



Town of Stonington Economic Development Commission

152 Elm Street
Stonington, Connecticut 06378

COMMISSIONERS

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Kevin Bowdler
Vice Chairman

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Member

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Member

Virginia Abernathy
Member

Pete Robinson
Member

OPEN
Alternate

Chris Donahue
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

Special Virtual Meeting

Thursday, November 19, 2020, 6:00 p.m.

INSTRUCTIONS TO JOIN VIRTUAL MEETING BELOW

- 1) 6:00 p.m. – Call to order.
- 2) 6:05 p.m. – Roll Call.
- 3) 6:10 p.m. – Approval of prior minutes: 10/27/20 Special Virtual Meeting. **Vote required.**
- 4) 6:15 p.m. – EDC Initiatives #8, #9, #11 – Housing Strategy, Land Bank, Incentivize Workforce Housing: **Special Guest Don Poland** will provide a status update regarding development of the Affordable Housing Plan. EDC discussion and comment.
 - a) Does any EDC member(s) volunteer to research Land Bank topic and write a White Paper (ref: my Oct 28 email request) – Dave.
- 5) 7:00 p.m. – EDC Initiative #1 – Grain property: review and discuss proposed fixed assessment. Discussion. **Vote required for EDC support** – Dave.
- 6) 7:20 p.m. – EDC Initiative #6—Marketing – Branding / Placemaking: Monthly/Quarterly EDC stories for publishing on website and Events magazine – Kevin.
- 7) 7:30 p.m. – New Business:
 - a) Comprehensive rewrite of Stonington Zoning Regulations Department of Planning CIP project. Consider Letter of Support. **Vote required.** EDC CIP request support (Note this would address ideas like allowing drive-thrus by Special Permit in business zones CS-5, LS-5, and GC-60) – Susan.
 - b) 7:55 p.m. – Introduce new member candidate John Godin (Board of Selectmen to have considered the nomination at their Nov 18 meeting) – Dave.
- 8) 8:00 p.m. – Adjournment.

Dave Hammond, Chairman
Economic Development Commission

Reference: EDC 11 Initiatives table below.

Stonington EDC – Project Status Report



Goal Theme	Project / Initiative / Task	Status as of Oct 31	Immediate Next Steps
Downtown Pawcatuck	1. Develop Campbell Grain building lot	Developer presented proposal to downtown business community 7/7/20; EDC hosted Community Conversation 7/29/20; Wetlands Permit granted 9/3/20; PZC approval 9/15/20; CHFA application submitted to CHFA 11/20	CHFA financing award to be communicated April 2021
	2. Pawcatuck Historic Structure designation –	Application submitted to SHPO 5/20; Have requested SHPO to consider full app. SHPO comments received 9/8; only 4 buildings recommended for recognition. Town reps met with consultant 10/8 – decision made that SHPO will not budge so submit as is	Consultant instructed to submit revised application with 4 properties that SHPO has said are eligible, timing TBD)
	3. Acquire Circus Lot / Potential Uses	First Selectperson and EDC Chair met with Westerly officials 7/8/20 who are open to reversion of deed to Stonington: \$1 CIP priority “B”. Ph 1 EA follow-ups complete, no significant findings	Decide next steps: Phase 2 (\$20K quote); CIP; purchase; landscape architect ‘conceptual drawings’. Make recommendation to Town for next steps
	4. Pawcatuck Riverwalk	On hold pending formation of a Town task force; \$20K CIP funding available for survey / permit; \$1 CIP priority “B” for Rte 1 – Donahue park section.	Need to restart effort; lay groundwork for establishing Task Force. In meantime, build temporary wood connector ‘prototype’ between Rte 1 and Donahue for community PR and proof of concept (need ~\$5K)
	5. Pawcatuck Streetscape	On hold; \$20K CIP funding available	On hold
Brand	6. Marketing – branding / placemaking	Stonington1649.com website development and content ongoing	Leverage website (ongoing); DoP intern to perform content management function
	7. Wayfinding – BETA	Vacate CIP request; coordinate through Town DPW	Maintain effort
Housing	8. Housing strategy	Town won a State Grant to fund to contract a professional to write Plan. 9/22 EDC: Don Poland presented Work Plan; 10/27 EDC: Don Poland presented an affordable housing overview and Stonington housing and demographic statistics	EDC to participate in research and public outreach; status reports at Oct-Dec EDC meetings
	9. Land Bank	White paper could be written to inform possible inclusion in 8. Housing Strategy. 10/28: Don Poland has provided sources for EDC research	EDC to do research; consider for Initiative #8
	10. Transit Oriented Development (TOD) Districts	On hold pending State and Federal programs	On hold
	11. Incentivize Workforce Housing	White paper could be written to inform possible inclusion in 8. Housing Strategy	EDC to do research; consider for Initiative #8

Note: Shading denotes initiative largely completed and in “maintenance” mode

INSTRUCTIONS TO JOIN VIRTUAL MEETING

JOIN WEBEX MEETING

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m8942f7832761d1011969498deeabed6a>

Meeting number (access code): 173 470 7806

Meeting password: 8b2YFyXbya7

TAP TO JOIN FROM A MOBILE DEVICE (ATTENDEES ONLY)

+1-408-418-9388,,1734707806## tel:%2B1-408-418-9388,,*01*1734707806%23%23*01* United States Toll

JOIN BY PHONE

+1-408-418-9388 United States Toll

Global call-in numbers

<https://townofstonington.webex.com/townofstonington/globalcallin.php?MTID=mad41a70bb46540784e3d01aa572b47a6>

JOIN FROM A VIDEO SYSTEM OR APPLICATION

Dial sip:1734707806@townofstonington.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial sip:1734707806.townofstonington@lync.webex.com