



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

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 Alternate

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 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.*

**AGENDA**

**Regular Meeting**

**Tuesday, May 10, 2022, 6:00 pm**

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

- 1) 6:00 pm – Call to order:
- 2) 6:05 pm – Approve Minutes of April 11 Special Meeting – Cultural District, April 12 Regular Meeting, May 9 Special Meeting – Stuck Property Analysis. **Vote required.**
- 3) 6:15 pm – New Business:
  - a) 6:15– EDC Initiative #7 Affordable Housing – Rick Mann, proprietor of The Phoenix, will present a proposal for mixed income apartments on Liberty St under CT Section 8-30g. The EDC will consider offering a Letter of Support – **vote required.**
  - b) 6:45– EDC Initiative #9 Business Outreach – Scott Connuck, Sr Project Developer with East Point Energy will present a proposal for grid-scale energy storage project. The EDC will consider offering a Letter of Support – **vote required.**
- 4) 7:15 pm – Old Business – Project Review of each of the initiatives – see Table.
- 5) 7:45 pm – Department of Planning Report – Susan.
- 6) 7:50 pm – Public Comment:
- 7) 8:00 pm – Adjournment:

Dave Hammond, Chairman  
 Economic Development Commission

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 STONINGTON, CT  
 22 MAY -6 AM 11:28  
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## 2022 EDC Goals and Objectives - Status Report as of April 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  |
| 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. Awaiting 3D Final  |
| 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 |
| 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   |
| 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.  |
| 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.   |
| 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.   |
| 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.   |
| 10 | Mechanic Street "Gateway"          | consider streetscape improvements to establish neighborhood identify and placemaking, connecting to the important Mechanic St Mill assets   | Jim              | April: Waiting upon feedback from Beautification Cmt.  |
| 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   |