrative applications have been steady and that she has been working with Applicants that are close to submitting to the Commission so the agendas will be steady.
- 25 Sheffield Street development is expected to be completed by October.
- One new and two expanded applications for outdoor seating expansions per the Executive Order 7MM have been approved since the last meeting. ZEO has been receiving more inquiries about permanent requests for outdoor seating.
- Two litigation warning letters were sent relating to enforcement issues at 12 Bellaire Drive and 3 Town Beach Road for expansion of non-conformities and construction without permits.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of August 3, 2020 at 8:15 p.m. as presented to the next regularly scheduled meeting of August 17, 2020 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, J. Terribile, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULAR MEETING
Monday, August 17, 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.