

**Town of Stonington  
Economic Development Commission  
Special Meeting Minutes, April 10, 2013  
Human Services Building - 7:00pm**

**Present:** Ed Planeta, Blunt White, Wendy Bury, Les Bray, Amy Arruda

**Absent:** Dan Oliverio

**Town Guests:** Town Planner, Keith Brynes

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**Call to Order:** 7:11 pm

**Approval of March 14, 2013, Minutes:**

Motion: Wendy Bury

Second: Ed Planeta

Chairman Blunt White opened the special meeting to determine POCD action items to be submitted from the EDC. The following items will be submitted, final wording to be crafted by Wendy Bury.

- 1) LI 130 – maintain and expand LI availability to achieve a vision that within the next 10 years a new middle market or public company will be operating somewhere in Town. Encourage high value add uses for the LI zone, work on permitted uses, deemphasize warehousing.
- 2) NDD – maintain and increase its flexibility to encourage innovative proposals for the Inn at Mystic and Seaport Marine properties as well as other large parcels served by public water and sewer.
- 3) Trails for Town – create a bike and pedestrian friendly community by encouraging a bike master plan and hiking/walking trails.
- 4) Improve inventorying and mapping of the business community by industry, location, and type of property to identify strong and weak locations for businesses by zone, determine how to improve weak spots and strengthen strong spots. Review portions of Town land use regulations on a more frequent schedule than every 10 years and where appropriate propose new uses and delete outdated ones.
- 5) Streamline the permitting process for businesses and desired developments.
- 6) Properties that are zoned to be developed have had applications denied, contributing little to the Grand List for future property tax revenue. Going forward look into these zones to expand, update and modernize uses.
- 7) Support tourism and tourist-related businesses/organizations in Mystic. Commission Member Bury will ask Commission Member Peter Glankoff to develop objectives.
- 8) Improve communication idea sharing among all Town commissions. Encourage quarterly or biannual gatherings.

- 9) Seek to reduce the impact of large sewer hookup charges and building permit fees on new development transactions.
- 10) Establish tangible growth goals for the Grand List (what time frame? Use dollars? Use percentage?).
- 11) Protect the grand list from damage resulting from natural disasters (principally hurricane). For example, coastal areas have building height restrictions. Rebuilding scenarios now begin from the rule that if the cost to repair damage exceeds 50% of the structure's value it must be rebuilt to meet FEMA flood regulations (essentially rebuild on stilts). Net of coastal area height restrictions, homes could then be limited to one story after subtracting the height of the "required" stilts. The Grand List would be adversely affected if property owners could not duplicate their previous structure. The Grand List would also be adversely affected if it required years of permitting before rebuilding could begin.

Chairman White will be attending the PZC Meeting on April 16 where Planimetrics will present the M1 Initiative.

**Adjournment:** 9:17 pm

Respectfully submitted by Andrea Carey

Approved May 9, 2013  
Blair White  
Chairman EDC