



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

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members

Justin Terribile
John Henry
Brenda Dyson

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, August 7, 2023 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Vice-Chairman M. Caldarella called the meeting to order at 7:00 P.M.

II. ROLL CALL

Attendant Members: M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile (seated for R. Friedmann via Zoom), B. Dyson (seated for G. Lewis), J. Henry

Absent Members: R. Friedmann, G. Lewis

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

Two members of the public attended with five more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of July 17, 2023 as presented **MADE:** M. Caldarella **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** M. Caldarella, M. Delmonico, A.M. Thorsen, J. Terribile, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. PUBLIC HEARINGS

- A. “Shoreline Eye Group, P.C.” Application for Special Exception Use** to construct a 421 s.f. building overhang to existing 7,786 s.f. building (1st floor eye doctor, 2nd floor office/retail use)
821 Boston Post Road, Assessor’s Map 36, Lot 4, Business B-2 District, Pedestrian Node
Owner: Old Saybrook Real Estate, LLC. Agent: Attorney Edward Cassella

Attorney E. Cassella presented. The applicant plans to construct a 421 s.f. overhang across the existing building to provide a covered entry. Other renovations to the building and property include new dormers, windows and doors, landscaping and parking lot updates to increase parking spaces from 21 to 33. Architect P. Springsteel described the plan in more detail. The eye group will occupy the main floor and the second floor will be leased out. The building sign and new smaller freestanding sign will both be illuminated. The rear parking lot will have three dark-sky compliant pole lights. ARB has given a favorable referral. No public comment.

MOTION to CLOSE THE PUBLIC HEARING of “Shoreline Eye Group, P.C.”
Application for Special Exception Use to construct a 421 s.f. building overhang to existing 7,786 s.f. building (1st floor eye doctor, 2nd floor office/retail use) 821 Boston Post Road, Assessor’s Map 36, Lot 4, Business B-2 District, Pedestrian Node as presented
MADE: M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

MOTION to APPROVE “Shoreline Eye Group, P.C.” Application for Special Exception Use to construct a 421 s.f. building overhang to existing 7,786 s.f. building (1st floor eye doctor, 2nd floor office/retail use) 821 Boston Post Road, Assessor’s Map 36, Lot 4, Business B-2 District, Pedestrian Node **with the following conditions:** 1. The parking lot freestanding light poles will be flush with the ground and the height must meet the Zoning Regulations; 2. Three deciduous shade trees will be planted on the north boundary line in additions to the existing arborvitaes; 3. The landscaped island on King St will be increased in size to incorporate the paved area that is insufficient in size for a parking space. **MADE:** M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. OLD BUSINESS

- A. **"Food Bag"** Pre-application discussion regarding parking calculation
1630 Boston Post Road, Assessor's Map 26, Lot 38, Business B-4 District
Applicant: AMG Pub II, LLC. Agent: Attorney Amy Souchuns

Attorney Amy Souchuns stated that they are seeking further guidance related to parking for non-conforming gas stations co-located with a convenience store. This is a follow-up to a June preapplication discussion where she presented a plan to expand the storage capacity by building a 400 s.f. cooler in the rear of the property thus increasing the parking requirement. She discussed the options of seeking a text amendment to bring the property into conformity or applying for a variance. Souchuns also mentioned that perhaps an additional modification is warranted regarding the ratio of spaces to square footage or a distinction between customer accessible areas and storage areas. Vice Chairman Caldarella and A.M. Thorsen agreed that a text amendment is the preferred way forward.

- B. **91 Sheffield, LLC. v Old Saybrook Zoning Commission** - Discussion of possible regulation amendments in an effort to find resolution to pending litigation. The Zoning Commission denied petitioner’s application on October 18, 2021 for a proposed “Planned Development District” to add a new section 36 to the Old Saybrook Zoning Regulations to create a new development district as alternative to subdivision of land on 5+ acre lots with 1 residential dwelling unit per acre in the MI district.

Applicant: 91 Sheffield Street, LLC Agent: Attorney Marjorie Shansky

This discussion has been postponed to the next Zoning Commission meeting on August 21, 2023.

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 a new map showing the parcels that would be included in the Regulation change as well as the history of drive-through regulations from August 2017 to present. Vice-Chairman Caldarella questioned the Commission as to whether multiple drive-throughs are right for Old Saybrook. The Commission agreed that tightening up the regulation is the way to go. C. Costa will get additional input from G. Jacobson and a traffic consultant.

VII. ELECTION OF OFFICERS

Robert Friedmann has stepped down from the position of Chairman of the Old Saybrook Zoning Commission. He will fulfill the remainder of his term as an elected Commissioner. M. Delmonico nominated M. Caldarella for the position.

MOTION to NOMINATE and VOTE for Mark Caldarella as Chairman of the Zoning Commission as presented **MADE:** M. Delmonico **SECONDED:** J. Terribile **VOTING IN FAVOR:** M. Caldarella, M. Delmonico, A.M. Thorsen, J. Terribile, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

M. Caldarella nominated A.M. Thorsen as Vice-Chairman but she declined the nomination leaving the position vacant.

VIII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- C. Costa highlighted that the Planning Commission is wrapping up their Plan of Conservation and Development. The next project for Planning is to update the Natural Hazard Mitigation Plan.
- The four shoreline communities of Clinton, Westbrook, Old Saybrook and Fenwick have received a grant to develop a regional Coastal Resiliency Plan. To learn more about the project visit www.4shoreresiliency.com.

IX. ADJOURNMENT

MOTION to adjourn the meeting of August 7, 2023 at 8:23 P.M. to the regularly scheduled meeting of Monday, August 21, 2023 at 7 P.M. in the 1st Floor Conference Room as presented **MADE:** M. Delmonico **SECONDED** A.M. Thorsen **VOTING IN FAVOR:** M. Caldarella, A.M. Thorsen, 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, August 21, 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](http://www.oldsaybrookct.org)

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