



TOWN OF OLD SAYBROOK Economic Development Commission

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

David Prendergast, Chair
Carol Conklin, Vice Chair
Sandra Roberts, Secretary/Treasurer

David Cole
Judy Ganswindt
Norman "Nick" Prevost
Elizabeth Swenson
Kacie Costello Hand, (Alternate)
Susan Quish, (Alternate)

REGULAR MEETING MINUTES

HYBRID MEETING

Thursday, April 14, 2022 – 7 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chair, David Prendergast, called the meeting to order at 7:03 P.M.

II. ROLL CALL

Members present: David Prendergast, Carol Conklin (zoom) {signed off at 7:53}, Sandra Roberts, Nick Prevost, Elizabeth Swenson (zoom), Kacie Costello Hand, Erica Cosenza (Alternate)

Members absent: Judy Ganswindt, Susan Quish (Alternate)

Staff: Julie Nordberg, Recording Clerk

III. PUBLIC QUESTION & COMMENT- none

IV. GUESTS

V. STAFF REPORT

VI. REGULAR BUSINESS

A. Approval of Minutes: March 10, 2022

Motion to approve the minutes as amended of March 10, 2022 was made by E. Swenson, Seconded by K. Hand, not D. Prendergast and E. Swenson.-

Chris Cryder, a member of the Ad Hoc Preserve Committee reported on recommendations from the State consultant GEI Consulting's Management Plan for the harvesting of the forest over time, and allowing hunting in the Preserve. The Town of Old Saybrook should have public input on these recommended changes to the use of the Preserve

MOTION to amend the meeting minutes of March 10, 2022 **MADE** by E. Swenson **SECONDED** by N. Prevost ; **VOTING IN FAVOR:** D. Prendergast, C. Conklin, S. Roberts, N. Prevost, E. Swenson, K. Hand, Erica Cosenza
ABSTAINING: None **OPPOSED:** None **APPROVED:** 7-0-0



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B. Correspondence & Announcements

1. **Petition to Amend the Old Saybrook Zoning Regulations to prohibit cannabis** as defined in Sect. 21a-240 of the CT General Statutes with the exception of any existing, or proposed adult use and/or medical *cannabis dispensary facility* that obtained an approved Certificate of Zoning Compliance (CZC) prior to 1/1/2022. Sect. 9 Definitions: Cannabis, cannabis cultivator, cannabis dispensary facility (adult-use and medical use), cannabis establishment, cannabis manufacturing (indoor), cannabis micro-cultivation, cannabis product and pharmacy. Sect. 11 Prohibition of cannabis gifting and cannabis smoking lounges/parties. Sect. 53 Special standards for expansion of cannabis dispensary approved by CZC prior to 1/1/2022 by Special Permit. *Petitioner: Old Saybrook Zoning Commission*
ACTION: Report to Zoning Commission for 5/2/2022 PH

MOTION the Economic Development Commission cannot support the Zoning regulations as presented as it does not allow non retail related cannabis businesses such as, growing, manufacture, and distribution, which would provide economic development for our community. **MADE** by K. Hand **SECONDED** by N. Prevost **VOTING IN FAVOR:** D. Prendergast, C. Conklin, S. Roberts, N. Prevost, K. Hand, Erica Cosenza **ABSTAINING:** E. Swenson **OPPOSED:** None **APPROVED:** 6-0-0

2. **Petition to Amend the Old Saybrook Zoning Regulations** to amend remove and replace Sect. 53 Special Standards to consolidate text for drive-through windows for restaurants, pharmacies and financial institutions into one special standard. 2,000 s.f. building minimum removed, lot size minimum of 80,000 added for pharmacies and 350' of frontage on Rt. 1 required for restaurants with drive-throughs.. Section 32.2.4 drive-through restaurant B-2, remove references to other sections and change text for consistency. Section 33 B-3 remove drive-through restaurants as Special Exception Uses. Sect. 62.4.6c 1.Financial institution parking. remove additional space requirement based on teller windows and ATMs. 62.4.6f 2 add or drive-through to clarify that take-out widow and drive-through window are same parking calculation. Sect. 62.4.6f 3 remove 1 sp. per 50 s.f. parking requirement for night club, add dance club and amend to 1 space for every 4 occupants per the CT Fire Safety Code. Sect.9 Structure – add street line setback for sheds not considered structures. Sect.31.2.3 Mixed Use



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Apartments list as Special Exception Use in B-1. Sect.9 Definition & 53 Standard for Kennel- amend to exclude retail animal services in business districts and eliminate requirement for new Special Exception every 5 years. New section 64.5.6c to allow municipal electronic message signs in the B-3 when not visible from street/other properties. Section 9 define Motor Vehicle Fueling Station as the retail sale of gas/alternative fuels. Section 53, 34.2.1,33.1, 32.2.2, 33.3.1 and 34.2.1 amend language to remove service stations and replace sale of gas/alternative fuel with motor vehicle fueling stations. Sect.4.1..3 remove reference to Sect. 53. Section 53, 62.4.6e 1-4 to change automotive uses to motor vehicle uses, gas to fueling and remove service stations and references to other sections of the zoning regulations. Section 53 Motor Vehicle Fueling Station amend to create exclusions for hybrid and ev chargers as accessory uses to residential and commercial development under specific circumstances and prohibit televisions, speakers and electronic signs at charging stations. Sect.11.7 new and 53 Accessory Apartment (AP)add new text prohibiting detached units on lots of less than 12,500 s.f. or splitting lots with apartments on lots of 12,500 s.f. Add standards requiring AP to maintain accessory appearance and prohibit multiple driveways

Petitioner: Old Saybrook Zoning Commission

ACTION: Report to Zoning Commission for 5/2/2022 PH

**MOTION to approve the recommendations of the Zoning Commission for the text changes MADE by N. Prevost
SECONDED by K. Hand; VOTING IN FAVOR: D. Pendergast, S. Roberts, N. Prevost, E. Swenson, K. Hand, E. Cosenza ABSTAINING: None OPPOSED: None APPROVED: 6-0-0**

VII. OLD BUSINESS

- A. Budget Update- The towns process will conclude in early May, 2022 with approval referendum going to voters on May, 10th 2022.
- B. Preserve- The EDC sent a letter to the First Selectman encouraging a public hearing on the GEI Management plan for the Preserve. Several meetings have occurred with interested parties since the last meeting and a public hearing will be scheduled soon.

VIII. ADVISORY GROUP REPORTS



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- A. Business Recognition- The Chair suggested that we wait until an Executive Director is on board before we move ahead with planning an event to recognize the businesses that we selected.
- B. ARPA- Kacie reported that she has been working from a previous list that our past Executive Director has developed for our Commission. The ARPA Committee is interested in pursuing more discussion on these items with the EDC. It was suggested that we invite the ARPA Chairman, Bruce Carlson to attend our next meeting to discuss these projects further.

IX. NEW BUSINESS

- A. Economic Development Director Transition Update- The Chairman reported that an in house candidate has been interviewed for the position. We will keep you updated on the progress.

X. COMMENTS FROM THE CHAIR

XI. ADJOURNMENT

MOTION to adjourn the meeting at 8:15 P.M. until the next regularly scheduled hybrid meeting of the Economic Development Commission on May 12, 2022 at 7:00 pm, Town Hall, 302 Main Street, second floor conference room; **MADE** by N. Prevost ; **SECONDED** by S. Roberts **VOTING IN FAVOR**: : D. Prendergast, S. Roberts, N. Prevost, E. Swenson, K. Hand, E. Cosenza
ABSTAINING: None **OPPOSED**: None **APPROVED**: 6-0-0.

Respectfully submitted,

Julie Nordberg,
Recording Clerk



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