



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

John Godin
Alternate

OPEN
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, May 11, 2021

The meeting was called to order at 6:05 p.m. Present, EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Suzanne Lane, Rich Balestracci, Pete Robinson, John Godin, Cullen Hagan; DoP: Susan Cullen.

The Minutes for the 4/8 TC-80 Gateway Team; 4/13 Regular EDC meeting; 4/22 Joint BoS / EDC meeting were **approved**. Motion: Kevin; Second: Pete. **All in Favor**.

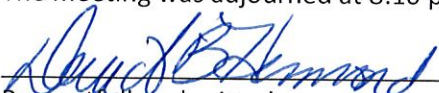
New Business:

- a) Sergio Cherenzia, representing the applicant, presented plans for the long-vacant "Sailor Ed's" restaurant building on Old Stonington Rd to include a Special Use Permit application for the renovation of existing restaurant and permit six (6) outdoor vendors. Motion made to write a Letter of Support to the PZC. Motion: Dave, Second: Kevin. **All in Favor**. Dave to draft Letter.


Old Business – Project Review (see also Tables):


- a) **Dahl / Circus:** WPWA toured Circus and loved it; contract executed to survey Circus Lot; Jim to call a subteam meeting for a site tour.
- b) **Mechanic St Mills:** Rich to call a subteam meeting.
- c) **Pawcatuck River Greenway:** proposal submitted by On-Site Engineering for survey / permit work for West Broad-Donahue Park section.
- d) **Pedestrian Bridge:** Jim to call a subteam meeting.
- e) **Stuck Property Analysis:** Cullen collecting data.
- f) **Comprehensive Zoning Rewrite:** funded by CIP.
- g) **Housing Strategy:** Final Draft Affordable Housing Plan near completion; public meeting set for June 17.
- h) **TC-80 / Gateway:** subteam continues to meet; Vision document drafted; Survey seeking public, visitor, and business input developed.
- i) **Cultural District:** a series of three public meeting will inform path forward; Pete to coordinate with Susan. Motion to allocate up to \$500 for venue rental and refreshments, if needed. Motion: Dave; Second: Kevin. **All in Favor**.

The meeting was adjourned at 8:10 p.m.


Respectfully submitted,

Dave Hammond, Chairman
Economic Development Commission
Approved June 8, 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 "Master Plan" with abutting Circus Lot. FY21 EDC budget - approved \$6K survey, \$1K digital
	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?); May: subteam to meet
	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; Apr: met w/ On-Site Eng for survey permit work; May: proposal provided 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. May: subteam to meet
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; May: data collection phase 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; May: CIP funded!
	Housing strategy / Affordable Housing Plan	5	DoP	Dave, Kevin, Jim, Suzanne, Rich, Dan, Virginia, Pete, John, Cullen	Assist Don Poland through Plan completion / submittal; May: Final Draft near complete; public meeting set for June 17
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; Apr: subcommittee creates Vision doc, working on survey; May: survey ready to go, subteam continues to meet

 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
	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); Apr: Wendy presented, Pete to write proposal for action; May: a series of three public meetings proposed to inform go-forward path, Pete to coordinate with Susan
	Stillmanville Mill Environmental Assessment	17	Dave / Cullen		CIP Request: \$1 '21-22; \$200K '22-23; Use TBD pending concepts / community input; Feb: pre-App approved; Apr: Assessment Grant App submitted
	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; May: CHFA financing not awarded as Town contribution was lacking; Winn intends to resubmit, Town to pursue tax abatement.
	Community / Tourism Wayfinding Signs	21	Kevin		
	POCD	22	Dave	EDC	CIP Request: \$5K '21-22; \$5K '22-23; EDC can develop list and set priority
	Marketing - branding / placemaking	25	Kevin		CIP Request: \$30 '21-22; \$30K '22-23; +. Chance for EDC input
	Stonington Magazine article submissions	26	Kevin	EDC contributors	branding complete; website launched; website refresh ongoing; Apr: approved \$100/mo EDC budget for website support
	101 West Broad	NEW	Dave		per editorial Calendar (Kevin); May: two articles submitted
	Agriculture / Aquaculture	27	Dave / Ward Smith	Liaise with Ward	Ambitious project to provide programs and pathways to independence for young adults with neurological disabilities. Future potential for full-service "campus"
					Ag Committee initiatives continue (Ward Smith); monitor fishing industry needs; Apr: LI-130 Ag use LoS (approved at PZC)
		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