



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*

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**Alternate Members**

*Justin Terribile*  
*John Henry*  
*Sandra Dizenzo*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Wednesday February 6, 2023 – 7:00 P.M.  
Town Hall, 1st Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

Chairman R. Friedmann called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Attendant Members: R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile, S. Dizenzo

Absent members: G. Lewis, J. Henry

Attendant Staff: C. Costa, ZEO/Town Planner; S. Makowicki, Recording Clerk

Twelve members of the public attended with Nine more via Zoom.

J. Terribile is seated for G. Lewis.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of January 18, 2023 as presented **MADE:** M. Delmonico; **SECONDED:** A.M. Thorsen; **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, J. Terribile, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**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*

Attorney Royston discussed with the Commission draft regulations in regards to solar panels as a structure over non-residential parking.

The Commission was concerned about the structures that support the panels would impede the amount of parking available, accessibility for emergency vehicles, and access to upper levels of the building in an emergency. The Commission asked for clarification on the height of the structures, lighting under the canopy, and resistance to wind/flooding. The Commission also stated that for this particular site in question, Gateway Commission would have to approve.

## V. CONTINUED PUBLIC HEARINGS

- C. **“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*

Attorney A. Souchuns presented. Attorney Souchuns reiterated that the new plan includes the reduction to 2,600 s.f. of dispensary space with the rest of the space remaining vacant. They will only be permitted to sell via pre-order with no more than 5 per ten-minute window or 30 per hour.

Members of the public who spoke in opposition: J. Mitchell, L. Barlow, E. Cosenza, F. Cosenza, B. Minor, JT Dunn, G.M. McCarthy. Collectively, they were concerned with traffic and congestion, impact/devaluation of neighborhood and businesses, parking on other properties, and crime. Chief Spera spoke in opposition stating that 233 Boston Post Rd is not suitable for high traffic/ high customer count business.

**MOTION** to close the **Public Hearing** for the **“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 (Map 44/Lot 11), Business B-4 District to the February 6, 2023 regular Zoning Commission meeting, 1<sup>st</sup> Floor Conference Room as presented **MADE:** R. Friedmann; **SECONDED:** J. Terrible; **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, J. Terrible, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Chairman Friedmann opened the deliberations. The Commission discussed conditions and findings of the application. See attached “Resolution to Approve” with the final findings and conditions of the application.

**MOTION** to **approve** the **“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 (Map 44/Lot 11), Business B-4 District to the February 6, 2023 regular Zoning Commission meeting, 1<sup>st</sup> Floor Conference Room as presented **MADE:** R. Friedmann; **SECONDED:** J. Terrible; **VOTING IN FAVOR:** R.

Friedmann, A.M. Thorsen, J. Terrible, **OPPOSED:** M. Delmonico, M. Caldarella  
**ABSTAINING:** None **APPROVED:** 3-2-0.

- 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: April 28, 2023*

The Commission discussed extending the moratorium until December 31, 2023.

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

- Outdoor seating permitting is beginning soon. With the covid emergency being lifted, covid outdoor seating will also potentially be lifted by the Governor. C. Costa proposed that seating be allowed through the end of the year giving the chance for restaurants to apply for permanent outdoor seating.
  - C. Costa informed the Commission of an issue at 137 Millrock Rd East. A business has been blocking parking for Ironhouse Fitness.

**VIII. ADJOURNMENT**

**MOTION** to adjourn the meeting of February 6, 2023 at 10:26 p.m. to the regularly scheduled meeting of Wednesday, February 22, 2023 at 7 p.m. in the 1<sup>st</sup> Floor Conference Room as presented **MADE:** M. Caldarella **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, A.M. Thorsen, J. Terrible, M. Delmonico, M. Caldarella **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

Sarah Makowicki  
ZC Recording Clerk

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

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