



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

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**AGENDA**  
**Regular Meeting**  
**Wednesday, November 20, 2019**  
**6:30 p.m.**

Human Services Building  
 166 South Broad Street, Pawcatuck, CT

- 1) Call to order:
- 2) Approval of prior Minutes: 10/16/19 Regular Meeting.
- 3) **6:45pm:** Old Business – Status Updates of 2019-20 Projects.
  - a) Project Leader Report-out: Status, Action steps, Decisions, Budget.

	Project / Initiative / Task	2019 Progress / Description / Scope	2019-2020 Planning Notes	Project Leader	Timing	Resource
Downtown Pawcatuck	Grain building lot - pre-approved site plan	Conceptual drawings - Community Conversation	Continue High Priority Project	Jim		\$6K (EDC)
	Pawcatuck Historic Structure designation	in-progress - see to completion	Key element of Pawcatuck revitalization effort	Dave		
	Acquire Circus Lot / Potential Uses	May 2019 cleanup; acquire or not / land bank / enviro study (budget); options for uses	Develop a Plan of Action for options for use and implementation plan; Stage another cleanup day	Bill		
	Pawcatuck Riverwalk	Bulkhead spec to derive cost per linear foot	Monitor and contribute; Ref POCD 13.2.9 (DPW) for pedestrian bridge component	Chris	TBD	
	Pawcatuck Streetscape	How to spend \$40K approved CIP money	Monitor and contribute to CIP effort	TBD	TBD	\$40K (DoP)
Brand	Marketing - branding / placemaking / wayfinding	branding complete; website development ongoing; wayfinding (BETA) opportunity	Continue High Priority Project	Kevin		
	Wayfinding - BETA	allocate EDC budget / seek cost-share with beneficiaries	Combine with "Marketing" initiative	Kevin		
Housing	Housing strategy	Area of Focus; SECHA Stonington Housing Profile	Continue High Priority Project; draft Affordable Housing Plan (state requirement) and Stonington Housing Strategy	Dave		
	Land Bank	Incorporate in Housing Strategy	Combine with "Housing" initiative	Dave		
	Transit Oriented Development (TOD) Districts	Pawcatuck: Walkable downtowns; Consider < 1 car per residential unit within X distance of public transit	First step: Research and White Paper to inform Community Conversation; link to pedestrian bridge effort	OPEN	TBD	
	Incentivize Workforce Housing	10% affordable included for projects > 10 units, or in lieu-of payment	Combine with "Housing" initiative	Dave		

- 4) **8:00 p.m.:** New Business.
  - a) Consider PV-5 amendment to allow density bonus for larger "back lots" for residential-only, i.e. exempt from commercial requirement – Jim. **Vote required.**
  - b) Consider Cultural District designation opportunity, co-host a partner event with SECT Cultural Coalition (Wendy Bury) - Dave. **Vote required.**
  - c) Grand List Overview Summary – Kevin. **Discussion.**
  - d) EDC CIP prioritization; Letter(s) of Endorsement to BoF and BoS. – Kevin. **Discussion, timing, Vote required on which projects to support.**
- 5) **8:15 p.m.:** Department of Planning Report.
- 6) Adjournment:

Dave Hammond, Chairman  
 Economic Development Commission

*EDC Goals:  
 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.*