



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*

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
www.oldsaybrookct.org

**Alternate Members**  
*Justin Terribile*  
*John Henry*  
*Sandra Dizenzo*

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

Monday, August 1, 2022 – 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 7:01 p.m.

**II. ROLL CALL**

Attendant Members: R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Terribile, J. Henry

Absent Members: S. Dizenzo

Attendant Staff

C. Costa, ZEO/Town Planner  
J. Galli, Recording Clerk

Fifteen members of the public were in attendance with six more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of July 6, 2022 as presented **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**IV. PRELIMINARY DISCUSSION**

**A. “Myrcene Ale Co.” Discuss possible regulation change to allow musical entertainment, food trucks and events.**

39 Ragged Rock Road, Assessor’s Map 53, Lot 41, Industrial I District  
Owner: Myrcene Ale Co. Agent: Lindsey Goergen

L. Goergen presented. The applicant would like to have live entertainment in the taproom primarily weekend afternoons and evenings. Other tenants on the property

have signed letters of support. The music will end by 9 p.m. The Commission members were concerned about the amount of people that will be allowed in and the parking overflow. Goergen assured the Commission that they will not exceed maximum capacity. They also understand that customers cannot park on the street. Chairman Friedmann explained that a text change would affect all industrial properties, including those that are adjacent to residences. The ZC advised that the application should include a definition of “brew pub,” having food trucks on site and regulations around indoor live entertainment in the Industrial Zone.

## V. PUBLIC HEARINGS

- A. **“Chalker Village” Application for Site Plan Review for Affordable Housing (CGS 8-30G)** to convert 5 office units into 6 residential dwelling apartment units (2 affordable). 1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node  
*Applicant: OKI, LLC. Agent: Attorney Edward Cassella*

This application was withdrawn at the request of the applicant on July 25, 2022.

- B. **“Fine Fettle Dispensary” Application for Special Exception Use** for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District.  
*Applicant: FFDN ELV, LLC (“Fine Fettle”) Agent: Attorney Amy Souchuns*

Attorney A. Souchuns presented along with B. Zachs, CEO. This facility was approved in 2018 as a medical dispensary. The applicant now plans to use it for recreational-only sales. There will be no changes to the exterior. The basement and 2<sup>nd</sup> floor will be used for storage only. Zachs described in detail the process for client purchase of Marijuana which is only by pre-order. No one under the age of 21 will be admitted. There will be no loitering, no consumption, no open product and no gummies on premises. Staff will be trained in signs of addiction.

Costa reviewed referrals and letters of opposition and support. H. McNeil, O.S. Youth and Family Services, spoke in opposition. E. Cosenza was worried that patrons traveling north on I95 would have to exit at 66 thus congesting roads. When questioned by Vice-chairman M. Caldarella, Attorney Souchuns responded that at most there would be 55 transactions per hour which could relate to roughly 600 cars per day. This increase in traffic strongly concerned the Commission. Police Chief Spera read his opposition into the record. He stated that he has “grave public safety concerns.” Spera mentioned the degradation of other communities effected by dispensaries that include increased crime, medical emergencies and vehicular accidents. He felt there would be an increased need for Police Officers and Public Safety Services at the taxpayer’s expense. He discussed the need for significant improvements to the intersection of Springbrook Rd and Boston Post Rd to handle the higher traffic counts. Spera stated an independent traffic study was warranted with traffic-related concerns addressed.

Chairman Friedmann stated that the Commission has been made aware of the traffic concerns. He requested additional input from the applicant to make the application complete including a modified Statement of Use indicating the hours of operation

and visit rate control, the parking plan with designated employee parking and location of proposed bike rack.

**MOTION to CONTINUE the Public Hearing of “Fine Fettle Dispensary” Application for Special Exception Use** for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Rd, Assessor’s Map 44/Lot 11 to the regularly scheduled meeting of the Zoning Commission on September 7, 2022 at 7 p.m. **MADE:** R. Friedmann **SECONDED:** G. Lewis **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

## VI. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

**55 Sheffield Street** - E. Steffen contacted Land Use on behalf of Saye Brooke Village. They would like to construct a 28 x 16 open-air pavilion. The Commission felt strongly about having a safe sidewalk or path to the pavilion. They agreed that Saye Brooke Village needed to present their plans to the ZC.

## VII. ADJOURNMENT

**MOTION** to adjourn the meeting of August 1, 2022 at 9:17 p.m. to the next regularly scheduled meeting on Monday, August 15, 2022 at 7 p.m. in the 1<sup>st</sup> Floor Conference Room as presented **MADE:** G. Lewis **SECONDED:** M. Delmonico **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

*Joanne Galli*  
Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, August 15, 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](#)

Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of land use agendas.