



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

EDC Goal Themes	Downtown Pawcatuck
	Stonington Brand
	Housing

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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.*

**FINAL MINUTES**

**Regular Meeting**

**Wednesday, November 20, 2019**

Human Services Building  
166 South Broad Street, Pawcatuck, CT

Attending: EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Suzanne Lane, Rich Balestracci, Pete Robinson, Bill Hobbs; Department of Planning: Keith Brynes; Guest: Fran Hoffman, Lisa Konecki.

The meeting was called to order at 6:30 p.m.

The Minutes of the October 16, 2019 Regular Meeting were approved. Motion: Jim, Second: Kevin. **All in Favor.**

Old Business – See Table for Plan status updates of 2019-20 Projects. Projects discussed:

- Project #1: Grain Property – **Action:** Dave to seek outside facilitator for Community Conversation; follow-up on street view deliverable. **Action:** Jim to draft an RFQ for site survey, specifically to define abutting Amtrak property. Authorized \$1,000 for street view conceptual drawing (Azzinaro) and up to \$1,000 for facilitator for Jan 14 “downtown vision” Community Conversation and meeting materials. **Motion:** Jim; Second: Pete; **All in Favor.**
- Project #2: Pawcatuck Historic Structure designation – research by AHS underway.
- Project #3: Circus Lot – Cleanup Day set for Dec 14, 10 a.m.-12noon. Authorized \$350 for cleanup Day dumpster. **Motion:** Dave; Second: Kevin; **All in Favor.**
- Project #4: Pawcatuck Riverwalk – bi-weekly citizen’s committee meetings are ongoing. **Action:** Dave to work with Town Hall to find budget for Docko conceptual plans and permitting proposal. Authorized \$300 for conceptual drawing of riverwalk section from Donahue Park to Route 1 bridge. **Motion:** Kevin; Second: Pete; **All in Favor**, Abstained: Jim.
- Project #'s 6 and 7: Branding and Wayfinding. Working with David Lattizori, BoPC, and DPW to have Coogan Blvd wayfinding signs made and installed, expressly to help people to find the new Hartford Health Care medical center but to include other attractions as well; next Stonington Magazine article submission date is Feb 1; **Action:** Kevin to set editorial calendar (topics and authors).
- Project #'s 8-11: All Housing theme projects were deferred.

**New Business:**

- Jim and Dave to draft proposal for PV-5 amendment to allow density bonus for larger “back-lots”, i.e. exempt from 1/3 commercial requirement. Would only apply to three properties: Grain, Circus lot, Jameson Ct.

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- b) Agreed to partner with the SECT Cultural Coalition to host a partner event to explore establishing a Cultural District in Stonington. **Motion:** Dave; Second: Kevin; **All in Favor.**
- c) Kevin presented an economic cluster analysis of the Grand List.
- d) The DOP CIP package will be distributed to the EDC. **Action:** decide highest priority projects to show support to BOS and BOF.
- e) Agreed to hold a joint-EDC meeting with Westerly to explore river-related joint projects, such as a Riverwalk and pedestrian bridge. **Action:** Dave to set up.
- f) Conduct Phase 1 Environmental Assessment study of Circus Lot. Authorized \$2,275 ref: Kropp June 28 quote. **Motion:** Jim; Second: Kevin; **All in Favor.**

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Dave Hammond, Chairman  
Economic Development Commission



David Hammond, Chairman  
Approved Jan. 15, 2020

Project / Initiative / Task	2019 -202 Progress / Description / Scope	Accomplishments	Action Steps for Next Regular Meeting	Lead / Resource
<b>Downtown Pawcatuck</b>	1. Grain building lot – pre-approved site plan	Continue High Priority Project: Conceptual drawings / Community Conversation	<ul style="list-style-type: none"> <li>Street View (Jim w/ Azzinaro)</li> <li>RFQ for site survey (Jim)</li> <li>Plan 1/14/20 Community Conversation (Dave)</li> </ul>	Jim / \$6K (EDC)
	2. Pawcatuck Historic Structure designation –	Key element of Pawcatuck revitalization effort	<ul style="list-style-type: none"> <li>AHS proposal accepted and funded; work underway</li> </ul>	Dave
	3. Acquire Circus Lot / Potential Uses	Develop a Plan of Action for options for use and implementation plan; Stage another cleanup day/ acquire or not / land bank / enviro study (budget); options for uses	<ul style="list-style-type: none"> <li>Schedule a 2<sup>nd</sup> Clean Up Day in Nov; rent a dumpster</li> </ul>	Bill
	4. Pawcatuck Riverwalk	Bulkhead spec to derive cost per linear foot / Ref POCD 13.2.9 (DPW) for pedestrian bridge component	<ul style="list-style-type: none"> <li>Docko proposal for a section (Oct)</li> <li>Weekly meetings starting 10/22</li> <li>Secure funding for Docko work (Dave)</li> </ul>	Chris
	5. Pawcatuck Streetscape	How to spend \$40K approved CIP money	<ul style="list-style-type: none"> <li>Explore options w/ BoS (Dave / Jim)</li> </ul>	TBD / \$40K (DoP)
<b>Brand</b>	6. Marketing – branding / placemaking	Branding complete; website development and content ongoing	<ul style="list-style-type: none"> <li>Submitted Stonington Mag article (Nov issue)</li> <li>Coordinated interim Coogan Blvd solution with DPW and Lattizori</li> </ul>	Kevin
	7. Wayfinding – BETA	allocate EDC budget / seek cost-share with beneficiaries		Kevin
<b>Housing</b>	8. Housing strategy	Continue High Priority Project; draft Affordable Housing Plan (state requirement) and Housing Strategy	<ul style="list-style-type: none"> <li>Discussions with Lisa Tepper-Bates, Melissa Kaplan-Macey, Vice President, State Programs &amp; Connecticut Director Regional Plan Association ; Kathy Dorgan, Dorgan Architecture &amp; Planning</li> </ul>	Dave
	9. Land Bank	Incorporate in Housing Strategy		Dave
	10. Transit Oriented Development (TOD) Districts	Pawcatuck: Walkable downtowns; Consider reduced parking requirement; Research Paper to inform Community Conversation; link to pedestrian bridge effort	<ul style="list-style-type: none"> <li>Met with Lisa Tepper-Bates for info-gathering</li> </ul>	Pete
	11. Incentivize Workforce Housing	10% affordable included for projects > 10 units, or in lieu-of payment		Dave

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