



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**

Monday September 18, 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 (via Zoom),
J. Terribile (seated for A.M. Thorsen), B. Dyson

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

Attendant Staff: C. Fortuna, First Selectman
M. Willis, Halloran & Sage, ZC Attorney
J. Galli, Recording Clerk

Eight members of the public attended with three more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of September 6, 2023 as presented **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

IV. OLD BUSINESS

- A.** 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

Continued from May 15, 2023, this discussion is due to Judge Shah's suggestion to find resolution of the issue in the pending zoning appeal regarding a Planned Development District. Attorney M. Shansky presented the plan which consists of five homes, with one home being an affordable unit. Included will be a public canoe and kayak launch, walking paths and private docks for the homes. Attorney Shansky expressed that it would be a low development plan respective of the environment. Attorney Willis clarified that five or more dwelling units need a public hearing for approval. R. Friedmann questioned whether the driveway would serve all homes and if it would be a condominium development since it is currently only one lot. First Selectman C. Fortuna stated that he would like to see this move forward because of the blight and litigation. The Commission unanimously decided to move this forward to a public hearing.

- 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

Chairman Caldarella stated that this is a challenging situation in that what the Commission decides will have an impact on the town and he stressed the importance of a thorough review of the materials provided.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- A letter was received from Wilcox Tree Experts stating that a large paper birch and a red maple tree are both a hazard to the building and its occupants and need to be removed from 233 Boston Post Rd. The Commission agreed and would like both trees replaced.

VII. ADJOURNMENT

MOTION to adjourn the meeting of September 18, 2023 at 7:57 P.M. to the regularly scheduled meeting of Monday, October 2, 2023 at 7 P.M. in the 1st Floor Conference Room as presented **MADE:** J. Terribile **SECONDED** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Land Use Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, October 2, 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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