



Town of Stonington Economic Development Commission

152 Elm Street
Stonington, Connecticut 06378

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Member

Cullen Hagan
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.*

MINUTES

Regular Meeting

Tuesday, December 13, 2022, 6:00 pm
SPS District Office Board Room, 40 Field St, Pawcatuck, CT

Attending: EDC: Dave Hammond, Jim Lathrop, Bill Hobbs, Virginia Abernathy, Cullen Hagan, Elsie Bisset, Don Fiore; DoP: Susan Cullen

- 1) The meeting was called to order at 6:00pm
- 2) The Minutes for the Nov 15 Special EDC Meeting; Nov 17 Special Meeting – Cultural District; Nov 16 and Dec 2 Special Joint Meetings – Energy Fair were approved.
Motion: Jim, Second: Bill. **All in Favor.**
- 3) New Business
 - a) Tax Assessor Community Conversation – due to timing and logistics, the Community Conversation was not held. The [Tax Assessors presentation](#) is available on the Town website
 - b) FY23-24 EDC Budget Request has been submitted.
 - c) There have been 3 Community Conversations gathering input for a STR ordinance. The EDC will review and offer recommendations, including economic analysis. The [Draft STR Ordinance](#) is available on the Town website.
 - d) WinnCos will seek PZC approval for the revised Campbell Grain mixed income apartment building, which promises to be a catalyst for downtown Pawcatuck revitalization, a long-time EDC effort. **ACTION:** The EDC will write a Letter of Support (Dave). Motion: Dave; Second: Cullen. **All in Favor.**
- 4) Old Business – Project Review of each of the initiatives – see Table below for updates. Actions and decisions:
 - a) Initiative #5 – Marketing / Branding / Placemaking: **ACTION:** work with Thomas to map EDC initiatives to Sustainable CT (Kevin); **APPROVED** up to \$1,000 for needed website upgrade – Motion: Dave, Second: Cullen, **All in Favor**; **ACTION:** EDC provide input for content and feature upgrades to Stonington1649 website (all EDC).
 - b) Initiative #3 – Circus Lot: **ACTION:** write Letter of Support to BoS and BoF for CIP to purchase Circus Lot through provisions of reversion clause in the agreement with Westerly (Jim / Dave).
 - c) Initiative #6 – Cultural District(s): **APPROVED** reimburse Elsie \$75 for attending Cultural Coalition conference, Motion: Virginia, Second: Cullen, **All in Favor**, Abstained: Elsie. **ACTION:** Provide a Letter of Support to BoS and BoF for the Boro restroom CIP. Public restroom is a criterion for State approval for a Cultural District (Dave, Kevin, Elsie), Motion: Dave, Second: Elsie, **All in Favor.**

- 5) Standing Items
 - a) Virginia reported on the latest POCD Implementation Committee meeting. Most relevant to EDC: seeking EDC ideas for attracting new businesses (business development); the Board of Police Commissioners have approved a bike lane and signage on Route 1 from Mystic to Greenhaven Rd; as an outcome of the Affordable Housing Plan, an Affordable Housing Commission will be launched in Feb 2023.
 - b) Susan provided DoP Status Report for the Pawcatuck sidewalk, Mystic River Boat Park, and Stillmanville environmental assessment projects
- 6) The meeting was adjourned at 8:00pm

Respectfully submitted,

Dave Hammond, Chairman
Economic Development Commission

Approved



Kevin Bowdler, Incoming Chair
Economic Development Commission

2023 EDC Goals and Objectives

In Progress - Active

On Hold - awaiting kick-off

Status Report as of November 2022

N	2023 Initiatives / Areas of Focus	Key Objectives	Leader	Accomplishments / Latest Progress
1	Comprehensive Zoning Update	Provide Economic Development-specific recommendations. Susan to invite consultant team to an EDC meeting, provide Keith's list of updates, and provide project plan with milestone dates	Susan / Don	Oct: Don to attend PZC meetings with consultants. Public comment 1Q23 once detail review of existing regs and issues complete; Nov: Don attends Phase 1 meetings, focusing on structure and definitions
4	Donahue Park Ext	complete survey and permitting; conceptual design; quotes for engineering / construction; explore financing alternatives	John	Oct: John to meet with consultant 10/14; goal is to complete application to DEEP; Nov: Tony Nenna presented conceptual plan, leading to a pre-app meeting with DEEP to determine permit-ability
5	Marketing / Branding / Placemaking	Continue incremental approach to placemaking through branding and wayfinding efforts; Stonington video; use Newsletter to inform and educate	Kevin	Nov: Stonington1649 upgrade underway, EDC suggestions sought. Dec: Sustainable CT Silver Certification progresses - EDC Action - map to EDC initiatives; APPROVED up to \$1,000 for website upgrade - EDC Action - input for upgrade features / content
2	Stonington Gateways: Exits 90, 91, 92, Mechanic St	Exits 90, 91, 92 "Welcome"; Exit 90 water access at Elm Grove Cemetery, alternative energy hub; Mechanic St: conceptual design to improve appearance of railroad embankment	Elsie / Derek	Nov: on hold pending completion of Cultural District application (phasing EDC member resources). Dec: initial meeting with Elm Grove Cemetery for easement for dock / water access
7	Higher-Potential Property Analysis	Partner with Town and property owners to return to productive use; conduct another pass to identify non-performing, abandoned, vacant properties	Cullen	Oct: display properties on Google map on Stonington1649; Nov: cont. work on to-be-published map
3	Circus Lot / Dahl Oil Lot	Reconnect with Dahl property owner, use completed survey to complete landscape architect conceptual designs for Circus Lot uses	Jim	Oct: formed subcommittee: Don, Suzanne, Bill; Nov: DoP meeting with Chad Frost for conceptual drawing work; have been unable to connect with Dahl lot owner. Dec: Frost Circus Lot conceptual design complete; EDC Action - write Letter of Support to BoS / BoF for CIP to purchase Circus Lot
6	Cultural District	Work closely with SECT Cultural Coalition to realize establishment of Cultural District(s); membership on AH Commission	Elsie	Oct: Next meeting 11/18 at 9am to formalize 2 districts; Nov: team continues work on application substrate for 2 districts. Dec: application work continues; EDC Action - write Letter of Support to BoS / BoF for Boro restroom CIP.
8	Business Outreach	Continue outreach to support new and existing business; leverage Business Directory, seCTer resources	Suzanne	Oct: Identify commercial property owners and invite them to the Energy Fair (John, Virginia); Nov: database of businesses has been developed, facilitating communication, e.g. provide seCTer info
9	Promote Fishing / Town Dock	Partnering with SNEFLA to promote fishing	OPEN	Nov: <i>Stonington Fresh</i> effort connecting to restaurants, other PR efforts through website
11	Alternative Energy	Public information / early 2023 Fair. Partner with Climate Change Task Force	Kevin	Nov: organizers to meet 11/16, Fair date set for 3/25 at Mystic Aquarium Research Center. Dec: seeking vendors; generating invite to businesses to attend
12	Promote Pawcatuck River	Kayak Trail, recreation / tourism, WPWA	OPEN	
13	Establish bikeways	Police Commission supports: help establish network	Kevin	
10	Wequetequock Village	Revive Village heritage; dire prerequisites: water, sewer	OPEN	