



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

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Member
- Pete Robinson  
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- John Godin  
Alternate
- Elsie Bisset  
Alternate
- Cullen Hagan  
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, September 14, 2021, 6:00 pm**  
**Pawcatuck Neighborhood Center, 27 Chase St, Pawcatuck, CT**

- 1) 6:00 pm – Call to order.
- 2) 6:01 pm – Perkins Farm Campus Phase 2 – David Lattizori to provide an overview of plans for Phase 2 at Perkins Farm to include additional medical facilities and residential per the Master Plan. The EDC will consider offering a Letter of Support. **Vote required.**
- 3) 6:30 pm – Approval of prior minutes (available on EDC page of Town website): 7/13 Regular meeting, 7/20 Special Meeting – WinnCos . **Vote required.**
- 4) 6:45 pm – Old Business:
  - a) Status Update of 8 Areas of Focus projects by Team Leads (see Table).
    - i) Don Poland will conduct a workshop regarding the Draft Affordable Housing Plan at the September 21 PZC Meeting. EDC members are encouraged to attend to understand areas of support and concern.
    - ii) All other project updates by team leads including subteam activity.
  - b) Status Update of any individually-driven efforts (see Table):
    - i) Campbell Grain – a petition has forced a referendum scheduled for Oct 5 for the proposed fixed assessment, a needed local component to complete the financing package. Discuss what the EDC can and cannot do to support this development, recognized as a critical catalyst for downtown Pawcatuck revitalization.
    - ii) Any other individual effort updates (see Table).
- 5) 8:00 pm – Adjournment.

Dave Hammond, Chairman  
 Economic Development Commission





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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	1 7	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; 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;
	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?); <b>July: subteam meeting to be scheduled</b>
	Pawcatuck River Greenway - Donhue 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 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
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; <b>July: inventory ongoing</b> Outreach to owners of large parcels; assist with marketing strategies; track developer interest and support as needed
	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; <b>July: RFP being prepared</b>
	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; <b>July: BoS scheduling next steps towards adoption</b>
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; <b>July: survey and press release to go out by end July</b>



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2021-2022 Project Plan Areas of Focus	Ref: Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
<b>Individually Driven Efforts</b>				
Pandemic-related business outreach	14	Suzanne		Help solve challenges
Parking	15	John		Assist with parking study(s), regulations in Comp Rewrite; <b>June: 5/17 Public Forum debrief</b>
Cultural District	16	Pete / 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; <b>July: first two meeting held and were successful, third meeting on tap for July 21</b>
Stillmanville Mill Environmental Assessment	17	Dave / Cullen		CIP Request: \$1 '21-22; \$200K '22-23; Use TBD pending concepts / community input; Feb: pre-App approved; Apr: Assessment Grant App submitted. July: award letter received for \$139K, DECD proposal coming July / August; <b>July: following State requirements</b>
Maritime / Marinas	18	Dan		Follow-up outreach to marinas, capitalize on recent boating surge, pursue water taxi idea
Pawcatuck Bridge Historic Structure Designation	cont.	Dave		EDC monitor initiative that started before the pandemic; <b>July: 6/24 public hearing was held, adoption scheduled for 8/4 State Historic Preservation Council (virtual) meeting</b>
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; <b>July: Special EDC meeting for July 20 to review request for fixed assessment / provide Letter of Support, Town meeting tentatively scheduled for Aug 9</b>
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
101 West Broad	NEW	Dave		Ambitious project to provide programs / pathways to independence for individuals with varying abilities (ref: <a href="https://www.vistalifeinnovations.org/">https://www.vistalifeinnovations.org/</a> ). Pot'l for full-service "campus"; June: Alan Sylvestre provides project overview
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)
<b>Hold and Monitor</b>				
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
Transit Oriented Development (TOD) Districts	24	Hold		Monitor State grant opportunities (currently unfunded)
Stillmanville Mill Brownfield Remediation	23	Hold		Request: \$1 '21-22; Partner with ECLB; Use TBD pending concepts / community input