



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

Oldsaybrookct.gov

*Kathleen A. Sugland
Michael K. Bender*

Alternate Members

*Megan Jouffas, Alternate
Jay Beyers
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING
Wednesday, December 6, 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=NndlRm1lenJPS0JBeDVyaHhtMERDQT09>

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. **REFERRAL**

- A. **Petition to Amend the Zoning Regulations Section 53 - Drive-through windows** for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments.
Petitioner: Old Saybrook Zoning Commission
ACTION: Review and report to ZC
- B. **“Van Wilgen’s Garden Center“ Application for Special Exception Use** for a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.
Applicant: Stanislaw Szcwycyk *Agent: Attorney Edward M. Cassella*
ACTION: Review and report to ZC for their 12/18/2023 public hearing.
- C. **“Shoreline Hyundai” Application for Modification to Special Exception** to permit a 3,242 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.
235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District
Applicant: Middlesex Turnpike Realty, LLC *Agent: Aron D. Schumacher, P.E.*
ACTION: Review and report to ZC for their 12/18/2023 public hearing.

D. **“Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception** to permit a 3,723 s.f. addition for a new vehicle delivery and drop-off area, septic and parking improvements and installation of landscaping.

255 Middlesex Tpke, Map 52/Lot 63-2, Gateway Business B-4 District

Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.

ACTION: Review and report to ZC for their 12/18/2023 public hearing.

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, December 20, 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 Website](#)