



TOWN OF OLD SAYBROOK  
**Planning Commission**

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

302 Main Street  
Old Saybrook, Connecticut 06475

*Kathleen A. Sugland  
Jonathan C. Miles*

**Oldsaybrookct.gov**

**Alternate Members**

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

**AMENDED**

**REGULAR MEETING AGENDA  
HYBRID MEETING**

**Wednesday, August 3, 2022 at 7:00 P.M.**

Town Hall, 1<sup>st</sup> 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**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **Minutes**
- B. **Correspondence**

IV. **REFERALS**

- A. **Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations.** **64.5.3 and 11** reduce the max. sign size allowed to 50 s.f. in all districts making 51 s.f. a prohibited billboard sign. **64.3.3** Clarify sign area calculations and reduced maximum wall height for sign calculation measurements to 10' all districts. **64** Reduce maximum post height and sign height to 8' all districts. **64.3.6, 64.4.5a3, 64.5.2a3, 64.5.2c3, 64.5.3a3, 64.5.5a3, 64.5.3** Require landscaping, plantings and border around all freestanding signs. **64.3.10** Illumination of signs to be dark sky compliant and meet lighting regulations in Section 53 & 68. Set standards for internally illuminated signs to have push through stencil cut letter, or front lit channel letters. New **64.3.11** requiring minimum construction and specifications for signs.  
Clarify language all districts for wall signs that signs must be the lesser area or maximum size.  
**64.4.7** Window signs reduce to 20% or 25 s.f. total for no illumination, 10% or 10 s.f. max when combination of illuminated and non-illuminated signs and reduce internally illuminated window signs to 10% or 6 s.f. max. **New Section 64.4.9** Shopping Center Signs requiring uniform sign plan as part of Special Exception Permit. Freestanding internally illuminate signs (B-1, B-2, B-3, B-4 All freestanding signs with multiple tenants limited to three colors as part of Special Exception. **64.5.3a6** reduced internally illuminated signs B-1 to 6 s.f. max, **new 64.5.3a6** require consistent colors for freestanding multi-tenants signs by Special Exception Permit. **64.5.3b1&2** reduce non-illuminated wall signs to 10% or 30 s.f. (1<sup>st</sup> sign) and 5% or 15 s.f. max (2<sup>nd</sup> sign). B-1 Reduce illuminated wall signs to 10% max or 25 s.f. max (1<sup>st</sup> sign) and 5% or 10 s.f. max (2<sup>nd</sup> sign), 64.5.4 IHZ reduce non-illuminated signs to 10% or 30 s.f. max. (1<sup>st</sup> sign) and 5% or 15 s.f. max (2<sup>nd</sup> sign)

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and prohibit internal illumination. **64.5.5 a1** Freestanding sign B-2 & B-4 (no internal illumination) reduce to 30 s.f. (1<sup>st</sup> sign) and 15 s.f. (2<sup>nd</sup> sign). Freestanding with internal illumination reduce to 15 s.f. max (1<sup>st</sup> sign) and 5 s.f. max (2<sup>nd</sup> sign). new **64.5.5a6** require consistent colors for freestanding multi-tenants signs by Special Exception Permit Wall sign, not internally illuminated to 10% or 50 s.f. max (1<sup>st</sup> sign) and 5% max or 25 s.f. (2<sup>nd</sup> sign). Wall sign internally illuminated to 5% or 25 s.f. max (1<sup>st</sup> sign) and 5% or 15 s.f. max (2<sup>nd</sup> sign). **64.5.6b B-3** Wall sign (not illuminated) increase to two per tenant.

*Petitioner: Old Saybrook Architectural Review Board*

*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 9/7/2022 PH*

- B. Petition to Amend the Old Saybrook Zoning Regulations Section 53 Standards for Motor Vehicles for separation distance for fuel pumping stations.** 4 Options proposed. 1<sup>st</sup> Amendment (B-2 & B-4 Districts) 53.1B to allow one additional Motor Vehicle Fueling Station (MVFS) within 1000' of any pump or other MVFS on any other lot. 2<sup>nd</sup> Amendment (B-4 District only) 53.1 to allow 1 additional MVFS within 1000' of any pump or other MVFS on any other lot. 3<sup>rd</sup> Amendment (B-2, B-4 & I) 53.1B the 1000' radius restriction shall be reduced to within 500' when located in a shopping center. 4<sup>th</sup> Amendment (B-2 & B-4) 53.1 the 1000' radius restriction shall be reduced to within 500' of any pump or other MVFS on any other lot.

*Petitioner: Big Y Food, Inc. & Max's Place, LLC Agent: Attorney David Royston*

*ACTION: Consider per Town Plan; report on consistency to Zoning Commission for 9/7/2022 PH*

V. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, August 17, 2022 at 7:00 p.m.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**Check our website for dial in information and additional  
meeting documents.**

[Planning Commission web page](#)

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