



Chairman
John Vincent

TOWN OF LEDYARD

Economic Development Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, August 4, 2026

6:00 PM

Town Hall Annex - Hybrid Format

I. CALL TO ORDER

Vice Chairman Hary called the meeting to order at 6:00 p.m. in the Conference Room of the Town Hall Annex Building. Chairman Hary welcomed all to the Hybrid Meeting.

II. ROLL CALL

Present Commissioner Carol Ann Schneider
Recording Secretary Michael Dreimiller
Chairman John Vincent
Commissioner Michael Cherry
Commissioner Peter Hary
Commissioner Richard Tashea
Absent Commissioner Kevin Aherne

In addition, the following were present:

Mayor Fred Allyn III
Director of Land Use & Planning, Elizabeth Burdick

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

Add "Events Magazine" to Old Business as item A and "Business Survey" as item F.

IV. PRESENTATIONS/INFORMATIONAL ITEMS

None.

V. CORRESPONDENCE

None.

VI. RESIDENTS & PROPERTY OWNER COMMENTS

None.

VII. MEMBER COMMENTS

None.

VIII. REPORTS**A. Mayor's Report**

They're working on the early stages of an application for a \$1 million USDA Grant to line the sewer system through the Highlands. This would provide 20-25% more capacity to our sewer system due to the groundwater infiltration currently. 2nd round is just starting.

SeCTer meeting about a pilot program through the State of daycare facilities in single family homes up to 10 seats per house over the next couple of years. Ledyard is about 2500 seats shy of meeting the childcare demand and this program will only provide about 120 seats over next several years. The plus side of having home-based facilities is that the red tape is much less onerous than it is for large scale facilities.

B. Planner's Report

Planning & Zoning subcommittee is on home stretch for updating their housing regulations. They'll meet on Aug. 27th to send it off to the full commission and to set a public hearing.

Last month Planning & Zoning Commission approved 36 multi-family units behind Ledyard Center School. They'll be connected to public water and sewer. Those are in addition to the 12 units in back half of school.

Site plan for 72 townhouse units at 1947 expected to be approved at the August meeting. HOA owner occupied, not rentals.

Two subdivisions, one through Wetlands and at Wetlands, coming in to P&Z soon. One at 84 Silas Dean and a 23 lot open space subdivision at 58 and 59 Seabury.

Going to be having 12 Hyde and 975 Long Cove 14 lot open space resubdivision.

Stoddards Wharf Rd. affordable housing resubdivision had to be modified to change the road location to improve the sight line. Approved at the July. Lot has been cleared.

Dreimiller asked about 109 Christy Hill Rd. They owner hired a surveyor who flagged the wetlands at the 100ft boundary area. Once they did that they were able to show them where they could cut trees down. They want to build multi-family housing but she hasn't seen any plans yet.

Dreimiller asked about the former Lou's Garage. The landscaper who is leasing it doesn't have his whole business there yet but he has painted it. He coming in tomorrow to discuss something about the entrance. Approved without requiring him to put sidewalks in because the town already has plans for sidewalks there.

IX. APPROVAL OF MINUTES

A. EDC Regular Meeting Minutes of June 2, 2026

MOTION to approve the Regular EDC Meeting Minutes of June 2, 2026. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Carol Ann Schneider

SECONDER: Richard Tashea

AYE 6 Schneider Dreimiller Vincent Cherry Hary Tashea

ABSENT 1 Aherne

X. OLD BUSINESS**A. Events Magazine**

Vincent asked if anyone received the 2nd quarter Events magazine because he didn't get one. Everyone stated that they had received a copy.

Dreimiller mentioned that the PDF versions of the Event magazine were being uploaded to the Town website's document center but that it stopped around Dec. 2024. The Mayor said he'd check with Justin Dube since he was probably the one doing the uploading. He agreed that it was a good idea to have those on the website.

B. Business Directory Update - Three pending businesses

Vincent asked that everyone review the directory and the Events magazine looking for any new businesses that haven't been added.

C. Business Directory Email Program

Aherne not present to provide an update. Vincent asked if we had paid to increase the number of email recipients. Burdick said we have the funds to do so but that it hadn't been done yet.

Vincent asked about 3 new businesses that he sent to her - Su-May Skin & Beauty, Tati Nails, and Krystal Clear Esthetics all located at 1026 Long Cove Rd.

Dreimiller asked about the three outstanding add requests and Burdick said she'd follow up on those.

Cherry noted a sign in front of Gales Ferry Landing for a new tattoo shop. Dreimiller confirmed seeing it as well. Burdick hadn't heard about that and will look into it.

D. RT-12 Streetscape Action Plan Update

Vincent asked Cherry where he was at with updating the cost estimates for the 2012 plans. He noted that he won't be able to attend the next EDC meeting but that he'll send a scope of work to everyone before then. He's going to assume that everything will increase by 40%. Burdick noted that there is \$65,000 in the Town's budget for the engineering work but an RFP will have to be put together to find the engineering firm.

Dreimiller asked if Cherry was going to leave in the traffic islands that were in the 2012 report. Cherry agreed that he'd like to leave those in but noted that there are some complications that would need to be figured out. Dreimiller also suggested that a roundabout at the McDonald's intersection would help to slow traffic down. Burdick said that she had contacted the DOT to get clarification on whether the pond in the McDonald's

E. CEDAS Certification/Membership Update and Town sell sheet

Burdick finally got in touch with them regarding membership.

Dreimiller noted that the submission deadline for July 20th had passed and that applications will re-open in April 2027. He said he thinks we have enough points for Bronze certification even without the flowchart, sell sheet, and available properties.

F. Resident & Business Surveys (2022) updating and re-running in 2026.

Dreimiller suggested that we be prepared to vote on this at our next meeting.

XI. NEW BUSINESS

A. 2025-2026 Annual Report

Dreimiller shared his first draft and asked for feedback. Burdick suggested that everyone send their comments to her and she'll forward them.

Dreimiller asked the Mayor to confirm that he could access the Available Properties spreadsheet that he put online. He also asked if the Mayor knew why there was still a For Sale sign on the 740 Colonel Ledyard Hwy property where it extends out to Iron St. He thought it was probably just an old sign that was never taken down after it was sold, like the one at 15 Stoddards Wharf Rd which is currently under contract. Vincent will contact the agent on both signs about getting those removed.

XII. ADJOURNMENT

Our next meeting is scheduled for Sept. 1st at 6:00 p.m. in the Town Hall Annex.

A motion was made by Commissioner Tashea seconded by Commissioner Schneider to adjourn at 6:35 p.m. The motion carried by the following vote:

RESULT:	APPROVED AND SO DECLARED
MOVER:	Tashea
SECONDER:	Schneider
AYE:	6 Dreimiller, Cherry, Vincent, Hary, Schneider, and Tashea
ABSENT:	Aherne

For the Commission,

John Vincent, Chairman

Dated: August 4, 2026

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.