

EDC SPECIAL MEETING

Tuesday, March 30, 2021 at 5:30pm

Via Zoom Meeting

Approved Minutes

(Approved 4/6/2021)

Call to Order: Brett Mastroianni called the meeting to order at 5:34pm.

Members in Attendance: Brett Mastroianni, Nicole Porter, Salvatore Cherenzia, Jennifer Anderson, Jennifer Dayton, and Jennifer Strunk (Alternate).

Members absent: Paul Simonds, Stefan Grufstedt, Will Mason, Anthony Mazzella (alternate).

Staff present: Juliet Hodge, PDZO

Public Present: Robert Carlson, Selectman, Nita Kincaid, Selectwoman and Colleen Cherenzia.

Public Comment: None.

Additions to the Agenda: None

New Business:

- a. **North Stonington Business Park proposal for Luxury Recreational Campground:** S. Cherenzia presented a proposal to develop approximately 70 acres of land he already owns to build a Luxury RV Campground in the Exit 93 Highway Commercial District. He would like the EDC's endorsement at the Planning and Zoning meeting on Thursday, 4/1/2021. S. Cherenzia imagines a camp store with local goods for sale, multiple pools, possible tours of local attractions, fields for sports and walking/hiking trails. The campground would be seasonal only opening from April-October. The campground would increase jobs in the region, increase the tax base and increase economic expenditures to our local businesses (i.e. restaurants, the Truck Stop, etc.). S. Cherenzia has had conversations with the owner of the KOA Campground in North Stonington who stated that the campground stays full all season, so he believes there is enough interest to support another campground in town.

A motion was made to endorse the business opportunity and to have B. Mastroianni attend this Thursday's Planning and Zoning Meeting to speak in favor of S. Cherenzia's proposal (N. Porter/J. Dayton). The motion passed 5/0. Alt. J. Strunk seated in place of S. Cherenzia for this vote.

- b. **Rt. 2 Street Scape Plan:** J. Hodge presented a plan to use carefully designed landscaping in front of the businesses on Rt. 2 from Red Onion down to Jake's Restaurant to make that stretch look more cohesive and welcoming to patrons and potential buyers of vacant properties. The plan would be funded by the affected businesses, grants if available, and hopefully donations. Several different ideas and suggestions were discussed. B. Mastroianni agreed to talk to DJ Noyes about coming up with a design.

A motion was made (S. Cherenzia/N. Porter) to approve up to \$750 of EDC funds for the landscape design work (required by DOT). Motion passed 5/0.

- c. **Web Domain:** B. Mastroianni actually discovered there are two web domains, both pointing back to the North Stonington town site (GoToNoSto.com and Go2NoSto.com).

A motion was made and seconded (S. Cherenzia/J. Dayton) to maintain and pay for both sites. Motion passed 5/0.

Old Business:

- a. **Update on 298 Norwich Westerly Rd. (J. Dayton/N. Porter):** The subcommittee made up of various other board and commission members in town met with the Realtor from IMT. It was suggested he get some

comparable pricing for other like educational structures rather than just commercial to be sure we are setting the rent appropriately. The subcommittee is exploring grants that may help prospective renters.

- b. **Update NS Business Round Table:** The event has been set for April 26th at 6pm. The Chamber of Commerce is creating the Zoom meeting with links and instructions to send out to North Stonington businesses and will also help facilitate the discussion. B. Mastroianni will welcome participants and introduce Representatives Heather Sommers and Greg Howard who will speak briefly before moving into the round table discussion with local business leaders.

Motion to adjourn at 6:45 pm (S. Cherenzia/J. Dayton) Motion carried 5-0.

Next EDC meeting is schedule on April 6, 2021 at 5:30p via Zoom.

Respectfully Submitted,

Nicole Porter & Juliet Hodge