



TOWN OF STONINGTON

SELECTMAN'S OFFICE
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October 28, 2020

Ms. Seila Mosquera-Bruno
Commissioner of the Department of Housing (DOH)
505 Hudson Street
Hartford, CT 06106

Ms. Nandini Natarajan
Chief Executive Officer
Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

Re: Winn Development – Campbell Grain Redevelopment, Pawcatuck, CT

Dear Commissioner Mosquera-Bruno and Ms. Natarajan:

Please accept this letter on behalf of the Stonington Board of Selectmen.

The Town of Stonington, through both staff and volunteer efforts, have been working to revitalize a long-standing vacant lot in our community, known as the Campbell Grain site. After years of effort, Winn Development have come forward with a proposal to redevelop the site into new, mixed-income housing in the downtown village of Pawcatuck, CT. Winn's proposal of approximately 82 units offers many benefits, including new residents in walking distance to existing local businesses and the Westerly Amtrak station, making it a much-desired transit-oriented development (TOD).

Winn has made extensive efforts to collaborate with the Town, its residents, and local business owners throughout this process. The Town of Stonington is working towards meeting the State's goal of having at least 10% of housing meet the affordability threshold, as we recognize how important it is for our residents and the local economy to offer housing people can truly afford.

The development would be an asset for the community in Stonington. Winn Development has committed to providing a public access easement in favor of the Town, to allow the public access to the Wild and Scenic Pawcatuck River on the site. Furthermore, while the development will add a significant asset to the town's Grand List for additional tax revenue overtime, the Board of Selectmen have recognized the request for a local contribution in the form of a fixed assessment and will be sending this to a Town Meeting for a vote by residents once the logistics can be finalized to ensure the safety of residents during the COVID-19 pandemic.

As you consider the applications that you receive this fall for housing developments, we ask that you look favorably upon Winn's application for 9% Low Income Housing Tax Credits, DOH Flex Funds, and CDBG Small Cities Funds. This endeavor will be a catalyst for positive revitalization of our downtown village, which will be an asset to the community for years to come.

Warm regards,

Danielle Chesebrough