



TOWN OF OLD SAYBROOK
Zoning Commission

*Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
Madeleine B. Fish
Ann Marie Thorsen*

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Alternate Members
*Justin Terribile
Marc W. Delmonico
Ram B. Odedra*

REGULAR MEETING MINUTES

Monday, November 2, 2020
Web/Audio Meeting

I. CALL TO ORDER

Chairman R. Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Ann Marie Thorsen
Marc Delmonico (Sitting in for M. Fish)

Absent Members

Madeleine Fish
Justin Terribile
Ram Odedra

Attendant Staff

Chris Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

3 members of the public were in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of October 19, 2020 as presented **MADE:** G. Lewis
SECONDED: R. Friedmann **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis,
A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

MOTION to pay Halloran & Sage Invoice #s 11336732, 11336733, 11336851 and 11336852 for
general counsel in the amount of \$2,294.00 as presented **MADE:** G. Lewis **SECONDED:** M.
Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M.
Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

IV. NEW BUSINESS

**“Saybrook Point Marina, LLC” Application for Minor Modification of Special
Exception** to remove a 800 s.f. permanent tent structure and replace with a 1000 s.f.
permanent louvered roof tent structure, add an adjacent 10 foot wide roof extension
providing a covered walkway from the terrace to the lobby door, add a 92 s.f. vestibule roof
to the enclosed porch, incorporate a 56 s.f. covered patio area into the Salt restaurant and
reduce the size of a second floor guest room.
2 Bridge Street, Map 24, Lot 45, Saybrook Point SP-2 District, Gateway Zone, CAM Zone.
Applicant: Saybrook Point Marina, LLC Agent: Attorney David Royston

Attorney David Royston presented. The applicant proposes to eliminate two existing terrace tents with a total coverage area of 800 square feet and to replace them with three pergola tent structures with a louvered roof and dropdown sidewalls for a total coverage area of 1000 square feet. The second modification segment consists of the portion of the covered walkway extending from the new pergola tent to the existing front lobby plus a 92 square foot roofed vestibule area adjacent to the enclosed porch with a total of 275.2 square feet of additional building/structure coverage. The Zoning Commission has reached a consensus that this is only a minor modification to the special exception permit.

MOTION to approve “Saybrook Point Marina, LLC” Application for Minor Modification for **Special Exception** to remove a 800 s.f. permanent tent structure and replace with a 1000 s.f. permanent louvered roof tent structure, add an adjacent 10 foot wide roof extension providing a covered walkway from the terrace to the lobby door, add a 92 s.f. vestibule roof to the enclosed porch, incorporate a 56 s.f. covered patio area into the Salt restaurant and reduce the size of a second floor guest room. 2 Bridge Street, Map 24, Lot 45, Saybrook Point SP-2 District, Gateway Zone, CAM Zone. as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

V. OLD BUSINESS

A. WORKSHOP

Discussion regarding possible regulation amendments as to:

- Articulations in Façade
- Non-conformity lots
- Signs
- Commencement & Completion of Construction
- Drive-through windows for indoor restaurants
- B & B transient lodging

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Town of Old Saybrook received Silver Award for the Sustainable Ct program.

ZEO reported steady business and applications. Completed the return of record for the Sip Wine Bar appeal.

VII. ADJOURNMENT

MOTION to adjourn the meeting of November 2, 2020 at 8:36 p.m. as presented to the next regularly scheduled meeting of November 16, 2020 at 7:00 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULAR MEETING
Monday, November 16, 2020 at 7:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

If the COVID19/Corona Virus State of CT Public Health Emergency
remains effective, a dial in public meeting may be held.

Check our website one week in advance for dial in information at
Subscribe to www.oldsaybrookct.org for electronic delivery of land use
agendas.