



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

Alternate Members

Justin Terribile
John Henry
Sandra Dizenzo

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, March 20, 2023 – 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, M. Delmonico,
J. Henry, S. Dizenzo (seated for M. Caldarella)

Absent members: M. Caldarella, J. Terribile

Attendant Staff: C. Costa, Zoning Enforcement Officer/Town Planner; J. Galli, Recording Clerk

Five members of the public attended with eight more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of March 6, 2023 as presented **MADE:** M. Delmonico **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, 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. SITE PLAN REVIEW

- A. “Atlas Outdoor” Application for Modification of Approved Site Plan** to add 870 s.f. to the existing storage building including a new porch.
250 Middlesex Turnpike, Assessor’s Map 52, Lot 94, Gateway Business, B-4 District
Applicant/Owner: 250 Middlesex Turnpike, LLC *Agent:* Michael J. Ott, P.E.

M. Ott, engineer, and G. Nucci, architect, presented. The plan is to renovate an existing building and add an 870 s.f. addition including a new porch. A building-mounted sign is also proposed to be added. This application includes relocation of trash receptacle enclosure area. The Commission discussed a past variance and setbacks. ARB recommended approval.

MOTION to approve with condition **“Atlas Outdoor” Application for Modification of Approved Site Plan** to add 870 s.f. to the existing storage building including a new porch 250 Middlesex Turnpike, Assessor’s Map 52, Lot 94, Gateway Business, B-4 District. Condition: The source of lighting in the cupola is downlit and not visible from adjacent property lines. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. PUBLIC HEARINGS

- A. **“EconoLodge” Application for Special Exception Use** to construct a 4,680 s.f. hotel addition for a three-bedroom owner’s apartment, storage and motel office. 1750 Boston Post Road, Assessor’s Map 25/Lot 4, Gateway Business B-4 District
Owner: RR SAI, LLC *Agent:* Attorney Edward M. Cassella

Attorney E. Cassella presented. The applicant currently lives in a hotel unit on the 3rd floor of this 43-room hotel. They are proposing to construct a two-story addition which will include a three-bedroom owner’s apartment, storage and a motel office. Cassella explained that this is a permitted accessory use. The Commission discussed removal of 15 parking spaces for construction, an aisle-way drive and vegetative perimeter buffer. Applicant needs to submit 2nd floor plan. Wetlands has approved this modification with the condition that landscaping mitigation be done for better wetlands habitat by the pond. ARB has recommended approval with conditions as well. With no public comment the hearing was closed.

MOTION to close the Public Hearing of **“Econolodge” Application for Special Exception Use** to construct a 4,680 s.f. hotel addition for a three-bedroom owner’s apartment, storage and motel office 1750 Boston Post Road, Assessor’s Map 25/Lot 4, Gateway Business B-4 District as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

MOTION to approve with conditions **“Econolodge” Application for Special Exception Use** to construct a 4,680 s.f. hotel addition for a three-bedroom owner’s apartment, storage and motel office 1750 Boston Post Road, Assessor’s Map 25/Lot 4, Gateway Business B-4 District because the proposed structure conforms to the General Standards in addition to any Special Standards of Section 53.

Conditions: 1) All lighting is dark-sky compliant. Any cut sheets provided by the Applicant for the record that are not full cut off are not approved. 2) 15 parking spaces are proposed for removal on the south side of the property bordering Summerwood condominiums. The perimeter landscaping buffer in this area will be landscaped and extended to a full ten feet to eliminate the non-conformity perimeter buffer in this area. Drive aisle will be reduced to a minimum of 16 feet and be used as a one-way drive aisle.

MADE: R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

- B. **“Banbury Crossing” Application** to modify Planned Residential Development approval to allow for unit owners to install decks and/or sunrooms for (multiple units) units 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 22, 23, 24, 25, 26, 30,

36, 37, 38, 40, 41, 42, 44, 46, 47, 48, 49, 50 when requested by the unit owners by application for Certificate of Zoning Compliance. 367 Main Street, Assessor's Map 22, Lot 251, Residence A District, Coastal Area Management Zone
Applicant: Banbury Crossing Association, Inc. Agent: Attorney Edward Cassella

Attorney E. Cassella presented. Banbury Crossing, on behalf of its unit owners, is seeking to modify the original approval to allow for certain unit owners listed above (with the exception of units 11, 12 & 24) to install a deck and/or sunroom on their properties. Each unit owner interested would have to go to Land Use individually to file an application for a Certificate of Zoning Compliance with a plot plan to demonstrate that the deck and/or sunroom addition will meet zoning regulations including setbacks for property line and tidal wetlands. The Commission discussed height and size of additions and determined that the additions can only serve the 1st floor.

MOTION to close the Public Hearing of **"Banbury Crossing"** Application to modify Planned Residential Development approval to allow for unit owners to install decks and/or sunrooms for (multiple units) units 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 22, 23, 24, 25, 26, 30, 36, 37, 38, 40, 41, 42, 44, 46, 47, 48, 49, 50 when requested by the unit owners by application for Certificate of Zoning Compliance. 367 Main Street, Assessor's Map 22/Lot 251, Residence A District, Coastal Area Management Zone as presented
MADE: R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

MOTION to approve with conditions **"Banbury Crossing"** Application to modify Planned Residential Development approval to allow for unit owners to install decks and/or sunrooms for (multiple units) units 2, 3, 4, 5, 6, 8, 9, 10, 13, 14, 16, 17, 18, 19, 22, 23, 25, 26, 30, 36, 37, 38, 40, 41, 42, 44, 46, 47, 48, 49, 50 when requested by the unit owners by application for Certificate of Zoning Compliance 367 Main Street, Assessor's Map 22/Lot 251, Residence A District, Coastal Area Management Zone because the application meets the requirements of the applicable zoning regulations, will be appropriate, harmonious and desirable in the District and the project is consistent with all applicable coastal policies and makes all reasonable efforts to mitigate adverse impacts.

Conditions: 1) An application for Certificate of Zoning Compliance will be reviewed and approved by the Zoning Enforcement Officer on a unit-by-unit basis demonstrating consistence with this approval. Site plans for each unit will be prepared by Banbury Crossing surveyor and Banbury will maintain an updated survey for the property tracking these amendments. 2) Units 11, 12 & 24 were included in the application in error. No deck or sunroom expansions are approved for these units. 3) Sunroom and deck additions are limited to first floor expansions only. No second story decks or sunrooms are approved as part of this approval.

MADE: R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **Curry Queen**, 93 Elm Street- Request for minor modification to permit an 8' x 8' cooler meeting setbacks on the property line by the entry drive to the Shopping Center. Applicant is also proposing

to extend the existing 6' fence to screen the cooler and existing mechanicals that are currently not screened. The Commission agreed that this modification can be handled administratively.

- **Daniel's Propane Storage Facility**, 103 Mill Rock Road Site Plan approval – Request to add a 6' x 6' mechanical building to house electrical equipment for the tanks. The Commission agreed that this can be handled administratively.
- **Signs** – 363 letters will be mailed to businesses and property owners indicating that new regulations are in place, Covid signage is no longer permitted, and enforcement will begin again this year.
- **Battery Storage Energy Facility**– ZEO, Fire Marshal and Building Official met with Blue Wave Energy for a preliminary discussion prior to application to the CT Siting Council to place 20 (7' x 8' x 20') containers and diverters for lithium-ion battery storage. Batteries would be connected to the Eversource grid, store power during low usage times and provide power during high usage times. ZEO, Building Official and Fire Marshal have serious concerns about the proposal since fires with lithium ion-storage batteries are very difficult to put out and similar facilities in other states allow the facilities to burn rather than try to extinguish. The proposed location is at the Endrich Farm on Middlesex Turnpike. The area nearby is wooded and includes residential properties. Blue Wave will be providing the Town with additional information and specifications at a later date. The CT Siting Council is charged with permitting the facility and the project is exempt from local zoning.
- **Coastal Resilience Grant** – ZEO working with Old Saybrook, Westbrook, Fenwick and Clinton on a request for proposals to hire a consultant to prepare the multi-town coastal resilience study funded by a \$150,000 grant from the 2022 Long Island Sound Futures Fund Program. Westbrook and Old Saybrook have applied to SeaGrant for grant writing assistance to make a supplemental application for the 2023 LISFF grant. The 2023 grant proposal is to study the Chalker Beach tide gate and investigate potential benefits to the Cold Spring Brook marsh/watershed. The goal is to determine if the use of tide gates is a useful tool in advancing sustainability and resiliency efforts for the Towns.

VI. ADJOURNMENT

MOTION to adjourn the meeting of March 20, 2023 at 8:44 P.M. to the special meeting scheduled on Monday, March 27, 2023 at 7 p.m. in the Town Hall Cafeteria as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Delmonico, S. Dizenzo **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
ZC Recording Clerk

NEXT SPECIAL MEETING
HYBRID MEETING
Monday, March 27, 2023 at 7:00 P.M.
Town Hall, Cafeteria
302 Main Street, Old Saybrook

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

[Zoning Commission web page](#)

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NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, April 3, 2023 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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