

**Town of Stonington  
Economic Development Commission  
Special Meeting  
September 27, 2007**

The meeting was called to order by Chairman Blunt White at 7:05 PM. Present were: Blunt White, Ed Haberek, Ed Hart, Ed Dear, Gary Bennett and Paul Burgess. Absent were John Delmhorst, Jim Oberhelman, Tony Lee, John Dionne and Mike Latham.

A motion was made and approved to accept the minutes of the June 21, 2007 meeting as distributed.

Old business:

1. Parking

Dick Harrall of Harrall-Michalowski Associates, Inc. presented a draft of the parking study of downtown Pawcatuck which had been commissioned earlier in the year through the Community Economic Development Fund. The objective is to identify possible changes to current zoning regulations concerning parking which could encourage reuse of currently empty stores in the area.

The study found at present there are 422 parking lot spaces and 50 on-street spaces for a total of 472 in the study area. During the several periods of observation, the highest number of occupied parking lot spaces was 156 and on-street spaces 26.

Since a number of buildings in downtown are unoccupied, parking demand was then estimated assuming all buildings were fully in use. The maximum predicted demand was from 552 to 771 depending on the uses of the currently empty properties, in particular the "grain mill" which could have a need of between 47 and 188 spaces based on its current building area. A more likely range would be 505 to 583 spaces.

More efficient use of the spaces could be accomplished by cooperation among the property owners for shared parking and/or by a more active government role to coordinate the maximum utilization of available spaces. The draft report recommends that the Town consider creating a Village District (as recommended in the Stonington Plan of Conservation and Development) to coordinate parking and related regulations specific to downtown Pawcatuck. New parking regulations would include reduced parking ratios/shared parking.

Blunt White made a motion that the EDC facilitate a public meeting with PRO (Pawcatuck Revitalization Committee) in the first week in November to present the final parking study report and its recommendations. This motion was seconded by Ed Dear and passed unanimously.

## 2. Marketing Brochure

Copies of the final version of the “Pawcatuck, Connecticut Business Opportunities” brochure were distributed. The distribution program, both print and PDF, will be accomplished in October.

This meeting was adjourned at 8:45

Respectfully submitted

Edward Dear  
Acting Secretary