

## REGULAR MEETING MINUTES

### HYBRID MEETING

Thursday, January 13, 2022 – 7 P.M .  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

#### I. CALL TO ORDER

Acting chair, Sandra Roberts, called the meeting to order at 7:03 P.M.

#### II. ROLL CALL

Members present: Sandra Roberts, David Cole, Elizabeth Swenson, Kacie Costello Hand, Susan Quish

Members absent: David Prendergast, Carol Conklin, Judy Ganswindt, Nick Prevost

Staff: Susan Beckman, Economic Development Director and acting Recording Clerk

#### III. PUBLIC QUESTION & COMMENT - none

#### IV. GUESTS – none

#### V. STAFF REPORT

The town is submitting an application for the CT Communities Challenge Grant on January 14. Awards will be announced in April. The Architectural Feasibility Grant Project has selected an architectural consultant and a contract should be signed within the next week with the project starting immediately after.

#### VI. REGULAR BUSINESS

A. Approval of Minutes: December 9, 2021

**MOTION** to approve the meeting minutes of December 9, 2021; **MADE** by E. Swenson; **SECONDED** by D. Cole; **VOTING IN FAVOR:** S. Roberts, D. Cole, E. Swenson; K. Hand. **ABSTAINING:** S. Quish; **OPPOSED:** None. **APPROVED:** 4-1-0

B. Correspondence & Announcements

Referral from the Zoning Commission: “Max’s Place, Big Y Foods and Lyman Development Corp.”

Petition to Amend the Old Saybrook Zoning Regulations Sections 34.2.1 and 53.1 Special Standards to permit retail gasoline and other motor vehicle fuel sales and battery charging stations as a principal use by Special Exception in the Gateway Business B-4 Zoning District Applicants: Big Y Foods, Inc. & Max’s Place, LLC. Agent: Atty. David M. Royston

Atty. Royston explained the proposed text amendment will allow gas stations as a principal use by Special Exception approval in the B-4 Districts. This changes current text which only allows a gas station with a service station component. After a brief discussion and questions, the commissioners agreed to recommend the Zoning Commission approve petition. The commissioners asked that the EDC receive a referral for any applications submitted using the amended regulations if the petition is approved.

**MOTION** to send a memo to the Zoning Commission supporting the petition to amend the Zoning Regulations and recommending approval ; **MADE** by K. Hand; **SECONDED** by D. Cole; **VOTING IN FAVOR:** S. Roberts, D. Cole, K. Hand, S. Quish. **ABSTAINING:** E. Swenson; **OPPOSED:** None. **APPROVED:** 4-1-0

#### VII. OLD BUSINESS

A. FY ’22-’23 Budget – The EDC will provide a presentation on February 8 at 6:30pm

- B. New Signs at Exit 67 off ramp & Wayfinding around town – S. Beckman updated the commission on her conversation with the First Selectman regarding capital funds. The Board of Finance prefers estimates of real costs for capital projects. The EDC determine the costs and prepare to request funds for FY’24 or bring it to the ARPA committee. K. Hand recommended moving forward with the sign at Exit. S. Beckman will get a quote for a sign at Exit 67.

#### VIII. ADVISORY GROUP REPORTS

- A. Business Recognition – D. Cole & N. Prevost – no update
- B. Façade Improvement/Revolving Loan Fund/Development Fund – the Town id submitting a grant application for funds to support a Façade & Building Improvement Grant Program. Notification will be in April. The grant program would use some of the town’s ARPA funds so the commissioners determined this item should fall under the ARPA Advisory Group.
- C. ARPA – K. Hand is a member of the new ARPA Advisory Committee charged with identifying potential projects for the town’s \$2.5M ARPA funds. Because K. Hand is on the ARPA Advisory Committee, she will report back to the EDC.

#### IX. NEW BUSINESS

- A. Potential Projects for ARPA Funding – S. Beckman recommended the EDC set project priorities that fit the goals of the ARPA committee once those priorities are established. Additional project to consider: Bryant Park concept of a Christmas Market and a Pedestrian Bridge over the RR tracks from North Main Street to Williams Lane.
- B. Added to the Agenda: Cannabis Moratorium – The Zoning Commission will be revisiting the question of Cannabis operations in Old Saybrook. The commissioners discussed the various licenses available under the new cannabis law and that even if the town prefers not to allow retail sales there are other cannabis-related operations that would contribute to the local economy. Other operations include: Food & Beverage Infused Manufacturing; Delivery Services; Product Packager; Micro-Cultivation. These licenses will create businesses in a growing industry but would not be conspicuous.

**MOTION** to send a memo to the Zoning Commission encouraging consideration of cannabis-related businesses other than retail; **MADE** by S. Quish; **SECONDED** by D. Cole; **VOTING IN FAVOR**: S. Roberts, D. Cole, E. Swenson, K. Hand, S. Quish. **ABSTAINING**: None; **OPPOSED**: None. **APPROVED**: 5-0-0

#### X. COMMENTS FROM THE CHAIR

#### XI. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:xx P.M. until the next regularly scheduled hybrid meeting of the Economic Development Commission on February 10<sup>th</sup>, 2022 at 7:00pm, Town Hall, 302 Main Street, second floor conference room; **MADE** by; **SECONDED** by C. Conklin; **VOTING IN FAVOR**: C. Conklin, S. Roberts, D. Cole, E. Swenson; K. Hand; S. Quish. **OPPOSED**: None; **ABSTAINING**: None; **APPROVED**: 5-0-0.

Respectfully submitted,

Susie Beckman, Economic Development Director  
Acting Recording Clerk