

**EDC REGULAR MEETING
TUESDAY, March 2, 2021 at 5:30 P.M.**

VIA ZOOM

**Public will be able to attend the meeting by calling in through Zoom
1 646 558 8656, then enter Meeting ID: 862 0222 3025**

**Public will be able to listen to the meeting and will be able to
comment under public comment.**

AGENDA

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **PUBLIC COMMENT:**
4. **ADDITION TO THE AGENDA:**
5. **APPROVAL OF MINUTES:** February 16, 2021 Regular Meeting Minutes
6. **TREASURER' S REPORT:**
7. **PDZO REPORT:**
8. **NEW BUSINESS:**
 - a. Zoom Event for Local Businesses
 - b. EDC Subcommittees
 - c. Advance CT – Re: Marketing the Town to the Business and Real Estate Communities
9. **OLD BUSINESS:**
 - a. Update on potential Facility for Workforce Development/IT Training program in NS (J. Dayton)
 - b. Buy Local Campaign Update
 - c. Business List/Directory
10. **ADJOURNMENT:**

Upcoming Meetings/Events

- EDC Next Scheduled Regular Meeting – April 6, 2021

11:37 AM
03/01/21
Accrual Basis

*** GENERAL FUND
Custom Transaction Detail Report
July 2020 through June 2021

Date	Name	Account	Amount
Jul '20 - Jun 21			
08/01/2020	CHAMBER OF COMMERCE EASTERN CONNECTI...	B15.011 · SECTER	311.00
09/08/2020	SOUTHEASTERN CONNECTICUT ENTERPRISE RE...	B15.011 · SECTER	1,853.95
12/31/2020	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	150.00
12/31/2020	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	150.00
01/31/2021	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	200.00
01/31/2021	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	100.00
Jul '20 - Jun 21			<u>2,764.95</u>

11:37 AM

03/01/21

Accrual Basis

*** GENERAL FUND
Profit & Loss Budget vs. Actual
July 2020 through June 2021

	Jul '20 - Jun 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
B15 - ECONOMIC DEVELOPMENT COMMISSION				
B15.00 - OPERATING EXPENSES				
B15.001 - SUPPLIES PRINTING & PROF SVCS	600.00			
B15.00 - OPERATING EXPENSES - Other	0.00	5,000.00	-5,000.00	0.0%
Total B15.00 - OPERATING EXPENSES	600.00	5,000.00	-4,400.00	12.0%
B15.01 - CT REGION ECO DVLMT/MEMBERSHIP				
B15.011 - SECTER	2,164.95			
B15.01 - CT REGION ECO DVLMT/MEMBERSHIP - Ot...	0.00	2,154.00	-2,154.00	0.0%
Total B15.01 - CT REGION ECO DVLMT/MEMBERSHIP	2,164.95	2,154.00	10.95	100.5%
Total B15 - ECONOMIC DEVELOPMENT COMMISSION	2,764.95	7,154.00	-4,389.05	38.6%
Total Expense	2,764.95	7,154.00	-4,389.05	38.6%
Net Ordinary Income	-2,764.95	-7,154.00	4,389.05	38.6%
Net Income	-2,764.95	-7,154.00	4,389.05	38.6%

**TOWN OF NORTH STONINGTON
PLANNING, DEVELOPMENT & ZONING OFFICIAL
MONTHLY ACTIVITY REPORT
February 2021**

SITE VISITS/ INSPECTIONS:

02/04/2021 Site Inspection 72G & 72E Stillman Rd.(W/ WEO, B.O., Troopers, & Assessor)
 02/04/2021 SFR Review Site Visit – 22 Mountain Ave.
 02/04/2021 DB Re-inspection 16 Legend Wood Rd.
 Ongoing drive-by monitoring – 366 Pendleton Hill and 122 Mystic Rd.
 02/18/2021 SFR Review Site Visit: 42 Overlook Dr.
 02/19/2021 Billings Lake Inspection – for seasonal use compliance (w/ W. Berardi)
 20/20/2021 Site inspection – 75 Frontage (W/ Fire Marshal & B.O.)
 02/25/2021 As-Built Inspection – 124 Boom Bridge Rd.

ENFORCEMENT ACTIONS:

2/16/2021	C&D	16 Legend Wood Rd	Unpermitted Activity & Structures
2/22/2021	NOV	72E Stillman Rd.	Unpermitted structure- building w/o permit

- R. White: Restoration Plan time for completion expires in October: Met with Attorneys to discuss next step.
- 272 Pendleton Hill: M. Colechia: Atty. Avena to contact Colechia's Attorney: No update. Courts not scheduling hearings.
- 122 Mystic Rd. – No Response to 2 NOV's – Multiple complaints. Site seems less active- will monitor.
- 35 Wintechog: Metcalf – Court "appearance" scheduled for 1/21/21 – Cancelled
- 366 Pendleton Hill: Spoke w/E. Learned. Dumpster on property. Little improvement
- 16 Ledgen Wood: No update. Sent C&D
- 32 Kingswood – Chattem – Referred back to the Attorney for violation of Stipulated agreement

ADMINISTRATIVE APPLICATION and SITE PLAN REVIEWS:

DATE R'VD	PERMIT #	ADDRESS	TYPE	DETAIL
02/02/2021	21-009	18 Lakeside Dr.	ADD	
02/02/2021	21-010	42 Overlook East	SFR	
02/09/2021	21-011	24 Island Rd.	WET	
02/09/2021	21-012	64 Reutemann Rd.	ADD	Addition and ACC APT
02/10/2021	21-013	166 Babcock Rd	ADD	
02/12/2021	21-014	529 Pendleton Hill Rd.	ACC	
02/18/2021	21-015	Off Clarks Falls	TA	Luxury RV Park in HC Zone
02/18/2021	21-016	237 Tom Wheeler	ACC	Barn
02/25/2021	21-017	Providence NL Tpke.	AG/ACC	Farm Stand

ZONING BOARD OF APPEALS:

ZBA Application #21-001 (Variance) For a matter involving property owned by Watch Hill Builders, LLC, 183 Quarry Rd. Milford, CT 06460, located on the westerly side of Jeremy Hl Rd. approximately 500 feet, northerly from the intersection of the North Stonington Town Line in an R60 Zone. Tax Map #115, Lot #4798. Applicant is requesting a variance of Section 402.2 (Minimum Buildable Area Requirements) and Section 402.3 (Shape & Location), to subdivide the property into one fully conforming lot & one building lot containing 10.6 acres which requires relief from the minimum buildable area requirements due to the proliferation of wetlands on the property

CERTIFICATE OF ZONING COMPLIANCE:

2/25/2021 ZCP 124 Boom Bridge Rd. SFR#19-071

MEETINGS/MISCELLANEOUS

Weekly Meetings w/ Mike Uργο to check in (Mon & Wed)

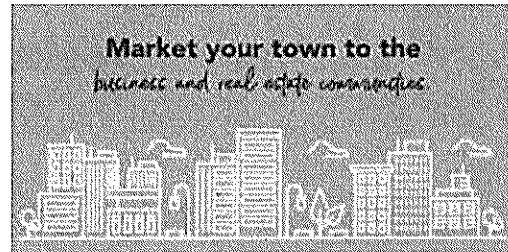
02/02/2021 **EDC Meeting**
02/03/2021 Water resources Presentation – K. Labbe, B. Boissevain, M. Uργο, and B. Beauregard
02/03/2021 Leadership meeting w/ M. Uργο & C. Dias
02/03/2021 **BOS/BOF Budget Presentation**
02/04/2021 **PZC Meeting – CANCELLED**
02/08/2021 **Meeting w/ Atty Avena & M. Uργο re: Pending legal matters**
02/09/2021 **seCTer EDC Meeting**
02/09/2021 **BOS meeting (Gallup House)**
02/10/2021 Leadership meeting w/ M. Uργο, and C. Dias
02/10/2021 **IWWC Meeting**
02/11/2021 **PZC Meeting – CANCELLED**
02/15/2021 **HFC Meeting - CANCELLED**
02/16/2021 **EDC Meeting**
02/17/2021 **AdvanceCT Partners Meeting**
02/17/2021 Leadership meeting w/ M. Uργο, and C. Dias
02/18/2021 Grants Follow-up Meeting w/ C. Russell, M. Uργο, and C. Dias

02/22/2021 Meeting w/ Sheri Cote – seCTer
02/22/2021 Interview with M. Smith re Affordable Housing (Scout project)
02/24/2021 Leadership meeting w/ M. Uργο, and C. Dias
02/24/2021 **NSAHC Meeting - CANCELLED**
02/25/2021 **CC Meeting**
02/25/2021 **WPCA Meeting - CANCELLED**
02/26/2021 Tin Peddler Ribbon Cutting

Other:

See Current Projects Q1 YTD

Wednesday, February 17, 2021



Dear Juliet,

I want to let you know about a couple of opportunities for you to market your town to the business and real estate communities. These opportunities were announced at the AdvanceCT Partners Meeting this morning, and I encourage those of you not attending these meetings to reach out to my colleague, Sadie Colcord (scolcord@advancect.org), to be added to the invite list.

First, AdvanceCT is partnering with DECD to launch a new creative campaign to promote Connecticut, which will be ready to launch in less than a month. We will be kicking off this campaign with a spread in *Site Selection Magazine*, Connecticut's first spread in more than 15 years. The magazine is one of the longest standing and most trusted resources of economic development news and information in the market, and it will be an excellent forum in which we launch our creative campaign and showcase Connecticut to a global audience of real estate decision-makers and site selection consultants. We would like to highlight your community in this spread. If you are interested in participating, please contact our Site Selection sales manager, Mike Glennon, at 404.403.8678 or mike.glennon@conway.com by noon tomorrow (2/18). Time is of the essence, so please get in touch with Mike as soon as possible.

Another exciting opportunity for you to promote available real estate opportunities in your community is AdvanceCT's shift to a **free Municipal Membership with SiteFinder**. For those of you who are not familiar with **SiteFinder**, it is the most comprehensive commercial real estate database dedicated to opportunities in Connecticut. With your free membership, you have access to the following benefits:

- Unlimited free listings of municipally-owned properties
- Up to five free listings of privately-owned properties
- Access to the Active Needs section of the database
- Active Needs email notifications
- Pay-per-listing approach for more than five privately-owned properties

We are hoping to see more engagement from municipalities to ensure this database is as representative of Connecticut's commercial real estate inventory as possible. As AdvanceCT often has to respond quickly to inbound real estate requests from companies interested in Connecticut, we hope to look to SiteFinder as an accurate

first cut of what opportunities are available. Further, the Active Needs portion of the website highlights opportunities that other brokers are seeking on behalf of companies they are working with. This offers you the ability to respond directly to those brokers with properties in your community that might fit that need.

You can register for your free membership [here](#), and please reach out to my colleague, Erron Smith, at esmith@advancect.org with additional questions about SiteFinder's capabilities.

Cheers,



Courtney Hendricson

Vice President of Partnerships

(860) 571-6219

chendricson@advancect.org