



Chairman
John Vincent

TOWN OF LEDYARD

Economic Development Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, May 6, 2025

6:00 PM

Town Hall Annex - Hybrid Format

I. CALL TO ORDER

Chairman Vincent called the meeting to order at 6:00 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
Chairperson John Vincent
Vice Chair Peter Hary
Commissioner Richard Tashea
Commissioner Michael Cherry
Excused Recording Secretary Michael Dreimiller

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Town Council Member, Naomi Rodriguez

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

A. Justin LaFountain of Goman & York: Update of GF Corridor Study

Justin LaFountain of Goman & York reviewed his presentation with the Commission concerning information gathered at the EDC Special Meeting of April 15th workshop. They reviewed slide 3 that displayed data on continuum of change desired on Route 12. They reviewed slide 4 which displayed data showing residents desiring more commercial development along the corridor as well as more single family home development.

Commissioner Cherry commented that the Gales Ferry Development District does not allow for any more new single family homes and that the data. He stated the town would need to enact zoning changes.

They reviewed data collected on the importance of affordable housing in Ledyard which

averaged in the middle. They reviewed data on whether the residents wanted to see more restaurants or retail which showed more desire for restaurants. They reviewed data on whether residents do more of their shopping inside or outside Ledyard which was heavily weighted on outside Ledyard. They reviewed data on resident's preference for economic development or for preserving existing conditions which was heavily weighted to preserving existing conditions. They reviewed data on sorrys and prouds of Route 12. They reviewed data on beautification of Route 12. They reviewed data on conditions of the roads. They reviewed data collected on desired economic investment.

Justin LaFountain and Commissioner Tashea discussed the potential impact of the redevelopment of the Old State Hospital property. Naomi Rodriguiz commented that the business on Crystal Lake Road may be installing new businesses.

The Commissioner briefly discussed the demographics of the residents that participated in the study and how it could have impacted the data. Justin LaFountain commented that in order to address the skewed data Goman & York has created a survey that replicates that questions from workshop into an accessible survey. Justin LaFountain and the Commission discussed ways to improve the survey and collect more accurate data as well as preventative measures for members to submit more than one survey response.

Director Burdick and Justin LaFountain discussed bike path sizes related to the survey.

MOTION to accept and approve proposed Goman & York virtual Route 12 Corridor Study survey

RESULT: APPROVED AND SO DECLARED

MOVER: Richard Tashea

SECONDER: Michael Cherry

AYE 5 Schneider Vincent Hary Tashea Cherry

EXCUSED 1 Dreimiller

- B.** Transparency & Government Presentation to the Community Relations Committee was completed on April 16, 2026 by Chairman Vincent

Chairman Vincent noted for the record that the Transparency & Governance Presentation was completed on April 16, 2025 in order to meet the June deadline.

V. CORRESPONDENCE

None.

VI. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

VII. REPORTS

- A.** Mayor's Report

Not present.

B. Planner's Report

Director Burdick stated that the owners of 740 Colonel Ledyard Highway who's application for apartment housing was approved by the Planning & Zoning Commission is about to submit a zoning permit with the department. She commented that at the Wetlands meeting later this evening they will be continuing the public hearing on application IWWC#25-5SITE.

Chairman Vincent asked about the status of 750 Colonel Ledyard Highway. Director Burdick spoke about the citation and enforcement process for the blight violation. Commissioner Cherry and Director Burdick verified that Eric Treaster is the Zoning Violation Citation Officer.

Commissioner Cherry asked for updates on the old Kartway property, Director Burdick stated that she did not have any additional information on that property.

VIII. APPROVAL OF MINUTES

A. EDC Regular Meeting Minutes of April 1, 2025

Town Council Chairman Naomi Rodriguiz asked that she be noted as present in the minutes. MOTION to approve the EDC Regular Meeting Minutes of April 1, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Richard Tashea

AYE 5 Schneider Vincent Hary Tashea Cherry

EXCUSED 1 Dreimiller

B. EDC Special Meeting Minutes of April 15, 2025 - Workshop

MOTION to approve the EDC Regular Meeting Minutes of April 15, 2025

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Carol Ann Schneider

AYE 5 Schneider Vincent Hary Tashea Cherry

EXCUSED 1 Dreimiller

IX. OLD BUSINESS

A. Corridor Study Update

None.

B. Business Directory Update

Chairman Vincent stated that Commissioner Cherry brought in a new addition he would like to add to the directory, tourism spots and attraction. Theu briefly discussed businesses that will fall into that category. They reviewed the directory to see if there are any changes.

C. Business Directional Signage

None.

D. CT Main Street town visit

Chairman Vincent noted that the Main Street readiness assessment came in. He stated he would like to table this item to next month when the Mayor is available to give input on this item.

E. Ribbon Cutting Completed for Frags Retro Zone

Chairman Vincent stated that they had a successful opening day for Frag's Retro Zone. He and Commission Cherry clarified they would qualify the business as retail. Chairman Vincent stated that he is waiting for pictures of the event so he can get it in the next magazine.

X. NEW BUSINESS**A. Town of Ledyard EDC Brochure - Update**

Chairman Vincent stated that the EDC Brochure needs a lot of updates including names of town employees. He said that the Commission will take the Brochure and make notes of needed changes for the next meeting.

B. Route 12 Corridor Study Resources Page on the EDC Webpage - Update: Mullen Plan (1998), Tri-Committee Report (2001), Uconn Study (2012), RFQ/RFP, Rte 12 Corridor Study Timeline

Chairman Vincent asked that Director Burdick bring the noted updates to the MIS team to add to the Town Website.

XI. ADJOURNMENT

Our next regular meeting is scheduled for June 3rd at 6:00pm in the Town Hall Annex.

A motion was made by Commissioner Tashea, seconded by Commissioner Shneider, to adjourn at 6:48 p.m. The motion carried by the following vote:

VOTE: 5 - 0 Approved and so declared

Respectfully submitted,

Chairman John Vincent
Economic Development Commission

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