



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
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Alternate Members
Justin Terribile
John Henry
Sandra Digenzo

REGULAR MEETING AGENDA
HYBRID MEETING

Monday, February 7, 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. **OLD BUSINESS**

- A. **“Camp Bow Wow” Preliminary Discussion (part 2)**
Proposed text amendment for animal care facility.
355 Middlesex Turnpike, Assessor’s Map 52, Lot 66, Gateway Business, B-4 District
Applicants: Janet & Michael Stoner Agent: Attorney Terry Lomme

V. **PUBLIC HEARINGS**

- A. **“Max’s Place & Big Y Foods” Petition to Amend the Old Saybrook Zoning Regulations** to amend Sections 34.2.1 and 53.1 Special Standards to permit retail gasoline and other motor vehicle fuel sales and battery charging stations as a principal use by Special Exception in the Gateway Business B-4 Zoning District
Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston
ACTION: Open public hearing, continue or close by 3/7/2022 (NLT 3/13/2022)
- B. **Petition to amend the Zoning Regulations** to modify Section 12 to add provisions to opt out of the provisions of Section 6 subsections (a) through (d), inclusive, of Public Act 21-29, and (2) section 8-2(d)(9) of the General Statutes, as amended by Public Act 21-29 relating to accessory dwelling units (apartments).
Petitioner: Old Saybrook Zoning Commission
ACTION: Open public hearing, continue or close by 3/7/2022 (NLT 3/13/2022)

- VI. **Workshop: Cannabis Regulations/Problematic Regulation Fixes (cont.)**
Action: Discuss possible regulations or prohibition prior to expiration of Cannabis Moratorium on May 31, 2021 and other possible regulation fixes.
- VII. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- VIII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, February 23, 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](#)

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