



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, March 19, 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
Geraldine Lewis
Madeleine Fish
Ann Marie Thorsen
Joanne Gadon, seated for Mark Caldarella
Michael Cianfaglione, Alternate Member

Absent Members

Mark Caldarella
David Papandrea

Attendant Staff

Christina Costa, Zoning Enforcement Officer
Kathy King, Recording Clerk

There was 1 person in the audience.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the regular meeting minutes of February 21, 2018 as presented with one correction: on page 4, the motion for Pediatric Dentistry was made by R. Friedmann not R. Fish.; **MADE:** R. Friedmann; **SECONDED:** G. Lewis; **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, A. M. Thorsen, J. Gadon; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Invoice #11254248 from Halloran & Sage, LLP, Attorneys at Law dated 2/26/18 for \$6,031.00 for professional services rendered for various zoning matters.

This legal matter is still in process. There is a special meeting of the Zoning of Appeals Board on 3/22/18 to discuss it further.

MOTION to pay Halloran & Sage, LLP, Attorneys at Law, Invoice# 11254248 for a total of \$6,031.00; **MADE:** G. Lewis; **SECONDED:** R. Friedmann; **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, A. M. Thorsen, J. Gadon; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

IV. OLD BUSINESS

- A. **Petition to Amend the Old Saybrook Zoning Regulations** for a new overlay zone entitled Section 57 Gateway Expanded Business Zone. The proposed regulations would expand Special Exception uses in the Gateway Business B-4 District to allow restaurants with drive-through windows/substations, retail sale of gasoline/fuel/ and accessories as an accessory use to a restaurant, convenience store or other permitted commercial use, an informational welcome center and one or two additional free-standing signs when a property abuts I-95.
Applicant: 52 Spencer Plain Road, LLC Agent: Attorney David M. Royston

The extension of the Public Hearing has been granted through 4/2/18. Entered into the record this evening is a copy of the proposed text changes from the applicant and a letter dated 3/14/18 from Old Saybrook resident Tedd Levy.

MOTION to continue the Public Hearing for **Petition to Amend the Old Saybrook Zoning Regulations** for a new overlay zone entitled Section 57 Gateway Expanded Business Zone. The proposed regulations would expand Special Exception uses in the Gateway Business B-4 District to allow restaurants with drive-through windows/substations, retail sale of gasoline/fuel/ and accessories as an accessory use to a restaurant, convenience store or other permitted commercial use, an informational welcome center and one or two additional free-standing signs when a property abuts I-95. Applicant: 52 Spencer Plain Road, LLC; Agent: Attorney David M. Royston to the regularly scheduled Zoning Commission meeting of Monday, April 2, 2018, Town Hall, 302 Main Street, 1st Floor Conference Room, 7:00 p.m.; **MADE:** R. Friedmann; **SECONDED:** G. Lewis; **VOTING IN FAVOR:** R. Friedmann, M. Fish, A. M. Thorsen, J. Gadon, G. Lewis; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

V. NEW BUSINESS

- A. **“Saybrook Point Marina, LLC” Application for Special Exception Modification**
Construction of a 64 s.f. utility shed to house waste treatment equipment
2 Bridge Street, Assessor’s Map 24 / Lot 45

Architect Tom McDonald presented for the applicant Jonathan Turley who was also present. The existing waste management system they have is a very sophisticated system that is housed in an underground vault. The existing infrared system needs to be replaced. With the new regulations, the waste treatment system now has to be located above ground. The applicant is proposing a shed to house this system. Landscaping and the façade of this shed will be in keeping with the other existing buildings on the property. This will be a reduction in landscaping, but there is more than the minimum requirement of 20% landscaping. There is approximately 30% landscaping. The 64 s.f. shed is an addition of building coverage, but it is being built to accommodate a wastewater activity, and therefore, it does not add to the parking requirement nor does not add to the non-conformity.

There was no one present to speak in favor of or in opposition to the application.

This is not a CAM application, and it does not impact Gateway.

MOTION to close the Public Hearing for “Saybrook Point Marina, LLC” Application for Special Exception Modification; Construction of a 64 s.f. utility shed to house waste treatment equipment; 2 Bridge Street, Assessor’s Map 24 / Lot 45; Saybrook Point SP-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone; *Applicant: Jonathan P. Turley; Owner: Saybrook Point Marina, LLC* . **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, A. M. Thorsen, J. Gadon; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

MOTION to approve “Saybrook Point Marina, LLC” Application for Special Exception Modification; Construction of a 64 s.f. utility shed to house waste treatment equipment; 2 Bridge Street, Assessor’s Map 24 / Lot 45; Saybrook Point SP-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone; *Applicant: Jonathan P. Turley; Owner: Saybrook Point Marina, LLC* . **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, M. Fish, G. Lewis, A. M. Thorsen, J. Gadon; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Several additions have been constructed at 225 Elm Street, Pasta Vita without permits. Pasta Vita has obtained a post construction permit from the Inland Wetlands and Watercourses Commission and variances from the Zoning Board of Appeals for additions in violation of structure setbacks. Pasta Vita did not apply for variances for some of the additions which they are claiming are grandfathered per the CT General Statutes Section 8-13a. The ZEO has not made a determination on this and advised that Joe Wren, P.E. had contacted her to determine if an application to the Zoning Commission was necessary or if the permits could be handled administratively.

conforming as a site plan application.

C. Costa said there will be many applications coming before the Zoning Commission in the coming months.

C. Costa said letters have been sent out asking restaurant owners to contact the Land Use Office only if they would like to increase their outdoor seating. If they are not requesting an increase in outdoor seating, they do not have to submit a letter or application annually.

VII. EXECUTIVE SESSION

Executive Session regarding ZBA Appeal 17/18-22, 602 Boston Post Road, LLC/Mercury Fuel

MOTION to enter Executive Session regarding ZBA Appeal 17/18-22, 602 Boston Post Road, LLC/Mercury Fuel at 7:21 p.m. **MADE:** R. Friedmann: **SECONDED:** G. Lewis: **VOTING IN FAVOR:** R. Friedmann, J. Gadon, G. Lewis, M. Fish, A. M. Thorsen; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 5-0-0.

MOTION to exit Executive Session regarding ZBA Appeal 17/18-22, 602 Boston Post Road, LLC/Mercury Fuel at 8:09 p.m. **MADE:** G. Lewis: **SECONDED:** M. Fish: **VOTING IN FAVOR:** R. Friedmann, J. Gadon, G. Lewis, M. Fish, A. M. Thorsen; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 5-0-0.

VIII. ADJOURNMENT

MOTION to adjourn the meeting at 8:15 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, April 2, 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, J. Gadon, G. Lewis, M. Fish, A. M. Thorsen; **ABSTAINING:** None; **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted

Kathleen King
Recording Clerk