



TOWN OF OLD SAYBROOK  
**Planning Commission**

*Paula S. Kay, Chairman*  
*Mark M. Patterson, Vice Chairman*  
*Robert D. Missel, Secretary*  
*Kathleen A. Sugland*  
*Douglas S. McCracken*  
*Megan Joufflas, Alternate*  
*Alternate Vacancy*  
*Alternate Vacancy*

302 Main Street  
Old Saybrook, Connecticut 06475

**oldsaybrookct.gov**

**REGULAR MEETING AGENDA**  
**VIRTUAL MEETING**  
**Wednesday, March 3, 2021 at 7:00 P.M.**

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**
- C. **Committee, Representative & Staff Reports**

NEXT REGULARLY SCHEDULED  
VIRTUAL MEETING  
Wednesday, March 17, 2021 7:00 p.m.

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

[Planning Commission web page](#)

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IV. **NEW BUSINESS**

- A. **“Smoke on the Water” Petition to Amend the Zoning Regulations** to include outdoor restaurant definition and standards and to allow temporary non-residential restaurant trailers in the SP-2 District and for Town owned properties located on the CT River or Long Island Sound for a maximum of 180 days per calendar year.  
Petitioner: The Point, LLC. Agent: Attorney Edward Cassella  
*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for their 3/1/2021 PH*
- B. **“Smoke on the Water at Dock & Dine” Application for Special Exception** for an outdoor restaurant with temporary restaurant trailers, pavilion and tents.  
145 College Street, Assessor’s Map 24/Lot 42-1, SP-2 District, CT River Gateway Conservation Zone, Coastal Area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone  
Owner: The Point, LLC. Applicant: Smoke on the Water at Dock & Dine.  
*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for their 4/5/2021 PH*
- C. **“Residences at 247 Main”** Application for Special Exception to convert existing second floor office space (1,500 s.f.) to two Accessory Apartments (mixed use) and add a second story 161 s.f. covered porch.  
247 Main Street, Assessor’s Map 30/Lot 55, Business B-1 District, Pedestrian Node  
*Owner: New England Conservation Partnership, LLC Contract Purchaser/Agent: Joe Wren, P.E.*  
*ACTION: Consider per Town Plans; report on consistency to Zoning Commission for their 3/15/2021 PH*

V. **ADJOURNMENT**

