



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

**COMMISSIONERS**

**Dave Hammond**  
Chairman

**Kevin Bowdler**  
Vice Chairman

**Jim Lathrop**  
Member

**Suzanne Lane**  
Member

**Richard Balestracci**  
Member

**Dan McFadden**  
Member

**Danielle Chesebrough**  
Member

**Virginia Abernathy**  
Member

**Pete Robinson**  
Member

**Ed Planeta**  
Alternate

**Bill Hobbs**  
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, November 15, 2017**

**7:00 P.M.**

Human Services Building  
166 South Broad Street, Pawcatuck, CT

**Present:** Members - Dave Hammond, Kevin Bowdler, Jim Lathrop, Suzanne Lane, Danielle Chesebrough, Virginia Abernathy, Pete Robinson, Bill Hobbs, Ward Smith. Also: Jason Vincent, Director of Planning; Frank DeCiantis, Jim Stanton, Chris Simonds  
**Regrets:** Rich Balestracci, Dan McFadden, Ed Planeta

1. The meeting was called to order at 7:05 p.m.
2. Minutes of the October 18, 2017 Meeting were approved with no additions or corrections. **Motion:** Peter Robinson; **Second:** Kevin Bowdler. **All in Favor**
3. Old Business:
  - a) **EDC-sponsored Community Conversations**
    - Reviewed outcome of M-2 Community Conversation of November 13<sup>TH</sup>. Despite vocal opposition by some abutters, there was also support for the proposed contemporized zoning with at least one of the 4 property owners not in attendance. The EDC will continue to support contemporized zoning (e.g. with economic analysis of property value increases for property owners in-zone as well as abutters), but in the meantime encouraged in-zone property owners to conduct neighborhood meetings to promote the benefits and “what’s in it for them”.
    - Marinas Community Conversation is all set for Thursday November 16<sup>TH</sup>. Motion to authorize \$50 to rent La Grua. **Motion:** Dave Hammond; **Second:** Suzanne Lane. **All in Favor.**
    - TC-80 – UConn interested in undertaking conceptual design project, target April 2018.
    - CS-5 – will postpone planned January 2018 timing Community Conversation to refine success principles for the Conversations meetings.
  - b) **Branding / Placemaking / Wayfinding** – Kevin Bowdler provided a sub-committee report. **Action:** Dave Hammond to circle back to SHS to see if an intern is interested in the project to create the cultural resource inventory.
4. New Business:
  - a) **PV-5 Economic Development discussion:** “Grain building” Property owner Frank DeCiantis was present for Q&A. Demolition has restarted and the site should be cleared and ‘shovel-ready’ soon. Development ideas were discussed, and EDC offered continued support for this key property. Jim Lathrop has drafted a “PV-5 Explainer” that translates zoning regulation into specific examples.

- b) The proposal to contemporize the Substantial Improvements regulation will be considered for adoption at a January 2018 PZC meeting.
  - c) **EDC Comprehensive Economic Development Plan:** methods for conducting economic analyses for the various economic clusters were examined. Renewed EDC action on the Plan will be sought in early 2018.
  - d) **Community Education Forum – Shellfish Farming:** the forum is planned for January 29, 7:00pm, at the La Grua center with expert speakers. **Action:** Ward Smith and Danielle Chesebrough to meet with Jason Vincent to plan the Forum.
  - e) In conjunction with the newly approved PV-5, Jim Lathrop suggested a small EDC task force look at how to enhance signage visibility. Virginia Abernathy agreed to partner with Jim on this effort.
  - f) Motion to submit a \$10,000 2018-2019 budget. **Motion:** Dave Hammond;  
**Second:** Kevin Bowdler. **All in Favor.**
5. The meeting was adjourned at 9:05 p.m.

Dave Hammond, Chairman  
Economic Development Commission



Dave Hamond, Chairman  
Approved January 17, 2018

Stonington Economic Development Commission and Department of Planning  
Comprehensive Zoning Update – Project Plan

Zone	Community Conversation	Draft Proposed Regulation	2 <sup>nd</sup> Conversation as needed	Final Draft Regulation	PZC Meeting – seek approval
HMD Mechanic St Mills	2012	2012	N/A	1/17/17	5/1/17
PV-5 Downtown Pawcatuck	3/27/17	6/6/17			9/1/17
TC-80 Gateway to Mystic / OMV #1	Olsen Trust 6/26/17	5/2/17		Max Ht / FAR	5/1/17
M-2 Broadway Ext / Mystic	7/25/17	11/13/17	11/13/17	TBD	
Marinas (POCD 10.4.6)					
CS-5 Old Mystic	8/29/17	TBD	TBD		
TC-80 Gateway to Mystic / OMV #2	Olsen Trust 6/26/17	TBD	Next step: need conceptual renderings to facilitate conversation. Target UCONN Mar-Apr '18		
CS-5 Upper Liberty St	Future				
LS-5 Lower Liberty St	Future				
MC-80 adjacent to HMD	Future				
Mystic - Downtown	Future				
LI-130 Taugwonk Business Park	Future				
HI-60 Exit 92	Future				
Wequetequock / Rte 1	Future				
Mystic – Mason Island	Future				
Mystic – TOD	Future				
Mystic – Broadway St	Future				
Spellman Corner	Future				

Other Community Conversations conducted by the Department of Planning and EDC: Velvet Mill, Agriculture, Fishermen, Shellfish (1/29/18)