



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, April 17, 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, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry, S. Dizenzo

Absent members: J. Terribile

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

Eight members of the public attended with one more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of March 27, 2023 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.

MOTION to approve the meeting minutes of April 3, 2023 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **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. DISCUSSION: Penny Lane Pub Addition of outside music on back patio, 150 Main Street, Map 37/Lot 25.

A. Foulkes presented. Penny Lane would like to have live music outside in the back patio on Fridays and Saturdays 5-8 P.M. from May through August. They plan to keep the garden fully planted as a sound barrier to residents of Dudley Street.

Residents of Dudley Street, A. Czepiel, M. Slattery and K. McEwen, spoke in opposition due to their past experience with Penny Lane's outdoor music. They collectively said it is a quality-of-life issue. Slattery and McEwen said they couldn't hear the TV when the music was playing. McEwen said that the music even rattled her windows. Mr. Czepiel questioned if the decision to allow music would pass with the property to any potential new owners. C. Costa explained yes, it would, but only restaurant to restaurant, not another type of business. The Commission discussed it and came up with a trial solution to benefit both sides.

MOTION to approve temporarily live outdoor acoustic (not amplified) music to accompany seating at 150 Main Street Old Saybrook, Penny Lane Pub from May 5, 2023 to August 19, 2023 on Fridays and Saturdays only within the hours of 5 P.M. to 8 P.M. with the sound levels actively managed. **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** R. Friedmann **ABSTAINING:** None **APPROVED:** 4-1-0.

- V. **WORKSHOP:** Discuss drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).
Moratorium ends: December 31, 2023

ZEO C. Costa presented to the Commission a copy of the minutes from the last ARB meeting in discussion of drive-throughs for review. She also gave a brief overview of what has been discussed thus far. With a review needed from G. Jacobson and further comments from ARB the workshop will be continued May 1st. The Commission will open up the conversation to include public comment May 15th with written comment encouraged between now and then.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- C. Costa discussed other ideas for regulation fixes that could potentially be addressed when a public hearing is scheduled for drive-through windows.
- The Land Use Department has been updating data layers on MapGeo that are approximately 5+ years old. These data layers include sidewalks (as-built to date), open space, trails, historic properties, outfalls/catch basins, trails, zoning data layer and a new 2023 aerial photo layer. The hope is to have all these layers go live in August.
- The ZEO distributed an updated Zoning Map.
- Bob Friedmann and Chris Costa met with DeMarco Management to discuss the next steps for an Affordable Housing audit that was previously discussed by the ZC. It is the Town's responsibility to make sure that all affordable units are being rented in accordance with C.G.S. 8-30g. The random audit will be conducted over the next few months.
- The Planning Commission will be sending draft text revisions to Plan of Conservation and Development (PoCD) to Boards and Commissions. The Planning Commission is hoping to have the new PoCD adopted prior to August 1st so that the plan can be included for credits in the Town's sustainable CT
- The towns of Westbrook, Clinton and Old Saybrook (including Fenwick) were awarded a \$150,000 coastal resiliency study grant from the 2022 Long Island Sound Future Fund (LISFF). The Land Use Department recently received a grant from SeaGrant for grant writing assistance to apply for the 2023 LISFF grant with the Town of Westbrook as its partner. The 2023 grant application would be for a more in-depth study from Chapman

Beach in Westbrook to Indiantown to study Cold Spring Brook, area marshes, the tide gate, and areas prone to flooding.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of April 17, 2023 at 9:04 P.M. to the regularly scheduled meeting of Monday, May 1, 2023 at 7 p.m. in the 1st Floor Conference Room as presented
MADE: G. Lewis **SECONDED:** R. Friedmann **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, May 1, 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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