



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, June 1, 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**
 - B. **CORRESPONDENCE**
- V. **PRELIMINARY DISCUSSIONS 6:00 p.m. -7:00 p.m.**
 - A. **“Ferry Landing Marina” Preliminary Application Discussion** per CGS Sect. 7-159b
6:00 p.m. – 6:30 p.m.
Proposed Text Amendment for Marine Redevelopment Zone
Applicant: Ferry Landing, LLC. Agent: Attorney Edward Cassella
 - B. **“The Kate” Preliminary Application Discussion** per CGS Sect. 7-159b to discuss parking for a 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
Applicant : KHCAC Agent: Brett Elliot, Executive Director
- VI. **DELIBERATIONS 7:00**
 - A. **“Hanford Commons Residences”** Application to Modify Site Plan Approval for Affordable Housing (CGS 8-30g) pursuant to CGS 8-30g(h) to modify condition #2 to remove additional charges for parking and amenities and condition #4 relating to lighting being full cut-off, uplighting and Dark Sky Compliance for an application concerning 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. residential building 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, Ped.Node
Applicant: Hanford Commons, LLC Agent: Attorney Marjorie Shansky
ACTION: Deliberate & Act

VI. PUBLIC HEARINGS

A. **“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: Open pb, continue or close by 6/18/2026 (NLT 7/5/2026)

B. **Petition to amend the Old Saybrook Zoning Regulations** for compliance CGS § 8-2s, as amended by PA 25-1. Sect. 9 add definitions: mixed-use middle housing (2-9 units), mixed-use middle housing (10+units) & summary review application. Amend Sect. 31.1 32.1, 33.1, 34.1 37.1 & 54 to exempt mixed-use middle housing as a special exception in the B-1, B-2, B-3, B-4, IHZ, SP1, SP2 & SP3 District and permit by summary review. Amend Section 51 to address summary review CGS § 8-2r. New sect. 57 mixed-use middle housing including standards, parking requirements, parking needs assessment and to allow creation of a parking management overlay zone. Amend section 62.4.1.d3 to expand town center parking lot to include on-street public parking located within ½ mile of the train station to count parking for non-residential uses. Petitioner: Old Saybrook Zoning Commission.

ACTION: Open pb, continue or close by 6/18/2026 (NLT 7/5/2026)

C. **Petition to Amend the Old Saybrook Zoning Map** to create two contiguous Parking Management Districts (PMD) as allowed by CGS § 8-2s, as amended by PA 25-1 that are each less than 384 acres (4% of the Town’s total land acres of 9,600 acres). PMD West (314 acres) PMD East (383 acres), The PMDs include the entire B-1 and B-4 Districts and portions of the B-2 and B-3 Districts. The PMDs are located on Boston Post Road, Boston Post Road East, Spencer Plain, Main Street, North Main Street Area. Petitioner: Old Saybrook Zoning Commission

Petitioner: Old Saybrook Zoning Commission
ACTION: Open pb, continue or close by 6/18/2026 (NLT 7/5/2026)

VII. PERMIT RENEWALS: Gravel Pits

A. **Magruder**

Bokum Rd &
Lakewood Circle

B. **Hull**

Middlesex Tpke

C. **Dibble**

Ingham Hill Rd.

IX. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

X. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, June 15, 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](http://www.oldsaybrookct.org)

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