



Chairman  
John Vincent

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Economic Development Commission

### ~ AGENDA ~

Regular Meeting

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Tuesday, June 3, 2025

6:00 PM

Town Hall Annex - Hybrid Format

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#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

<https://us06web.zoom.us/j/86833698212?pwd=hKWef7v9HwgG6YfQ4Xs8WdUOysoyd.1>

Meeting ID: 868 3369 8212 Passcode: 767430

Dial by your location: +1 646 558 8656 US (New York)

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA
- IV. PRESENTATIONS / INFORMATIONAL ITEMS
  - A. Justin LaFountain of Goman & York: Update of GF Corridor Study
- V. CORRESPONDANCE
- VI. RESIDENTS & PROPERTY OWNER COMMENTS
- VII. REPORTS
  - A. Mayor's Report
  - B. Planner's Report
- VIII. APPROVAL OF MINUTES
  - A. EDC Regular Meeting Minutes of May 6, 2025  
Attachments: EDC Regular Meeting Minutes 5-6-2025 FINAL
- XI. OLD BUSINESS
  - A. Corridor Study Update
  - B. Business Directory Update

**C.** Business Directional Signage

**D.** CT Main Street town visit

**E.** Town of Ledyard EDC Brochure - Update

**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

**X. NEW BUSINESS**

None.

**XI. ADJOURNMENT**

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



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 25-1231

**Agenda Date:** 1/7/2025

**Agenda #:** A.

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## REPORT

### **Staff/Committee Report:**

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



# TOWN OF LEDYARD

741 Colonel Ledyard  
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Ledyard, CT 06339-1511

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**File #:** 24-0516

**Agenda Date:** 8/6/2024

**Agenda #:** A.

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## REPORT

**Staff/Committee Report:**  
Mayor's Report



# TOWN OF LEDYARD

741 Colonel Ledyard  
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Ledyard, CT 06339-1511

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**File #:** 24-0517

**Agenda Date:** 8/6/2024

**Agenda #:** B.

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## REPORT

**Staff/Committee Report:**  
Planner's Report



# TOWN OF LEDYARD

741 Colonel Ledyard  
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Ledyard, CT 06339-1511

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**File #:** 25-2023

**Agenda Date:** 7/8/2025

**Agenda #:** A.

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## MINUTES

### **Minutes:**

EDC Regular Meeting Minutes of May 6, 2025



# TOWN OF LEDYARD CONNECTICUT

## ECONOMIC DEVELOPMENT COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman John Vincent

### HYBRID FORMAT REGULAR MEETING

~ MINUTES ~

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Tuesday, May 6, 2025

6:00 PM

Council Chambers, Town Hall Annex

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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:** Chairman, John Vincent  
Commissioner, Michael Cherry  
Commissioner, Carol Schneider  
Commissioner, Richard Tashea  
Vice Chairman, Peter Hary (via zoom)

**Excused:** 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 15<sup>th</sup> 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 pouds 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: 5-0 APPROVED AND SO DECLARED**

**MOVER:** Tashea

**SECONDER:** Cherry

**AYES:** 5 Vincent, Cherry, Hary, Schneider, Tashea

**B. Transparency & Governance:** Presentation to the Community Relations Committee was completed on April 16, 2025 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 Reports

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. Commission 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 THE MINUTES

### A. EDC Regular Meeting Minutes of April 1, 2025

Town Council Chairman Naomi Rodriguez asked that she be noted as present in the minutes.

MOTION to approve the EDC Regular Meeting Minutes of April 1, 2025

**RESULT: 5- 0 APPROVED AND SO DECLARED**

**MOVER:** Cherry

**SECONDER:** Tashea

**AYES:** 5 Vincent, Cherry, Hary, Schneider, Tashea

### B. EDC Regular Meeting Minutes of April 15, 2025

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

**RESULT: 5- 0 APPROVED AND SO DECLARED**

**MOVER:** Cherry

**SECONDER:** Schneider

**AYES:** 5 Vincent, Cherry, Hary, Schneider, Tashea

## IX. OLD BUSINESS

### A. Corridor Study Update

None.

### B. Business Directory Update

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

### C. 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.

**D. 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 3<sup>rd</sup> 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,

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Chairman John Vincent  
Economic Development Commission



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|------------------------|------------------------------|---------------------|
| <b>File #:</b> 24-0465 | <b>Agenda Date:</b> 8/6/2024 | <b>Agenda #:</b> A. |
|------------------------|------------------------------|---------------------|

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**  
Corridor Study Update

**Background:**  
(type text here)

**Department Comment/Recommendation:**  
(type text here)



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| <b>File #:</b> 24-0466 | <b>Agenda Date:</b> 8/6/2024 | <b>Agenda #:</b> B. |
|------------------------|------------------------------|---------------------|

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**  
Business Directory Update

**Background:**  
(type text here)

**Department Comment/Recommendation:**  
(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
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**File #:** 24-0850

**Agenda Date:** 10/1/2024

**Agenda #:** C.

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AGENDA REQUEST  
GENERAL DISCUSSION ITEM

**Subject:**  
Business Directional Signage

**Background:**  
(type text here)

**Department Comment/Recommendation:**  
(type text here)



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| <b>File #:</b> 24-1005 | <b>Agenda Date:</b> 11/12/2024 | <b>Agenda #:</b> D. |
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GENERAL DISCUSSION ITEM

**Subject:**  
CT Main Street town visit

**Background:**  
(type text here)

**Department Comment/Recommendation:**  
(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
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Ledyard, CT 06339-1511

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**File #:** 25-1856

**Agenda Date:** 5/6/2025

**Agenda #:** E.

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## GENERAL DISCUSSION ITEM

**Subject:**

Town of Ledyard EDC Brochure - Update

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)



# TOWN OF LEDYARD

741 Colonel Ledyard  
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Ledyard, CT 06339-1511

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**File #:** 25-1861

**Agenda Date:** 5/6/2025

**Agenda #:** F.

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## GENERAL DISCUSSION ITEM

**Subject:**

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

**Background:**

(type text here)

**Department Comment/Recommendation:**

(type text here)