



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*  
*Brenda Dyson*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, June 5, 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( via Zoom), A.M. Thorsen,  
M. Delmonico, J. Henry

Absent Members: J. Terribile, B. Dyson

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

Six members of the public attended with seven more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of May 15, 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. CONTINUED PUBLIC HEARINGS**

- A. **“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*

Commission member M. Delmonico stated for the record that he has watched the video, and read the materials for this application. He feels he is well prepared to discuss and vote.

Attorney Royston presented this hearing that has been continued from May 15<sup>th</sup> where revised plans were submitted to address comments made by G. Jacobson. This evening, Royston went through Jacobson's report of May 23<sup>rd</sup> line by line, stating that all items have been addressed including obtaining an easement for the rear of the property. Due to pedestrian safety, the Commission agreed with Jacobson to not require a sidewalk. A new curb with landscaping will be added. The applicant is in the process of applying for a Map Amendment to take the property out of the flood zone. Hours of operation will be 10 A.M. – 8 P.M.

**MOTION to CLOSE 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 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 WITH STIPULATIONS “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. Stipulations of approval:

1. Modification of location onsite from two to one building, the remaining non-conformities make the site more conforming overall.
2. 18 parking spaces (12 in front and six in back).
3. Covered front porch will be eliminated.
4. Commission will not require a sidewalk between the front of the parking spaces and the front of the building.
5. All existing items located at the rear of the building, in the location where the six gravel parking spaces are shown to be located, including but not limited to old fuel oil tanks, wood pallets, discarded furniture, window screens and a dumpster should be removed from the site and disposed of in a lawful manner.
6. 20-foot-wide easement along the rear property line is described in a submitted document as part of this application and the improvements proposed within it are allowed.
7. The applicant will submit to FEMA a letter of Map Amendment to exclude building from being located within a Special Flood Hazard Area. **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. **“Hartford Health Care” Minor Modification to Special Exception Permit** to allow for sign with five or more colors (Section 64.5.8 a 6). 215 Elm Street, Assessor's Map 38, Lot 2, Industrial I District Owner: 215 Elm Street, LLC.  
*Applicant: Hartford Health Care                      Agent: Tracy Becker, SignPro*

C. Costa provided the history of the application for the Commission and why it is being discussed tonight. In December of 2020, a regulation was put into place that limits the number of colors in a sign to five. The monument sign proposed has six colors including the

background and lettering which trips the need for a special exception. The issue is that the original approval was based on old regulations.

T. Becker presented. This discussion follows the meeting with ARB on May 22<sup>nd</sup> where they agreed on a dark-sky compliant light. The Commission then discussed a vinyl window sign with the logo on it that is larger than the new regulation. However, the previously approved sign was internally illuminated making this sign more conforming.

Lastly, the Commission discussed two internally-illuminated wall signs for the two tenants occupying the building: Hartford Healthcare and Ct GI. ARB didn't like the two logos next to each other and thought the GI sign was too busy. Both signs meet dimensional regulations. Chairman Friedmann stated that the Commission cannot regulate content on a sign.

**MOTION to APPROVE “Hartford Health Care” Minor Modification to Special Exception Permit and signage** as included in application tonight to allow for sign with five or more colors (Section 64.5.8 a 6). 215 Elm Street, Assessor's Map 38/Lot 2, Industrial I District as presented **MADE:** R. Friedmann **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.

## VI. PUBLIC HEARINGS

- A. “Corigliano” Application for Special Exception Use and Coastal Site Plan Review** to construct a 1880 s.f. 3 car garage and house addition, a 147 s.f. front porch and 136 s.f. back porch to an existing residence for a total proposed 9,728 s.f. at 38 Watrous Point Road, Map 64/Lot 17-8, Residence AA-3 District, Coastal Area Management Zone, CT River Gateway Conservation Zone  
*Applicant: Agnes & Cosmo Corigliano Agent: Joe Wren, P.E.*

J. Wren presented. There is an existing house, shed, detached garage and inground pool. The proposal entails removing the detached garage and constructing a house addition which will include a 3-car attached garage, one additional bedroom and a pool house. There was a question as to where the coastal jurisdiction line and 100 ft riparian buffer is located which will impact the pool house. Chairman Friedmann explained that zoning prohibits construction within the 100 ft and that the Commission cannot approve what is prohibited. The hearing will be continued to June 21<sup>st</sup> for the applicant to reconfirm line and make changes if necessary.

**MOTION to CONTINUE PUBLIC HEARING of “Corigliano” Application for Special Exception Use and Coastal Site Plan Review** to construct a 1880 s.f. 3 car garage and house addition, a 147 s.f. front porch and 136 s.f. back porch to an existing residence for a total proposed 9,728 s.f. at 38 Watrous Point Road, Map 64/Lot 17-8, Residence AA-3 District, Coastal Area Management Zone, CT River Gateway Conservation Zone to the next regularly scheduled Zoning Commission meeting on Wednesday, June 21<sup>st</sup> in the 2<sup>nd</sup> floor conference room as presented **MADE:** R. Friedmann **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. **“Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District.  
*Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston*

Attorney Royston presented. The applicant is petitioning for a text amendment to reduce the separation distance from 1,000 s.f. to 500 s.f. for motor vehicle fueling stations in the Gateway Business B-4 district. The station that the new amendment will allow is planned for the former Flanagan property. R. Lyman spoke in favor of the amendment. He stated that with only one gas station on that side of town the community is underserved. He will demolish the Flanagan building and clean up the property. He felt that the new gas station would, “Enhance Big Y and make it more competitive.”

Chairman Friedmann expressed that with six operational stations currently, more stations seems to be counter to the trend and the push to get people out of their cars.

**MOTION to CLOSE the Public Hearing of “Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District 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 “Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel to 500’ in the Gateway Business B-4 Shopping Center District as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** R. Friedmann, M. Caldarella **ABSTAINING:** None **APPROVED:** 3-2-0.

## VII. PERMIT RENEWALS: Gravel Pits

- A. **Dibble** - Ingham Hill Rd  
9,000 cubic yards brought in and 1,000 cubic yards removed.
- B. **Magruder** - Bokum Rd & Lakewood Circle  
Minor activity
- C. **Hull** - Middlesex Tpke.  
16,115 cubic yards brought in and 10,930 cubic yards removed.

**MOTION to APPROVE “PERMIT RENEWALS: Gravel Pits” for 2023** for all three sites because they appear to be up to date and all fees were collected 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.

**VIII. WORKSHOP:** 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*

C. Costa explained that Attorney Royston was unable to present his comments at the last workshop which he has submitted in writing and summarized at this workshop. Royston disagreed with the draft requirement to limit drive-throughs to one per lot. He felt it would be better to increase the lot size per drive-through. The Commission needs time to review Royston's comments. The Commission's task is to then merge all comments with what was assembled to date and come up with an updated draft. Chairman Friedmann asked that the Commission ponder what regulations would make Old Saybrook better and bring their draft to the next meeting.

**VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

- **150 Main Street, Penny Lane Pub** A. Foulkes contacted C. Costa to request live music outside with minor amplification. Commission member G. Lewis stated that the Commission met previously with Foulkes and the neighbors to come up with a compromise. The Commission's response at the time was to allow acoustic non-amplified outdoor music from May – August as a trial situation. The Commission feels that it has been less than a month since the trial began, and it is too soon to determine if non-amplified music is an issue. They briefly discussed how amplified music has not been permitted for recently permitted restaurants. They also discussed concerns about amplified music with residential neighborhoods nearby. The Commission did not grant the request to add amplified music to the outdoor seating area during the trial period. Foulkes also questioned the ability for the town to offer Music on the Green amplified when he can't.
- Letters are being generated to notify business owners of their sign violations.
- **1231 Boston Post Rd, The Little Pub** Their property is made up of more than one lot. They would like to purchase some goats for the back lot. The keeping of animals in the B-3 district is allowed so the Commission authorized the ZEO to handle administratively.

**VIII. ADJOURNMENT**

**MOTION** to adjourn the meeting of June 5, 2023 at 9:41 P.M. to the regularly scheduled meeting of Wednesday, June 21, 2023 at 7 p.m. in the 2nd 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, June 21, 2023 at 7:00 P.M.**  
Town Hall, 2<sup>nd</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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