



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Ann Marie Thorsen
Marc W. Delmonico

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, May 2, 2022 – 7:00 P.M.
Town Hall, **1st Floor Conference Room**
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**

- A. **MINUTES**
- B. **CORRESPONDENCE**

IV. **PRELIMINARY DISCUSSION**

- A. **“Blue Sky” Preliminary Discussion** for Carbon Technology Manufacturing & Research Facility
65 Research Pkwy. Map 39, Lot 6, Industrial I District
Owner: 167 Elm Street, LLC. Applicant: Will Hessert

V. **PUBLIC HEARINGS**

- A. **“Himalaya Café” Application** for Modification to Special Exception to allow 32 outdoor dining seats.
1456 Boston Post Road, Map 26/Lot 17, Gateway Business B-4 District, Pedestrian Node, Coastal Area Management Zone
Applicant/Owner: Malimaa Krupa Associates Agent: Robert Doane, P.E.
ACTION: Open Public Hearing, continue or close by 5/16/2022 (NLT 6/5/2022)
- B. **Petition to Amend the Old Saybrook Zoning Regulations to prohibit cannabis** as defined in Sect. 21a-240 of the CT General Statutes with the exception of any existing, or proposed adult use and/or medical *cannabis dispensary facility* that obtained an approved Certificate of Zoning Compliance (CZC) prior to 1/1/2022. Sect. 9 Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis

product and pharmacy. Sect. 11 Prohibition of cannabis gifting and cannabis smoking lounges/parties. Sect. 53 Special standards for expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit.

Petitioner: Old Saybrook Zoning Commission

ACTION: Open Public Hearing, continue or close by 5/16/2022 (NLT 6/5/2022)

- C. **Petition to Amend the Old Saybrook Zoning Regulations** to amend remove and replace Sect. 53 Special Standards to consolidate text for drive-through windows for restaurants, pharmacies and financial institutions into one special standard. 2,000 s.f. building minimum removed, lot size minimum of 80,000 added for pharmacies and 350' of frontage on Rt. 1 required for restaurants with drive-throughs.. Section 32.2.4 drive-through restaurant B-2, remove references to other sections and change text for consistency. Section 33 B-3 remove drive-through restaurants as Special Exception Uses. Sect. 62.4.6c 1.Financial institution parking. remove additional space requirement based on teller windows and ATMs. 62.4.6f 2 add or drive-through to clarify that take-out widow and drive-through window are same parking calculation. Sect. 62.4.6f 3 remove 1 sp. per 50 s.f. parking requirement for night club, add dance club and amend to 1 space for every 4 occupants per the CT Fire Safety Code. Sect.9 Structure – add street line setback for sheds not considered structures. Sect.31.2.3 Mixed Use Apartments list as Special Exception Use in B-1. Sect.9 Definition & 53 Standard for Kennel- amend to exclude retail animal services in business districts and eliminate requirement for new Special Exception every 5 years. New section 64.5.6c to allow municipal electronic message signs in the B-3 when not visible from street/other properties. Section 9 define Motor Vehicle Fueling Station as the retail sale of gas/alternative fuels. Section 53, 34.2.1,33.1, 32.2.2, 33.3.1 and 34.2.1 amend language to remove service stations and replace sale of gas/alternative fuel with motor vehicle fueling stations. Sect.4.1..3 remove reference to Sect. 53. Section 53, 62.4.6e 1-4 to change automotive uses to motor vehicle uses, gas to fueling and remove service stations and references to other sections of the zoning regulations. Section 53 Motor Vehicle Fueling Station amend to create exclusions for hybrid and ev chargers as accessory uses to residential and commercial development under specific circumstances and prohibit televisions, speakers and electronic signs at charging stations. Sect.11.7 new and 53 Accessory Apartment (AP)add new text prohibiting detached units on lots of less than 12,500 s.f. or splitting lots with apartments on lots of 12,500 s.f. Add standards requiring AP to maintain accessory appearance and prohibit multiple driveways.

Petitioner: Old Saybrook Zoning Commission

ACTION: Open Public Hearing, continue or close by 5/16/2022 (NLT 6/5/2022)

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, May 16, 2022 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.

[Zoning Commission web page](#)

Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.