



# TOWN OF LEDYARD

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Economic Development Commission Meeting Minutes

DRAFT

Chairman  
John Vincent

Tuesday, March 5, 2024

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 Conference Room of the Town Hall Annex Building. Chairman Vincent welcomed all to the Hybrid Meeting.

### II. ROLL CALL

Present were Mayor Allyn, Jessica Buhle (Town Council Liaison), Naomi Rodriguez (Town Council)

**Commission Members Present:**

- Chair John Vincent
- Commissioner Michael Dreimiller
- Commissioner Peter Hary
- Commissioner Carol Ann Schneider
- Commissioner Richard D. Tashea

**Absent:**

Juliet Hodge, Director of Planning & Development

### III. APPROVAL OF MINUTES

MOTION to approve the Regular EDC Meeting Minutes of February 6, 2024. Motion Passed by the following vote.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Richard Tashea

**SECONDER:** Pete Hary

**AYE:** 5 Dreimiller, Hary, Schneider, Tashea, and Vincent

**ABSENT:** None

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### IV. APPROVAL OF THE AGENDA

No changes required.

### V. CITIZEN'S COMMENTS

None.

**VI. MAYOR'S REPORT**

The publisher of Events magazine does something for new business openings in town. The business buys a quarter-page ad and then the publisher uses the bottom half of that page for a write-up of the new business. He suggested that the EDC could scale down their ribbon cutting articles to just be a “welcome to town” mention. Vincent suggested that if we know that the business has chosen not to buy a quarter-page ad that the EDC would still do a normal write-up.

K-Trail is a galvanized steel trailer manufacturer from Montreal. They have a big dealer presence in the area including in Plainfield. Their vendor just bought 5 Lorenz Pkwy and the surplus lot in front of that. They are looking to open a call center for dealer network, do dealer trainings there, and perhaps have a small showroom. They want to build an additional building in the front of the old police station of about 8,000 sq ft. The building in the back still has tenants and they will keep some of them. They have a plan that includes renovating the building, doing work around it, connecting it to public water, and repaving the whole parking lot.

He spoke to a real estate consultant who is working with the owner of Kartway on a valuation and a proposed use of the property. They are working to get it marketed. Mayor Allyn told them that it appears that about 80% of the lot is in a flood plain which poses an issue but that he still thinks there's an opportunity to develop that property.

Tashea asked about the surveying activity on Iron St. Mayor Allyn said that the former Indiantown Park and the parcel next to it are being annexed by the Pequot reservation.

He sat with the Town Council chairman to review the new budget and after trimming some items a .38 mil tax increase will be presented to the Town Council.

**VII. PLANNER'S REPORT**

Not present.

**VIII. OLD BUSINESS****A. Video Update**

Video now online on the Town's website. Dreimiller shared it on the EDC Facebook page. Lots of positive feedback so far.

**B. Directory Update**

All updates were given to Hary who will update the PDF and then share it with everyone. Dreimiller has been given editing access for the online Business Directory and will update it with all of the changes in the PDF. He also noted that the incorrect categories issue in the Online Directory has been resolved. Tashea stated that he thought massage businesses weren't allowed in town. Mayor Allyn found Ordinance #700-003 Concerning the Regulation of Massage Establishments which states that they are permitted and fall under the

State of Connecticut Department of Health. Ledge Light Health District oversees that.

## **XI. NEW BUSINESS**

Any New Business proper to come before the Committee

Mayor Allyn mentioned that less than 1% of the Town of Ledyard's real estate is commercially or industrially developed. For comparison, East Lyme has 9%, Colchester has 10%, Montville has 12%, Stonington has 15%, and Waterford has 26%. So, the Town has a limited ability to work with what we have but noted the opportunities presented by the old Dow Chemical site, the #4 tax payer in town plus some good potential projects in Ledyard Center and Gales Ferry. He also stated that work on the multi-use pathway in Ledyard Center has started, which is the precursor to the sewer line extension.

Schneider mentioned some discussion online about developing more of Rt. 117. Mayor Allyn stated that the commercial zone ends just south of Grimms Furrytails. It's possible that it could be developed but he thinks the current business situation would make that a long shot.

Vincent asked about the Stonington Institute property in Gales Ferry. Mayor Allyn said that it's currently owned by a company in Kansas City, Kansas. They pay about \$25,000 in taxes every year and they're up-to-date. It hasn't been marketed for about 18 years. It might be time to look at it from a blight perspective and see if we can stimulate some action on that property. It would be a great location for EB office space.

Hary asked if we should have a page on the Town's website highlighting properties that are available with suggested usages. Mayor Allyn thought that would be a good idea.

Tashea asked the Mayor if he ever works with the CT Dept. of Economic Community Development. Mayor Allyn stated that the DECD was at the recent Cashman pier ribbon cutting. They see that as a potential regional asset. He hasn't seen them at any other events, though.

Town Councilor Rodriguez asked about the property across from Bill Library. Mayor Allyn stated that it is Briane Bennett's property. There are two houses on two lots and it extends behind Bestway and is somewhat encumbered by wetlands on it. There's another lot south of Bestway that's 10.5 acres which is pretty rocky.

Tashea asked if SeCTeR helps the Town much. Mayor Allyn mentioned that Bark 'N Barley and Bro's Barber Shop utilized them. They've been very active since former EDC commissioner Paul Whitescarver joined them, and Mayor Allyn is now on the SeCTeR board.

## **X. ADJOURNMENT**

Our next meeting will be on Apr. 2nd at 6:00pm in the Town Hall Annex.

A motion was made to adjourn at 6:41pm. The motion carried by the following vote:

**RESULT: APPROVED AND SO DECLARED**

**MOVER:** Richard Tashea

**SECONDER:** Carol Schneider

**AYE:** 5 Dreimiller, Hary, Schneider, Tashea, and Vincent

**ABSENT:** None