



Town of Stonington Economic Development Commission

152 Elm Street
Stonington, Connecticut 06378

COMMISSIONERS

Dave Hammond
Chairman

Kevin Bowdler
Vice Chairman

Jim Lathrop
Member

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Member

Richard Balestracci
Member

Dan McFadden
Member

Bill Hobbs
Member

Virginia Abernathy
Member

Pete Robinson
Member

John Godin
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.*

FINAL MINUTES

Special Virtual Meeting
Tuesday, March 9, 2021

Attending: EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Bill Hobbs, Virginia Abernathy, John Godin, Cullen Hagan.

The meeting was called to order at 6:05 p.m.

The Minutes of the 2/9/21 Special Virtual Meeting were approved. **Motion:** John, **Second:** Kevin. **All in Favor.**

New Business: Representatives from the Southeastern CT Enterprise Region ([seCTer](#)) organization presented an overview of seCTer's role in the region and services provided.

Old Business: Draft Subcommittee Charters were reviewed:

- i) Pawcatuck River Greenway - Phase 1; Pawcatuck Streetscape.
- ii) Pedestrian Bridge Engineering Design.
- iii) Circus Lot Acquisition / Master Plan; "Unstick" Dahl Oil Lot: A mission statement was agreed: *"To develop the Circus Lot as a Community Asset, potentially as a water-accessible community park. To inspire the highest and best use development of the long-vacant Dahl Oil Lot, ideally in concert with the Circus Lot plan".* To make progress, the team will work closely with the owner of the Dahl Oil lot. **Motion** made to allocate up to \$6,000 to perform a survey of the Circus lot that will clarify the boundaries and topography of the lot, on the condition that the owner of the Dahl Oil lot performs a similar survey. Allocate up to \$1,000 to the creation of artistic conceptual drawings that inspire both community and developer interest in development of the combined Dahl Oil and Circus Lots: Jim. **Second:** Bill. **All in Favor.**
- iv) Stuck Property Analysis: Cullen will allocate specific areas of Town to various team members for them to identify stuck properties. Kevin Bowdler will reach out to the Tax Assessor to see if the Town maintains a list of stuck properties. EDC Google Drive will be shared with all EDC members who would like to manage their sub-committee documents in a shared location.
- v) TC-80 / Stonington Gateway - realize economic potential.

The Commission was pleased with the progress to date of the Project Charters and will look forward to reviewing progress at next month's meeting.

Motion to adjourn at 7:45 p.m. made by Kevin Bowdler, seconded by Jim Lathrop. All in favor.

Respectfully submitted,

Dave Hammond, Chairman
Economic Development Commission

David Hammond, Chairman
Approved April 13, 2021



Stonington Economic Development Commission

Goal Theme	2021-2022 Project Plan Areas of Focus	Ref: Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
Pawcatuck	Circus Lot Acquisition / Master Plan; "Unstick" Dahl Oil Lot	1 7	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; Dahl: Outreach with owner ongoing, motivator is drive-thru for S. Broad Bess Eaton; possible
	Mechanic St mills - Harris / CT Trust plan, Yardney; Threadmill South	8 T10	Rich	Jim, Bill, Dave	Yardney: Restart overtures to connect with owners; Threadmill: conceptual drawing (EDC budget use?)
	Pawcatuck River Greenway - Phase 1; Pawcatuck Streetscape	3 T10	Dave / Susan	Kevin, Jim, Suzanne, Rich, Virginia, Pete, Chris, Dan, Bill	Riverwalk: CIP Request: \$1 '21-22; \$20K approved '20-21 CIP funding for survey / permit; Streetscape: \$20K approved '20-21 CIP funding; partner with Beautification Committee
	Pedestrian Bridge Engineering Design	6	Jim	Dave, Kevin, Suzanne, Virginia, Pete, Chris	CIP Request: \$1 '21-22; integral to EDC vision for Pawcatuck
Townwide	Stuck Property Analysis; "Unstick" Exit 92 - potential for lifestyle center with added residential	9 13	Cullen	John, Kevin, Jim, Rich, Dan, Pete, Dave, Suzanne, Chris	Identify issues / hurdles, seek resolution, attract developers; Outreach to owners of large parcels; assist with marketing strategies; track developer interest and support as needed
	Comprehensive Zoning Update	2	DoP	Dave, Kevin, Jim, Dan, Virginia, John, Cullen	CIP Request: \$75K '21-22; \$75K '22-23; EDC: PV-5 update; drive-thrus; signage; +
	Housing strategy / Affordable Housing Plan	5	DoP	Dave, Kevin, Jim, Suzanne, Rich, Dan, Virginia, Pete, John, Cullen	Assist Don Poland through Plan completion / submittal
Exit 90	TC-80 / Stonington Gateway - realize economic potential	4	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



Stonington Economic Development Commission

	2021-2022 Project Plan Areas of Focus	Ref: Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
	Individually Driven Efforts				
	Pandemic-related business outreach	14	Suzanne		Help solve challenges
	Parking	15	John		Assist with parking study(s), regulations in Comp Rewrite
	Cultural District	16	Pete / Wendy Bury	Dave	Restart effort / Partner with Cultural Coalition (Wendy)
	Stillmanville Mill Environmental Assessment	17	Dave / Cullen		CIP Request: \$1 '21-22; \$200K '22-23; Use TBD pending concepts / community input
	Maritime / Marinas	18	Dan		Follow-up outreach to marinas, capitalize on recent boating surge, pursue water taxi idea
	Develop Grain building lot	20	Dave	EDC	Support Fixed Assessment at Town Meeting; continue partner with WinnCos
	Community / Tourism Wayfinding Signs	21	Kevin		CIP Request: \$5K '21-22; \$5K '22-23; EDC can develop list and set priority
	POCD	22	Dave	EDC	CIP Request: \$30 '21-22; \$30K '22-23; +. Chance for EDC input
	Marketing - branding / placemaking	25	Kevin		branding complete; website launched; website refresh ongoing
	Stonington Magazine article submissions	26	Kevin	EDC contributors	per editorial Calendar (Kevin)
	Agriculture / Aquaculture	27	Dave / Ward Smith	Liaise with Ward	Ag Committee initiatives continue (Ward Smith); monitor fishing industry needs
	Hold and Monitor				
	Bicycle / Walking / Greenway Plan	12	Hold		CIP Request: \$1 '21-22; \$100K '22-23; community outreach opportunity
	Continue to advance TIF	19	Hold		Draft policy to lead to Town meeting for approval
	Transit Oriented Development (TOD) Districts	24	Hold		Monitor State grant opportunities (currently unfunded)
	Stillmanville Mill Brownfield Remediation	23	Hold		Request: \$1 '21-22; Partner with ECLB; Use TBD pending concepts / community input