



TOWN OF OLD SAYBROOK  
**Zoning Commission**

*Mark R. Caldarella, Chairman*  
*Geraldine M. Lewis, Secretary*  
*Robert C. Friedmann*  
*Laura Gray*  
*John Henry*

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**Alternate Members**

*Justin Terribile*  
*Brenda Dyson*  
*Michael Kelly*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday December 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, L. Gray, J. Henry, M. Kelly

Absent Members: J. Terribile, B. Dyson

Attendant Staff: C. Costa, ZEO/Town Planner; J. Galli, Recording Clerk

Eleven members of the public attended with eleven more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION to APPROVE** the Regular Meeting Minutes of December 4, 2023 as presented  
**MADE:** M. Caldarella **SECONDED:** J. Henry **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None  
**APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**IV. CONTINUED PUBLIC HEARINGS**

- A. “Atlantis Fresh Market” Application for Special Exception Use** for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area. 1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone

*Applicant: AMG PUB II, LLC*

*Agent: Attorney Amy Souchuns*

Attorney A. Souchuns submitted the updated landscape plan explained by J. Bernadino of CMG Engineering. There are trees that are encroaching the septic and must be removed, but applicant will plant four new trees, along with enhancing the landscaping around the freestanding sign. On the slope, erosion control ground cover will be added.

ARB had asked the applicant that the color of the support columns of the overhang match the [steel gray] siding color of the building and the canopy roof match the color of the building roof – the applicant agreed. However, Chairman Caldarella had asked at the meeting on December 4<sup>th</sup> that the canopy be painted to match the new color scheme of the property but that is not possible. The red stripe is branding for Citco and must remain. All signage on the fence and light poles has been removed. Because the donation boxes occupy a parking space, there are only 16 usable spaces.

**MOTION to CLOSE the Public Hearing of “Atlantis Fresh Market” Application for Special Exception Use** for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area 1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION to APPROVE “Atlantis Fresh Market” Application for Special Exception Use** for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area **with the following conditions:** 1) All signage on stockade fence and light poles must be removed. 2) Parking calculations show 16 usable spaces as long as donation boxes remain. 1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

- B.** Petition to Amend the Zoning Regulations Section 53 - Drive-through windows for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments.

*Petitioner: Old Saybrook Zoning Commission*

Public resident K. Connolly spoke against drive-throughs as a quality-of-life issue. Her concerns include noise and air pollution from idling cars, more traffic and fewer trees. Consultant E. Meehan spoke on behalf of Max's Place about striking a balance and having flexibility with different sites. In his report to the ZC, he stated that the proposed regulations will hamper the creative site design for the B-4 shopping center development. He urged the Commission to deliberate longer and consider the alternative amendments brought forth by Attorney Royston that included accepting the Planning Commission's recommendation of allowing a maximum of three pharmacy, indoor restaurant or other food drive-throughs in addition to a financial institution drive-through on a minimum 270,000 lot, reducing setbacks and setting the separation distance from building to building (not lot line to lot line).

One of Royston’s alternatives included the term “pad” instead of “lot.” This brought about a discussion on what the definition of “pad” is. He asked for clarification that although no additional curb cuts would be allowed, could the existing ones be relocated. Royston read a request by the Board of Selectmen that the public hearing be extended to January 3, 2024 so that they could be “educated by the Zoning Commission on its deliberations to date.”

In response to Royston’s request for allowance of multiple drive-throughs on a lot, Commission member R. Friedmann explained that any new change to the draft regulations would be to make them more restrictive. He shared the process of the Commission generating new regulations based on Old Saybrook’s experience with the existing drive-throughs, mainly Burger King, McDonalds and Dunkin – and what would be in the best interest of the town. The goal of the workshops were to set regulations in the B-4 to get better results, he said. The need to lessen congestion in the streets would be addressed by handling stacking onsite and not in the road. He also stated that the proposed regulations were drawn from local knowledge of existing drive-throughs, other local town’s experiences and from Ct DOT. There was discussion about reducing the street frontage requirement from 350 to 225 feet where depth is 400 feet on two sides, and about allowing the relocation of curb cuts. The Commission was in agreement to continue the deliberations to January 3<sup>rd</sup> to formalize wording, review what was submitted during public hearing and explain deliberations to the BOS.

**MOTION to CLOSE the Public Hearing** of Petition to Amend the Zoning Regulations Section 53 - Drive-through windows for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments as presented **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION to CONTINUE for Deliberations and Decision** Petition to Amend the Zoning Regulations Section 53 - Drive-through windows for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments to the next regularly scheduled Zoning Commission meeting on Wednesday, January 3, 2024 at Town Hall, 1<sup>st</sup> Floor Conference Room, 302 Main Street, Old Saybrook as presented **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

## V. PUBLIC HEARINGS

- A. **“Van Wilgen’s Garden Center” Application for Special Exception Use** for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

*Applicant: Stanislaw Szcweczyk     Agent: Attorney Edward M. Cassella*

Applicant has requested that the opening of the public hearing be extended to January 17, 2024.

- B. “Shoreline Hyundai” Application for Modification to Special Exception** to permit a 3,242 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.

235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District

*Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.*

- C. “Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception** to permit a 3,723 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.

255 Middlesex Tpke, Map 52/Lot 63-2, Gateway Business B-4 District

*Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.*

Engineer B. Doane presented items B and C together, which are buildings 3 and 4 in the auto mall condominium complex. The renovations that are being done are due to a face lift mandated by the car manufacturers. Both sites will construct new vehicle delivery and service drop-off areas, update septic, parking lots and landscaping. Rooftop units will be replaced and screened. Existing light poles will stay but light packs on buildings will be upgraded.

Architect C. Free discussed further Hyundai’s renovation and added that they will include new EV battery storage space. Signage will move but the size won’t change. Architect J. Tischler discussed the Chrysler Dodge Jeep Ram renovation. The building will be divided in half separating Jeep from Chrysler Dodge Ram. Doane did a firetruck apparatus check completely around the buildings. They received approval from the health department, the Planning Commission and ARB who also approved a directional sign for drop offs.

**MOTION to CLOSE BOTH - the Public Hearing of “Shoreline Hyundai” Application for Modification to Special Exception and the Public Hearing of “Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception** as presented **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION to APPROVE “Shoreline Hyundai” Application for Modification to Special Exception** to permit a 3,242 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping 235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION to APPROVE “Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception** to permit a 3,723 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping. 255 Middlesex Tpke, Map 52/Lot 63-2, Gateway Business B-4 District as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **685 Boston Post Rd** – The Gulf station's convenience store which is operated separately would like to add a vacuum in one of the front parking spaces. After discussion the Commission requested that they present an A2 Survey in person to the ZC.
- **Save our Shade** – would like to do a presentation. C. Costa asked if it's possible to do a special meeting at 6 P.M. before the January 18<sup>th</sup> ZC meeting and invite other Commissions to join. This was acceptable to the Commission.
- **0 Middlesex** – M. Caldarella reported that the Wetlands Commission completed a Show Cause hearing for violations of a permit regarding tree clearing on that property, adjacent properties and town and state property.

## VII. ADJOURNMENT

**MOTION** to adjourn the meeting of December 18, 2023 at 10:03 P.M. to the regularly scheduled meeting of Wednesday, January 3, 2024 at 7 P.M. in Town Hall, 1st Floor Conference Room as presented **MADE:** G. Lewis **SECONDED** R. Friedmann **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Land Use Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Wednesday, January 3, 2024 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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