



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

**FINAL MINUTES**  
**Regular Meeting**  
**Wednesday, June 19, 2019**

Human Services Building  
 166 South Broad Street, Pawcatuck, CT

**COMMISSIONERS**

**Dave Hammond**  
 Chairman

**Kevin Bowdler**  
 Vice Chairman

**Jim Lathrop**  
 Member

**Suzanne Lane**  
 Member

**Richard Balestracci**  
 Member

**Dan McFadden**  
 Member

**Danielle Chesebrough**  
 Member

**Virginia Abernathy**  
 Member

**Pete Robinson**  
 Member

**Kristine Halleck**  
 Alternate

**Bill Hobbs**  
 Alternate

**Chris Donahue**  
 Alternate

*EDC Goals:  
 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.*

Attending: EDC – Dave Hammond, Kevin Bowdler, Jim Lathrop, Rich Balestracci, Danielle Chesebrough, Pete Robinson, Dan McFadden, Virginia Abernathy, Kristine Halleck; Department of Planning: Jason Vincent; Guests: Chris and Dennis Billias.

The meeting was called to order at 6:35 p.m.

The Minutes of the May 15<sup>th</sup> regular meeting and May 22<sup>nd</sup> special meeting were approved. Motion: Jim; Second: Pete; **ALL IN FAVOR.**

Guests Chris and Dennis Billias presented their business plan for a laundry service business in the Credit Union building in downtown Pawcatuck.

Old Business – EDC Initiatives Updates – status reports were provided. The EDC’s planning calendar coincides with the Town fiscal year which ends in June. As such, the attached table represents a year-end report. It was acknowledged that significant progress and achievement was realized over the 9 months of effort: **Well done EDC Team!** No decisions were made – see table for updates.

Danielle reminded us that the Greenways Community Conversation will be held Thursday, June 20<sup>th</sup>.

New Business – Jim proposed that the EDC provide a Letter of Recommendation to the Stonington Facilities Committee regarding the West Broad Street School. It is important that the beauty and value of this historic building – listed on the National Register – be maintained as an asset to the Town. Jim to forward a draft of the Letter to EDC members for refinement. Motion: Dave; Second: Kevin; **IN FAVOR:** Dave, Kevin, Rich, Pete, Kristine, Danielle, Dan, Jim; **Abstain:** Virginia.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Dave Hammond, Chairman  
 Economic Development Commission

David Hammond, Chairman  
 Approved September 18, 2019

Stonington Economic Development Commission - June 2019 YEAR END Report				
2018-2019 Plan				
Areas of Focus	Team	June Minutes / Meeting Notes	Next Steps	Completed Actions (since last EDC in RED)
1 Grain building lot - conceptual drawing and marketing strategy	Jim (Lead), Dave, Danielle, Rich, Suzanne	<ul style="list-style-type: none"> <li>Reviewed Azzinaro concept sketch</li> <li>July sub-team meeting with CAD conceptual drawing</li> <li>owner actively involved in marketing on Loopnet</li> </ul>	<ul style="list-style-type: none"> <li>monitor Azzinaro progress</li> <li>continue to support owner</li> <li>conduct PV-5 parking study</li> <li>brainstorm with developers</li> <li>hold Community Conversation</li> <li>market idea to developers</li> </ul>	<ul style="list-style-type: none"> <li>formed a team Oct 2018</li> <li>rough DRAFT conceptual drawing RFQ v1.0; v2.0 (11/12)</li> <li>Team Meetings: 10/30, 11/14, 12/20, 1/9, 1/24, 3/1</li> <li>proposal from local architect to draft conceptual schematics; signed contract to execute Phase 1 (May)</li> <li>ongoing talks with owner</li> <li>Grant received from Washington Trust</li> <li>Phase 1 contract signed with Azzinaro for \$6K</li> </ul>
2 Continue to advance Targeted Community Investment (TCI) using TIF	Rich (Lead), Kevin, Dave, Jim, Pete, Sal	<ul style="list-style-type: none"> <li>schedule sub-committee meeting for second week of July</li> <li>Refine Draft Policy and agree final Policy</li> <li>Agree next step - communication plan / steps to seek adoption</li> </ul>	<ul style="list-style-type: none"> <li>schedule subcommittee meeting</li> </ul>	<ul style="list-style-type: none"> <li>Team meetings: 11/7/18, 3/6</li> <li>Held 4/30 Community Conversation at Saltwater Farms</li> <li>Action Plan drafted</li> </ul>
3 Marketing - branding / placemaking / wayfinding	Kevin (Lead), Dan, Bill	<ul style="list-style-type: none"> <li>continued progress on Stonington 1649 website</li> <li>explore ways to advance Wayfinding Signage (BETA proposal) funding through EDC budget and cost share (e.g. Lattizori for HHC)</li> </ul>	<ul style="list-style-type: none"> <li>continue website development</li> <li>advance Wayfinding project</li> </ul>	<ul style="list-style-type: none"> <li>met with state tourism reps re Ctvisit.com linkage</li> <li>submitted entry to Smithsonian for possible inclusion in 20 Best Small Towns 2019</li> <li>updated EDC Facebook to Stonington 1649 standard</li> <li>met with BETA, received wayfinding proposal for consideration</li> </ul>
4 Pawcatuck Historic Structure designation	Jim (Lead), Dave	<ul style="list-style-type: none"> <li>Jim to follow-up with the State</li> <li>seek grant, supplement with EDC budget, for research / write-up</li> </ul>	<ul style="list-style-type: none"> <li>Track: CT designation of 5 bldgs in downtown Pawcatuck; submission to US Dept Interior</li> <li>explore eligibility for grants and tax credits</li> </ul>	<ul style="list-style-type: none"> <li>met with CT officials (Sept 2018) to review neighborhood and candidates</li> </ul>
5 Acquire Circus Lot / Potential Uses	Bill (lead), DoP, Team pending	<ul style="list-style-type: none"> <li>plan a second Clean Up Day</li> <li>have enviro study performed</li> </ul>	<ul style="list-style-type: none"> <li>Consider acquisition</li> <li>Hold a Community Conversation</li> <li>Engage a Landscape Architect to draft a Master Plan</li> <li>Understand cost</li> </ul>	<ul style="list-style-type: none"> <li>Letter of Recommendation sent to Conservation Commission 10/22; followed-up with Acquisition Proposal</li> <li>clean-up project held May 18, <a href="#">Westerly Sun article</a></li> </ul>
6 Stillman Ave mill	DoP, Team pending	<ul style="list-style-type: none"> <li>Due to demo, the initiative is <b>CLOSED</b></li> </ul>	<ul style="list-style-type: none"> <li>continue discussion of historic designation; drawback - if designated, will that prevent demo if no developer can be found?</li> <li>need a strategy to gain community and Town official support for preservation</li> </ul>	<ul style="list-style-type: none"> <li>Letter of Support for Brownfield Grant Application sent to First Selectman 10/31</li> <li>Grant application submitted, but was not funded</li> <li>Met with potential buyers / developers</li> <li>building collapsed and demo-ed in April</li> <li>site awaiting Town disposition, EDC CLOSED initiative pending Town action</li> </ul>
7 UCONN CE projects - PV pedestrian bridge / riverwalk / Mystic Train Station	DoP, UCONN	<ul style="list-style-type: none"> <li>project <b>COMPLETED</b></li> <li>source material for grant-writing</li> </ul>	<ul style="list-style-type: none"> <li>leverage designs to facilitate Community Conversations with property owners and Town officials</li> </ul>	<ul style="list-style-type: none"> <li>Projects complete , reports delivered</li> </ul>
8 TC-80 Community Conversation #2 w/ UCONN Gateway plans	Pete	<ul style="list-style-type: none"> <li>Consider conceptual drawing project</li> <li>Hold another Community Conversation</li> </ul>	<ul style="list-style-type: none"> <li>Plan Community Conversation</li> </ul>	<ul style="list-style-type: none"> <li>Held Community Conversation 2/28/19</li> <li><a href="#">Letter of Support for TC-80 NDD hotel application</a></li> <li>11/8 Housing Strategy meeting with David Fink</li> </ul>
9 Housing strategy	Dave (Lead), Chris, Kristene, Jim Kelly	<ul style="list-style-type: none"> <li>schedule first subcommittee meeting, work over summer</li> </ul>	<ul style="list-style-type: none"> <li>Organize subteam</li> <li>Decide framework and content</li> <li>Write Plan</li> </ul>	<ul style="list-style-type: none"> <li>team formed</li> <li>3/5 Special meeting to understand 126 S Broad St proposal, submitted Letter of Support to PZC, spoke in favor - APPROVED</li> <li>5/16 telecon with Leslie Higgins-Biddle (LISC)</li> </ul>