



Chairman  
John Vincent

# TOWN OF LEDYARD

## Economic Development Commission

### Meeting Minutes - Draft Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

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**Tuesday, August 2, 2022**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

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#### **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 Mayor Fred Allyn III, Gary Paul (Town Council EDC Liaison) 6:17pm, Naomi Rodriguez (Town Council) and Juliet Hodge, Director of Planning & Development. Commission Members Present:

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

#### **III. APPROVAL OF MINUTES**

##### **A. June 7, 2022 Regular Meeting Minutes**

MOTION to approve the Regular EDC Meeting Minutes of June 7, 2022 as amended to change VII.a.i.2 "June 9 Public Meeting cancelled" to "June 9 Public Hearing cancelled." Motion Passed by the following vote.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Richard D. Tashea

**SECONDER:** Jessica Buhle

**AYE:** 6 Buhle, Schneider, Hary, Dreimiller, Tashea, and Vincent

**ABSENT:** 1 Whittle

#### **IV. AMENDMENTS TO THE AGENDA**

A motion was made by Chair Vincent, seconded by Commissioner Schneider, MOTION to amend the agenda to add "C. Business Directory" under "Old Business;" add "D. Ribbon Cuttings" under "New Business;" and add "E. Agricultural Committee Joint Meeting" under "New Business."

**RESULT:** APPROVED TO AMEND

**MOVER:** John Vincent

**SECONDER:** Carol Ann Schneider

**AYE:** 6 Buhle, Schneider, Hary, Dreimiller, Tashea, and Vincent

**ABSENT:** 1 Whittle

**V. CITIZENS COMMENTS**

None

**VI. CORRESPONDENCE**

**A.**

EDC Received a Bill from Eastern CT Chamber of Commerce to renew their membership and Memorandum from Agricultural Commission.

**VII. MAYOR'S REPORT**

**The Mayor reported on the following items:**

**Sunnyside Diner ribbon cutting:** Great turnout, restaurant was full.

**Fireside Brick Oven Pizza:** They have a new lease. Fire marshal will be inspecting in about 2 weeks and they expect to open mid-late September. They will have a special opening pizza dinner for first responders

**New Pottery studio** in old Ledyard Center School at the south end near Dime Bank. She is selling her own pottery and will offer classes.

**Cashman Dredging/Dow:** Potential additional users have come forward. Dow Chemical listed the land adjacent to Gales Ferry Firehouse for sale (16 acres of land on Rt. 12 zoned industrial between firehouse and Buttermore's \$1,140,000). Total lot size is 65 acres. Town has a 75 year land lease for Gales Ferry Firehouse from Dow. Mayor Allyn is working with them on getting the land gifted to Gales Ferry Company. Dow is working on donating the portion of the lot closest to Whalehead Rd. to Avalonia which abuts that land. Portion of lot near Oakridge Dr. may become open space.

**LOTICIP Grant:** Multi-use path from Ledyard Center to Ledyard High School. Design phase is at 90%. Waiting for the sewer line engineering to be completed. Application is in front of Wetlands commission.

**Letter for promotional video is done.** Will send it to Hary who will give it to production company.

**VIII. PLANNER'S REPORT**

**Ms. Hodge reported on Permits & New Business and General Land Use Dept. Updates.**

New home occupation: Young couple with a window tinting business.

New church in old Ledyard Center School was approved

Site plan for a new 10,700sf retail building was submitted for property north of McDonalds; Two parcels- One parcel has a house that will be demolished. Site plan approval on the Aug. 11th agenda. Mayor Allyn suggested that it might be a good spot for one of the two Electric Vehicle charging stations in the ARPA spending plan Town Green project is complete with respect to the grant; Some odds and ends of Town spending may remain. Accounting for reimbursement sent in to the State for approval.

LOTICIP application in front of Wetlands.

Zoning regulation updates are going well about  $\frac{3}{4}$  through the process. Accessory Dwellings regs were approved. She asked for some time to fix typos and do some clean up before the remainder are discussed. Hopefully just one last viewing at the 2nd meeting in August. They could be deliberated at 1st meeting in September. First two accessory apartments coming in since the Accessory Apartment Regulation change was passed. One within an existing building and the other is above a garage.

## **IX. OLD BUSINESS**

### **A. Finalization of Annual Report**

Commission discussed the latest version of the Annual Report.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Richard D. Tashea

**SECONDER:** Jessica Buhle

**AYE:** 6 Buhle, Schneider, Hary, Dreimiller, Tashea, and Vincent

**ABSENT:** 1 Whittle

### **B. Development of Strategic Plan**

Commission members reviewed the list of goals that were developed at the July workshop. Dreimiller asked about the status of the ARPA funds that had been approved for the production of the promotional video. Mayor Allyn stated that those funds had been shifted to other ARPA projects. Dreimiller asked the Mayor for clarification about the study that had money allocated for it which had come up in the workshop discussions. Mayor Allyn stated that is the Rt. 12 Corridor Study which has \$15,000 of budgeted Town funds allocated. Study needs to be done before we can apply for STEAP grants. Dreimiller asked what the time frame was for the study.

Mayor Allyn stated that we should give Town Planner Hodge time to finish up the Zoning Regulation changes, then we could put out an RFP so probably October before the RFP would go out, and then 6 months for responses, and the 4-6 months for the actual study if it's a cursory overview or perhaps a year if a deeper study with traffic counts is done

Town Planner Hodge asked what the goals of the study were. Mayor Allyn replied: (1)

Identifying underutilized parcels along Rt. 12 from Long Cove Rd. to Chapman Lane; and (2)

Identifying where should sidewalks and crosswalks should be located.

Mayor Allyn mentioned that there is \$35,000 from ARPA funding for sidewalks in Gales Ferry.

Dreimiller asked what sidewalks cost. Mayor Allyn estimated \$6/sq. ft and town sidewalks are usually 6ft wide, so about \$36/linear foot

J. Hodge urged Commission members to review the CEDAS Best Practices document to identify additional possible goals for the Strategic Plan. Vincent suggested we identify the top goals that we should start working on. Dreimiller pointed out that Town Planner Hodge had already identified the underutilized parcels in town. Everyone will review all of the goals and rank them for the next meeting. Dreimiller asked if the town had received the SeCTer Tapestry report.

Town Planner Hodge said that she has it and will forward it to everyone.

**X. NEW BUSINESS****A. Follow-up to Sunny Side Diner Ribbon Cutting - Photo and write-up for Ledyard Magazine**

Buhle has a photo and something that she posted on Facebook that could be used for the next Events Magazine. Mayor Allyn noted that the submission deadline for the next issue had passed but that he would make sure that it gets in.

**B. Develop Plan to identify Town-owned, unused properties and determine the best use.**

Not discussed.

**C. (Promotion of the Ledyard Up-Down Sawmill. Photo and write-up for Ledyard Magazine**

Buhle will send photos to the Mayor for Events Magazine. Schneider asked if we could get this into the newspaper. Mayor Allyn will look into that.

**D.**

Vincent pointed out that we've been discussing this for a while. Tashea asked if we had budget for the printed directory that was discussed as an option at our last meeting Hary suggested that an online document is all that we need and avoids the cost of printing and offered to do the layout for it. Buhle suggested that a printed directory that also included other useful town information would be good to have for new residents. Dreimiller asked if there were updates that needed to be made to the New Business brochure. Town Planner Hodge will work with Dreimiller to update it. Town Planner Hodge has a list of new businesses since July 2020 and the intern came up with for commercial areas. Dreimiller asked about whether the money that had been budgeted for the AdvanceCT membership which was not renewed was still in the EDC budget. Mayor Allyn wasn't sure but would find out.

**E.**

Lucille's Café (Leydard) looking for a ribbon cutting. Vincent will work with them to pick a date/time.

My Pet's World (Gales Ferry) ; Not quite ready for a ribbon cutting.

**F.**

The Agricultural Commission sent an invitation to the EDC to invite two commissioners for a joint discussion which will be on Oct. 18<sup>th</sup> at 6pm in the Town Hall Annex. Other participants will include the Town Planner, Planning & Zoning Commission, Wetlands, Conservation, and more. Goal is to get everyone on the same page.

**XI. MARKETING AND ACTIVITIES REPORT****A.**

Vincent presented a list that he put together

**Agricultural Land**

624 Shewville Rd - 118 acres, \$2,999,000: Formerly Greenbriar Riding Club Estates; Proposed as a 72 horse equestrian center

**Commercial Land**

59 Kings Highway - 1.64 acres, \$49,000

109 Christy Hill Rd. - 13.33 acres, \$219,000

1947 Center Groton Rd. - 10 acres, \$250,000: South of Ledyard Bestway  
750 Colonel Ledyard Hwy - .97 acres, \$675,000; Formerly Lou's Garage  
754 Colonel Ledyard Hwy - 2.88 acres, \$675,000: Lot behind Lou's Garage

**Industrial Land**

1722A Rt. 12 - 16 acres, \$1,140,000: a. Next to Gales Ferry Fire Dept.

**Land**

Gales Ferry Design District: 1686 Rt. 12 Unit 1682 -

4.22 acres, \$395,000- Located north of McDonalds - May not still be an active listing

**Commercial/Industrial**

172 Stoddards Wharf Rd. - 8.23 acres, \$925,000: Joshua's Limousine Company.

**B. Video Selection of two additional chapters**

Commission discussed the various chapters for the Video. Opening chapter - Welcome; Closing chapter - Non-Profits in the community; New chapters selected during the July workshop were: Quality of Life

- AgriTourism
- Education
- Parks & Recreation
- Community Activities (Farmers' Market, Regatta, etc)
- Real Estate & Housing
- Healthy Living (trails & parks)

**Economic Development**

- Opportunities
- Industries Served
- Proximity to EB, Pfizer, Subase
- Agriculture
- Testimonials from business owners

Hary said the next step will be a meeting with the producer. He has the letter that the Mayor signed. Vincent asked about the list of businesses that the vendor asked for. Town Planner Hodge sent a list of businesses to Hary to use as a starting point.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Peter Hary

**SECONDER:** Richard D. Tashea

**AYE:** 6 Buhle, Schneider, Hary, Dreimiller, Tashea, and Vincent

**ABSENT:** 1 Whittle

**XII. ANY OTHER BUSINESS**

Schneider asked if we could get more business cards. Mayor Allyn will get them for Buhle, Schneider, and Hary. He also offered that laminated badges with photos on lanyards were available. Buhle offered to take the headshots for the badges.

**XIII. ADJOURNMENT**

A motion was made by Commissioner Buhle, seconded by Commissioner Tashea, to adjourn at 6:58pm. The motion carried by the following vote:

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Jessica Buhle

**SECONDER:** Richard D. Tashea

**AYE:** 6 Buhle, Schneider, Hary, Dreimiller, Tashea, and Vincent

**ABSENT:** 1 Whittle

Respectively Submitted,

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Chairman Vincent  
Economic Development Commission

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