



TOWN OF OLD SAYBROOK
Zoning Commission

*Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
Ann Marie Thorsen
Marc W. Delmonico*

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
*Justin Terribile
John Henry
Sandra Dizenzo*

**REGULAR MEETING MINUTES
HYBRID MEETING**

Monday, April 4, 2022 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

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

II. ROLL CALL

Attendant Members: R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico,
J. Terribile, J. Henry, S. Dizenzo

Attendant Staff

J. Galli, Recording Clerk
B. Condren

Two members of the public were in attendance with one more via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of March 21, 2022 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

Correspondence received was related to Agenda Items.

IV. PUBLIC HEARINGS

- A. Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the B-4 zone. Sect. 9 new definition of animal care services, new Sec. 34.2.15 Animal Care Services as Special Exception Use and 53 Special Standards.

Applicants: Janet & Michael Stoner

Agent: Attorney Terry Lomme

The applicant has asked that the petition be continued to the April 18th meeting.

MOTION to approve the continuation of **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the B-4 zone to the next Zoning Commission meeting on April 18, 2022 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services as a Special Exception Use in the AA-1 District. Sect. 9 new definition of animal care services, new Sec. 22.2.2 Animal Care Services as Special Exception Use and 53 Special Standards.

Applicant: Erik P. Anderson and Jenny L. Anderson Agent: Attorney Edward M. Cassella

Attorney E. Cassella presented. The applicant is seeking approval to amend the Zoning Regulations to allow Animal Care Services as a Special Exception Use in the Residence AA-1 District with the following parameters: the lot must not be less than three (3) acres and must abut a railroad right of way. Upon approval, the applicant will return to the Commission with a Special Exception Use application for a dog daycare, grooming, training and boarding facility for their location at 91 Schoolhouse Road. Chairman Friedman read the positive referrals from the various Commissions. He also discussed the landscaping perimeter buffer requirements. The Chairman opened up the hearing for public comment and none was given.

MOTION to close the Public Hearing of the **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the AA-1 District as amended this evening **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

MOTION to approve the **Petition to Amend the Old Saybrook Zoning Regulations for Animal Care Services** as a Special Exception Use in the AA-1 District as amended this evening with the effective date of April 15, 2022 **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- **744 Boston Post Rd** – D. Harvey is planning on opening Mad Coffee Roasters, a coffee shop in the old Dunkin Donuts property. They would like to add additional outdoor seating, which will require a modification to the SPEX.
- **Sipp, 75 Main Street** – Plaintiff, Attorney Dornfried withdrew their case and it was accepted by the Court. ZC Special Exception Permit holds.

VI. ADJOURNMENT

MOTION to adjourn the meeting of April 4, 2022 at 7:45p.m. to the next regularly scheduled Zoning Commission meeting on Monday, April 18, 2022 at 7:00 p.m. **MADE:** G. Lewis **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli

Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, April 18, 2022 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Zoning Commission web page](#)

Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.