



## TOWN OF OLD SAYBROOK Economic Development Commission

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David Prendergast, Chair  
Carol Conklin, Vice Chair  
Sandra Roberts, Secretary/Treasurer

David Cole  
Judy Ganswindt  
Nick Prevost  
Elizabeth Swenson  
Kacie Costello Hand, Alternate  
Susan Quish, Alternate

### AMENDED MEETING AGENDA

April 14, 2022

Hybrid Meeting

Public Zoom Link: <https://zoom.us/j/95555882976?pwd=UFVwanRkYmtNYURKNjdRald6NC9Ldz09>

Meeting ID: 955 5588 2976

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95555882976#>

7:00 pm

[Meeting Materials](#)

*Agenda amended to describe referrals more accurately.*

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC QUESTION & COMMENT
- IV. GUESTS
- V. STAFF REPORT
- VI. REGULAR BUSINESS

- A. Approval of Minutes: March 10, 2022  
Attached are the minutes with changes suggested by the Chairman for Commission approval or amendment.
- B. Correspondence & Announcements

1. **Petition to Amend the Old Saybrook Zoning Regulations to prohibit cannabis** as defined in Sect. 21a-240 of the CT General Statutes with the exception of any existing, or proposed adult use and/or medical *cannabis dispensary facility* that obtained an approved Certificate of Zoning Compliance (CZC) prior to 1/1/2022. Sect. 9 Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis product and pharmacy. Sect. 11 Prohibition of cannabis gifting and cannabis smoking lounges/parties. Sect. 53 Special standards for expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit. *Petitioner: Old Saybrook Zoning Commission*  
*ACTION: Report to Zoning Commission for 5/2/2022 PH*
2. **Petition to Amend the Old Saybrook Zoning Regulations** to amend remove and replace Sect. 53 Special Standards to consolidate text for drive-through windows for restaurants, pharmacies and financial institutions into one special standard. 2,000 s.f. building minimum removed, lot size minimum of 80,000 added for pharmacies and 350' of frontage on Rt. 1 required for restaurants with drive-throughs.. Section 32.2.4 drive-through restaurant B-2, remove references to other sections and change text for consistency. Section 33 B-3 remove drive-through restaurants as Special Exception Uses. Sect. 62.4.6c 1. Financial institution parking. remove additional space requirement based on teller windows and ATMs. 62.4.6f 2

add or drive-through to clarify that take-out widow and drive-through window are same parking calculation. Sect. 62.4.6f 3 remove 1 sp. per 50 s.f. parking requirement for night club, add dance club and amend to 1 space for every 4 occupants per the CT Fire Safety Code. Sect.9 Structure – add street line setback for sheds not considered structures. Sect.31.2.3 Mixed Use Apartments list as Special Exception Use in B-1. Sect.9 Definition & 53 Standard for Kennel- amend to exclude retail animal services in business districts and eliminate requirement for new Special Exception every 5 years. New section 64.5.6c to allow municipal electronic message signs in the B-3 when not visible from street/other properties. Section 9 define Motor Vehicle Fueling Station as the retail sale of gas/alternative fuels. Section 53, 34.2.1,33.1, 32.2.2, 33.3.1 and 34.2.1 amend language to remove service stations and replace sale of gas/alternative fuel with motor vehicle fueling stations. Sect.4.1..3 remove reference to Sect. 53. Section 53, 62.4.6e 1-4 to change automotive uses to motor vehicle uses, gas to fueling and remove service stations and references to other sections of the zoning regulations. Section 53 Motor Vehicle Fueling Station amend to create exclusions for hybrid and ev chargers as accessory uses to residential and commercial development under specific circumstances and prohibit televisions, speakers and electronic signs at charging stations. Sect.11.7 new and 53 Accessory Apartment (AP)add new text prohibiting detached units on lots of less than 12,500 s.f. or splitting lots with apartments on lots of 12,500 s.f. Add standards requiring AP to maintain accessory appearance and prohibit multiple driveways.

*Petitioner: Old Saybrook Zoning Commission*

*ACTION: Report to Zoning Commission for 5/2/2022 PH*

**VII. OLD BUSINESS**

- A. Budget update

**VIII. ADVISORY GROUP REPORTS**

- A. Business Recognition – N. Prevost
- B. ARPA – K. Hand

**IX. NEW BUSINESS**

- A. Economic Development Director Transition Update

**X. COMMENTS FROM THE CHAIR**

**XI. ADJOURNMENT**