



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 21, 2019 – 7:00 P.M.

Town Hall, 302 Main Street

1st Floor Conference Room

I. CALL TO ORDER

Madge Fish called the meeting to order at 7:00 p.m. and seated alternate Marc Delmonico for the meeting.

II. ROLL CALL

Attendant Members

Madeleine Fish
Ann Marie Thorsen
Geraldine Lewis
Marc Delmonico

Absent Members

Robert Friedmann
Mark Caldarella
Ram Odedra
Justin Terribile

Attendant Staff

Christina Costa, Zoning Enforcement Officer

10 members of the public in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of October 7, 2019 as presented **MADE:** G. Lewis
SECONDED: A.M. Thorsen **VOTING IN FAVOR:** G. Lewis, A. M. Thorsen, M. Fish, M.
Delmonico, **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

B. CORRESPONDENCE

The ZEO reported the only correspondence received was related to applications.

IV. 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

E. Cassella submitted a letter withdrawing the petition and advised the Commission that he will be resubmitting a new petition in the future.

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.

E. Cassella submitted a letter withdrawing the petition and advised the Commission that he will be resubmitting a new petition in the future.

C. 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 the demolition and construction of a new 1,803 s.f. residence. 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.

Attorney Edward Cassella and Joseph Wren P.E. presented the project to the Commission and discussed changes since the previous application that was denied in September.

J.Wren discussed the amount of fill and that positive flow away from the septic was needed. Maps were entered into the record identifying ownership of the adjacent properties including Indiantown Association (ITA).

M. Fish opened the meeting for public comment.

R. Ziegler, President of ITA advised that that ITA was working with Attorney Cassella to resolve driveway issues. ITA is concerned with the Eversource pole on ITA property and will work with the Applicant and Eversource to resolve the issue.

The ZEO indicated that all referral responses have been received.

Commission members expressed that their concerns had been addressed.

MOTION to close the public hearing for **Wertheim”** Application for Temp. Special Exception Use/Coastal Site Plan Review, 120 Sea Lane aka 118 Sea Lane. **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** G. Lewis, A. M. Thorsen, M. Fish, M. Delmonico, **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

MOTION to approve **Wertheim”** Application for Temp. Special Exception Use/Coastal Site Plan Review, 120 Sea Lane aka 118 Sea Lane because the application is consistent with all applicable coastal policies and made all reasonable measures to mitigate adverse impacts. **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** G. Lewis, A. M. Thorsen, M. Fish, M. Delmonico. **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

V. NEW BUSINESS

A. Preliminary Discussion: Proposed Zoning Regulation Amendments

Section 53 – Accessory Apartment (mixed use) to allow four apartments in the B-1 District

Applicant: Lonesome Grove Partners, LLC. Agent: Attorney Edward Cassella

Attorney Edward Cassella informed the Commission that his client did not wish to proceed with the discussion at this time.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

ZEO Costa reported on the following:

Marshalls, 665 Boston Post Road – Application for a temporary trailer behind the building for storage of holiday inventory. The Commission directed the ZEO to handle the matter administratively.

Mattress Plus, 665 Boston Post Road – Vehicle signs (box truck with banners) and other ground signs continue to appear despite the owner being contacted about these violations. The store is disputing the truck with banners is a violation and is claiming that it is a delivery truck and not being used for advertisement. The Commission requested the ZEO contact Mattress Plus and request that a representative attend the next meeting.

Outstanding Improvements – The owners of six properties with outstanding Special Exception improvements dating back to 2011 have been asked to attend the November 4th meeting to discuss why improvements have not been completed and if the ZC should take further enforcement action.

Section 65 – The ZEO discussed recent issues with language in the Excavation and Grading section of the regulations. The Commission directed the ZEO to rewrite the section for a workshop and consult with the Town Engineer about possible changes.

VII. ADJOURNMENT

MOTION to adjourn the regular meeting at 7:40 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, November 4, 2019 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** G. Lewis **SECONDED:** A.M. Thorsen **VOTING IN FAVOR:** G. Lewis, A. M. Thorsen, M. Fish, M. Delmonico. **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 4-0-0.

Respectfully Submitted,

Christina M. Costa, Acting Clerk
Zoning Enforcement Officer