



TOWN OF OLD SAYBROOK  
**Zoning Commission**

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

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

**Alternate Members**  
*Justin Terrible*  
*Brenda Dyson*  
*Michael Kelly*

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

Wednesday, January 3, 2024 – 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, J. Terrible, B. Dyson, M. Kelly

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

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

**III. REGULAR BUSINESS**

**A. MINUTES**

Correction to December 18<sup>th</sup> minutes – G. Lewis opposed the closing of the public hearing for the Petition to Amend the Zoning Regulations Section 53 – Drive-through windows.

**MOTION** to **APPROVE** the Regular Meeting Minutes of December 18, 2023 as amended this evening **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. CORRESPONDENCE**

A Christmas card was received from Nathan Jacobson & Associates.

**C. ELECTION OF OFFICERS**

**MOTION** to nominate M. Caldarella as Chairman of the Zoning Commission 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 close nominations and cast a unanimous ballot for M. Caldarella as Chairman of the Zoning Commission 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 nominate G. Lewis as Vice Chairman of the Zoning Commission 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.

**MOTION** to close nominations and cast a unanimous ballot for G. Lewis as Vice Chairman of the Zoning Commission as presented **MADE:** R. Friedmann **SECONDED:** J. Henry **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION** to nominate J. Henry as Secretary of the Zoning Commission 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 close nominations and cast a unanimous ballot for J. Henry as Secretary of the Zoning Commission 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.

#### IV. DELIBERATIONS

- A. **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*

R. Friedmann confirmed with the Commission that they would revise the text to reduce the street frontage requirement from 350 to 225 feet where depth is 400 feet on two sides, and allow the relocation of existing curb cuts. Friedmann discussed the importance of pedestrian safety and lessening the congestion in the streets. He reviewed the Plan of Conservation and Development as it pertained to drive-throughs. He also went over the Planning Commission's recommendations and past experience with drive-throughs.

Commissioner L. Gray, having recently joined the ZC, has been researching to familiarize herself with the issues surrounding drive-throughs and questioned whether Old Saybrook should even allow them going forward. In summation, Chairman Caldarella said that this is a very complicated process, the Commission reached out to as many people as possible to understand further what this would mean for development going forward and what would be allowable in the proposed amendment to control drive-throughs in a reasonable manner that would meet most needs.

**MOTION to APPROVE** Petition to Amend the Zoning Regulations Section 53 - **Drive-through windows** for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments revision of October 23, 2023 because the Zoning Commission has given due consideration to the Plan of Conservation and Development 2023 version and the overall pattern of zoning in Old Saybrook has been incorporated into the adoption of these text changes. Local knowledge and experience has been applied with regard to existing uses to inform us as to how to regulate **with the following revisions:** 1) The street frontage requirement was reduced from 350 to 225 feet when depth is 400 feet on two sides. 2) No new or additional curb cuts will be allowed where there is/are already existing curb cuts. Existing curb cuts can be relocated. The effective date will be January 22, 2024 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, J. Henry **OPPOSED:** L. Gray **ABSTAINING:** None **APPROVED:** 4-1-0.

## V. OLD BUSINESS

**Workshop – Regulation Fixes-** The ZC was not prepared to discuss regulation fixes at this time.

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **685 Boston Post Rd** – The Gulf station’s convenience store tenant will be coming in to discuss adding a vacuum outside.
- **Save our Shade** – will be doing a presentation on January 17<sup>th</sup> in the 1<sup>st</sup> floor conference room at 6 P.M. prior to the ZC meeting. Other Commissions and the public have been invited. This meeting has been made hybrid so people can attend from home.
- **1560 Boston Post Rd** – Van Wilgen’s is an active SPEX application and is the only agenda item scheduled for the next ZC meeting.
- **Signs** – Due to complaints and issues regarding sign compliance the Land Use Department, which sent out sign compliance letters in early 2023, will take further steps to enforce unauthorized sign usage.
- Governor Lamont’s outdoor dining law due to COVID has expired so businesses that have not responded cannot use outdoor seating without a permit.
- New members of the Boards and Commissions have been coming in to Land Use for training and orientation.

## VII. ADJOURNMENT

**MOTION** to adjourn the meeting of January 3, 2024 at 8:08 P.M. to the regularly scheduled meeting of Wednesday, January 17, 2024 at 7 P.M. in Town Hall, 1st Floor Conference Room as presented **MADE:** G. Lewis **SECONDED** J. Henry **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 17, 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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