



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**  
*Justin Terribile  
Ram B. Odedra  
Marc W. Delmonico*

**REGULAR MEETING MINUTES**

Monday, October 7, 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  
Ann Marie Thorsen  
Madeleine Fish  
Justin Terribile  
Ram Odedra  
Marc Delmonico

**Attendant Staff**

Margaret Paccione, Recording Clerk

The Chairman welcomed the two new alternates to the Commission.

III. **REGULAR BUSINESS**

A. **MINUTES**

**MOTION** to accept the minutes of September 16, 2019 as presented **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.

B. **CORRESPONDENCE**

**MOTION** to approve payment of Halloran and Sage Invoice 11304429 in the amount of \$166.50, Invoice 11304430 in the amount of \$37.00, Invoice 11304431 in the amount of \$37.00, and Invoice 11305493 in the amount of \$111.00 **MADE:** G. Lewis **SECONDED:** M. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A. M. Thorsen, G. Lewis, M. Fish **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

#### IV. PRELIMINARY DISCUSSION

- A. **“OS Veterinary Hospital”** Proposed Amendment to the Old Saybrook Zoning Map from AA-1 & B-3 to B-3 at 807 Middlesex Turnpike, Assessor’s Map 62, Lot 28-1. Proposed Zoning Regulation Amendment to permit veterinary hospitals in the B-3 District on lots of at least one acre and remove Veterinary Hospitals as a prohibited use  
Owner: SVH, LLC. Agent: Scott & Suzy Magruder

Drs. Scott and Suzy Magruder introduced themselves and distributed a map of the property to each of the members. They asked for thoughts, suggestions, and feedback from the Commission before formally applying, which the Commission gave to them. Their facility is vet care for animals, which includes surgery and life support, and is not intended for the boarding or grooming. The Commission agreed that preliminary indication is that map text change is plausible and that they should submit an application for such.

#### V. PUBLIC HEARINGS

- A. **Petition to amend the Zoning Map from Marine Industrial (MI) to Residence A District**

91 Sheffield Street, Assessor’s Map 49, Lot 2, Marine Industrial (MI) District, CT River Gateway Conservation Zone, FEMA AE11, VE 15 & 500 yr. flood zones.

*Owner: David L. Bell & Seville H. Simonds Contract Purchaser: Greylock Property Group, LLC*

*Agent: Attorney Edward M. Cassella*

*ACTION: Open public hearing, continue or close by 11/4/2019 (NLT 11/10/2019)*

R. Friedmann read a letter from Attorney Edward Cassella requesting that the Public Hearing be postponed to the next regular meeting on October 21, 2019.

**MOTION** to modify agenda to postpone **Petition to amend the Zoning Map from Marine Industrial (MI) to Residence A District** 91 Sheffield Street, Assessor’s Map 49, Lot 2, to the next regular meeting on 10/21/19 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A. M. Thorsen, M. Fish, G. Lewis **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

- B. **Petition to amend the Old Saybrook Zoning Regulations Section 55 PRD**

55.6.4 & 55.2 to allow for a 25’ & 15’ setback within 500’ of the B-1 District and amend dens in all PRD, not only age restricted.

*Owner: David L. Bell & Seville H. Simonds Contract Purchaser: Greylock Property Group, LLC*

*Agent: Attorney Edward M. Cassella.*

*ACTION: Open public hearing, continue or close by 11/4/2019 (NLT 11/10/2019)*

R. Friedmann read a letter from Attorney Edward Cassella requesting that the Public Hearing be postponed to the next regular meeting on October 21, 2019.

**MOTION** to modify agenda to postpone **Petition to amend the Old Saybrook Zoning Regulations Section 55 PRD** 55.6.4 & 55.2 to allow for a 25’ & 15’ setback within 500’ of the B-1 District and amend dens in all PRD, not only age restricted to the next regular meeting on 10/21/19 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A. M. Thorsen, M. Fish, G. Lewis **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

### A. 2020 Meeting Calendar Approval

**MOTION** to approve 2019 Meeting Calendar as presented **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, A. M. Thorsen, M. Caldarella, G. Lewis, M. Fish **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0

## VII. ADJOURNMENT

**MOTION** to adjourn the regular meeting at 7:35 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, October 16, 2019 at 7:00 p.m. at Town Hall, 302 Main Street, 1<sup>st</sup> Floor Conference Room, Old Saybrook. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Fish, G. Lewis **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted,

Margaret Paccione, Recording Clerk