



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

COMMISSIONERS

Dave Hammond
 Chairman

Kevin Bowdler
 Vice Chairman

Jim Lathrop
 Member

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Richard Balestracci
 Member

Dan McFadden
 Member

Danielle Chesebrough
 Member

Virginia Abernathy
 Member

Pete Robinson
 Member

Ed Planeta
 Alternate

Bill Hobbs
 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.*

FINAL MINUTES

Regular Meeting

Wednesday, May 16, 2018

Human Services Building

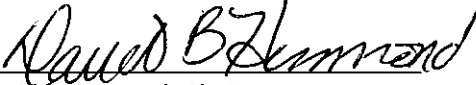
166 South Broad Street, Pawcatuck, CT

Attending: EDC: Dave Hammond, Kevin Bowdler, Jim Lathrop, Rich Balestracci, Danielle Chesebrough, Pete Robinson, Bill Hobbs; Agriculture Committee: Ward Smith; Department of Planning: Jason Vincent; GMCC: Al Valente

1. The meeting was called to order at 6:03 p.m.
2. The Minutes for the April 18th Regular Meeting and Special Meetings of April 17th, April 18th and May 10th were approved. **Motion:** Dave; **Second:** Kevin; **All in Favor.**
3. Invited Speakers:
 - A. Michael Coskun of Doosan presented a proposal for 19.8MW fuel cell power generation station, which would feed directly into the grid. The project is a candidate for selection by CT DEEP as a Class 1 renewable energy source. If selected and built, the project would create enough demand for natural gas (NG) to have an NG main brought to the TC-80 site from Route 184, a long sought-after economic generator in its own right. Economic benefits include 145 jobs for construction with some permanent jobs once the station is up and running, over \$10 million in tax revenues, and tax revenue for the new gas main.
 - B. Rusty Sergeant, architect, on behalf of Al Contillo, presented a proposed application to allow mixed-use in GC-60 zones. Presently, GC-60 does not permit residential mixed use. A survey of the 8 GC-60 parcels throughout Stonington confirms that allowing residences on a second and third floor will not reduce ability to meet commercial space demand, rather co-located residents provide demand for goods and services housed in commercial space. A motion was made to write a Letter of Support once the application to amend the GC-60 regulation is scheduled at a PZC meeting. **Motion:** Dave; **Second:** Kevin; **All in Favor.**
 - C. Harry Boardsen presented a conceptual design for the existing Seaport Marine property, following on the one made to the PZC the night before. The roughly \$70 million project, envisioned to be built in phases, would transform the 11-acre property (where Red 36 and Allen Spool Mill properties are currently located) into a desirable extension of Mystic by opening up the waterfront to public access. Ultimately, the project will offer marina slips, new restaurant, a commercial building including community space, residences, and a boutique hotel. A motion was made to write a Letter of Support to the PZC for the NDD master plan application, targeted for July. **Motion:** Danielle; **Second:** Jim; **All in Favor.**

4. Old Business: Due to length of above program, all Old Business topics were deferred.
5. New Business:
 - a) A motion was made to recommend a policy to the Board of Selectman to consider waiving Blight Liens in the case where a new owner takes immediate steps to address the blight citations. **Motion: Dave; Second: Pete; All in Favor.** All other new business was deferred in consideration of the late hour.
6. The meeting was adjourned at 8:47 p.m.

Respectfully submitted,
Dave Hammond, Chairman
Economic Development Commission


David Hammond, Chairman
Approved September 19, 2018