



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission Meeting Minutes - Final

Chairman
John Vincent

Regular Meeting

Tuesday, December 3, 2024

6:00 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/82189543063?pwd=CG3iEeI9E0DDeI1Xz13AGtzeIPfGbE.1>

Meeting ID: 821 8954 3063 Passcode: 551826

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

I. CALL TO ORDER

Chairman Vincent called the meeting to order at 6:04 p.m. in the Conference Room of the Town Hall Annex Building. Chairman Vincent welcomed all to the Hybrid Meeting.

II. ROLL CALL

Present Commissioner Carol Ann Schneider
 Commissioner Michael Dreimiller
 Chairman John Vincent
 Commissioner Peter Hary
 Commissioner Richard Tashea
 Commissioner Michael Cherry

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Town Council EDC Liaison, Jessica Buehl (joined at 6:11pm via Zoom)

Absent: Mayor Allyn

III. RESIDENTS & PROPERTY OWNERS COMMENTS

Naomi Rodriguez (Town Council) present but had no comments.

Vincent mentioned an article “New London County earns a ‘C’ on its affordable housing progress” from The Day newspaper dated Oct. 15, 2023. The Center for Housing Equity and Opportunity (CHEO) in Eastern Connecticut partnered with Desegregate Connecticut and the Regional Plan Association to assess each town’s commitment to affordable housing. He noted

that Ledyard's score of 3.5 was the best in NLC. Cherry noted that score was only graded as a "C". Burdick said that CHEO Director Beth Sabilia has hired a planner who will provide a free service to towns to update affordable housing plans and discuss implementation goals. Burdick will be meeting with the planner in January.

IV. REPORTS

A. Mayor's Report

Not present.

B. Planner's Report

GFI LLC application is still going on. The Public Hearing portion of that process has to wrap up by Dec. 20th. There are three more Thursday night public hearings. Deliberations will most likely start at their regular special meeting in January.

New application from A&R Assoc. for 5A Lorenz Industrial Pkwy for a new commercial building on the front of the lot. The site plan is at Wetlands tonight for a second time. It will be in front of Planning & Zoning Commission on Dec. 12th.

V. APPROVAL OF MINUTES

A. MOTION to approve EDC Regular Meeting Minutes of November 12, 2024

MOTION to approve the Regular EDC Meeting Minutes of November 12, 2024. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Richard Tashea

AYE 6 Schneider Dreimiller Vincent Hary Tashea Cherry

VI. OLD BUSINESS

A. Corridor Study Update

Goman & York will start doing research this month before meeting with the EDC in January.

B. Business Directory Update

Vincent mentioned an article on the Patch.com website listing 7 Ledyard businesses that had been added to the CT Business Registry for the month of November. Burdick said that the names weren't familiar to her and that she'd look into them.

Dreimiller noted that O'Connor Wine & Liquor (next to Loko Yoko) is now BH Wine & Liquor and that Triple B is now under new ownership.

Dreimiller also noted that sign in front of Computech Auto Center (at the corner of Rt. 12 and Long Cove Rd.) is now Circle Motors. Burdick added that the owner came in recently. Hannah did the final inspection today. They expect to approve that soon.

- C. Development of the FY 2023-2024 EDC Annual Report. Review and update of the FY2022-2023 Annual Report

MOTION to approve the Final Draft #3 of the 2023-2024 EDC Annual Report. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Peter Hary

SECONDER: Richard Tashea

AYE 6 Schneider Dreimiller Vincent Hary Tashea Cherry

- D. Business Directional Signage

This was pended at the previous meeting until after the EDC meets with Goman & York. Burdick will share the recording from the CT Main Streets webinar they held recently about business signage. She hasn't contacted the Griswold Town Planner yet but will.

VII. NEW BUSINESS

CT Main Street town visit is scheduled for Dec. 16th 1:30pm. Vincent will represent the EDC. Burdick will also attend.

Dreimiller suggested that the EDC Bylaws appear to need updating and suggested we add that to our January meeting agenda. He provided copies of the current bylaws to everyone for review.

Cherry noted that the Overview section of the annual report mentions that infrastructure improvement is one of the ways that the EDC facilitates tax-based improvement. He suggested that the EDC take a stronger look at town infrastructure so that it could be more assistive to new businesses in town. Burdick noted that the WPCA is working to update their maps because some of them don't appear to be correct. She mentioned as an example that the letter for the application for the mobile home park on Kings Hwy stated that it was in SCWA's service area but then Groton Utilities claimed it was their service area. It turned out that it was SCWA's service area.

Burdick said that the new GIS system is up and running. Some layers may still be missing but they're working out the kinks.

VIII. ADJOURNMENT

Our next meeting will be on January 7th at 6:00pm in the Town Hall Annex.

A motion was made by Commissioner Schneider, seconded by Commissioner Hary, to adjourn at 6:31pm. The motion carried by the following vote:

VOTE: 6-0 Approved and so declared

Respectively Submitted,

Chairman Vincent
Economic Development Commission

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