



TOWN OF OLD SAYBROOK
Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

Norman Prevost, Jr., Chairman
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Michael K. Bender, Alternate
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Dennis Tulimieri Jr., Alternate

REGULAR MEETING AGENDA
HYBRID MEETING

Wednesday, January 19, 2022 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=NndIRm1lenJPS0JBBeDVyaHhtMERDQT09>

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**

IV. **OLD BUSINESS**

- 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: Deliberate & Act (NLT 3/9/2022)

V. **NEW BUSINESS**

- A. **Petition to Amend the Zoning Regulations** to modify Section 12 to add provisions to opt out of the provisions of Section 6 subsections (a) through (d), inclusive, of Public Act 21-29, and (2) section 8-2(d)(9) of the General Statutes, as amended by Public Act 21-29 relating to accessory dwelling units (apartments).
Petitioner: Old Saybrook Zoning Commission
ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 2/7/2022 PH
- B. **“Max’s Place & Big Y Foods” Petition to Amend the Old Saybrook Zoning Regulations** to amend Sections 34.2.1 and 53.1 Special Standards to permit retail gasoline and other motor vehicle fuel sales and battery charging stations as a principal use by Special Exception in the Gateway Business B-4 Zoning District
Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston
ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 2/7/2022 PH

C. **“Marchut/ Zavatone” Lot Line Change**

Convey 7,030 s.f. strip of land from 6 Otter Brook Drive to 109 Ayers Point Road
6 Otter Brook Drive & 109 Ayers Point Road

Assessor’s Map 63, Lots 35-3 & 35, Residence AA-1 Zoning District

Applicants: Mary Marchut & Stephan & Maureen Zavatone

ACTION: Review reports submitted by Town Staff and Act.

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, February 7, 2022 at 7:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

**Check our website for dial in information and additional
meeting documents.**

[Planning Commission web page](#)

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