



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Ann Marie Thorsen
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Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

REGULAR MEETING AGENDA
HYBRID MEETING

Wednesday, January 18, 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**

IV. **PUBLIC HEARINGS**

- A. **“Foster” Application for Special Exception Permit** for the construction of additions of 358.5 s.f., including expansion of the sunroom, kitchen, porch & entry and construction of a 3,023 s.f. two story barn with an accessory dwelling unit.
110 Sheffield Street, Assessor’s Map 31, Lot 3, Residence A District, Coastal Area Management Zone, CT River Gateway Conservation Zone
Applicant: Nicholas & Inger Foster Agent: Attorney Edward M. Cassella
ACTION: Open public hearing, continue or close by 2/6/2023 (NLT 2/21/2023)
- B. **“SPR Oasis, LLC” Application for Special Exception Use** to construct a 20,487 s.f. retail grocery store and two indoor fast-food Restaurants with drive through windows. (2,200 s.f. & 2,200 s.f.)
52 Spencer Plain Road (Map 25/Lot 27), Gateway Business B-4 District
Applicant: SPR Oasis, LLC Owner: Ortho Saybrook LLC Agent: Attorney Edward Cassella
ACTION: Open public hearing (must open by 1/24/2023), continue or close by 2/6/2023 (NLT 2/21/2023)
- C. **“Fine Fettle Cannabis” Application for Special Exception Use** 2,600 s.f. retail recreational marijuana dispensary, 1,400 s.f. vacant space & 1,000 s.f. storage above. 233 Boston Post Road, Assessor’s Map 44, Lot 11, Business B-4 District.
Applicant: Fine Fettle Cannabis Agent: Attorney Amy Souchuns
ACTION: Open public hearing, continue or close by 2/6/2023 (NLT 2/21/2023)

- V. **WORKSHOP:** Discuss drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53).
Moratorium ends: April 28, 2023
- VI. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, February 6, 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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