



TOWN OF OLD SAYBROOK
Zoning Commission

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Mark R. Caldarella, *Chairman*
Geraldine M. Lewis, *Vice Chairman*
John Henry, *Secretary*
Robert C. Friedmann
Laura Gray

Alternate Members
Justin Terribile
Brenda Dyson
Michael Kelly

**SPECIAL MEETING MINUTES
HYBRID MEETING**

Wednesday, March 6, 2024 – 5:30 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman M. Caldarella called the meeting to order at 5:30 P.M.

II. ROLL CALL

Attendant Members: M. Caldarella, G. Lewis, R. Friedmann, L. Gray, B. Dyson (seated for J. Henry via Zoom)

Absent Members: J. Henry, J. Terribile, M. Kelly

Attendant Staff: C. Costa, ZEO/Town Planner; J. Galli, Recording Clerk

Five members of the public attended with three more via Zoom.

III. WORKSHOP: Boston Post Road East Mariner's Way Revitalization Initiative
Focus & Information Gathering Session: Zoning
Presenter: Camoin Associates, Project Consultant

Dan Stevens of Camoin presented. The Town put together a committee to revisit the 2017 Mariner's Way Plan. Camoin was hired to conduct a market analysis to help the town identify uses that are realistic for the area. Mariner's Way is the Route 1 East corridor between Town Center and Ferry Road. The committee's goal is to determine what solutions would be in the best interests of the town regarding development for the long term. The focus of this meeting was to review the alignment between "target uses" and existing zoning regulations. The target uses included:

- multi-family housing,
- 55+ and senior housing,
- hotel lodging,
- destination retail/entertainment/dining,
- health/wellness/recreation
- maritime business

Concerns that arose were that this section is segregated from the center of town and transportation, it isn't pedestrian-friendly and there are also challenges to developments on or near the Industrial District. The Commission mentioned the need for workforce affordable housing. They all agreed that they prefer small business with a mixed-use component instead of big box stores to provide amenities to attract people to the area. Chairman Caldarella stated that the Commission would not be interested in increasing overall square footage of potential retailers. The Commission would consider putting housing in suitable parts of the B-4 and I properties but they would not allow residential in the Marine Industrial, that it is for water-dependent uses only.

IV. ADJOURNMENT

MOTION to adjourn the special meeting of March 6, 2024 at 6:57 P.M. to the regularly scheduled meeting of Monday, March 18, 2024 at 7 P.M. in Town Hall, 1st Floor Conference Room as presented **MADE:** G. Lewis **SECONDED:** R. Friedmann **VOTING IN FAVOR:** M. Caldarella, G. Lewis, R. Friedmann, L. Gray, B. Dyson **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli
Land Use Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, March 18, 2024 at 7:00 P.M.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Zoning Commission web page](#)

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