



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Norman "Nick" Prevost, Jr., Chairman*  
*Douglas S. McCracken, Vice Chairman*  
*Paula S. Kay*  
*Kathleen A. Sugland*  
*Jonathan Miles*  
*Meghan Joufflas, Alternate*  
*Dennis Tulimieri Jr., Alternate*  
*Michael K. Bender, Alternate*

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

**Wednesday, April 6, 2022 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

The Chairman called the meeting to order at 7:00 PM

**II. ROLL CALL**

Present:

Norman Prevost, Paula Kay, Michael Bender, Dennis Tulimieri, Doug McCracken,  
Megan Joufflas- Virtual

Absent:

Kathleen Sugland  
Jon Miles

Staff Present:

Chris Costa, Zoning Enforcement Officer  
Sarah Makowicki, Clerk

The Chairman seated Dennis Tulimieri for Jon Miles, also seating Michael Bender for Kathleen Sugland.

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION to approve the meeting minutes as presented** for the 3/16/22 regular meeting. MADE by N. Prevost, SECONDED by D. McCracken, VOTING IN FAVOR: D. McCracken, N. Prevost, P. Kay, M. Bender, D. Tulimieri; OPPOSED: None; ABSTAINING: None; **MOTION PASSES: 5-0-0**

**B. Correspondence – None**

#### IV. New Business

- A. **Petition to Amend the Old Saybrook Zoning Regulations to prohibit cannabis** as defined in Sect. 21a-240 of the CT General Statutes with the exception of any existing, or proposed adult use and/or medical *cannabis dispensary facility* that obtained an approved Certificate of Zoning Compliance (CZC) prior to 1/1/2022. Sect. 9 Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis product and pharmacy. Sect. 11 Prohibition of cannabis gifting and cannabis smoking lounges/parties. Sect. 53 Special standards for expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit. *Petitioner: Old Saybrook Zoning Commission*

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 5/2/2022 PH*

Chris Costa went through the background of the regulation change explaining the current moratorium and the current approved applications associated with the regulation. Ms. Costa stated that the Zoning Commission felt that it was best to go slowly with the new regulations and can always be amended with a new application.

The Planning Commission recommended that 11.6 of the regulations be eliminated and the idea to be consolidated into 11.5. Also, to remove the wording “cannabis smoking” from 11.5.

**MOTION to send a favorable recommendation to the Zoning Commission to Amend the Old Saybrook Zoning Regulations to prohibit cannabis** as defined in Sect. 21a-240 of the CT General Statutes with the exception of any existing, or proposed adult use and/or medical *cannabis dispensary facility* that obtained an approved Certificate of Zoning Compliance (CZC) prior to 1/1/2022. Sect. 9 Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis product and pharmacy. Sect. 11 Prohibition of cannabis gifting and cannabis smoking lounges/parties. Sect. 53 Special standards for expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit. Which is consistent with the Plan of Conservation and Development. **MADE by:** N. Prevost; **SECONDED by:** M. Bender; **VOTING IN FAVOR:** : D. McCracken, N. Prevost, P. Kay; **OPPOSED:** M. Bender, D. Tulimieri; **APPROVED: 3-2-0.**

- B. **Petition to Amend the Old Saybrook Zoning Regulations** to amend remove and replace Sect. 53 Special Standards to consolidate text for drive-through windows for restaurants, pharmacies and financial institutions into one special standard. 2,000 s.f. building minimum removed, lot size minimum of 80,000 added for pharmacies and 350' of frontage on Rt. 1 required for restaurants with drive-throughs.. Section 32.2.4 drive-through restaurant B-2, remove references to other sections and change text for consistency. Section 33 B-3 remove drive-through restaurants as Special Exception Uses. Sect. 62.4.6c 1. Financial institution parking. remove additional space requirement based on teller windows and ATMs. 62.4.6f 2 add or drive-through to clarify that take-out window and drive-through

window are same parking calculation. Sect. 62.4.6f 3 remove 1 sp. per 50 s.f. parking requirement for night club, add dance club and amend to 1 space for every 4 occupants per the CT Fire Safety Code. Sect.9 Structure – add street line setback for sheds not considered structures. Sect.31.2.3 Mixed Use Apartments list as Special Exception Use in B-1. Sect.9 Definition & 53 Standard for Kennel- amend to exclude retail animal services in business districts and eliminate requirement for new Special Exception every 5 years. New section 64.5.6c to allow municipal electronic message signs in the B-3 when not visible from street/other properties. Section 9 define Motor Vehicle Fueling Station as the retail sale of gas/alternative fuels. Section 53, 34.2.1,33.1, 32.2.2, 33.3.1 and 34.2.1 amend language to remove service stations and replace sale of gas/alternative fuel with motor vehicle fueling stations. Sect.4.1.3 remove reference to Sect. 53. Section 53, 62.4.6e 1-4 to change automotive uses to motor vehicle uses, gas to fueling and remove service stations and references to other sections of the zoning regulations. Section 53 Motor Vehicle Fueling Station amend to create exclusions for hybrid and ev chargers as accessory uses to residential and commercial development under specific circumstances and prohibit televisions, speakers and electronic signs at charging stations. Sect.11.7 new and 53 Accessory Apartment (AP)add new text prohibiting detached units on lots of less than 12,500 s.f. or splitting lots with apartments on lots of 12,500 s.f. Add standards requiring AP to maintain accessory appearance and prohibit multiple driveways.

*Petitioner: Old Saybrook Zoning Commission*

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 5/2/2022 PH*

Chris Costa went through the proposed changes to the zoning regulation.

For the proposed regulation changes regarding drive-throughs in Section 53 – Special Standards, the Commission had the following recommendations:

1. Limit the number of drive throughs on a lot.
2. Consider proximity to another drive through.
3. Multiple drive throughs do not promote visiting Old Saybrook as intended by the Plan of Conservation and Development (PoCD).
4. There needs to be a better balance in the written regulation, the current wording is too wide open.
5. More drive throughs in town will harm walkability and increase traffic.
6. Drive throughs would be a detriment to the look and feel of Old Saybrook.
7. More drive throughs will displace existing established restaurants.

For the proposed regulation changes regarding Kennel in Section 53 – Special Standards, the Commission has the following recommendations:

1. Eliminate “A retail pet store...five (5) acres.”
2. Add “...as a special exception use” at the end of the first sentence.

For the proposed regulation changes regarding Motor Vehicle Uses in Section 53.1 – Special Standards, the Commission has the following recommendations:

1. Use “Battery Charging” instead of hybrid or electric vehicle charging stations.
2. EV battery charging stations should be considered independent from the allowable 10 gas pumps at a fueling station.

3. Text regarding EV charging stations and fueling stations needs to be cleaned up.

**MOTION to send a favorable recommendation to the Zoning Commission to Amend the Old Saybrook Zoning Regulations to prohibit cannabis** as defined in Sect. 21a-240 of the CT General Statutes with the exception of any existing, or proposed adult use and/or medical *cannabis dispensary facility* that obtained an approved Certificate of Zoning Compliance (CZC) prior to 1/1/2022. Sect. 9 Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis product and pharmacy. Sect. 11 Prohibition of cannabis gifting and cannabis smoking lounges/parties. Sect. 53 Special standards for expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit. Which is consistent with the Plan of Conservation and Development. **MADE by:**N. Prevost; **SECONDED by:**P. Kay; **VOTING IN FAVOR:** : D. McCracken, N. Prevost, P. Kay, M. Bender, D. Tulimieri; **OPPOSED:** None; **APPROVED: 5-0-0.**

## V. WORKSHOP

The chairman postponed discussion on the PoCD until next meeting on April 20, 2022.

### A. Plan of Conservation & Development

*ACTION: Discuss framework of the plan and work on updates to natural resources sections. of the PoCD.*

*(Conservation & Open Spaces & Water Resources Sections)*

## VI. Committee, Representative & Staff Reports –

Chris Costa asked for a volunteer to participate in the Sustainable CT Equity Training.

## VII. ADJOURNMENT

**MOTION to adjourn** the Planning Commission public meeting of April 6, 2022 to the next regular meeting on Wednesday April 20, 2022 at 7:00 P.M. via in person at the Old Saybrook Town Hall First Floor Conference room and Zoom Meeting: **Public Zoom Link:** <https://zoom.us/j/95698333313?pwd=NndIRm1lenJPS0JBEDVyaHhtMERDQT09> **MADE by:** N. Prevost **SECONDED by:** M. Bender **VOTING IN FAVOR:** D. McCracken, N. Prevost, P. Kay, M. Bender, D. Tulimieri; **OPPOSED:** None; **ABSTAINING:**None; **MOTION PASSES: 5-0-0.**

Respectfully submitted,  
Sarah Makowicki