Town of Stonington

Economic Development Commission

Minutes of Special Meeting

January 22, 2009

Members present: Blunt White, Paul Burgess, Tony Lee, John Delmhorst, Gary Bennett, Ed Hart, and Ed Dear.

Absent: Dan Oliverio .

The meeting was held at the Mystic Middle School and was called to order by Chairman Blunt White at 7:04 PM. This was followed by the pledge to the flag.

The minutes of the October 16, 2008 were approved.

Chairman White opened the public information session for the Downtown Pawcatuck Parking Overlay District (DPPOD). He thanked the Planning and Zoning Commission and Chairman Lynn Young for their support and adoption of the new zoning regulation amendments. He also thanked Bill Haase, Town Planner for his work on rewriting the regulations.

Planning/parking consultant Richard Harrall presented an overview of the new regulations. One major change is that a shared parking arrangement no longer requires a deed restriction filed on the land records. A written agreement between parties is needed. The other major change is the elimination of parking regulations for businesses within the DPPOD. There will be parking requirements for building additions or new construction.

Town Planner Bill Haase presented an explanation and clarification on components of the regulations. He stated that there are different peak parking times for varying businesses. The change is warranted in the DPPOD more than in Mystic; Mystic has fewer empty storefronts and is an established tourist destination. Pawcatuck needs to attract new businesses to the downtown area.

Chairman White presented one example where the new regulations have allowed an entrepreneur to grow a business: the new pharmacy in Peter Solomon’s building would not have been allowed under the previous parking/zoning rules.

The second item of discussion was a piece of property at the end of Noyes Avenue in Pawcatuck (the Circus Lot). The size and location of the property would indicate it should be eligible for development. Bill Haase researched the property gathering information on easements. The easements appear to limit its development potential. There is a high pressure gas main (runs east west) and 20” sewer line (runs north south) crossing the property in a diagonal fashion. The property is also in an A flood zone with elevations as low as 6 (base flood elevation is 11). After discussing these factors, it was agreed that the EDC would not proceed with a design charrette process for the property.

This meeting was adjourned at 8:15PM.

Respectfully sumbmitted,

John R. Delmhorst, Secretary