

**Town of Stonington
Economic Development Commission
Special Meeting Minutes for July 17, 2012 ~~8:00AM~~
Town Hall 10:00AM**

Attendance: Blunt White, Amy Arruda, Wendy Bury

Absent: Paul Burgess, Ed Planeta, Ed Hart, Nat Arata, Robynne Madison, Dan Oliverio, Les Bray, Peter Glankoff

=====
Call to Order: 10:00AM

Approval of Prior Minutes: Not applicable

Old Business: Not applicable

New Business: EDC sub-committee meeting with Planimetric's (Glenn Chalder) to work on initiative to recommend additional allowed and special permit uses in the M1 zone.

Subcommittee agreed to hold a special EDC meeting on September 27 (Thursday) for stakeholder and community outreach and public input. Planimetrics will moderate that portion of the meeting. Town Planner Keith Brynes will provide GIS information to Planimetrics for use in compiling an invite list plus list of M-1 properties (to include acres and building square feet).

EDC will still hold its regular meeting on September 13 (Thursday).

Adjournment: 11:00AM

Attachments: the Planimetrics contract for the M1 initiative (total of \$4,000 of which \$2,900 was encumbered from FYE 6/2012). This is a fixed price contract (for frame of reference, Planimetrics typical rate is \$125 per hour). Also attached is an email from Dan Barber, the commercial realtor representing the owners of 82 Mechanic Street (the site formerly occupied by Yardney) and 100 Mechanic Street. Dan's letter is good summary of the issues seeking to be addressed by this initiative.

Respectfully Submitted by:
Blunt White
Chairman

Approved 9/13/2012
Blunt White
Chair



Planimetrics

31 Ensign Drive, Avon, CT 06001 860-677-5267

June 18, 2012

Blunt White, Chair
Stonington Economic Development Commission
c/o Chelsea Groton Bank
904 Poquonnock Road
Groton, CT 06340

Re: M-1 Zoning Review
Town of Stonington

Dear Mr. White,

Thank you for the opportunity to submit this proposal for assisting the Town of Stonington with evaluating the M-1 zoning district and recommending additional allowed uses. We understand that the desired end result is a text amendment adopted by the Planning and Zoning Commission and that our efforts are intended to help in that effort.

Our understanding of the Scope of Work is as follows:

Workshop Meeting	<ol style="list-style-type: none">1. Introductory discussion with an Economic Development Commission working group and Town Planner Keith Brynes to identify people/groups to invite to a workshop meeting.2. Prepare a list of property owners, businesses, realtors, and others to invite to a workshop meeting.3. Send out invitations to workshop meeting.4. Conduct a workshop meeting (time and place to be determined by EDC) regarding the M-1 zoning district.	\$2,000
Prepare Report	<ol style="list-style-type: none">5. Based on meeting discussion and independent research, prepare a report suggested zoning changes	\$1,000
Review Report	<ol style="list-style-type: none">6. Review report with Economic Development Commission	\$500
Present Report	<ol style="list-style-type: none">7. With Economic Development Commission, present report recommendations to Planning and Zoning Commission.	\$500

Overall Parameters

We agree to perform services outlined above in a professional manner. We will not assign or subcontract this work without your approval. You agree to provide us, at no cost, with the information we need to perform these services and to provide reasonable time and assistance during the course of the project.

Work products are expected to include a workshop meeting, a report of recommended zoning changes, and discussions/presentations.

We expect to bill for work performed as the work is completed. You agree to pay us within 30 days of the date of the invoice. If you have a question on the invoice, you have 15 days from the date of the invoice to ask for additional information. We may revise or resubmit the invoice with an explanation. Any invoice unpaid after 45 days from the date of the invoice shall be cause to stop work on the project.

You may cancel this Agreement at any time for any reason. In the event of cancellation, we will be paid for the work performed up to the date of cancellation. This may not include a specific deliverable to the client but will cover time dedicated to the project.

You may indicate authorization to proceed on this basis by signing below and returning a copy for our files.

If you have any questions, please do not hesitate to call. We look forward to working with you.

Sincerely,



Glenn Chalder, AICP
President
Planimetrics, Inc.

Accepted and authorized this 25 day of June, 2012 by:

The Town of Stonington, CT by:



Signature

Brent White Chairman Economic Development Commission

Printed Name

Blunt White

From: Daniel Barber <dbarber@neproperty.com>
Sent: Monday, June 25, 2012 3:08 PM
To: Blunt White
Subject: RE: EDC - M1 zone - Planimetrics proposal

Blunt

As I have discussed with you, I have been representing the owners of the property at 100 Mechanic Street for almost 10 years in a leasing capacity. We have experienced small business operators and entrepreneurs in search of space for uses that are not allowed in the zone. I currently have a gym operator interested and he has been speaking with Keith about ways to get his use allowed and it isn't easy. Soon I will be representing the soon to be vacant Yardney facilities located in the same zone. FYI, we haven't written a new lease at 100 Mechanic Street in 3 years.

100 Mechanic Street is zoned M-1 which has a very narrow list of allowed uses listed below

- Assembly, Fabricating Compounding and warehousing up to 10,000 SF
- Buildings for above listed uses
- Lumbering and Lumber Mills
- Municipal Facility
- Offices less than 5,000 SF
- Processing of Agricultural Products
- Public Utilities
- Research & Development
- Aquaculture

Special Uses by Permit (abbreviated list to discuss typical use does not broaden uses available by much)

- Assembly, Fabricating Compounding and warehousing OVER 10,000 SF
- Buildings for above listed uses over 10,000 SF
- Bulk Storage
- Coal Yards and Oil Tanks
- Excavations
- Hospitals and Clinics
- Offices GREATER than 5,000 SF
- Recreational Camping
- Breweries
- Parking

The zone could easily support a broader list of special uses permitted such as:

- **Retail and Wholesale Sales**
 - Boats and Marine Supplies
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- **Recreational Facilities (Indoor & Outdoor) Tennis – handball – basketball – etc**
- **Gyms / Health Club**
- **Self Storage**
- **Indoor Storage of vehicles and boats**
- **Day care Centers**

- **Medical Clinics**
- **Funeral Homes**
- **Theaters**
- **Restaurant**
- **Auto Sales**
- **Boat Repair Facilities**
- **Personal Services**
- **Convalescent home**
- **Conference Facility**