



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

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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.*

FINAL MINUTES

Regular Meeting

Tuesday, June 14, 2022, 6:00 pm

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

Attending: EDC: Dave Hammond, Kevin Bowdler, John Godin, Cullen Hagen, Elsie Bisset, Don Fiore; DoP: Susan Cullen

The meeting was called to order at 6:04 pm. A quorum was met.

Minutes of the May 9 Special Meeting – Stuck Property Analysis, May 10 Regular Meeting, and May 18 Special Meeting – Cultural District were **approved**. Motion: John, Second: Kevin. **All in favor.**

New Business: The Town will host a Community Conversation for Short Term Rentals, Monday, June 20, 5:30 pm at the Velvet Mill.

Old Business – Project Review of each of the initiatives – see Table:

- a) Cultural District Initiative #7: A motion was made to establish a subcommittee of the EDC comprised of EDC members and invited guests interested in establishing a cultural district(s). Motion: Elsie, Second: John. **All in favor.**

Department of Planning Report – deferred to the next meeting.

Public Comment – Anthony Lombardo spoke of how the traffic pattern in Westerly, circa 1960, contributes to West Broad St traffic tie-ups, potentially to the detriment of economic development. He harkened back to the day when downtown Pawcatuck was a vibrant hive of activity, a vision aligned with the EDC's downtown revitalization efforts. Traffic pattern changes would fall under the jurisdiction of the CT and RI DoTs.

The meeting was adjourned at 7:40 pm.

Dave Hammond, Chairman
Economic Development Commission

David Hammond, Chairman
Approved September 13, 2022

2022 EDC Goals and Objectives - Status Report as of June 2022

Key
In-progress, 2022 activity
Parking Lot: awaiting action
Hold and monitor

Nr	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; June: contract with FHI has been signed, review of current regs to begin
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 Committee to discuss Exit 90 being a 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; April: Survey completed. May: 3D Final due 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. April: Design s/b completed in May; May: delayed; June: contractor very busy, pushing for June deliverable in current FY
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; June: reviewed actions for script for video
6	Affordable Housing Plan	Follow-through until adopted by PZC (addendum to POCD); advocate for incorporating recommendations into Comprehensive Zoning Regulation update	DoP / Dave	Public Hearing at 4/5 PZC meeting, step before considering adoption; April: PZC hearing cont'd; May: PZC adopted radically reduced 3-page plan, First Selectman to create a Housing Commission to explore affordable housing options per the Plan
7	Cultural District	Work closely with SECT Cultural Coalition to realize establishment of Cultural District(s)	Elsie	April: Progress made at 4/11 meeting with potential CD Board members volunteering; May: 33 people have expressed interest in participating in creating 1 or 2 Cultural Districts in Town, see Special Meeting minutes; June: motion to establish a subcommittee was endorsed
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	April: Cullen will set-up a sub-committee meeting to discuss next steps; May: see Special Meeting Minutes; June: a letter has been drafted to send to stuck property owners offering EDC / DoP assistance.
9	Business Outreach	Continue: collaborate with seCTer; support new and existing business; monitor cannabis post approval at referendum (late 2022)	Suzanne / Cullen	April: Lisa Konicki has made good progress in developing a database of businesses in Stonington; May: Still ARPA money left for a second round of funding for small businesses; June: money fully deployed
10	Mechanic Street "Gateway"	consider streetscape improvements to establish neighborhood identity and placemaking, connecting to the important Mechanic St Mill assets	Jim	April: Waiting upon feedback from Beautification Committee; May: Jim to attend next meeting
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	Cogswell 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