



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, January 19, 2022 – 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman R. Friedmann called the meeting to order at 7:02 p.m.

II. ROLL CALL

Attendant Members

R. Friedmann (via Zoom)

M. Caldarella

A.M. Thorsen

M. Delmonico

J. Terribile (via Zoom, sitting in for G. Lewis)

S. Dizenzo

Absent Members

J. Henry

G. Lewis

Attendant Staff

C. Costa, Zoning Enforcement Officer/Town Planner

J. Galli, Recording Clerk (via Zoom)

Three members of the public were in attendance via Zoom.

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the meeting minutes of January 3, 2022 as presented **MADE:** R. Friedmann **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. CORRESPONDENCE

None.

IV. OLD BUSINESS

A. Workshop: Cannabis

Old Saybrook has in the past approved two locations for a medical dispensary but neither site received a license. Moving forward, the Commission discussed possible options to be presented in a public hearing. Option A would be to prohibit all licenses. Option B would be to regulate what will be allowed and only in the B-4 and I districts. They talked about the various licenses available by the state: medical dispensary, cultivator/micro-cultivator, retailer, food & beverage manufacturer/packager and delivery service. They determined that they would prohibit outdoor growing. Thinking down the road, they discussed whether they would allow Marijuana to be sold in pharmacies if licensed by the FDA. M. Hunnewell and R. Hansen stated via zoom that they would like to apply for licenses and offered their expertise, as they own facilities in Massachusetts.

C. Workshop: Discuss Problematic Regulations & Possible Fixes

C. Costa, ZEO, presented possible text amendments to merge all drive-through standards into one set of special standards under section 53 to remove repetition. The Commission also discussed goods and services allowed through a pharmacy's drive-thru window besides prescriptions. L. Goergen, via Zoom, would like the Commission to review regulations regarding Breweries.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

ZEO will have ADU opt-out text and marijuana text available at the next meeting on February 7, 2022. Also, Max's Place referrals are coming in.

VI. ADJOURNMENT

MOTION to adjourn the meeting of January 19, 2022 at 8:26 p.m. to the next regularly scheduled Zoning Commission meeting on Monday, February 7, 2022 at 7:00 p.m. **MADE:** M. Delmonico **SECONDED:** M. Caldarella **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, A.M. Thorsen, M. Delmonico, J. Terribile **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, February 7, 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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