



TOWN OF OLD SAYBROOK  
Economic Development Commission

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

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

**SPECIAL MEETING MINUTES**

October 13, 2015  
Saybrook Point Pavilion  
7:30 pm

**CALL TO ORDER**

Chair called the meeting to order at 7:31 pm

**ROLL CALL**

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

Members Absent: Joseph Arcari, David Cole, Matthew Pugliese

Staff Present:

Susan W. Beckman, Economic Development Director

Chris Costa, Zoning Enforcement Officer

Members of the Public: Renee Root Shippee, Chris Root

**PUBLIC QUESTION & COMMENT – none**

The meeting was called to order at 7:31pm without a quorum in order to run through the presentation for the Oct 20 meeting. Minutes will be approved at the end of the meeting when a quorum is present. C. Conklin asked members of the public if they had any comments or questions. They did not.

**REGULAR BUSINESS**

A. Approval of Minutes: October 1, 2015 Special Meeting

**MOTION:** To approve the minutes of the October 1, 2015 EDC Special Meeting **MADE:** by J. DeCristoforo **SECONDED:** by J.Keating. **VOTED IN FAVOR:** C. Conklin, J. DeCristoforo, B. Greenfield, J. Keating, S. Roberts, E. Swenson; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED** 6-0-0

B. Correspondence & Announcements –

Pathway Lighting Open House and Ribbon cutting invite went out to EDC members. The event is Nov 6 at 11am for a facility tour and 11:45am for the ribbon cutting.

Downtown Madison has a STEAP Grant for construction along Main Street. C.Conklin wanted to show the article in the *Shoreline Times* as an example of how the Town is communicating that Main Street is open for businesses even during construction.

C. Conklin also shared the article about the kiosk in Guilford. S. Beckman will keep the article on file in the EDev Office.

E. Swenson created a Scarecrow on behalf of the EDC. S. Beckman will place outside of Town Hall and add laminated info about EDev or the EDC brochure.

## OLD BUSINESS

### A. Mariner's Way Zoning - Public Comment Meetings

C. Conklin turned the meeting over to J. Keating to go over the meeting plan for Oct 20 and Nov 10 and run through the presentation.

Bruce Greenfield joined the meeting at 7:34pm.

J. Keating introduced the Commission and staff members present. J. Keating discussed the background of the development of the Mariner's Way Plan.

C. Costa discussed the maps. S. Prisloe is on vacation and we hope to have bigger maps for display when he returns. C. Costa also mentioned that C. Nelson, Town Planner, will be at the Oct 20 meeting to answer questions. We will also have a clerk to record the meeting, discussion and all comments. Comment cards will be available at both the Oct 20 and Nov 10 meetings for property owners and the public who want to comment privately.

J. Keating resumed rehearsal of the presentation with background about the EDC's actions since January to learn about zoning, review the existing zoning and review the suggested zoning changes in the Mariner's Way Plan.

Careful consideration was given to enhance property values and not detract with the proposed changes.

J. Keating showed the Mariner's Way area on the map of Old Saybrook. He explained the Pedestrian Node area and the areas proposed to be changed to a B-3 district.

S. Roberts joined the meeting at 7:47pm

J. Keating then provided an overview of the Mariner's Way corridor and proposed Overlay. The Oct. 20 meeting will present only the Pedestrian Node and B-3 district changes. The Nov 10 meeting will present the Mariner's Way Overlay.

C. Costa said it's important to note that developers have expressed interest in the corridor but the inconsistency in the zoning along the Mariner's Way corridor makes it difficult to assemble parcels. This will be mentioned at the Nov. 10 meeting.

E. Swenson joined the meeting at 7:55pm.

Suggestions were made to clarify the Pedestrian Node and what it means. All of the properties in the Pedestrian Node have frontage on Ferry Rd. or Essex Rd. The changes will not apply to Residential districts or already permitted multi-family housing.

Petition #2 proposes to change two "book-end" areas to the commercial Mariner's Way corridor to B-3 districts. J. Keating summarized the purpose of the proposed changes to make a smoother transition to the commercial Mariner's Way corridor. Some residential properties will be made conforming and some commercial properties will be made non-

conforming. Even though non-conforming, the existing commercial properties and their current uses can continue uninterrupted or “grandfathered” even if the property is sold.

Question from the public: wanted to know if they could continue their business if they are changed from a B-4 district to the more restricted B-3 district. The answer is yes. And if the property is sold, the current use is allowed to continue with the new owners. The EDC’s goal with the proposed zoning changes was not to eliminate current options while enhancing opportunities with additional uses.

C. Conklin will do welcome and introduction. J. Keating will go over the history of Mariner’s Way and how the EDC came to its proposals.

In conclusion at the meetings, it will be explained that this is one of a number of initiatives the EDC and the Town are undertaking to revitalize the Mariner’s Way area. It is hoped that the proposed zoning changes will attract developers. Question from the public about whether there has been developer interest in this area. There has been interest over the years but the challenges with inconsistent zoning make it difficult to purchase and use multiple properties. The prohibition of retail in the Industrial Zone, different lot and building size regulations in different zones, and different set-back requirements made developing the area too complicated.

The information for assorted desserts and drinks was distributed. The cost is \$6 per person. The estimate of people is a challenge. Several people have called with questions but it’s not clear how many will the meetings.

**NEW BUSINESS - none**

**PUBLIC QUESTION & COMMENT – none**

**DIRECTOR’s REPORT - none**

**ADJOURNMENT**

<p><b>MOTION:</b> To adjourn the meeting at 8:40 p.m. until the Special Meeting of the Economic Development Commission on October 20, 2015 at 7:00 p.m. at Saybrook Point Pavilion; <b>MADE:</b> by E. Swenson <b>SECONDED:</b> by J. Keating <b>VOTED IN FAVOR:</b> C. Conklin, J. DeCristoforo, B. Greenfield, J. Keating, S. Roberts, E. Swenson; <b>OPPOSED:</b> None; <b>ABSTAINED:</b> None; <b>APPROVED</b> 6-0-0</p>
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Respectfully Submitted,  
Susan W. Beckman  
Economic Development Director  
Acting Recording Clerk