



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

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Dave Hammond
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 Member

Pete Robinson
 Member

OPEN
 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.*

FINAL MINUTES

Special Virtual Meeting

Tuesday, October 27, 2020, 6:00 p.m.

Attending: EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Dan McFadden, Bill Hobbs, Virginia Abernathy, Pete Robinson, Chris Donahue, Cullen Hagan; DoP: Susan Cullen, Keith Brynes

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

Minutes for the 9/22/20 Special Virtual Meeting and 9/29/20 TIF Subcommittee Special Meeting were approved. Motion: Pete; Second: Bill; **All in Favor.**

The development team for a proposed boutique hotel at 32 Broadway, Mystic, presented project details. The \$1.5-2 million project would put 5 rooms in close proximity to the train station and downtown Mystic, providing quality lodging for restaurant and retail-patronizing visitors. **Decision:** The EDC will offer a Letter of Support for the PZC public hearing on 11/4/20. Motion: Pete; Second: Virginia; **All in Favor. Action:** Pete.

EDC Initiatives #8, #9, #11 – Housing Strategy, Land Bank, Incentivize Workforce Housing: Don Poland provided a status update regarding development of the Affordable Housing Plan. At this preliminary fact-finding stage, an overview of affordable housing was given along with Stonington housing and demographic statistics. The EDC provided discussion and comment. The development of the Plan will be reviewed next at the EDC’s Nov 19 meeting.


EDC Initiative #3 – Acquire Circus Lot: Kropp completed the report for the Phase I follow up study to test ground water via test wells and analyze core soil samples especially in vicinity of pump house (fill). **Outcome:** no significant findings.

New Business:
 2021 Meeting Days/Times: **Decision:** Move EDC meetings to **the 2nd Tuesday of every month in 2021** to better align with member and DoP availability. Motion: Dave; Second: Chris; **All in Favor.**

Kristine Halleck has resigned from the EDC, creating an opening. EDC asked to please encourage potential members to apply at Town Hall.

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

Dave Hammond, Chairman
 Economic Development Commission


 David Hammond, Chairman
 Approved November 19, 2020

Reference: EDC 11 Initiatives table below

Stonington EDC – Project Status Report



Goal Theme	Project / Initiative / Task	Status as of Oct 31	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 reps met with consultant 10/8 – decision made that SHPO will not budge so submit as is	Consultant instructed to submit revised application with 4 properties that SHPO has said are eligible, 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”. Ph 1 EA follow-ups complete, no significant findings	Decide next steps: Phase 2 (\$20K quote); CIP; purchase; landscape architect ‘conceptual drawings’. 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	Vacate CIP request; coordinate through Town DPW	Maintain effort
Housing	8. Housing strategy	Town won a State Grant to fund to contract a professional to write Plan. 9/22 EDC: Don Poland presented Work Plan; 10/27 EDC: Don Poland presented an affordable housing overview and Stonington housing and demographic statistics	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. 10/28: Don Poland has provided sources for EDC research	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

Note: Shading denotes initiative largely completed and in “maintenance” mode