



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

COMMISSIONERS

Dave Hammond
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Kevin Bowdler
Vice Chairman

Jim Lathrop
Member

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Member

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

Special Meeting

Wednesday, November 14, 2018

Human Services Building

166 South Broad St.

Stonington, CT 06378

Present: Kevin Bowdler, Jim Lathrop, Rich Balestracci, Dan McFadden, Suzanne Lane, Danielle Chesebrough, Pete Robinson.

Apologies: Dave Hammond, Virginia Abernathy, Ed Planeta, Bill Hobbs.

Town Officials: Jason Vincent.

This was a special meeting because the regular meeting would have fallen the night before the Thanksgiving Holiday. A quorum was obtained at 6:13 p.m. when all the above attendees were seated.

Prior to that time, Jason Vincent gave an update on several projects that have been on the EDC radar. No EDC actions were identified.

Call to order: 6:13 p.m.

Approval of the minutes for the last Regular Meeting held on October 17, 2018 and Special Meetings held on October 30, 2018, November 7, 2018 and November 8, 2018. Motion by Kevin Bowdler, seconded by Jim Lathrop, **all in favor.**

Department of Planning Comments (see above):

New Business:

- a. "Green" high priority Initiatives project updates:
 - i. Grain Building - Jim Lathrop - Objective is to deliver a Master Plan that incorporates a logical allocation of space towards parking, open space and housing that is economically viable. RFQ process to identify a firm to develop the master plan is underway.
 - ii. Targeted Community Investment (TCI) – Rich Balestracci - Plan to hold community meetings in the different villages to understand what each community would like to achieve from this program. The identified communities are Pawcatuck, exit 90, Exit 92 and downtown Mystic. The group would frame the community conversations around Grand List projections, CERC data and rising town expenses.
 - iii. Marketing/Branding – Kevin Bowdler – stonington1649.com is

- focusing on developing the Real Estate and Agriculture cluster web pages.
- iv. Pawcatuck Historic Structure designation – Jim Lathrop – No update.
 - v. Circus Lot – Not discussed.
 - vi. Stillman Avenue Mill – Not discussed.
- b. Upgrading two 'yellow' medium priority initiatives to green.
- i. TC-80: We agreed that this project should be changed to green on the condition that the only deliverable is to hold a community meeting and present the work already done by the UConn students. We agreed to combine this community meeting with the TCI meeting for Exit 90/TC80.
 - ii. Housing Strategy: We agreed that this is a strategically important project and that EDC should form a sub-committee to focus on housing. This subcommittee would update the existing studies, focus on education of elected officials and the community and then see which ideas resonate for further action.
 - Letter of support to PZC in support of Accessory Dwelling Unit: We discussed the pros and cons of this change. We agreed that we should write a letter of support mentioning the following reasons:
 1. Creation of naturally occurring affordable housing.
 2. Creates more housing density rather than new buildings in open space
 3. It will legitimize some accessory units that the town has not been aware of and requires all units to be built and renovated to building code.
 4. The community may have a concern about the increase in Airbnb properties, but we like the fact that the owner must live in one of the units which we believe provides a good check on ensuring neighborly behavior.
- Kevin Bowdler to draft the letter and circulate. Motion to send a letter of a support to PZC was made by Danielle Chesebrough, seconded by Dan McFadden and **approved by all**.

Adjournment: 7:13 p.m.

Respectfully submitted,
Kevin Bowdler, Vice-Chairman
Economic Development Commission



David Hammond, Chairman
Approved January 16, 2019