



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, November 18, 2019 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. CALL TO ORDER

Chairman Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Mark Caldarella
Geraldine Lewis
Madeleine Fish
Ann Marie Thorsen
Mark Delmonico
Ram Odedra

Absent Members

Justin Terribile

Attendant Staff

Christina Costa, Zoning Enforcement Officer
Joanne Galli, Recording Clerk

14 members of the public in attendance.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of November 4, 2019 as presented **MADE:** G. Lewis
SECONDED: M. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A. M.
Thorsen, Mark Delmonico, Ram Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

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

IV. OLD BUSINESS

- A. Discussion: proposed text amendment to allow for sports field lighting for municipal fields.
Continued from 9/16/2019 meeting.
Applicant: Town of Old Saybrook Agent: Carl Fortuna, First Selectman

Carl Fortuna presented the Commission with draft text for discussion.

- Research was done for what other towns have for night lighting.
- 26 postcards went out to affected residents (as well as visits to certain homes) of Ingham Hill and Donnelley Rds.
- Jan Perruccio stated that the Board of Ed wouldn't be renting out field (with exception for CIAC wanting us to host a tournament game that may not involve our teams) and would like ½ hour buffer from end of event for exiting.
- Important to adhere to Dark Sky Compliance.
- Town not looking to broaden beyond current use. Will be limited to fields with more than 10 acres (R. Friedmann would like that to be 11). Town will meet with Parks & Rec to exclude several fields. This is a one-step-at-a-time approach – just H.S. football field for now. Reg will not negatively impact anyone and light will shine only on town property.
- R. Friedmann would like the lighting to start no earlier than 7 a.m. and have a shut-off time. Also need to dedicate a point person.
- Power supply must be hard wired. Only temporary generators will be allowed.
- R. Friedmann stated when we get to public hearing we would need a demonstration of lights.

Neighbor Tom Heinssen received postcard and is concerned about whether lighting will interfere with residence windows. He also had traffic and pedestrian trespassing concerns. Neighbor Ed Maynard also complained of pedestrians trespassing and would like sidewalks.

V. PUBLIC HEARINGS

- A. Petition to amend the Old Saybrook Zoning Map from Residence AA-1 to the Restricted B-3 District, 807 Middlesex Turnpike, Assessor's Map 68, Lot 28-1
Owner: SVH, LLC Owners/Agents: Suzy & Scott Magruder

Chairman opened the public hearing. No one was present to comment. The ZEO advised that the application was advertised and all referral responses were received.

MOTION to close the public hearing **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish & A. M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to approve the petition to amend the Old Saybrook Zoning Map from Residence AA-1 to the Restricted B-3 District effective December 2, 2019 as presented. **MADE:** R. Friedmann **SECONDED:** G. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish & A. M. Thorsen. **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0

- B. Petition to amend the Old Saybrook Zoning Regulations Section 33.3.2 to remove Veterinary Hospitals as a prohibited use and add new Section 33.2.15 to permit veterinary hospitals as a Special Exception Use in the B-3 District on lots of at least one acre.
Owner: SVH, LLC Owners/Agents: Suzy & Scot Magruder

Chairman opened the public hearing. No one was present to comment. The ZEO advised that the application was advertised and all referral responses were received.

The Commission discussed if placing the new text in the reserved text area was appropriate. Owner Scott Magruder stated that hospital will have less than six dogs/cats at any given overnight and is not a kennel.

MOTION to close the public hearing. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish & A. M. Thorsen **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

MOTION to approve the petition to amend the Old Saybrook Zoning Regulations Section 33.3.2 to remove veterinary hospitals as prohibited and add new Section 33.2.15 to allow veterinary hospitals, effective December 2, 2019 as presented. **MADE:** R. Friedmann **SECONDED:** G. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish & A. M. Thorsen. **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0

VI. **DISCUSSION:** Vehicle sign regulations and parking of business vehicles.

A vehicle sign is defined and prohibited in Old Saybrook.. Zoning can regulate space, height and location of vehicle sign but it is prohibited so how can they regulate. How do you determine difference between a delivery truck and a vehicle sign? The Commission advised the ZEO to contact Attorney Branse to see how other Towns handle this problem and if the regulations need to be amended.

V. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

- A. **“Environmental Cont. Systems/Roam Tree, LLC.”** 2015 SPEX Permit #15-058
“CAMRAC/Enterprise Rental” 2016 SPEX Permit #16-032
360 Boston Post Road, Map 53, Lot 49, Business B-4 District
Property Owner: Roam Tree Road, LLC.

ZEO Costa reported that an application for Special Exception was submitted this afternoon. Hearing for December 16, 2019 to resolve permitting issues.

- B. **“Ford/John Deere” Saybrook Realty Acquisitions”** 2017 SPEX Permit #17-133
380/400 Boston Post Road, Map 42, Lot 15 & Map 53, Lot 50
Property Owner: Saybrook Realty Acquisitions Business Owner: Ted Vecchiarino

ZEO Costa reported that Joe Wren, P.E. dropped off a copy of a revised plan sent to CTDOT on November 12, 2019. If no encroachment issue, hearing scheduled for January 6, 2020.

Sect. 65 – Excavation & Grading – The ZEO is working with the Town Engineer to rewrite this section. The ZEO discussed eliminating entire regulation and make special standard as to excavation and grading.

The ZEO discussed a request from Gail Antoniac to renew her accessory apartment on an annual basis. The regulations states that the renewal is every five years and without a regulation change, the Commission determined that they are unable to honor her request.

VII. **ADJOURNMENT**

MOTION to adjourn the regular meeting at 9:06 p.m. to the next regularly scheduled Zoning Commission meeting on December 2, 2019, 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** R. Friedmann **SECONDED:** G. Fish **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, M. Fish, A. M. Thorsen, Mark Delmonico, Ram Odedra **ABSTAINING:** None **OPPOSED:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli, Recording Clerk