



*Town of*  
**North Stonington**  
*Connecticut*



**EDC REGULAR MEETING**

**TUESDAY, JULY 21, 2020 – 5:30 P.M.**

**VIA ZOOM**

Public will be able to attend the meeting by calling in through Zoom. Please call **1 646 558 8656**, then enter Meeting ID: **884 4205 4361**. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

**AGENDA**

- 1. CALL MEETING TO ORDER:**
- 2. ROLL CALL:**
- 3. ADDITIONS TO THE AGENDA:**
- 4. PUBLIC COMMENT:**
- 5. TREASURER' S REPORT:**
  - a. Year-End Report
- 6. PDZO REPORT:**
- 7. NEW BUSINESS:**
  - a. Meeting to discuss seCTer Report
- 8. OLD BUSINESS:**
  - a. Buy Local Campaign
  - b. COVID 19 Updates and related issues
  - c. Strategic Plan Discussion
- 9. ADJOURNMENT:**

**Upcoming Meetings/Events**

- **EDC Next Meeting– Regular Meeting August 4, 2020**

**EDC REGULAR MEETING**  
Tuesday, June 12, 2020 at 5:30pm  
Via Zoom Meeting

**Draft Minutes**

**Call to Order:** Brett Mastroianni called the meeting to order via Zoom at 5:31pm

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

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

**Staff present:** Juliet Hodge, PDZO

**Public Present:** Mike Urgo, First Selectman, Nita Kincaid, Selectman.

**Approval of Prior Meeting Minutes:** Accepted as written.

**Additions to the Agenda:** Nothing added.

**Treasurer's Report:** J. Hodge states B. Mastroianni needs to submit his ad receipts for reimbursement. J. Hodge submitted mileage for approximately 6 months of travel for \$94.62. All end of year expenditures need to be in by 6/30/2020. The Treasurer's report will be accepted at the next meeting. B. Mastroianni suggested a short, special meeting at the end of June to finalize finances.

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

- J. Hodge is working on the EDA water and sewer grant abstract.
  - The KOA and Salt Water Vineyard are still interested in running water to their parcels.
- There is a new resident in town that was inquiring about Food Truck regulations. J. Hodge informed him of the open bricks and mortar restaurant parcels that are currently available.
- Jovial Foods is in discussions with the Mashantucket Pequot Tribe regarding the potential purchase two parcels on either side of their current warehouse to facilitate a possible expansion.
- New farm stand at the bottom of Pendleton Hill Rd. Someone will be reaching out to make sure they understand the regulations of cooking/preparing food for sale.
- Ron Lewis's Kady's Farm Stand should be open in a few weeks, with ice cream to follow a few weeks after that.

**New Business**

- **Buy Local Campaign:** J. Hodge, J. Anderson and J. Dayton will put several gift baskets together by the end of the week.

**New Business**

- **Strategic Plan Discussion:** There was a discussion about replacing "Funding" under the "Catalyst for new business" section. B. Mastroianni suggested more joint meetings with Planning and Zoning and the Water Pollution Control Authority on the water/sewer initiative.

- COVID-19 Updates and related issues: The town continues to follow the State of Connecticut mandates. B. Mastroianni and J. Hodge handed out “Wear Masks” signs with hand sanitizer to many businesses.
- Ads and Marketing Material: The final bills are coming on June 26, 2020 for the radio ads that were run.

**Motion to adjourn at 7:02 pm (W. Mason/N. Porter) Motion carried 5-0.**

Next EDC meeting is scheduled for July 7, 2020 at 5:30p via Zoom.

Respectfully Submitted,

Nicole Porter & Juliet Hodge

# Treasurer's Report 7/21/2020

## OLD BUDGET FY 19-20

	<u>Jul '19 - Jun 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
B15 · ECONOMIC DEVELOPMENT COMMISSION				
B15.00 · OPERATING EXPENSES				
B15.001 · SUPPLIES PRINTING & PROF SVCS	1,628.25			
B15.006 · TRANSPORTATION EXPENSES	237.20			
B15.007 · EDC TRAINING/SEMINARS	299.99			
B15.00 · OPERATING EXPENSES - Other	0.00	8,400.00	-8,400.00	0.0%
Total B15.00 · OPERATING EXPENSES	2,165.44	8,400.00	-6,234.56	25.78%
B15.01 · CT REGION ECO DVLMT/MEMBERSHIP				
B15.011 · SECTER	1,853.95			
B15.012 · CHAMBER	300.00			
B15.01 · CT REGION ECO DVLMT/MEMBERSHIP - Other	0.00	2,154.00	-2,154.00	0.0%
Total B15.01 · CT REGION ECO DVLMT/MEMBERSHIP	2,153.95	2,154.00	-0.05	100.0%
Total B15 · ECONOMIC DEVELOPMENT COMMISSION	4,319.39	10,554.00	-6,234.61	40.93%
Total Expense	4,319.39	10,554.00	-6,234.61	40.93%
Net Ordinary Income	-4,319.39	-10,554.00	6,234.61	40.93%
Net Income	<b>-4,319.39</b>	<b>-10,554.00</b>	<b>6,234.61</b>	<b>40.93%</b>

## NEW BUDGET FY 20-21

	<u>Jul '20 - Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
B15 · ECONOMIC DEVELOPMENT COMMISSION				
B15.00 · OPERATING EXPENSES	0.00	5,000.00	-5,000.00	0.0%
B15.01 · CT REGION ECO DVLMT/MEMBERSHIP	0.00	2,154.00	-2,154.00	0.0%
Total B15 · ECONOMIC DEVELOPMENT COMMISSION	0.00	7,154.00	-7,154.00	0.0%
Total Expense	0.00	7,154.00	-7,154.00	0.0%
Net Ordinary Income	0.00	-7,154.00	7,154.00	0.0%
Net Income	<b>0.00</b>	<b>-7,154.00</b>	<b>7,154.00</b>	<b>0.0%</b>

	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
<b>Jul '19 - Jun 20</b>	07/19/2019	SOUTHEASTERN CONNECTICUT ENTERPRISE REGIO	B15.011 · SECTER	1,853.95
	08/01/2019	CHAMBER OF COMMERCE EASTERN CONNECTICUT	B15.012 · CHAMBER	300.00
	08/27/2019	COPY CATS INC	B15.001 · SUPPLIES PRINTING & PROF SVCS	165.94
	09/25/2019	CHELSEA GROTON BANK	B15.007 · EDC TRAINING/SEMINARS	189.99
	10/15/2019	CEDAS - CT ECONOMIC DEVEL ASSOC	B15.007 · EDC TRAINING/SEMINARS	50.00
	11/07/2019	HODGE {EMPLOYEE}, JULIET	B15.006 · TRANSPORTATION EXPENSES	136.48
	11/14/2019	WATERMARK IMPRESSIONS	B15.001 · SUPPLIES PRINTING & PROF SVCS	215.00
	03/02/2020	CHAMBER OF COMMERCE EASTERN CONNECTICUT	B15.007 · EDC TRAINING/SEMINARS	60.00
	04/30/2020	MASTROIANNI, BRETT	B15.001 · SUPPLIES PRINTING & PROF SVCS	100.00
	05/15/2020	MASTROIANNI, BRETT	B15.001 · SUPPLIES PRINTING & PROF SVCS	130.00
	05/20/2020	MASTROIANNI, BRETT	B15.001 · SUPPLIES PRINTING & PROF SVCS	109.14
	06/04/2020	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	200.00
	06/04/2020	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	100.00
	06/04/2020	FULL POWER RADIO	B15.001 · SUPPLIES PRINTING & PROF SVCS	200.00
	06/11/2020	HODGE {EMPLOYEE}, JULIET	B15.006 · TRANSPORTATION EXPENSES	94.62
	<b>06/30/2020</b>	<b>DAYTON, JENNIFER</b>	<b>B15.001 · SUPPLIES PRINTING &amp; PROF SVCS</b>	<b>187.17</b>
	<b>06/30/2020</b>	<b>ANDERSON, JENNIFER</b>	<b>B15.001 · SUPPLIES PRINTING &amp; PROF SVCS</b>	<b>120.00</b>
	<b>06/30/2020</b>	<b>HODGE {EMPLOYEE}, JULIET</b>	<b>B15.006 · TRANSPORTATION EXPENSES</b>	<b>6.10</b>
	<b>06/30/2020</b>	<b>HODGE {EMPLOYEE}, JULIET</b>	<b>B15.001 · SUPPLIES PRINTING &amp; PROF SVCS</b>	<b>101.00</b>
<b>Jul '19 - Jun 20</b>				<b><u>4,319.39</u></b>

- 4 New transactions since last meeting.
- Overall, EDC used 41% of its total budget last year.
- This year's approved budget was reduced by \$3,400 (\$10,554 to \$7,154)

**TOWN OF NORTH STONINGTON  
PLANNING, DEVELOPMENT & ZONING OFFICIAL  
MONTHLY ACTIVITY REPORT  
June-July 2020**

**SITE VISITS/ INSPECTIONS:**

06/24/2020 Site Inspection – 71 Jeremy Hill Rd. Complaint Response  
 06/30/2020 NW Corner Road - Site Visit to discuss possible alternative driveway location  
 07/16/2020 As-Built Inspection – 50 Jeremy Hill Rd.  
 07/16/2020 Site Inspection – Complaint Response – 3 Billings

**ENFORCEMENT ACTIONS:**

06/05/2020	NOV	60 Reutemann Rd.	Unregistered/inoperable Motor Vehicles
06/26/2020	NOV	71 Jeremy Hill Rd.	Unpermitted Use/Land Disturbance

**ADMINISTRATIVE APPLICATION and SITE PLAN REVIEWS:**

DATE R'VD	PERMIT #	ADDRESS	TYPE	DETAIL
6/26/2020	20-054	60 North West Corner Rd	FS	Free Split
6/29/2020	20-055	255 Pendleton Hill Rd	HO	Farm Stand
6/30/2020	20-056	400 Denison Hill Rd	ACC	AG Pool
7/2/2020	20-057	13 D'Amato Dr.	ACC	Shed
7/6/2020	20-058	21 Clarks Falls Rd	LLA	Lot Line Adjustment
7/6/2020	20-059	Off NW Corner Rd	ACC	Shed
7/6/2020	20-060	301 Wyassup Rd	LD	Land Disturbance
7/6/2020	20-061	51 Lake of Isles	ACC	Shed
7/7/2020	20-062	130 Hangman Hill	ACC	Pool
7/15/2020	20-063	312 Grindstone Hill Rd.	ADD	Porch
7/20/2020	20-064	292 Pendleton Hill Rd	ACC	Garage, Shed & Deck

**ZONING BOARD OF APPEALS:** No Applications

**MEETINGS/MISCELLANEOUS**

06/16/2020 Tour of select development locations in town w/ Craig Russell & M. Urgo  
 06/16/2020 **seCTer EDC Meeting**  
 06/18/2020 Grants Meeting w/ Craig Russell, C. Dias and M. Urgo  
 06/20/2020 Meeting with B. Boissevain and Consultant re: potential Development

**RESUMED NORMAL OFFICE HOURS AT TOWN HALL – MEETING STILL VIA ZOOM**

06/23/2020 **BOS Meeting**  
 06/24/2020 **Sustainable CT Meeting**  
 06/24/2020 Leadership Meeting w/ C. Dias & M. Urgo  
 06/24/2020 **NSAHC Meeting**  
 06/25/2020 Meeting w/ Rep. from Town and Country re: Citgo Station COU  
 06/25/2020 **Conservation Commission Meeting**  
 06/29/2020 **All Board and Commission meeting**  
 06/30/2020 Mtg. w/ iWorQ re: Citizens Engagement add-on  
 06/30/2020 Staff Meeting

07/01/2020 **Regional Planner's Meeting – SCCOG**  
 07/01/2020 Grants Meeting w/ Craig Russell, C. Dias and M. Urgo  
 07/02/2020 Meeting w/ M. Connery re: Event Venue  
 07/02/2020 **PZC Meeting**  
 07/09/2020 **Sustainable CT Meeting**  
 07/09/2020 Ordinance Revision Meeting w/ M. Urgo, C. Dias & A. Pancaro  
 07/09/2020 Meeting w/ Jon Faulise of Boundaries LLC to discuss LLA Clarks Falls Rd.  
 07/10/2020 Meeting w/ Rep. from Signature Group, LLC re: Water Extension along Frontage Rd.  
 07/13/2020 **Hewitt Farm Committee Meeting**  
 07/14/2020 **seCTer EDC Meeting**  
 07/21/2020 Meeting w/ owners of Jake's Restaurant re: Re-opening Plan

Other:

- Assisting C. Russell with Housing grant, SHPO, STEAP and EDA Grant submissions.
- End of Year paperwork – budget work- Assisting Commissions w/ meetings and minutes as needed
- Working on Buy-local Campaign
- Drafted housing memo for NSAHC – Reviewed Changes to 8-30g Statute
- F/U Mtg. w/ Atty. Sweeny re: Jovial Foods Phase II project
- Working with potential developer representative on proposals along Frontage Rd. & Pendleton Hill.
- Editing Facilities Plan from Weston & Sampson for water/sewer project (for use for grant submission)
- Updating list of Businesses w/ contact information
- Assisting Breidingers with possible SPL Modification to Event Barn 125 Fowler Rd.
- Assisting potential resident with possible Sustainable Farm & Agricultural Center – Denison Hill Rd.
- Assisting Jake's w/Re-opening Plan
- Working w/ Building Official on reviewing large Solar Farm development off Ella Wheeler (Siting Council Approved)