



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 November 6, 2023 – 7:00 P.M.
Town Hall, 2nd 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 (via Zoom), A.M. Thorsen, M. Delmonico, J. Terribile
(seated for R. Friedmann), J. Henry, B. Dyson

Absent Members: R. Friedmann

Attendant Staff: M. Willis, Halloran & Sage, ZC Attorney;
J. Galli, Recording Clerk

Four members of the public attended with four more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to APPROVE the Special Meeting Minutes of October 16, 2023 as presented
MADE: M. Caldarella **SECONDED:** J. Terribile **VOTING IN FAVOR:** M. Caldarella, G.
Lewis, A.M. Thorsen, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:**
None **APPROVED:** 5-0-0.

MOTION to APPROVE the Regular Meeting Minutes of October 16, 2023 as presented
MADE: M. Caldarella **SECONDED:** J. Terribile **VOTING IN FAVOR:** M. Caldarella, G.
Lewis, A.M. Thorsen, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:**
None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

[Chairman Caldarella made an announcement that Marc Delmonico and AnnMarie Thorsen will not be continuing in their roles as Zoning Commission members. On behalf of the Commission, he thanked them for their many years of service.]

IV. NEW BUSINESS

- A. **“Atlas Outdoor” Application for Site Plan Review** for a 2,400 s.f. storage building and 13,500 s.f. outdoor storage area for storage of retail inventory. 0 Middlesex Turnpike, Assessor’s Map 41 & 42, Lots 12 & 13-3, Industrial I District
Owner: 0 Middlesex Turnpike, LLC. Agent: Michael Ott, P.E.

Attorney M. Shansky presented. The applicant would like to add a pre-engineered metal building to this site to be used for storage. They will also store a maximum of 40 pergola structures/sheds on the property as per Chairman Caldarella. Trucks used for deliveries to the site will enter twice a week and deliveries will go out to customers once every two weeks. Lighting will be on the building only and will be dark-sky compliant. There are two parking spaces for the two employees. ARB has continued their meeting to complete their assessment on articulations needed, therefore, the ZC will be continued to November 20th to allow time for the Commission to receive ARB’s report.

MOTION to CONTINUE “Atlas Outdoor” Application for Site Plan Review for a 2,400 s.f. storage building and 13,500 s.f. outdoor storage area for storage of retail inventory. 0 Middlesex Turnpike, Assessor’s Map 41 & 42, Lots 12 & 13-3, Industrial I District to the next Zoning Commission’s regularly scheduled meeting of Monday, November 20, 2023 at 7 P.M. in the 1st Floor Conference Room as presented **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. OLD BUSINESS

- A. **91 Sheffield, LLC. v Old Saybrook Zoning Commission** – Public Meeting held pursuant to Section 14-7B(j) of the Connecticut Practice Book to discuss settlement of pending zoning appeal and possible action. The Zoning Commission denied petitioner’s application on October 18, 2021 to amend the Old Saybrook Zoning Regulations by adding Section 36, proposed “Planned Development District,” to provide a flexible residential development alternative for environmentally constrained property. Original text proposed has been revised to include affordable housing component.

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

Judge Shah suggested that the Zoning Commission find resolution of the issue in the pending zoning appeal regarding a Planned Development District. Continued from September 18, 2023, Attorney M. Shansky reviewed the plan which consists of five homes, with one home being an affordable unit. There will be a private dock for the homeowners. She stated that a “conservation easement will happen” along with walking trails, a public dock/launch for kayaks and canoes and parking for public access. Shansky expressed that this is a limited development which is compatible with the area. She also reiterated for resident D. Colcord that the affordable

component is what makes this plan different than the one denied. Resident P. Connolly, who is the secretary of the Harbor Management Commission, spoke against the petition. He agrees with the HMC that it isn't consistent with their plan. He also explained that the planned location of the public dock will be unusable whereas the private dock is in a usable section of the shoreline. Attorney Shansky responded that the location of the docks are up for discussion as another step of the process. Mr. Connolly maintained that this property should remain a marine district. In response to a question regarding tree removal, Chairman Caldarella stated that the ZC has an interest in maintaining as many trees as possible.

MOTION to **APPROVE** the proposed settlement language for the Planned Development District as stated and outlined by applicant 91 Sheffield, LLC. **MADE:** M. Caldarella **SECONDED:** J. Terribile **VOTING IN FAVOR:** M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile **OPPOSED:** G. Lewis **ABSTAINING:** None **APPROVED:** 4-1-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS – None.

[Chairman Caldarella wished the members running for re-election good luck!]

VII. ADJOURNMENT

MOTION to adjourn the meeting of November 6, 2023 at 8:04 P.M. to the regularly scheduled meeting of Monday, November 20, 2023 at 7 P.M. in the 1st Floor Conference Room as presented **MADE:** M. Caldarella **SECONDED** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, A.M. Thorsen, 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, November 20, 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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