



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**

Wednesday, February 22, 2023 – 7:00 P.M.  
Town Hall, **1<sup>st</sup> 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. **DISCUSSION:**

Request to remove parking spaces to facilitate truck loading.  
139 Mill Rock Road East (aka 137, 141 & 143), Assessor's Map 29, Lot 16, Industrial I District  
Kevin Geenty, Mill Rock Leasing, LLC.

V. **CONTINUED PUBLIC HEARINGS**

- A. **“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: Close ph by 2/22/23 (NLT 2/22/2023)*

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: Open ph, continue or close by 3/20/2023 (NLT 3/28/2023)*

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

**Monday, March 6, 2023 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> 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](http://www.oldsaybrookct.org) for electronic delivery of  
land use agendas.*