



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, May 4, 2026 – 6:00 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. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **REGULAR BUSINESS**

A. **MINUTES**

V. **OLD BUSINESS**

A. **“Ferry Landing Marina” Preliminary Application Discussion** per CGS Sect. 7-159b
6:00 – 6:45 p.m

Proposed Text Amendment for Marine Redevelopment Zone
Applicant: Ferry Landing, LLC. Agent: Attorney Edward Cassella

B. **“Fenwick Ice Cream” Discussion: Zoning Compliance & Modifications**
6:45 p.m.

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. **“91 Sheffield” Application for Planned Development District Designation**

91 Sheffield Street (Map 49/Lot 2) Marine Industrial I District, CT River Gateway Zone, Coastal Area Management Zone.

*Applicant/Owner 91 Sheffield Street, LLC Agent: Attorney Marjorie Shansky
ACTION: Close pb (NLT 5/4/2026)*

B. **“91 Sheffield” Application for Special Exception Permit**

91 Sheffield Street (Map 49/Lot 2) Marine Industrial I District, CT River Gateway Zone, Coastal Area Management Zone

Construction of four single-family residences with amenities.

*Applicant/Owner 91 Sheffield Street, LLC Agent: Attorney Marjorie Shansky
ACTION: Close pb (NLT 5/4/2026)*

VII. PUBLIC HEARINGS

- A. **“Sarette” Application for Site Plan for Affordable Housing (CGS 8-30g)** development with 6 residential units, (6,500 s.f. constructed) at 1745 Boston Post Road, Map 25/Lot 19, Gateway Business B-4 District, Coastal Area Management Zone, Pedestrian Node
Applicant/Owner: Sarette Builders, LLC
ACTION: Open ph, decision by 6/1/2026 (NLT 6/9/2026)
- B. **“Carabetta” Petition to Amend the Old Saybrook Zoning Regulations IHZ**
Amend Section 54.2.2 to allow the approval of landscaping and parking locations that do not meet the design standards but meet the intent of the regulations and Section 54.9.1 to allow for 20% structure coverage for residentially zoned properties in the Gateway Conservation Zone.
Petitioner: Gary Carabetta *Agent: Attorney Edward M. Cassella*
WITHDRAWN AT THE REQUEST OF THE APPLICANT

VIII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

IX. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, May 18, 2026, at 6:00 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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