



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

AGENDA
Special Virtual Meeting
Tuesday, October 27, 2020, 6:00 pm

[INSTRUCTIONS TO JOIN VIRTUAL MEETING BELOW](#)

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

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.*

- 1) 6:00 pm – Call to order.
- 2) 6:05 pm – Roll Call.
- 3) 6:10 pm – Approval of prior minutes: 9/22/20 Special Virtual Meeting; 9/29/20 TIF Subcommittee Special Meeting. **Vote required.**
- 4) 6:15 pm – The development team for 32 Broadway, Mystic, will present a project proposal coming to the PZC public hearing on 11/4/20. The EDC will consider offering a Letter of Support. **Vote required.**
- 5) 7:00 pm – 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.
- 6) 7:45 pm – EDC Initiative #3 – Acquire Circus Lot: Kropp completed the report for the Phase I follow up study to test ground water via test wells and analyze core soil samples especially in vicinity of pump house (fill). Jim will provide a 5-minute summary.
- 7) 7:50 pm – New Business:
 - a) Decide 2021 Meeting Dates / Times. **Vote required.**
 - b) EDC Opening.
- 8) 8:00 pm – 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 20	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	Developer to submit financing application to CHFA by Nov 1; 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. Don Poland presented Work Plan at 9/22 EDC meeting	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	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

INSTRUCTIONS TO JOIN VIRTUAL MEETING

JOIN WEBEX MEETING

<https://townofstonington.webex.com/townofstonington/j.php?MTID=madfebc7e1a82ec27ba67ec1fe6d47219> Meeting number (access code): 173 968 2612 Meeting password: ykDm2DNz3c4

TAP TO JOIN FROM A MOBILE DEVICE (ATTENDEES ONLY) +1-408-418-9388,,1739682612## tel:%2B1-408-418-9388,,*01*1739682612%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=m7991cc62a2244c81ee771c748627cd15>

JOIN FROM A VIDEO SYSTEM OR APPLICATION Dial
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