



TOWN OF OLD SAYBROOK Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475

Oldsaybrookct.gov

*Norman "Nick" Prevost Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary*

*Kathleen A. Sugland
Jonathan C. Miles*

Alternate Members

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

REGULAR MEETING AGENDA HYBRID MEETING

Wednesday, February 15, 2023 at 7:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndIRm1lenJPS0JBEDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

I. CALL TO ORDER

Nick Provost called the meeting to order at 7pm.

II. ROLL CALL

Norman "Nick" Prevost Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary
Kathleen A. Sugland
Jonathan C. Miles
Michael K. Bender, Alternate
Megan Joufflas, Alternate
John Guskowski

Staff:

Chris Costa
Bryanna Paradis

III. REGULAR BUSINESS

- A. Minutes
- B. Correspondence

IV. NEW BUSINESS

- A. **Petition to Amend the Old Saybrook Zoning Regulations** to permit Cannabis Micro-cultivation facilities. Amend Section 9 definition of cannabis micro-cultivation facility, amend Sec. 11.4 Prohibitions, New Sec. 53 and 34.2.17 to allow cannabis micro-cultivation facility in the B-4 District and establish standards.

Applicant: 5 Custom, LLC

Agent: Attorney Matthew Rosenthal

ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 2/22/2023 PH

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, March 1, 2023 at 7:00 p.m.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

**Check our website for dial in information and
additional meeting documents.
[Planning Commission Webpage](#)**

Attorney Matthew Rosenthal present the proposal to open a Micro Cultivation facility.

D. McCracken inquired about signage and Attorney Rosenthal confirmed it would be discrete.

Paula Kay inquired about hours of operation, it was confirmed by Attorney Rosenthal that hours would be normal business hours with very occasional 2nd and 3rd shift dependent on the season.

Kathleen Sugland questioned the noise level. Attorney Rosenthal confirmed small delivery trucks would be present, not large box trucks. Randomized routes and delivery/pick up times. Use of highway close by to limit traffic through town.

MOTION to to send a favorable recommendation to the ZC to Amend the Old Saybrook Zoning Regulations to permit Cannabis Micro-cultivation facilities. Amend Section 9 definition of cannabis micro-cultivation facility, amend Sec. 11.4 Prohibitions, New Sec. 53 and 34.2.17 to allow cannabis micro-cultivation facility in the B-4 District and establish standards. **MADE by:** N. Prevost; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland M. Joufflas; **OPPOSED:** P. Kay **ABSTAIN:** J. Miles **APPROVED: 4-1-1.**

V. WORKSHOP

A. Plan of Conservation & Development – Transportation and Infrastructure Section

Comments from Ms. President US, Old Saybrook

Elora Kendrick (participant) and Kyela McGuire (mentor)

Kyela made requests to add bike lanes by the library intersection. Also presented the idea of adding raised crosswalks. Add crosswalks near Mystic Market and Big Y.

B. Plan of Conservation & Development

ACTION: Discuss framework of the plan and work on updates to natural resources sections. of the PoCD. (Transportation and Infrastructure)

Approximately 350 town surveys received.

John Guskowski reviewed the results of the surveys.

Committee worked on revisions of the town plan. Pending further review.

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Chris emailed the staff reports.

Goal set to have entire plan adopted by August 1. Fenwick would like to participate in meetings/workshops.

VII. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of February 15, 2023 to the next regular meeting on Wednesday March 1, 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=NndlRm1lenJPS0JBeDVyaHhtMERDQT09> **MADE by:** D. McCracken; **SECONDED by:** N. Prevost **VOTING IN FAVOR:** P. Kay, M. Jouflas, J. Miles, M. Bender, K. Sugland **OPPOSED:** None; **ABSTAIN:** None **APPROVED: 5-0-0.**