



**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  
Bruce Greenfield, Alternate

**SPECIAL MEETING MINUTES**

May 19, 2015

Economic Development Office, Old Saybrook Town Hall

7:00 pm

**CALL TO ORDER**

Chair called the meeting to order at 7:02 pm

**ROLL CALL**

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

Members Absent: Bruce Greenfield

Staff Present:

Susan W. Beckman, Economic Development Director

Chris Costa, Zoning Enforcement Officer

Attorney Eliza Heins

**PUBLIC QUESTION & COMMENT**

**REGULAR BUSINESS**

**OLD BUSINESS**

Mariner's Way Zoning

C. Costa and E. Heins suggested reviewing all discussions to date in preparation of drafting text for new Mariner's Way zoning concepts.

James Keating joined the meeting at 7:04pm

E Heins reviewed the process to date and that the EDC indicated a desire to create a floating zone (Design District) that lays over the existing zones in the area. She provided a handout with bullet points of the uses that have been discussed and the EDC reviewed each bullet point.

All Commissioners are asked to write down uses they would like to see as "Prohibited" in Mariner's Way. These suggestions will be sent to S. Beckman by Wed, June 10 to be compiled for review at the regular meeting on Thursday, June 11.

Elizabeth Swenson joined the meeting at 7:38pm

E Heins provided a photo taken looking down Route 1 East (Mariner's Way) to visualize the current setback and state right of way along the road. E Heins provided a handout to visualize buildings with parking configurations that are behind the buildings contrasted with buildings with parking along the road. Somerset in Glastonbury is a nice example of a walkable shopping area that is a desirable design.

Commissioners expressed their interest in protecting the rights of current property owners. A question was asked about how potential map changes for underlying zones (B-3 and Pedestrian Nodes) will affect the property owners in those areas. Some of the lots included in the proposed B-3 area expands to cover lots currently in an industrial zone. These lots would lose the industrial zone uses but would gain the residential and small business/retail uses not allowed in an industrial zone.

It was suggested that the EDC develop multiple applications to present to the Zoning Commission each addressing a separate recommended zoning change. An application for the new commercially-focused overlay zone is the current focus of discussion and text for the overlay will be drafted for the next meeting. Three applications could be made: an application for the Overlay; an application for B-3 map changes; and an application for the Ferry Rd Pedestrian Node.

C Costa reviewed the other zone map changes. A suggestion was made to contact all property owners so that they can provide feedback on the recommended changes before any are finalized and applications are made to the Zoning Commission. The EDC could send a letter to all property owners and invite them to review the recommended changes at a public meeting. Once the EDC has a draft of the overlay text and the new boundaries for map changes, a meeting for public input will be planned.

E Heins will bring a first draft of text for the overlay to the June 11 meeting. D. Royston has prepared recommendations that will also be reviewed. A suggestion was made to set a tentative Special Meeting for June 18 to review the discussion on June 11 with a second draft and map changes.

#### **NEW BUSINESS**

**PUBLIC QUESTION & COMMENT - none**

#### **ADJOURNMENT**

<p><b>MOTION:</b> To adjourn the meeting at 8:30p.m. until the next regularly scheduled meeting of the Economic Development Commission on June 11, 2015 at 7:00 p.m. at 302 Main Street, Town Hall, EDC Office, First Floor; <b>MADE:</b> by J. DeCristoforo. <b>SECONDED:</b> by D. Cole. <b>VOTED IN FAVOR:</b> C. Conklin, D. Cole, J. DeCristoforo, J. Keating, E. Swenson. <b>OPPOSED:</b> None; <b>ABSTAINED:</b> None; <b>APPROVED</b> 5-0-0</p>
---

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