



TOWN OF OLD SAYBROOK Economic Development Commission

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

Matthew Pugliese, Chair
Carol Conklin, Vice Chair
John DeCristoforo, Secretary/Treasurer

Joseph Arcari
David Cole
Judy Ganswindt
Elizabeth Swenson
Sandra Roberts, Alternate
David Prendergast, Alternate

MEETING MINUTES

June 11, 2020
2nd Floor Conference Room, Old Saybrook Town Hall
7:00 pm

I. CALL TO ORDER

The Secretary/Treasurer, John DeCristoforo, called the meeting to order at 7:04pm.

II. ROLL CALL

Meeting held via videoconference.

Members present: John DeCristoforo, David Cole, Judy Ganswindt, Elizabeth Swenson, Joseph Arcari seated for Matthew Pugliese; and David Prendergast seated for Sandra Roberts

Members absent: Matthew Pugliese, Carol Conklin, Sandra Roberts

Staff: Susie Beckman, Economic Development Director, and Meryl Moskowitz, Recording Clerk

Members of the Public: Tina Rupp (invited guest), John Bubelo, Bruce Carlson

III. PUBLIC QUESTION & COMMENT

IV. BUSINESS ROUDTABLE - Residential and Commercial Rental Real Estate Market

Tina Rupp, realtor with the firm William Pitt Sotheby's, provided insights on the real estate market in town. She is seeing a lot of activity, particularly in the residential rental market with many people coming from New York City to the CT shoreline. There are little to no summer rentals available, and in general, few yearly rentals. While home sales are down and inventory is low, many homes receive multiple offers in a day. Regarding commercial real estate, she stated the market seems to be flat, with a lot of rental space available.

V. STAFF REPORT

S. Beckman reported that the geofencing campaign is underway, targeting people looking to relocate away from higher density areas to the shoreline area, where benefits include more space for social distancing, more living space, and a walkable downtown.

VI. REGULAR BUSINESS

A. Approval of Minutes: May 21, 2020

MOTION to approve the Special Meeting Minutes of May 21, 2020; **MADE** by D. Prendergast; **SECONDED** by D. Cole; **VOTED IN FAVOR:** J. DeCristoforo, J. Arcari, D. Cole, J. Ganswindt, E. Swenson, D. Prendergast; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 6-0-0.

B. Correspondence & Announcements

Referral from Zoning Commission - **“Maple & Main” Application for Special Exception Permit** for 2,907 s.f. Restaurant and 12 outdoor seats 813 Boston Post Road, Assessor’s Map 36, Lot 5, Business B-2 District, Coastal Management Zone, Pedestrian Node. *Owner: Alex Foulkes Agent: Joe Wren, P.E.*

Members expressed support of the application.

MOTION to recommend approval of **“Maple & Main” Application for Special Exception Permit;** **MADE** by D. Cole; **SECONDED** by E. Swenson; **VOTED IN FAVOR:** J. DeCristoforo, J. Arcari, D. Cole, J. Ganswindt, E. Swenson, D. Prendergast; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 6-0-0.

Members discussed the request for a minor modification to the special exception at Penny Lane Pub for outdoor dining. Owner Alex Foulkes has installed an outdoor rear patio with capacity for 39 seats. He is seeking approval for long-term use of the rear patio. Members expressed support. J. DeCristoforo stated that it is important to do all we can to support our small businesses, especially during this difficult time.

MOTION to send a letter of support to the Zoning Commission to extend use of the outdoor rear patio and seating at Penny Lane Pub; **MADE** by D. Prendergast; **SECONDED** by D. Cole; **VOTED IN FAVOR:** J. DeCristoforo, J. Arcari, D. Cole, J. Ganswindt, E. Swenson, D. Prendergast; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 6-0-0.

VII. OLD BUSINESS

VIII. ADVISORY GROUP REPORTS

A. Marketing Plan

B. Recognition of Long-Term Businesses/Spirit of Saybrook

C. Arts & Culture: S. Beckman reported that the arts hallway has a new exhibit, which will open when Town Hall reopens on June 22.

D. The Preserve

J. Ganswindt left the meeting at approximately 7:45pm.

IX. NEW BUSINESS

X. COMMENTS FROM THE CHAIR

XI. ADJOURNMENT

MOTION to adjourn the meeting at 7:50pm until the next regularly scheduled meeting of the Economic Development Commission which will be held on Thursday, July 9, 2020 at 7:00 P.M., Town Hall, 302 Main Street, 2nd Floor Conference Room; **MADE** by D. Cole, **SECONDED** by D. Prendergast; **VOTED IN FAVOR:** J. DeCristoforo, J. Arcari, D. Cole, E. Swenson, D. Prendergast; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz
Recording Clerk

