



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

**COMMISSIONERS**

**Kevin Bowdler**  
Chairman

**Cullen Hagan**  
Vice Chairman

**Virginia Abernathy**  
Member

**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, September 12th, 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; DoP: Susan Cullen

1) The meeting was called to order at 6:00pm

2) Motion was made to approve the minutes of: July 11th Regular meeting.  
Motion: KB, Second SL, **All in Favor**

**3) New Business**

Stephen Bessette introduced himself and was welcomed to EDC. A discussion was held with Blunt White and Don Fiore re the Zoning Update Phase 1 that is being voted on at P&Z on Tuesday September 19th, 2023. The work in Phase 1 has largely been about cleaning up the regulations to comply with state and federal laws and to remove inconsistencies within the existing regs. Phase 2 of the Zoning Update will be of significant interest to EDC because it will impact business operations and the grand list which drives tax revenue. There are several concerns about signage, ability to rebuild homes post a disaster, parking and the need for more housing of all sorts. E.g. affordable, ADU's, multifamily, density etc. A motion was made to write a letter to P&Z outlining key areas of focus for amending the existing zoning regulations. **Motion KB, Second SL, All in Favor** KB asked the members to let him know if they would be interested in taking on the Vice Chair role 2024.

**4. Old Business:**

The Commission reviewed our updated project list progress. See updates in red on the attached project status report.

Susan Cullen provided an update on the following projects she is working on:

- Threadmill South grant, Stillman Mill Grant, Mystic Boat House grants and permissions, Route 1 sidewalk & Sustainable CT accreditation.

Meeting adjourned at 8:05 pm

Respectfully submitted,

Kevin Bowdler - Economic Development Commission

EDC Projects				
Status Report as of September 2023				
2023 Project Initiatives	Key Objectives	EDC	Accomplishments /	Next Steps
Comprehensive Zoning Update	Provide Economic Development-specific recommendations.	Don	Ongoing	Adoption of Phase 1 of the new zoning regulations presently scheduled for PZC meeting on Thursday September 19th at 7pm at Board of Ed. EDC writing letter to PZC prior to this meeting in regard to areas of concern. Phase II of the re-write process will begin soon.
Communications/Marketing / Branding	email blasts every 4 to 6 weeks to inform and educate; Stonington video; EDC Social Media	Sarah/Stephen	Marketing Video a little delayed due to vacation. should be complete by May/June 23.	Next eblast WE 9/22. One reel posted to Stonington1649 re oysters. More posts/links to news stories from eBlast is needed in September. Sam and Marcus are working on the marketing video
Stonington Gateways: Exits 90, 91, 92, Mechanic St	Exits 90, 91, 92 "Welcome" Gateway.	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 Beautification member attend EDC mtgs
Higher-Potential Property Analysis.	Partner with Town and property owners to return to productive use; conduct another pass to identify non-performing, abandoned, vacant	Cullen/ Chris		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 map
Business Outreach	Continue outreach to support new and existing business; leverage Business Directory, seCTer resources	Suzanne/Virginia	Database of businesses has been developed, facilitating communication, and resides on the G drive plus Stonington1649.com map.	No Sept update
Establish bikeways	EDC representative to support Bike Stonington group	Don	April. EDC voted to contribute \$150 towards advertising Bike to Work month.	No Sept update
Alternative Energy	Partner with Climate Change Task Force to see if there is a potential project that could be supported by EDC and CCTF	Kevin/ Chris/Don	Several meetings have been had with PACE, Energy Fair vendors, museums to understand Community Solar and solar canopy projects.	Cost from Eversource to upgrade power coming into the Borough for EV charges is 220K which is financially not viable. (this is for Utility Pole charging. EV Chargers could be installed close to an existing Electrical box. e.g. fire house or Borough Hall.
Developer/Business/Investor Liaison	EDC Representative who can be on call to meet with potential investors in conjunction with Town Hall and Chambers	Elsie	New Project awaiting prioritization	
New Business Welcome & Support	Reach out to newly registered businesses and offer support as and when required. Maintain Stonington Business contact list	Virginia/Charles/Stephen/Chris	New Project awaiting prioritization	Charles and I attended our first ribbon cutting in Mystic. Introduced ourselves and presented Stonington canvas bags and stickers. Should identify loose procedures for future meetings.
Promote Pawcatuck	EDC Representative who can be on call to help support any downtown Pawcatuck initiatives, Pawcatuck River etc	Sarah, Don, Chris	New Project awaiting prioritization	Thread Mill project is progressing. Next public hearing before the Planning and Zoning Commission is scheduled for Tuesday October 3, 2023 at 7pm at Board of Education.
Promote Fishing / Town Dock	Partnering with SNEFLA to promote fishing	Charles/ Hannah	Initial communication established with TM	Follow up with TM to schedule meeting time; review history of project doc shared by TM
Donahue Park Ext / Riverwalk	complete survey and permitting; conceptual design; quotes for engineering / construction; explore financing alternatives	Cullen	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 Sept update