



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

**FINAL MINUTES**  
**Special Virtual Meeting**  
**Tuesday, September 22, 2020**  
**6:00 p.m.**

**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.*

Attending: EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Suzanne Lane, Bill Hobbs, Virginia Abernathy, Cullen Hagan; Dept of Planning: Keith Brynes, Susan Cullen; Guest presenter: Don Poland – Gorman+York.

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

The Minutes of the 8/19/20 Special Virtual Meeting were approved. Motion: Bill; Second: Cullen. **All in Favor.**

EDC Initiatives #8, #9, #11 – Housing Strategy, Land Bank, Incentivize Workforce Housing. Don Poland of Gorman+York presented the Work Plan for the Stonington Affordable Housing Study and Plan. Two public meetings (dates TBD) and communications campaigns will be conducted. Status reports and EDC participation / input will be a part of the Oct 27, Nov 19, and Dec 17 EDC Special Virtual Meetings. In support of EDC Initiatives #9 Land Bank and #11 Incentivize Workforce Housing, Don (with Susan) will provide.

EDC Initiative #1 – Develop Campbell Grain Lot: A summary the 9/15 PZC meeting review of WinnCos PZC application was provided; the application was approved.

EDC Initiative #2 – Pawcatuck Historic Structure designation. SHPO comments were received. Next step is to schedule a meeting with consultant to assess path forward.

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. Results will be available soon.

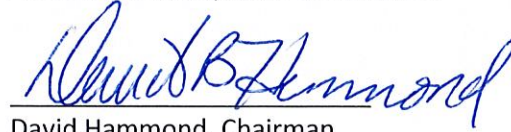
**New Business:**

- a) Meeting set for 9/29 to consider restart of Targeted Community Investment (using TIF) subcommittee.
- b) Discussed writing letter of support for applicant on the facts advocating allowance of drive thru at 148 S. Broad Street, Pawcatuck. This letter will also advocate for an amendment to the GC-60 zone allowing drive-thrus by Special Permit. Agreed to write Letter of Recommendation to PZC – **Action: Jim.** Motion: Jim; Second: Cullen. **All in Favor.**
- c) Discussed 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. Motion: Dave; Second: Suzanne. **All in Favor.**
- d) Hotel / Restaurant outreach – Bill volunteered to connect with hotels and restaurants to arrange for their representative to receive Narcan training.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Dave Hammond, Chairman  
Economic Development Commission



David Hammond, Chairman

Approved October 27, 2020

Reference: EDC 11 Initiatives table:

Goal Theme	Project / Initiative / Task	Status as of Sept 26	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; PZC approval 9/15/20	Developer to submit financing application to CHFA by Nov 1; financing award to be communicated April 2021
	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. Don Poland presented Work Plan at 9/22 EDC meeting	EDC to participate in research and public outreach; status reports at Oct-Dec EDC meetings
	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	EDC to do research; consider for Initiative #8