



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

**FINAL Minutes**

**Community Conversation- Exit 90 Tourist Commercial(TC-80)**  
**Meeting House – Olde Mistick Village**  
**Monday October 25, 2021**

**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

**Elsie Bisset**  
 Alternate

**John Godin**  
 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.*

EDC Members in attendance: Kevin Bowdler, John Godin, Elsie Bisset, Jim Lathrop, Cullen Hagan  
 Approximately 50 Stonington residents and business owners were in attendance.

- Call to order 6:05pm and welcome by Danielle Chesebrough.
- Kevin Bowdler gave an overview of the topic. It was prioritized by the EDC earlier in 2021 as one of the areas with a potential to materially increase tax revenue. This is because it is fully built out with a number of aging buildings that may be replaced over the next 25 years. It was designed around the car culture in the 1970's with lots of asphalt car parking visible from the street. Rather than encroach on our precious green spaces, EDC thinks it would be wise to rebuild and improve the existing area at a higher density and thereby raise additional tax revenue.
- 609 residents completed the resident's survey which asked questions based on the DRAFT Vision Statement developed by the Exit 90 sub-committee. Kevin Bowdler presented the results from the survey (see attachments). The results of the most frequently stated 'Comments' field on the survey are summarized at the end of the slide presentation. They were grouped into four broad categories (1) Traffic Flow-Pedestrian Safety (2) Beautification (3) Zoning related (4) Other
- Susan Cullen facilitated a brainstorming session with the attendees that added additional ideas to the existing list created from the surveys. Those ideas were written on flip charts, and they have been recorded on an additional slide (page 14) that is included with the survey results.
- From the survey results, there was strong support for improved traffic flow, pedestrian safety, beautification, river access and parking. There was less support for Senior Housing and the addition of Condos/Apartments and Affordable Housing in the Exit 90 area.
- At the end of the meeting there was strong support for two of the discussed ideas. (1) Some form of inter-modal transportation capability. Finding some mechanisms for getting people to park their cars at Exit 90 and then walk, shuttle bus, or access to downtown Mystic via the river. (2) rental bikes and bike paths.

Adjourn: 7:45pm

David Hammond, Chairman  
 Approved November 9, 2021



# Residents Exit 90 Survey Results



TC (Tourist Commercial) - 80 Zone

Current Tax Revenue = \$1,500,000

Or

2% of Stonington's Tax Revenue

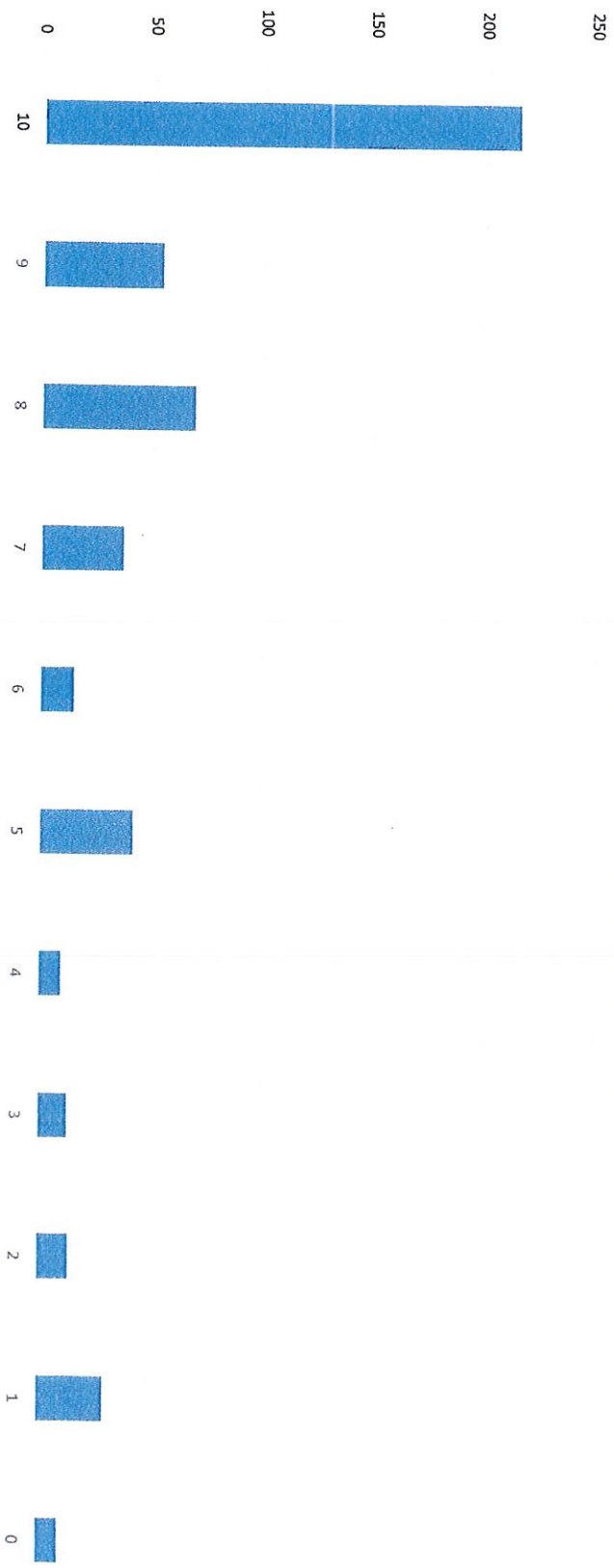
509 Stonington Residents completed the Residents survey over the last 4 months.





# Pedestrian Friendly

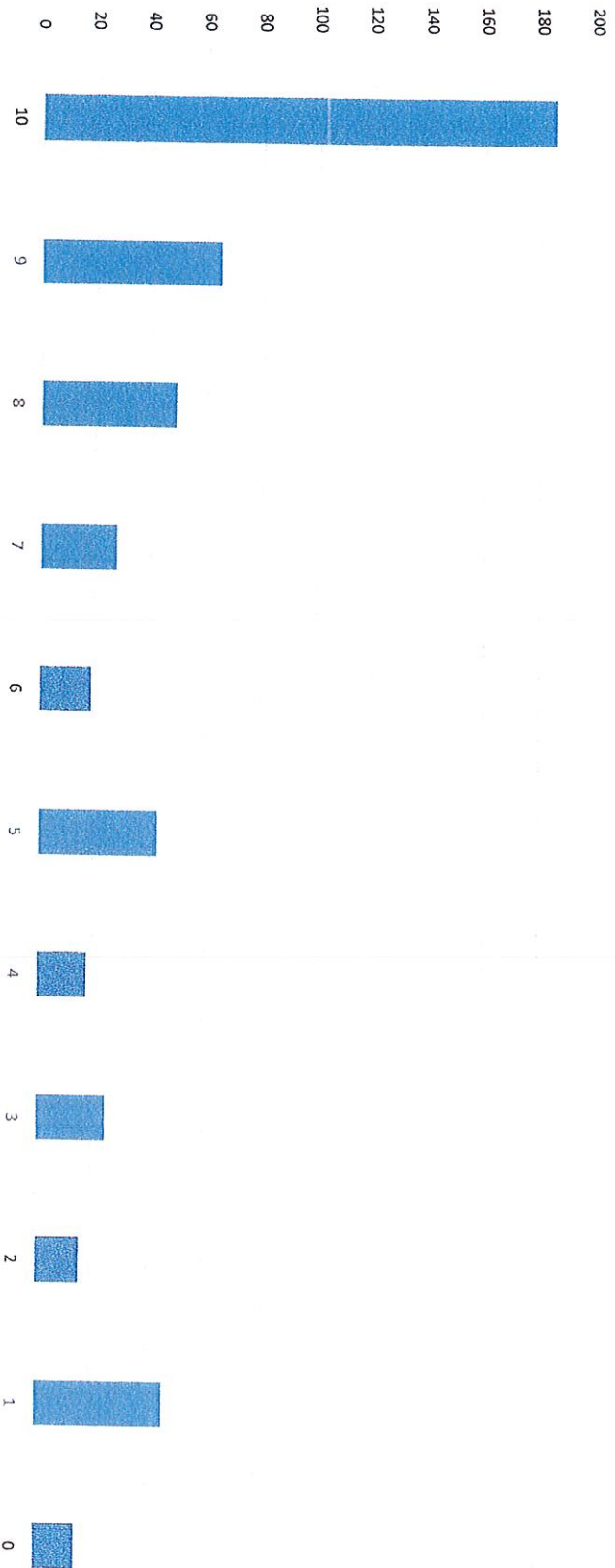
Pedestrian Friendly 10 = Good Idea, 0 = Bad Idea





# Walk and Bike Trails

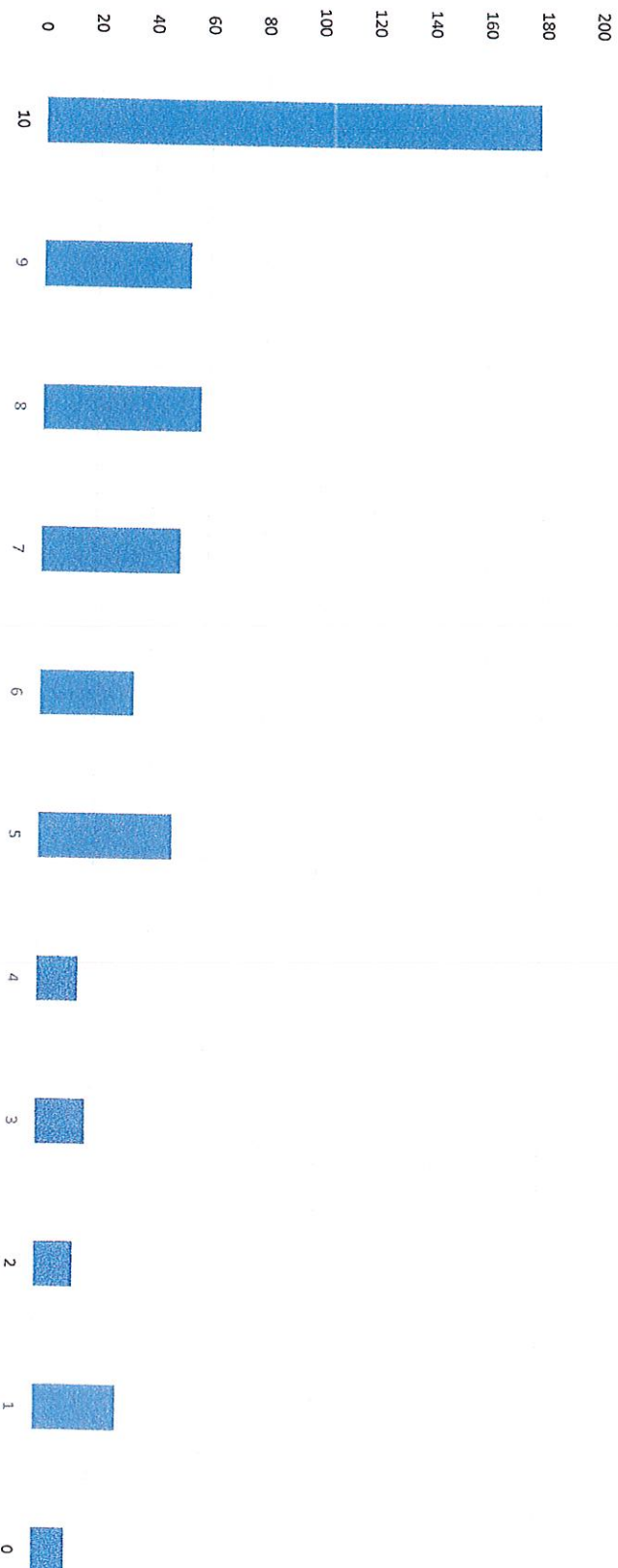
Walk and Bike trails 10 = Good Idea 0 = Bad Idea





# Parks, flowers, trees

Parks, flowers, trees 10 = Good Idea 0 = Bad Idea





# Attractive Gateway

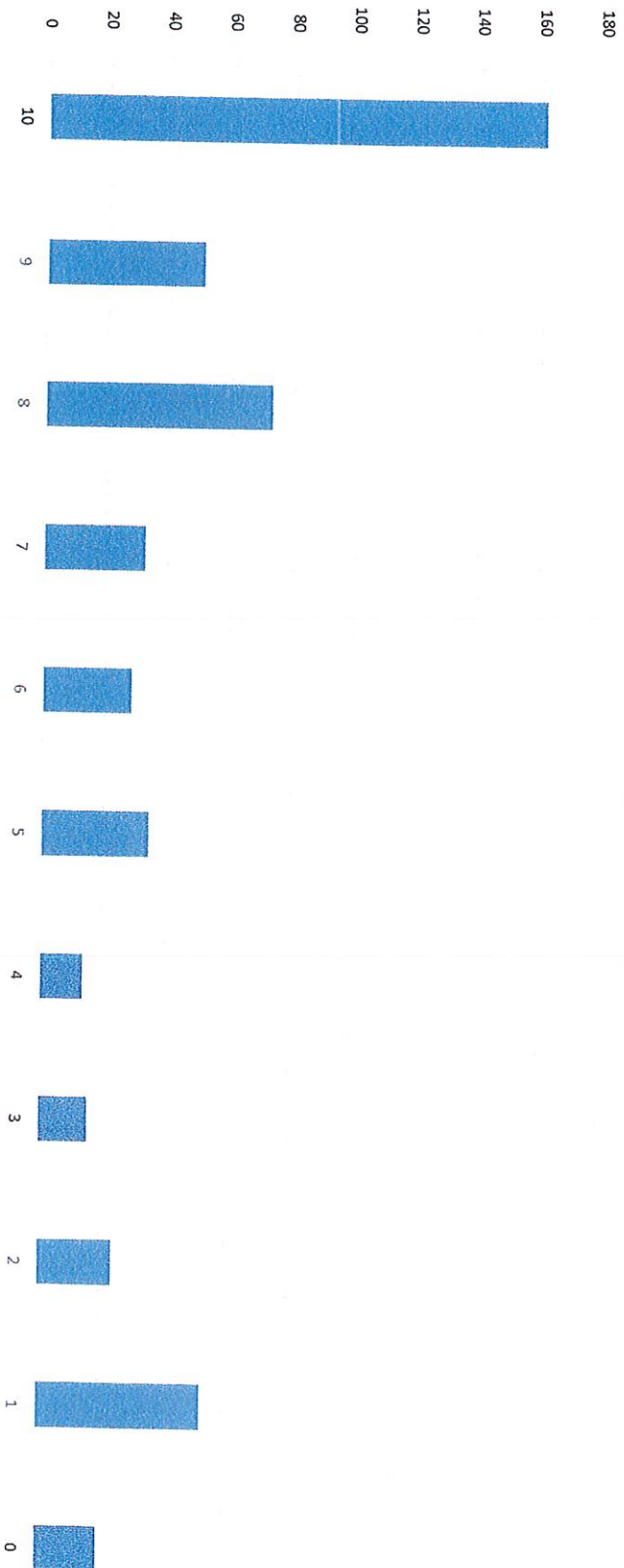
Attractive Gateway 10 = Good Idea 0 = Bad Idea





# River Access

River access 10 = Good Idea 0 = Bad Idea

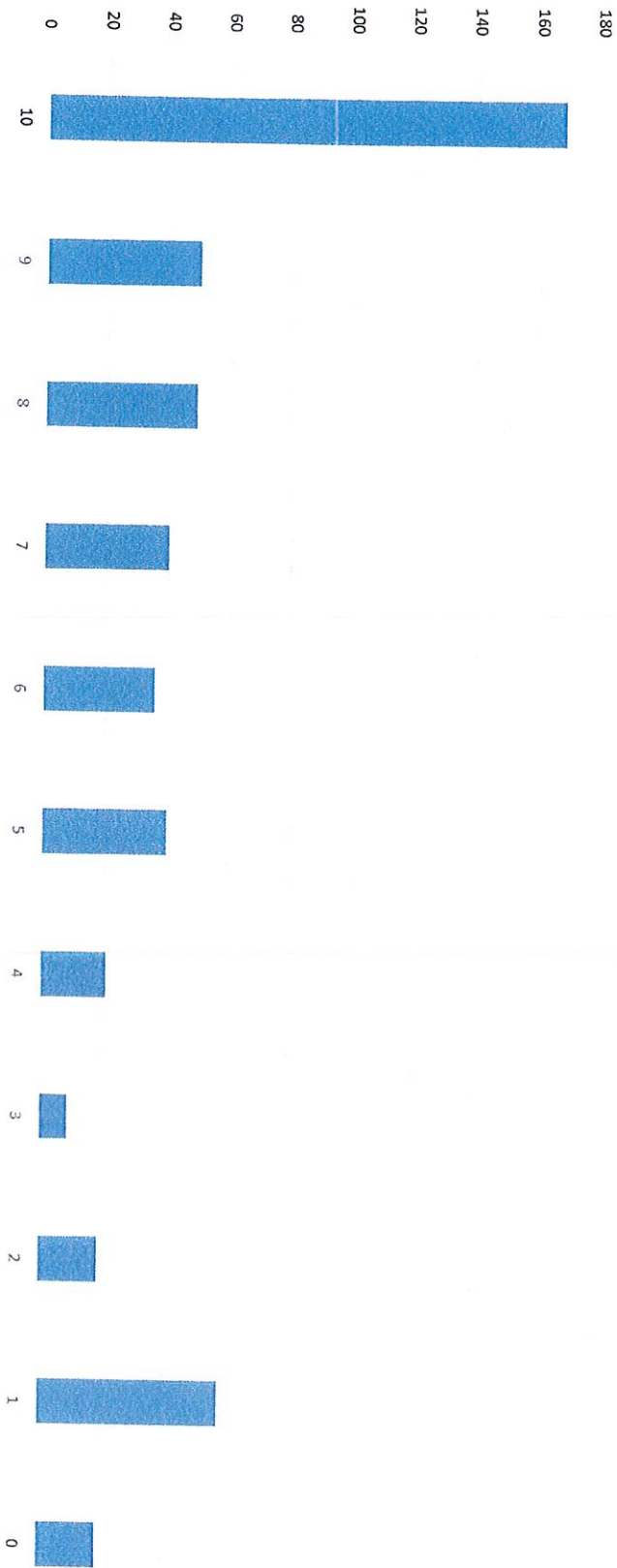






# Parking

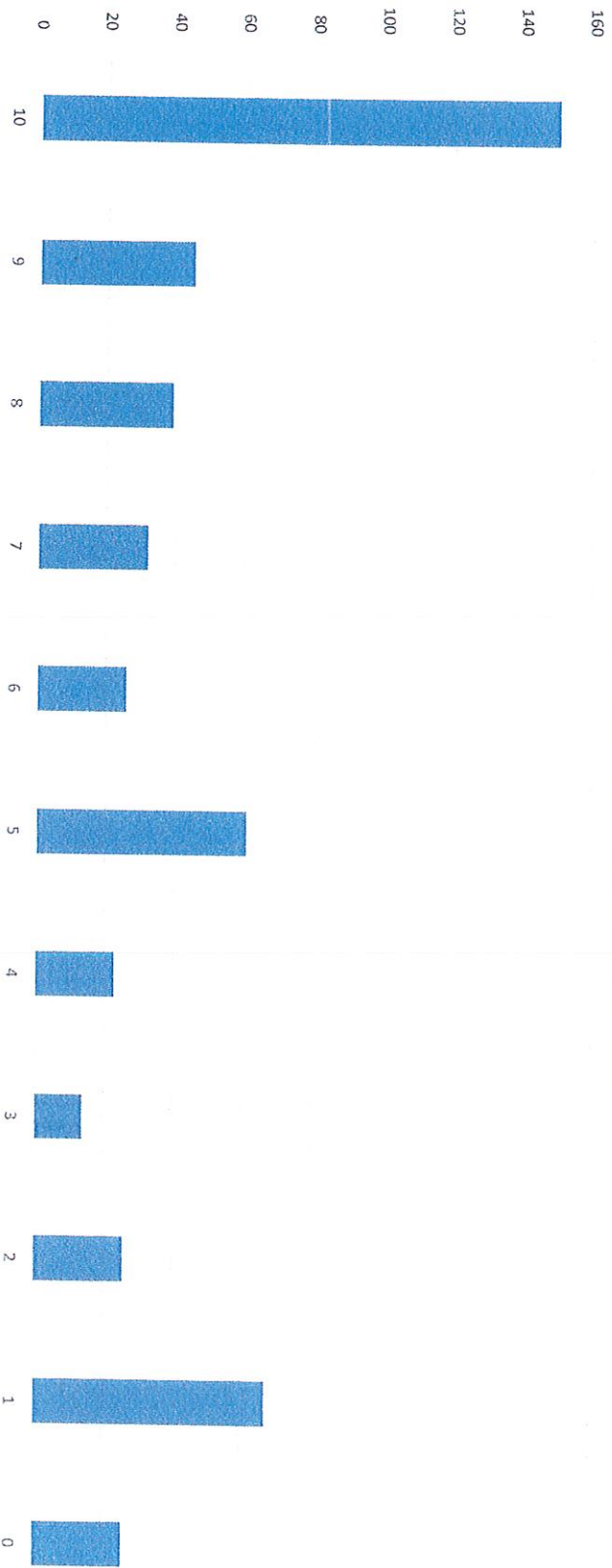
Parking 10 = Good Idea 0 = Bad Idea





# Underground Utilities

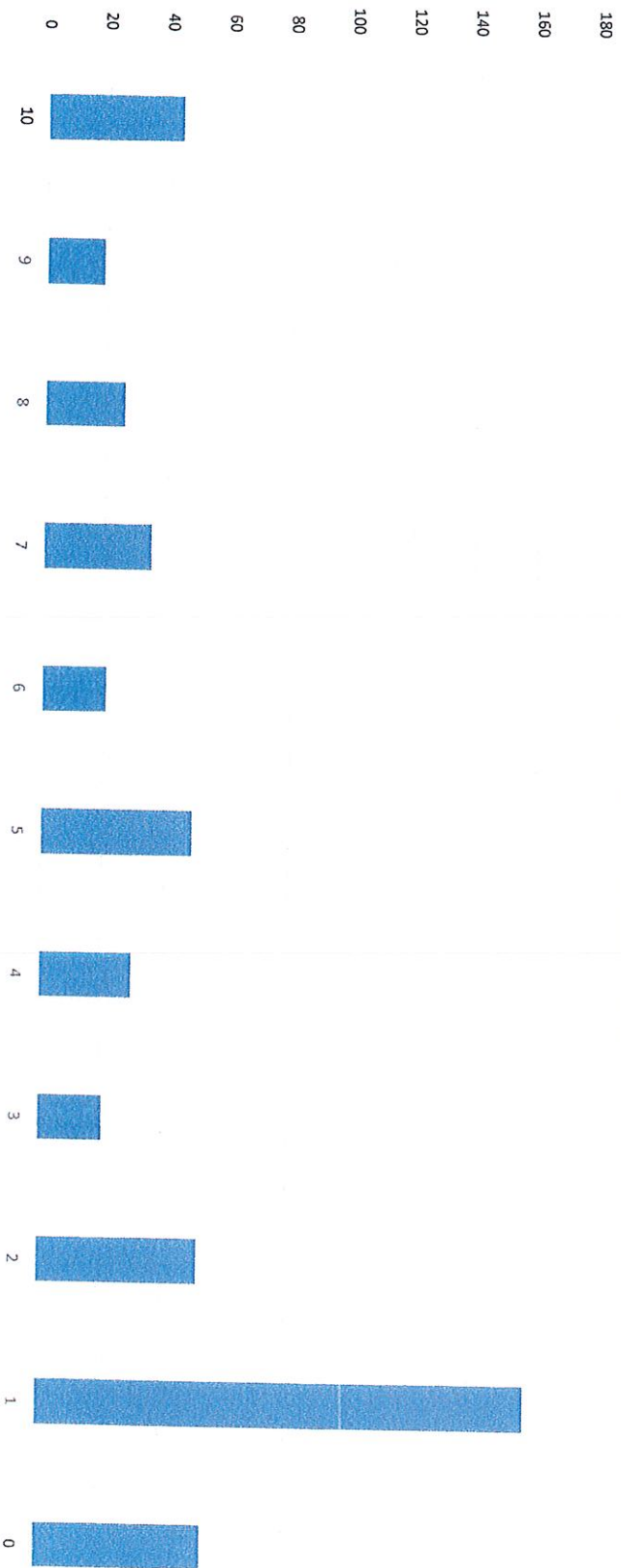
Underground utilities 10 = Good Idea 0 = Bad Idea





# Condos, Apartments

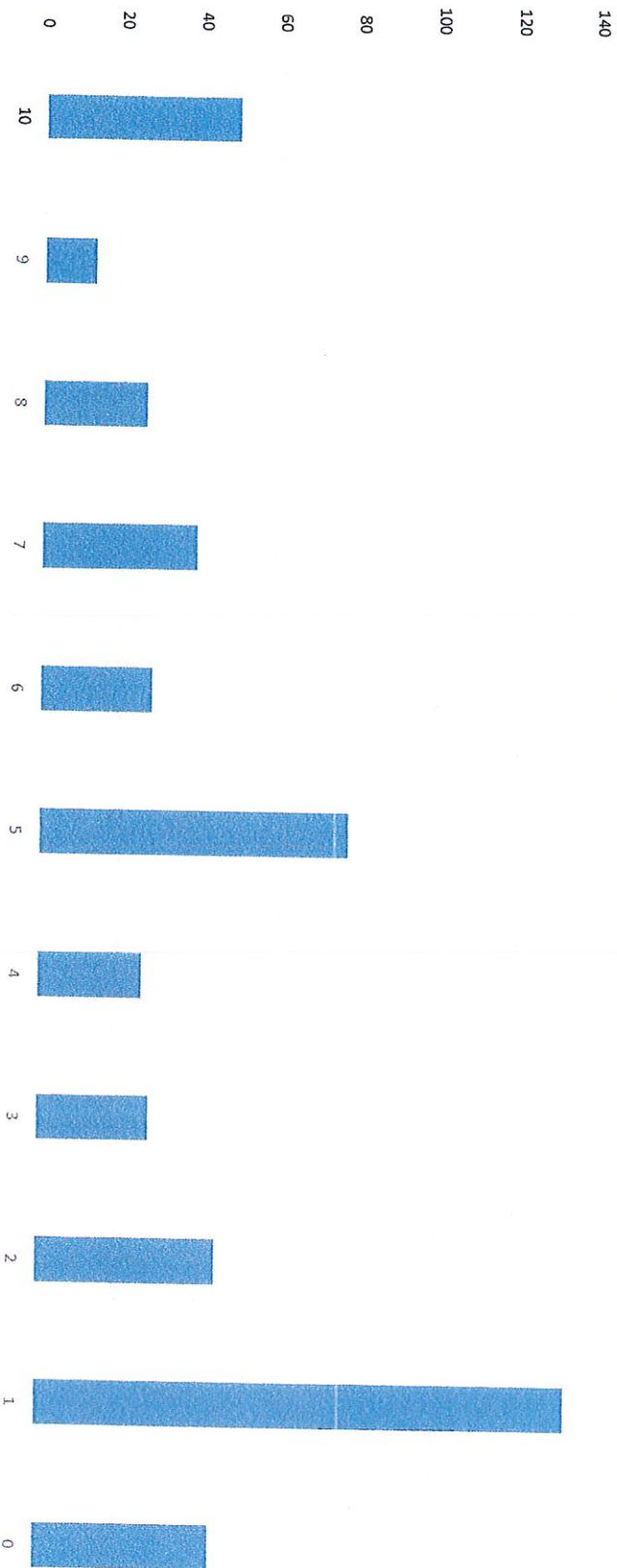
Condos, apartments 10 = Good Idea 0 = Bad Idea





# Senior Living

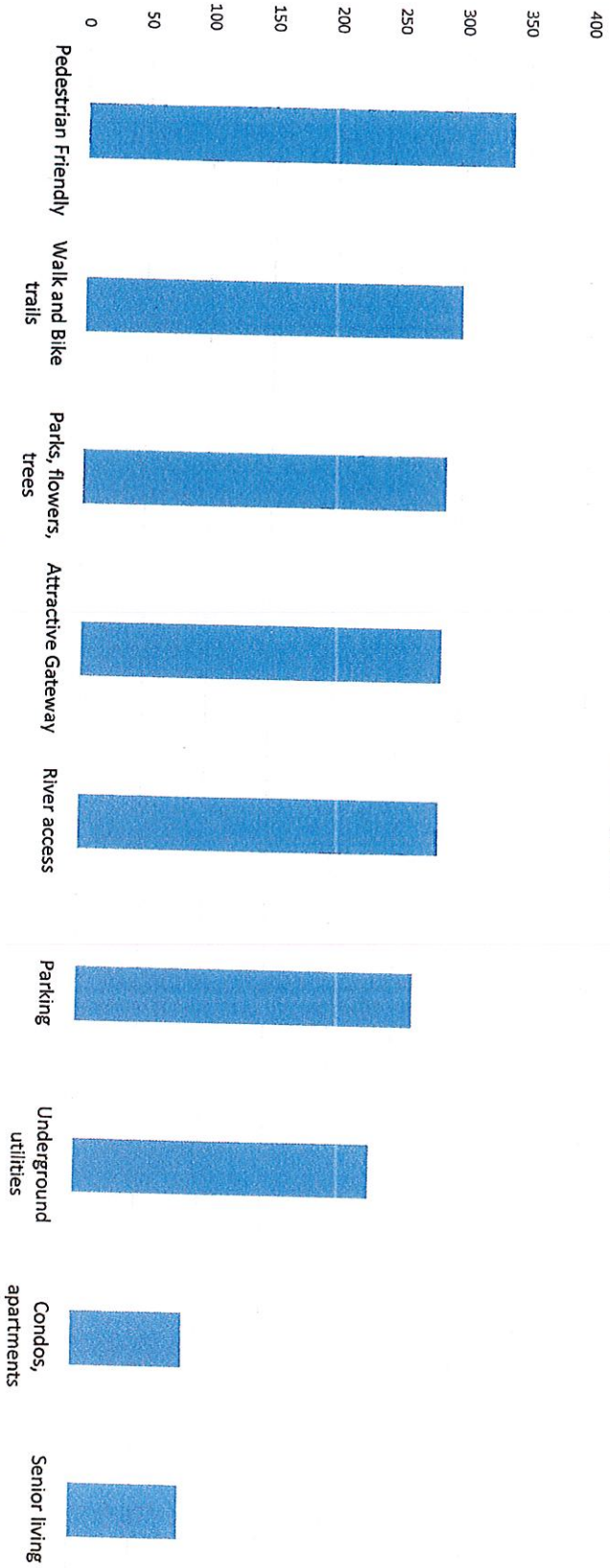
Senior living 10 = Good Idea 0 = Bad Idea





# Most Supported Ideas

Total 8,9,10





# Summary of Comments Field

Traffic Flow – Pedestrian Safety	Beautification	Zoning Related	Other
<p><b>Sidewalks</b></p> <p><u>Traffic flow ideas:</u></p> <ul style="list-style-type: none"> <li>- Widen the road</li> <li>- Pedestrian safety</li> <li>- Better Signage</li> <li>- Add turn lanes/arrows</li> <li>- Add bike paths</li> <li>- Add pedestrian crossings</li> <li>- Add Rotaries</li> <li>- Streetlights</li> <li>- Access in/out OMV Pedestrian Bridges or underpasses.</li> </ul> <p>No Road changes</p>	<ul style="list-style-type: none"> <li>Add Trees</li> <li>Add Parks</li> <li>Improve Streetscape</li> <li>Attractive Street Lighting</li> <li>Flower beds</li> </ul>	<ul style="list-style-type: none"> <li>Add Apartments, Affordable Housing.</li> <li>Do not Add Apartments, Affordable Housing.</li> <li>Building design aesthetics should be in keeping with NE Village</li> </ul>	<ul style="list-style-type: none"> <li>-Add a Visitor Center</li> <li>-Shuttle Bus to downtown Mystic</li> <li>-Rental Bikes</li> <li>-Linkage to Coogan Farm and Mystic River</li> <li>-Public Art</li> <li>-Performing spaces</li> </ul>



# Community Conversation Brainstorming Ideas

Traffic Flow – Pedestrian Safety	Beautification	Zoning Related	Other
<ul style="list-style-type: none"> <li>-Raised Pedestrian and bike bridge</li> <li>-Exit 89 for all downtown Mystic Traffic</li> <li>-Slow traffic down</li> <li>-Hotels to provide shuttle service to downtown Mystic</li> <li><b>-Multi-Modal Transport</b></li> <li>-Co-ordinated signage from Exit 90 to downtowns of Mystic &amp; Stonington</li> <li>-Leverage Seaport Carparks Report Route 27 Safety concerns to the Police Commission.</li> <li>-Parking garage with EV charges (behind fire station) in Mystic. Make them a destination.</li> </ul>	<p>Create a visual 'logo' item, i.e. anchor on sidewalks, at interchange to get attention. Marketing item e.g. Wildwood NJ has beach balls as you enter town and located throughout town.</p>	<p>Small residential OK</p>	<ul style="list-style-type: none"> <li>-Shuttle Bus to downtown Mystic</li> <li><b>-Rental Bikes &amp; Bike paths</b></li> <li>-Water Taxi</li> <li>-Parking meters/pay for parking in downtown Mystic</li> <li>-Let wetlands recede back to wetlands</li> <li>-Remote satellite Parking with shuttle service.</li> <li>-Reserve parking in downtown Mystic area for cars with 'Resident' stickers.</li> </ul>



2017  
Flood Hazard  
Overlay

RA 40

27

90

RM 15

TC 80

GC 60

GB 130

RA

JERRY