



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](http://www.oldsaybrookct.org)

**Alternate Members**

*Justin Terribile*  
*John Henry*  
*Brenda Dyson*

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

Monday, July 17, 2023 – 7:00 P.M.  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

Vice-Chairman M. Caldarella called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Attendant Members: M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico,  
J. Henry (seated for R. Friedmann), B. Dyson

Absent Members: R. Friedmann, J. Terribile

Attendant Staff: C. Costa, Zoning Enforcement Officer/Town Planner;  
J. Galli, Recording Clerk

Seven members of the public attended with two more via Zoom.

**III. REGULAR BUSINESS**

**A. MINUTES**

**MOTION** to approve the meeting minutes of June 21, 2023 as presented **MADE:** G. Lewis  
**SECONDED:** M. Delmonico **VOTING IN FAVOR:** M. Caldarella, G. Lewis, M.  
Delmonico, A.M. Thorsen, J. Henry **OPPOSED:** None **ABSTAINING:** None  
**APPROVED:** 5-0-0.

**B. CORRESPONDENCE**

Correspondence received was related to Agenda items.

**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*

Attorney A. Souchuns presented a revised parking management plan to the Commission. Fine Fettle will be employing an “appointment only” system with all orders placed online. Outside greeters will verify IDs and appointments. Onsite parking management will be provided by LAZ Parking for the first week of operations and also the following few weekends. They will also provide the Commission with follow-up traffic and parking reports.

**MOTION** to Accept the Parking Management Plan received on July 17, 2023 and **APPROVE “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 **with the following conditions:** 1. LAZ Parking will manage the parking lot for the initial first ten days of operation and the next two weekends. 2. Fine Fettle will furnish the Commission with a traffic and parking report after the first ten-day period of operations and another report after each of the next two weekends. 3. Commission would like Fine Fettle to reach out to local PD to discuss opening day plans and traffic, and review the security infrastructure once installed. **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, M. Delmonico, A.M. Thorsen, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0

## 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.*

J. Wren presented. This hearing opened on June 5<sup>th</sup>. There is an existing house, shed, detached garage and inground pool. The proposal entails removing the detached garage and constructing a house addition which will include a 3-car attached garage, one additional bedroom and a pool house which will house a bathroom, sauna and rec room. Part of this new development is within the 100 ft riparian buffer therefore a variance was required and received from ZBA. Due to the house exceeding 3,500 s.f. the applicant needed to obtain a special exception permit from the Commission. Public comment was opened with no response. In discussing referrals, Gateway was concerned with lighting and landscaping.

**MOTION** to **CLOSE THE PUBLIC HEARING** of **“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 as presented **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**MOTION** to **APPROVE “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 because the project is consistent with all applicable coastal policies and makes all reasonable measures to mitigate adverse impacts **with the following conditions:** 1. Any lighting added will be dark-sky compliant. 2. No existing trees will be removed. **MADE:** M. Caldarella **SECONDED:** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

- 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: December 31, 2023*

Vice-Chairman Caldarella invited comment from the Commission about what he felt was substantial data and language being added to the drive-through regulation draft. He wondered if they overcomplicated a simple process. G. Lewis agreed, stating that it “is confusing and might not be necessary.” C. Costa also agreed that this will be a much more detailed regulation if adopted. The draft will go to G. Jacobson for review. Costa will determine if a traffic consultant should also review the draft after Jacobson.

- VII. WORKSHOP:** Discuss possible 2023 housekeeping amendments.

This topic was continued to a future meeting.

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

C. Costa highlighted that the Planning Commission is wrapping up their Plan of Conservation and Development and the deadline for a Sustainable Ct application is August 1<sup>st</sup>.

**IX. ADJOURNMENT**

**MOTION** to adjourn the meeting of July 17, 2023 at 8:04 P.M. to the regularly scheduled meeting of Monday, August 7, 2023 at 7 p.m. in the 1st Floor Conference Room as presented **MADE:** M. Delmonico **SECONDED** G. Lewis **VOTING IN FAVOR:** M. Caldarella, G. Lewis, A.M. Thorsen, M. Delmonico, J. Henry **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Land Use Clerk

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](#)

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