



TOWN OF OLD SAYBROOK
Zoning Commission

Mark R. Caldarella, Chairman
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Alternate Members
Justin Terribile
Brenda Dyson
Michael Kelly

AMENDED
REGULAR MEETING AGENDA
HYBRID MEETING

Monday, December 4, 2023 – 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**
- C. **2024 MEETING CALENDAR**

IV. **OLD BUSINESS**

- A. **“Atlas Outdoor” Application for Site Plan Review** for 13,500 s.f. outdoor storage area for storage of retail inventory (building no longer proposed).
0 Middlesex Turnpike, Assessor’s Map 41 & 42, Lots 12 & 13-3, Industrial I District
Owner: 0 Middlesex Turnpike, LLC. Agent: Michael Ott, P.E.
ACTION: Consider and act. Decision by 12/19/2023

V. **NEW BUSINESS**

- A. **“Monkey Farm Cafe” Application for Minor Modification of Special Exception Permit** to expand outdoor seating from 12 to 50 seats.
571 Boston Post Road, Assessor’s Map 40, Lot 44, Shopping Center B-2 District
Owner: Harry F. Corning Realty Applicant: Laura Corning
ACTION: Consider and act.

VI. **PUBLIC HEARINGS**

- A. **Petition to Amend the Old Saybrook Zoning Regulations** to add a new Section 62.4.6.E.5 related to parking for motor vehicle fueling stations with convenience store for existing stations.

Applicant: AMG PUB II, LLC *Agent: Attorney Amy Soucbuns*
ACTION: Open pb, continue or close by 1/3/2024 (NLT 1/7/2024)

- B. **“Atlantis Fresh Market” Application for Special Exception Use** for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area.
1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone

Applicant: AMG PUB II, LLC *Agent: Attorney Amy Soucbuns*
ACTION: Open pb, continue or close by 1/3/2024 (NLT 1/7/2024)

- C. **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: Open pb, continue or close by 1/3/2024 (NLT 1/7/2024)

VI. **WORKSHOP**

Discuss possible regulation fixes.

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

VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, December 18, 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.

[Zoning Commission web page](#)

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