



TOWN OF OLD SAYBROOK
Zoning Commission

*Robert C. Friedmann, Chairman
Mark R. Caldarella, Vice Chairman
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Alternate Members
*Justin Terribile
John Henry
Sandra Dizenzo*

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, March 21, 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. NEW BUSINESS

A. 52 Spencer Plain Road Preliminary Discussion

Review of proposed site development concept plan.
52 Spencer Plain Road, Assessor’s Map 25 Lot 27 Business B-4 District
Applicant: SPR Oasis, LLC Agent: Atty. Edward Cassella

B. “Smoke on the Water at Dock & Dine” Preliminary Discussion

268 seat outdoor restaurant with temporary restaurant trailers, 1,250 s.f. permanent pavilion.
145 College Street, Assessor’s Map 24/Lot 42-1, SP-2 District, CT River Gateway Conservation
Zone, Coastal Area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone
Applicant: Smoke on the Water at Dock & Dine. Agent: Atty. Edward Cassella

V. WORKSHOP

A. Workshop: Discuss Problematic Regulations & Possible Fixes

VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, April 4, 2022 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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