



TOWN OF OLD SAYBROOK  
**Zoning Commission**

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*Marc W. Delmonico*

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**Alternate Members**  
*Justin Terribile*  
*John Henry*  
*Sandra Dizzenzo*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

Monday, October 3, 2022 – 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/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. **NEW BUSINESS**

**“Saybrook Point Marina, LLC” Minor Modification to Special Exception modified 5/2/22** to retain handicap bedroom 101 and not convert it to service area for the adjacent covered patio.

2 Bridge Street (Assessor’s Map 24, Lot 45), Saybrook Point SP-2 District, Gateway Zone, Coastal Area Management Zone

Applicant: Saybrook Point Marina, LLC

Agent: Attorney David Royston

A. **“CGCT Old Saybrook, LLC” Preliminary Discussion**

1654 Boston Post Road, Assessor’s Map 26, Lot 39, B-4 District, Pedestrian Node

6, 8, 10 & 18 Denmore Lane, Assessor’s Map 26, Lot 36, Assessor’s Map 18, Lots 7, 7-1 & 13

*Property Owner: CGCT Old Saybrook, LLC. Agent: Attorney Edward M. Cassella*

V. **CONTINUED PUBLIC HEARINGS**

- A. **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: Open public hearing, close by 10/3/2022 (NLT 10/11/2022)*

- B. **“Fine Fettle Dispensary” Application for Special Exception Use** for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District.

*Applicant: FFDN ELV, LLC (“Fine Fettle”)*

*Agent: Attorney Amy Souchuns*

*ACTION: Continue or close by 9/7/2022 (NLT 9/7/2022) (3 of 65 days granted by applicant)*

- C. **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 illuminated 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) 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*

**CONTINUE TO 10/17/2022 AT THE REQUEST OF THE APPLICANT**

## VI. PUBLIC HEARINGS

- A. **Petition to Amend the Old Saybrook Zoning Regulations to incorporate recent Standards of the CT River Gateway Commission per (C.G.S. 25-102g) and other amendments.** Sect. 9 Definitions. Remove/Replace: Developed Area GCZ, Modify: CT River Gateway Conservation Zone (GCZ), New : Enlarge and/or Extend (GCZ), Riparian Buffer (GCZ), Total Floor Area (GCZ). Section 58.2 Rename Riparian Buffer Area to Required Riparian Vegetative Buffer and remove text listing what may be included as development. 58.1 Require lots split in the GCZ to remain under the GCZ regulations despite property line change. 58.2.4 Amend footpath clearing. New 58.8 Building/Structure

Coverage GCZ to allow increased coverage to 20% under specific circumstances. New 58.9  
Light Pollution, Renumber Considerations for Decision to 58.20, Reserve 58.11-58.19  
*Petitioner: Old Saybrook Zoning Commission*  
*ACTION: Open public hearing, continue or close by 10/17/2022 (NLT 11/6/2022)*

- VII. **WORKSHOP** – Discuss Section 53 - Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage.
- VIII. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- IX. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, October 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.  
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