



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

Wednesday, June 21, 2023 – 7:00 P.M.
Town Hall, 2nd 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, M. Delmonico, J. Terribile (seated for G. Lewis),
B. Dyson (seated for A.M. Thorsen)

Absent Members: G. Lewis, A.M. Thorsen, J. Henry

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

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

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of June 5, 2023 as presented **MADE:** M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Delmonico, J. Terribile, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. CONTINUED 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.

The applicant has requested an extension of the continuation to July 17, 2023.

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 scheduled Zoning Commission meeting of Monday, July 17th at 7 P.M. in the 1st Floor Conference Room 302 Main Street, Old Saybrook as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Delmonico, J. Terribile, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. PRELIMINARY DISCUSSIONS

- A. “Solar Energy” Presentation on proposed draft regulation to encourage solar energy opportunities for a more sustainable Old Saybrook.

Presenter: Sarah Makowicki, Land Use Clerk & Sustainable CT Staff

S. Makowicki presented. She discussed the permitting process for solar energy and the issue of freestanding solar panels that are regulated as structures, needing to meet coverage and setbacks in Old Saybrook. She stated that there were over 100 solar installations this year and perhaps the Commission should think about new regulations to meet the need. Chairman Friedmann explained that in thinking about a new regulation, placement of infrastructure needs [which include inverter, batteries and charge controller] would also have to be considered.

- B. “Anthony’s Landscaping” Preliminary Discussion on proposed contractor’s storage warehouse.

23 Schoolhouse Road, Assessor’s Map 27, Lot 26, Business B-4 District

Applicant: Anthony’s Property Services Agent: Joe Wren, P.E.

Engineer J. Wren presented. The applicant recently purchased the property and is in the process of acquiring additional property from Saigon City next door. Since the property is in the pedestrian node a special exception permit will be needed. The applicant would like the ability to have outdoor storage as well as build a 40 x 80 storage unit in the back of the property and would like to put in a rolling fence at the driveway. The Commission preferred that the 25 ft landscape buffer be visible from the road and perhaps the fencing be installed beyond that. Friedmann also reminded the applicant that with a modification to the site extra parking spots for a new use and new building would have to be provided. They also discussed the structure limits in the B-4 District and whether a landscaping contractor would be a permitted use.

- C. “Main Street Parking” Preliminary Discussion regarding off-site parking space easement and increasing credit for Main Street parking spaces.

247 Main Street, Assessor’s Map 30, Lot 55

Applicant: Indigo Properties Agent: Joe Wren, P.E.

Engineer J. Wren presented as the interested party. He owns 247 Main Street and is currently paying rent for the use of a neighbor's four parking spaces behind the restaurant that he doesn't utilize. He would like a text amendment that would reduce the number of parking spaces needed (so he can cancel his agreement with the neighbor) since he doesn't have the benefit of Main Street parking out front and there is an abundance of parking spaces available within 500 feet of his property. He feels that this amendment may benefit other Main Street businesses as well. Chairman Friedmann reiterated that the four spaces were to be used for employee parking, and that employees shouldn't be parking in the spots designated for patrons. The Commission agreed that they are not open to changing the regulations.

- D. "Food Bag" Pre-application discussion for building addition for product storage.
1630 Boston Post Road, Assessor's Map 26, Lot 38, Business B-4 District
Applicant: AMG Pub II, LLC. Agent: Attorney Amy Souchins

Presenting were Attorney A. Souchins and J. Bernadino, project engineer. The applicant is seeking to expand the storage capacity by building a 400 s.f. cooler in the rear of the property. They will also upgrade the site with interior improvements, a new roof, new facade, added landscaping and improved circulation. They feel that the additional storage would reduce the number of delivery trucks per week easing the congestion on the property. Chairman Friedmann explained that a new building, even though it won't be accessed by the public, brings new parking requirements. He stressed the importance of adding a perimeter landscaping buffer and agreed that the "contours of the lot are limiting," thus requiring a variance.

- VI. 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 presented the Commission with a new regulation draft to review. Their discussion included bypass lanes, pedestrian access, stand-alone drive-through kiosks and gross floor area accessed by the public. This draft will go to G. Jacobson for review. The Commission agreed that a traffic consultant should also review the draft after Jacobson.

- VII. WORKSHOP:** Discuss possible 2023 housekeeping amendments.

The Commission discussed possible housekeeping topics including the non-conformity section and defining a shopping center. They also clarified why roof top decks should remain prohibited.

VIII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

C. Costa highlighted that the end of the fiscal year is approaching, the Planning Commission has closed their hearing for their Plan of Conservation and Development and will get their final plan in order, and that the deadline for a Sustainable Ct application is August 1st.

IX. ADJOURNMENT

The Commission agreed to cancel their July 3rd meeting; therefore, next meeting will be July 17, 2023.

MOTION to adjourn the meeting of June 21, 2023 at 9:32 P.M. to the regularly scheduled meeting of Monday, July 17, 2023 at 7 p.m. in the 1st Floor Conference Room as presented
MADE: M. Delmonico **SECONDED** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Delmonico, J. Terribile, B. Dyson **OPPOSED:** None
ABSTAINING: None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Land Use Clerk

**NEXT REGULARLY SCHEDULED
HYBRID MEETING**

Monday, July 17, 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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