



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission Meeting Minutes

Chairman
John Vincent

Tuesday, April 2, 2024

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 Juliet Hodge, Director of Planning & Development, Jessica Buhle (Town Council Liaison), Naomi Rodriguez (Town Council)

Commission Members Present:

Present Chair John Vincent

Commissioner Michael Dreimiller

Commissioner Peter Hary

Commissioner Carol Ann Schneider

Absent Mayor Allyn

Commissioner Richard D. Tashea

III. APPROVAL OF MINUTES

March 5, 2024 Draft Minutes

MOTION to approve the Regular EDC Meeting Minutes of March 5, 2024. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Pete Hary

SECONDER: Carol Schneider

AYE: 4 Dreimiller, Hary, Schneider, and Vincent

ABSENT: None

IV. CITIZEN'S COMMENTS

Jessica Buhle mentioned that it's Volunteer Month and shared the appreciation of the Town Council for our work. Cookies were shared!

Paul Maugle heard that the Mashantuckets have an option to make their property tax-exempt.

Town Planner Hodge stated that it limited to property owned by the Mashantucket tribe.

Property owned by individuals who are members of the Mashantucket tribe is not eligible.

V. MAYOR'S REPORT

Not Present

VI. PLANNER'S REPORT

January to March quarter was busier than anticipated, partly due to the subdivision on Marty's Way off Vinegar Hill Rd.

Several Change of Use applications. A new Tattoo parlor near Triple B, an office for the company building the multi-use path in the former Ming Moon location in Ledyard Center, a firearms research and development, and a church/daycare in the old Ledyard Center School building. Two certificates of trade names have been submitted.

A lot of zoning activity in Gales Ferry. Mark Coen purchased 59 Kings Hwy and wants to put an 8-30g affordable housing development consisting of 10 single-wide mobile homes. Towns typically don't allow new mobile home parks since it's not the highest and best use of parcels, especially in towns like Ledyard where it's very easy to do multi-family housing which would be better for the town's tax rolls and more profit for the developer. This parcel is in the GFDD as well. Since mobile homes are actually considered vehicles or personal property - they only have a title. In this proposal, the mobile homes will not be on individual lots either, so it is unclear how the affordable units can be "deed restricted" when there is no "deed."

Mike Cherry, citizen liaison for Cashman told her that they'll be moving the location of their proposed 6,000 sqft building to new location closer to Rt. 12. No new activity regarding their quarrying application.

The multi-family development on Sweet Hill Farm plans to submit their proposal next month. It would be a big project.

Vincent asked about the Avery Brooks development on Stoddards Wharf Rd. that had been denied by the IWWC. Hodge stated that they had resubmitted a smaller version of the subdivision (now 18 lots) preceded by a lot line adjustment so that all of the wetlands are located on one of the four parcels that is not part of the proposed subdivision. It is unclear if this means IWWC will not have the opportunity to review.

SECOG is asking municipalities if they're interested in working with them to inventory brownfield sites. She told them that Ledyard is interested. She can think of 3 or 4 sites in town that could be eligible.

Schneider asked about the activity at Computech Auto Center at Long Cove Rd. and Rt. 12 intersection and noted the nice new fence that they installed. Hodge stated that the new occupant is still an auto mechanic, but has been cleaning up the property to eliminate the enforcement issue.

VII. OLD BUSINESS**A. Corridor Study update**

Hodge said that she put the brakes on RFQ in order to clarify the process that we want to follow and figure out how to write it to ensure that we get what we're envisioning. \$50,000 to fund the study has been approved. She has picked 10 firms that she knows to send it to and will post it to

the American Planning Association website.

B. Business Directory update

Hary has updated the PDF and Dreimiller has updated the online directory. Dreimiller will make a post about it on Facebook. Vincent asked if it could be linked to from somewhere else on the Town's website in addition to the EDC page. Hodge will look into having a link to it posted on the home page.

C. Stonington Institute property, Kansas City owners contact info.

Vincent would like to get in contact with the owner of the Stonington Institute property, who is located in Kansas City, in touch with SeCTer.

D. Town website- available properties

Vincent doesn't see the need to do this. Hodge concurred.

E. ARC Recycling Bins for Returnable Bottles

Schneider said that one had been placed at the Senior Center/Parks & Rec building and one will probably be placed at the Town Green Farmer's Market.

VIII. NEW BUSINESS

A. SeCTer Rise Grant and Small Business Lending program .

Vincent attended a seCTer realtor meet-and-greet at Groton Town Hall. They discussed some programs available for businesses. SeCTerRise offers a \$10,000 grant and a \$25,000 grant for businesses that want to grow their business. Vincent mentioned that Puerto Lima was working with them. Hodge mentioned that Barkin' Barley and Twisted Sugar Bakery got money from SeCTer. The SeCTer Small Business Lending program helps new businesses get started. Joe Violette, who runs the lending program, said they were looking for realtors to identify vacant and underutilized commercial properties in Groton. Vincent suggested that Ledyard should do that. Hodge stated that had been done 2 years ago and it would need to be updated before sharing it with seCTer. She will share that list with the commissioners.

IX. ADJOURNMENT

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

A motion was made by Commissioner Tashea, seconded by Commissioner Hary, to adjourn at 6:34pm. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Pete Hary

SECONDER: Carol Schneider

AYE: 5 Dreimiller, Hary, Schneider, and Vincent

ABSENT: None

John Vincent, Chairman

Date