



TOWN OF OLD SAYBROOK
Zoning Commission

Mark R. Caldarella, Chairman
Derrick Kennedy, Vice-Chairman
John Henry, Secretary
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Alternate Members
Brenda Dyson
Michael Kelly
Kacie Costello Hand

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, May 18, 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. **CONTINUED PUBLIC HEARING**
 - A. **“Max’s Place” Application for Special Exception Permit** to construct a 7,481 s.f. building for retail/restaurant uses, parking and amenities.
12 & 22 Spencer Plain Road, Assessor’s Map 25/Lot 31 & Map 26/Lot 6-12, Gateway Business B-4 District, Pedestrian Node.
Applicant: Max’s Place, LLC Agent : David Ziaks, P.E.
ACTION: Continue or close by 5/18/2026 (NLT 5/24/2026)
 - B. **“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 5/18/2026)
 - C. **“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 5/18/2026)

VI. PUBLIC HEARINGS

- 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, Pedestrian Node*
Applicant: Hanford Commons, LLC Agent: Attorney Marjorie Shansky
ACTION: Open pb, decision by 6/15/2026 (NLT 7/7/2026)

- A. **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 clarify 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: Open pb

VII. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

VIII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, June 1, 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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