



**TOWN OF OLD SAYBROOK**  
**Zoning Commission**

*Mark R. Caldarella, Chairman*  
*Geraldine M. Lewis, Secretary*  
*Robert C. Friedmann*  
*Ann Marie Thorsen*  
*Marc W. Delmonico*

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**Alternate Members**  
*Justin Terribile*  
*John Henry*  
*Brenda Dyson*

**SPECIAL MEETING MINUTES**  
**HYBRID MEETING**

Monday October 16, 2023 – 6:00 P.M.  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. CALL TO ORDER**

Chairman M. Caldarella called the meeting to order at 6:00 P.M.

**II. ROLL CALL**

Attendant Members: M. Caldarella, G. Lewis, R. Friedmann (via Zoom), A.M. Thorsen, M. Delmonico, J. Terribile, J. Henry, B. Dyson

Attendant Staff: C. Costa, Zoning Enforcement Officer/Town Planner;  
M. Willis, Halloran & Sage, ZC Attorney;  
J. Galli, Recording Clerk  
J. Donahue, Director of Economic Development & Communications

One member of the public attended via Zoom.

**III. PRESENTATION: Affordable Housing in Old Saybrook**

Discuss the Town's responsibility after approving affordable housing applications, rent calculations and how affordable housing works in Old Saybrook

Maria DeMarco, President of Operations, DeMarco Management Corporation

Sherrie Garner, Vice President of Operations, DeMarco Management Corporation

The DeMarco Management Group was hired by the Zoning Commission to do an affordable housing audit. C. Costa stated that since the ZC issues permits for affordable housing developments, they need to assure that the affordable housing operates within the constraints of the law. M. DeMarco and S. Garner presented. They gave an overview of the affordable housing programs available in Connecticut and which ones Old Saybrook have currently. They explained the requirements and calculations used to qualify someone whether for purchase or lease. They also clarified the landlord or seller's responsibilities in staying compliant with the program.

**IV. ADJOURNMENT** – The meeting adjourned at 6:56.

Respectfully submitted by Joanne Galli, Zoning Commission Clerk