



Town of Stonington
Economic Development Commission
152 Elm Street
Stonington, Connecticut 06378

FINAL MINUTES

Regular Meeting

Tuesday, May 10, 2022, 6:00 pm

SPS District Office Board Room, 40 Field St, Pawcatuck, CT

COMMISSIONERS

Dave Hammond
Chairman

Kevin Bowdler
Vice Chairman

Jim Lathrop
Member

Suzanne Lane
Member

John Godin
Member

Dan McFadden
Member

Bill Hobbs
Member

Virginia Abernathy
Member

Cullen Hagan
Member

Elsie Bisset
Alternate

Derek Johnson
Alternate

Don Fiore
Alternate

*EDC Mission:
To assist in the
establishment of new
business in Stonington;
finding business
locations; State of
Connecticut and local
assistance and
incentives; introductions
to area officials and
business leaders; and area
statistics and information.*

Attending: EDC: Kevin Bowdler, Jim Lathrop, Suzanne Lane, John Godin, Elsie Bisset; Don Fiore, Virginia Abernathy. DoP: Susan Cullen.

The meeting was called to order at 6:00 pm.

The EDC Minutes of the Regular Meeting on April 12, and Special meeting re Cultural District that was held April 11 were approved. Motion: Elsie Second: Don. **All in Favor.**

Richard Mann presented a housing project for 3 buildings containing approximately 140 small units located on the Phoenix property on Route 2. The business model is yet to be determined but it will most likely revolve around over 55 housing with the existing Phoenix building being the central dining and activities hub for the complex. Meals would be provided for the residents. The goal would be to provide a more affordable independent living service to seniors. It may or may not be an 8-30g development. The estimated development costs are 15MM creating an estimated 50 jobs. The EDC is supportive of the project irrespective of whether it is an affordable housing project or not. EDC recommended that the developer reach out to the neighbors. The EDC decided to defer writing a letter of support until the business model has been agreed so that the letter of support will be more specific to the economic benefits of the specific project.

Old Business: Project Updates were provided and have been updated in **red**, on the attached spreadsheet.


Department of Planning Report: Susan Cullen provided an update on the ongoing hard work involved with the Route 1 sidewalks, Stillman Mill, and comprehensive Zoning update.

Scott Connard from East Point Energy gave a presentation about a proposed grid scale battery storage project. The low impact, high property tax project would be a boon for Stonington but there is plenty of competition for these projects throughout the state. EDC recommended that the developer reach out to the neighbors. The EDC agreed to write a letter of support the First Selectwoman expressing EDC's support for this project and recommending that the Town of Stonington enters discussion with the developer to create a Developer Agreement that could improve the chances of this project going ahead in Stonington. Motion: Elsie Bisset, Second: John Godin, **All in favor.**

The meeting was adjourned at 7:57 pm.

Respectfully Submitted,

Kevin Bowdler
Economic Development Commission


David Hammond, Chairman
Approved June 14, 2022

2022 EDC Goals and Objectives - Status Report as of May 2022				Key
				In-progress, 2022 activity
				Parking Lot: awaiting action
				Hold and monitor
N	Initiatives	2022 Key Objectives	Lead	Accomplishments / Next Steps
1	Comprehensive Zoning Update	support consultant: provide Economic Development-specific recommendations (incl: contemporized Zoning District Regs, parking, signage, etc); partner with DoP to assist with Community Conversations	DoP / Dave	consultants interviewed, award in Feb; kickoff meeting in Mar
2	Exit 90	Develop strategic plan to account for increasing visitor numbers; continue to promote Vision; continue to engage public; use effort as catalyst for pedestrian / bike greenway effort	Kevin	April: Proposed joint meeting with Climate Change Taskforce to discuss Exit 90 being an alternative energy hub. Meet with Elm Grove Cemetery.
3	Circus Lot / Dahl Oil Lot	topo survey; decide EA; purchase Circus lot, illustrative renderings / landscape architect designs; Community Conversations for use	Jim	3-D conceptual rendering done; EDC \$2K for landscape architect rendering; Topo survey by 3/11; 3-D final due by 6/24
4	Donahue Park Ext	complete survey and permitting; conceptual design; quotes for engineering / construction; explore financing alternatives	John	1/5 pre-app w/ DEEP will lead to completion of design / cost; apply for permit (45-90 days to approval), then cert of permission. Design person has been ill. Still waiting.
5	Marketing / Branding / Placemaking	continue to leverage 1649 website; explore public engagement platform; submit quarterly Stonington Magazine articles; continue incremental approach to placemaking through branding and wayfinding efforts	Kevin	EDC \$1.5K for Stonington mktg video, EDC input at March meeting
6	Affordable Housing Plan	Follow-through until adopted by PZC (addendum to POCD); advocate for incorporating recommendations into Comprehensive Zoning Regulation update	DoP / Dave	P&Z adopted a radically reduced 3 page plan and First Selectman to create a Housing Commission to explore affordable housing options that comply with the plan.
7	Cultural District	Work closely with SECT Cultural Coalition to realize establishment of Cultural District(s)	Elsie	May; 33 people have expressed interest in participating in creating 1 or 2 cultural districts in Stonington. See special meeting minutes.
8	Stuck Property Analysis	Focus on Mechanic Street Mills - establish connections with owners to plan, save buildings / realize value; identify other specific properties to target such as Breslin; what is stuck due to zoning regs, such as CS-5?	Cullen	See special meeting minutes - May 9.
9	Business Outreach	Continue: collaborate with seCTer; support new and existing business; monitor cannabis post approval at referendum (late 2022)	Suzanne / Cullen	May; Still ARPA money left for second round funding to small businesses.
10	Mechanic Street "Gateway"	consider streetscape improvements to establish neighborhood identity and placemaking, connecting to the important Mechanic St Mill assets	Jim	May, Jim will attend the forthcoming Beautification Committee meeting to discuss.
11	Maritime / Marinas	Re-engage with Marinas, inspired by surge in boating interest	Dan	
12	Campbell Grain lot	Monitor and continue to pursue options for highest and best use infill development as a key part of Downtown Pawcatuck revitalization effort	Dave	
13	Coggswell Pedestrian Bridge	contingent upon development of Campbell Grain lot	Jim	
14	POCD	2023 or later	DoP / Elsie	
15	Agriculture / Aquaculture	Monitor	Dave	
16	Stillman Mill EA	grant awarded, monitor progress	Dave	\$139K grant awarded; EA consultants interviewed
17	Stillman Mill Remediation	2023 or later: Once EA complete, seek remediation path; continue to partner with Eastern CT Landbank	Dave	
18	Promote Fishing / Town Dock	Partnering with SNEFLA to promote fishing	Dave	Several meetings; working on webpage