



TOWN OF OLD SAYBROOK
Zoning Commission

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www.oldsaybrookct.org

Robert C. Friedmann, Chairman
Mark Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary

Madeline B. Fish
J. Colin Heffernan

Alternate Members
Michael Cianfagione
Joanne Gadon
Vacancy

REGULAR MEETING MINUTES

Monday, May 1, 2017 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. CALL TO ORDER

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

II. ROLL CALL

Attendant Members

Robert Friedmann

Madeline Fish

Mark Caldarella

Michael Cianfagione, joined the meeting at 7:05 p.m. and was seated for J Colin Heffernan

Absent Members

J Colin Heffernan

J Gadon

G Lewis left the meeting at 7:02 p.m.

Attendant Staff

Chris Costa, Zoning Enforcement Officer

Christine Nelson, Town Planner

Audience: Susan Silverberg, Civic Moxie

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the Regular Meeting Minutes of April 17, 2017 with the following amendments: 1) Fifth paragraph, "R Friedmann stated that *placement* of the planter will not *overlap parking*"; 2) Page 4, second paragraph, second line under "Walmart" Garden Center proposal, "pallets with piles of *bagged mulch*"; 3) Page 6, last paragraph "sponsored by the CT Bar Foundation (CBF)"; 4) Under **Motion to Adjourn**, made by *G. Lewis*, Seconded by *R. Friedmann*, Approved 4-0-0"; **MADE:** R Friedmann; **SECONDED:** M Caldarella; **VOTING IN FAVOR:** R Friedmann, M. Fish, M Caldarella, M. Cianfagione; **ABSTAINING:** None; **OPPOSED:** None; **APPROVED:** 4-0-0.

IV. WORKSHOP – CIVIC MOXIE

Christine Nelson, Town Planner presented the Commission with an overview of Mariner's Way area and introduced Susan Silverberg, Civic Moxie. S Silverberg presented a Power Point arrangement of planning principles, the outcome of input to date on the Mariner's Way area corridor.

Some of the topics discussed during the Civic Moxie presentation included, streetscape, market realities, analysis, preliminary concept areas and connectivity. The Commission discussed housing, independent living, housing for millennials, and ways in which to attract more critical mass. Also discussed was the lack of employment in the area and what might be done to attract millennials.

Commissioners questioned what priorities would be requisite in order to get Mariner's Way started.

S. Silverberg commented on ways in which the Town might proceed and suggested setting that Streetscape improvements and traffic calming to be two priority considerations. S. Silverberg presented an example of what defines a good-looking road frontage.

The Commission thanked S. Silverberg for the presentation.

V. COMMITTEE, REPRESENTATIVE AND STAFF REPORTS

Chamber of Commerce – Town-wide Tag Sale Request from Lauren Harris on behalf of the Chamber, to discuss placement of temporary banners (3' x 8' maximum) around Town.

Walmart - 665 Boston Post Road – The Walmart chain is in-process of rebranding their stores to reflect a new color scheme. The ZEO showed the Zoning Commission the plans for this proposal and C Costa noted that the Architectural Review Board has approved a color scheme for painting and the replacement of two signs. The Zoning Commission determined this to be a minor modification and authorized the ZEO to handle administratively.

380/400 Boston Post Road – The Commission instructed the ZEO to issue a Cease and Desist Order to Saybrook Realty Acquisitions, 380 & 400 Boston Post Road for the storage of vehicles in the street line setback. Storage of sales items from New England Power Equipment at 380 Boston Post Road is contrary to the discussion at the March 6, 2017 Zoning Commission meeting, at which time the applicant was advised that storage is allowed as a special exception use. The regulations state that there is a special exception application process and the applicant would be required to outline on a plan as to what would be parking and what would be storage, etc. The ZEO reported that following the March 6, 2017 discussion, to date the applicant has not applied for a Certificate for Zoning Compliance.

224 Main Street (Former Old Saybrook Police Department)

The Commission instructed the ZEO to follow-up on parking along with the storage of earth materials and equipment which is currently being stored on the future park property where no permits have been issued to do so. The ZEO will report to the Commission on her findings.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 9:05pm. to the next regularly scheduled Zoning Commission meeting on Monday, May 15, 2017 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** M. Fish: **SECONDED:** R. Friedmann: **VOTING IN FAVOR:** R. Friedmann, M. Fish, M. Caldarella, M. Cianfaglione; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted

Stella Beaudoin
Recording Clerk