



TOWN OF OLD SAYBROOK
Planning Commission

Paula S. Kay, Chairman
Mark M. Patterson, Vice Chairman
Douglas S. McCracken, Secretary
Norman Prevost, Jr.
Kathleen A. Sugland

302 Main Street
Old Saybrook, Connecticut 06475

Michael K. Bender, Alternate

oldsaybrookct.gov

AMENDED
REGULAR MEETING AGENDA
HYBRID MEETING
Wednesday, December 1, 2021 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndIRm1IenJPS0JBEDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

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

- A. **Minutes**
- B. **Correspondence**
- C. **2022 Meeting Calendar (discussion of change of meeting time)**
- D. **Election of Officers**

IV. **PUBLIC HEARINGS**

- A. **“Martin” Application for Resubdivision of Land- 5.93 acres into 2 lots**
129 Bokum Road (Map 61/Lot 4), Residence AAA District
Applicant/Owner: Theresa & Wayne Martin Agent: Robert L. Doane, Jr., P.E.
ACTION: Open pb, continue or close by 12/15/2021 (NLT 1/4/2022)

V. **NEW BUSINESS**

- A. **“633 Middlesex Turnpike, LLC” Petition to amend the Old Saybrook Zoning Regulations** Sections 32.0 and 32.7.2 to allow one building with a max. gross floor area of 35,000 s.f. in the B-2 zone when located on a 5 acre parcel.
Applicant: 633 Middlesex Turnpike, LLC Agent: Attorney Edward M. Cassella
ACTION: Consider & ACT
- B. **“CGCT Old Saybrook, LLC” Petition to Amend the Old Saybrook Zoning Regulations** Section 34.2.2 Gateway Business B-4 District and Section 53.1 Special Standards for Drive-through windows for indoor restaurants to allow drive-through restaurants in the Gateway Business B-4 District.
Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward M. Cassella
ACTION: Consider & ACT

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- C. **“Max’s Place, Big Y Foods and Lyman Development Corp.” Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 62.4.6.D.6. to allow a less stringent parking ratio for shopping centers from 1 space per 175 s.f. of gross floor area to 1 space per 225 s.f. of g.f.a. and to allow Applicants of buildings in excess of 10K s.f to allocate the space devoted to storage to 1 space per 1200 s.f.
Applicants: Big Y Foods, Inc., Max’s Place, LLC. and Lyman Development Corp. Agent: Atty. David M. Royston
ACTION: Consider & ACT
- D. **“Max’s Place & Big Y Foods” Petition to Amend the Old Saybrook Zoning Regulations** to amend Sections 34.2.1 and 51.1 Special Standards to permit retail gasoline sales as an accessory use in the B-4 Zoning District
Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston
ACTION: Consider & ACT

VI. **CONTINUED WORKSHOP**

- A. **Comprehensive Update to the Plan of Conservation Development**
Discussion with Town Planner about framework for plan update.

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

VIII. **ADJOURNMENT**

<p>NEXT REGULARLY SCHEDULED VIRTUAL MEETING Wednesday, December 15, 2021 7:00 p.m. Public Zoom Link: https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBcDVyaHhtMERDQT09 Meeting ID: 956 9833 3313 Meeting Passcode: 302302 Teleconference Dial-In: (929) 436-2866 One Tap Mobile: tel://9294362866,,95698333313# Check our website for dial in information and additional meeting documents. Planning Commission web page <i>Subscribe to www.oldsaybrookct.gov</i></p>
