



Chairman
John Vincent

TOWN OF LEDYARD

Economic Development Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, October 7, 2025

6:00 PM

Town Hall Annex - Hybrid Format

I. CALL TO ORDER

Chairman Vincent called the meeting to order at 6:02 p.m. in the Council Chambers of the Town Hall Annex Building. Chairman Vincent welcomed all to the Hybrid Meeting.

II. ROLL CALL

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

In addition, the following were present:

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

III. PRESENTATIONS / INFORMATIONAL ITEMS

None.

IV. CORRESPONDANCE

Vincent gave an invoice for Eastern Connecticut Chamber of Commerce membership renewal to Burdick.

V. RESIDENTS & PROPERTY OWNER COMMENTS

Dave Schroeder spoke on the Rt. 12 Corridor Study sharing his thoughts on some of the assumptions in the study. His complete comments are available in a separate file.

Dave Shroeder Public Comment October 7, 2025

Attachments: Schroeder EDC Public Comment 10_7_2025

VI. REPORTS

A. Mayor's Report

He had a meeting with AdvanceCT who are actively looking for development and redevelopment sites in Ledyard, which included Baldwin Hill Rd., the former Daticon building on Kings Hwy, Cashman site (former Dow Chemical), and the Ocean State Job Lot pad sites. AdvanceCT will reach out to them to see what the State can do to assist them with stimulating some economic activity. Baldwin Hill site is about 150 acres and is being cutting it down to grade to redevelop for smaller industrial users.

Dreimiller mentioned recently seeing a map of the Ocean State Job Lot property that only showed a single pad. Cherry mentioned the Mullen Report included 2 or 3 next to Dunkin Donuts and one over near Our Lady of Lourdes church.

Cherry asked if the Pfizer property on Stoddards Wharf Rd. was discussed. The Mayor said it was not since Pfizer has not been interested in doing anything with those 221 acres. The Dow property next to the Gales Ferry Fire House.

Dreimiller asked if the property next to the Gales Ferry Fire House had been split to give a large portion of it to Avalonia as had been discussed. Mayor Allyn didn't think that had been done yet.

B. Planner's Report

Planning & Zoning Commission meets this Thursday for a public hearing for the property at 748 & 750 Colonel Ledyard Hwy for a special use permit application. They recently had a waterline connected which requires a B100A review from the Ledge Light Health District so that may delay the approval of the application.

Also on the agenda is the Habitat for Humanity project at 8, 9, and 11 Colby Dr. consisting of 38 homes, 27 structures, combination of two family and single family, with multiple 2 bedroom, 3 bedroom, and some 4 bedroom single family homes. All of the infrastructure is in the road and Colby Dr. will be completed all the way to Col. Ledyard Hwy. They appear to be in good shape and a decision will be made.

Planning & Zoning Commission approved a commercial site at 5A Lorenz Industrial Parkway, the lot in front of the old police department, back in January. Mylars were required to be recorded within 90 days and they were not so they were given one extension of time. She reached out to Peter Gardner who reached out to the property owner who has not responded to him. They can't extend the deadline unless the owner requests it. So, the P&Z will have to formally void that approval. Gardner said he understands that there is somebody interested in buying it and developing it themselves.

Wetlands has a 2 lot re-subdivision of three lots on Long Cove Rd. on their agenda this evening. The existing buildings on the Kartway property have been located and existing conditions plans have been filed on land records and the property owner has begun plans to demolish unsafe structures. Cherry noted that the For Sale sign was gone. The owners combined that lot with the lots at 119 and 129 Christy Hill Rd. into a single lot.

VII. APPROVAL OF MINUTES**A. EDC Regular Meeting Minutes of September 2, 2025**

Attachments: [EDC Regular Meeting Agenda 9-2-2025](#)

MOTION to approve the EDC Regular Meeting Minutes of September 2, 2025. Motion passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Peter Hary

SECONDER: Richard Tashea

AYE 7 Schneider Dreimiller Vincent Cherry Hary Tashea Aherne

VIII. OLD BUSINESS

A. Business Directory Update

No updates. Aherne noted that Babbling Bambinos Childcare in the old GF Elementary School. Dreimiller noted that he did a test of the online New Listing Request form and asked Justin Dube to let him know if he receives it but he hasn't gotten a response yet. Hary said that he would have the printed PDF version updated for the next meeting.

B. Business Directory Email Listing Program

Aherne is gathering emails from online sources for town businesses so that he can send a monthly newsletter to them. Dreimiller noted that the EDC had used an email list provided by the town to send out a business survey a while back. He also asked if the newsletter could include profiles of town businesses, which the EDC has previously discussed, and Aherne said he could do that.

C. 2024-2025 Annual Report: Discussion

Attachments: [EDC-Annual-Report-2024-2025 - Draft1](#)

Dreimiller provided a first draft of the report. He asked that everyone review it and provide their feedback to him before the next meeting.

D. CEDAS CERTIFICATION - Discussion

Attachments: [CEDAS Program-Ledyard EDC](#)
[2025 CEDAS Best Practice Questions](#)

Dreimiller met with Town Planner Burdick to review the list of 32 questions on the CEDAS application. They identified 13 that have already been completed, 3 more that may be done, another 3 that should be easy to do - a Sell Sheet for the town, a flowchart for demonstrating the require permit submittals, and a list of available properties.

Burdick mentioned the question about whether the town has a brand identity and marketing strategy. Hary, Aherne, and Cherry volunteered to put something together.

Dreimiller noted that CEDAS membership renews in December so we should try to join then. Burdick thought she might be able to find the \$150 membership fee in her budget

E. Town of Ledyard EDC Brochure - Update

A motion was made by Commissioner Cherry seconded by Commissioner Tashea to approve the edits to the Economic Development Reference Guide for Businesses. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Richard Tashea

AYE 7 Schneider Dreimiller Vincent Cherry Hary Tashea Aherne

XI. NEW BUSINESS

A. STEAP Grant Application Discussion

Vincent asked about the status of a STEAP Grant application now that the Rt. 12 Corridor Study and CT Main Street report have been delivered. Burdick noted that the application period opens the first week of January and deadline is Feb. 20. She said that the Mayor, Public Works director, and herself have been discussing some ideas. Mayor Allyn noted that the DOT would require full engineering plans for anything that impacts Rt. 12, like sidewalks, before they will approve our application. Cherry noted that when they looked at sidewalks on Rt. 12 back in 2010 for the Main Street Investment Fund the big issue was lack of existing drainage. They would have to draft up a bid spec and write up the RFP which could take 4-6 months and will require funding from somewhere. It will probably take at least 1 to 1.5 years to get the sidewalk project application ready. Cherry asked is there was a smaller project that we could do now. Burdick said that it was unlikely that anything could be done before 2026. Mayor Allyn suggested that a LOTCIP grant might be better since those are bigger.

X. ADJOURNMENT

Our next meeting is scheduled for November 18th at 6:00 p.m. in the Town Hall Annex.

A motion was made by Commissioner Tashea seconded by Commissioner Hary to adjourn at 6:56 p.m. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Tashea

SECONDER: Hary

AYE: 7 Aherne, Cherry, Dreimiller, Hary, Schneider, Tashea, and Vincent

ABSENT: None

For the Commission,

John Vincent, Chairman

Dated: October 7, 2025

Chairman John Vincent
Economic Development Commission

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