



TOWN OF OLD SAYBROOK
Zoning Commission

Robert C. Friedmann, *Chairman*
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Alternate Members
Justin Terribile
John Henry
Sandra Dizenzo

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, April 3, 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. **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
WITHDRAWN BY APPLICANT
- B. **“Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to eliminate separation distance requirements for fuel pumps and add a requirement for vehicle battery charging stations.
Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston
ACTION: Close by 4/3/2023 (NLT 4/9/2023)
- C. **“Max’s Place, LLC. and Big Y Foods, Inc.”** Petition to Amend the Old Saybrook Zoning Regulations to amend Section 53.1 Standards for Motor Vehicle Uses to reduce the separation distance requirement for fuel and add a requirement for vehicle battery charging stations in the Gateway Business B-4 Shopping Center District.
Applicant: Max’s Place, LLC. and Big Y Foods, Inc. Agent: Attorney David Royston
ACTION: Close by 4/3/2023 (NLT 4/9/2023)

V. **NEW BUSINESS**

A. **2023 Outdoor Seating Renewals**

VI. **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: December 31, 2023

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, April 17, 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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