



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*

302 Main Street  
Old Saybrook, Connecticut 06475

*Dennis Tulimieri Jr., Alternate*  
*Michael K. Bender, Alternate*

**oldsaybrookct.gov**

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

**Wednesday, December 7, 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, Kathleen Sugland, Jon Miles, Dennis Tulimieri, Michael Bender, Megan Joufflas - Virtual

Staff Present:

Sarah Makowicki, Clerk

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION to approve the meeting minutes for November 16, 2022 as presented.**  
**MADE by:** D. McCracken; **SECONDED by:** J. Miles; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, J. Miles; **OPPOSED:** None; **OBSTAIN:** K. Sugland  
**APPROVED: 4-0-1.**

**B. Correspondence – None**

**IV. NEW BUSINESS**

**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.

*Withdrawn by applicant.*

- 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*

**MOTION to Continue to January 4, 2023 meeting for “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 **MADE by:** N. Prevost; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, J. Miles; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

- 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*

Attorney Dave Royston presented for the applicant. Atty. Royston stated that Big Y Food Inc I applying for a special exception permit to place a convenience store and drive thru restaurant on the former Flannagan property that is now owned by Big Y. This plan will include landscaped areas with outdoor seating and a drive thru lane. Attny. Royston stated that this application would be in line with the goals of the PoCD, referencing several sections that pertained to Old Saybrook being a retail destination.

The Commission had concerns about the entry and exit points onto Spencer Plains Road and where the drive-thru spill over would go. Ms. Jouflas stated that the Attny. Royston’s interpretation of the PoCD and the referral to the section on opportunity within the Spencer Plains Gateway do not match what is being proposed by the applicant. This section of the PoCD goes on to state that the objective in the SPR gateway was to promote mixed use and that accommodate both autos and pedestrians. Commission members stated that adding another driveway to this congested area would be a concern for pedestrians.

**MOTION to send a favorable recommendation to the ZC for “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. **MADE by:** N. Prevost; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, J. Miles; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

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

Mr. McCracken reported on the RiverCog Regional Planning Committee. The Committee is going to be asking the state to revisit its septic design standards, as the current regulations do not match the efficiency of the systems today.

VI. **ADJOURNMENT**

**MOTION to adjourn** the Planning Commission public meeting of December 7, 2022 to the next regular meeting on Wednesday December 21, 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=NndlRm1lenJPS0JBcDVyaHhtMERDQT09> **MADE by:** N. Prevost; **SECONDED by:** J. Miles; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, J. Miles **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

Respectfully submitted,

Sarah Makowicki