



TOWN OF OLD SAYBROOK
Zoning Commission

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Mark R. Caldarella, Vice Chairman
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Alternate Members
Justin Terribile
John Henry
Brenda Dyson

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, July 17, 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. **OLD BUSINESS**

- A. **“Fine Fettle Cannabis” Application for Special Exception Use Approval**
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: Review Parking Management Plan at least sixty-five (65) days prior to the scheduled opening date of the business for consistency with the conditions of the SPEX approval.

V. **CONTINUED PUBLIC HEARINGS**

- A. **“Corigliano” Application for Special Exception Use and Coastal Site Plan Review** to construct a 1880 s.f. 3 car garage and house addition, a 147 s.f. front porch and 136 s.f. back porch to an existing residence for a total proposed 9,728 s.f. at 38 Watrous Point Road, Map 64/Lot 17-8, Residence AA-3 District, Coastal Area Management Zone, CT River Gateway Conservation Zone
Applicant: Agnes & Cosmo Corigliano *Agent: Joe Wren, P.E.*
ACTION: Close public hearing, consider & act (8 of 65 extension used)

- VI. **WORKSHOP:** Drive-through windows as an accessory use for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments (Section 53). *Moratorium ends: 12/1/2023*
- VII. **WORKSHOP:** Discuss possible 2023 housekeeping amendments.
- VIII. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- IX. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, August 7, 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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