



TOWN OF OLD SAYBROOK
Zoning Commission

Mark R. Caldarella, *Chairman*
Geraldine M. Lewis, *Secretary*
Robert C. Friedmann
Ann Marie Thorsen
Marc W. Delmonico

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Alternate Members
Justin Terribile
John Henry
Brenda Dyson

**REGULAR MEETING MINUTES
HYBRID MEETING**

Wednesday September 6, 2023 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

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

II. ROLL CALL

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

Absent Members: A.M. Thorsen, B. Dyson

Attendant Staff: J. Galli, Recording Clerk

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

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of August 7, 2023 as presented **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

A memo was received from the Board of Appeals regarding balconies and decks located on half-stories. Chairman Caldarella asked the Zoning Commission to review the Regulations in preparation for a discussion with ZEO C. Costa next meeting.

IV. PUBLIC HEARINGS

A. “633 Middlesex Turnpike, LLC” Application for Special Exception Permit to construct two additions, 4, 676 s.f. & 4,834, s.f. to existing medical office building, 633 Middlesex Turnpike, Map 57/Lot 32-1, Business B-2 District.

Applicant: 633 Middlesex Turnpike, LLC

Agent: Attorney Edward M. Cassella

Attorney E. Cassella presented. The applicant plans on adding two additions to the building. Changes to the lot will include adding a second row of parking in the back, increasing the size of the stormwater basin, new electric service, new propane tank and added landscaping including a buffer on the Brenda Road side where the new parking spaces will be located. The trash receptacles will be relocated. There was a deficit of one parking space that will be added. The applicant received ARB approval.

MOTION to CLOSE THE PUBLIC HEARING of “633 Middlesex Turnpike, LLC” Application for Special Exception Permit to construct two additions, 4, 676 s.f. & 4,834, s.f. to existing medical office building, 633 Middlesex Turnpike, Map 57/Lot 32-1, Business B-2 District as presented **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

MOTION to APPROVE “633 Middlesex Turnpike, LLC” Application for Special Exception Permit to construct two additions, 4, 676 s.f. & 4,834, s.f. to existing medical office building, **with the following conditions:** 1) Parking needs to increase to 173 from 172. 2) Freestanding light poles will be flush with the ground; the height must not exceed 14 feet as per the Zoning Regulations and must be dark-sky compliant. 3) A painted line is needed to define the entrance and the exit. **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. “Saybrook Point Marina, LLC” Application for modification to Special Exception Permit to add an 880 s.f. 2nd floor storage area to existing 2,000 s.f. 8 bay garage and a 400 s.f. deck, 1 Marina Drive and 2 Bridge Street, Assessor’s Map 24, Lots 45 & 55, Saybrook Point SP-3 District, CAM Zone, CT River Gateway Conservation Zone.

Applicant: Saybrook Point Marina, LLC Agent: Attorney David Royston

Attorney D. Royston presented the revised plan to add a 2nd story storage area over eight of the garage bays and a deck over the other two accessed by an exterior stairway on the side where the dumpster is currently located which is not indicated on the plans.

MOTION to CLOSE THE PUBLIC HEARING of “Saybrook Point Marina, LLC” Application for Modification to Special Exception Permit to add an 880 s.f. 2nd floor storage area to existing 2,000 s.f. 8-bay garage and a 400 s.f. deck, 1 Marina Drive and 2 Bridge Street, Assessor’s Map 24/Lots 45 & 55, Saybrook Point SP-3 District, CAM Zone, Ct River Gateway Conservation Zone as presented **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

MOTION to APPROVE “Saybrook Point Marina, LLC” Application for Modification to Special Exception Permit to add an 880 s.f. 2nd floor storage area to existing 2,000 s.f. 8-bay garage and a 400 s.f. deck **with the following conditions:** 1) Add to the plans the location of stairway and dumpster and submit to the ZEO. 2) Two dark-sky compliant lights to be added to the stairwell. **MADE:** M. Caldarella **SECONDED:** G. Lewis **MOTION was then retracted by Chairman Caldarella.**

MOTION to APPROVE “Saybrook Point Marina, LLC” Application for Modification to Special Exception Permit to add an 880 s.f. 2nd floor storage area to existing 2,000 s.f. 8-bay garage and a 400 s.f. deck **with the following conditions:** 1) Add to the plans the location of stairway and dumpster and submit to the ZEO. 2) Two dark-sky compliant lights to be added to the stairwell. 3) No roof or non-retractable awning or other fixed-surface covering allowed on deck. **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

- V. **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

The Commission received more detail from the ZEO that needs to be reviewed. Chairman Caldarella is concerned that there won't be enough time for public hearing once a decision on text is made. The consensus of the Commission is to recommend to C. Costa that the moratorium be extended to June 2024.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- Chairman Caldarella gave an overview of the Inland Wetlands meeting as to the Whole Foods application.

VII. ADJOURNMENT

MOTION to adjourn the meeting of September 6, 2023 at 8:01P.M. to the regularly scheduled meeting of Monday, September 18, 2023 at 7 P.M. in the 1st Floor Conference Room as presented **MADE:** G. Lewis **SECONDED** M. Caldarella **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Land Use Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, September 18, 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](https://www.oldsaybrookct.org)

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