



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission Meeting Minutes - Final

Chairman
John Vincent

Regular Meeting

Tuesday, November 12, 2024

6:00 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/82734826846?pwd=fyKIaLFV2JHcuhBhguWVMTf8XnQlbU.1>

Meeting ID: 827 3482 6846 Passcode: 201016

Dial by Location: +1 646 558 8656 US (New York)

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. Charman Vincent welcomes all to the Hybrid Meeting.

II. ROLL CALL

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

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Mayor Allyn

III. RESIDENTS & PROPERTY OWNERS COMMENTS

Naomi Rodriguez (Town Council) present but had no comments.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. MEMBER COMMENTS

None.

VI. REPORTS

A. Mayor's Report

Mayor Allyn presented statistics from the IPUMS 5-year American Community Survey 2018-2022 that showed that the average number of school age children in multi-family 5+ Unit Buildings is 0.14 per 2-bedroom unit and 0.41 per 3-bedroom unit. The proposed developments in Ledyard Center & Sweet Hill Farm are thus estimated to add 28 and 18 children per project. The tax revenue (not including motor vehicle taxes) from those projects would be more than \$2.5 million each which is much more than the costs associated with those additional children attending Ledyard schools.

Sweet Hill development has not been resubmitted to Planning & Zoning yet. Probably early 2025.

Ledyard Center School development. The 1st building will be on a septic system. There was a meeting with WPCA regarding capacity to make sure that the sewer line can handle other Ledyard Center businesses connecting up after the proposed 200 units in the LCS development. Design phase for the sewer extension from the Bill Library to the Post Office is funded and they will attempt to get a grant through the CT Community Investment Fund 2030 program to fund the extension work.

B. Planner's Report

Sal Monarca will be coming in with a plan for 36 units on 3 stories on the property that he purchased from the Holdridge's which is located behind the Ledyard Center School LCS. That will be on a septic system. The back half of the Ledyard Center School will become 12 age-restricted 55+ units.

3rd month of public hearings for the GFI LLC excavation application. Meetings this Thursday and next Thursday and then a break for Thanksgiving. Then Dec. 5th, 12th, and 19th reserved if needed. Public hearings must close by Dec. 20th. The town's consultants are planning on giving their reports this Thursday. Then the applicant attorney Heller and the intervenor attorney Carroll will have an opportunity to question each of the consultants. Then it will be back to public comment. Once the hearing is closed the commission will have 65 days to make a decision. So there will be decision by February or March.

The town is switching to a new GIS system and it will be online soon. It will have the 2023 flyover imaging. The old system only had 2019 imaging. It will be the same CAI system that Montville uses.

VII. APPROVAL OF MINUTES

- A. MOTION to approve EDC Regular Meeting minutes of October 1, 2024

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Carol Ann Schneider

AYE 5 Schneider Dreimiller Vincent Hary Cherry

ABSENT 1 Tashea

VIII. OLD BUSINESS

- A. Corridor Study Update

Contract with Goman & York is ready to be signed. Funding has been approved. The first step will be for them to meet with the EDC. EDC next meets on Dec. 3rd. Burdick will check with Goman & York to see if they’re available on that date.

- B. Business Directory Update

The new groomer next to Valentino’s is now open.

The Groton/Ledyard Veterinarian on the corner of Lorenz Pkwy is adding grooming.

Blueprint Thrift’s lease is up and they are thinking of moving.

- C. Development of the FY 2023-2024 EDC Annual Report. Review and update of the FY2022-2023 Annual Report

Commissioner Cherry received some additional data from Liz/Anna and they are still working on gathering some additional data. Mike will incorporate their data into the report and whatever we have by the next meeting will be the final draft.

- D. Business Directional Signage

Commissioner Dreimiller used Killingly’s program for reference. He was hoping to find another CT town that has them. Mayor Allyn thinks that Griswold has business directional signage. Director Burdick will follow-up with the Griswold Town Planner. We’ll hold off until after Goman & York have done their survey.

XI. NEW BUSINESS

- A. EDC 2025 Calendar

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Peter Hary

AYE 5 Schneider Dreimiller Vincent Hary Cherry

ABSENT 1 Tashea

- B. Election of Officers

Put off until January meeting.

C. CT Main Street town visit

Mayor Allyn was contacted by Michelle McCabe from CT Main Street which is part of the federal Main Street USA program. They are accessing the downtown of every CT town. They will come to town, probably between mid-December and mid-January 10am-3pm, and meet with representatives from Ledyard including at least one commissioner from the EDC and walk through Ledyard Center and probably drive through Gales Ferry. They will then produce a report with recommendations. Burdick noted that the CT Main Street website has information about an upcoming webinar on Nov. 21st about implementing a wayfinding program.

D. Community Relations Diversity, Equity & Inclusion Presentation

This will explain what the EDC does and what it can do for town business and residents. All town organizations will be generating one and they will be posted to the Town's website. Dreimiller & Hary will draft this presentation and Vincent will present it. It is due June 30, 2025.

X. ADJOURNMENT

Our next meeting will be on December 3rd at 6:00pm in the Town Hall Annex. A motion was made by Commissioner Schneider, seconded by Commissioner Hary, to adjourn at 6:41pm.

Respectively Submitted,

Chairman Vincent
Economic Development Commission

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