



TOWN OF OLD SAYBROOK
Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475

Oldsaybrookct.gov

Norman "Nick" Prevost, Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary

Kathleen A. Sugland
Jonathan C. Miles

Alternate Members

Michael K. Bender, Alternate
Megan Joufflas, Alternate
Dennis Tulimieri Jr., Alternate

REGULAR MEETING AGENDA
HYBRID MEETING
Wednesday, December 7, 2022 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/9569833313?pwd=NndIRm1lenJPS0JBeDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,9569833313#>

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

- A. **Minutes**
- B. **Correspondence**

IV. **REFERRALS**

- A. **"821 BPR" Application for Site Plan Review for Affordable Housing (CGS 8-30g)**
Development to construct a two story (3,014 s.f.) apartment building (6 units total/2 affordable) and convert existing 7,776 s.f. retail/office building to apartments (9 units/3 affordable)
821 Boston Post Road, Map 36, Lot 4, Shopping Center Business B-2 District, Pedestrian Node, Coastal Management Zone, FEMA AE 10Zone
Applicant: R.P. Properties, LLC Agent: Edward M. Cassella, Esq.
ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 12/19/2022 PH
- B. **"SPR Oasis, LLC" Application for Special Exception Use** to construct a 20,487 s.f retail grocery store and two indoor fast food Restaurants with drive through windows.(2,200 s.f. & 2,200 s.f.)
52 Spencer Plain Road (Map 25/Lot 27), Gateway Business B-4 District
Applicant: SPR Oasis, LLC Owner: Ortho Saybrook LLC Agent: Attorney Edward Cassella
ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 1/18/2023 PH
- C. **"Max'sPlace" Application for Special Exception Use and Coastal Site Plan Review** to construct 3,316 s.f. building containing a 2,088 s.f. convenience store and 1288 s.f. indoor fast food restaurant with accessory drive-through window.
12 & 22 Spencer Plain Road, Assessor's Maps 25 & 26, Lots 31 & 6, Business B-4 District, CAM Zone, Pedestrian Node
Petitioner: Big Y Food, Inc. & Max's Place, LLC Agent: Attorney David Royston
ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 1/4/2023 PH

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, December 21, 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 Webpage](#)