



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

FINAL MINUTES
Regular Meeting
Wednesday, January 15, 2020

Human Services Building
 166 South Broad Street, Pawcatuck, CT

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

Kristine Halleck
 Alternate

Chris Donahue
 Alternate

OPEN
 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.*

Attending: EDC – Dave Hammond, Jim Lathrop, Dan McFadden, Bill Hobbs, Virginia Abernathy, Kristine Halleck.

The meeting was called to order at 6:01 p.m.

The Minutes for the 11/20/19 Regular Meeting and the 1/7/20 PRG Committee Special Meeting were approved: Motion: Virginia; Second: Jim; **all in favor.**

Lisa Konicki of the Ocean Community Chamber presented conceptual drawings for Route 1 Pawcatuck-Westerly Bridge Gateway Project. The EDC indicated support for the concept (conceptual validation of the idea). No actions or decisions.

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

- a) #3 Circus Lot: Held a 12/14 Cleanup event. Discussed holding a Circus lot-specific Community Conversation, informed by the 1/14 Downtown Pawcatuck Community Conversation. A draft of the Phase 1 Environmental Assessment (EA) as presented by Sally Kropp was reviewed in detail, helping to define next steps. A Motion was made to submit a Recommendation Letter to the Board of Selectmen to include Ph 1 EA results and options analysis. Motion: Jim; Second: Kristine. In favor: Dave, Kristine, Jim, Virginia; Opposed: Dan, Bill. **Motion did not carry.** Discussion to be continued to the next Regular Meeting where a draft Letter will be reviewed (Jim, Dave to draft).

New Business:

- a) Consider PV-5 amendment update – Jim introduced the idea, which was followed by roundtable discussion. Jim to circulate draft and rationale for the next meeting.
- b) Decide date last week of Feb to co-host a partner event with SECT Cultural Coalition (Wendy Bury), plan event – **deferred.**
- c) EDC CIP prioritization – EDC will refine 3 CIPs included in the DoP package: Pawcatuck River Greenway, Circus Lot, and Wayfinding. These three CIPs are aligned with EDC priorities as reflected by the 11 initiatives.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Dave Hammond, Chairman
 Economic Development Commission

David Hammond, Chairman
 Approved February 19, 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	<ul style="list-style-type: none"> Continue High Priority Project: Conceptual drawings / Community Conversation 	<ul style="list-style-type: none"> Drawings complete (10/4) Met developers, gained ideas Street View completes Developer input gathered Community Conversation (1/14) 	<ul style="list-style-type: none"> Continue discussions with prospective developers Develop communications strategy <p>Jim / \$6K (EDC)</p>		
	2. Pawcatuck Historic Structure designation –	Key element of Pawcatuck revitalization effort	<ul style="list-style-type: none"> Status of NRHP nomination provided by AHS (1/13) 	<ul style="list-style-type: none"> Present Final Report <p>Dave</p>		
	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"> Held a cleanup event (12/14) Reviewed draft Ph 1 Environmental Assessment 	<ul style="list-style-type: none"> Refine CIP proposal Hold a Community Conversation Draft a Recommendation Letter to BoS (incl Ph 1 EA result) <p>Bill</p>		
	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"> Docko survey and permit work awarded CIP funding by BoF (1/8) Revised CIP submitted (1/20) for Phase 1 (Rte 1 to Donahue Park) 	<ul style="list-style-type: none"> Weekly meetings starting 10/22 Await Docko deliverables <p>Chris</p>		
	5. Pawcatuck Streetscape	How to spend \$40K approved CIP money	<ul style="list-style-type: none"> \$20K of CIP allocated to riverwalk 	<ul style="list-style-type: none"> Revise CIP <p>TBD / \$40K (DoP)</p>		
	Brand	6. Marketing – branding / placemaking	Branding complete; website development and content ongoing		Kevin	
		7. Wayfinding – BETA	allocate EDC budget / seek cost-share with beneficiaries		<ul style="list-style-type: none"> Revise CIP <p>Kevin</p>	
	Housing	8. Housing strategy	Continue High Priority Project; draft Affordable Housing Plan (state requirement) and Housing Strategy	<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"> Schedule a Housing Special Meeting (DH) <p>Dave</p>	
		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"> DH met with Lisa Tepper-Bates for info gathering 		Pete
		11. Incentivize Workforce Housing	10% affordable included for projects > 10 units, or in lieu-of payment			Dave