



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

COMMISSIONERS

Dave Hammond
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Kevin Bowdler
Vice Chairman

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Member

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Member

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Member

Virginia Abernathy
Member

Cullen Hagan
Member

Elsie Bisset
Alternate

John Godin
Alternate

OPEN
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 EDC Special Meeting SPS District Office Board Room, 40 Field St., Pawcatuck, CT Tuesday, November 9, 2021

EDC Members in attendance: Kevin Bowdler, Elsie Bisset, Jim Lathrop, Cullen Hagan, Suzanne Lane, Dan McFadden, Virginia Abernathy.
Approximately 15 Stonington residents were in attendance.

- Call to order 6:00 pm.
- Kevin Bowdler opened the floor up to members of the public to ask questions and make suggestions about the role of the EDC and it's current priorities. A wide ranging discussion occurred about the Campbell Grain project where concerns were expressed about the speed with which the project occurred, the need for more community engagement, the size and fairness of the tax abatement, the initial lack of an Economic Impact, Analysis, design, size, parking and traffic.
- The minutes of the 9/14 Regular meeting and the minutes of the Exit 90 10/25 Special Meeting were approved. Motion: Kevin, Second Jim. All in favor.
- Old Business- each project was discussed and various updates made. These updates are included in the comments field on the project summary grid.
- Kevin presented the results from the Exit 90 Surveys. The 3 surveys were from Business Owners, Residents and Visitors. The survey results are attached as an appendix to these minutes. Kevin raised a motion to allow re-imbursement totally \$202 for printing costs and meeting materials that were purchased after the last EDC meeting and prior to the Exit 90 Community Conversation. Seconded Jim, all in favor.
- Elsie provided an update on the Cultural District project and specifically the December 7th event to be held at Rio Salado. Elsie raised a motion for EDC to contribute up to \$800 towards the total cost (\$1,600) for the event. Seconded Virginia. All in favor.
- Kevin informed the Commission that Winn Co. would like to apply for financing of the Campbell Grain project with Connecticut Housing Financing Authority. The developer asked if EDC could write a letter of support for the project. Much discussion occurred around the pros and cons of writing such a letter after the result of the referendum. While the EDC members personally support the project, it was felt prudent that the EDC does not write a letter of support.
- The Commission voted on the 2022 Meeting Calendar which is the second Tuesday of each month and will be held at the SPS District Center. Motion made by Kevin. Seconded by Dan. All in favor.
- Meeting adjourned at 7:52 pm.

Respectfully Submitted,

Kevin Bowdler. Co-Chair EDC


David Hammond, Chairman
Approved December 14, 2021

Stonington Economic Development Commission					
Goal Theme	2021-2022 Project Plan Areas of Focus	Ref. Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
Pawcatuck	Circus Lot Acquisition / Master Plan; "Unstick" Dahl Oil Lot	17	Jim	Kevin, Suzanne, Dan, Virginia, Cullen, John, Chris, Dave, Bill	Circus Lot: CIP Request: \$42.5K '21-22; \$50K '22-23; coordinate purchase and conceptual planning; Nov: survey completion early 2022 Dahl: Outreach with owner ongoing, motivator is drive-thru for S. Broad Bess Eaton; possible "Master Plan" with abutting Circus Lot. FY21 EDC budget - approved \$6K survey, \$1K digital renderings; May: contract in place for survey; subteam to meet; June: subteam tours property; request for \$1,750 for conceptual; renderings approved; Nov: conceptual rendering in-progress
	Mechanic St mills - Harris / CT Trust plan, Yardney; Threadmill South	8 T10	Rich	Jim, Bill, Dave	Yardney: Restart overtures to connect with owners; Threadmill: conceptual drawing (EDC budget use?); July: subteam meeting to be scheduled
	Pawcatuck River Greenway - Donahue Park Extension; Pawcatuck Streetscape	3 T10	John	Kevin, Jim, Suzanne, Rich, Virginia, Pete, Chris, Dan, Bill	Riverwalk: CIP Request: \$1 '21-22; \$20K approved '20-21 CIP funding for survey / permit; Apr: met w/ On-Site Eng for survey permit work; May: proposal provided; June: agreement signed, scheduling work; Sept: grant application for design / engineering; Nov: grant app pending Streetscape: \$20K approved '20-21 CIP funding; partner with Beautification Committee
	Pedestrian Bridge Engineering Design	6	Jim	Dave, Kevin, Suzanne, Virginia, Pete, Chris	CIP Request: \$1 '21-22; integral to EDC vision for Pawcatuck. May: subteam to meet; June: subteam met at site; bridge to be included in Circus lot conceptual drawing effort; request for \$3,000 engineering survey approved; Nov: dependent on Campbell Grain development outcome
Townwide	Stuck Property Analysis; "Unstick" Exit 92 - potential for lifestyle center with added residential	9 13	Cullen	John, Kevin, Jim, Rich, Dan, Pete, Dave, Suzanne, Chris	Identify issues / hurdles, seek resolution, attract developers; May: data collection phase; June: team to complete inventory by end-July; July: inventory ongoing Outreach to owners of large parcels; assist with marketing strategies; track developer interest and support as needed; Nov: S. Broad Dunky opens
	Comprehensive Zoning Update	2	DoP	Dave, Kevin, Jim, Dan, Virginia, John, Cullen	CIP Request: \$75K '21-22; \$75K '22-23; EDC: PV-5 update; drive-thrus; signage; May: CIP funded; July: RFP being prepared
	Housing strategy / Affordable Housing Plan	5	DoP	Dave, Kevin, Jim, Suzanne, Rich, Dan, Virginia, Pete, John, Cullen	Assist Don Poland through Plan completion / submittal; May: Final Draft near complete; public meeting set for June 17; July: BoS scheduling next steps towards adoption
Exit 90	TC-80 / Stonington Gateway - realize economic potential	4	Kevin	Dave, Dan, Pete, John	"Master Plan" - create vision with community input, lifestyle center to include residential; leverage UCONN study re Gateway and Coogan Blvd; Apr: subcommittee creates Vision doc, working on survey; May: survey ready to go, subteam continues to meet; June: funding requests: \$1,000 for Gateway conceptual rendering, \$2,300 for survey; \$2,500 cost share with business owner for Coogan redesign concepts - all approved; July: survey and press release to go out by end July; Sept: Community Conversation scheduled for 10/25; Nov: Held 10/25 Community Conversation, surveys published

Stonington Economic Development Commission				
2021-2022 Project Plan Areas of Focus	Ref: Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
Individually Driven Efforts				
Business Outreach, cont	14b	Suzanne		Build database of business contact info by sector
Parking	15	John		Assist with parking study(s), regulations in Comp Rewrite; June: 5/17 Public Forum debrief
Cultural District	16	Elsie / Wendy Bury	Dave	Restart effort / Partner with Cultural Coalition (Wendy); Apr: Wendy presented, Pete to write proposal for action; May: a series of three public meeting proposed to inform go-forward path, Pete to coordinate with Susan. June: June 17 meeting set - 4pm, Velvet Mill; next two meetings set for July 13 and 21; July: first two meeting held and were successful, third meeting on tap for July 21; Nov: Culture Connects event scheduled for Dec 7
Community / Tourism Wayfinding Signs	21	Kevin		CIP Request: \$5K '21-22; \$5K '22-23; EDC can develop list and set priority
POCD	22	Dave	EDC	CIP Request: \$30 '21-22; \$30K '22-23; +. Chance for EDC input
Marketing - branding / placemaking	25	Kevin		Branding complete; website launched; website refresh ongoing; Apr: approved \$100/mo EDC budget for website support
Stonington Magazine article submissions	26	Kevin	EDC contributors	per editorial Calendar (Kevin); May: two articles submitted
Hold and Monitor				
Bicycle / Walking / Greenway Plan	12	Hold		CIP Request: \$1 '21-22; \$100K '22-23; community outreach opportunity
Continue to advance TIF	19	Hold		Draft policy to lead to Town meeting for approval
Pandemic-related business outreach	14	Suzanne		Help solve challenges; Nov: Effort completed
Transit Oriented Development (TOD) Districts	24	Hold		Monitor State grant opportunities (currently unfunded)
Stillmanville Mill Environmental Assessment	17	Dave / Cullen		pre-App approved; Apr: Assessment Grant App submitted. July: award letter received for \$139K, DECD proposal coming July / August; July: following State requirements; Nov: grant pending
Stillmanville Mill Brownfield Remediation	23	Hold		Request: \$1 '21-22; Partner with ECLB; Use TBD pending concepts / community input
Pawcatuck Bridge Historic Structure Designation	cont.	Dave		EDC monitor initiative that started before the pandemic; July: 6/24 public hearing was held, adoption scheduled for 8/4 State Historic Preservation Council (virtual) meeting; Nov: designation effort completed
Develop Grain building lot	20	Dave	EDC	Support Fixed Assessment at Town Meeting; continue partner with WinnCos; May: CHFA financing not awarded as Town contribution was lacking; Winn intends to resubmit, Town to pursue tax abatement; July: Specail EDC meeting for July 20 to review request for fixed assesement / provide Letter of Support, Town meeting tentatively scheduled for Aug 9; Sept: Oct 5 referendum scheduled for fixed assessment proposal; Nov: fixed assessment defeated in referendum
101 West Broad	NEW	Dave		Ambitious project to provide programs / pathways to independence for individuals with varying abilities (ref: https://www.vistalifeinnovations.org/). Pot'l for full-service "campus"; June: Alan Sylvestre provides project overview; Nov: effort completed
Agriculture / Aquaculture	27	Dave / Ward Smith	Liaise with Ward	Ag Committee initiatives continue (Ward Smith); monitor fishing industry needs; Apr: LI-130 Ag use LoS (approved at PZC)
Maritime / Marinas	18	Dan		Follow-up outreach to marinas, capitalize on recent boating surge, pursue water taxi idea