



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

Pete Robinson
 Member

Kristine Halleck
 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
Tuesday, September 22, 2020, 6:00 p.m.

[INSTRUCTIONS TO JOIN VIRTUAL MEETING BELOW](#)

- 1) Call to order:
- 2) Roll Call:
- 3) Approval of prior minutes: 8/19/20 Special Virtual Meeting. **Vote required.**
- 4) EDC Initiatives #8, #9, #11 – Housing Strategy, Land Bank, Incentivize Workforce Housing: **Special Guest Don Poland** to join and present the work plan for drafting the Town’s Affordable Housing Plan, to include how the EDC can contribute.
- 5) EDC Initiative #1 – Develop Campbell Grain Lot: Debrief of WinnCo PZC application and public hearing at Sept 15 PZC meeting. Application was APPROVED. (Dave).
- 6) EDC Initiative #2 – 2. Pawcatuck Historic Structure designation. SHPO comments were received. Status update and next steps will be provided (Susan / Dave).
- 7) EDC Initiative #3 – Acquire Circus Lot: Kropp began the study to test ground water via test wells and analyze core soil samples especially in vicinity of pump house (fill) on 9/16/20. Next steps and timing for report will be provided (Jim).
- 8) New Business:
 - a) Progress on restart of Targeted Community Investment (using TIF) subcommittee (Rich / Cullen).
 - b) Proposed amendment to contemporize commercial zoning particularly for drive-thrus (Jim). **Vote required.**
 - c) Recommendation for 4 EDC-supported CIPs - Riverwalk, Circus Lot Acquisition, Wayfinding (all supported with \$1 placeholders by the Town - propose to resubmit), and add new CIP in keeping with the overwhelming public support for a Pedestrian Bridge (Dave). **Vote required.**
 - d) Hotel / Restaurant outreach – Narcan training volunteer (Dave).
- 9) Adjournment:

Dave Hammond, Chairman
 Economic Development Commission

Reference: EDC 11 Initiatives table below

INSTRUCTIONS TO JOIN VIRTUAL MEETING

JOIN WEBEX MEETING

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m349706cc4a972eed0bbe5b4637a1e5bb>

Meeting number (access code): 173 692 3507; Meeting password: yxXPTuqx894

TAP TO JOIN FROM A MOBILE DEVICE (ATTENDEES ONLY)

+1-408-418-9388,,1736923507## tel:%2B1-408-418-9388,,*01*1736923507%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=mb62e4e91da2d454f03f67f93dd3c57d5>

JOIN FROM A VIDEO SYSTEM OR APPLICATION

Dial sip:1736923507@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:1736923507.townofstonington@lync.webex.com

Can't join the meeting? Contact support here:

<https://townofstonington.webex.com/townofstonington/mc>

Goal Theme	Project / Initiative / Task	Status as of Sept 9	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	Developer to submit applications to Town and request public hearings; PZC Public Hearing 9/15/20
	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 to meet with consultant to determine if there is a path forward to gain recognition for more of the building proposed in our application (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”. Authorized Kropp to conduct Ph 1 EA follow-ups for \$2,790; work set for 9/16	Consider results of Phase 1 EA follow-ups, complete date TBD. 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	On hold pending funding; \$1 CIP priority “B”	On hold
Housing	8. Housing strategy	Town has applied for State Grant to fund to contract a professional to write Plan	Consultant to attend Sept EDC meeting to review work plan and how EDC can contribute
	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	Explore updating Zoning Regs for Inclusionary Zoning / payment in-lieu-of: consider for Initiative #8