

Town of Stonington
Economic Development Committee
Regular Meeting Minutes, March 16, 2016 7:00pm
DRAFT

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CYNTHIA LADWIG
TOWN CLERK

Present: Blunt White, David Hammond, Rick Balestracci, Virginia Abernathy, Joel Valenti, Edward Planeta, Suzanne Lane and Danielle Chesebrough.

Absent: Pete Robinson.

Guests: SHS students; Susanne Moore; DOP Jason Vincent

Meeting Called to Order: 7:04pm

Approval of Prior Minutes

Motion: Ed Planeta **Second:** Virginia Abernathy All in favor

Business

Discussion on Buffer Requirements in LS-5 and CS-5 Zones: Susanne Moore presented current zoning regulatory constraints resulting from LS-5 Buffer and Screening language as it applies to commercial rental property she owns at 40-44 Washington Street. Moore indicated, and DOP Jason Vincent confirmed, other properties are similarly adversely impacted by the same language and that the problem extends to CS-5 zoned properties as well.

Existing zoning regulations require special Buffers and screening for properties zoned LS-5 and CS-5 when two uses (food take-out and liquor sales) adjoin either a residential "use" or "zone." Properties surrounding 40-44 Washington are all commercially zoned (LS-5), one has been in residential use for over 30 years.

A zoning variance supported by EDC, and requested by Moore for a microbrewery at 40 Washington Street was recently declined by ZBA due to the problematic Buffer and Screening language.

EDC has taken the initiative, with the assistance of DOP Jason Vincent, to draft new text intended to address the Buffer Screening problems. Discussed at meeting, the language is still work in process. Moore is assisting. Moore indicated she plans on filing a zoning text change application by April 15 and intends to seek support of other property owners who are also adversely impacted.

EDC Program Activity Matrix – Dave Hammond attended a POCD Implementation Committee meeting on Monday March 7th (third meeting of that committee). Objective of Committee is to implement the tasks and policies in the POCD. At the meeting Dave reviewed the tasks that EDC was leading on, as did the other task

leads. EDC's Program Activity Matrix's matches well with the POCD tasks. The next POCD implementation committee is scheduled for Monday May 2nd.

Each EDC member has responsibility for a business cluster category (a row) in the Activity Matrix. EDC members present their updates at each EDC meeting.

DOP Jason Vincent indicated a tool for EDC to consider to assist with economic analysis (supply and demand) is CoStar, which can deliver local real estate analytics.

<http://www.costar.com/>

SeCTre - SWOT Meeting: All EDC members are encouraged to attend and share the invitation with people who have economic development interests in the region. Meeting will take place at the Mystic VFW from 5-7:30pm on Monday April 11th.

EDC will write a letter of support to PZC's M-1 Brewery text amendment that will allow on site consumption. Public hearing scheduled for April 5th 7:30pm, at Mystic Middle School.

Motion: Blunt White

Second: Ed Planeta

All in favor

Recommendations concerning Monsanto Building, 62 Maritime Drive, M-1 Manufacturing Zone: Blunt reviewed EDC's presentation to PZC on March 15 where proactive planning to encourage a good economic outcome was recommended to PZC by EDC. PZC responded with a request that EDC submit a list of possible new M-1 uses for Maritime Drive.

EDC will send a letter to PZC recommending the following additional uses:

Financial Institutions with drive through window/lanes; Light Manufacturing; Congregate Living Facilities; Greenhouses for scientific use and agricultural production; Data Centers; Private and Public Educational Facilities; Tourist attractions provided they follow maritime or scientific themes; Distilleries; Restaurants provided they are themed based on a use within the building; for example, Brewery themes, Distillery themes, including food produced on site and from Greenhouse use; Retail Sales, are currently severely constrained as an Accessory Use (limited to 2,000 sf). Increase to 40% of total floor space and allow as a primary revenue source for products produced on site as well products produced off site provided they are complementary.

And also recommend reducing Special Use Permit requirements.

Motion: Blunt White

Second: Danielle Chesebrough

All in favor

DOP Jason Vincent updated the group on an upcoming meeting hosted by Planning Department and scheduled at the Police Station on Thursday March 24 at 9:00am to

discuss significant new signage opportunities offered by the State along highway I95 that would help promote local business.

Danielle will set-up a Shared EDC Folder in the Google Drive where we can put documents that should be reviewed in advance of meetings. Members are encouraged to share interesting reading materials; EDC initiatives will also be in the shared Folder along with background materials, EDC Activity Program Matrix etc.). The purpose of the Shared Folder is to simplify and significantly reduce the printing of materials for distribution in advance of or at EDC meetings.

Documents in the EDC Shared Google Drive currently can only be viewed by EDC members and the DOP, who each have the ability to edit and comment. So that we operate in conformance with FOI laws and its intent, no decisions on a course of action and or dialogue that could be construed as an EDC vote or a decision shall be undertaken by EDC members in the documents maintained in the Shared Folder.

Adjourn 9:58

Motion: Danielle Chesebrough

Second: Ed Planeta

All in favor

Attachments:

1. Draft of EDC letter to PZC regarding new M-1 uses for Monsanto property at 62 Maritime Drive.
2. Grand List analysis – 3 years, including just released Grand List data for 10/2015 documenting unsatisfactory economic growth.

Economic Development Commission TOWN OF STONINGTON

152 Elm Street
Stonington, CT 06378
bluntwhite@stonington-ct.gov



March 17, 2016 DRAFT

Mr. John Prue, Chairman
Town of Stonington Planning and Zoning Commission
152 Elm Street
Stonington, CT 06378

Re: Monsanto Property, 62 Maritime Drive, Recommendations for Additional M-1 Uses

Dear John,

Thank you for the opportunity to address PZC at its meeting on March 15. A key issue for 62 Maritime is the lack of Allowed Uses in the M-1 zoning district at this location, which limits marketability and outcomes favorable to the Town. PZC requested that EDC submit a list of new M-1 uses for its consideration. At EDC's meeting on March 16 the following uses were discussed and recommended for consideration by PZC:

- 1) Financial Institutions with drive through window/lanes (Use table 5.5.2; add to Uses allowed in M-1).
- 2) Light Manufacturing (a currently defined term in the ZR and in Use table 5.5.2; add to Uses allowed in M-1, amend Light Manufacturing definition to include food production).
- 3) Congregate Living Facilities (a currently defined term in the ZR and in Use table 5.5.2; add to Uses allowed in M-1).
- 4) Greenhouses for scientific use and agricultural production (a new use, add to Use Table 5.5.2).
- 5) Data Centers (a new use, add to Use Table 5.2.2).
- 6) Private and Public Educational Facilities (a new use, add to Use Table 5.5.2).
- 7) Tourist attractions provided they follow maritime or scientific themes (a new use, add to Use Table 5.5.2).
- 8) Distilleries (a new use, add to Use Table 5.5.2).
- 9) Restaurants provided they are themed based on a use within the building; for example, Brewery themes, Distillery themes, including food produced on site and from Greenhouse use.

10) Retail Sales, they are currently severely constrained as an Accessory Use (limited to 2,000 sf). Increase to 40% of total floor space and allow as a primary revenue source for products produced on site as well products produced off site provided they are complementary.

Given that this 15 acre property is not bounded by any residential zone or use, and is on a dead end street, EDC recommends that PZC consider a streamlined permit approval procedure for this site.

EDC looks forward to continuing this discussion at future PZC meetings. Thank you for your consideration.

Sincerely,
Stonington EDC

Blunt White
Chair

CC: Board of Selectman, Department of Planning

STONINGTON ECONOMIC DEVELOPMENT COMMISSION - Grand List Composition and Analysis 3/23/2016

	Grand List 10/1/2013		Grand List 10/1/2014		BAA (1) Grand List 10/1/2015	
TAXABLE PROPERTY - net of exemptions						
Residential	\$ 1,922,770,310	74%	\$ 1,934,060,390	74%	\$ 1,943,595,570	74%
Com/Industrial	\$ 376,236,321	14%	\$ 378,208,421	14%	\$ 375,040,370	14%
Motor Vehicles	\$ 133,782,050	5%	\$ 142,313,801	5%	\$ 139,706,886	5%
Personal Property	\$ 93,710,042	4%	\$ 98,147,234	4%	\$ 99,907,856	4%
Land	\$ 73,591,130	3%	\$ 69,540,470	3%	\$ 68,825,130	3%
TOTAL TAXABLE GRAND LIST	\$ 2,600,089,853	100%	\$ 2,622,270,316	100%	\$ 2,627,075,812	100%

(1) Before any Board of Assessment Appeals.

YEAR OVER YEAR CHANGE - TAXABLE

Residential	\$ 11,290,080	\$ 9,535,180
Com/Industrial	\$ 1,972,100	\$ (3,168,051)
Motor Vehicles	\$ 8,531,751	\$ (2,606,915)
Personal Property	\$ 4,437,192	\$ 1,760,622
Land	\$ (4,050,660)	\$ (715,340)
TOTAL TAXABLE GRAND LIST GROWTH	\$ 22,180,463 0.85%	\$ 4,805,496 0.18%

	Grand List 10/1/2013		Grand List 10/1/2014		BAA Grand List 10/1/2015	
TAX EXEMPT PROPERTY						
Historical, Educational 501c3	\$ 81,804,839	38%	\$ 82,927,939	39%	\$ 84,452,179	39%
Churches and Cemeteries	\$ 30,293,860	14%	\$ 30,290,410	14%	\$ 30,543,110	14%
Federal, Town and State	\$ 91,862,270	43%	\$ 91,947,070	43%	\$ 92,403,270	43%
Volunteer Fire Companies	\$ 6,452,610	3%	\$ 6,780,500	3%	\$ 6,452,610	3%
Miscellaneous	\$ 2,666,300	1%	\$ 2,666,300	1%	\$ 2,666,400	1%
TOTAL	\$ 213,079,879	100%	\$ 214,612,219	100%	\$ 216,517,569	100%

Exempt Manufacturing Machinery	\$ 11,300,209	\$ 10,187,117	\$ 10,306,581
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YEAR OVER YEAR CHANGE - TAX EXEMPT

Historical, Educational 501c3	\$ 1,123,100	\$ 1,524,240
Churches and Cemeteries	\$ (3,450)	\$ 252,700
Federal, Town and State	\$ 84,800	\$ 456,200
Volunteer Fire Companies	\$ 327,890	\$ (327,890)
Miscellaneous	\$ -	\$ 100
TOTAL TAX EXEMPT LIST GROWTH	\$ 1,532,340 0.72%	\$ 1,905,350 0.89%

Exempt Manufacturing Machinery	\$ (1,113,092)	\$ 119,464
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10/1/2015

2015-Taxable-before BAA	Residential	Gross	Exemptions	Net	%
100	\$1,938,715,760				
800	\$15,377,610				
		\$1,954,093,370	\$10,497,800	\$1,943,595,570	73.98%
	Com/indust				
200	\$342,650,301				
300	\$28,320,300				
400	\$7,983,000				
		\$378,953,601	\$3,913,231	\$375,040,370	14.28%
	Land				
500	\$67,567,900				
600	\$1,254,230				
700	\$3,000				
		\$68,825,130		\$68,825,130	2.62%
Personal Property	\$110,214,437	\$110,214,437	\$10,306,581	\$99,907,856	3.80%
Motor Vehicles	\$140,973,786	\$140,973,786	\$1,266,900	\$139,706,886	5.32%
Grand Totals		\$2,653,060,324	\$25,984,512	\$2,627,075,812	100.00%

	Grand Lists	% of Growth
2015	\$2,627,075,812	
2014	\$2,622,270,316	
	\$4,805,496	0.18%

2015-Exempt				
Federal	\$1,761,700			
State of Connecticut	\$4,591,180			
Town of Stonington	\$86,050,390			
Sub-Total			\$92,403,270	
Cemeteries	\$4,384,700	\$4,384,700		
Churches	\$26,158,410	\$26,158,410		
Miscellaneous	\$327,300			
Sci, Edu, Hist, Char	\$84,452,179			
Volunteer Fire Companies	\$6,452,610			
Veterans	\$1,106,700			
General Hospital	\$1,232,400			
		\$93,571,189		
Sub-Total			\$124,114,299	
Total Exempt			\$216,517,569	gross
Net Taxable Grand List			\$2,627,075,812	\$2,653,060,324
Percent Compared to Net Grand List			8.24%	8.16%