



TOWN OF LEDYARD CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman John Vincent

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, April 1, 2025

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: Chairman, John Vincent
Secretary, Michael Dreimiller
Commissioner, Michael Cherry
Vice Chairman, Peter Hary
Commissioner, Carol Schneider
Commissioner, Richard Tashea

Excused:

In addition, the following were present:

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

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

A. Justin LaFountain (Goman & York)

Town Planner Burdick stated that he is unable to join us tonight. Goman & York will run a public workshop at an EDC Special Meeting scheduled for Apr. 15th 5:00pm-6:30pm at Ledyard Senior Center. A press release was published in The Day newspaper and it has also been posted on the Town's website. Dreimiller also posted it to the EDC's Facebook page and it was shared on the Ledyard Community Forum Facebook group.

B. Eastern Connecticut Chamber of Commerce

Hosting an Earth Day Coffee and Contacts event on Wed. Apr. 23 7:30am-9:45am.

V. CORRESPONDENCE

None.

VI. RESIDENTS & PROPERTY OWNERS COMMENTS

Eric Treaster asked if the Goman & York Rt. 12 Study could be shared before the Special Meeting on April 15th. Mayor Allyn explained that the report doesn't exist yet and that the Special Meeting is the kick-off meeting for it. The Special Meeting is for information idea gathering. Treaster then asked about the objectives of the previous report. Mayor Allyn stated that the Town would like to apply for another STEAP Grant so that they could do in Gales Ferry the same kind of improvements that have been done in Ledyard Center. However, the previous Rt. 12 corridor studies in 2012 (UConn) and 2001 (Tri-Committee) are not considered current by the State so they want an updated study before they will consider a STEAP Grant for Gales Ferry. Goman & York have been provided copies of the previous two reports.

VII. REPORTS

A. Mayor's Report

On March 25th the Greater Norwich Area Chamber of Commerce had a meeting for the 10 municipal CEOs that were part of the CT Main Street project. The Ledyard report is scheduled to be delivered the week of April 14th.

The March 26th seCTer meeting included an interesting presentation on Placer.AI which is a platform that tracks 10 million cell phone users that are subscribed with them to analyze their traffic patterns. seCTer has purchased a membership and can run reports for us. Goman & York is also using Placer.AI for the Rt. 12 study. Dreimiller also attended. seCTer meets on the 2nd Tuesday of every other month with the next meeting scheduled for May 13th and are accessible via Zoom.

B. Planner's Reports

Gales Ferry Intermodal appeal has been filed. That matter will be taken up by the Superior Court.

12 apartments in the back of the at former Ledyard Center School have been approved. Site plan available in Town Planner's office. The projected was submitted as multi-family but their intent is 55 and older. All the units are ADA compliant. There will be two 2-bedroom units and 10 1-bedroom units. They'll be removing some of the parking in the back and creating a green space.

The business at the former Lou's Garage, Ryan's Reliable Services landscape company, has been growing despite requests to hold off. They were asked not to do business there until they had gotten their permits. He did get a site plan and submitted that for approval on March 12th but has continued to do work there, adding a construction trailer and a portable toilet, thus rendering the site plan incomplete since it doesn't match existing conditions. The enforcement process has been started to slow things down.

Schneider mentioned FRAG's Retro Zone, a new gaming store opening soon in the building next

to the Gales Ferry Post Office. It will buy/sell/trade retro video games, classic consoles, rare action figures, and toys.

VIII. APPROVAL OF THE MINUTES

A. March 4, 2025 Regular Meeting Minutes

MOTION to approve the Regular EDC Meeting Minutes of March 4, 2025. Motion Passed by the following vote.

<p>RESULT: 6- 0 APPROVED AND SO DECLARED MOVER: Cherry SECONDER: Hary AYES: 6 Cherry, Dreimiller, Hary, Schneider, Tashea, Vincent</p>

IX. OLD BUSINESS

A. Corridor Study Update

Previously covered.

B. Business Directory Update

Dreimiller found some businesses that were in the online version that were missing from the PDF and Hary added them to the PDF. The updated PDF is now posted on the town's website. Dreimiller also posted about this on the EDC's Facebook page shared it on the Ledyard Community Forum Facebook group.

C. Business Directional Signage

Currently waiting for Steve Masalin to contact DOT to find out if it we can place business directional signs place above existing signs in the State's right-of-way. Dreimiller said he found some information about Plainfield's program - \$150/sign, maximum 4 signs, within ¼ mile of the business.

D. Transparency & Governance Draft Discussion

Cherry said that he was happy with it. Vincent questioned some of the content of the Strategic Plan that is included in the presentation. It was pointed out that those items were list of things that the EDC could pursue if funding was to become available, not things that we actually currently do. The Mayor questioned whether there was better wording for the phrase "pre-permitted sites" in that list of possible future efforts by the EDC. It was decided that it was ok as is and Dreimiller made a note to revisit that when the Strategic Plan is next updated.

A motion was made by Commissioner Cherry, seconded by Commissioner Tashea, to accept the Transparency & Governance presentation as is. The motion carried by the following vote:

RESULT: 6—0 APPROVED AND SO DECLARED

MOVER: Tashea

SECONDER: Hary

AYES: 6 Cherry, Dreimiller, Hary, Schneider, Tashea, Vincent

X. NEW BUSINESS

None.

XI. ADJOURNMENT

Our next regular meeting is scheduled for May 1st at 6:00pm in the Town Hall Annex.

Our special meeting is scheduled for April 15th at 5:00pm at the Ledyard Senior Center.

A motion was made by Commissioner Dreimiller, seconded by Commissioner Hary, to adjourn at 6:32pm. The motion carried by the following vote:

VOTE: 6 - 0 Approved and so declared

Respectfully submitted,

Chairman John Vincent
Economic Development Commission