



TOWN OF OLD SAYBROOK
Zoning Commission

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Alternate Members
Justin Terribile
John Henry
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**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, October 17, 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. **DELIBERATIONS**

- A. **“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: Deliberate & Act (NLT 12/6/2022)

V. **CONTINUED PUBLIC HEARINGS**

- A. **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. (1st sign) and 5% or 15 s.f. max (2nd sign). B-1 Reduce illuminated wall signs to 10% max or 25 s.f. max (1st sign) and 5% or 10 s.f. max (2nd sign), 64.5.4 IHZ reduce non-illuminated signs to 10% or 30 s.f. max. (1st sign) and 5% or 15 s.f max (2nd sign) and prohibit internal illumination. **64.5.5 a1** Freestanding sign B-2 & B-4 (no internal illumination) reduce to 30 s.f. (1st sign) and 15 s.f. (2nd sign). Freestanding with internal illumination reduce to 15 s.f. max (1st sign) and 5 s.f. max (2nd 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 (1st sign) and 5% max or 25 s.f. (2nd sign). Wall sign internally illuminated to 5% or 25 s.f. max (1st sign) and 5% or 15 s.f. max (2nd sign). **64.5.6b B-3** Wall sign (not illuminated) increase to two per tenant.

Petitioner: Old Saybrook Architectural Review Board

*APPLICANT HAS GRANTED AN ADDITIONAL 35 DAY EXTENSION TO
11/21/2022 MEETING (41 OF 65 USED)*

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: Continue or close by 11/7/2022 (NLT 11/20/2022)

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VIII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, November 7, 2022 at 7:00 P.M.
Town Hall, **2nd 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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