



TOWN OF OLD SAYBROOK
Planning Commission

*Michael Bender, Chairman
Nick Prevost, Vice Chairman
Douglas McCracken, Secretary
Tina Rupp
Erin Torneo*

302 Main Street
Old Saybrook, Connecticut 06475

Oldsaybrookct.gov

Alternate Members

*Megan Jouffas
Dennis Tulimieri, Jr.
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

Wednesday, May 6, 2026 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndlRm1IenJPS0JBeDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

I. CALL TO ORDER

II. ROLL CALL

III. REGULAR BUSINESS

A. **Minutes**

B. **Correspondence**

IV. NEW BUSINESS

A. **“Open Space Planning” Presentation**

A presentation of findings of open space protection

Presenter: Old Saybrook Conservation Commission

V. REFERRALS

A. **“The Kate” Request for Approval of Municipal Improvement per C.G.S. §8-24 and application for Special Exception Permit** to assist with funding the construction of

7,500+/- addition to the Katherine Hepburn Cultural Arts Center

300 Main Street, Assessor’s Map 30, Lot 63-1, Residence A District, Pedestrian Node

ACTION: Consider per Town Plan and report to the BOS & ZC.

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 24% structure coverage and 3 stories for residentially zoned properties in the Gateway Conservation Zone.

Petitioner: Gary Carabetta Agent: Attorney Edward Cassella

ACTION: Consider per Town Plan and report to ZC for their 6/1/2026 public hearing.

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- C. **Petition to Amend the Old Saybrook Zoning Regulations** Amend Sect. 9 Definitions and 53 Special Standards & 62.4.6 Parking for convalescent home, assisted living, nursing home, residential life care facility. Remove habitable attic from half-story . Define shopping center, modify structure to clarify one exempt shed of 120 s.f.. Sect. 64 remove definition of shopping center from parking, Sect. 32.2.5 remove B&B transient lodging since dwellings are prohibited. New 51.5.11 Site Plan requirements sea level rise & climate change. 51.6.4c2 Clarify floor plan requirements must be to scale. 51.6.5 Require fire tanks when public water not available, require health approval prior to application submittal. Sect. 53 prohibit roosters on lots of less than 5 acres. Sect. 58 Gateway Conservation Zone (GCZ). Relax more restrictive non-commercial tree cutting standards requiring permit for tree removal anywhere in GCZ Sect. 53 require SPEX permit for tree/vegetation clearing for ½ +acre. 58.9 & 58.2.0.5 make full sentences. Reserve 58.10. Sect. 59 Coastal area management add purpose statement, clarify application procedure, remove exemptions no longer permitted by CT General Statutes. Sect. 62.2 clary construction standards for sidewalks. Remove standards next to 64.4.2, 64.5 for temporary signs not allowed. Sect. 68.1.5 Lighting add Dark Sky standards.
Petitioner: Old Saybrook Zoning Commission
ACTION: Consider per Town Plan and report to ZC for their 5/18/2026 public hearing.

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
PLANNING COMMISSION
AND HOUSING TASK FORCE
HYBRID MEETING
Wednesday, May 20, 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.**