

Town of Stonington
Economic Development Commission
Special Meeting
November 19, 2009

This special meeting was held at the LaGrua Center in order that a mockup of the new EDC website could be presented via internet and shown on a large screen. Members present: Blunt White, Paul Burgess, Wendy Bury, Ed Planeta, Gary Bennett, John Delmhorst, Dan Oliverio, Ed Hart, and Ed Dear.

The meeting was called to order at 7:18 PM.

Selectman Habarek presented the EDC website configuration with key areas including demographics, properties, economic incentives, videos, and contact information. The property section is to list commercial properties available for sale or lease. Economic incentives will be tied into what State statutes allow in this area. Videos will focus on Stonington as a place to Work, Learn, and Play. Some additional work is needed prior to the website going live; it is hoped that it will be up and running in January, 2010.

Selectman Habarek also reported that the two EDC brochures have been finalized and are available for distribution.

The minutes of the October 15, 2009 meeting were approved as distributed.

Chairman White indicated that Tony Lee has resigned from the commission. He has approached Dan Barber of Northeast Properties who has agreed to serve on the commission, pending approval by the Board of Selectmen.

Attorney Ted Ladwig made a presentation representing Lattizori Development and explained the new submission to PZC for the proposed Perkins Farm project. The original application was withdrawn due to a misstatement on distance from other development. The major changes in the new application are as follows: agreement that there will be no signage along I-95; reduction in the number of townhouses from 100 to 48; townhouses will be limited to one and two bedroom units that are age-targeted but not age-restricted. He stated the project is not incompatible with the neighborhood, but rather compatible because of the existence of Stone Ridge. PZC is to hold a public hearing on this project on 12/1/09 at the Mystic Middle School. The details for the project include: 195,000 square feet of retail space, 60,000 square feet of office space, a modest hotel, 48 townhouses, and 50% (35 acres) of dedicated open space. The open space will be abutting 48 acres of dedicated open space owned by the Avalonia Land Trust plus the managed open space owned by Aquarion Water Company. The proposed net benefit of Town tax revenues was estimated to be \$500,000. The issue of the best use of the property for the Town was discussed; included was discussion on age-restricted housing.

Following questions from members of the commission, additional questions were entertained from members of the public present. Opposing views were presented.

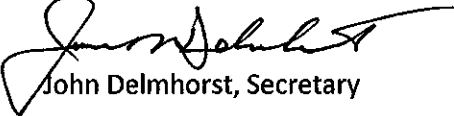
Chairman White distributed a draft of an op-ed piece to be distributed to local newspapers. This outlines the economic reasons to approve the text amendment to permit the developer to proceed; additional information (site plans, traffic study, etc.) would need to be filed in the next step prior to

obtaining final approval. Ed Dear agreed to review the piece for technical changes prior to its release. A motion was made by Gary Bennett, seconded by John Delmhorst, to approve release of the op-ed piece. The motion was approved with seven members in favor, one against (Ed Hart), and one abstention (Blunt White).

Chairman White reported progress by the sub-committee examining signage regulations. Additional meetings have been scheduled.

This meeting was adjourned at 9:30PM.

Respectfully submitted,


John Delmhorst, Secretary