



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*

**REGULAR MEETING MINUTES**

Monday, March 18, 2019 – 7:00 P.M.  
Town Hall, 302 Main Street  
1<sup>st</sup> Floor Conference Room

I. **CALL TO ORDER 7:00 PM**

II. **ROLL CALL**

**Attendant Members**

Robert Friedmann  
Geraldine Lewis  
Madeleine Fish  
Ann Marie Thorsen  
Michael Cianfaglione  
Justin Terribile

**Absent Members**

Mark Caldarella  
Joanne Gadon

**Attendant Staff**

Margaret Paccione, Recording Clerk

There were 8 people in the audience.

III. **REGULAR BUSINESS**

A. **MINUTES**

**MOTION** to approve the Regular Meeting Minutes of February 20, 2019 as amended to show that M. Fish should be noted as “Absent”, and last sentence in Section VI, Staff Reports, Oceanside Auto, corrected to read, “ZEO will direct attorney to reject all of these late stage requests.” **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, A. M. Thorsen, G. Lewis, M. Fish, J. Terribile **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. **CORRESPONDENCE**

Entered into the record was a letter dated February 15, 2019 from First Church of Christ Saybrook, Congregational, 366 Main Street, with regard to Café Marche, 2 Pennywise Lane, related to Preliminary Discussion at last meeting.

The Commission reviewed and discussed documents related to the Application for Plan Examination and Building Permit, received by the Building Official, which seeks to demolish the property at 1595 Boston Post Road, known as the Harvey House, and sited Regulations regarding buildings and structures over 50 years old. They found necessary and agreed to direct the ZC attorney to prevent the issuance of a demolition permit.

**MOTION** to direct ZC attorney to act in conjunction with the Building Department to prevent demolition of the Harvey House, 1595 Boston Post Road. **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R Friedmann, G. Lewis, A. M. Thorsen, M. Fish, J. Terrible **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

**MOTION** to approve payment of Halloran and Sage Invoice #11286342, dated February 18, 2019 in the amount of \$462.50. **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R Friedmann, G. Lewis, A. M. Thorsen, M. Fish, J. Terrible **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

**MOTION** to approve payment of Halloran and Sage Invoice #11285362, dated February 28, 2019 in the amount of \$832.50. **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R Friedmann, G. Lewis, A. M. Thorsen, M. Fish, J. Terrible **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

#### IV. OLD BUSINESS

There was none.

#### V. PRELIMINARY DISCUSSION

- A. **Mixed-Use Proposal in Town Center Pedestrian Node**—13,211 s.f. (0.79 ac.)  
Special Exception for Retail/Office Uses and Site Plan for Affordable Housing Development  
3,357 s.f. Restaurant Use with 3,224 s.f. for 3 Residential Units Above (6,581 s.f. total)  
2,680 s.f. Retail & Office Uses with 5,323 s.f. for 3 Residential Units Above (6,630 s.f. total)  
76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1), *Shopping Center Business B-2 District*  
Applicant: 76 Elm, LLC, 98 Lynde St & 96 Lynde, LLC, owners Agent: Marjorie Shansky, Esq.
- B. **Residential Apartments Proposal in Town Center Pedestrian Node**— 9,313 s.f. (0.46 ac.)  
Site Plan for Affordable Housing Development  
9,313 s.f. for 8 Residential Units  
99 Lynde St., (Map 36/Lot 87), *Residence A District*  
Applicant: 99 Lynde, LLC, owner Agent: Marjorie Shansky, Esq.

Marjorie Shansky, representing the Applicant, greeted the Commission, gave a short summary of the properties, and requested that both properties be discussed together. She was accompanied by Mike Piccard, Developer, and Mike Ott, Project Engineer.

The three proceeded to share preliminary plans and drawings of each property with the Commission and the members of the community. New buildings will be all brick construction with asphalt roof, with outdoor seating area where residents can gather, and will keep with the architecture of the community. Trash bins will be in the rear and will be enclosed and screened in. Units will be 1100-1300 sq ft; some will have roof decks and all will have own separate storage area. 5 of the 14 units will be affordable. The Mixed-Use site will have 1<sup>st</sup> floor retail space with apartments above. A new street scape is planned with brick sidewalk, street lights, and extensive replanting.

The restaurant planned for the 1<sup>st</sup> floor retail space, opened only for dinner, will have an outdoor seating area with fire pit. The Applicant is hoping to take advantage of the joint use of parking with the salon that will be moving to the location. There are also 4 parallel parking spots proposed.

Jeff Jacobson will be reviewing the project. Christine Nelson and Chris Costa will be meeting with a lighting rep regarding decorative street lighting. Applicant is hoping to create a “sense of place” plan for entire street in the event of future additions to property. Time frame for completion is 1 year to 14 months.

The Commission agreed that the plan looks feasible and prudent. Timetable for applications is likely within the next several meetings.

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

There was none.

## VII. ADJOURNMENT

**MOTION** to adjourn the regular meeting at 8:25 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, April 1, 2019 at 7:00 p.m. at Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room, Old Saybrook. **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** R. Friedmann, G. Lewis, A.M. Thorsen, M. Fish, J. Terribile **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully submitted,

Margaret Paccione, Recording Clerk

∞ ∞

NEXT REGULAR MEETING  
**Monday April 1, 2019 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

*Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of Land Use  
agendas.*

∞ ∞