



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

Pete Robinson
Member

John Godin
Alternate

Elsie Bisset
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

Regular Meeting

Tuesday, September 14, 2021, 6:00 pm

Pawcatuck Neighborhood Center, 27 Chase St, Pawcatuck, CT

The meeting was called to order at 6:00 pm. In attendance; Kevin Bowdler, Jim Lathrop, Suzanne Lane, Pete Robinson, John Godin, Elsie Bisset and Cullen Hagan.

David Lattizori presented his plans for the Phase 2 development of Perkins Farm which includes a 60MM expansion of the Medical Campus (70K square feet) and a new 40MM apartment building comprising 121 apartments. The economic benefit to Stonington can be summarized as follows:

- The creation of one hundred permanent new jobs on the campus.
- A material increase in the Grand List with expected additional annual property taxes of \$2,600,000.
- Additional Business Personal property taxes based on the assets of the new medical businesses.
- 300-500 Construction jobs.
- Additional apartments will help prevent the decline in Stonington’s population and the residents will increasingly support local businesses.

A motion was made by Jim Lathrop for EDC to write a letter of support for the project. Seconded by John Godin and all members voted in support.

Minutes of the July 13, 2021 Regular Meeting and the Special Meeting of July 20, 2021 were approved. Motion: John, Second Pete. **All in Favor.**

Old Business:

- a) Don Poland will conduct a workshop for Planning and Zoning regarding the Draft Affordable Housing plan on September 21st at 7pm. EDC members are encouraged to attend.
- b) Status Update of 8 Areas of Focus projects by Team Leads were provided.
 - i) Circus lot. No survey yet as the property is overgrown. The graphic designer has been busy and without the survey, only limited progress can be made.
 - ii) Pawcatuck River Greenway. Engineer has started work. There is a possibility that some of the design and engineering work could be paid for via a grant. John Godin made a motion to apply for grant money to pay for engineering design work for the Riverwalk, specifically just the area from Donahue Park to Route 1. (The money for this work has previously been approved by EDC) Seconded, Suzanne, Abstain, Jim, All others in favor.

- iii) No update on Pedestrian bridge. Recommendation that we meet with Westerly EDC and update on our Pawcatuck projects.
- iv) Stuck Properties. Looks like the biggest opportunity is around Exit 92. Cullen to follow up with Brokers/Developers. Maybe some opportunity on upper Liberty Street but it looks like Old Mystic and Stonington have few stuck properties.
- v) Exit 90. The number of surveys received to date have been disappointing 150 versus our goal of 1,500. Press release has been issued by Susan which should help the cause. Kevin made a motion to spend up to \$500 to advertise the survey in print and online via The Day, Westerly Sun, Mystic River Press, Stonington Times, and Facebook. Second John, All in favor.

EDC members were reminded of the October 5th referendum. The EDC will not take a position due to conflict of interest, and EDC budget cannot be used to state a voting position.

There was no New Business.

The next Regular Meeting is October 12th.

The meeting was adjourned at 7:27 pm.

Kevin Bowdler, Vice-Chairman
Economic Development Commission



David Hammond, Chairman
Approved November 9, 2021



Stonington Economic Development Commission

Goal Theme	2021-2022 Project Plan Areas of Focus	Ref: Rank	SubTeam Lead	Team Members (any EDC member or the public can join)	Comment
Pawcatuck	Circus Lot Acquisition / Master Plan; "Unstick" Dahl Oil Lot	17	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; 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;
	Mechanic St mills - Harris / CT Trust plan, Yardney; Threadmill South	8 T10	Rich	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 - Donhue Park Extension; Pawcatuck Streetscape	3 T10	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 Streetscape: \$20K approved '20-21 CIP funding; partner with Beautification Committee
	Pedestrian Bridge Engineering Design	6	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
Townwide	Stuck Property Analysis; "Unstick" Exit 92 - potential for lifestyle center with added residential	9 13	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
	Comprehensive Zoning Update	2	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
	Housing strategy / Affordable Housing Plan	5	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
Exit 90	TC-80 / Stonington Gateway - realize economic potential	4	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



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	Individually Driven Efforts				
	Pandemic-related business outreach	14	Suzanne		Help solve challenges
	Parking	15	John		Assist with parking study(s), regulations in Comp Rewrite; June: 5/17 Public Forum debrief
	Cultural District	16	Pete / Wendy Bury	Dave	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
	Stillmanville Mill Environmental Assessment	17	Dave / Cullen		CIP Request: \$1 '21-22; \$200K '22-23; Use TBD pending concepts / community input; Feb: pre-App approved; Apr: Assessment Grant App submitted. July: award letter received for \$139K, DECD proposal coming July / August; July: following State requirements
	Maritime / Marinas	18	Dan		Follow-up outreach to marinas, capitalize on recent boating surge, pursue water taxi idea
	Pawcatuck Bridge Historic Structure Designation	cont.	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
	Develop Grain building lot	20	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
	Community / Tourism Wayfinding Signs	21	Kevin		CIP Request: \$5K '21-22; \$5K '22-23; EDC can develop list and set priority
	POCD	22	Dave	EDC	CIP Request: \$30 '21-22; \$30K '22-23; +. Chance for EDC input
	Marketing - branding / placemaking	25	Kevin		Branding complete; website launched; website refresh ongoing; Apr: approved \$100/mo EDC budget for website support
	Stonington Magazine article submissions	26	Kevin	EDC contributors	per editorial Calendar (Kevin); May: two articles submitted
	101 West Broad	NEW	Dave		Ambitious project to provide programs / pathways to independence for individuals with varying abilities (ref: https://www.vistallifeinnovations.org/). Pot'l for full-service "campus"; June: Alan Sylvestre provides project overview
	Agriculture / Aquaculture	27	Dave / Ward Smith	Liaise with Ward	Ag Committee initiatives continue (Ward Smith); monitor fishing industry needs; Apr: LI-130 Ag use LoS (approved at P2C)
		Hold and Monitor			
	Bicycle / Walking / Greenway Plan	12	Hold		CIP Request: \$1 '21-22; \$100K '22-23; community outreach opportunity
	Continue to advance TIF	19	Hold		Draft policy to lead to Town meeting for approval
	Transit Oriented Development (TOD) Districts	24	Hold		Monitor State grant opportunities (currently unfunded)
	Stillmanville Mill Brownfield Remediation	23	Hold		Request: \$1 '21-22; Partner with ECLB; Use TBD pending concepts / community input