



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, May 1, 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

Absent members: J. Terribile, S. Dizenzo

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

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

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of April 17, 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.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**IV. PUBLIC HEARINGS**

**A. “Cantina Beach” Application for Special Exception for Restaurant Use (108 indoor seats/22 outdoor seats).**

1596 Boston Post Road, Assessor’s Map 26/Lot 24, B-4 District, Pedestrian Node

*Applicant: Santiago Castro      Agent: Joe Wren, P.E.*

Engineer J. Wren presented. The applicant is proposing to open a Mexican-style restaurant with 108 seats indoor and 22 outdoor. The site is proposed to be heavily landscaped and sidewalks will be installed. The restaurant will have indoor music Thursday – Saturday nights which concerned Commissioner A.M. Thorsen. There will be building mounted lights and one pole light in the parking lot – all dark sky compliant. With no public comment the hearing was closed.

During deliberation the Commission discussed ARB's recommendations regarding landscaping, signage, screening of mechanical equipment and sidewalks. When discussing the amplified music on Saturday nights, Chairman Friedmann stated that the owner "must be sensitive to the residential neighborhood next door."

**MOTION** to close the **Public Hearing** of **"Cantina Beach" Application for Special Exception for Restaurant Use** (108 indoor seats/22 outdoor seats). 1596 Boston Post Road, Assessor's Map 26/Lot 24, B-4 District, Pedestrian Node 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.

**MOTION** to approve **"Cantina Beach" Application for Special Exception for Restaurant Use** (108 indoor seats/22 outdoor seats). 1596 Boston Post Road, Assessor's Map 26/Lot 24, B-4 District, Pedestrian Node with the following conditions: 1. Light poles will not exceed 14 maximum feet in height. 2. No outdoor speakers for music. 3. Placement of screening around mechanical equipment and transformer. 4. Placement of concrete, metal or cobblestone edge along the gravel and at islands. 5. Placing additional landscaping, grasses & plantings around perimeter of the lot and seating areas. 6. The sign will be modified with a simpler logo, no website and increase the name of the restaurant. 7. Paved seating area will be stamped concrete and level with the sidewalk. 8. Installation of a pathway from the sidewalk to the entrance. 9. Bollards will be added. **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. **"Old Glory" Application for Special Exception and Coastal Site Plan Review** to construct a 1055 s.f. addition and 148 s.f. enclosed entry to existing 3,280 s.f. retail store and demolish 2<sup>nd</sup> building.

1804 Boston Post Road, Assessor's Map 17/Lot 4, Gateway Business B-4 District, Coastal Area Management Zone

*Applicant:* Glenn Morelli

*Agent:* Attorney David M. Royston

Attorney Royston presented along with J. Wren, engineer, and H. Proctor, architect. The site consists of two buildings, Old Glory (building one) and what was previously occupied by A Touch of Class (building two). The second building will be demolished along with the front porch. Building one will be renovated. An addition where building two was and a new entryway is proposed. The applicant has reduced non-conformities. New landscaping will be added. The Commission discussed the installation of sidewalks and whether the landscaping between building and parking lot may need to be removed due to distance to street. The applicant requested a continuance to May 15<sup>th</sup> so that they can review G. Jacobson's report.

**MOTION** to continue the **Public Hearing** of “**Old Glory**” **Application for Special Exception and Coastal Site Plan Review** to construct a 1055 s.f. addition and 148 s.f. enclosed entry to existing 3,280 s.f. retail store and demolish 2<sup>nd</sup> building. 1804 Boston Post Road, Assessor’s Map 17/Lot 4, Gateway Business B-4 District, Coastal Area Management Zone to the regularly scheduled meeting of Monday, May 15, 2023 at 7 p.m. in the 1<sup>st</sup> Floor Conference Room 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.

## V. NEW BUSINESS

### A. “2023 Comprehensive Update to the Plan of Conservation & Development”

*Petitioner: Old Saybrook Planning Commission*

*ACTION: Review draft plan and report to the Planning Commission by June 1, 2023*

C. Costa presented a brief overview of the update along with history of past updates and timeline. The Planning Commission hopes to adopt the changes by August 1, 2023. In discussion on Transportation and Infrastructure, which hasn’t been updated since 2003, Chairman Friedmann stated that the need for transit-oriented development has decreased due to Covid and an increase in people working from home. The Commission was asked to submit individual comments for consideration so the ZEO can put together a draft report to be discussed at the May 15<sup>th</sup> meeting.

## VI. 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 comments submitted by Attorney Royston to review along with ARB’s recommendations. Once engineer G. Jacobson’s comments are received, the traffic engineer will review. The Commission will open up the conversation to include public comment May 15<sup>th</sup> with written comment encouraged between now and then.

## VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **40 Research Parkway** – J. Fay and S. Desmond are in the process of purchasing the building. Fay will operate Iron House Fitness (a membership training gym) in the warehouse space. Kiwi Engineering (performance engine rebuilding) and Pelican Electrical Sales would remain as tenants. A certificate of Compliance was issued in 2015. Commission agreed that the ZEO can handle administratively along with a façade review by ARB.
- **119 Spencer Plains Rd** – There is interest from a former MLB player, hitting and throwing coach to open a retail boutique highly-specialized indoor baseball training facility for the development of youth, collegiate, semi and professional baseball players. It has plenty of parking as they will be appointment based, in small groups or individual sessions. The Commission concluded that this is a retail service and the ZEO can handle administratively.

## VIII. ADJOURNMENT

**MOTION** to adjourn the meeting of May 1, 2023 at 9:19 P.M. to the regularly scheduled meeting of Monday, May 15, 2023 at 7 p.m. in the 1<sup>st</sup> 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 15, 2023 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](#)

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