



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

April 9, 2015

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

CALL TO ORDER

Chair called the meeting to order at 7:04 pm

ROLL CALL

Members Present: Lauren Ashe (arrived at 7:15pm), Carol Conklin, Elizabeth Swenson, John DeCristoforo, James Keating, David Cole

Members Absent: Bruce Greenfield, David Shearer

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: March 12, 2015 Meeting

MOTION: To approve the minutes of the March 12, 2015 EDC meeting with the following amendments: David Shearer was added to the Members Absent under Roll Call; J. Keating and D. Cole made up the Nominating Committee; **MADE:** by D. Cole. **SECONDED:** by J. Keating. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson, C. Conklin **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 5-0-0

B. Correspondence & Announcements

- a. Email from David Shearer regarding Mariner's Way zoning was distributed so his points could be considered during the zoning discussion.

Alternate Lauren Ashe joined the meeting at 7:15pm.
Resident Sandy Roberts joined the meeting at 7:20pm.

OLD BUSINESS

A. Mariner's Way

1. Zoning Changes – Continued discussion of appropriate land uses for zoning.

E. Heins and C. Costa reviewed the zoning tools and the zoning discussion to date including existing uses in current zones, the potential new uses considered, bulk standards and potential

new bulk standards. Options include keeping the underlying districts as they are and adding an overlay zone that allows all the new potential uses without making existing uses non-compliant. Bed and Breakfast was compared to Hotels and whether both fit in the Mariner's Way concept plan. As of Right, Special Exception and Prohibited zoning tools were discussed and how they can be used. The Commission reviewed all the potential uses that have been considered to date.

C. Costa explained existing bulk standards. Sample bulk standards for existing businesses in Old Saybrook and other towns considered retail/marine/recreation/gateway uses were distributed for comparison to existing bulk standards.

Alternate Lauren Ashe left the meeting at 8:00pm.

C. Costa reviewed parking regulations and variations for different uses. C. Costa referred to a map of Mariner's Way outlining lots, existing district zone boundaries and wetlands. To scale cut outs of 65,000 sf, 85,000 sf, 100,000 sf and 200,000 sf squares were put on the map to help visualize the dimensions and coverage on Mariner's Way. The squares were used to demonstrate the sizes of bulk building examples in the hand out. Commissioners discussed various uses and the impact of the existing bulk standards on those uses.

Discussion continued regarding different forms (campus pattern/plaza pattern/destination pattern) and how zoning regulations can encourage the development of the desired patterns. Commissioners suggested they want to hire an architectural consultant to provide renditions of desired patterns as visual guide for the desired development form.

Discussion continued about keeping the underlying districts and using an overlay with different bulk standards. For example, new bulk standards for Mariner's Way could include standards for the amount of boat storage (% of lot coverage) allowed.

Commissioner Carol Conklin left the meeting at 8:43pm.

Uniformity in bulk standards across the overlay was considered as well as making bulk standards along the road smaller and allowing larger bulk standards and parking behind the frontage buildings. Visually the Commissioners want the area to be inviting and have rendition options for guides.

Commissioners plan to have a Special Meeting on Thursday, April 30 at 7:00pm to review all zoning discussions prior to the May regular meeting.

2. Branding – review of firms

The Commissioners requested more time to consider zoning before bringing in design firms to discuss branding. There was consensus that the Commissioners needed a better understanding what the uses will be before they can convey what they want for branding.

C. CT Trust for Historic Preservation Grant

S. Beckman reported that Town staff, First Selectman Fortuna, representatives from Goman+York and representatives from Between the Bridges LLC (the property owner) met to discuss the proposal to conduct a market feasibility analysis, preferred options and redevelopment recommendations for the old Shoreline Electric Railway Power House at Ferry Point. The expenditure needs to be approved at Town Meeting and if it is, the consultant will be ready to begin.

- D. Spirit of Old Saybrook Award – Award recipient has been selected and plans are moving forward. Date and time for ceremony to be determined. Carol Conklin will contact the recipient.
- E. EDC Vacancy – Two responses received to the announcement of a vacancy.

MOTION: To enter into Executive Session at 9:15p.m.; **MADE:** by D. Cole. **SECONDED:** by E. Swenson. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 4-0-0

MOTION: To leave Executive Session at 9:25p.m.; **MADE:** by J. DeCristoforo. **SECONDED:** by J. Keating. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 4-0-0

NEW BUSINESS

A. Election of 2015-2016 EDC Officers

The Nominating Committee recommended the following slate of officers for the 2015-2016 year:

Carol Conklin, Chair

Elizabeth Swenson, Vice Chair

John DeCristoforo, Secretary/Treasurer

Newly elected officers will begin their term in May 2016.

MOTION: To nominate the slate of officers as follows: Carol Conklin as Chair; Elizabeth Swenson as Vice Chair; John DeCristoforo as Secretary/Treasurer; **MADE:** by D. Cole. **SECONDED:** by J. Keating. **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 – report distributed

ADJOURNMENT

MOTION: To adjourn the meeting at 9:27 p.m. until the next regularly scheduled meeting of the Economic Development Commission on May 14, 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