



TOWN OF OLD SAYBROOK
Zoning Commission

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

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

Alternate Members
Michael P. Cianfaglione
Joanne Gadon
Justin Terribile

MEETING MINUTES

Wednesday, February 20, 2019 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. **CALL TO ORDER 7:00 P.M.**

II. **ROLL CALL**

Attendant Members

Robert Friedmann
Geraldine Lewis
Mark Caldarella entered at 7:30 pm
Ann Marie Thorsen
Michael Cianfaglione entered at 7:19 pm

Absent Members

Joanne Gadon
Justin Terribile

Attendant Staff

Christina Costa, Zoning Enforcement Officer
Margaret Paccione, Recording Clerk

There was 1 person in the audience.

III. **REGULAR BUSINESS**

A. **MINUTES**

MOTION to accept Regular Meeting Minutes of February 4, 2019 as submitted;
MADE: R. Friedmann: **SECONDED:** G. Lewis **VOTING IN FAVOR:** R
Friedmann, A. M. Thorsen, G. Lewis **ABSTAINING:** None. **OPPOSED:** None.
APPROVED: 3-0-0.

B. **CORRESPONDENCE**

There was no correspondence.

IV. **DELIBERATIONS**

- A. **“McDonald’s Restaurant” Application** for Modification to Special
Exception for façade renovation, site improvements & signs.
1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District,
Pedestrian Node, Coastal Area Management Zone.
Applicant/Owner: McDonald’s Corporation 6/46 Agent: Jeff Bord, P.E.
ACTION: Deliberate & Act by 2/20/2019 (NLT 2/25/2019)

The Commission members present declared they had listened to the November 19, 2018 meeting recording and were qualified to deliberate on this matter, and agreed that Mc Donald's had complied with all requirements.

MOTION to approve **"McDonald's Restaurant" Application** for Modification to Special Exception for façade renovation, site improvements & signs with the condition there will be no additional signage between the building and either right of way. **MADE:** R. Friedmann **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R. Friedmann, A.M. Thorsen, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

V. EXECUTIVE SESSION

Discuss Possible Legal Action- Approval of ZBA Appeal 18/19-18 CF 15 North Main Street, LLC.

15 North Main Street, Map 40/Lot 6, Shopping Center Business B-2 District.

MOTION to enter into Executive Session at 7:03 P.M. **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, A.M. Thorsen, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

M. Cianfaglione entered Executive Session at 7:19 P.M.

M. Caldarella entered Executive Session by telephone at 7:30 P.M.

MOTION to exit Executive Session at 7:50 P.M. **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, A.M. Thorsen, G. Lewis, M. Cianfaglione, M. Caldarella **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

MOTION to direct Attorney Mark Branse to appeal the decision of the Zoning Board of Appeals with regard to them granting a variance to 15 North Main Street on Wednesday, February 13, 2019 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, A.M. Thorsen, G. Lewis, M. Cianfaglione, M. Caldarella **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Oceanside Auto, 810 Middlesex Turnpike. A late stage request was received by Attorney Cassella to modify SOU to incorporate overnight storage of RV's and trailers. Temporary parking should not exceed more than 14 days. Where they park will be enforcement matter. ZEO will direct attorney to reject something new at this late stage.

CT Cancer Foundation, 15 North Main Street. Will be submitting application on Friday.

Himalayan Café, 1456 Boston Post Road. Will be coming in about their addition.

Ford Drive. Attorney Cassella will be coming in for preliminary discussion to amend B District; may propose potential four units with an affordable component.

James Pharmacy, 2 Pennywise Lane. May be filing petition to amend Bed and Breakfast regulations.

A.M. Thorsen stated she will step down as Secretary.

MOTION to nominate G. Lewis as Secretary of the Zoning Commission; **MADE:** A.M. Thorsen: **SECONDED:** R. Friedmann: **VOTING IN FAVOR:** R. Friedmann, A. M. Thorsen, G. Lewis, M. Cianfaglione; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

MOTION to close nomination and cast a unanimous ballot for G. Lewis as Secretary of the Zoning Commission; **MADE:** R. Friedmann: **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A. M. Thorsen, M. Cianfaglione; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

VII. ADJOURNMENT

MOTION to adjourn the regular meeting at 8:06 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, February 20, 2019 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** M. Cianfaglione **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Cianfaglione **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted,

Margaret Paccione
Recording Clerk

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NEXT REGULAR MEETING
Monday March 4, 2019 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

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