



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, July 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- Virtual, Doug McCracken, Dennis Tulimieri, Paula Kay, Michael Bender, Jon Miles

Kathleen Sugland signed on virtually at 7:18.

Absent:

Megan Joufflas

Staff Present:

Sarah Makowicki, Clerk

Michael Bender is seated for Kathleen Sugland.

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION to approve the meeting minutes for June 15, 2022 with the following correction:** *MOTION to approve final draft of the PoCD Conservation, Open Spaces, and Water Resources Sections. MADE by: ~~P. Kay~~ K. Sugland; SECONDED by: D. McCracken; VOTING IN FAVOR: N. Prevost, D. McCracken, K. Sugland; OPPOSED: P. Kay; OBSTAIN: None; APPROVED: 4-0-1. 4-1-0. MADE by: D. McCracken; SECONDED by: J. Miles; VOTING IN FAVOR: N. Prevost, K. Sugland, P. Kay, J. Miles, D. McCracken; OPPOSED: None; APPROVED: 5-0-0.*

**B. Correspondence – None****IV. New Business**

- A. **“Max’s Place & Big Y Foods” Preliminary Discussion** to amend the Zoning Regulations Section 53 Standards for Automotive Uses to remove distance between fuel-filling devices.  
Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston

P. Kay motions to postpone discussion because of late materials presented to the Commission. There was no second.

Attorney Dave Royston presented for the applicant. There was a discussion about the application, with the Commission stating that no additional information would be recommended.

Kathleen Sugland is seated for Michael Bender.

- B. **“Fine Fettle Dispensary” Application for Special Exception Use** for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District.

*Applicant: FFDN ELV, LLC (“Fine Fettle)*

*Agent: Attorney Amy Souchuns*

Attorney Amy Souchuns presented for the applicant, stating that the application was similar to the previous medical marijuana statement of use with a revised safety and security plan added with the change to recreational use. The security plan includes 360 cameras inside and outside of the building. Ben Sachs went over how customers ID’s are checked three times during purchase with the average customer being in the establishment for 8-10 minutes. The business is online ordering with customers having a one hour window for pickup, this will allow moderation of traffic and parking congestion in the area.

<p><b>MOTION to send a favorable recommendation to the Zoning Commission for the “Fine Fettle Dispensary” Application for Special Exception Use</b> for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District. Which is consistent with the Plan of Conservation and Development. <b>MADE by:</b> N. Prevost; <b>SECONDED by:</b> D. McCracken; <b>VOTING IN FAVOR:</b> N. Prevost, D. McCracken, K. Sugland; <b>OPPOSED:</b> P. Kay, J. Miles; <b>APPROVED:</b> 3-2-0.</p>
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- C. **Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 53, Special Standards Drive-through windows, paragraph H, to include properties with frontage on Route 166.

*Applicant: SPR Oasis, LLC**Agent: Attorney Edward M. Cassella*

Attorney Ed Cassella presented for the applicant. The change in regulations would allow drive-thru on Spencer Plains Road for properties with a 350' frontage, this change will impact 5 properties. Currently there is a traffic study being conducted and the applicants would be required to put in a traffic light if a grocery store was put in at the location.

**MOTION to send a favorable recommendation to the Zoning Commission for the Petition to Amend the Old Saybrook Zoning Regulations** to amend Section 53, Special Standards Drive-through windows, paragraph H, to include properties with frontage on Route 166. Which is consistent with the Plan of Conservation and Development. **MADE by:** N. Prevost; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, K. Sugland, P. Kay, J. Miles; **OPPOSED:** D. McCracken; **APPROVED:** 4-1-0.

**V. Committee, Representative & Staff Reports –**

None

**VI. ADJOURNMENT**

**MOTION to adjourn** the Planning Commission public meeting of July 6, 2022 to the next regular meeting on Wednesday July 25, 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=NndIRm1lenJPS0JBBeDVyaHhtMERDQT09> **MADE by:** N. Prevost **SECONDED by:** D. McCracken **VOTING IN FAVOR :** N. Prevost, D. McCracken, P. Kay, K. Sugland, J. Miles; **OPPOSED:** None; **ABSTAINING:** None; **MOTION PASSES: 5-0-0.**

Respectfully submitted,  
Sarah Makowicki