



TOWN OF OLD SAYBROOK  
Economic Development Commission

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

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

Joseph Arcari  
David Cole  
James Keating  
Matthew Pugliese  
Bruce Greenfield, Alternate  
Sandra Roberts, Alternate

**SPECIAL MEETING MINUTES**

October 1, 2015

Economic Development Office, Old Saybrook Town Hall

7:30 pm

**CALL TO ORDER**

Chair called the meeting to order at 7:33 pm

**ROLL CALL**

Members Present: Joseph Arcari, David Cole, Carol Conklin, John DeCristoforo, Bruce Greenfield, James Keating, Sandra Roberts, Elizabeth Swenson

Members Absent: Matthew Pugliese

Staff Present:

Susan W. Beckman, Economic Development Director

Chris Costa, Zoning Enforcement Officer

**PUBLIC QUESTION & COMMENT - none**

**REGULAR BUSINESS**

A. Approval of Minutes: September 17, 2015 Special Meeting

**MOTION:** To approve the minutes of the September 17, 2015 EDC Special Meeting **MADE:** by J. DeCristoforo **SECONDED:** by B. Greenfield. **VOTED IN FAVOR:** J. Arcari, D. Cole, C. Conklin, J. DeCristoforo, B. Greenfield, J. Keating, S. Roberts, E. Swenson; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 8-0-0

B. Correspondence & Announcements

- a. Chamber of Commerce Scarecrow Event – E. Swenson will make a scarecrow. S. Beckman will contribute items to stuff and drop them at Parks & Rec on Thurs, Oct. 8. Motion J Dec Bruce 2 to spend \$25 to enter the Scarecrow Contest.

**MOTION:** To approve the expenditure of \$25 for the EDC to participate in the Scarecrow Contest **MADE:** by J. DeCristoforo **SECONDED:** by B. Greenfield. **VOTED IN FAVOR:** J. Arcari, D. Cole, C. Conklin, J. DeCristoforo, B. Greenfield, J. Keating, S. Roberts, E. Swenson; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 8-0-0

**OLD BUSINESS**

A. Mariner’s Way Zoning Public Comment Meetings

Packets have been mailed to all property owners at a cost of \$142.58 on Sept 30<sup>th</sup>. Discussion began about the presentation. S. Beckman will send email to all departments about the meetings, explain events and let them know questions can be directed to the EDev Office.

J. Keating reviewed the outline he created for the meetings. C. Conklin will welcome guests owners. J. Keating will provide the background information on the Mariner's Way Task Force and the concept plan that was created.

Maps requested: Large Scale Map of existing zoning in town, Large Scale Map from the Mariner's Way Concept Plan, Large Scale Maps of the proposed zoning changes.

A recording clerk will be at the meetings to record all comments. Comment Cards will be available for participants to fill out. Emphasize that these meetings are an opportunity for participants to make comments on the proposed changes and that those comments will be considered and potentially incorporated into the petitions before the EDC finalizes them for submission to the Zoning Commission.

The EDC Plans to cancel its Regular Meeting on Oct 8. There will be a Special Meeting Oct. 13 to prepare for the public comment meetings.

## NEW BUSINESS

A. C. Conklin noted the EDC received a Thank you note from the Chamber of Commerce for membership renewal and participating in the Expo. The EDC has 4 tickets to the Expo to give to businesses. Let C. Conklin or S. Beckman know if you are aware of any businesses that could benefit from attending.

B. Referral: Petition to Amend the Old Saybrook Zoning Map from Residence A District to Marine Commercial MC District, 28,314s.f.(.65 acres) of land located at 88 Ferry Rd. (Assessor's Map 43/Lot19), Coastal Area Management Zone, CT. River Gateway Conservation Zone.

Petitioner/Owner/Agent: Robert Fiore

The above referral was received from the Zoning Commission regarding a property in the Ferry Point neighborhood. The property owner is requesting to change his property's current zoning of Residence A to Marine Commercial. The property is bordered by the Marine Commercial zone on two sides. The EDC determined that this change is in keeping with the Mariner's Way Plan and the economic development goal to revitalize the area and supports the applicant's request for a zoning map change.

<p><b>MOTION:</b> To send a memo to the Zoning Commission in support of the petition to change the Old Saybrook Zoning Map to incorporate Assessor's Map 43/Lot 19 into the Marine Commercial MC District. <b>MADE:</b> by E. Swenson <b>SECONDED:</b> by J. Keating. <b>VOTED IN FAVOR:</b> J. Arcari, D. Cole, C. Conklin, J. DeCristoforo, B. Greenfield, J. Keating, S. Roberts, E. Swenson; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> None; <b>APPROVED</b> 8-0-0</p>
--

C. Guilford has a Kiosk for tourism information that Old Saybrook should use as a model. C. Conklin has an article she will share at a future meeting regarding the kiosk and ask the EDC to consider location and funding options.

## PUBLIC QUESTION & COMMENT – none

## DIRECTOR's REPORT

A. November 12 there will be a presentation on the final report from the consultant, Goman + York, on their findings as a result of the market feasibility study of the Shoreline Trolley Power Plant Building. This report was funded by a grant from the CT Trust for Historic Preservation.

B. Competitive Planning Grant – The CT Department of Economic and Community Development is accepting applications for a pilot grant program called the Brownfield Area-Wide Revitalization (BAR) Planning Grant. S. Beckman attended an information session in Norwich on Sept 29 and confirmed that Old Saybrook would be eligible to apply for the funding. A meeting with the First Selectman, Town Planner and Town Engineer, and EDev Director determined that Old Saybrook would apply for the grant to assist with hiring consultants to further refine the Mariner's Way Plan elements for Streetscape Design, Place Branding, the feasibility of using TIF Financing, and Marketing the brownfield sites to appropriate developers.

## ADJOURNMENT

<p><b>MOTION:</b> To adjourn the meeting at 8:50 p.m. until the Special Meeting of the Economic Development Commission on October 13, 2015 at 7:30 p.m. at 302 Main Street, Town Hall, EDC Office, First Floor; <b>MADE:</b> by B. Greenfield <b>SECONDED:</b> by D. Cole <b>VOTED IN FAVOR:</b> J. Arcari, D. Cole, C. Conklin, J. DeCristoforo, B. Greenfield, J. Keating, S. Roberts, E. Swenson; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> None; <b>APPROVED</b> 8-0-0</p>
--

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