



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 17, 2020
Web/Audio Meeting

I. CALL TO ORDER

Chairman R. Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Ann Marie Thorsen
Marc Delmonico (Sitting in for M. Fish)

Absent Members

Madeleine Fish
Justin Terribile
Ram Odedra

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

5 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

August 3, 2020 Minutes amended. Motion will include: construction fence will be left until all construction is completed. Amended motion is:

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 and left until all construction is completed.

MOTION to approve the amended meeting minutes of August 3, 2020 as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to agenda items.

IV. NEW BUSINESS

- A. **“Parthenon Diner” Application for Minor Modification to Special Exception Permit** to permit outdoor patio with 24 seats.
809 Boston Post Road, Assessor’s Map 36/Lot 69, Business B-2 District, Ped. Node, CAM
Owner: Childress & Duncan, LLC. Business Owner/ Agent: John Sousoulas

Parthenon Diner would like to replace four parking spaces with a 35 x 15 patio for outdoor dining with 24 seats. Cement blocks or bollards will protect patrons and a fence will surround patio. A handicapped parking space will be relocated to the front of the building and will include striped area around space. No reduction in landscaping. The temporary dining area in the front will be dismantled. Health and safety regulations must be followed.

MOTION to approve **“Parthenon Diner” Application for Minor Modification to Special Exception Permit** to permit outdoor patio with 24 seats. 809 Boston Post Road, Assessor’s Map 36/Lot 69, Business B-2 District, Ped. Node, CAM as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, 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 has requested that the public hearing be continued with no comments to the next Zoning Commission meeting on Wednesday, September 9, 2020. 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 September 9, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, 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.

John Muir presented. He is proposing to construct a 12,000 s.f. office & warehouse building with 12 leasable spaces, install a paved driveway and parking lot, landscaping, site lighting and septic system. The anticipated hours of use will be 7 a.m. to 7 p.m. 18 parking spaces are required and 20 will exist.

Chairman R. Friedmann stated that there was mention made of a right-of-way while no such right-of-way or easement was shown in the drawn plans. Also, there is a proposed 16 x 24 utility shed located within the 50 ft setback. The shed needs to be relocated out of the setback and more detail of the shed will need to be included. The Fire and Police Departments have some concerns. Due to last minute revisions that have not been reviewed by the Zoning Commission

and these items that need to be addressed the public hearing has been continued to the next Zoning Commission meeting.

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 September 9, 2020 at 7:00 p.m. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

The ZEO reported that there are new applications coming in.

VIII. ADJOURNMENT

MOTION to adjourn the meeting of August 17, 2020 at 7:40 p.m. as presented to the next regularly scheduled meeting of September 9, 2020 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULAR MEETING
Wednesday, September 9, 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.