



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

302 Main Street
Old Saybrook, Connecticut 06475

oldsaybrookct.gov

REGULAR MEETING MINUTES
HYBRID MEETING

Wednesday, January 4, 2023 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, Dennis Tulimieri,
Michael Bender

Absent: Jon Miles, Megan Jouflas

Staff Present:

Sarah Makowicki, Clerk

Michael Bender is seated for Jon Miles.

III. REGULAR BUSINESS

MOTION to move regular business to after new business. MADE by: D. McCracken; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **ABSTAIN:** None
APPROVED: 5-0-0.

IV. NEW BUSINESS

- A. **"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

Attorney Ed Cassella presented for the applicant. Atty. Cassella presented a scaled back development from what the Commission had previously seen, this is in part due to wetlands constraints of the lot.

Commission member D. McCracken inquired about the traffic study.

Attorney Cassella stated that the consultant that produced the traffic study recommended a traffic signal at the exit ramp of the highway and the entrance of the Oasis property. The traffic signal would have final approval by the state following any approval by the Zoning Commission.

Commission member M. Bender inquired about sidewalks along the entrance on Spencer Plains Road. It was established that the development is within the 1500 ft pedestrian node.

Attorney Cassella stated that the sidewalks would be in the State right of way. Like the traffic signal the sidewalks would need State approval after any approval by the Zoning Commission.

MOTION to to send a favorable recommendation to the ZC 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, P. Kay, K. Sugland; **OPPOSED:** M. Bender; **ABSTAIN:** D. McCracken **APPROVED: 3-1-1.**

- B. **“Fine Fettle Cannabis” Application for Special Exception Use** 2,600 s.f. retail recreational marijuana dispensary, 1,400 s.f. vacant space & 1,000 s.f. storage above.
233 Boston Post Road, Assessor’s Map 44, Lot 11, Business B-4 District.
Applicant: Fine Fettle Cannabis *Agent: Attorney Amy Souchuns*

Attorney Amy Souchuns presented for the applicant. Atty. Souchuns stated that this application addresses the reasons for denial of the previous application. The floor area has been reduced which will lessen the required parking spots, which in turn will address the concerns of parking lot flow.

Commission member D. McCracken inquired about the intersection opposite the location.

Attorney Souchuns stated that traffic study concluded that the intersection in question is not categorized as a problematic area based on DOT reports and crash data. Atty. Souchuns stated that the owners are willing to pay for the intersection to be reconfigured if the State does not approve a reconfiguration from the present Y to a T configuration.

MOTION to send a favorable recommendation to the ZC for “Fine Fettle Cannabis”
Application for Special Exception Use 2,600 s.f. retail recreational marijuana dispensary, 1,400 s.f. vacant space & 1,000 s.f. storage above. 233 Boston Post Road, Assessor’s Map 44, Lot 11, Business B-4 District. **MADE by:** N. Prevost; **SECONDED by:** K. Sugland;
VOTING IN FAVOR: N. Prevost, K. Sugland, M. Bender; **OPPOSED:** D. McCracken, P. Kay; **ABSTAIN:** None **APPROVED: 3-2-0.**

V. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes for December 7, 2022 as presented. MADE by: D. McCracken; **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **ABSTAIN:** None **APPROVED: 5-0-0.**

B. Correspondence – None

C. Election of Officers

Chairman Nick Prevost nominated the slate of officers for the Old Saybrook Planning Commission as follows:

Nick Prevost Jr. – Chairman

Doug McCracken – Vice Chairman

Paula Kay – Secretary

MOTION to approve the slate of officers as presented. MADE by: M. Bender; **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender; **OPPOSED:** None; **ABSTAIN:** None **APPROVED: 5-0-0.**

VI. Committee, Representative & Staff Reports –

Dennis Tulimieri is the Commission liaison for Sustainable CT. Mr. Tulimieri announced that there will be a survey conducted to receive feedback on the PoCD. The survey will run through March 1, 2023. In order to receive an inclusive response, the survey will be distributed at multiple locations, along with being given in both English and Spanish.

VII. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of January 4, 2023 to the next regular meeting on Wednesday January 18, 2023 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:** D. McCracken; **SECONDED by:** M. Bender; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender **OPPOSED:** None; **ABSTAIN:** None **APPROVED: 5-0-0.**

Respectfully submitted,

Sarah Makowicki