



TOWN OF OLD SAYBROOK

Zoning Commission

Mark R. Caldarella, Chairman
Derrick Kennedy, Vice Chairman
John Henry, Secretary
Laura Gray
Robin Kelly

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Alternate Members

Brenda Dyson
Michael Kelly
Kacie Costello Hand

REGULAR MEETING MINUTES HYBRID MEETING

Monday, March 2, 2026 – 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman M. Caldarella called the meeting to order at 6:00 P.M

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendant Members:

M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly, M. Kelly, K. Costello Hand

Absent Members: B. Dyson

Attendant Staff:

M. Willis, Zoning Commission Attorney, Halloran & Sage; J. Galli, Recording Clerk

Seven members of the public attended in person with five more via Zoom.

IV. REGULAR BUSINESS

A. MINUTES

The Commission amended the minutes of February 2, 2026, concerning the Public Hearing for the Petition to Amend the Old Saybrook Zoning Regulations related to the cannabis pick-up window. The original minutes incorrectly stated that the motion to close the public hearing included an effective date and misidentified the maker and seconder of that motion. The corrected record reflects that the motion to close the public hearing, made by Mark Caldarella and seconded by Robin Kelly, did not include an effective date. Additionally, the minutes now correctly show a separate motion to approve the petition with an effective date of March 1, 2026, made by Kacie Costello Hand and seconded by Mike Kelly.

MOTION to APPROVE the Meeting Minutes of February 2, 2026 as amended **MADE:** M. Caldarella **SECONDED:** L. Gray **VOTING IN FAVOR:** M. Caldarella, J. Henry, L. Gray, R. Kelly **OPPOSED:** None **ABSTAINED:** D. Kennedy **APPROVED:** 4-0-1.

B. CORRESPONDENCE

Correspondence received was related to Agenda items.

V. NEW BUSINESS

- A. “Fenwick Ice Cream” Discussion:** Zoning Compliance and Requests 855 Boston Post Road, Assessor’s Map 36, Lot 2, Business B-2 District, Ped. Node
Property Owner: KAM, LLC. Agent: Rich Fenwick, Business Owner

Fenwick Ice Cream has been continued to the March 30th special meeting.

VI. CONTINUED PUBLIC HEARINGS

- A. “SHM, Ferry Point Marina” Application for Special Exception Permit & Coastal Site Plan Review**

Demolish existing marine building and construct new 20,500 s.f. building for boat storage, repair, and office space. Marine Industrial MI District, Coastal Management Zone, CT River Gateway Conservation Zone, FEMA SFHA AE9 Flood Zone. 228 Ferry Road, Map 59/Lots 102

Applicant: SHM Ferry Point, LLC Agent: John Paul Garcia, P.E.L.S.

Engineer J. P. Garcia presented on behalf of the applicant. This public hearing was continued from February 2. The applicant proposes to demolish the existing 22,000 square foot building and construct a new 20,500 square foot building. Discussion focused in part on the proposed parking layout, specifically the use of wheel stops. Due to the nature of the use as boat storage, the applicant explained that in the event of an emergency requiring the removal of boats, it would not be feasible to install wheel stops at every parking space. The plan provides wheel stops for fifteen of the seventy-six parking spaces, including three ADA-compliant spaces, with the remaining spaces to be delineated by striping. The Commission found this acceptable. Additional discussion addressed landscaping, signage, sidewalk coordination, ADA compliance, and administrative plan revisions, which were incorporated into the conditions of approval. The Chair read into the record the referral responses received and noted the responding agencies. There was no public comment.

MOTION to CLOSE the **PUBLIC HEARING** of “SHM, Ferry Point Marina” **Application for Special Exception Permit & Coastal Site Plan Review** to demolish existing marine building and construct new 20,500 s.f. building for boat storage, repair, and office space. Marine Industrial MI District, Coastal Management Zone, CT River Gateway Conservation Zone, FEMA SFHA AE9 Flood Zone 228 Ferry Road, Map 59/Lots 102 as presented **MADE:** M. Caldarella **SECONDED:** R. Kelly **VOTING IN FAVOR:** M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly **OPPOSED:** None **ABSTAINED:** None **APPROVED:** 5-0-0.

MOTION to APPROVE the “SHM, Ferry Point Marina” Application for Special Exception Permit & Coastal Site Plan Review to demolish existing marine building and construct new 20,500 s.f. building for boat storage, repair, and office space. Marine Industrial MI District, Coastal Management Zone, CT River Gateway Conservation Zone, FEMA SFHA AE9 Flood Zone 228 Ferry Road, Map 59/Lots 102 **with the following conditions:**

1. The applicant shall revise the plans to clearly indicate the location of the wall sign on the submitted drawings.
2. The applicant shall coordinate with the Director of Public Works for the Town of Old Saybrook and Town Engineer, Geoff Jacobson, regarding the proposed sidewalk installation. The sidewalk design shall comply with all applicable Town regulations. Documentation of compliance and any required revisions shall be submitted to the Land Use Department.
3. The applicant shall provide a recorded legal document demonstrating the existence of a cross easement for the subject properties.
4. The applicant shall clearly define and label the fifteen (15) designated wheel stop locations on the plans. The Commission will accept painted striping on the gravel surface to delineate the remaining parking spaces.
5. The landscape plan for the front landscape area shall specify trees with a minimum caliper of 3.5 inches and shall be consistent with Zoning Regulations. If Eversource does not permit the proposed plantings, the applicant shall submit written correspondence from Eversource to the Land Use Department documenting such restriction.
6. A signature block shall be added to the final set of drawings.
7. All ADA parking spaces shall comply with applicable State of Connecticut and local regulations are to be paved surface.

MADE: M. Caldarella **SECONDED:** R. Kelly **VOTING IN FAVOR:** M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly **OPPOSED:** None **ABSTAINED:** None **APPROVED:** 5-0-0.

B. “Walmart” Application for Special Exception Permit to add an on-line pick-up door, reconfigure the parking lot including 11 pick-up spaces, new signs and safety improvement. 665 Boston Post Road, Assessor’s Map 36, Lot 103, Shopping Center B-2 District, Pedestrian Node.

Applicant: Walmart Agent: Jeff Bord, P.E.

Due to technical difficulties with the internet connection, the applicant for “Walmart” was unable to participate remotely. As a result, the Chair moved the “Walmart” public hearing to follow the hearing for “Hanford Commons Residences.” The internet connection went offline at approximately 6:30 p.m.

MOTION to APPROVE moving “WALMART” to after “Hanford Common Residences” due to technical difficulties **MADE:** M. Caldarella **SECONDED:** D. Kennedy **VOTING IN FAVOR:** M. Caldarella, J. Henry, L. Gray, R. Kelly **OPPOSED:** None **ABSTAINED:** D. Kennedy **APPROVED:** 5-0-0.

VII. 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

Attorney Edward Cassella and Engineer Joseph Wren presented the application. The applicant submitted a revised 8-30g application for the property, incorporating changes in response to concerns cited by the Commission when a similar application was denied on June 16, 2025. Those concerns included water supply, potential impacts on neighboring wells, water availability during power outages, and fire protection.

The property is currently developed with a single-family residence and a 1,200 square-foot commercial building, which has received façade and other physical improvements. The application proposes construction of two new buildings, each containing six townhouse units, for a total of twelve new units. The existing single-family residence will remain, resulting in thirteen total dwelling units. Pursuant to Connecticut General Statutes Section 8-30g, four of the units would be deed-restricted as affordable. Five of the six units in the front building include garages; the rear building units do not.

The property is proposed to be served by two on-site wells and on-site septic systems. The wells are located on either side of the site entrance, with a generator proposed to provide backup power. The applicant stated that each well is designed with a 1,600-gallon water storage tank and that tested yields exceed projected demand. Potential alternate well locations were also identified. Attorney Cassella stated that either well would be capable of serving the development independently if one were to be offline.

Engineer Wren submitted revised plans and reviewed the Town Engineer’s report, including comments related to well capacity, water storage, fire protection, and site access for emergency vehicles. A fire protection water storage tank is proposed. The dumpster enclosure has been relocated toward the northern property line in response to prior neighbor concerns.

Architecturally, the buildings are similar in design to the prior application. Revised plans incorporate gabled roof elements consistent with Architectural Review Board comments. A six-foot privacy fence is proposed along the north and south property lines. The fence along the eastern boundary will include openings to maintain visibility. Site lighting remains as previously proposed. The applicant indicated that both the Architectural Review Board and Planning Commission issued favorable comments. Connecticut Department of Transportation approval will be required.

The internet connection was restored at approximately 7:00 p.m.

Several neighboring residents spoke regarding the proposal. Concerns raised included the adequacy of septic and well water for the additional units and possibly what it would do to their wells and septic, fire safety and emergency access including the ability of fire trucks to reach the site and the water available to fight a potential fire, and the potential for fire to spread to adjacent homes. Additional concerns included lighting shining into neighboring homes, traffic impacts, density of the proposed development, and site constraints including snow storage.

In response, Attorney Edward Cassella stated that the Homeowners' Association would designate snow storage locations, and if needed a snow removal service would be retained. He noted that the buildings include two-hour firewalls between units to limit fire spread, that the Fire Department reviewed and provided input on the plan and raised no objections, and that additional water resources would be available for firefighting if required. He also stated that exterior lighting would be minimal for safety, dark-sky compliant, and had been approved by the Architectural Review Board.

The Chair then read into the record the referrals received and noted that a response had not yet been received from the Fire Marshal. The Chair also stated that there was a substantial amount of information to review and requested that the hearing be continued.

MOTION to CONTINUE the PUBLIC HEARING of “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 to the next Zoning Commission meeting on March 16, 2026 at 6 P.M. in the 1st floor conference room, 302 Main Street as presented **MADE:** M. Caldarella **SECONDED:** R. Kelly **VOTING IN FAVOR:** M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly **OPPOSED:** None **ABSTAINED:** None **APPROVED:** 5-0-0.

- B. “Hanford Commons Residences” Application for Site Plan for Affordable Housing (CGS 8- 30g)** Amended Affordability Plan for 8 existing Residential Units (9,313 s.f. constructed) at 99 Lynde St., (Map 36/Lot 87), Residence A District & construction of a new 7,080 s.f. for 30 one bedroom units (9 affordable).76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1), Shopping Center Business B-2 District, Pedestrian Node
Applicant: 76 Elm, LLC, 98 Lynde St & 96 Lynde, LLC Agent: Marjorie Shansky, Esq.

Attorney M. Shansky and Engineer Mike Ott presented the application. This project is a continuation of the three-building development across the street and will be designed in a similar style, with the exception that the proposed building will be four stories tall approximately 7,080 square feet, containing thirty one-bedroom rental apartments. This is an affordable housing development pursuant to Connecticut General Statutes Section 8-30g. Nine of the units will be price-restricted affordable units.

Site improvements include two access driveways from Lynde Street, a parking area with thirty-five on-site spaces, and seven on-street parallel parking spaces on Lynde

Street. The site will have street frontage and internal sidewalks, pedestrian-scale decorative lighting, storm drainage and stormwater management systems, landscaping, and underground utilities. A landscaped island approximately eight feet wide with two decorative pole-mounted lights will be located within the parking area. The lighting is consistent with the development across the street, is dark-sky compliant, and meets all applicable standards.

Engineer Ott explained that, due to the 8-30g statute, the zoning setback requirements will not be fully met; the proposed setback will be ten feet, consistent with the neighboring development across the street. Landscape buffers have been reduced accordingly. Given the tight site constraints, a snow removal service will be retained if necessary.

Landscape designer Susan Fields indicated that the landscaping and tree species will be similar to those used in the development across the street. Building and fire consultant Mr. Versteeg stated that the building will be fully sprinkler-protected and will comply with applicable fire codes. He also addressed emergency access and fire safety features around the building. Architect Hans Hansen agreed to supply the scale on all architectural plans.

Commission member D. Kennedy inquired about the possibility of adding crosswalks. The applicant indicated they would look into this matter as part of the ongoing review. At this time, there was no public comment.

The hearing was continued, with the Commission still awaiting review of the plan from the Police Chief and the Fire Department, submission of revised architectural plans and copies of the Town Engineer's rebuttal. The Chair also noted concerns about the placement and safety of the proposed bike rack.

MOTION to CONTINUE the PUBLIC HEARING of “Hanford Common Residences” Application for Site Plan Approval for Affordable Housing Development CGS 8-30g Amended Affordability Plan for 8 existing Residential Units (9,313 s.f. constructed) at 99 Lynde St., (Map 36/Lot 87), Residence A District & construction of a new 7,080 s.f. for 30 one bedroom units (9 affordable), 76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1), Shopping Center Business B-2 District, Pedestrian Node to the next Zoning Commission meeting on March 16, 2026 at 6 P.M. in the 1st floor conference room, 302 Main Street as presented **MADE:** M. Caldarella **SECONDED:** R. Kelly **VOTING IN FAVOR:** M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly **OPPOSED:** None **ABSTAINED:** None **APPROVED:** 5-0-0.

WALMART – CONTINUED PUBLIC HEARING RESUMED

Project Engineer Jeff Bord presented on behalf of the applicant via Zoom. This hearing is a continuation from February 2, 2026. He responded to the Town Engineer Geoff Jacobson's report and highlighted revisions to the parking lot, including the relocation of eight pick-up spaces, bringing the total to eleven, as well as adjustments to signage, sight line improvements, and the addition of three interior landscape islands. The applicant also indicated that all light poles will be replaced with dark-sky-

compliant fixtures and that a few additional bollards have been installed. There was no public comment on this application.

MOTION to CLOSE the PUBLIC HEARING of “Walmart” Application for Special Exception Permit to add an on-line pick-up door, reconfigure the parking lot including 11 pick-up spaces, new signs and safety improvement 665 Boston Post Road, Assessor’s Map 36, Lot 103, Shopping Center B-2 District, Pedestrian Node as presented MADE: M. Caldarella SECONDED: D. Kennedy VOTING IN FAVOR: M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly OPPOSED: None ABSTAINED: None APPROVED: 5-0-0.

MOTION to APPROVE the “Walmart” Application for Special Exception Permit to add an on-line pick-up door, reconfigure the parking lot including 11 pick-up spaces, new signs and safety improvement 665 Boston Post Road, Assessor’s Map 36, Lot 103, Shopping Center B-2 District, Pedestrian Node with the following conditions:

1. The applicant shall revise the plans to relocate the “Van Accessible” designation to an alternate ADA parking space, as discussed.
2. At the two locations identified during the meeting, all plantings that obstruct sight lines shall be removed and replaced with plantings that do not impede visibility.
3. The landscape islands located on either side of the electrical unit shall be revised to be symmetrical in design, and both islands shall contain arborvitae plantings.
4. The applicant shall submit a cut sheet for the proposed light pole, clearly indicating the fixture height and design specifications.
5. A signature block shall be added to the final set of drawings.

MADE: M. Caldarella SECONDED: J. Henry VOTING IN FAVOR: M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly OPPOSED: None ABSTAINED: None APPROVED: 5-0-0.

VIII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS - None

IX. ADJOURNMENT

MOTION to ADJOURN the meeting of March 2, 2026 at 9:40 P.M. to the regularly scheduled meeting of Monday, March 16, 2026 at 6 P.M. in Town Hall, 1st Floor Conference Room as presented MADE: M. Caldarella SECONDED: J. Henry VOTING IN FAVOR: M. Caldarella, D. Kennedy, J. Henry, L. Gray, R. Kelly OPPOSED: None ABSTAINED: None APPROVED: 5-0-0.

Respectfully submitted,

Joanne Galli
Land Use Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, March 16, 2026 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](#)

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