



Town of Stonington Economic Development Commission

152 Elm Street
Stonington, Connecticut 06378

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OPEN
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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 Meeting

Tuesday, June 8, 2021

Pawcatuck Neighborhood Center

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

Minutes of prior meetings were approved: 5/11 Regular meeting; 5/18 Circus Lot subteam meeting; 5/19 Exit 90 Gateway subteam; 5/19 Cultural District subteam; 5/20 Pedestrian Bridge subteam. Motion: John; Second: Pete. **All in Favor.**

Now that in-person meetings can be held, the EDC will move its Regular meeting location to Pawcatuck Neighborhood Center from Board of Ed District Admin (PMS). Motion: Dave; Second: Bill. **All in Favor.**

New Business: Alan Sylvestre provided a project overview for 101 W Broad St, and how that could lead to future services for people of varying abilities seeking to gain a pathway to independence. The EDC expressed effusive support.

Old Business – Project Review (see also Tables):

- a) **Dahl / Circus:** subteam toured property; request made for \$1,750 for conceptual digital renderings (see Motion below).
- b) **Mechanic St mills:** no report.
- c) **Pawcatuck River Greenway:** John following up with On-Site Engineering to finalize contract and schedule work.
- d) **Pedestrian Bridge:** subteam met; request made for budget to include in conceptual digital rendering as above (see Motion below). Additional request made not to exceed \$3,000 for engineering survey (see Motion below). To support engineering survey, Letter of Intent will be sent to property owners.
- e) **Stuck Property Analysis:** Cullen organized subteam, who are to complete an inventory for their respective neighborhoods by end-July.
- f) **Comprehensive Zoning Rewrite:** funded by CIP.
- g) **Housing Strategy:** Final Draft Affordable Housing Plan near completion; public meeting set for June 17, 6pm, Velvet Mill. Public urged to attend.
- h) **TC-80 / Gateway:** Survey seeking public, visitor, and business input is ready to deploy. Requests made for \$1,000 for conceptual digital Gateway rendering, \$2,300 for survey (includes \$500 incentive prizes), and \$2,500 contribution to a Coogan Blvd redesign conceptual drawing (see Motion below).
- i) **Cultural District:** the first of a series of three exploratory meetings is set for June 17, 4pm, at the Velvet Mill; public urged to attend. Dates for the next two meetings have been set: July 13 and 21. **Action:** Pete to draft a Press Release;

Susan to finalize and distribute.

- j) **Parking Strategy:** John provided a debrief of the 5/27 Public Forum.
- k) **Budget:** FY20-21 ends on June 30 and the EDC reviewed budget status and allocated remaining funds based on proposals made by project leads as identified above. Motion was made and summarized in the table:

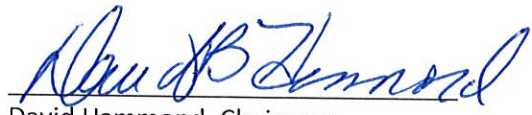
Project	Amount	Timing
Circus / Dahl / Bridge digital conceptual rendering (Jim)	\$1,750	ASAP – FY21
Gateway digital conceptual rendering (Kevin)	\$1,000	FY21
Gateway Survey (Kevin)	\$2,300	FY21 and / or FY22
Pedestrian Bridge engineering survey (Jim)	\$3,000	FY22
Coogan Blvd redesign conceptual rendering / pre-engineering (partner with business owner) (Kevin)	\$2,500	FY22

Motion: Dave; Second Suzanne. **All in Favor.** Susan to administer processing of agreements / PO's / encumbrments with Finance Dept. to allocate expense to appropriate fiscal year.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Dave Hammond, Chairman
Economic Development Commission



David Hammond, Chairman
Approved July 13, 2021

Stonington Economic Development Commission		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 renderings; May: contract in place for survey; subteam to meet; June: subteam tours property;
	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	John	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; June: agreement signed, scheduling work 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; June: subteam met at site; bridge to be included in Circus lot conceptual drawing effort; request for \$3,000 engineering survey approved
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; June: team to complete inventory by end-July 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; June: funding requests: \$1,000 for Gateway conceptual rendering, \$2,300 for survey; \$2,500 cost share with business owner for Coogan redesign concepts - all approved.

Stonington Economic Development Commission		Ref. Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
2021-2022 Project Plan Areas of Focus					
Individually Driven Efforts					
	Pandemic-related business outreach	14	Suzanne		Help solve challenges
	Parking	15	John		Assist with parking study(s), regulations in Comp Rewrite; June: 5/17 Public Forum debrief
	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 meeting proposed to inform go-forward path, Pete to coordinate with Susan. June: June 17 meeting set - 4pm, Velvet Mill; next two meetings set for July 13 and 21
	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		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; Apr: approved \$100/mo EDC budget for website support
	Stonington Magazine article submissions	26	Kevin	EDC contributors	per editorial Calendar (Kevin); May: two articles submitted
	101 West Broad	NEW	Dave		varying abilities (ref: https://www.vistalifeinnovations.org/). Pot'l for full-service "campus"; June: Alan Sylvestre provides project overview
	Agriculture / Aquaculture	27	Dave / Ward Smith	Liaise with Ward	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