

EDC REGULAR MEETING

Tuesday, February 2, 2021 at 5:30pm

Via Zoom Meeting

Approved Minutes

(Approved 2/16/2021)

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

Members in Attendance: Brett Mastroianni, Nicole Porter, Will Mason, Jennifer Dayton, Jennifer Strunk and Stefan Grufstedt.

Members absent: Paul Simonds, Salvatore Cherenzia and Anthony Mazzella (alternate).

Staff present: Juliet Hodge, PDZO

Public Present: Nita Kincaid, Selectman, Robert Carlson, Selectman, Carl Johnston and Ron Lewis.

Public Comment: Carl Johnston and Ron Lewis discussed their continued concerns regarding the status of the stop sign that was thought to be temporary in front of their business, Shunock River Brewery and Café. The loss of parking spaces directly in front of the business is the focus. R. Lewis also stressed that as he has purchased the Hescoc building, more parking in the future may be needed.

Approval of Prior Meeting Minutes: January 21, 2021 minutes approved as written.

Treasurer's Report: There were no changes, additions or deletions from the profit/loss statement to discuss.

PDZO Report: Committee reviewed J. Hodge's activity report. Some of the topics discussed:

- Two run-down properties have been condemned.
- Tin Peddler and Little Man Bakery were both approved by Ledgelight Health District.
- Developers of a potential apartment building on the Fox Trail Lodge property have submitted revised concept plans. They show 1 of the existing buildings on the property to remain, as well as some of the parking underground.
- Working with Westerly Water on continued plans to supply water to 3 previously identified businesses in the EDD and I district.

New Business:

- a. **Parking Concerns-Brewery:** Carl Johnston and Ron Lewis continued their conversation about the parking concerns that the new stop sign has brought to their business. Both B. Carlson and N. Kincaid both understood the stop sign to be temporary until the speed humps could be installed in the spring. The EDC members support this plan. There was a larger discussion about parking in general in the Village. J. Hodge mentioned a possible grant to study redesigning the Village for ease of walking as well as parking. This will become even more important in the future as other possible businesses move in to the Village. R. Lewis again mentioned he had purchased the Hescoc building. At present, there are no specific plans on what to do with it. Because the building is located in the VPOA, there are additional non-residential uses allowed. All new uses require a Special Permit. The permitted uses are listed in Chapter 7. J Hodge explained that the Hescoc building could never be turned into a "chain/franchise" business or be torn down to be used as a parking lot. The Shunock River Brewery and Café is estimating needing 10-15 more parking spaces. There was mention of B. Mastroianni attending the next Planning and Zoning Meeting to discuss long range plans for parking in the Village.

- b. Pre-POCD Survey Question Discussion: A discussion took place regarding the planning for the future POCD Survey. It was mentioned that there had been poor response from the community in the past. EDC members discussed ways to increase that participation as well as what areas to focus on. There was a discussion that “what residents are willing to pay in taxes” as well as “what industries residents would like to see in town” should be a large focus. Ways to get the survey into the hands of the community included sending it home with children from school, sending it to residents with the tax bills and including it in the North Stonington Quarterly. All EDC members were asked to think of suggested questions and send them to J. Hodge.

Old Business:

- a. FY 21-22 Budget- B. Mastroianni presents the EDC budget to the Board of Finance on 2/3/21.
- b. Update on potential Facility for Workforce Development/IT Training Program in NS by J. Dayton: There are no updates this agenda item at this time.
- c. Buy Local Campaign: It was agreed upon that we need to get more interested businesses to participate in the Buy Local Campaign. Buon Appetito just joined.
- d. Business List/Directory: J. Hodge updated the North Stonington Business List utilizing whatever resources were at her disposal. The list was sent out to EDC members for review.

Motion to adjourn at 7:11 pm (J. Dayton/W. Mason) Motion carried 6-0.

Next EDC meeting is scheduled on February 16, 2021 at 5:30p via Zoom.

Respectfully Submitted,

Nicole Porter & Juliet Hodge