



Chairman
John Vincent

TOWN OF LEDYARD

Economic Development Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Tuesday, June 3, 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
Recording Secretary Michael Dreimiller
Chairperson John Vincent
Vice Chair Peter Hary
Commissioner Richard Tashea
Commissioner Michael Cherry

Absent: Town Council member Naom Rodriguez

In addition, the following were present:

Mayor Fred Allyn III
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 of Goman & York: Update of GF Corridor Study

Online survey posted. 195 responses so far with an average of 30 minutes spent submitting each response. End date for the survey is June 20th.

Cherry mentioned that he has seen some people on Facebook asking if there is a way to separate responses by Zip Code - Ledyard vs. Gales Ferry. LaFountain said that they don't have a way to do that.

Cherry asked when Ledyard Events magazine with the QR code for the survey get mailed.

Burdick stated that it has already been mailed out.

Dave Schroder of 290 Whalehead Rd. - Since the survey is anonymous, how can they be sure that respondents are from Ledyard and that people aren't submitting multiple responses. LaFountain stated that there is no way for them to determine residence, but that responses are limited to one response per IP address. Schroder asked how multiple residents in the same household could vote. LaFountain said that they could use their mobile phone or they could go somewhere else like the library. Schroder asked if they were discounting responses from the public meeting because there were too many from Gales Ferry residents. LaFountain said that they were not discounting any responses.

Eric Treaster - He pointed out that the Town's website says the survey has a June 6th deadline. He also stated that responses from Gales Ferry residents should have more weight. LaFountain mentioned that the original deadline for the survey was June 6th but it was pushed back to June 20th to allow for more responses and apparently the website was not updated.

Vincent asked if we would get survey results at the EDC's July 1st meeting. LaFountain said that they would definitely have the final survey results and will probably also have a draft of the study. He hopes to have some extra time to review the draft at that meeting, and he hopes to be in person for that meeting.

V. CORRESPONDANCE

None.

VI. RESIDENTS & PROPERTY OWNER COMMENTS

None.

VII. REPORTS

A. Mayor's Report

CT Main Street Report. Funded by Eversource and State of Connecticut funded for all 169 municipalities in the state. It was light on information and detail. Misstated a few things - sewer lines, no public transport and he asked that they be corrected. They are offering workshops but he questions their value for us. Starting this month, SEAT is moving to a fixed route system with lean-tos for bus stops, instead of flag-down. Ledyard is not a SEAT member. There were 1.8 riders/day from Ledyard which was costing \$39 per ride not including the state subsidy. Dreimiller asked how the Senior Center bus worked. Mayor Allyn stated that they'll take seniors anywhere - doctor appointments, grocery shopping, various events. The range is more limited than SEAT, but they will go to New London and Waterford for medical rides. The cost for a ride \$1/ride. Cherry noted that they'll pick you up at home.

He's disappointed that State Senator Osten has included in the budget implementer bill a provision excluding Ledyard's ability to collect personal property taxes at Mashantucket. That will cost the town \$625,000/yr of tax revenue from businesses at Foxwoods. It will take effect this October. House Bill 5002 will be signed. Ledyard needs about 108 affordable housing units

or it will lose out on discretionary grant funding like STEEP and LOTCIP grants.

B. Planner's Report

Still have at the Wetlands level the CR Klewin apartment that has been requested. The applicant has requested that the hearing on that be postponed until July 1st because they are still working with DEEP

Habitat for Humanity has submitted a site plan application to Planning & Zoning for 38 new homes - 11 duplexes and 24 single family. Vincent asked if these will be affordable housing. Burdick said yes, that they were submitted under CT General Statue 830-G. She is meeting tomorrow with Sarah Lufler, Executive Director of Habitat for Humanity of Eastern Connecticut, all of the homes will be only 4 people between 40%-80% AMI. Schneider asked if these will count towards the 108 affordable housing units that the Town needs. Burdick wasn't sure because their model is different but she's looking into that. The application is on the Town's website and will be at Wetlands tonight and on the 12th to P&Z. Conover donated that property to Habitat after market crashed.

VIII. APPROVAL OF MINUTES

A. EDC Regular Meeting Minutes of May 6, 2025

MOTION to approved the Regular EDC Minutes of May 6, 2025. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Richard Tashea

SECONDER: Michael Cherry

AYE 6 Schneider Dreimiller Vincent Hary Tashea Cherry

XI. OLD BUSINESS

A. Corridor Study Update

Previously covered.

B. Business Directory Update

Dreimiller will add the two historic districts, Tri-Town Trail, and Glacier Park to the Tourism category.

C. Business Directional Signage

Vincent asked if we had gotten any response about putting signs on State property. Mayor Allyn stated that they had submitted correspondence to the regional office in Norwich but haven't received a response yet. He will check back with them tomorrow.

D. CT Main Street town visit

Previously covered.

E. Town of Ledyard EDC Brochure - Update

Burdick will send updates to Dreimiller who will update the brochure and share with everyone.

- F.** 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

These documents have been added to the Route 12 Corridor Study Resources page which is linked on the EDC's webpage on the Town website.

X. NEW BUSINESS

Schneider shared the North Stonington EDC's Business Bazaar and suggested that Ledyard could do something similar. Vincent stated that he is planning to attend this event on Thursday June 5th.

XI. ADJOURNMENT

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

A motion was made by Commissioner Schneider, seconded by Commissioner Hary, to adjourn at 6:28pm. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Schneider

SECONDER: Hary

AYE: 6 Cherry, Dreimiller, Hary, Schneider, Tashea, and Vincent

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.