



TOWN OF OLD SAYBROOK Zoning Commission

Mark R. Caldarella, Chairman
Geraldine M. Lewis, Vice-Chairman
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Alternate Members
Brenda Dyson
Michael Kelly
Kacie Costello Hand

REGULAR MEETING AGENDA HYBRID MEETING

Monday, April 21, 2025 – 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/92356062093?pwd=WEZSYVdRcm1Dcms4d2wxMGFTVitiZz09>

Meeting ID: 923 5606 2093

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,92356062093#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
 - A. **MINUTES**
 - B. **CORRESPONDENCE**
- IV. **NEW BUSINESS**

NEXT REGULARLY SCHEDULED HYBRID MEETING

Monday, May 5, 2025, 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](http://www.oldsaybrookct.org)

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- A. **“Fenwick Ice Cream” Request for Minor Modification to Special Exception Permit** to add outdoor seating area for 5 picnic tables as an accessory use to 1,652s.f. food and beverage establishment.

855 Boston Post Road, Map 36, Lot 2, B-2 District, Pedestrian Node

Owner: KAM Realty

Agent: Rich Fenwick, Business Owner

ACTION: Review modification for possible action.

V. **PUBLIC HEARINGS**

- A. **“Whispering Winds” Application for Site Plan Approval for Affordable Housing Development CGS 8-30g** to construct 12 dwelling units (21,446 s.f. total) and retain existing 2,453 s.f. single family dwelling unit and 1,274 s.f. appliance repair business.

846 Middlesex Turnpike, Assessor’s Map 63, Lot 5 Restricted Business B-3 District

Applicant: Antonio Oliveira Agent: Attorney Edward Cassella

ACTION: Open Public Hearing, decision by 5/5/2025 (NLT 5/6/2025)

VI. **2025 Outdoor Seating Renewals**

VII. **Discussion: Possible Regulation Amendments**

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

IX. **ADJOURNMENT**