



## Town of Stonington Economic Development Commission

152 Elm Street  
Stonington, Connecticut 06378

### COMMISSIONERS

**Dave Hammond**  
Chairman

**Kevin Bowdler**  
Vice Chairman

**Jim Lathrop**  
Member

**Suzanne Lane**  
Member

**Richard Balestracci**  
Member

**Dan McFadden**  
Member

**Bill Hobbs**  
Member

**Virginia Abernathy**  
Member

**Cullen Hagan**  
Member

**John Godin**  
Alternate

**Elsie Bisset**  
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.*

### AGENDA

#### Special Meeting

Tuesday, December 14, 2021, 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 Sept 22 and Dec 6 Gateway Subcommittee meetings, and Nov 9 Special (Regular) Meeting (as amended). **Vote required.**
  - a) Correction to Nov 9 Draft Minutes: “The Commission voted on the 2022 Meeting Calendar which is the ~~first~~ **second** Tuesday of each month and will be held at the SPS District Center”.
- 3) 6:15 pm – Guest Speaker Gil Bliss, Stanton-Davis Homestead Museum (<https://stanton-davishomestead.org/>) will describe ongoing restoration efforts and request an EDC Letter of Support. **Vote required.**
- 4) 6:30 pm – Old Business:
  - a) Status Update of 8 Areas of Focus projects by Team Leads (see Table). Project updates by team leads including sub-team activity.
  - b) Status Update of any individually-driven efforts:
    - i) Recap Dec 7 Cultural District event, discuss next steps – Elsie.
    - ii) Any other individual effort updates (see Table).
- 5) 7:25 pm – New Business – refresh project list? – Dave.
- 6) 7:30 pm – Department of Planning Report – Susan will provide a summary of DoP projects and activities – Susan.
- 7) 7:45 pm – Public Comment.
- 8) 8:00 pm – Adjournment.

Dave Hammond, Chairman  
Economic Development Commission

Stonington Economic Development Commission					
Goal Theme	2021-2022 Project Plan Areas of Focus	% cmpl	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
Pawcatuck	Circus Lot Acquisition / Master Plan; "Unstick" Dahl Oil Lot	50%	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; <b>Nov: survey completion early 2022</b> 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; <b>Nov: conceptual rendering in-progress</b>
	Mechanic St mills - Harris / CT Trust plan, Yardney; Threadmill South	10%	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	20%	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; <b>Nov: grant app pending</b> Streetscape: \$20K approved '20-21 CIP funding; partner with Beautification Committee
	Pedestrian Bridge Engineering Design	10%	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; <b>Nov: dependent on Campbell Grain development outcome</b>
Townwide	Stuck Property Analysis; "Unstick" Exit 92 - potential for lifestyle center with added residential	10%	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; <b>Nov: S. Broad Dunky opens</b>
	Comprehensive Zoning Update	20%	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	90%	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	20%	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; <b>Nov: Held 10/25 Community Conversation, surveys published</b>

Stonington Economic Development Commission					
Goal Theme	2021-2022 Project Plan Areas of Focus	% cmpl	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
<b>Individually Driven Efforts</b>					
	Business Outreach, cont	100%	Suzanne		Build database of business contact info by sector
	Parking	20%	John		Assist with parking study(s), regulations in Comp Rewrite; June: 5/17 Public Forum debrief
	Cultural District	80%	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; <b>Nov: Culture Connects event scheduled for Dec 7</b>
	Community / Tourism Wayfinding Signs	20%	Kevin		CIP Request: \$5K '21-22; \$5K '22-23; EDC can develop list and set priority
	POCD	20%	Dave	EDC	CIP Request: \$30 '21-22; \$30K '22-23; +. Chance for EDC input
	Marketing - branding / placemaking	50%	Kevin		Branding complete; website launched; website refresh ongoing; Apr: approved \$100/mo EDC budget for website support
	Stonington Magazine article submissions	recurs	Kevin	EDC contributors	per editorial Calendar (Kevin); May: two articles submitted
<b>Hold and Monitor</b>					
	Bicycle / Walking / Greenway Plan	10%	Hold		CIP Request: \$1 '21-22; \$100K '22-23; community outreach opportunity
	Continue to advance TIF	10%	Hold		Draft policy to lead to Town meeting for approval
	Pandemic-related business outreach	10%	Suzanne		Help solve challenges; <b>Nov: Effort completed</b>
	Transit Oriented Development (TOD) Districts	10%	Hold		Monitor State grant opportunities (currently unfunded)
	Stillmanville Mill Environmental Assessment	90%	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; <b>Nov: grant pending</b>
	Stillmanville Mill Brownfield Remediation	10%	Hold		Request: \$1 '21-22; Partner with ECLB; Use TBD pending concepts / community input
	Pawcatuck Bridge Historic Structure Designation	100%	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; <b>Nov: designation effort completed</b>
	Develop Grain building lot	80%	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: Special EDC meeting for July 20 to review request for fixed assessment / provide Letter of Support, Town meeting tentatively scheduled for Aug 9; Sept: Oct 5 referendum scheduled for fixed assessment proposal; <b>Nov: fixed assessment defeated in referendum</b>
	101 West Broad	100%	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; <b>Nov: effort completed</b>
	Agriculture / Aquaculture	recurs	Dave / Ward Smith	Liaise with Ward	Ag Committee initiatives continue (Ward Smith); monitor fishing industry needs; Apr: U-130 Ag use LoS (approved at P2C)
	Maritime / Marinas	50%	Dan		Follow-up outreach to marinas, capitalize on recent boating surge, pursue water taxi idea