



TOWN OF OLD SAYBROOK  
**Planning Commission**

302 Main Street  
Old Saybrook, Connecticut 06475  
[Oldsaybrookct.gov](http://Oldsaybrookct.gov)

*Norman "Nick" Prevost Chairman  
Douglas S. McCracken, Vice Chairman  
Paula S. Kay, Secretary  
Kathleen A. Sugland  
Jonathan C. Miles*

**Alternate Members**  
*Michael K. Bender, Alternate  
Megan Joufflas, Alternate  
Dennis Tulimieri Jr., Alternate*

**REGULAR MEETING MINUTES  
HYBRID MEETING**

**Wednesday, November 15, 2023**  
Town Hall, 1st Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

The Chairman called the meeting to order at 7:00 PM

**II. ROLL CALL**

Present: Norman Prevost, Doug McCracken, Paula Kay, Kathleen Sugland, Dennis Tulimieri, Michael Bender (seated for J. Miles)

Absent: Jonathan Miles, Megan Joufflas

Staff Present: Christina Costa, Town Planner

Others Present: Amy Souchuns, Attorney, AMG PUB II, LLC; Jim, AMG PUB II, LLC; David Rostin, Attorney; Ron Lyman

**III. REGULAR BUSINESS**

**A. Minutes**

**MOTION to approve the meeting minutes for August 16, 2023 as presented. MADE by: D. McCracken; SECONDED by: K. Sugland; VOTING IN FAVOR: N. Prevost, D. McCracken, P. Kay, K. Sugland, D. Tulimieri; OPPOSED: None; OBSTAIN: Michael Bender.; 5-0-1.**

**B. Correspondence – None**

**IV. NEW BUSINESS**

**A. Petition to Amend the Old Saybrook Zoning Regulations** to add a new Section 62.4.6.E.5 related to parking for motor vehicle fueling stations with convenience store for existing stations.

Applicant: AMG PUB II, LLC      Agent: Attorney Amy Souchuns

ACTION: Review and report to ZC for their 12/4/2023 ph

Attorney Amy Souchuns presented. She proposed to add specific parking standards for motor vehicle fueling stations with convenient stores – need to bring site into conformity requirements. She stated that they could try and seek a variance regulation amendment so that would address the non-conformity. However, from a policy standpoint, given that there were multiple locations, that could be affected by the text amendment. The idea was that if a regulation amendment was brought forward, that would address the non-conformity to multiple stations and it would put everybody into conformity. This would enable anybody to do any kind of renovations or modest changes. All five stores would be in the same position. They would not be able to make any kind of substantial improvements.

Amy Souchuns suggested bringing everybody into conformity, but not making it a radical change that it was substantially different. She stated that this text amendment does facilitate that goal for the addition and façade improvements and would expand areas for storage resulting in less deliveries and improve traffic flow.

Douglas McCracken, Vice Chairman asked Chris Costa, Town Planner, should this request be reflective on the regulation for new properties? This is for existing properties. C. Costa stated that this is a petition to amend the regulation and what was advertised and proposed by the applicant so that is not on the table as part of the proposal.

D. McCracken asked C. Costa if this is an issue for ZC to take a look at. C. Costa responded that would only be an issue for zoning to look at in the future if they wanted to apply the same regulation, but that is not proposed with part of the application. Therefore, C. Costa stated that we are going forward with what we have this evening.

D. McCracken asked to make a motion to approve the petition and amend the Old Saybrook Zoning regulation so that it is consistent with the Old Saybrook Plan of Conservation and Development. Mike Bender seconded that motion. Paula Kay, Secretary, agrees with D. McCracken and that ZC consider expanding it in the future to apply to new gas stations.

**MOTION** to revise motion to include ZC to consider changing the regulations to all gas stations with convenient stores. **MADE by:** D. McCracken; **SECONDED by:** M. Bender.; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender, D Tulumieri; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 5-0-0.**

- B. "Atlantis Fresh Market" Application for Special Exception Use** for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area.  
 Applicant: AMG PUB II, LLC      Agent: Attorney Amy Souchuns  
 ACTION: Review and report to ZC for their 12/4/2023 ph

Jim from AMG, PUB II, LLC showed drawings of proposed parking with new septic system and new facade.

D. McCracken asked about the sidewalk. Amy Souchuns stated that would remain but they would upgrade the landscaping as per the ZC so that it is closer to the current requirements. M. Bender inquired about improving pedestrian circulation. Amy Souchuns stated this is a challenge and they are trying to reduce deliveries so that there will be less congestion. D. McCracken asked about the entrance and exit and Jim stated that they remain the same as proposed.

**MOTION** to recommend approval to ZC for "Atlantis Fresh Market" Application for Special Exception Use for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space and utility area. 1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone. **MADE by:** P. Kay; **SECONDED by:** K. Sugarland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender, D Tulumieri; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 6-0-0.**

- C. Petition to Amend the Zoning Regulations Section 53 - Drive-through windows** for financial institutions, pharmacies, indoor restaurants or other food and beverage establishments.  
 Petitioner: Old Saybrook Commission  
 ACTION: Review and report to ZC for their 12/4/2023

Attorney Royston, Chris Costa, and Commission members discussed potentially continuing the referral to the next meeting. Attorney Royston then discussed problems with the regulation and requested amendments. He stated that there are 11 sections where he recommends disapproval of the proposed sections. Developer Ron Lyman then discussed his position on the amendment for drive-throughs.

P. Kay asked Mr. Lyman how many drive-throughs he proposes and he responded that there would be four, possibly five. D. McCracken stated that these changes would apply to other areas, which creates an issue of density. Mr. Royston responded by discussing the number of drive-throughs to include per 80,000 s.f.

C. Costa states that the ZC reviewed drive throughs not only in Old Saybrook but surrounding towns, and discussed their concerns. Commission members then expressed their concerns.

**MOTION** to defer to the next meeting **Petition to Amend the Zoning Regulations Section 53 - Drive-through windows.** **MADE by:** N. Prevost; **SECONDED by:** P. Kay; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Bender, D Tulumieri; **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 6-0-0.**

- V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS**
- VI. ADJOURNMENT**

**MOTION to adjourn** the Planning Commission public meeting of November 15, 2023 to the next regular meeting on Wednesday, December 6, 2023 at 7:00 P.M. via in person at the Old Saybrook Town Hall First Floor Conference room and Zoom Meeting: **Public Zoom Link:** <https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBeDVyaHhtMERDQT09> **MADE by:** N. Prevost **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, P. Kay, K. Sugland, D. Tulimieri; M. Bender **OPPOSED:** None; **OBSTAIN:** None **APPROVED: 6-0-0.**