



TOWN OF OLD SAYBROOK  
**Zoning Commission**

Robert C. Friedmann, *Chairman*  
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Madeleine B. Fish  
Ann Marie Thorsen

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**Alternate Members**  
Justin Terribile  
Marc W. Delmonico  
Vacancy

**AMENDED**  
**SPECIAL MEETING AGENDA**  
**HYBRID MEETING**

Thursday, May 27, 2021 – 7:00 P.M.  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **MINUTES**
- B. **CORRESPONDENCE**

IV. **NEW BUSINESS**

- A. **“Old Saybrook High School” Application for Minor Modification to Special Exception**  
Installation of a 10 x 12 walk in freezer and conversion of existing basketball court to 30 additional parking spaces.  
1111 Boston Post Road, Assessor’s Map 28/Lot 14  
Residence A District, Coastal Area Management Zone  
*Applicant: Old Saybrook Board of Education      Agent: Julie Pendleton*  
*ACTION: Consider & Act*
- C. **Preliminary Discussion Petition to Amend the Old Saybrook Zoning Regulations**  
to allow for a Planned Residential Development District (PDD) at 91 Sheffield Street,  
Assessor’s Map 49, Lot 2 Marine Industrial (MI), CT River Gateway Conservation Zone  
*Contract purchaser: Michael Picard    Agent: Attorney Marjorie Shansky*  
*ACTION: Provide guidance to the Applicant.*
- D. **“Clothesline Marina” Application for Coastal Site Plan Review**  
To replace four sets of stairs  
125 North Cove Road, Assessor’s Map 32, Lot 3  
Residence A District, N.Cove Historic District, Coastal Management District & CT River Gateway Conservation Zone  
*Applicant: Old Saybrook Harbor Mgmt. Comm.    Agent: Lou Vinciguerra*  
*ACTION: Consider & Act*

- E. **“Javco Holdings, LLC.”** Application for Soil Erosion/Sedimentation Control Site Plan Review associated with environmental remediation project.  
1 Williams Lane/Mill Rock Road East, Industrial District, Assessor’s Map 39/Lot 17 which is vacant and adjacent to Map 39/Lot 11  
Applicant: Essentra Packaging, U.S., Inc. Agent: Attorney Edward Cassella  
*ACTION: Consider & Act*
- F. **“CVS/Health Hub”** Minor Modification to Special Exception Permit/Coastal Site Plan Approval to allow for new tenant, new signs and change signs to internally illuminated.  
519 Boston Post Road, Assessor’s Map 40, Lot 15, Business B-4 District  
Owner: LFT OSCT, LLC. Agent: Poyant Sign Company  
*ACTION: Consider and Act.*

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, June 7, 2021 at 7:00 P.M.**

Town Hall, 1<sup>st</sup> 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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