



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**  
*Michael P. Cianfaglione  
Joanne Gadon  
David Papandrea*

**REGULAR MEETING AGENDA**

Monday, July 2, 2018  
Town Hall, 302 Main Street, 7:00 p.m.  
1<sup>st</sup> Floor Conference Room

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
  - A. **MINUTES**
  - B. **CORRESPONDENCE**

	<p><b>NEXT REGULAR MEETING</b>  <b>Monday, July 16, 2018 at 7:00 P.M.</b>          Town Hall, 1<sup>st</sup> Floor Conference Room          302 Main Street, Old Saybrook</p> <p><i>Subscribe to <a href="http://www.oldsaybrookct.org">www.oldsaybrookct.org</a> for electronic delivery of land use agendas.</i></p>	

IV. **OLD BUSINESS**

- A. **Preliminary Discussion**  
 Petition to Amend the Zoning Regulations to permit non-contiguous off-site parking lots  
 Agent: Attorney David Royston

VI. **NEW BUSINESS**

- A. **“Mill Rock Leasing, LLC.” Request for Minor Modification to Site Plan Approvals**  
 Provide 29 new parking spaces for the benefit of 6 Business Park Rd. to be located in part on adjacent property at 137aka 139 Mill Rock Road East per Site Plan and cross-easement.  
 137 aka139 Mill Rock Road East & 6 Business Park Road, Assessors Map 39, Lots 16 & 16-1, Industrial I District  
*Applicant: Mill Rock Leasing, LLC. Agent: David M. Royston, Esq.*
- B. **“Chalker Beach Groin Modification” Application for Certificate of Zoning Compliance**  
 Bolt new 8’ x 10” timbers along the existing groin landward of the CJL for Groins 5 & 7.  
 Waterfront land south of Beach Road East & West  
 Residence A District, Coastal Area Management Zone  
*Applicant: Chalker Beach Improvement Association Agent: Attorney Edward Cassella*

V. **PUBLIC HEARING**

- A. **“Shops at Oyster River” Application for Special Exception Permit/Coastal Site Plan Review**  
 2,254 s.f. drive-through restaurant, 22,257 s.f. retail shops and 3,251 s.f. outdoor display  
 923 Boston Post Road, Assessor’s Map 29/Lot 4  
 Business B-2 District, Coastal Area Management Zone, Pedestrian Node, AE 11 Flood Zone  
*Owners/Applicants: 923 Boston Post Road, LLC Agent: Jim Cassidy, P.E.*  
*ACTION: Open public hearing; continue or close by 7/16/2018 (NLT 8/5/2018)*

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

VI. **ADJOURNMENT**