



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

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

Cullen Hagan
 Member

John Godin
 Alternate

Elsie Bisset
 Alternate

OPEN
 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 Meeting

Tuesday, December 14, 2021, 6:00 pm
SPS District Office Board Room, 40 Field St, Pawcatuck, CT

The meeting was called to order at 6:05 pm.

Attending: EDC: Dave Hammond, Jim Lathrop, Rich Balestracci, Bill Hobbs, John Godin, Elsie Bisset; a quorum was reached. DoP: Susan Cullen.

The Minutes of Sept 22 and Dec 6 Gateway Subcommittee meetings were approved as written; and Nov 9 Special Meeting as amended: "2022 meetings will be the second Tuesday of each month at the SPS District Center". Motion: Elsie, Second: Bill. **All in favor** (John abstained from 11/9 approval as he missed that meeting).

Gil Bliss and Brian McCormick of the Stanton-Davis Homestead Museum described ongoing restoration efforts. To support finding requests to preserve this important cultural asset, the EDC will provide Letters of Support: Letter for milk and cheese room restoration to SHPO. Motion: John, Second: Jim. **All in Favor**; and Letter to Bos and BoF for Capital budget. Motion: Dave, Second: John. **All in Favor**. John and Elsie to draft Letters.

Old Business:

- a) Status Update of 8 Areas of Focus projects by Team Leads (see Table). Project updates by team leads including subteam activity.
- b) Status Update of individually-driven efforts (see Table).

New Business:

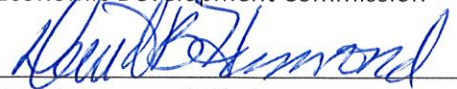
The EDC will devote the January Agenda to refreshing the project list.

Susan provided a summary of DoP projects and activities: Rte 1 sidewalk project; Mystic River Boathouse Park, Stillmanville Mill brownfield environmental assessment State grant.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Dave Hammond, Chairman
 Economic Development Commission


 David Hammond, Chairman
 Approved January 11, 2022

Stonington Economic Development Commission					
Goal Theme	2021-2022 Project Plan Areas of Focus	% cmpl	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
Pawcatuck	Circus Lot Acquisition / Master Plan; "Unstick" Dahl Oil Lot	50%	Jim	Kevin, Suzanne, Dan, Virginia, Cullen, John, Chris, Dave, Bill	Circus Lot: CIP Request: \$42.5K '21-22; \$50K '22-23; coordinate purchase and conceptual planning; Nov: survey completion early 2022; Dec: survey ETA Jan 2022 Dahl: Outreach with owner ongoing, motivator is drive-thru for S. Broad Bess Eaton; possible "Master Plan" with abutting Circus Lot. FY21 EDC budget - approved \$6K survey, \$1K digital renderings; May: contract in place for survey; subteam to meet; June: subteam tours property; request for \$1,750 for conceptual; renderings approved; Nov: conceptual rendering in-progress; Dec: survey needed to complete illustrative rendering, next steps include naming a steward for public portion, 3-4 Community Conversations
	Mechanic St mills - Harris / CT Trust plan, Yardney; Threadmill South	10%	TBD	Jim, Bill, Dave	Yardney: Restart overtures to connect with owners; Threadmill: conceptual drawing (EDC budget use?); July: subteam meeting to be scheduled
	Pawcatuck River Greenway - Donahue Park Extension; Pawcatuck Streetscape	20%	John	Kevin, Jim, Suzanne, Rich, Virginia, Pete, Chris, Dan, Bill	Riverwalk: CIP Request: \$1 '21-22; \$20K approved '20-21 CIP funding for survey / permit; Apr: met w/ On-Site Eng for survey permit work; May: proposal provided; June: agreement signed, scheduling work; Sept: grant application for design / engineering; Nov: grant app pending; Dec: DEEP review, survey / conceptual design est. 3/1/22 Streetscape: \$20K approved '20-21 CIP funding; partner with Beautification Committee
	Pedestrian Bridge Engineering Design	10%	Jim	Dave, Kevin, Suzanne, Virginia, Pete, Chris	CIP Request: \$1 '21-22; integral to EDC vision for Pawcatuck. May: subteam to meet; June: subteam met at site; bridge to be included in Circus lot conceptual drawing effort; request for \$3,000 engineering survey approved; Nov: dependent on Campbell Grain development outcome; Dec: on hold pending Grain property ownership, then need permissions at landing spots, design, DEEP approval, construction cost estimate, funding source
Townwide	Stuck Property Analysis; "Unstick" Exit 92 - potential for lifestyle center with added residential	10%	Cullen	John, Kevin, Jim, Rich, Dan, Pete, Dave, Suzanne, Chris	Identify issues / hurdles, seek resolution, attract developers; May: data collection phase; June: team to complete inventory by end-July; July: inventory ongoing Outreach to owners of large parcels; assist with marketing strategies; track developer interest and support as needed; Nov: S. Broad Dunky opens
	Comprehensive Zoning Update	20%	DoP	Dave, Kevin, Jim, Dan, Virginia, John, Cullen	CIP Request: \$75K '21-22; \$75K '22-23; EDC: PV-5 update; drive-thrus; signage; May: CIP funded; July: RFP being prepared; Dec: 5-6 responses to RFP, interviews in Jan '22, award Feb
	Housing strategy / Affordable Housing Plan	90%	DoP	Dave, Kevin, Jim, Suzanne, Rich, Dan, Virginia, Pete, John, Cullen	Assist Don Poland through Plan completion / submittal; May: Final Draft near complete; public meeting set for June 17; July: BoS scheduling next steps towards adoption; Dec: PZC hearing TBD
Exit 90	TC-80 / Stonington Gateway - realize economic potential	20%	Kevin	Dave, Dan, Pete, John	"Master Plan" - create vision with community input, lifestyle center to include residential; leverage UCONN study re Gateway and Coogan Blvd; Apr: subcommittee creates vision doc, working on survey; May: survey ready to go, subteam continues to meet; June: funding requests: \$1,000 for Gateway conceptual rendering, \$2,300 for survey; \$2,500 cost share with business owner for Coogan redesign concepts - all approved; July: survey and press release to go out by end July; Sept: Community Conversation scheduled for 10/25; Nov: Held 10/25 Community Conversation, surveys published; Dec: subcommittee met Dec 6 - considering

Stonington Economic Development Commission					
Goal Theme	2021-2022 Project Plan Areas of Focus	% cmpl	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
	Individually Driven Efforts				
	Business Outreach, cont	100%	Suzanne		Build database of business contact info by sector
	Parking	20%	John		Assist with parking study(s), regulations in Comp Rewrite; June: 5/17 Public Forum debrief Restart effort / Partner with Cultural Coalition (Wendy); Apr: Wendy presented, Pete to write proposal for action; May: a series of three public meeting proposed to inform go-forward path, Pete to coordinate with Susan. June: June 17 meeting set - 4pm, Velvet Mill; next two meetings set for July 13 and 21; July: first two meeting held and were successful, third meeting on tap for July 21; Nov: Culture Connects event scheduled for Dec 7; Dec: Dec
	Cultural District	80%	Elsie / Wendy Bury	Dave	CIP Request: \$5K '21-22; \$5K '22-23; EDC can develop list and set priority
	Community / Tourism Wayfinding Signs	20%	Kevin	EDC	CIP Request: \$30 '21-22; \$30K '22-23; +. Chance for EDC input
	POCD	20%	Dave		Branding complete; website launched; website refresh ongoing; Apr: approved \$100/mo EDC budget for website support
	Marketing - branding / placemaking	50%	Kevin		per editorial Calendar (Kevin); May: two articles submitted
	Stonington Magazine article submissions	recurs	Kevin	EDC contributors	
	Hold and Monitor				
	Bicycle / Walking / Greenway Plan	10%	Hold		CIP Request: \$1 '21-22; \$100K '22-23; community outreach opportunity
	Continue to advance TIF	10%	Hold		Draft policy to lead to Town meeting for approval
	Pandemic-related business outreach	10%	Suzanne		Help solve challenges; Nov: Effort completed
	Transit Oriented Development (TOD) Districts	10%	Hold		Monitor State grant opportunities (currently unfunded)
	Stillmanville Mill Environmental Assessment	90%	Dave / Cullen		pre-App approved; Apr: Assessment Grant App submitted. July: award letter received for \$139K, DECD proposal coming July / August; July: following State requirements; Nov: grant pending
	Stillmanville Mill Brownfield Remediation	10%	Hold		Request: \$1 '21-22; Partner with ECLB; Use TBD pending concepts / community input
	Pawcatuck Bridge Historic Structure Designation	100%	Dave		EDC monitor initiative that started before the pandemic; July: 6/24 public hearing was held, adoption scheduled for 8/4 State Historic Preservation Council (virtual) meeting; Nov: designation effort completed
	Develop Grain building lot	80%	Dave	EDC	Support Fixed Assessment at Town Meeting; continue partner with WinnCos; May: CHFA financing not awarded as Town contribution was lacking; Winn intends to resubmit, Town to pursue tax abatement; July: Special EDC meeting for July 20 to review request for fixed assessment / provide Letter of Support, Town meeting tentatively scheduled for Aug 9; Sept: Oct 5 referendum scheduled for fixed assessment proposal; Nov: fixed assessment defeated in referendum
	101 West Broad	100%	Dave		Ambitious project to provide programs / pathways to independence for individuals with varying abilities (ref: https://www.vistalifeinnovations.org/). Pot'l for full-service "campus"; June: Alan Sylvestre provides project overview; Nov: effort completed
	Agriculture / Aquaculture	recurs	Dave / Ward Smith	Liaise with Ward	Ag Committee initiatives continue (Ward Smith); monitor fishing industry needs; Apr: LI-130 Ag use LoS (approved at PZC)
	Maritime / Marinas	50%	Dan		Follow-up outreach to marinas, capitalize on recent boating surge, pursue water taxi idea