



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

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Pete Robinson
 Member

Kristine Halleck
 Alternate

Chris Donahue
 Alternate

Cullen Hagan
 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, February 19, 2020

Human Services Building
 166 South Broad Street, Pawcatuck, CT

Attending: Dave Hammond, Kevin Bowdler, Jim Lathrop, Suzanne Lane, Rich Balestracci, Dan McFadden, Bill Hobbs, Virginia Abernathy, Kristine Halleck, Chris Donahue, Cullen Hagan.

The meeting was called to order at 6:00 p.m.

Minutes of previous meetings were approved: 1/14/20 Special Meeting (Community Conversation); 1/15/20 Regular Meeting; 2/4/20 Special Meeting (PRG). Motion: Kevin; Second: Dan. **All in favor.**

Representatives of the proposed Mystic Seaport Master Plan Update for a new hotel and restaurant were presented. A motion was made to submit a Letter of Support to the PZC, the Letter will cite economic benefits and advocate for public access to the water; Motion: Jim, Second: Bill. **All in favor** with one abstention (Dan).

Old Business – Status Updates of 2019-20 Projects. The following projects were discussed (see table for project status).

- a) Circus Lot (Project #3): **Action:** contact Kropp with Ph 1 follow-up questions: Westerly records, Dahl lot existing survey from a previous PZC application, test water samples from a couple of existing test wells, and any associated additional cost (Jim).
- b) Pawcatuck River Greenway (PRG) (Project #4): A Letter of Recommendation to Ocean Chamber Foundation for a \$5K request to fund temporary fencing (Rte. 1 to Donahue Park) was postponed, based in part to public input.
- c) A review of progress for the Stonington1649 website was provided, with request for EDC review and suggestions for additional content.

New Business:

- a) A proposal for an amendment to the PV-5, specifically to allow residential-only development on “back lots” (Grain, Circus, Palmer St) where a required commercial component is not viable was discussed. The proposal will be revised based on EDC comments. The next step is to review with the Town Planner for input and determine how best to submit to PZC.
- b) April 22 was picked as a date to co-host an “arts and culture partner” event with SECT Cultural Coalition. Wendy Bury will attend the March meeting where we will plan event details.

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

Respectfully submitted,

Dave Hammond, Chairman
 Economic Development Commission

David Hammond, Chairman
 Approved June 17, 2020

Project / Initiative / Task	2019 -2020 Progress / Description / Scope	Accomplishments	Action Steps for Upcoming Regular Meeting(s)	Lead / Resource	
Downtown Pawcatuck	1. Grain building lot – pre-approved site plan	Continue High Priority Project: Conceptual drawings / Community Conversation	<ul style="list-style-type: none"> Drawings complete (10/4) Met developers, gained ideas Street View completed Developer input gathered Community Conversation (1/14) Owner in talks with developer Draft AHS report due Feb 21 	<ul style="list-style-type: none"> Continue to support owner in discussions with prospective developers Develop communications strategy 	Jim / \$6K (EDC)
	2. Pawcatuck Historic Structure designation –	Key element of Pawcatuck revitalization effort	<ul style="list-style-type: none"> Held a cleanup event (12/14) Reviewed draft Ph 1 Environmental Assessment CIP supported by BoS 	<ul style="list-style-type: none"> Submit application to CT 	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"> Survey and permit work awarded CIP funding by BoF (1/8) CIP for Phase 1 (Rte 1 to Donahue Park) supported by BoS \$20K of CIP allocated to riverwalk 	<ul style="list-style-type: none"> BoF CIP review 2/25 Explore Ph 1 follow-up questions Hold a Community Conversation Draft a Recommendation Letter to BoS (incl Ph 1 EA result) 	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"> Website development update provided CIP supported by BoS 	<ul style="list-style-type: none"> Continue periodic meetings Contract survey and permit work BoF CIP review 2/25 	Chris
	5. Pawcatuck Streetscape	How to spend \$40K approved CIP money	<ul style="list-style-type: none"> Discussions with Lisa Tepper-Bates, Melissa Kaplan-Macey, Vice President, State Programs & Connecticut Director Regional Plan Association; Kathy Dorgan, Dorgan Architecture & Planning 	<ul style="list-style-type: none"> Revise CIP for \$20K 	TBD / \$40K (DoP)
	6. Marketing – branding / placemaking	Branding complete; website development and content ongoing	<ul style="list-style-type: none"> DH met with Lisa Tepper-Bates for info gathering 	<ul style="list-style-type: none"> Continue to fill out content 	Kevin
	7. Wayfinding – BETA	allocate EDC budget / seek cost-share with beneficiaries	<ul style="list-style-type: none"> CIP supported by BoS 	<ul style="list-style-type: none"> BoF CIP review 2/25 	Kevin
	8. Housing strategy	Continue High Priority Project; draft Affordable Housing Plan (state requirement) and Housing Strategy	<ul style="list-style-type: none"> Develop White Paper Lack of State funding 	<ul style="list-style-type: none"> Schedule a Housing Special Meeting (DH) 	Dave
	9. Land Bank	Incorporate in Housing Strategy	<ul style="list-style-type: none"> Land bank White Paper to include Inclusionary Zoning 	<ul style="list-style-type: none"> Develop White Paper Lack of State funding 	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			Pete
	11. Incentivize Workforce Housing	10% affordable included for projects > 10 units, or in lieu-of payment			Dave

Brand

Housing