



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
Geraldine M. Lewis Secretary
Ann Marie Thorsen
Marc W. Delmonico

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, February 6, 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. **PRELIMINARY DISCUSSION**

“Solar Panels” Proposed Petition to Amend the Old Saybrook Zoning Regulations to amend the Definition of “Structure” to add an exclusion for attached or detached solar panels over non-residential parking spaces.

Applicant: Saybrook Point Marina, LLC Agent: Attorney David Royston

V. **CONTINUED PUBLIC HEARINGS**

- A. **“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: *Continue or close. (NLT 2/21/2023)*

VI. **PUBLIC HEARINGS**

- A. **Petition to Amend the Old Saybrook Zoning Regulations** to permit Cannabis Micro-cultivation facilities. Amend Section 9 definition of cannabis micro-cultivation facility, amend 11.4 Prohibitions, New Section 53 and 34.2.17 to allow cannabis micro-cultivation facility in the B-4 District and establish standards.
Applicant: 5 Custom, LLC Agent: Attorney Matthew Rosenthal
ACTION: *Continue without opening ph and with no comment to 2/22/2023 at the request of the applicant.*

VII. **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

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

IX. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, February 22, 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](#)

Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.