



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 AGENDA  
HYBRID MEETING**

Monday, March 2, 2026 – 6:00 P.M.  
Town Hall, **1<sup>st</sup> 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. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **REGULAR BUSINESS**
  - A. **MINUTES**
  - B. **CORRESPONDENCE**
- 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
- 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.*  
*ACTION: Continue or close by 3/2/2026 (NLT 3/8/2026)*
  - 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.*  
*ACTION: Continue or close by 3/2/2026 (NLT 3/8/2026)*

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*  
*ACTION: Open ph, decision by 4/6/2026 (NLT 4/7/2026)*
- 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.*  
*ACTION: Open ph, decision by 4/6/2026 (NLT 4/7/2026)*

VIII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

IX. ADJOURNMENT

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, March 16, 2026, at 6:00 P.M.**  
Town Hall, 1<sup>st</sup> 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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