



TOWN OF OLD SAYBROOK  
**Zoning Commission**

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

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**Alternate Members**  
*Michael P. Cianfaglione*  
*Joanne Gadon*  
*Justin Terribile*

**REGULAR MEETING MINUTES**

Monday, June 17, 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  
Mark Caldarella  
Geraldine Lewis  
Madeleine Fish  
Ann Marie Thorsen  
Joanne Gadon

**Absent Members**

Michael Cianfaglione  
Justine Terribile

**Attendant Staff**

Christina Costa, Zoning Enforcement Officer

III. **REGULAR BUSINESS**

A. **MINUTES**

**MOTION** to approve the regular meeting minutes of June 3, 2019 as submitted **MADE:** G. Lewis **SECONDED:** A. M. Thorsen **VOTING IN FAVOR:** R. Friedmann, G. Lewis, M. Caldarella, A. M. Thorsen, M. Fish **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. **CORRESPONDENCE**

**MOTION** to approve payment of Halloran and Sage Invoice # 11294787 in the amount of \$227.50 **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A. M. Thorsen, G. Lewis, M. Fish **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

IV. **PUBLIC HEARINGS**

A. **Wertheim” Application for Temp. Special Exception Use/Coastal Site Plan Review – Excavation, filling and grading of 500+/- cubic yds. of earth material**

(septic 200+/- cubic yards, 300 +/- cubic yards in yard including 15 +/- cubic yards in the VE Flood Zone) associated with relocation/elevation of residence for FEMA compliance including deck & stair additions. 9,552 s.f. lot, 33 s.f. Inland Wetlands, 120 Sea Lane-2, AKA 118 Sea Lane, Map 13/Lot 79, Residence A District, Coastal Management Zone, FEMA AE11 & VE 14 flood zones.

*Applicant: Pamela Wertheim      Agent: Joseph Wren, P.E.*

*ACTION: Open public hearing, continue or close by 7/15/2019 (NLT 7/21/2019)*

***Application was withdrawn by owner and will resubmit to demo at a later date.***

## **V. OLD BUSINESS**

### **A. Workshop: Discuss possible future regulations changes/fixes**

Commission discussed possible future regulations changes and housekeeping items including clarifying spacing of street trees, correcting typos, changing the Residence C Conservation District to the Conservation C District and amending uses. C District is the Preserve and 1 residence. Remove Residence C from PRD & Open Space sections of the regulations, remove ornamental plaza from the regulations, discuss pervious surfaces and landscaping. Commission will continue to a future meeting.

## **VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

**Himalaya Café, 1456 Boston Post Road.** Requested to add another 40 s.f. to the building. Commission determined that a modification to Special Exception was required.

**James Pharmacy, 2 Pennywise Lane.** Requested liquor permit. Members questioned ZEO to determine if this would be an expansion of use.

ZEO updated the Commission on pending enforcements and upcoming applications.

## **VII. ADJOURNMENT**

<p><b>MOTION</b> to adjourn the regular meeting at 8:24 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, July 1, 2019 at 7:00 p.m. at Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room, Old Saybrook. <b>MADE:</b> G. Lewis <b>SECONDED:</b> A. M. Thorsen <b>VOTING IN FAVOR:</b> R. Friedmann, G. Lewis, M. Caldarella, A.M. Thorsen, M. Fish <b>ABSTAINING:</b> None. <b>OPPOSED:</b> None. <b>APPROVED:</b> 5-0-0</p>
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Respectfully submitted,

Margaret Paccione, Recording Clerk