



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

MEETING MINUTES

January 14, 2016

7:30pm

I. CALL TO ORDER

Chairman Carol Conklin called the meeting to order at 7:30pm.

II. ROLL CALL

Members present: Carol Conklin, Elizabeth Swenson, Jim Keating, John DeCristoforo, Joseph Arcari, Sandra Roberts, Matthew Pugliese, Bruce Greenfield

Members absent: David Cole

Staff: Susan Beckman, Economic Development Director, Chris Costa, Zoning Enforcement Officer, Meryl Moskowitz, Recording Clerk

Attorney Eliza Heinz, Branse & Willis; Attorney David Royston

Carol Conklin summarized by stating the biggest change to the Mariner's Way plan has been with retail. Originally the Plan called for theme-based retail of 20%, however based on feedback at the public input regarding concern about a 20% requirement being too restrictive, the EDC determined to eliminate retail from the Mariner's Way Overlay uses for this petition understanding that any developer wishing to use the area for retail could petition the Zoning Commission for that change. She stated that the Commission took into consideration comments from Attorney David Royston throughout the process of developing the proposed zoning changes as well as feedback from the public and other property owners.

III. PUBLIC QUESTION & COMMENT

None

IV. REGULAR BUSINESS

A. Approval of Minutes: December 10, 2015

MOTION to approve the minutes of December 10, 2015, **MADE** by J. Keating, **SECONDED** by B. Greenfield; **VOTED IN FAVOR:** C. Conklin, E. Swenson, J. DeCristoforo, J. Arcari, J. Keating, M. Pugliese, B. Greenfield, S. Roberts; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 8-0-0.

B. Correspondence & Announcements

Economic Development Director Susie Beckman discussed the CERC Site finder, which included mention of the Donnelly property. She asked if the Commission wished to sponsor the Old Saybrook Chamber of Commerce Chili Fest with a \$100 donation, as they have done in past years.

MOTION to approve sponsorship at \$100 level of the Old Saybrook Chamber of Commerce Chili Fest, **MADE** by J. DeCristoforo, **SECONDED** by B. Greenfield; **VOTED IN FAVOR:** C. Conklin, E. Swenson, J. DeCristoforo, J. Arcari, J. Keating, M. Pugliese, B. Greenfield, S. Roberts; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 8-0-0.

S. Beckman also discussed an opportunity to do a regional ad with Business Facilities, promoting relocation. The cost would be split with the other participating towns in the region.

V. OLD BUSINESS

A. Mariner's Way Zoning – Attorney David Royston

Attorney David Royston reviewed some of the history leading up to Mariner's Way. He presented suggested text changes to the Mariner's Way petitions. Suggested text changes include an amendment to the pedestrian node, making the entire length of Mariner's Way a pedestrian node.

Attorney Royston addressed the Purpose Clause, advising it is not regulatory but is a guideline. He believes the EDC's purpose clause is inconsistent with the Town Plan of Conservation & Development.

Among other suggested text changes are the inclusion of retail, in section 57.3 – Special Exception Use; a reduction of the minimum setback, from 40' to 20' and that it should be from the street line 57.5.1 – Setbacks for Principal Structures. Attorney Royston also suggested new text for addition of public parking, to regulate that 5% of parking spaces must be for public parking. Attorney Royston concluded with a request for the public hearing to be continued so that the petitions could be amended, and by stating that his proposed amendments represent what is consistent with the Town Plan of Conservation & Development.

Commission members agreed to call a special meeting on Tuesday, January 19 at 3pm for further discussion of the petitions. They agreed to consider the merits of inclusion of public parking in the Plan.

B. EDC 2016-17

S. Beckman informed the Commission that the Town had received a \$200,000 Brownfield Area-wide Revitalization grant (BAR) for the branding of Mariners Way. She would like to include in the budget a line item for a town-wide marketing plan of \$20k.

MOTION to approve the 2016 budget, with an amendment to include a marketing & promotion line item of \$20,000, **MADE** by J. DeCristoforo, **SECONDED** by J. Keating; **VOTED IN FAVOR:** C. Conklin, E. Swenson, J. DeCristoforo, J. Arcari, J. Keating, M. Pugliese, B. Greenfield, S. Roberts; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 8-0-0.

VI. NEW BUSINESS

A. Main Street Benches – potential capital request Budget – tabled.

VII. PUBLIC QUESTION & COMMENT

None.

VIII. ADJOURNMENT

MOTION to adjourn the meeting at 9:38pm until the next Regular Meeting of the Economic Development Commission on February 11, 2016 at 302 Main Street, Town Hall, 2nd floor conference room; **MADE** by B. Greenfield, **SECONDED** by J. DeCristoforo; **VOTED IN FAVOR:** C. Conklin, E. Swenson, J. DeCristoforo, J. Arcari, J. Keating, M. Pugliese, B. Greenfield, S. Roberts; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 8-0-0.