



TOWN OF OLD SAYBROOK
Zoning Commission

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Robert C. Friedmann, Chairman
Mark Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary
Madeline B. Fish
J. Colin Heffernan

Alternate Members
Michael Cianfaglione
Joanne Gadon
Vacancy

REGULAR MEETING MINUTES
Monday, April 3, 2017 – 7:00 P.M.
Town Hall, 302 Main Street
1st Floor Conference Room

I. CALL TO ORDER

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

II. ROLL CALL

Attendant Members

Robert Friedmann

Madeline Fish

Geraldine Lewis

Mark Caldarella

Michael Cianfaglione, Alternate seated for J C Heffernan

Absent Members

J. Colin Heffernan

Joanne Gadon

Attendant Staff

Chris Costa, Zoning Enforcement Officer

There were three audience members present.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the Regular Meeting Minutes of March 6, 2017 with the following correction: 1) Page 1, In the Motion Approve the Minutes; change "F Friedmann" to "R Friedmann"; **MADE G Lewis: SECONDED: R Friedmann; VOTING IN FAVOR: R Friedmann, M. Fish, G Lewis, M Caldarella, M Cianfaglione ABSTAINING: None: OPPOSED: None; APPROVED: 5-0-0.**

B. CORRESPONDENCE

There was no correspondence.

IV. 2017 OUTDOOR SEATING RENEWALS

The ZEO reviewed the outdoor seating responses and she reported that all renewal requests submitted meet the regulations.

The ZEO is waiting for responses from Back Porch, Café Toscana, Fiore's, Five Guys, Fresh Salt, Himalaya Juice, James Pharmacy, Wayback Burgers, Otter Cove, Paesan's Pizza, Red Hen, Sal's

Pizza, Starbucks, Tequilas, VFW, Shakari. Mr. Jalapeno is out of business. The ZEO stated that she is not sure if La Marea going to propose outdoor seating.

MOTION to approve all outdoor seating applications submitted and approve all other applications not received for the same number of seats approved in 2016; **MADE** G Lewis; **SECONDED**: M Fish; **VOTING IN FAVOR**: R Friedmann, M. Fish, G Lewis, M Caldarella, M Cianfaglione **ABSTAINING**: None; **OPPOSED**: None; **APPROVED**: 5-0-0.

B. CORRESPONDENCE

There was no correspondence.

V. WORKSHOP: Zoning Regulations

Action: Discuss regulation fixes/housekeeping and possible amendments.

The Commission continued discussion on the zones where boat and motor vehicle uses are permitted and concerns of outdoor storage, appearance, sales displays encroaching into landscaping and right-of-ways.

The Commission continued discussion on whether signage of over 100 s.f. is allowed in the Industrial Zone; natural and historic resource protection; minimum residential dwelling unit sizes and minimum building size for consistency between regulations. Also discussed, the Building Code to allow 7-foot fences without a permit and zoning regulations for fences, review of regulations to meet MS4 Storm water regulations, typos, clarification of flood plain zone references to accurately reflect current maps and more.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Walmart, 665 Boston Post Road request for seasonal outdoor garden center. The Commission discussed concerns of appearance, noting that the area has expanded and continues to expand from what was previously approved, obstructing more parking spaces. The Commission asked the ZEO to contact Walmart and inform that their application could not be approved as presented and to request that they modify their plan, and attend the April 17, 2017 Zoning Commission meeting for discussion.

Mr. Jalapeno, 1231 Boston Post Road ZEO reported that it is her understanding that the building is being sold to the owners of the former restaurant on the premises called Stella D'Oro. The Zoning Commission authorized the ZEO to handle administratively, this Special Exception Use to Special Exception use.

VII. ADJOURNMENT

MOTION to adjourn the meeting at 8:32pm. to the next regularly scheduled Zoning Commission meeting on Monday, April 17, 2017 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE**: R Friedmann; **SECONDED**: G Lewis; **VOTING IN FAVOR**: R. Friedmann, M. Fish, J Lewis, M Caldarella, M Cianfaglione; **ABSTAINING**: None; **OPPOSED**: None. **APPROVED**: 5-0-0.

Respectfully Submitted
Stella Beaudoin
Recording Clerk