



TOWN OF OLD SAYBROOK
Architectural Review Board

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Executive Board
Emily Grochowski, Chairman
Edward Armstrong, Vice Chairman
Kate Caldarella, Secretary
Donna Leake
Susan Missel

Alternate Members
Robert Hansen Jr.
Kathryn Toolan

MINUTES
REGULAR MEETING
Monday, May 11, 2020 at 7:00 p.m.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:04 p.m. Teleconference meeting via Zoom.

Members present: Emily Grochowski, Kate Caldarella, Donna Leake, Susan Missel and Katie Toolan seated for Ed Armstrong

Members absent: Edward Armstrong, Robert Hansen

Staff present: Town Planner Christine Nelson, Zoning Enforcement Officer Chris Costa, and Economic Development Director Susie Beckman

Also present: Economic Development Commission Chairman Matt Pugliese

The Chair moved to hear the agenda item “Minutes” after “New Business”.

II. NEW BUSINESS

A. “Petition to Amend the Town Plan of Conservation & Development to incorporate an updated Economic Development Strategy”

Petitioner: Economic Development Commission Agency: Planning Commission

ACTION: Review Petition and report to the PC by 6/3/2020

The Chair of the Economic Development Commission, Matt Pugliese, presented the updated Economic Development Strategy to the Architectural Review Board. He provided some background, acknowledging the joint Task Force of members from the Planning Commission and EDC who worked on the update, first meeting in February 2018. Three community input sessions were held in 2019, with the Task Force making revisions based in part on those sessions, followed by an in-depth review with the Planning Commission and the EDC, culminating in this Economic Development Strategy, for which EDC is seeking support.

The plan is divided into two overall sections, “Goals” and “Business Areas.” The first half looks at seven economic goals: Business & Industry, Employment, Transportation, Housing, Lifestyle, Resilience and Sustainability.

The second half, business areas, looks at different geographic regions in town: Town Center, Saybrook Junction, Research Parkway, Mariner's Way, Ferry Point Marina District, Middlesex Turnpike, Saybrook Point, School House, and Spencer Plain.

M. Pugliese explained that the Economic Development Strategy aims to guide economic development actions over the next 10 years as well as identify trends. He suggested that ARB could be a partner in the area of Heritage Preservation, outdoor merchandise displays on Middlesex Turnpike, pedestrian nodes at the intersection of Route 1, right size parking, road diet and streetscape improvements and sustainable building.

Town Planner Christine Nelson explained that “road diet” refers to a tendency of modern engineering to overdesign roads, for example, with lane widths wider than what is comfortable.

M. Pugliese acknowledged the Plan's goal to maintain a balance between protecting the historic character of Old Saybrook while also expanding the local tax base through the development of diversified commercial and industrial sectors.

E. Grochowski stated the plan is fantastic overall, and sees the challenge of how to promote vibrancy without going overboard on density.

C. Nelson stated that it would be great if ARB partnered with EDC, championing the Plan through their own work to achieve that desired balance.

Ed Armstrong joined the meeting at 7:22pm.

Susan Missel asked for clarification on how this relates with current design standards and zoning regulations.

C. Nelson stated that there should not be anything contradictory in the Plan, that they have tried to be reflective of ARB's policies of the last decade or so.

E. Armstrong asked if the corona virus and its effects on drive-throughs had been factored in. M. Pugliese stated that the work had been done pre-covid but that consideration would need to be given in the future to challenges presented by the virus.

S. Missel asked about the timetable. She would like to review a hard copy of the plan prior to voting. A public hearing is scheduled for June 3. It was agreed to table discussion and a vote to the next meeting.

MOTION to continue discussion of “**Petition to Amend the Town Plan of Conservation & Development to incorporate an updated Economic Development Strategy**” to the next regular meeting of the Architectural Review Board on May 27, 2020; **MADE** by E. Grochowski; **SECONDED**: S. Missel. The Motion passed unanimously.

III. DISCUSSION

A. Design Review Awards

MOTION to table discussion of “Design Review Awards;” **MADE** by E. Grochowski; **SECONDED**: K. Toolan. The Motion passed unanimously.

IV. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes of March 9, 2020 as presented; **MADE** by E. Grochowski; **SECONDED**: K. Toolan. The Motion passed unanimously.

V. ADJOURNMENT

MOTION to adjourn the meeting at 7:51 p.m. to the next regularly scheduled meeting on Wednesday, May 27, 2020 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E. Grochowski, **SECONDED**: K. Toolan. The motion passed unanimously.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk

