



# 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

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## Alternate Members

Justin Terribile  
John Henry  
Sandra Dizenzo

## REGULAR MEETING MINUTES HYBRID MEETING

Monday, March 7, 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

#### Absent Members

J. Henry  
S. Dizenzo

#### Attendant Staff

C. Costa, Zoning Enforcement Officer/Town Planner  
J. Galli, Recording Clerk (attended via Zoom)

Three members of the public were in attendance with six more via Zoom.

### III. REGULAR BUSINESS

#### A. MINUTES

**MOTION** to approve the meeting minutes of February 7, 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

**MOTION** to pay Halloran & Sage for invoice #s 11375479 and 11375551 for general counsel in the amount of \$5,683.66 as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

### IV. NEW BUSINESS

- A. **“Atlas Outdoor” Application for Site Plan Review** for 2,225 s.f. office/retail showroom and 18,750 s.f. of outdoor display area.  
250 Middlesex Turnpike, Assessor's Map 52, Lot 94, Gateway Business, B-4 District  
Contract Purchaser: 250 Middlesex Turnpike, LLC Agent: Michael J. Ott, P.E.

Attorney E. Cassella presented. The applicant is seeking approval through a site plan review for the construction of a custom outdoor structure, fencing, and lawn and garden products retail center. The improvements consist of the renovation of two of the three buildings on the site (the existing house will be renovated for use as the retail center and offices), new driveway off of Middlesex Turnpike, parking area with 16 required spaces, outdoor storage area, patio, sidewalk, stormwater management, exterior lighting, fencing, signage and landscape improvements. The main display of outdoor structures will be close to the road beyond the setback. Applicant went to Zoning Board of Appeals for permission to construct a porch on the front of the house and a variance was received. The secondary sheds that encroach over the setback will be removed. Susan Fields, landscape architect, described the landscape plan. Adjacent resident D. Plotkin spoke in favor of the project but was concerned with the light spill over to the residential neighborhood. Attorney Cassella assured him that the lighting would be dark-sky compliant.

**MOTION** to approve **“Atlas Outdoor” Application for Site Plan Review** for 2,225 s.f. office/retail showroom and 18,750 s.f. of outdoor display area 250 Middlesex Turnpike, Assessor’s Map 52, Lot 94, Gateway Business, B-4 District with the following conditions recommended by ARB and accepted by the applicant: 1) Sign on building to be centered with equal amount of siding above and below. 2) Colors of both proposed signs to be reversed with dark background and light letters. **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.

## V. OLD BUSINESS

### A. Workshop: Cannabis Regulations

ZEO C. Costa reviewed the two options the Commission had agreed upon at the February 7, 2022 meeting: Option A: Prohibition of anything new and permit existing cannabis retail dispensaries permitted prior to January 1, 2022 to expand as a Special Exception Use (not by variance) in the B-4 District only. Option B: Option A with the addition of permitting production, growing and other cannabis product manufacturing uses in the Industrial Zone. The Commission, after discussion, voted 4-2 in favor of Option A. The Public Hearing will be scheduled to discuss the proposed text change.

### B. Workshop: Discuss Problematic Regulations and Possible Fixes

ZEO C. Costa and the Commission discussed possible regulation changes as to:

- The districts that allow drive-through banks, financials, pharmacies and restaurants
- The definition of structure with reference to sheds
- Domestic animal regulations regarding kennels and retail centers
- Modification proposal for gasoline or alternative fuel charging stations

## VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

- Former Benny’s site, 1654 Boston Post Rd – Chief Spera, Mike Galante and the ZEO had their 2<sup>nd</sup> preliminary traffic meeting at the staff level.
- Since there are two large developments about to begin (former Benny’s and Max’s Place), ZEO Costa explored the possibility of the town hiring a landscape architect to go over the plans for consistency. The Commission was divided.
- Smoke on the Water, College Street will present a preliminary application discussion to the ZC on 3/21.

- Ct Cancer Foundation withdrew their appeal of the Zoning Commission's Special Exception Permit Modification. No pending litigation is remaining.
- Costa discussed with the Commission the possibility of writing a regulation to use old municipal electronic signs at the transfer station which is not allowed in the B-3 District if not visible from the street or adjacent property.

## VI. ADJOURNMENT

**MOTION** to adjourn the meeting of March 7, 2022 at 9:09 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, March 21, 2022 at 7:00 p.m. **MADE:** G. Lewis  
**SECONDED:** R. Friedmann **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, March 21, 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](#)

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