



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

**COMMISSIONERS**

**Kevin Bowdler**  
Chairman

**Cullen Hagan**  
Vice Chairman

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**Elsie Bisset**  
Member

**Hannah Cedermark**  
Member

**Charles Clew**  
Member

**Don Fiore**  
Member

**Suzanne Lane**  
Member

**Christopher Smith**  
Member

**Stephen Bessette**  
Alternate

**Sarah Welch**  
Alternate

*The EDC's mission is to advance the Town's economic prosperity; foster equitable and sustainable growth; and champion a thriving community.*

**MINUTES**

**Regular Meeting**

**Tuesday, October 10th, 2023, 6:00 pm**  
**SPS District Office – Room 103, 40 Field St, Pawcatuck, CT**

Attending: EDC: Kevin Bowdler, Hannah Cedermark, Don Fiore, Suzanne Lane, Stephen Bessette, Sarah Welch, Chris Smith, Charles Clew, Elsie Bisset; DoP: Susan Cullen. About 20 members of the public.

- 1) The meeting was called to order at 6:00 pm
- 2) Motion was made to approve the minutes of: September 12th Regular meeting.  
Motion: KB, Second SW, **All in Favor**
- 3) **New Business**
  - a) A motion was made by EB to hold regular EDC meetings on the 3<sup>rd</sup> Tuesday of each month in 2024 at 6 pm in Room 103 of the SPS District Office. Second, CG. **All in Favor**
  - b) SB led a discussion about the feasibility study that is open for public comment re the extension of Shoreline East from New London to Westerly. This idea has been on the table for many years. It would provide a commuter rail option for residents and workers and give tourists another transportation option at possibly lower cost. Concerns were expressed about the cost of the project versus its benefits and that current trends are seeing declining rail travel. A motion was made to write a letter of support to CT DOT by SB. Second KB, **8 Yays, 1 No**. SB will write the letter.
  - c) HC led a discussion about the affordable housing project slated for the Rosalini's property on Liberty St. An overview of 8-30g was provided along with the need and benefits of affordable housing and how it aligns with the EDC mission of advocating for economic prosperity and championing a thriving community. HC talked about the proposed 8-30g housing moratorium that is being considered by the Housing Opportunities Commission. This project will not be impacted by any moratorium which will take a long time to process. Concerns were expressed about the density, lack of green space, placement of storm water drains under the road and that the property sits on an important aquifer. A motion was made by KB to close the Commissions discussion and move the public comment agenda forward. Second HC, **All in Favor**

**Public Comment**

1. Deb Downie, 5 Back Acre Way-Opposed. Here speaking on her own accord, not as Selectman. Supports housing that's affordable but does not support this development as presented as too dense, traffic study flawed, is an EPA sole source aquifer, needs recharge area.

2. Michael Spellman, 160 W Broad St-Opposed. He's the town planner in Hopkinton, RI. Opposes CT statute 8-30g, development is too dense for the site, traffic study is flawed and the aquifer is important.
  3. Harry Clarke, 11 Antionette St-Opposed. He's a civil engineer and states there are safety issues: not enough parking on the site, no visitor parking, the front door steps drop into road and no recreation area.
  4. Alecia Geroulo, 23 Russell St-Opposed. Traffic study doesn't address the other streets near the development, no recreation area or green space on proposed site plans.
  5. Kerry Clarke, 11 Antionette St-Opposed. Safety issues with homeless area in the woods behind the development is threat to children.
  6. Tom Geroulo, 23 Russell St-Opposed. Plans call for too dense development, developer pays taxes in Florida, traffic flow not safe with a proposed hotel 1000' away.
  7. Leslie Driscoll, 59 Williams St-Opposed. She's on Architectural Review Committee states the alleys are 20' between the units which is a safety concern, too dense and no room for green areas. No egress.
  8. Mark Tedeschi, 8 Lindsey Ln-Opposed. Large incidents of crime in dense housing and needs recreation area, opposed to 8-30g mandate. Seawater could contaminate water.
  9. Faye Falise, 135 Liberty St-Opposed. She agrees with what others have stated.
  10. Susan Antellora, or Andaloro 9 Antionette St-Opposed. Traffic issues with cars lined up at W Vine School, homeless area in woods behind the site, poor planning inappropriate site for this development. Not kid friendly.
  11. Laura Graham, 2 Moss St-Opposed. Candidate for first selectman, disagrees with 830-G which is imposed by the state. In our town there would have to be 20, 100 unit buildings for there to be a total of 10% affordable income units here. The site would be suitable for economic development business uses. Wants development that won't impact the aquifer.
  12. Michael and Tina Murphy, 1 Glasco Rd-Opposed. Agree with what others have said.
  13. Cindy Curioso, 25 Glasco Rd-Opposed. Agrees with what others have said.
- Motion to close Public Comments: Motion by KB, second SB, **All in favor.**

#### **New Business – Cont'd**

- d) Susan Cullen explained the good progress and benefits that Stonington continues to make through the Sustainable CT project. Stonington has maintained it's Bronze rating for three consecutive years. Benefits include grants for community gardens, reduced energy consumption and best in class textile recycling and compost collection.
- e) SC and EB provided an update on the formation of the Cultural District Commission which was a project initiated by EDC two years ago. The twelve-member commission met for the first time in September.
- f) Other New Business. SW suggested a project around support for Stonington Residents who work from home. Ideas were discussed for a get-together, identifying who they are and how many could be done via the Chambers and a poll on a Stonington1649 eblast. SW and SB will add this to the project list and it can be discussed at a future meeting.

#### **4. Old Business:**

The Commission updated the project list attached before the meeting and due to time constraints, it was agreed to accept the updates as presented. See updates in red on the attached project status report.

Susan Cullen provided an update on the following projects she is working on the Route 1 sidewalk project.

The POCD re-write process has begun and it is critical that EDC members attend these meetings. CS and CG expressed interest in joining with VA who is the EDC's representative for POCD. KB will advise EDC members when the meetings are occurring.

Meeting adjourned at 8:10 pm

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'KB' followed by a stylized flourish.

Kevin Bowdler

EDC Projects				
Status Report as of October 2023				
2023 Project Initiatives	Key Objectives	EDC	Accomplishments / Latest Progress	Next Steps
Comprehensive Zoning Update	Provide Economic Development-	Don	Ongoing	Adoption of Phase 1 of the new zoning regulations presently scheduled for PZC meeting on Thursday October 17th at 7pm at Board of Ed. EDC previously had written
Communications/Marketing / Branding	email blasts every 4 to 6 weeks to inform and educate; Stonington video; EDC Social Media	Sarah/Stephen	One reel posted to Stonington1649 re oysters (1000+ views, biggest engagement on Instagram so far). More posts/links to news stories from eBlast is needed. Sam and Marcus are working on the marketing video	Continue posting content. Follow up with Marcus re: additional reels/posts. [Q: what is his commitment re: # and timing?] Next eblast scheduled? First cut of the marketing video is expected 10/13/2023.
Stonington Gateways: Exits 90, 91, 92, Higher-Potential Property Analysis.	Exits 90, 91, 92 "Welcome" Partner with Town and property	Chris/ Hannah	Attended Beautification Mtg on 8/17/23	Review minutes from previous mtg held re Exit 90 (SC shared); document existing conditions for each exit; continue to attend Beautification mtgs and have Sept: Kevin and Susan to have a call with Frank D re Campbell Grain site. Oct: display properties on Google map on Stonington1649; Nov: cont. work on to-be-published
Business Outreach	Continue outreach to support new and EDC representative	Cullen/ Chris Suzanne/Virginia	Database of businesses has been developed, facilitating communication, and April. EDC voted to contribute \$150 towards advertising Bike to Work month.	No October update
Establish bikeways	Partner with Climate Change	Don	Several meetings have been had with PACE, Energy Fair vendors, museums to	No October update
Alternative Energy Developer/Business/Investor Liaison	EDC Representative who can be on call	Kevin/ Chris/Don	New Project awaiting prioritization	No October update (Should we take this off the list?)
New Business Welcome & Support	registered businesses and offer support as EDC Representative who can be on call	Elsie Virginia/Charles/Stephen/Chris	New Project awaiting prioritization	No October update
Promote Pawcatuck Town Dock	Partnering with SNEFLA to promote	Sarah, Don, Chris Charles/Hannah	New Project awaiting prioritization	CW and VA I attended the 21 Rocks ribbon cutting. Sen. Somers spoke to us about the idea of a parking garage in Stonington. We told her to reach out to Danielle so they can share ideas and that we would openly discuss this with the EDC.
Promote Fishing / Riverwalk	complete survey and permitting; conceptual design; quotes for engineering / construction; explore financing alternatives	Cullen	Initial communication established with TM	Thread Mill project is progressing. On 10/3/23 PZC granted applicant's zoning change request from MC-80 to Industrial Heritage Reuse District (IHRD-5). Applicant also Follow up with TM to schedule meeting time; review history of project doc shared by TM
Donahue Park Ext / Riverwalk	Work with municipal leaders and businesses to communicate to DoT		Cullen and Susan met with DEEP who advised that this is a BIG project. They are concerned about coastal resiliency. The Army Corp of Engineers need to be engaged. This project will bubble along	No October update
Expansion of Shoreline East		Bessette	10/3 Bessette attended CT DoT rail study meeting in Groton, spoke with 1st Selectman's Cheshireborough on letter of support	Formalize letter of support from Selectman's office and other key business groups (Chamber)
Work from Home Support	TBD	Sarah,Stephen	Identify, who, how many,	eBlast poll , speak to Chambers.