



TOWN OF LEDYARD CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman John Vincent

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, April 7, 2026

6:00 PM

Council Chambers, Town Hall Annex

I. CALL TO ORDER - Chairman Vincent called the meeting to order at 6:00 p.m. in the Conference Room of the Town Hall Annex Building. Chairman Vincent welcomed all to the Hybrid Meeting.

II. ROLL CALL

Present: Chairperson John Vincent
Vice Chair Peter Hary
Secretary Michael Dreimiller
Commissioner Mike Cherry
Commissioner Carol Ann Schneider
Commissioner Richard Tashea

Absent Commissioner Kevin Aherne
Mayor Fred Allyn III

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Town Council Liaison, Jessica Buhle (via Zoom)

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

A. Presentation regarding the establishment of Design District and Village Districts in Gales Ferry/Ledyard, Gales Ferry Outreach Group (10 mins).

Dave Schroeder, 290 Whalehead Road, Gales Ferry, representing on behalf of the Citizen's Alliance for Land Use (CALU), a local community group, made a presentation regarding proposed text amendments to the Ledyard Zoning Regulations to add a Village District as an overlay zone that would cover the Gales Ferry Historic Districts and additional surrounding areas. He closed his remarks by asking that the EDC endorse this effort. His presentation is

available as a separate file named “v0.3 GalesFerryVillageDistrict - EDC PPP Appended.pptx”.

V. CORRESPONDENCE

The Agricultural Commission sent an invitation for members of the EDC to attend their regular meeting on April 21, 2026 during which they will hold a joint discussion with other Ledyard commissions regarding their short- and long-term goals with the hope of coordinating them towards a common goal.

A letter was received from the owners of Twisted Sugar Cake Design regarding their interactions with town staff during their efforts to open their business. This has been forwarded to the Mayor.

VI. RESIDENTS & PROPERTY OWNERS COMMENTS

Karen Parkinson, 55 Rose Hill Road, Ledyard, Chair of Historic District Commission. She stated that she has been a Ledyard resident for more than 50 years. She stated that there are 62 historic homes in town built between 1698 and 1799 with the oldest being the Avery homestead. She spoke about the Historic District Commission’s support for the efforts of the Gales Ferry Citizens group to create a Village District. Her complete comments are available in a separate file “Karen Parkinson – April 7 2026.pdf”. Commissioner Cherry asked Ms. Parkinson if the charter for the Historic District Commission could be amended to add oversight for the historic homes in Gales Ferry Village the next time the town charter is opened for amendment.

Anne Roberts Pearson, 4 Anderson Drive, Gales Ferry, Member of the Historic District Commission. Ms. Pearson thanked the commissioners and the members of the public for participating in the democratic process. She also supports the Village District proposal and hopes that the EDC supports it.

Lee Anne Berry, 78 Military Highway, read from a document that resident Kim Millar sent to her about the history of Gales Ferry village and the Yale/Harvard regatta and how the improvements to their facilities have been done to make sure that the buildings would continue to fit into the village.

Dave Schroeder, 290 Whalehead Road, Gales Ferry, spoke again about the Village District proposal and requested the EDC’s support and that stated that the Commission should hold a public hearing to consider how village districts can affect economic development.

Joana Thomas, owner of Twisted Sugar Cake Design, spoke about the difficulties that she experienced when opening her business. She said that the process needs to be made easier. She mentioned that the paperwork that she submitted was lost and she not only had to resubmit it but that she also had to pay the fee for that a second time.

VII. MEMBERS COMMENTS

Commissioner Cherry said that there is an agenda item on the Inland Wetlands & Watercourses agenda for application IWWC#26-7SITE, a development coming between Bestway and Grimms Furry Tails located at 1947 Center Groton Road, Ledyard. He added that an application for 740 Colonel Ledyard Highway, application number PZ#26-1SITE, is in front of the Planning & Zoning Commissioner for a 36-unit multifamily development as well. He commented that these new developments will bring a lot of new residents into town. He stated that the Commission should investigate what services they will need from a commercial viewpoint.

VIII. REPORTS

A. Mayor's Report

Not present.

B. Planner's Reports

The Planning & Zoning Commission is holding a public hearing on application PZ#26-2ZRA, a text amendment application regarding parking to address the required changes mandated by Public Act 25-1, also known as House Bill 8002.

Director Burdick spoke about application PZ#26-1SITE at 740 Colonel Ledyard Highway, 36 lot multi-family development proposed behind the former Ledyard Center School. She commented on various aspects of the proposed development and commented that there is a proposed separate building accessible off of Fairway Drive and serviced by public water and public sewer.

Director Burdick also spoke to the 72 unit multi-family townhouse development between Bestway and Grimms Furry Tails at 1947 Center Groton road that will be submitted to IWWC tonight and probably to the PZC in about a month. She commented on application IWWC#26-6RESUB 23 lot open space subdivision off of 84 Silas Deane Road that is currently in front of the Wetlands Commission.

Commissioner Cherry asked about the EDC's request for funding through the budget process to update paperwork in the land use area. Director Burdick stated that she made a capital request for the EDC for the engineering work on the Route 12 Corridor study project. She also made a request for \$150,000 split over 2 years for updating land use documents, including zoning regulations and the POCD. The Town received some funding from a foreclosure sale that was moved into that account so funding will not be a tax burden.

IX. APPROVAL OF THE MINUTES

A. EDC Regular Meeting Minutes of March 3, 2026

MOTION to approve the EDC Regular Meeting Minutes of march 3, 2026. Motion Passed by the following vote.

RESULT: 6- 0 APPROVED AND SO DECLARED
MOVER: Cherry
SECONDER: Hary
AYES: 6 Cherry, Dreimiller, Hary, Schneider, and Vincent, Tashea

X. OLD BUSINESS

A. Business Directory Update

Chairman Vincent asked the Members of the Commission to drop off a copy of the Ledyard Events Magazine to businesses that they visit. He also suggested that if they visit a business that advertises in the magazine that they ask if they already had a copy hand-delivered to them, which is supposed to be done for advertising businesses.

It was discussed that the online business directory is up-to-date except for the four requests that

are pending approval by Director Burdick. Commissioner Dreimiller noted that a new Town Website is being developed and it will include a new version of the online directory. He commented that the new version will be able to automatically generate the PDF version that Commissioner Hary has been manually generating.

Commissioner Dreimiller noted that the Connecticut Business Registry includes info if a business is woman-owned, veteran-owned, minority-owned, disabled-owned, an/or LGBTQ-owned. He asked if the Commission should add that info to the new directory. Chairman Vincent suggested that we table that topic until our next meeting.

Commissioner Dreimiller asked if anyone knew where the new Ledyard Life podcast studio was located. Nobody knew the answer.

B. Business Directory Email Listing Program

The Commission discussed the final draft of Issue #2. Commissioner Cherry asked if it was possible to add each newsletter linked in the EDC section of the website. Commissioner Dreimiller agreed to follow up on that.

MOTION to approve the draft of the email newsletter. Motion Passed by the following vote.

RESULT: 6- 0 APPROVED AND SO DECLARED
MOVER: Cherry
SECONDER: Hary
AYES: 6 Cherry, Dreimiller, Hary, Schneider, and Vincent, Tashea

a. Pureto Lima – Business Rate Award

Chairman Vincent noted Puerto Lima was included in the latest issue of the Economic Development Commission newsletter which is what was being voted on to approve.

C. RT. 12 Streetscape Action Plan Funding

Discussed earlier. Chairman Vincent asked when the money for this engineering would be available. Commissioner Cherry will try to find an answer.

D. CEDAS Certification - Update

Commissioner Dreimiller found the information about group membership. Director Burdick contacted them and asked them to send her an invoice.

Commissioner Dreimiller put the Ledyard Commercial Property Inventory online and shared it with the Mayor for his review. Once the Mayor gives his approval, it will be shared with Chairman Vincent as well. Commissioner Dreimiller asked if there was any update regarding the online permitting process. Director Burdick said no.

Vice Chairman Hary volunteered to take on extra work for CEDAS certification process. Commissioner Dreimiller will send him information about item #10 which is a town Sell Sheet.

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

Chairman Vincent suggested that this be tabled and that we may need a workshop for this

XI. NEW BUSINESS

A. Review of EDC's Reference Guide for Businesses in Ledyard & Gales Ferry

Chairman Vincent asked if there was anything in this that needs updating. Director Burdick will review it.

Commissioner Dreimiller suggested that this should be tied in with the flowchart that we are going to create for the CEDAS certification. Director Burdick agreed.

XII. ADJOURNMENT

The next Economic Development Commission Regular Meeting is scheduled for May 5th at 6:00 p.m. in the Town Hall Annex.

A motion was made by Commissioner Hary seconded by Commissioner Tashea to adjourn at 6:58 p.m. The motion carried by the following vote:

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

For the Commission,

John Vincent, Chairman
Dated: March 3, 2026