



TOWN OF OLD SAYBROOK  
**Zoning Commission**

*Mark R. Caldarella, Chairman*  
*Geraldine M. Lewis, Vice-Chairman*  
*John Henry, Secretary*  
*Robert C. Friedmann*  
*Laura Gray*

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**Alternate Members**  
*Justin Terribile*  
*Brenda Dyson*  
*Michael Kelly*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

Monday, March 18, 2024 – 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. **PRELIMINARY DISCUSSION**

A. Tesla charging stations, 901 Boston Post Road, Map 29/Lot 5, Business B-2 District

V. **PUBLIC HEARINGS**

A. **“Van Wilgen’s Garden Center” Application for Special Exception Use** for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

*Applicant: Stanislaw Szcwycyk*

*Agent: Attorney Edward M. Cassella*

*ACTION: Open pb, continue or close by 4/21/2024 (55 of 65 day extension used)*

B. **“23 Schoolhouse Road” Application for Special Exception Use** for construction of a 3,429.8 s.f. barn for contractor’s storage business.

23 Schoolhouse Road, Map 27, Lot 26, Business B-4 District

*Applicant/Owner: Anthony Ruitto, 23 Schoolhouse Road, LLC*

*Agent: Joe Wren, P.E.*

*ACTION: Open pb, continue or close by 4/15/2024 (NLT 4/21/2024)*

C. **“A-1 Home Improvement” Application for Special Exception Use** for a 3,107 s.f.  
Office for Home Improvement Sales/Training  
813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Pedestrian Node  
Applicant: Zachary Ziegler, Agent: Joe Wren, P.E.  
*ACTION: Open pb, continue or close by 4/15/2024 (NLT 4/21/2024)*

D. **Petition to amend the Old Saybrook Zoning Regulations** to amend Section 9  
Definitions to amend billboard, half story and add new definitions of shopping center and  
rooftop deck. Amend Section 10.6.4 discontinuance of a non-conformity for consistency  
with State Statute. Amend Section 63.2 bullet point #4 to remove illegal bonding language.  
Amend 62.3.2 to allow walkway materials other than concrete. Amend Section 53 Special  
Standards for Accessory Apartments to permit finished space in garage area to count  
toward primary dwelling, amend requirement that apartment must be located no closer to  
the street. Amend 53 Bed & Breakfast to remove language regarding dwelling units so that  
B&B can be located in some business districts.  
*Petitioner: Old Saybrook Zoning Commission*

VI. **OLD BUSINESS**

A. **2023 Affordable Housing Audit**  
*Action: Discuss the results of the audit and discuss a possible audit in 2024.*

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, April 1, 2024 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](http://www.oldsaybrookct.org)

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