



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, November 2, 2022 at 7:00 P.M.
Town Hall, 2nd 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, Doug McCracken, Paula Kay, Dennis Tulimieri, Michael Bender - Virtual,
Kathleen Sugland - Virtual

Absent: Megan Joufflas, Jon Miles

Staff Present:

Sarah Makowicki, Clerk

Chris Costa, Zoning Enforcement Officer

Michael Bender seated for Jon Miles.

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes for October 19, 2022 as presented.
MADE by: D. McCracken; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost,
D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **OBSTAIN:** None
APPROVED: 5-0-0.

B. Correspondence – None

IV REFERRALS

- A. **"Curry Queen" Application for Special Exception Use** for 32 seat indoor restaurant, 12 outdoor seats and 315 s.f. of retail area below 2 existing residential apartments.

93 Elm Street, Assessor's Map 36, Lot 91
Shopping Center Business B-2 District, Pedestrian Node

Joe Wren presented for the applicant. The applicant plans to maintain the two apartments while converting the existing space into a restaurant adding a kitchen and dining patio. The parking lot will be reconfigured to accommodate the parking spaces needed for the restaurant, retail and apt. The applicant has already worked with the Architectural Review Board to adjust their plans to the recommendations of that Board.

Chris Costa informed the Commission that the reason why this application was referred to them was to decide if the proposed plans were consistent with the PoCD and the requirements that were imposed on previous applicants in the area regarding the requirement of sidewalks.

Mr. Wren spoke of the obstacles that the applicant faces if they were required to put in sidewalks.

The Commission members and Chris Costa came up with possible solutions for the applicants for the obstacles when it came to the sidewalks.

MOTION to make a favorable recommendation for "Curry Queen" Application for Special Exception Use for 32 seat indoor restaurant, 12 outdoor seats and 315 s.f. of retail area below 2 existing residential apartments. 93 Elm Street, Assessor's Map 36, Lot 91. Shopping Center Business B-2 District, Pedestrian Node, **with the recommendation that sidewalks be required as is consistent with the PoCD. MADE by:** D. McCracken; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **OBSTAIN:**None **APPROVED: 5-0-0.**

- B. **“Drive-through” Petition to Amend the Old Saybrook Zoning Regulations to** 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). Temporary Moratorium sought on Drive-through Establishments through April 28, 2023. Petitioner: Old Saybrook Zoning Commission.

Chris Costa informed the Commission that the ZC would like to impose a moratorium on drive-thrus. The ZC are not against the drive thrus, they need some time to revisit the existing regulations. The moratorium will stop all new applications until April 28, 2023. At the time of the meeting there are currently no applications before the ZC.

MOTION to make a favorable recommendation for “Drive-through” Petition to Amend the Old Saybrook Zoning Regulations to 12.3 Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). Temporary Moratorium sought on Drive-through Establishments through April 28, 2023. **MADE by:** N. Prevost; **SECONDED by:** M. Bender; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

V. Committee, Representative & Staff Reports –

A. PoCD

Feedback from the Infrastructure/Transportation section is currently being gathered.

B. Climate Resiliency Grant

Clinton, Westbrook, Fenwick, and Old Saybrook applied for a grant to study the resiliency of the shoreline towns.

C. Doug McCracken reported on RiverCog, Farm store zoning, Pomeeacha Pond Dam in Middletown, and Transportation nodes.

VI. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of November 2, 2022 to the next regular meeting on Wednesday November 16, 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=NndIRm1lenJPS0JBcDVyaHhtMERDQT09> **MADE by:** N. Prevost; **SECONDED by:** D. McCracken; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **OBSTAIN:**None **APPROVED: 5-0-0.**

Respectfully submitted,

Sarah Makowicki