



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

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

*Madeleine B. Fish  
Ann Marie Thorsen*

**Alternate Members**  
*Michael Cianfaglione  
Joanne Gadon  
David Papandrea*

**REGULAR MEETING MINUTES**

Monday, June 4, 2018 – 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  
Madeleine Fish  
Mark Caldarella  
Ann Marie Thorsen  
Michael Cianfaglione  
Geraldine Lewis (arrived at 7:50 p.m.)  
Joanne Gadon (seated for G. Lewis until she arrived at the meeting)

Absent Members

David Papandrea

Attendant Staff

Chris Costa, Zoning Enforcement Officer  
Kathy King, Recording Clerk

There were 2 people in the audience.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the regular meeting minutes of May 21, 2018 as presented. **MADE:** R. Friedmann: **SECONDED:** M. Caldarella: **VOTING IN FAVOR:** R. Friedmann, M. Fish, M. Caldarella, A. M. Thorsen, J. Gadon; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

**MOTION** to pay the following invoice from Halloran and Sage #11261336 for \$1,236.59. **MADE:** M. Caldarella: **SECONDED:** M. Fish: **VOTING IN**

#### IV. OLD BUSINESS

##### A. Preliminary Discussion

Petition to Amend the Zoning Regulations to permit non-contiguous off-site parking lots

Agent: Attorney David Royston

Atty Royston presented. He submitted a draft change in Zoning Regulations concerning off-site parking in “commercial” districts – for preliminary discussion purposes dated 6/4/18. He is not representing a specific client.

In the document, he suggests allowing off site-parking by special exception for commercial uses in the B-2, B-4 and I-1 districts that must be within 1,000 feet of the lot on which the permitted use is located. The Zoning Regulations currently do not allow non-contiguous off-site parking lots. They require that the parking lots be located on the same site on the building they are to be used for. There are exceptions for special event parking, alternate municipal parking and town center parking.

Off -site parking was approved for The Kate at The Kathleen E. Goodwin School and at the First Church of Christ, Congregational on Main Street for The Kate.

R. Friedmann had concerns about pedestrian safety. He asked about construction and maintenance of crosswalks to the off-site parking which may fall under the jurisdiction of the State of CT if the crosswalks cross a state road. Atty Royston recommended that the installation of sidewalks and/or crosswalks meet the standards of Section 62.2.1. These sidewalks would be paid for and maintained by the owner of the property.

R. Friedmann explained that if the commercial property is located in the Pedestrian Node, the Zoning Regulations would require sidewalks anyway.

Atty Royston said if a commercial property is not located in a pedestrian node, sidewalks would not be required. This regulation amendment would require the construction of sidewalks even if this property was not located in the pedestrian node.

Parking could be allowed to begin 999 ft. from the commercial building, and some spaces could be farther than that. Potentially, there could be many of these lots, but each set of parking spaces would have to meet all of the regulations and be approved by the Zoning Commission by Special Exception. For example, if use A needed 10 additional spaces, and use B needed 10 additional parking spaces, there would be 20 spaces total needed.



There was discussion about cross easements and leases. If the property on which the parking lot was located was sold, the new owner would have to take the property based on the terms of the lease which would include the off-site parking

G. Lewis entered the meeting at 750 p.m., and as a regular member, she will now be voting in place of J. Gadon who was seated in her place.

**MOTION** to continue the discussion for a period not to exceed 30 minutes for Amending the Zoning Regulations to permit non-contiguous off-site parking lots. Agent: Attorney David Royston, to Monday, June 18, 2018, 7:00 p.m., Town Hall, 1<sup>st</sup> Floor Conference Room. **MADE:** M. Fish: **SECONDED:** M. Caldarella: **VOTING IN FAVOR:** R. Friedmann, M. Fish, A. M. Thorsen, G. Lewis, M. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

V. **PUBLIC HEARINGS (continued)**

M. Caldarella recused himself for this application. He exited the room at 7:53 p.m. J. Gadon was seated to vote.

A. **“Calmar Properties, LLC” Application for Special Exception Permit/Coastal Site Plan Review**

Construct a 10,004 s.f. building for boat repair, sales and storage.

34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1

Marine Industrial MI District, CT River Gateway Zone, Coastal Area Mgmt. Zone

Applicant: Calmar Properties, LLC. Agent: Attorney David Royston

Atty. David Royston presented for the applicant. He submitted revised plans dated 6/4/18. An updated Statement of Use has also been submitted since 5/21/18 to incorporate the requirements of the new plans and to clarify the parking requirements that are specific to this particular statement of use for the character of this particular application. The parking calculation was predicated on the more limited use.

On the first sheet, the change is to the parking table. The number of parking spaces remains the same, but there is a slight bump out in the building.

On the landscaping plan, the 25 ft. minimum perimeter landscape buffer is in place. The parking has been re-configured to have 2 spaces, 1 regular space and 1 handicapped space, located on the upper level. There will be 4 ft. grass shoulders on either side of the 16 ft. wide entry gravel drive.

On the south side, Calmar would like to have lower vegetation. That hasn't been changed, but added to the Statement of Use, in the deed, that Calmar properties are agreeable to the landscaping plan as part of the Special Exception.

Atty Royston submitted a report from Darin Overton, P.E. from Milone & MacBroom dated 6/4/18 which has a Special Exception Review and a Flood Plain Review.

The venting and other foundation details need to be rearranged on page G4 in the general notes prior to issuance of a Flood Permit which would be the first sequence. For commercial properties, flood permitting is being done as part of the review. The flood items need to be addressed before a Certificate of Zoning Compliance can be issued.

Atty Royston asked that the provisions for the Statement of Use in the Deed have approval of the owner to the south of the landscaping being changed to lower vegetation and the parking requirements are based on the Statement of Use. Prior to the issuance of the Zoning Permits, any required plans for the full venting be provided to the Flood Administrator for the purposes of having the Flood Permit satisfied before the issuance of the Certificate of Zoning Compliance. The easement over 32 Channelside and the cross easement documents provided on 5/21/18 will be reviewed by commission counsel to be sure they meet the terms and conditions of the Special Exception.

Atty Royston requested that the sign requirements by ARB be made a condition of approval.

Flood requirements must be submitted before a Certificate of Zoning Compliance is issued.

Providing an auto turn analysis, striping of fire lanes and access at the NE end of the property were all discussed. The Fire Department requested the auto turn analysis. The applicant will provide the Fire Chief and the Fire Marshal with revised plans and meet any necessary requirements as a condition of approval.

Cal Caldarella spoke with the Fire Chief Joe Johnson last week. He said he saw him again today, and Chief Johnson will look at the property tomorrow. He has received revised plans.

The Commission requires the following:

1. The revised statement of use dated, June 4, 2018 is incorporated as conditions of this Special Exception Permit approval.
2. The deed will be revised to incorporate landscaping to the satisfaction of the property owner to the South.
3. The draft deed and easement will be reviewed and approved to the satisfaction of Attorney Mark Branse for consistency with the Special Exception Permit approval.
4. The Applicant will return to the Architectural Review Board (ARB) with a final sign plan including proposed colors and lettering for the two wall signs and the monument sign. A revised plans showing the final choice of vertical siding and colors will be submitted to ARB for final approval.
5. The Applicant will updated and provide revised site plans, engineering and flood documents for review and approval to the satisfaction of Geoff Jacobson, Town Engineer for final engineering review and issuance of a flood permit.
6. The Applicant will address referral response comments in the record to the satisfaction of the Police Chief, Fire Marshal and Fire Chief.
7. A Certificate of Zoning Compliance will not be issued until the conditions of the Special Exception Permit approval have been satisfied.



R. Friedmann asked if anyone from the public wished to speak in favor of or in opposition to the application. No one wished to speak.

**MOTION** to close the Public Hearing for **“Calmar Properties, LLC” Application for Special Exception Permit/Coastal Site Plan Review**; Construct a 10,004 s.f. building for boat repair, sales and storage. 34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1; Marine Industrial MI District, CT River Gateway Zone, Coastal Area Mgmt. Zone; Applicant: Calmar Properties, LLC.; Agent: Attorney David Royston; **MADE:** M. Fish; **SECONDED:** G. Lewis; **VOTING IN FAVOR:** R. Friedmann, M. Fish, J. Gadon, G. Lewis, A. M. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

**MOTION** to approve **“Calmar Properties, LLC” Application for Special Exception Permit/Coastal Site Plan Review**; Construct a 10,004 s.f. building for boat repair, sales and storage. 34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1; Marine Industrial MI District, CT River Gateway Zone, Coastal Area Mgmt. Zone; Applicant: Calmar Properties, LLC.; Agent: Attorney David Royston with the above conditions. The application is consistent with all applicable coastal policies and meets all reasonable measures to mitigate adverse impacts. **MADE:** R. Friedmann; **SECONDED:** G. Lewis; **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, J. Gadon, A. M. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

M. Caldarella re-entered the meeting at 8:30 p.m. He is being re-seated.

## VI. NEW BUSINESS

- A. **“Pasta Vita” Application for Site Plan/Coastal Site Plan Review**  
Various additions to pasta manufacturing area, reconfigure parking area  
225 Elm Street, Assessor’s Map 38/Lot 3  
Industrial I District, Coastal Area Management Zone  
*Applicant: RLC Properties Agent: Joe Wren, P.E.*

J. Wren, P.E. presented for the applicant. Over the years, additions were added to the north side of the building in a northerly direction. Those additions were added without Building or Zoning Permits. Some were built into the setbacks.

The Zoning Board of Appeals granted variances for these additions after the fact. The Inland Wetlands and Water Courses Commission requested that mitigation be done. Crushed stone was added for drainage and to protect erosion, and plantings were installed as part of the IWWC approval. When the most recent addition was added, there were 2 non-conforming sheds. Those have been removed. The addition served the purposes of those 2 sheds. Some of the in the parking lot was removed and replaced with crushed stone reducing the amount of impervious area. It was 79.2%, and with the current application, it will be 74.4%. This will reduce the non-conformity.

The parking is being re-configured. The applicant would like to move the driveway as far east as possible. An island buffer will be installed. This will create

less conflict between pedestrians entering and leaving the store and cars pulling in and out all in the same area. Some asphalt will be removed to add a landscape island. The parking spaces are being changed so they will all be standard dimensions. The re-organization of the parking will help things to function better. There are 58 total parking spaces now. 59 parking spaces are being proposed, and all will conform to current standards. Currently 8 parking spaces are not conforming.

A street tree is being added to the landscape island without creating a sight line issue. Another street tree will be added on the site as well. The light poles are more than 20' tall. The lights will be lowered to 14' to make the site more conforming.

The recycling dumpsters are currently not in an enclosure, and they are not screened. The dumpsters are going to stay in their current location due to truck access for loading, etc. An enclosure will be built to enclose the dumpsters.

Because the permits were after the fact, a Structural Engineer inspected the site, and reported that the buildings were safe and built to code.

CRAHD (the CT River Area Health District) approved the application as well as the Fire Marshal and the Building Official.

There is no increase in the retail square footage. The retail space is 898 s.f.

R. Friedmann asked about storm water management best practices. There are none with this plan, however, crushed stone and plantings are being added to help inhibit erosion and improve water quality.

M. Caldarella asked about wheel stops and pedestrian safety. J. Wren said his concern about wheel stops in such a pedestrian heavy area is that they can cause a tripping hazard. He said moving the driveway away from the building will alleviate pedestrian safety concerns.

**MOTION** to approve **“Pasta Vita” Application for Site Plan/Coastal Site Plan Review**; Various additions to pasta manufacturing area, reconfigure parking area; 225 Elm Street, Assessor’s Map 38/Lot 3; Industrial I District, Coastal Area Management Zone; *Applicant: RLC Properties; Agent: Joe Wren, P.E.* Agent with the modification to amend the storm water best management practices statement to eliminate the words “no” and “necessary”. This application is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts; **MADE:** R. Friedmann; **SECONDED:** G. Lewis; **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, M. Caldarella, A. M. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

- B. **Discussion of potential Petition to Amend Zoning Regulations** to allow for commercial athletic recreational fields in the Residence AA- 1 District, Mill Rock Road West, Assessor’s Map 52, Lot 2 (54 acres).  
Owner: Sentinel Hill, LLC. Potential Purchaser: Candelora family and/or selected LLC.



The request for the discussion has been withdrawn based on the history of the town prohibiting lights on athletic playing fields.

## VII. PERMIT RENEWALS: GRAVEL PITS

At 6:00 p.m. this evening, Commissioners and the Zoning Enforcement Officer met to inspect each of the 3 gravel pits in order to determine whether or not permits should be renewed. All fees have been paid.

- A. Piontkowski
- B. Hull
- C. Dibble

**MOTION** to approve the permit renewal for the gravel pit owned by Piontkowski. **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, M. Fish, A. M. Thorsen, G. Lewis, M. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

**MOTION** to approve the permit renewal for the gravel pit owned by Hull. For the period covering May 2017 to April 2018. It was 21,310 cubic yards and 16,490 cubic yards were stockpiled and removed. **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, M. Fish, A. M. Thorsen, G. Lewis, M. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

**MOTION** to approve the permit renewal for the gravel pit owned by Dibble. **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, M. Fish, A. M. Thorsen, G. Lewis, M. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

## VIII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

C. Costa discussed the status of medical marijuana application dispensaries and updated the commissioners on the schedule for upcoming applications.

## IX. ADJOURNMENT

**MOTION** to adjourn the meeting at 9:30 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, June 18, 2018 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, M. Caldarella, A. M. Thorsen; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted,

Kathleen King  
Recording Clerk