



TOWN OF OLD SAYBROOK
Zoning Commission

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

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Alternate Members
Michael P. Cianfaglione
Joanne Gadon
Justin Terribile

REGULAR MEETING MINUTES

Monday, April 15, 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
Mark Caldarella
Geraldine Lewis arrived 7:20 P.M.
Madeleine Fish
Ann Marie Thorsen
Michael Cianfaglione, seated for Geraldine Lewis

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 the Regular Meeting Minutes of March 18, 2019 as amended to show the addition of “8-30G” ahead of “Affordable Housing Development” in Section V., Preliminary Discussion, A. **Mixed-Use Proposal in Town Center Pedestrian Node**, and the addition of “8-30G” ahead of “Affordable Housing Development” in Section V., Preliminary Discussion, B. **“Residential Apartments Proposal in Town Center in Pedestrian Node”**. **MADE:** R. Friedmann: **SECONDED:** M. Cianfaglione **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A. M. Thorsen, M. Fish, M. Cianfaglione **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. **CORRESPONDENCE**

MOTION to approve payment of: Halloran and Sage Invoice #11289453 dated March 20, 2019 in the amount of \$1794.50, Halloran and Sage Invoice #11290848 dated April 12, 2019 in the amount of \$296.00, Halloran and Sage Invoice #11290846 dated April 12, 2019 in the amount of \$592.00, Halloran and Sage Invoice #11290847 dated April 12, 2019 in the amount of \$892.00, Halloran and Sage Invoice #11288309 dated March 25, 2019 in the amount of \$1073.00, Halloran and Sage Invoice #11289452 dated March 20, 2019 in the amount of \$277.50 for a grand total of \$4925.00. **MADE:** R. Friedmann **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A. M. Thorsen, M. Fish, M. Cianfaglione **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

IV. PUBLIC HEARINGS

- A. **“Lini Holdings” Petition** to amend the Zoning Regulations, Section 53 Special Standards for Bed & Breakfasts to allow for 1 innkeeper when 2 B&B’s are located adjacent to each other.

Applicant/Owner: Lini Holdings, LLC Agent: Attorney Edward M. Cassella

ACTION: Open public hearing; continue or close by 5/6/2019 (NLT 5/19/2019)

Applicant has withdrawn application. The ZEO reported that all reviews were completed. The public hearing was not opened and that the Applicant did not submit Ordinance 71 fees. Legal bills were incurred for the application review. The final bill will be sent to the Applicant for payment.

- B. **“Indigo Properties, LLC” Application** for Modification to Special Exception Permit #14-219 to add wall signs and a freestanding sign.

40 Elm Street (Map 36/Lot 109) Central Business B-1 District, Pedestrian Node

Applicant: Indigo Properties, LLC. Agent: Joseph Wren, P.E.

ACTION: Open public hearing; continue or close by 5/6/2019 (NLT 5/19/2019)

Peter La Pointe presented on behalf of applicant Joseph Wren and tenants Hope and Stetson. He gave a brief description of signs for both Indigo Properties and Hope and Stetson. ARB has approved the design; they conform to ordinance and are appropriate distance from street. The Commission discussed the size and location of each sign. There was no one in the audience to speak in favor of or opposition to the application and the Public Hearing was closed.

MOTION to close Public Hearing for **“Indigo Properties, LLC” Application** for Modification to Special Exception Permit #14-219 to add wall signs and a freestanding sign **MADE:** R. Friedmann **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella G. Lewis, A. M. Thorsen, M. Fish **ABSTAINING:** None **OPPOSED:** None. **APPROVED:** 5-0-0

MOTION to approve **“Indigo Properties, LLC” Application** for Modification to Special Exception Permit #14-219 to add wall signs and a freestanding sign, including the non-consolidated wall sign for Indigo above the windows of the second story at 32.9 sq. Ft. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A. M. Thorsen, M. Fish **ABSTAINING:** None **OPPOSED:** None. **APPROVED:** 5-0-0

V. 2019 OUTDOOR SEATING RENEWALS

ZEO Chris Costa shared that letters were sent to restaurants requesting any new change of seating conditions and there was no response. Levels remained unchanged from last year.

MOTION to approve 2019 outdoor seating application renewals at same level as 2018 based on condition of unchanged approvals. **MADE:** R. Friedmann
SECONDED: G. Lewis **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Caldarella, A.M. Thorsen, M. Fish **ABSTAINING:** None. **OPPOSED:** None.
APPROVED: 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Pratt House/James Pharmacy/Café Marche, 2 Pennywise Lane/325 Main Street. Property owners applied for a permit for a commercial stove and air handler, which is contradictory of original SOU. Walls were taken down in the inn keeper's quarters and they must be restored. Neighbors are concerned that property is on the verge of becoming more commercial. The Commission instructed the ZEO to conduct a site inspection, and suggested the Building Official inspect the site as well.

Old Saybrook Public Schools, 1111 Boston Post Road. Change in circulation is proposed for OSHS parking lot. The Commission determined that a modification of the Special Exception is not required ZEO will handle administratively.

Oceanside, 810 Middlesex Turnpike. Regarding stipulation, judge approved and a payment of \$20,000 has been received. ZEO will deposit to ZC line item to help balance account, and will copy BOF.

The Kate, 300 Main Street. Request to replace the existing concrete entry area with engraved paving stones. The Kate is in A District where this is not a conflict and has sufficient backing by Regulation 63.4.2.

Harvey House, 1595 Boston Post Road. The ZEO advised that a letter was sent on behalf of Land Use staff and not copied to the Commission.

VII. ADJOURNMENT

MOTION to adjourn the regular meeting at 8:20 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, May 6, 2019 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Caldarella, A.M. Thorsen, M. Fish **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted,

Margaret Paccione, Recording Clerk