



TOWN OF LEDYARD

Economic Development Commission Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
John Vincent

Tuesday, September 6, 2022

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 Gary Paul (Town Council EDC Liaison), and Juliet Hodge, Director of Planning & Development.

This was Approved and so declared.

Present Commissioner Carol Ann Schneider
 Commissioner Michael Dreimiller
 Chair John Vincent
 Commissioner Richard Tashea
 Jessica Buhle
 Peter Hary

III. APPROVAL OF MINUTES

A. August 2, 2022 EDC Regular Meeting Minutes

Attachments: [DRAFT EDC Minutes August 2, 2022](#)

MOTION to approve the Regular EDC Meeting Minutes of August 2, 2022. Motion Passed by the following vote.

MOVER: Richard D. Tashea

SECONDER: Carol Schneider

AYE: 5 Buhle, Schneider, Dreimiller, Tashea, and Vincent

ABSENT: 1 Hary

RESULT: APPROVED AND SO DECLARED

IV. CITIZENS COMMENTS

None

V. MAYOR'S REPORT

None

VI. PLANNER'S REPORT

Plans for property near McDonalds have been submitted. Vincent expressed concern about the proximity of the Whalehead Rd./Rt. 12 intersection near that property as well as where Rt. 12 heading north narrows from two lanes to one and wondered where their driveway would be located. Hodge said they hadn't gotten encroachment permit from the state.

Approved 3 short term rentals and dealing with a couple others.

Will be meeting with Mike Cherry and Attorney Heller tomorrow about Cashman property.

Zoning regulations changes should be voted on this Thursday. Buhle asked if the survey that Mike Cherry had posted online was in regard to these changes. Hodge said that it was not, that it was for the housing plan and asked everyone to take the survey if they haven't already. Housing plan needs to be completed by October.

VII. OLD BUSINESS

A. Development of Strategic Plan

Attachments: [2022-BP-app-questions](#)

Hodge pointed out that there are a lot of things on the CEDAS Best Practices check list that Ledyard hasn't done. Also, the Plan of Conservation and Development frequently refers to the goals in the 1998 Mullins Plan which is very old and likely is no longer relevant. We need to develop a vision for the town to guide the strategic plan. Perhaps we should address that at the Joint Commissions meeting scheduled for Oct. 18th so that everyone has input for the vision and is working toward the same goal. Dreimiller will collate all of the goals suggestions.

RESULT: CONTINUE

B. Route 12 Corridor Study

On hold until October.

RESULT: CONTINUE

C.

Attachments: [Economic Overview - Ledyard CT 6 9 22](#)

[Ledyard Profile](#)

[2020 Census Redistricting Data Page 1](#)

[2020 Census Redistricting Data Page 2](#)

[Ledyard Tapestry Profile](#)

[Ledyard Tapestry Segmentation Area Profile](#)

Provided by Hodge. Breaks town's population into pre-defined categories and each category has a profile (number of people in the household, income, spending habits, etc). Provides some insight into the types of businesses/services might do well in town. Useful information for

helping to develop a strategic plan. They didn't go a Gap Analysis but we can ask them to.

RESULT: CONTINUE

D.

Hodge shared a list of new businesses by year from 2017-2021. Each commissioner selected one year to review to determine if those businesses are still in business.

2017 Dreimiller

2018 Buhle

2019 Schneider

2020 Tashea

2021-2022 Vincent

RESULT: CONTINUE

E.

Attachments: [MontvilleEDCBrochure](#)

[EDC-NewBusinessBrochure-TextOnlyJHRev 08312022](#)

[Ledyard Business List 2-3-2022](#)

Hodge provided some contact information updates. Dreimiller will correct existing brochure. A redesign of the brochure will be discussed at our next meeting.

RESULT: CONTINUE

F. Advance CT Membership Funding (Mayor)

Dreimiller located a document on the Town's website titled "Fiscal Year 2023 Adopted Budgets" which shows that the 2022-23 EDC budget is \$6,850. So the budget that had been intended for the AdvanceCT membership, which was not renewed, appears to still be in the EDC budget.

RESULT: DISCUSSED

G.

The Sunnyside Diner ribbon cutting article and the Up-Down Sawmill article both made it into Fall issue of Events magazine. Submissions deadline for Winter issue is Oct. 17th. We should have some ribbon cuttings that we can feature.

RESULT: DISCUSSED

H. Ribbon Cuttings - Scheduling (John)

Nothing scheduled yet but Puerto Lima, My Pets World, Lucille's Café, Coastal Mudworks (pottery studio), Lucky's Nail Salon and Spa (new owner), and Mohegan Trading Store are interested.

RESULT: CONTINUE

I.

Chairman Vincent and Vice Chairman Tashea will be our two representatives and Commissioner

Buhle is the alternate if needed.

RESULT: COMPLETED

VIII. NEW BUSINESS

B.

ARC supports people with disabilities. Their Donation Station program places bottle recycling bins and the bottle return fees are collected for ARC. Most local towns are already participating. They have two sizes of bins, a large size that would be suitable for a location like the Transfer Station, as well as a smaller size. Schneider suggested that they could place two of their Donation Station bottle recycling bins in Ledyard (perhaps at the Transfer Station) and Gales Ferry (perhaps Ocean State Job Lot or CVS).

A motion was made by Commissioner Schneider, seconded by Commissioner Dreimiller, to contact ARC and find out what we need to do to get bins in town. The motion carried by the following vote:

MOVER: Carol Schneider

SECONDER: Michael Dreimiller

AYE: 5 Buhle, Schneider, Dreimiller, Tashea, and Vincent

ABSENT: 1 Hary

RESULT: APPROVED AND SO DECLARED

MOVER: Carol Ann Schneider

SECONDER: Michael Dreimiller

IX. AVAILABLE PROPERTIES LISTING

No Update

X. MARKETING AND ACTIVITIES REPORT

A.

Video update. Email from Hary states that everything has been given to the video producers and is still moving forward.

RESULT: CONTINUE

XI. ANY OTHER BUSINESS

Buhle stated that she would like to have fireworks at next year's Regatta Festival. She would like to get sponsors for the festival that would hopefully cover the cost of the fireworks.

XII. ADJOURNMENT

A motion was made by Commissioner Buhle, seconded by Commissioner Tashea, to adjourn at 7:02pm. The motion carried by the following vote:

MOVER: Jessica Buhle

SECONDER: Carol Schneider

AYE: 5 Buhle, Schneider, Dreimiller, Tashea, and Vincent

ABSENT: 1 Hary

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED

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