

Town of Stonington
Economic Development Commission, Special Meeting Minutes
Thursday, July 28, 2016
Stonington Police Station, 173 South Broad Street, Pawcatuck- 7:00pm

Present: Blunt White, Virginia Abernathy, Joel Valenti, Danielle Chesebrough, Suzanne Lane, Ward Smith

Guests: Dave Lattizori, DOP Jason Vincent, Bill Smith (Interim President Greater Mystic Chamber of Commerce), Carlene, Donnarummo.

Meeting Called to Order: 7:10 PM

Motion: Blunt White **Second:** Virginia Abernathy All in favor

Approval of Prior Minutes of June 15 EDC Meeting

Motion: Blunt White **Second:** Joel Valenti All in favor

EDC Velvet Mill Special Meeting (Community Dialogue) held on June 27 - Discussion:

Draft Minutes of this meeting are up on the Town website.

Subsequent non quorum working meetings led by EDC member Kevin Bowdler have been, and will continue to take place. July 7, three EDC members with Property Manager Eric Pivco, July 26 three EDC members with East of Elm Neighborhood Association. Outcomes of these meetings include fact finding (research) to be conducted by individual EDC members, results to be reported at September meeting.

Comments from the public:

Carleen spoke to Interim President of Chamber of Commerce focus to enhance visitor appeal and address competing requirements to please all - young folks, established residents, grow surrounding business, etc.

Comments from Planning Department:

DOP Jason Vincent provided an overview of the Lattizori GDD text amendments, specific aspects of the GDD regulation such as zones, properties, utilities and Master Planning tools currently in the PZC regulations.

New business:

Presentation by property owner David Lattizori, Principal of Lattizori Development, LLC applicant for Zoning Text Amendment, Greenway Development District (GDD, PZ1617RA), Perkins Farm Campus, including fiscal impact analysis. Discussion, comments from public, consider recommendation for PZC Public Hearing scheduled to be held on August 2, 2016.

Lattizori presented details of a fiscal analysis at this special meeting. He and his family bought the Perkins Farm years ago foreseeing this as a project for a business venture. Lattizori presented three outcome scenarios. The first option is to leave the land undeveloped resulting in Town's tax revenues at \$19,200. The second was an already fully Town approved subdivision of 36 homes with 15% of land reserved for open space with a projected Town revenue at a negative because of the offset of road maintenance and cost to educate school age children. The third proposal is a Campus Development that creates a mixed use development that has apartments, townhouses (lower school age children ratio) and office buildings that Lattizori envisions would be populated with an Academic/Research and medical office.

Some of the challenges to this project will be to expand the sewer district over the entire developed land. As it stands now, a portion of the project is in the sewer district and the other is not. Another challenge will be to create 35 acre greenspace that will be open to the public. Dave has been working with Stoneridge to ensure success for his project and has come up with the Greenway Development District master planning tool (GDD). Stoneridge home owner's group has voted to support the GDD and Stoneridge (corporate) has also indicated its support.

Lattizori envisions continuous open space along Jerry Brown Road that can be a wildlife habitat mixed with useable open space. In order to move forward with the open space idea clustered with homes and commercial facilities the project would be considered a floating zone which requires text amendment and master plan approval (the GDD text amendment). Lattizori presented a "bubble style" site plan created by a Landscape Architect showing the location of apartment, townhouse, office and open space "bubbles". The open space would provide a buffer to neighbors and link trails to Coogan Farm, Avalonia property and Denison Pequotsepos Nature Preserve. Lattizori indicated there would be two access points, Coogan Blvd with a stop light to serve the commercial portion and a one on Jerry Brown Road to serve the residential uses.

Lattizori has had conversations with Eversource about bringing natural gas to the area if the project is built.

Discussion:

Public: what kind of feedback are you getting? Response: Goodwin College, Yale New Haven Hospital with focus on geriatrics.

Public: What would be first to build? Response: Town houses would come in first.

Dannielle Chesebrough: option to expand or take away Green space? Response: no

Jason Vincent: Subzones clearly defined. GDD Master Plan has to have 50% open space (may have pump station or such). Would allow Farm activities on open space as well. Conceptually open space but not traditional "preservation open space." Open space worth \$1,000,000 based on offer to purchase entire site for \$2,000,000 by a national home builder (Town would get open space for free at first stage of GDD Master Plan approval).

Motion to write letter of support to PZC for upcoming public hearing on August 2 where Lattizori GDD Master Planning text amendment will be considered:

Motion: Blunt White **Second:** Suzanne Lane All in favor

Write letter of support to Planning and Zoning because of positive fiscal impacts as detailed in Lattizori's Fiscal Impact Analysis. Growth of industry cluster of eldercare. Provides better preservation of open space of 50% vs 15%.

Subsequent EDC Letter to PZC dated July 29 is attached to these minutes.

PZC Public Hearing scheduled for Tuesday August 2, 7:30pm, Mystic Middle School, EDC members encouraged to attend.

Motion to adjourn meeting:

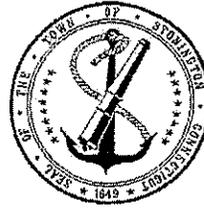
Motion: Danielle Cheesebrough **Second:** Virginia Abernathy All in favor

Attachment: EDC Letter to PZC dated August 2

Approved 9/22/2016
Blunt White
EDC chair

**Economic Development Commission
TOWN OF STONINGTON**

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



Via email

July 29, 2016

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

Re: EDC Letter of Support for Lattizori Development, LLC Text Amendment PZ1617RA

Dear John,

At a Special Meeting on July 28, EDC voted unanimously to support Lattizori Development's Greenway Development District (GDD) Text Amendment.

Key issues for EDC's support are: (1) Superior fiscal impacts compared to traditional single family home subdivisions. Superior fiscal impacts result because GDD's allow both high value-add commercial and residential economic activity where previously only residential development would likely occur. (2) Commercial activity in GDD's will build upon the success of nearby industry clusters. At the Perkins Farm Campus new medically related enterprises will locate to serve Stonington's growing elder care industry. (3) Higher build out densities in GDD's will increase economies of scale for certain utilities thereby encouraging capital expenditures for infrastructure resulting in improved service and lower costs for both residences and businesses; and (4) GDD's will build upon the previous successes of Stonington's existing two step Master Planning development process.

In summary, GDD's will produce a good balance with outcomes featuring both 50% Open Space and increased economic activity, a win win outcome that benefits the entire town. Thank you for your consideration.

Sincerely,
Stonington Economic Development Commission
Blunt White
Chair

CC: Planning Department
Board of Selectmen