

EDC REGULAR MEETING

Tuesday, May 4, 2021 at 5:30pm

Via Zoom Meeting

Minutes

Call to Order: Brett Mastroianni called the meeting to order at 5:32pm.

Members in Attendance: Brett Mastroianni, Nicole Porter, Salvatore Cherenzia, Will Mason, Jennifer Anderson and Jennifer Dayton.

Members absent: Paul Simonds, Stefan Grufstedt, Jennifer Strunk, Anthony Mazzella (alternate).

Staff present: Juliet Hodge, PDZO

Public Present: Robert Carlson, Selectman

Public Comment: None.

Additions to the Agenda: A motion was made and seconded (W. Mason/ J. Dayton) to add the Affordable Housing draft flyer to the agenda under New Business. Motion passed 6-0

Approval of Minutes: April 6, 2021 minutes were reviewed and accepted as written.

Treasurer's Report: There was no report.

PDZO Report: J. Hodge discussed various projects and activities including several new SFR (total 12 YTD); new commercial business on lot next to Cedar Park Inn; new gas station across from Farm True; the approved Wedding Barn & Vineyard on 113 Pendleton Hill Rd planning on turning the old farm house into a tasting room; and Tea Garden in Holly Green is under new ownership and starting to do renovations. Much of her time this month has been devoted to enforcement litigation and preparing for upcoming public hearing on SR Solar project.

New Business:

- a. **Affordable Housing Flyer:** W. Mason presented a draft of an affordable housing flyer that is being created to highlight CHFA and USDA mortgage opportunities for new home buyers. Homes purchased under these programs count towards our percentage of qualified affordable housing units. The flyer would be distributed to local Realtors who would share it with prospective home buyers, hoping the information would help finalize the purchase decision. It was also discussed that this flyer may be used to highlight some of North Stonington's assets and local businesses, specifically those that may be of interest to a new home buyer such as landscapers and day care providers. The flyer will have a QR code that will link to additional information about the town. EDC members reviewed the draft and offered feedback and suggestions. W. Mason will send the flyer electronically to EDC members for continued review.
- b. **Recap of April 26 Round Table Event:** Members felt the event was a success despite the relatively small turnout in that we discovered that North Stonington business owners are having a very hard time finding employees. Members discussed how to best use social media platforms to advertise job openings for our local businesses (i.e. Facebook, Instagram, Indeed). There were suggestions for allowing more time for business owners to interact with board members as well as guest speakers in any follow-up or future event, and having a specific question and answer time following each speaker. The EDC will plan future round

tables three times a year and possibly entertain the option of having an outdoor, in person event in the Fall after the municipal elections.

- c. **Tin Peddler-Expansion of seating and LLHD Approvals:** J. Hodge explained that the Tin Peddler owner met with Ledge Light Health District requesting additional indoor seating now that COVID restrictions are being lessened. They currently have 4 seats inside and want to increase to 20 seats total. Ledge Light Health District informed Tin Peddler that they would need to upgrade their septic system at a significant cost, despite the fact that they have far less seating (20 seats) than the previous Subway/Carvel business had (39 seats). There was a long discussion about what steps could be taken (if any) to appeal or clarify this decision and what impact it might have on other businesses who may also be requesting to keep outdoor seating added during the Pandemic. B. Mastroianni will reach out to the Tin Peddler owners and J. Hodge will keep EDC members informed of any future activity with the Health District's decision.

Old Business:

- a. **Update on Rte. 2 Walkway:** There is a meeting with DOT, consultants and the Council of Governments on 5/6/21 re: providing a multi-modal path along the Rte. 2 corridor between Bellissimo Grand and the Rotary. A portion of this path will go in front of the businesses in the Commercial District where the landscaped walkway is being considered. There are two landscapers already on board with the project and a sketch is being developed.

Motion to adjourn at 6:49 pm (S. Cherenzia/J. Dayton) Motion carried 6-0.

Next EDC meeting is schedule on May 18, 2021 at 5:30p via Zoom.

Respectfully Submitted,

Nicole Porter & Juliet Hodge