



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

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 Member

Pete Robinson
 Member

Kristine Halleck
 Alternate

Bill Hobbs
 Alternate

Chris Donahue
 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, April 17, 2019

Human Services Building
 166 South Broad Street, Pawcatuck, CT

Attending: EDC – Kevin Bowdler, Rich Balestracci, Virginia Abernathy, Suzanne Lane, Bill Hobbs, Jim Lathrop, Danielle Chesebrough, Kristine Halleck, Chris Donahue, Dan McFadden, SHS students and members of the public.

The meeting was called to order at 6:31 p.m.

Minutes from 3/20 Regular Meeting and 4/1 Special Meeting were approved. Motion: Jim; Second: Chris; **ALL IN FAVOR.**

John Guskowski and Pete Parent represented the proposed zone change to a Neighborhood Development District within TC80 for construction of two hotels behind The Holiday Inn and McQuade’s supermarket. The main reasons for the NDD approach are for setbacks and buffers. Access to the property will be from Coogan Boulevard/Village Farm Rd and Clara Drive. The buildings will not be visible from Coogan Boulevard or Route 27. The developer is proposing 2 hotels with the first hotel being a 97 room Homewood Suites, a Hilton property. The second hotel would not be built immediately. Site work is expected to take one year, and construction would take a further 18 months. Hilton estimates that the construction costs will be about 20MM. There will be about 30 staff once the hotel is operational. We requested additional information about the number of construction jobs, the expected occupancy and the average spend per visitor. With the relevant financial information, we can estimate the increase to the Grand List and the amount of money spent in the area as a result of this additional hotel capacity. Motion was made by Dan McFadden to write a letter of support. Seconded by Bill; **ALL IN FAVOR.**

The Smiler’s Wharf presentation was delayed until a future meeting because the developer was unable to attend.

Old Business:

- a. Grain Building (#1) – EDC has applied for a \$3K grant from Washington Trust to create drawings for the Grain Building property. A motion was made by Chris to match the \$3K with funds from the EDC budget if the grant is received. Second Jim; **ALL IN FAVOR.**
- b. TCI Initiative (#2): Community Forum and Intro to TCI at Saltwater Farm Vineyard is scheduled for 4/30 at 6 p.m. Rich to distribute flyer asap. Press Release is being prepared.
- c. Circus Lot (#5) – Bill has been in contact with Humans for the Future, a volunteer group that could arrange between 10 and 15 volunteers to help remove trash from

the Circus lot. The proposed clean-up date is 5/18 between 10 a.m. and 12 noon. Once the trash has been removed, we will discuss next steps, such as clearing the brush. A dumpster can be delivered and removed for \$250. It is unclear what other costs may be associated with providing tools or equipment for the clean-up. A motion was raised by Bill to allocate up to \$500 from the EDC budget. Second; Chris; **ALL IN FAVOR.**

Each member who attended the joint meeting with Westerly EDC meeting gave their observations of the meeting. These included the need for cooperation on issues involving the Pawcatuck River and parking.

No update from the Department of Planning.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted

Kevin Bowdler, Vice-Chairman
Economic Development Commission



David Hammond, Chairman
Approved May 15, 2019

Upcoming

- Apr 29, TBD, FOI Training
- Apr 30, Saltwater Farm 6:00pm – Economic State-of-Play in CT and TCI Community Conversation
- May 2, Stonington Police Station 9:00am – CCM Streamlining the Land Use Regulatory Process
- May 15 – EDC Regular+ Meeting – Special guest Laura Brown, UCONN Community & Economic Development
- May 18 – Circus Lot clean-up
- TBD – Stonington-North Stonington Joint EDC meeting
- June 19 – Regular EDC Meeting

Stonington Economic Development Commission - MARCH 2019 Report				3/21/2019
2018-2019 Plan Potential Areas of	Team	March Minutes / Meeting Notes	Next Steps	Completed Actions (since last EDC in RED)
1 Grain building lot - conceptual drawing and marketing strategy	Jim (Lead), Dave, Danielle, Rich, Suzanne	<ul style="list-style-type: none"> Dave and Jim met with Washington Trust to request a Community Development Grant to fund Phase 1 of the architect proposal no updates from owner 	<ul style="list-style-type: none"> follow-up with Washington Trust check in with owner re his effort for conceptual drawings and hotelier contact conduct PV-5 parking study brainstorm with developers hold Community Conversation market idea to developers 	<ul style="list-style-type: none"> formed a team Oct 2018 rough DRAFT conceptual drawing RFQ v1.0: v2.0 (11/12) Team Meetings: 10/30, 11/14, 12/20, 1/9, 1/24, 3/1 proposal from local architect to draft conceptual schematics ongoing talks with owner requested Grant to fund drawings from Wash Trust
2 Continue to advance Targeted Community investment (TCI) using TIF	Rich (Lead), Kevin, Dave, Jim, Pete, Sal	<ul style="list-style-type: none"> speaker from CERC secured for Economic Forum Forum set for 4/25, 6pm at Saltwater Farm Vineyard \$250 approved for snacks for Forum Rich to set team meeting for week of 3/25 to plan Forum details: flyers, invites, presentation 	<ul style="list-style-type: none"> schedule next team meeting plan Community Conversation: awareness, acceptance, what do residents want to achieve with tool 	<ul style="list-style-type: none"> Team meetings: 11/7/18, 3/6 Action Plan drafted
3 Marketing - branding / placemaking / wayfinding	Kevin (Lead), Dan, Bill	<ul style="list-style-type: none"> continued progress on Stonington 1649 website met with Groton re wayfinding sign project Kevin to schedule meeting with consultant (Beta) 	<ul style="list-style-type: none"> continue website development meet with BoS to start using logo meet with Groton's wayfinding consultant: Beta 	<ul style="list-style-type: none"> met with state tourism reps re Ctvisit.com linkage submitted entry to Smithsonian for possible inclusion in <i>20 Best Small Towns 2019</i> agreed to update EDC Facebook to Stonington 1649 standard
4 Pawcatuck Historic Structure designation	Jim (Lead), Dave	<ul style="list-style-type: none"> update at next Regular meeting 	<ul style="list-style-type: none"> Track: CT designation of 5 bldgs in downtown Pawcatuck; submission to US Dept Interior explore eligibility for grants and tax credits 	<ul style="list-style-type: none"> met with CT officials (Sept 2018) to review neighborhood and candidates
5 Acquire Circus Lot / Potential Uses	Bill (lead), DoP, Team pending	<ul style="list-style-type: none"> Bill to plan clean-up project Jason to set 'courtesy call' meeting with Westerly Town Manager Conservation Commission has not acted on acquisition proposal 	<ul style="list-style-type: none"> Broach idea with Westerly Identify funding options Hold a Community Conversation Engage a Landscape Architect to draft a Master Plan Understand cost 	<ul style="list-style-type: none"> Letter of Recommendation sent to Conservation Commission 10/22, followed-up with Acquisition Proposal
6 Stillman Ave mill	DoP, Team pending	<ul style="list-style-type: none"> Jason to send EDC draft report that includes alternative courses of action 	<ul style="list-style-type: none"> continue discussion of historic designation; drawback - if designated, will that prevent demo if no developer can be found? need a strategy to gain community and Town official support for preservation 	<ul style="list-style-type: none"> Letter of Support for Brownfield Grant Application sent to First Selectman 10/31 Grant application submitted, but was not funded
7 UCONN CE projects - PV pedestrian bridge / riverwalk / Mystic Train Station	DoP, UCONN	<ul style="list-style-type: none"> Three senior project teams of UCONN Civil Engineering Students to present 5/3 1pm at Gampel Pavilion 	<ul style="list-style-type: none"> leverage designs to facilitate Community Conversations with property owners and Town officials 	
8 TC-80 Community Conversation #2 w/ UCONN Gateway plans	Pete	<ul style="list-style-type: none"> Successful Community Conversation on 2/28 with over 40 attendees Jason to have meeting notes summarized Held 3/5/19 meeting with Harry Heller for 126 S Broad housing proposal Wrote Letter of Support, submitted to PZC Spoke in favor at PZC public hearing on 3/19 - proposal APPROVED 	<ul style="list-style-type: none"> decide next steps from 2/28 meeting output 	<ul style="list-style-type: none"> Held Community Conversation 2/28/19
9 Housing strategy	Dave (Lead), Chris, Kristene, Jim Kelly		<ul style="list-style-type: none"> organize subteam Review 2008 Plan and 2018 Update; revise and update 	<ul style="list-style-type: none"> 11/8 Housing Strategy meeting with David Fink team formed 3/5 Special meeting to understand 126 S Broad St proposal, submitted Letter of Support to PZC