



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission

~ AGENDA ~

Chairman
John Vincent

Regular Meeting

Tuesday, May 2, 2023

6:00 PM

Town Hall Annex - Hybrid Format

Remote Log-in Information:

<https://us06web.zoom.us/j/83965958541?pwd=c2JraFFFQWIONWdVeHhQcHluVHo5Zz09>

Meeting ID: 839 6595 8541

Passcode: 982080

In Person Location :Town Hall Annex - Conference Room

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

Draft Minutes April 4, 2023

IV. CITIZEN'S COMMENTS

V. MAYOR'S REPORT

VI. PLANNER'S REPORTS

VII. OLD BUSINESS

1. Business Directory, updated quarterly
2. Events magazine to unadvertised Ledyard Businesses
3. Video update
4. Regatta festival update
5. EDC's plan to identify underutilized sometimes blighted Ledyard properties

VIII. NEW BUSINESS

1. Business profiles- In-person interviews
2. Plan to publicize the updated Town Zoning Regulations

IX. ADJOURNMENT

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



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-1557

Agenda Date: 5/2/2023

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TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission Meeting Minutes

Chairman
John Vincent

Regular Meeting

Tuesday, April 4, 2023

6:00 PM

Town Hall Annex - Hybrid Format

I. CALL TO ORDER

Chairman Vincent called the meeting to order at 6:08 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:

Present Chair John Vincent

Commissioner Jessica Buhle

Commissioner Michael Dreimiller

Commissioner Carol Ann Schneider

Commissioner Richard D. Tashea

Absent Commissioner Peter Hary, Mayor Allyn

III. APPROVAL OF MINUTES

March 7, 2023 Draft Minutes

MOTION to approve the Regular EDC Meeting Minutes of March 7, 2023. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Jessica Buehle

SECONDER: Dick Tashea

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

IV. CITIZENS COMMENTS

Present - Naomi Rodriguez (Town Council), Paul Maugle

Maugle stated that he was interested in seeing the final list of businesses included in the new Business Directory.

V. PRESENTATIONS/INFORMAL ITEMS

Schneider received an update via email from Sarah Scully on the status of Barkin' Barley.

They've had a few issues with contractors and back-orders but they are pushing forward. They are hoping to open on Memorial Day but the full launch may end up on July 4th. The taproom

may open before the dog park due to the contractor issues.

Vincent gave an update on ribbon cutting. Ledyard Wine & Liquor has done a soft opening but isn't ready for a ribbon cutting yet. Edward's Martial Arts at 1649 Rt. 12 is open but isn't ready yet.

VI. MAYOR'S REPORT

Not Present

VII. PLANNER'S REPORT

Busy in land use office. Someone has accepted the ZEO position but needs to be trained. Starting May 1st.

Cashman property is before P&Z. That application will be discussed Thursday April 13th. This is for the 20,000 sq ft building at the north end of the property. They have also submitted to the Wetlands commission for an excavation permit to being work on the south end or the property

Sal Monarca hasn't gotten to far with his site plan. He hasn't cleared Ledge Light yet due to issues with the location of the septic system. He may end up having to withdraw the plan and resubmit an updated plan.

New subdivision regulations are now effective as of April 1st. The commission will be re-looking at the short-term regulations on April 13th due to the recent court case which disallowed mandating that the owner of the house be domiciled there and be the host.

Trade Name application received for Pewter Pot Fine Spiced Chocolates in Gales Ferry.

Change of use for a new barber shop next to the Gales Ferry Post Office.

VIII. OLD BUSINESS

A. Business Directory - Update

Buhle noted that two businesses were out of alphabetical order. Vincent noted that there is no revision date on it. Dreimiller noted that it was missing a link to the Google Form for new submissions. Vincent will email those change requests to Hary. Town Planner Hodge questioned what the process will be for adding new businesses and making other changes. Buhle suggested that the updates be done on a quarterly schedule. Maugle requested that his business be listed under both Spirits and Agriculture categories.

B. Video Update

Hary not present to give an update.

C. Events Magazine to Businesses and Advertising Rate Update

Vincent talked to the publisher. Request that they provide the cost for mailing copies to all Ledyard businesses and the cost to just provide the magazines that would then be hand delivered.

Maugle stated that it costs him about \$1,200/year for a quarter page ad (4 issues) and that he doesn't see the value in that for his business.

Dreimiller created a form to allow business to request being profiled by the EDC.

D. EDC's plan to clean up blighted Ledyard properties

Vincent asked what type of development does the zoning allow on 51 Kings Hwy which is owned by the Stonington Behavioral Institute. It has trash accumulating behind the building and is in a state of disrepair. He asked if it could support multi-family housing. Hodge stated that it was limited due to the lack of sewer. Vincent said that there were alternatives to sewer depending on how many units there were.

Buhle suggested that we contact Ledyard residents who own a business located outside of Ledyard to ask why their business is there and what it would take for them to move it to Ledyard.

Town Planner Hodge suggested posting information (Facebook, Town website, press release, Eastern Connecticut Association of Realtors, etc.) to publicize that the zoning regulations have been updated and mentioning the opportunities for home-based businesses. Could be done now that the subdivision regulations have also been updated.

E. Develop a Business curb appeal plan

Vincent pointed out that we don't have budget to do this. Town Planner Hodge mentioned that there are grants available, but we still don't have the staffing in place for working on grants.

Buhle said that Eastern Connecticut Conservation District has grant funding for four pollinator gardens in Ledyard, but their locations aren't known yet. She suggested that perhaps one garden could instead be a series of planter boxes in front of businesses. Niantic has done this.

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

Buhle said that planning is going well. Parks and Recreation has been very helpful. There will be a laser light show in 2024. She got a quote for \$7,500. Yale and Harvard already live stream the race and this year it will also be displayed at the festival. Five food trucks will be there and Fireside Brick Oven Pizza will be doing pizza for delivery and Puerto Lima will be bring cooked food for sale. Captains Scott's will be there as well as Wakin' Up Wagon. Lucille's will be doing iced coffee.

Town Councilor Rodriguez said that the Beautification Committee will be contacting Buhle about cleaning up after the festival.

XI. NEW BUSINESS

A. Starting a Business in Ledyard on-line brochure needs updating

Town Planner Hodge said that the "Doing Business in Ledyard" brochure is being updated as is the FAQ on the Town's website. The "How to Write a Business Plan" link is broken and will be fixed.

- B. Commissioners Vincent and Tashea attended the Agricultural Commission committee meeting on March 21, 2023.

Commissioners Vincent and Tashea attended the meeting and there was nothing regarding economic development to be reported.

X. ADJOURNMENT

A motion was made by Commissioner Bule, seconded by Commissioner Schneider, to adjourn at 7:06pm. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Jessica Buhle

SECONDER: Carol Schneider

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

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