



TOWN OF OLD SAYBROOK  
Economic Development Commission

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

302 Main Street • Old Saybrook, Connecticut 06475  
Telephone (860) 395-3139 • FAX (860) 395-3125

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

**SPECIAL MEETING MINUTES**

April 30, 2015

Economic Development Office, Old Saybrook Town Hall  
6:30 pm

**CALL TO ORDER**

Vice Chair called the meeting to order at 6:38 pm

**ROLL CALL**

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

Members Absent: Lauren Ashe, Bruce Greenfield, David Shearer

Staff Present:

Susan W. Beckman, Economic Development Director

Chris Costa, Zoning Enforcement Officer

Attorney Eliza Heins

LCOL (Ret) Joseph Arcari

Sandra Roberts

**PUBLIC QUESTION & COMMENT**

**REGULAR BUSINESS**

A. EDC Vacancy - Discussion with potential EDC Commissioner.

E. Swenson joined the meeting at 6:40pm

B. Approval of Minutes: April 9, 2015 Meeting

**MOTION:** To approve the minutes of the April 9, 2015 EDC meeting. **MADE:** by J. DeCristoforo. **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

C. Costa and E. Heins joined the meeting at 7:05pm

**OLD BUSINESS**

Mariner’s Way Zoning

Continue 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.

The Mariner’s Way Plan assumes Rt. 1 remains as a car-oriented, boulevard style design rather than a pedestrian-oriented style with a wall of buildings. The look of the area is important to making it a destination and pleasant place to spend time. A potential road frontage area of 350 feet with bulk limits could create a buffer to create the desired look while allowing different bulk limits further from the road behind the buffer. The Town currently has 3 different setback standards in the potential overlay area: 25ft, 40ft, and 50ft. Commissioners discussed the pros and cons of the setback standards and the issue of continuity along the entire length of Mariner’s Way up to the I-95 exit closest to Ferry Rd.

A question was asked about maximizing tax revenue and the impact of large setbacks on business and developer interest. The setbacks give room for the potential expansion and development of a boulevard-style road along Mariner's Way in the future. Buildings not on the street could have less restrictive setbacks. Parking should be behind buildings.

The pros and cons of leaving the building bulk size standard as is were discussed. A suggestion was made to have setbacks consistent along the road frontage with smaller building size standards of 20,000 sf. Even if lot coverage is limited, there is the ability to build a second floor. Along the road a 40' setback was suggested. The bulk standard beyond the 350ft buffer area could remain similar to existing industrial bulk standards.

The bulk standards should be the same on both sides of the road. The design standards assist in ensuring the look of the building designs fit with the desired look for Old Saybrook. Form-based zoning could be used.

A question was asked about State DOT and local regulations regarding curb cuts. Limiting curb cuts is the general rule but there is flexibility. Bike paths could be added later.

Chris Costa presented the Mariner's Way Plan Pedestrian Nodes. The Mariner's Way Task Force suggested making the Ferry Rd. area down by CT. River a Pedestrian Node. Zoning as a Pedestrian Node would use existing zoning for Pedestrian Nodes that encourages building design and patterns that are conducive to walking in the area. The Commission agreed that petitioning the Zoning Commission to make this area a Pedestrian Node would be favorable for Economic Development and appropriate for the area.

Chris Costa presented the Mariner's Way Plan B-3 Zones. The Mariner's Way Task Force suggested making the areas at either end of the Mariner's Way Rt 1 corridor B-3 Zones to allow existing uses to remain as they are and conforming. B-3 includes residential housing, B&B, and smaller retailer by special exception. The Commission agreed that the proposed changes for B-3 zones were favorable for Economic Development and appropriate for the area.

Chris Costa presented the concept of Incentive Housing (has an affordable component) and Mixed Use Housing overlays suggested in the Mariner's Way Plan. Developers can petition to use the area for Incentive Housing and Mixed Use Housing at this time. One suggestion was to wait and see how well Eastpointe does and if there is demand for Incentive or Mixed Use Housing and reconsider it at a later time. It was agreed that the Economic Development Commission's focus remain on business and commercial uses for now.

## NEW BUSINESS

### PUBLIC QUESTION & COMMENT - none

## ADJOURNMENT

**MOTION:** To adjourn the meeting at 8:45p.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 J. DeCristoforo. **SECONDED:** by D. Cole. **VOTED IN FAVOR:** D. Cole, J. DeCristoforo, J. Keating, E. Swenson. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 5-0-0

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