



**TOWN OF OLD SAYBROOK**  
Economic Development Commission

Elizabeth Swenson, Chair  
Carol Conklin, Vice Chair  
John DeCristoforo, Secretary/Treasurer

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Telephone (860) 395-3139 • FAX (860) 395-3125

David Cole  
James Keating  
Maura Richards  
Dr. David Shearer  
Lauren Ashe, Alternate  
Bruce Greenfield, Alternate

**MEETING MINUTES**

March 12, 2015  
Economic Development Office, Old Saybrook Town Hall  
7:00pm

**CALL TO ORDER**

Chair called the meeting to order at 7:10pm

**ROLL CALL**

Members Present: Elizabeth Swenson, John DeCristoforo, James Keating, David Cole

Members Absent: Lauren Ashe, Carol Conklin, Bruce Greenfield

Staff Present:

Susan W. Beckman, Economic Development Director  
Chris Costa, Zoning Enforcement Officer  
Attorney Eliza Heins

**PUBLIC QUESTION & COMMENT**  
**REGULAR BUSINESS**

A. Approval of Minutes: February 12, 2015 Meeting

**MOTION:** To approve the minutes of the January 8, 2015 EDC meeting as presented; **MADE:** by J. DeCristoforo. **SECONDED:** by D. Cole. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 4-0-0

B. Correspondence & Announcements - None

**OLD BUSINESS**

A. Mariner's Way

1. Zoning Changes – Continue discussion of appropriate land uses for zoning  
E. Heins and C. Costa reviewed the workshop materials regarding zoning including a review of terminology, existing uses and zoning tools. Discussion continued regarding potential uses for Mariner's Way. Bulk standards in existing zones were handed out for review to discuss at the next meeting. E. Heins will send a sample of bulk standards from Glastonbury and samples of bulk standards of uses similar to those discussed for Mariner's Way.

2. Branding – review of firms

S. Beckman handed out proposals from three marketing and design agencies. Commissioners were asked to review the proposals and come to the next meeting with questions and impressions. The next step is to identify two agencies to present their proposals to the EDC.

### 3. Brownfields Assessment Grant status

S. Beckman reported that the closing has been completed. A Draft of the Scope of Work is complete and will be reviewed by the DECD staff member. Next steps will be to publish the RFP, review submitted proposals and hire an LEP for the project.

#### B. CT Trust for Historic Preservation Grant

S. Beckman reported that Old Saybrook won a grant for \$49,750 to hire a state-approved real estate property consultant (Goman+York Property Advisors) to provide a market feasibility analysis, preferred options and redevelopment recommendations for the old Shoreline Electric Railway Power House at Ferry Point.

#### C. Zoning Commission Referral: Eastpointe Incentive Housing Development – 186 units

Commissioners reviewed the Eastpointe materials. After further consideration, the Commissioners feel there is no justification to change their initial stance that they do not support the plan as presented by Eastpointe. Commissioners did not support it in the letter dated August 2014 and still do not support the proposal.

**MOTION:** To recommend denial regarding the referral from the Zoning Commission dated January 20, 2015 “Eastpointe” Incentive Housing Development; **MADE:** by J. Keating. **SECONDED:** by J. DeCristoforo. **VOTED IN FAVOR:** J. DeCristoforo, J. Keating. **OPPOSED:** None; **ABSTAINED:** D. Cole, E. Swenson; **APPROVED** 2-0-0

D. Spirit of Old Saybrook Award – no news

E. EDC Vacancy – Ad went into Harbor News

The advertisement was placed in the Harbor News and will be on the website. S. Beckman will confirm that the ad was also forwarded to the political town committees.

### NEW BUSINESS

A. Nomination Committee for 2015-2016 EDC Officers

J. DeCristoforo and D. Cole agreed to serve on the Nomination Committee.

B. BOS Budget motion by J. D to accept Budget D. Cole 2<sup>nd</sup>

**MOTION:** To accept the budget as submitted by the Board of Selectmen **MADE:** by J. DeCristoforo. **SECONDED:** by D. Cole. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 4-0-0

**PUBLIC QUESTION & COMMENT - none**

**DIRECTOR'S REPORT - none**

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 9:40 p.m. until the next regularly scheduled meeting of the Economic Development Commission on April 9, 2015 at 7:00 p.m. at 302 Main Street, Town Hall, EDC Office, First Floor; **MADE:** by D. Cole. **SECONDED:** by J. DeCristoforo. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 4-0-0

Respectfully,  
Susan W. Beckman  
Economic Development Director  
Acting Recording Clerk