



Chairman John Vincent

TOWN OF LEDYARD  
CONNECTICUT  
ECONOMIC DEVELOPMENT COMMISSION

REGULAR MEETING

HYBRID FORMAT  
~ MINUTES ~

741 Colonel Ledyard Highway  
Ledyard, CT 06339  
<http://www.ledyardct.org>

Tuesday, December 6, 2022

6:00 PM

Town Hall Annex Building

**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 Juliet Hodge, Director of Planning & Development, Gary Paul (Town Council Liaison)

Commission Members Present:

Commissioner Jessica Buhle

Commissioner Carol Ann Schneider

Commissioner Michael Dreimiller

Commissioner Peter Harry

Chair John Vincent

Absent Commissioner Richard D. Tashea and Mayor Allyn.

**III. APPROVAL OF MINUTES**

EDC Regular Meeting 11\_1\_2022 Draft Minutes

**MOTION to approve the Regular EDC Meeting Minutes of November 1, 2022.**  
**Motion Passed unanimously.**

**MOVER: Carol Schneideer**

**SECONDER: Jessica Buhle**

**RESULT: APPROVED AND SO DECLARED**

**IV. CITIZENS COMMENTS**

Present - Naomi Rodriguez (Town Council) and John Garstka (Agricultural Commission) were present but had no comments.

**V. MAYOR'S REPORT**

Mayor not present.

**VI. PLANNER'S REPORT**

Staffing still an issue. Trying to avoid having permits automatically approved after 30 days. SE Council of Governments looking into hiring a building official from Greenwich who would be shared with some of the other smaller towns.

J. Hodge reported that the Land Use Department is about to lose the zoning official who retires in 3 weeks.

Finished rewriting the subdivision regulations to make them agree with recently updated zoning regulations. The PZC approved a 6-month moratorium on subdivision regulations to give the PZC time to review and approve the revisions.

Multi-use Path and Sewer Line Extension Projects: SHPO recommended an archeological study for sewer extension. It's not technically required and would cost the Town \$15,000. Study would need to be completed in next 3 weeks. Probably won't do it since the area to be excavated is located in the previously disturbed roadbed.

Meeting with Habitat for Humanity housing project and apartment project at former Ledyard Center School next week and both projects are dependent on that sewer line. If the Town does not get the bid package out soon, there's no chance of the project being done in 2023. Application for a new housing project in Gales Ferry anticipated in January.

New business: Home occupation for a craft store approved.

Currently reviewing the affordable housing Subdivision proposal on Stoddards Wharf.

## **VII. OLD BUSINESS**

### **A. Development of Strategic Plan (ALL)**

Dreimiller working to come up with the percentage of non-residential property in town that is undeveloped and that can actually be developed. Will need to exclude both the Pfizer parcel and the 350-acre Avalonia parcel which are currently zoned Industrial but can't be developed. The MapsOnline GIS map is currently being updated. Zoning info had not been updated since the 2017 zoning changes.

### **B. Route 12 Corridor Study**

No staff to support right now. Will revisit in a few months.

### **C. Business Directory - Update**

Hary shared a draft. Asked everyone to review and let him know if they have any additions or corrections. Should be complete by mid-January. Hodge will work with Hary to make sure that the categories used match those that the town uses. Hodge will also send Hary the document that her intern put together of businesses in town. Buhle suggested that he use websites instead of physical addresses for small businesses which may be operating out of a home.

### **D. Business Cards/Town Badges**

In progress.

### **E. Video Update**

Hary has received the first draft of the scripts and will email them to the Commission. We will have to provide any Fall, Winter and Spring photos that we want to use.

### **F. Yale/Harvard Regatta Festival 2023 - EDC Advanced Planning**

No Updates.

### **G. Drone Usage over town property (Mike)**

Drone video is not included in the video contract so town's drone policy, which is currently under review, will not impact the production of the video. Gary Paul will check with Brian Reubelt about using some of his existing footage.

## **VIII. NEW BUSINESS**

### **A. 2023 Meeting Schedule**

Hodge suggested the following dates for the commission's 2023 meetings. All are on the 1st Tuesday of the month except where noted otherwise.

January 3, 2023

February 7, 2023

March 7, 2023

April 4, 2023

May 2, 2023

June 6, 2023

July 11, 2023 (2nd Tuesday)

August 1, 2023

September 5, 2023

October 3, 2023

November 14, 2023 (2nd Tuesday)

December 5, 2023-- Regular & Annual Meeting

January 2, 2024

**A motion was made by Commissioner Hary, seconded by Commissioner Schneider, to approve the proposed 2023 Meeting Schedule. The motion carried by the following vote:**

**MOVER: Peter Hary**

**SECONDER: Carol Schneider**

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

**ABSENT: 1 Tashea**

**RESULT: APPROVED AND SO DECLARED**

#### **Election of Officers:**

Vincent nominated Dreimiller for Secretary. Schneider seconded. Dreimiller accepted.

Vincent nominated Tashea for Vice Chair. Schneider seconded.

Buhle nominated Vincent for Chair. Schneider seconded. Vincent accepted.

**A motion was made by Commissioner Buhle, seconded by Commissioner Schneider, to approve the proposed officers. The motion carried by the following vote:**

**MOVER: John Vincent**

**SECONDER: Carol Schneider**

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

**ABSENT: 1 Tashea**

**RESULT: APPROVED AND SO DECLARED**

## **IX. MARKETING AND ACTIVITIES REPORT**

- Dollar General moving along quickly.
- Gales Ferry package store (relocating from Ledyard) appears to be nearing completion.

- Bark ‘N Brew progress appears to have slowed.
- Commissioners Vincent, Scheider, and Bhule attended the Cashman briefing on Nov. 17<sup>th</sup> at Ledyard High School.
- Buhle has organized a giveaway on the Ledyard Community Resource page on Facebook to promote small businesses in town.
- My Pet’s World is ready to have a ribbon cutting. Vincent said that it might be a weekend date in January.
- Submissions for the next Events magazine issue are due in February.

Town Councilor Rodriguez asked about the open seat on the EDC. Vincent said he spoke with owner of Zest about joining the EDC but she said she was too busy. Hary spoke with the owner of Grimms Fairy Tail and she was also too busy. Buhle pointed out that by trying to find a town business owner who has employees to join is limiting the number of possible candidates.

#### **X. AVAILABLE PROPERTIES**

No update.

#### **XI. ADJOURNMENT**

**A motion was made by Commissioner Buhle, seconded by Commissioner Tashea, to adjourn at 6:42pm. The motion carried by the following vote:**

**MOVER: Jessica Buhle**

**SECONDER: Carol Schneider**

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

**ABSENT: 1 Tashea**

**RESULT: APPROVED AND SO DECLARED**

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John Vincent, Chairman

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Date