



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

COMMISSIONERS

Dave Hammond
Chairman

Kevin Bowdler
Vice Chairman

Blunt White
Member

Suzanne Lane
Member

Richard Balestracci
Member

Joel Valenti
Member

Danielle Chesebrough
Member

Virginia Abernathy
Member

Pete Robinson
Member

Ed Planeta
Alternate

Mark Dupont
Alternate

Ward Smith
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 15, 2017

Human Services Building
166 South Broad Street, Pawcatuck, CT

Present: David Hammond, Danielle Chesebrough, Kevin Bowdler, Pete Robinson, Suzanne Lane, Ward Smith, Blunt White

Regrets: Joel Valenti, Virginia Abernathy, Rich Balestracci, Edward Planeta, Mark Dupont

Guests: Jason Vincent, Robert Simmons, Mike Spellman, Jim Lathrop, Sal Ritacco, Judd Rosen, Keith Brynes, Thomas Mitchell, Erica Lindberg, Bill Sweeney, Eric Burns

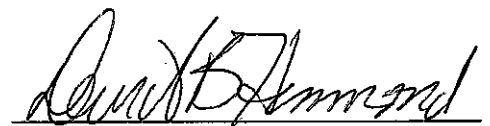
1. Meeting called to order at 7:05 p.m.
2. Approval Minutes:
12/7/16 Special Meeting: **Motion:** Suzanne Lane; **Second:** Ward Smith; **All in Favor**
1/12/17 Regular Meeting: **Motion:** Dave Hammond; **Second:** Suzanne Lane; **All in Favor**
3. Comments from the public: First Selectman Rob Simmons spoke in favor of the proposed PV-5 zone for downtown Pawcatuck (see below) before he had to depart for the Board of Finance meeting.
4. Economic Clusters:
 - **Action:** change of POCD Implementation Committee priority from "Medium" to "High" for 10.4.2: *"Develop a comprehensive economic development plan for the Town, reflecting primary economic drivers and identifying the resources required to compete successfully in these areas"*
Motion: Ward Smith; **Second:** Pete Robinson; **All in Favor**
 - Economic cluster status report – accomplishments since last meeting and next steps – by cluster leaders (5 minutes each) framework (POCD 10.2.11, 10.4.2) was deferred to accommodate New Business items
 - Agriculture / Aquaculture (Ward, Danielle) – deferred
 - Marinas (Kevin, Virginia) – deferred
 - Manufacturing (Pete, Ed) – deferred
 - Retail (Suzanne) – deferred
 - Lodging (Virginia) – deferred except as below
 - **Short-term rentals:** PZC found that short-term rentals should not be part of zoning, but rather a town ordinance. EDC discussed reaching out to police department to help provide a neutral place to track complaints. Jason will speak with police commissioner.
 - Attractions / Culture / Heritage (Tourism) (Joel, Mark) – deferred
 - Restaurant / Entertainment / Events (Kevin, Danielle) – deferred
 - Healthcare / Eldercare (Dave) – deferred
 - Real Estate (Residential, Commercial) (Rich) – deferred

5. New Business

- **Mystic Harbor Landing Development:** 42 units with 2-3 bedrooms and 7 buildings. \$470k-\$550k average price of condo. Will salvage some of the Mill bricks in a central plaza area to respect history of the site. Will also finish the environmental clean-up of site. Fiscal impact analysis has been conducted. Key findings include: \$45K-65K in additional tax revenue yearly (net of costs to Town, such as school age children). As of now the vacant site generates about \$9K a year in taxes. Short-term the project will provide construction jobs; long-term the Town realizes benefits from the multiplier effect of new resident spending. Public hearing scheduled for 2/21/17 PZC meeting. Held meetings with neighbors to review designs to accommodate neighbor input and gain support. The site will include 57% open space. **Action:** EDC to send letter of support for project to PZC; **Motion:** Kevin Bowdler; **Second:** Pete Robinson; **All in Favor**
- **Proposal for new zone in downtown Pawcatuck (PV-5):** The Department of Planning has drafted a new PV-5 zone for downtown Pawcatuck. As of now downtown Mystic and Pawcatuck are the same DB-5 zone, but have unique needs and opportunities. The objective of the proposed PV-5 is to contemporize uses to attract investment, revitalize historic buildings, streamline the permit process, allow for sandwich board signs, flexible parking and allow more density mixed use zoning. The EDC will host a community forum in late March or early April to review the PV-5 proposed zone with residents and business owners, and provide an opportunity for input and ideas. The next step after that will be for proponents to ask the Stonington PZC to be the applicant for a zone change which would lead to public review before consideration for approval. **Comments from public:** Downtown Pawcatuck generates less taxes than Stone Ridge alone. Revitalization is needed. The proposed PV-5 zone received support from many citizens in attendance and is an important first big step towards attracting investment. It was noted that another consideration is the guidelines for substantial improvements and the 5-year look-back period (in contrast, Westerly and Groton have a one-year look-back period). The river should be better utilized as an economic asset. **Action:** (1) EDC to work with PZC to advance thinking on substantial improvements / look-back, (2) undertake an economic analysis for downtown Pawcatuck and (3) hold a community forum to collect input on proposed PV-5 zone. Danielle, Suzanne and Pete to work with Jason to set-up a community meeting for late March or early April. Dave to focus on look-back and Kevin to undertake an economic analysis; **Motion:** Danielle Chesebrough; **Second:** Suzanne Lane; **All in Favor**
- **Branding and Marketing for Town of Stonington:** Thomas Mitchell and Erica Lindberg presented a concept for contemporizing branding and marketing for the town to help build community pride and 'sense of place'. Ward to work with Jason to establish next steps for EDC to support potential town branding.

6. Adjournment at 9:49pm

Respectfully submitted,
Dave Hammond, Chairman
Economic Development Commission



Dave Hammond, Chairman
Approved March 15, 2017