



Chairman
John Vincent

TOWN OF LEDYARD

Economic Development Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Special Meeting

Tuesday, July 1, 2025

5:30 PM

Town Hall Annex Council Chambers -
Hybrid Format

I. CALL TO ORDER

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
Recording Secretary Michael Dreimiller
Chairperson John Vincent
Vice Chair Peter Hary
Commissioner Michael Cherry
Excused Commissioner Richard Tashea

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

In addition, the following were present:

Derrick O'Connor of Goman & York
Land Use Assistant, Anna Wynn

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

He presented a draft of their report which has already been posted on the Town website. Some of the items that he highlighted were:

Average family size is decreasing, Mostly single-family housing in Ledyard, Suburban corridors like Rt. 12 aren't thriving due to changing retail landscape, Spending in restaurants has

increased, Population in Ledyard has increased slightly, vs. overall decrease in southeastern CT, Age pyramid shows increase in 30-45 in town from 2010-2024, Unemployment rate in Ledyard is slightly below state average, growth in jobs is slightly above state average, Rt. 12 businesses aren't walkable, Majority of people responding to the survey do most of their shopping out of town, Average year built of properties is 1977, Office buildings in town average year built is in the 1950s, Rt. 12 has daily traffic count of about 13,500, most major chains require at least 20,000/day, Geofencing report shows most business traffic is local, Holmbergs draws out-of-town traffic, Amenities in Gales Ferry include State Park, river, scenic wood areas, which can be leveraged, Feedback from public engagement session and from survey totaling over 300 responses shows that a lot of people fall in the middle - the want to see some improvement, but don't want traffic to get out of hand, High demand for pedestrian and bicycle activity, Lack of a sewer line on Rt. 12 is a major issue limiting development, Consider financial incentive program for façade improvement, Consider a tax-freeze for businesses making major improvements, Town's zoning regulations are good, Consider using blight ordinance if necessary to spur action on ignored properties, Soli Engineering looked at traffic patterns, pedestrian patterns, roadways and identified areas where improvements can be made, Rt. 12 is a state highway so any changes to it have to be approved by State, Possible funding opportunities from the State. The full Soli Engineering report will also be posted to the Town website. LaFountain will be at the next EDC meeting in August. EDC Commissioners will forward comments on the draft to Burdick who will send them to LaFountain.

RESULT: TABLED

V. CORRESPONDANCE

None.

VI. RESIDENTS & PROPERTY OWNER COMMENTS

Karen Parkinson, 55 Rose Hill Rd, member of the Ledyard Historic District Commission, president of Tri-Town Trail. Lived in Ledyard for 50 years and is owner of Rose Hill Farm. She said that she didn't hear anything in the Rt. 12 Corridor draft report presentation that provided a vision for the Town. A vision should be a 50 year plan, with the Plan of Conservation and Development providing 10 year plans to get to the vision. Thought should be given to what we would like to see replace the Riverside Mall if it was to go away. Lack of housing options causing the young and older residents to leave town. She would like to see the town develop of vision of what they would like Gales Ferry to be 50 years from now.

VII. REPORTS

A. Mayor's Report

Not present.

B. Planner's Report

Not present.

VIII. APPROVAL OF MINUTES

A. EDC Regular Meeting Minutes of June 3, 2025

Motion to approve the Regular EDC Meeting Minutes of June 3, 2025. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Carol Ann Schneider

AYE 5 Schneider Dreimiller Vincent Hary Cherry

EXCUSED 1 Tashea

XI. OLD BUSINESS**A. Corridor Study Update**

Previously Covered.

B. Business Directory Update

Dreimiller added entries for the two historic districts and for the hiking trails to the Tourism Spots & Attractions category. Hary will update the downloadable PDF within a week.

C. Business Directional Signage

Still no response from CT DOT. Mayor was to have followed up with them after last meeting.

D. CT Main Street town visit

This will be held off until the August EDC meeting.

X. NEW BUSINESS**A. Business Bazaar Discussion**

North Stonington - After hours. Business owners were invited to get to know the EDC. Town Planner was there. Vincent thinks this would be a good thing for us to do with one of the local Chambers of Commerce.

XI. ADJOURNMENT

Our next meeting is scheduled for August 5th at 5:30pm in the Town Hall Annex.

A motion was made by Commissioner Schneider, seconded by Commissioner Cherry, to adjourn at 6:40pm. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Schneider

SECONDER: Cherry

AYE: 5 Cherry, Dreimiller, Hary, Schneider, and Vincent

ABSENT: Tashea

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.