



**TOWN OF OLD SAYBROOK
Harbor Management Commission**

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**HMC MEETING MINUTES
June 27, 2022 7:00 PM
Town Hall – Economic Development Office
Hybrid Meeting**

To access the audio from this meeting, please use the following link:

<https://youtu.be/WtoKEAEUWsI>

1. Call to Order

Chair Robert Murphy called the meeting to order at 7:02 p.m.

2. Roll Call

Present: Robert Murphy, Chair; Paul Connolly, Secretary; Lou Vinciguerra; Rob Soden; David Cole (remote); Scott Mitchell, Harbor Master and Jennifer Donahue, Clerk (remote). Also present were Cal Caldarella, John Milone and Laurie Deneen.

3. Preliminary Discussion with Marine Enterprises Regarding Mixed Use Development at 142 & 163 Ferry Road

Mr. Caldarella thanked the commission for accommodating his group so quickly. He noted that he currently owns the property known as the Between the Bridges South Yard and is under contract for the North Yard. He has acquired approximately 25 acres which he hopes to turn into a mixed-use resort area. He also recognized that the town has a marine facility, its Ferry Road Dock, in the middle of this area. He would like to know how they could work together to enhance the town's property and what type of potential upgrades or other things the commission might like to see for the area. He noted that this is just a discussion. Nothing about his group's plans are set in stone.

Mr. Milone, of SLR International Corporation, who is serving as the lead engineer and consultant on the project, detailed the vision that they have for the area emphasizing that no plan has been submitted and that the current plans are for discussion purposes only. A zoning change will be required to implement the plan as they envision it, which includes a state-of-the-art marine support facility expanding on the services currently available, a restaurant, park, boardwalk, parking, housing, fishing/crabbing jetty, marina and transient docks.

Commissioners asked many questions and explained the uses at the Ferry Road Dock as well as what would make the project consistent with the Harbor Management Plan. Maintaining or expanding the current level of marine industrial uses as well as public access were emphasized. Future workshops between the contractor and the commission as the plan progresses were discussed.

4. Adjournment

Mr. Cole made a motion to adjourn at 8:27 p.m. seconded by Mr. Connolly which was so VOTED unanimously 5-0-0.

Respectfully submitted,

Jennifer Donahue
OSHMC Clerk