



Chairman
John Vincent

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission

~ AGENDA ~

Tuesday, June 4, 2024

6:00 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/85497108035?pwd=9c4I9vmCsnNbP0Z4mL3LmYtioZz971.1>

Meeting ID: 854 9710 8035

Passcode: 525488

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

MOTION to Approve the Economic Development Commission regular meeting minutes
April 2, 2024

Attachments: [EDC Minutes April 2 2024](#)

IV. APPROVAL OF AGENDA

V. CITIZEN'S COMMENTS

VI. MAYOR'S REPORT

VII. PLANNER'S REPORT

VIII. OLD BUSINESS

A. Corridor Study Update

B. Business Directory Update

IX. NEW BUSINESS

A. Development of the FY 2023-2024 EDC Annual Report. Review and update of the
FY2022-2023 Annual Report

Attachments: [EDC Annual Report 2022-2023](#)

X. 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 #: 24-0464

Agenda Date: 6/4/2024

Agenda #:

MINUTES

Minutes:

MOTION to Approve the Economic Development Commission regular meeting minutes April 2, 2024



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



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0465

Agenda Date: 6/4/2024

Agenda #: A.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Corridor Study Update

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0466

Agenda Date: 6/4/2024

Agenda #: B.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Business Directory Update

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0467

Agenda Date: 6/4/2024

Agenda #: A.

REPORT

Staff/Committee Report:

Development of the FY 2023-2024 EDC Annual Report. Review and update of the FY2022-2023 Annual Report



FY 2022-2023 ANNUAL REPORT

LEDYARD ECONOMIC DEVELOPMENT COMMISSION



OVERVIEW

The Economic Development Commission (EDC) is comprised of 7 volunteer members who are appointed to 3 year terms by the Mayor. There is currently one vacancy on the EDC.

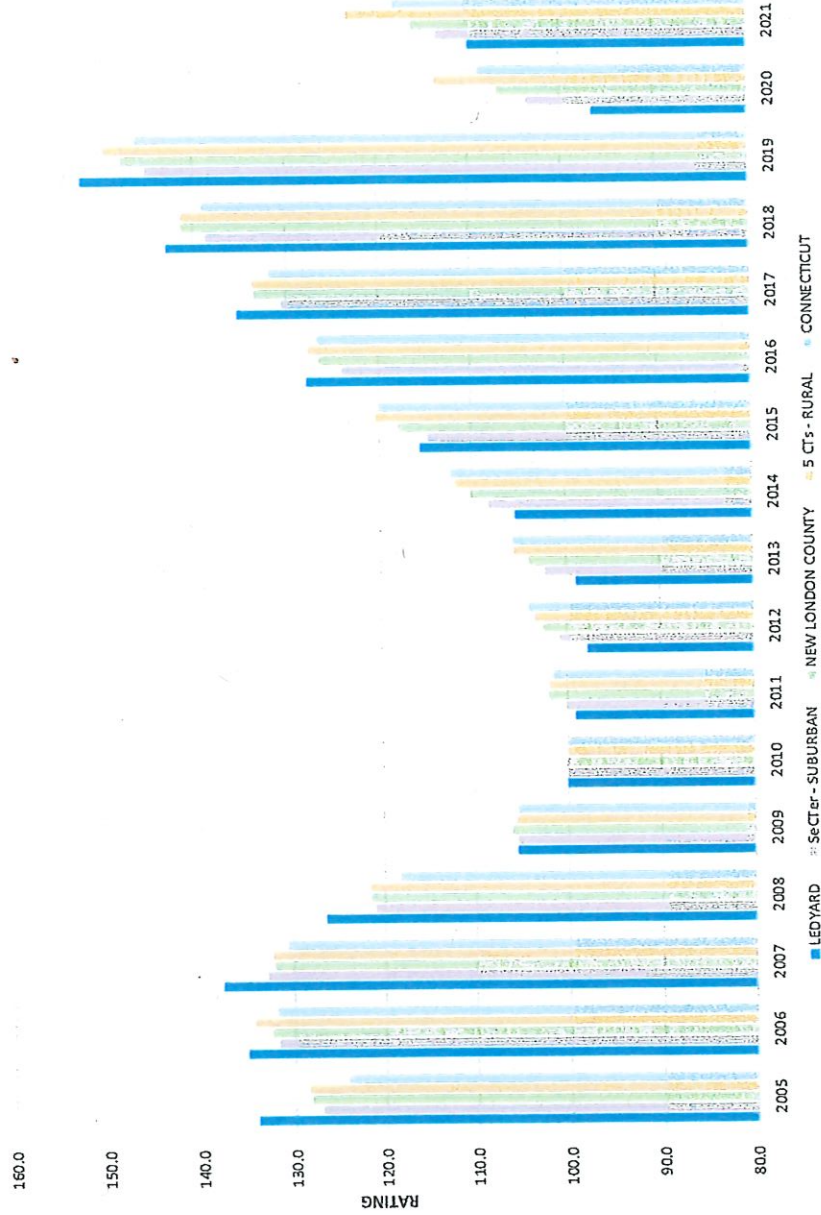
The EDC is responsible for expanding the tax base of the Town of Ledyard and for advocating, facilitating, promoting, and advising on economic development issues within the town through marketing, property tax incentives, and infrastructure improvement.

The role of the EDC is primarily advisory and not regulatory. Therefore, the EDC focuses on fostering a productive and positive relationship with both large and small businesses.



LEDYARD ECONOMIC INDEX

CT Town Economic Index
2005-2021

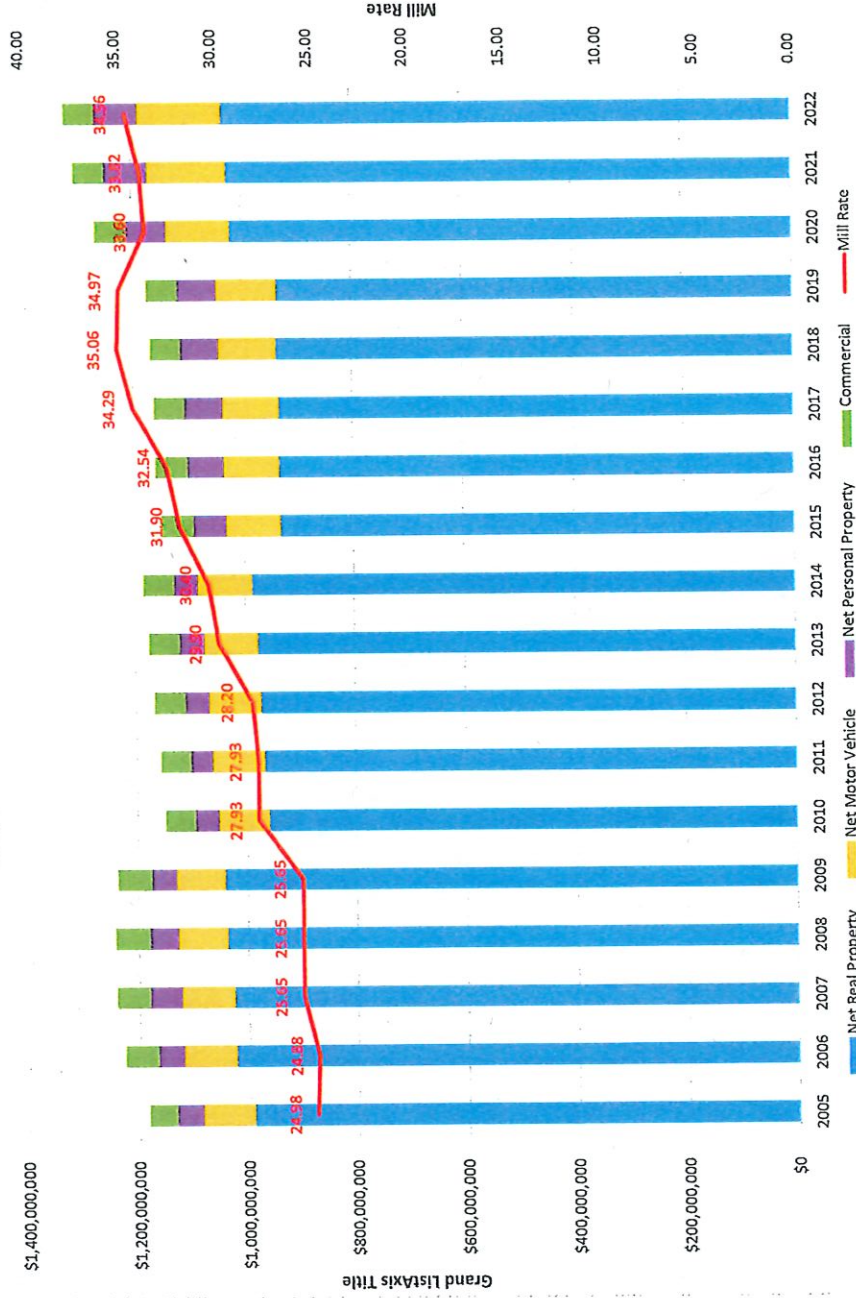


Data Source: [Connecticut Economic Digest](#) [SeCTer CEDS](#) [Univ. of Connecticut - 5 CTs](#)



LEDYARD GRAND LIST VS. MILL RATE

Ledyard Grand List & Mill Rate 2005-2022



Data Source: State of Connecticut — Office of Policy and Management



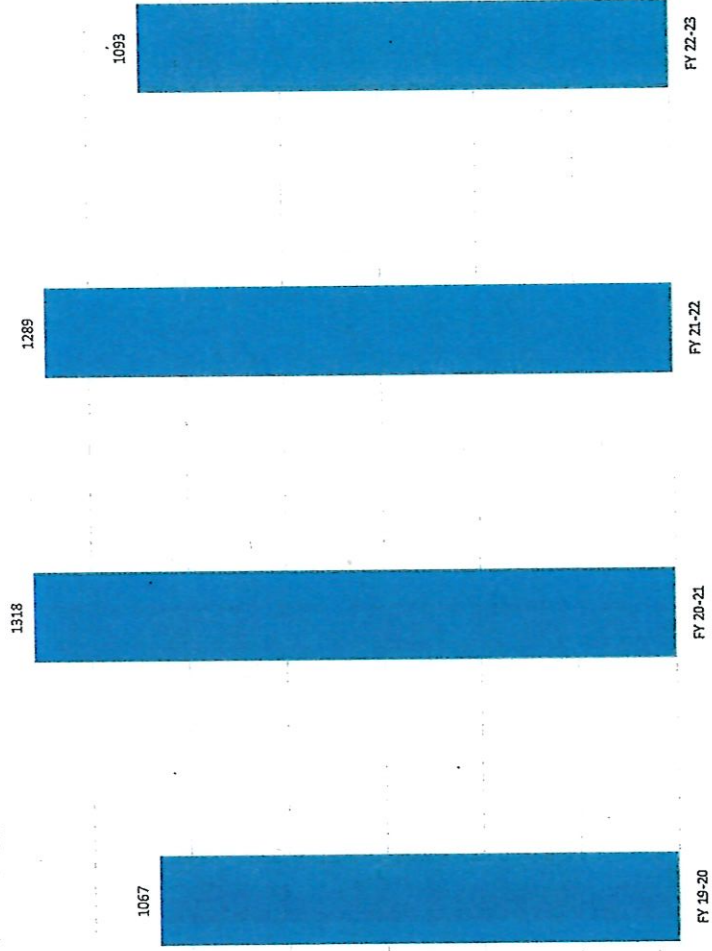
LEDYARD TOP TAXPAYERS - GRAND LIST 2022

TAXPAYER	REAL ESTATE	PERSONAL PROPERTY	MOTOR VEHICLES	TOTAL	G/L RATIO
CONN LIGHT & POWER CO	\$125,930	\$41,634,489		\$41,760,419	3.35%
MASHANTUCKET PEQUOT TRIBAL NATION & GAMING ENTERPRISE	\$19,846,187	\$1,212,426		\$21,058,613	1.69%
FOX RUN-LEDYARD LLC "FOX RUN" APARTMENTS	\$7,635,040	\$1,270	\$16,670	\$7,652,980	0.61%
GALES FERRY INTERMODAL LLC "FORMER DOW CHEMICAL"	\$3,786,720			\$3,786,720	0.30%
NS RETAIL HOLDINGS "CVS GALES FERRY"	\$3,072,020			\$3,072,020	0.25%
LEDYARD MEADOWS ESTATES LLC YANKEE GAS	\$2,633,190	\$24,076		\$2,657,266	0.21%
U-STORE IT AMERICAN STYRENICS LLC	\$2,414,720	\$2,602,447		\$2,602,447	0.21%
LEDYARD CENTER LLC "FORMER LCS"	\$1,657,040	\$1,988,528		\$2,414,720	0.19%
TOTALS	\$41,170,847	\$47,463,236	\$16,670	\$88,650,753	7.11%
TOTAL NET GRAND LIST				\$1,247,427,375	
*** SHOPS, RESTAURANTS, AND VENDORS AT FOXWOODS INCLUDING TANGER OUTLETS - COMBINED ***		\$15,475,000			1.24%



LEDYARD BUILDING TRADES PERMITS

TOTAL BUILDING AND ALL TRADES PERMITS
FY19-20 to FY 22-23

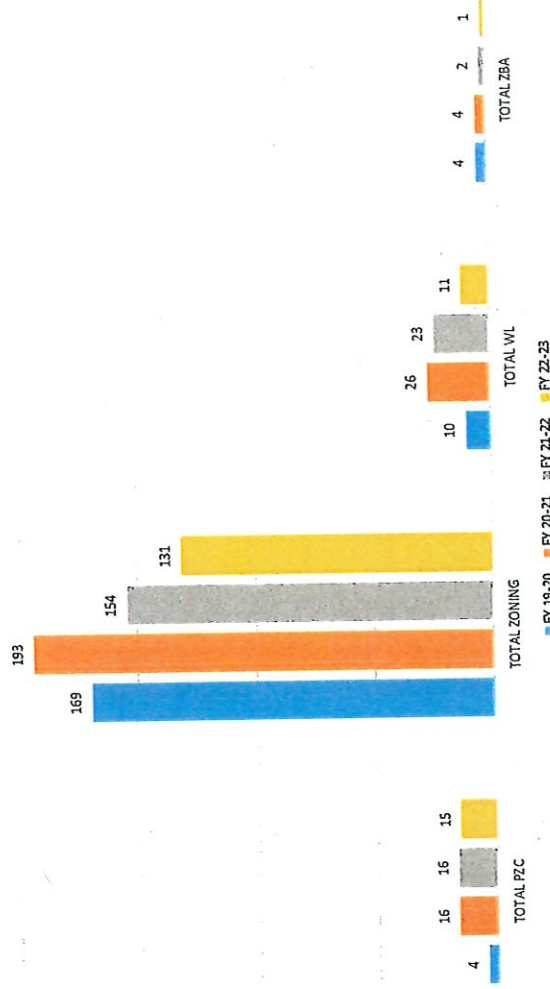


The total construction value of all permits in FY 22-23 was \$24,906,000, \$3M higher than last fiscal year despite the drop in total permits processed. We are closer to pre-pandemic numbers with respect to permits processed.



LEDYARD LAND USE PERMITS

LAND USE PERMITS
FY19-20 to FY 22-23

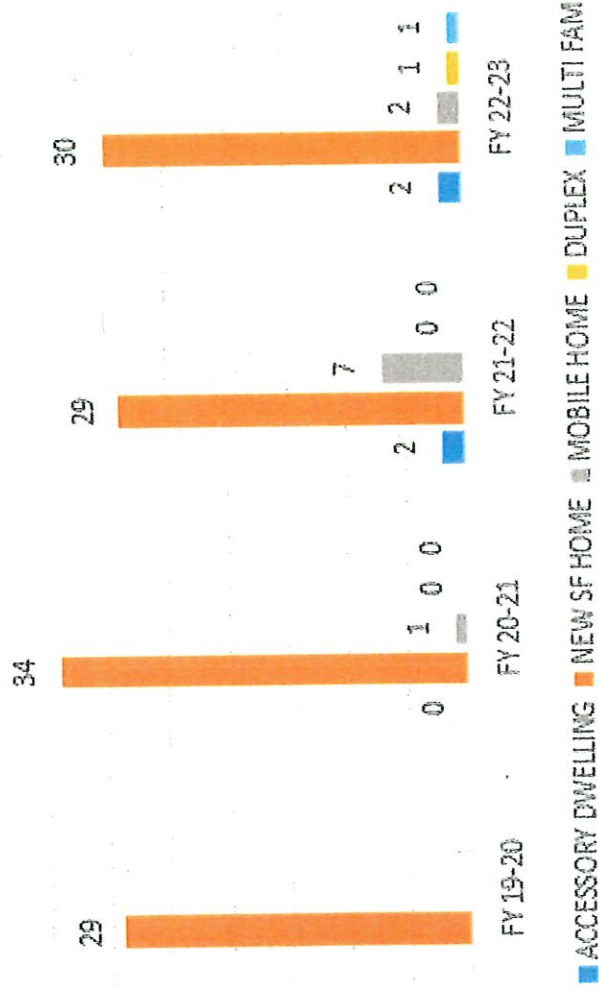


Though there has been a drop in the total number of permits, there were 33 new houses approved, 1 new commercial building, and 8 new businesses approved.



LEDYARD NEW HOUSING UNITS

New Housing Units FYE 20-23



In Fiscal Year 22-23, 32 Houses received Building Permits. A mixed-use building in Gales Ferry was converted to all multi-family use. A 24-lot Open-space Subdivision was approved and several subdivisions approved within the last 3 years have been nearly fully built-out. A 4-lot affordable housing subdivision was approved and the last home is nearly complete.

Non-Residential Property - Usage Breakdown

Non-residential parcels in Ledyard total 1,376.91 acres in 242 parcels. That represents about 5.74% of the town.

Only 0.95% of the property in town is undeveloped non-residential property. Almost half of the non-residential property (49.86%) is being used for non-commercial purposes (municipal, non-profit, open space, residential, or unbuildable).

ZONE	Commercial		Municipal		Non-Profit		Open Space		Residential		Unbuildable		Undeveloped		TOTAL ACRES		PARCELS		% of NON-RESIDENTIAL ACREAGE		% of TOTAL ACREAGE	
CIP	152.04	0.00	1.50	0.34	19.06	52.19	57.45	282.58	51											20.52%	1.18%	
CM	3.16	0.00	0.00	2.89	5.02	0.00	6.09	17.16	10											1.25%	0.07%	
GFDD	61.92	0.00	47.33	0.00	33.08	1.52	36.78	180.63	87											13.12%	0.75%	
I	175.30	1.85	0.00	161.63	8.26	220.29	4.26	571.59	12											41.51%	2.38%	
LCDD	55.45	11.72	7.18	0.00	18.16	1.37	102.95	196.83	56											14.30%	0.82%	
LCTD	3.65	0.00	0.00	0.00	59.18	22.67	0.00	85.50	13											6.21%	0.36%	
NC	11.13	0.00	0.00	0.00	9.85	0.16	0.00	21.14	9											1.54%	0.09%	
RCDD	0.00	0.00	0.00	0.00	1.21	0.00	20.27	21.48	4											1.56%	0.09%	
Totals	462.65	13.57	56.01	164.86	153.82	298.20	227.80	1376.91	242											100.00%	5.74%	
% Non-Residential	33.60%	0.99%	4.07%	11.97%	11.17%	21.66%	16.54%															
% Total Acreage	1.93%	0.06%	0.23%	0.69%	0.64%	1.24%	0.95%															

Note: 4 parcels totaling 381.9 acres (66.8%) of Zone I (Industrial) are unbuildable or open space As of January, 2023



COMPLETED PROJECTS

- 2023 Strategic Plan
 - PDF available for download from [Town's website](#)
- Zoning Regulation Updates
 - Town Planner Juliet Hodge completed a comprehensive review and rewrite of the town's existing Zoning and Subdivision Regulations. Also approved new regulations allowing Cannabis Retailers and Cultivators and detached Accessory Dwelling Units in response to statutory changes
 - EDC Commissioner Dick Tashea was a member of the Agricultural Zoning Regulations Ad Hoc Committee
- Rejoined Southeastern CT Enterprise Region (SeCTer)
- Renewed memberships in Chamber of Commerce of Eastern Connecticut and Greater Norwich Area Chamber of Commerce
- Small Business Promotion
 - Organized on Ledyard Community Resource page on Facebook
 - Managed by Commissioner Buhle
 - Total value of 31 prizes given away was at least \$1,000
- New Ledyard Business Directory
 - Compiled a complete listing of all known businesses in Ledyard
 - PDF available for download from Town's website
 - Online version coming soon
- Non-Residential Property Inventory
 - Prime properties in town
 - GFI Intermodal – 1737 Rt. 12 (165 acres) (*industrial site with rail and upgraded deep water pier currently being redeveloped*)
 - Lou's Garage – 750 & 754 Colonel Ledyard Hwy (0.97 & 2.88 acres) (*vacant since 2017*)
 - Daticon/Stonington Institute – 51 Kings Hwy (3.88 acres) (*vacant since 2003*)
 - 59 Kings Hwy (1.64 acres) & 109 Christy Hill Rd (13.33 acres)
 - Kartway – 1644 Rt. 12 (1.76 acres), 119 & 129 Christy Hill Rd (3.01 & 1.69 acres) (*closed since 2020, not currently listed for sale*)



COMPLETED PROJECTS

- 2nd Annual Regatta Day Festival
 - <https://www.regattadayfestival.com/>
 - Held on June 10th at Sweet Hill Farm & Erickson Park
 - In conjunction with:
 - Ledyard Parks & Recreation
 - Gales Ferry District
 - Ledyard Rotary
 - EDC Commissioner Jessica Buhle organized events at Sweet Hill Farm
 - 35 vendors participated
 - Estimated attendance – 1,000+





IN PROGRESS PROJECTS

- Town marketing video
 - Produced by [CGI Digital](#)
 - Managed by EDC Commissioner Peter Hary
 - No cost to town due to paid advertising
 - Shooting video in June 2023
 - Expected completion in Fall 2023
 - Will have the following chapters:
 - Welcome
 - Quality of Life
 - Economic Development
 - Community Organizations
 - Examples of other town's video
 - [Guilford](#)
 - [Naugatuck](#)





NEW PROJECTS

- **Business Profiles**
 - Will be published on EDC's Facebook page and in quarterly Ledyard Events magazine
- **Multi-Use Path & Sewer Extension**
 - Will run on the north side of Col. Ledyard Hwy from Ledyard Center to Ledyard High School
 - Funded by LOTCIP grant and ARPA funds
 - Now in the bid phase of development
- **RT. 12 Corridor Study**
 - Last update was in 2008
 - RFP will be sent Fall 2023
 - \$15,000 budgeted
 - Updated study required to qualify for future STEAP grants
 - Possible sewer extension from Norwich to Groton
- **Ledyard Economic Development Commission Website**
 - Still in the very early stages of development



POSSIBLE FUTURE PROJECTS

- Community Events Signs
 - Something like Colchester's sign (right)
 - Possible Locations
 - Town Green
 - Rt. 117/Rt. 214 intersection
 - Rt. 117/Colonel Ledyard Hwy.
 - Rt. 12/Military Highway
 - Rt. 12/Christy Hill Rd.
 - Events
 - Memorial Day parade
 - Ledyard Fair & Farmer's Market
 - Yale/Harvard Regatta
 - Holiday Jeep parade & Trunk-or-Treat
 - Fundraising events (Plant sales, dinners, etc.)
 - Youth sports registrations
 - Performances (school and others)
 - SCRRA shred/hazardous waste event
 - Red Cross blood drives & Prescription Take Back Day





POSSIBLE FUTURE PROJECTS



- o Business Directional Signs
 - o Residents Survey results showed poor knowledge of existing businesses
 - o Possibly modeled after [Killingly's program](#) (photo to right)
 - o Identify possible locations
 - o Rt. 214 / Rt. 117 intersection
 - o Rt. 214 / Rt. 12 intersection
 - o Rt. 12 / Military Highway intersection
 - o Rt. 12 / Hurlbutt Rd. intersection
 - o Colonel Ledyard Hwy / Groton Town Line
 - o Gallup Hill Rd / Pumpkin Hill Rd intersection
 - o Rt. 214 / Rt. 2 intersection
 - o Rt. 12 / Long Cove Rd. intersection



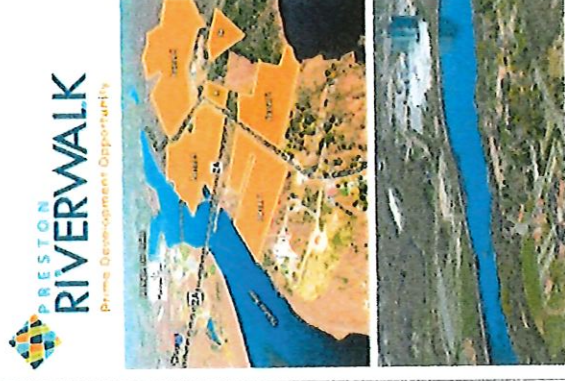
LONG-TERM PLANNING

Prepare for:

- Expansion of utility infrastructure services (water and sewer)
 - Sewer expansion
 - Ledyard Center Sewer Feasibility Study (American Rescue Plan funding)
 - Everything has passed DOT and Groton Utilities and is ready to go out to bid (includes multi-use pathway)
 - Ledyard Center School site apartments
 - A revised site plan was submitted recently
 - Most likely will need to wait for completion of sewer expansion project

• Preston Riverwalk development

- <http://www.prestonriverwalk.com/>
- [End in sight for former Norwich Hospital cleanup](#)
(The Day – June 18, 2023)
- Will be turned over to Mohegan Gaming & Entertainment for development
- Ledyard could provide some of the 1 & 2 bedroom housing for employees that will most likely be needed





BUSINESS CHANGES

- **New**
 - Dollar General: 1686 Rt. 12
- **Change of Use**
 - Coastal Mudwords: 740 Col. Ledyard Hwy (The Shoppes at Ledyard Center)
 - My Pet's World: 1666 Rt. 12 (Riverside Mall)
 - Sweet Hill Farm/Creamery: 29 Military Hwy (formerly Alice Acres)
 - Path 2 Self Wellness: 1663 Rt. 12 (formerly Kickstart Boxing)
 - First Impressions Learning Academy: 785R Col. Ledyard Hwy
- **Home Occupations**
 - Heads Up Salon: Sawmill Dr.
 - Sublimation Crafts: 4 Powder Horn Lane
 - Daniel Parke's Landscaping Business: 1591 Rt. 12
 - Mint Tint: 1 Sleepy Hollow Pentway
- **Re-Openings**
 - Fireside Brick Oven Pizza: 1661 Rt. 12
- **Relocations**
 - Big Discount Wine & Liquor: 1524 Rt. 12 (formerly Sonny's Wine & Spirits in Ledyard Center)
- **Opening Soon**
 - BRO's Barbershop: 12 Military Hwy (formerly Boss Hair Design – July 17th)
 - The Salty Heifer: 678 Col. Ledyard Hwy (formerly Parke's Place – July 21st)
 - Barkin' Barley 1528 Rt. 12 (late summer)
- **Trade Name Certificates Filed**
 - DB Creations: 31 Saw Mill Dr.
 - Rose Hill Bloom Company: 90 Rose Hill Rd.
 - Mami's Cleaning: 6 Hilltop Dr.
 - Over Growm: 9 Winfield Way
 - Change: 18 Hillside Dr.
 - Pewter Pot Fine Spiced Chocolates: 3 Smith Pond Rd.
 - Refinejpop: 42 Lincoln Dr.
 - Gillian Rae Photography: 20 Huribut Rd.
 - Toil and Trouble Bakery: 4 Coachman Pike
 - Mystic Labrador Services: 27 Village Dr.
 - K2K Detailed Cleaning Service, LLC: 13 Whalehead Rd.
 - 313 Project Management: 13 Whalehead Rd.
 - Hellcat A-Go-Go Studios: 3 Pleasant View
 - Suzi Lee Schell Creative Design: 276 Stoddards Wharf Rd.
 - Dream Big Coaching: 18 West Dr.
 - CGL Design: 13 Reuven Dr.
 - McCotters Ventures: 1 Muster Lane
 - Overwatch Training Solutions: 44 Sable Dr.
 - **Closed**
 - Boss Hair Design
 - Alice Acres/Pop's Premium Ice Cream
 - Kickstart Boxing
 - Parke's Place



COMMISSION MEMBERS 2022-23

- John Vincent - Chairman (2018 – present)
- Richard Tashea - Vice Chairman (1991 – present)
- Michael Dreimiller – Secretary (2017 – present)
- Carol Schneider (2016 – present)
- Jessica Buhle (2021 – present)
- Peter Hary (2021 – present)
- *Vacancy*

- Juliet Hodge – Town Planner (2021 – present)
- Fred Allyn III – Mayor (2017 – present)
- Gary Paul – Town Council Liaison to the EDC (2022 – present)

Past Members

- Vince Whittle (2021 – 2022)