



TOWN OF LEDYARD

CONNECTICUT

ECONOMIC DEVELOPMENT COMMISSION

Chairman John Vincent

HYBRID FORMAT REGULAR MEETING

~ MINUTES ~

Tuesday, December 2, 2025

6:00 PM

Council Chambers, Town Hall Annex

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: Chairperson John Vincent
Vice Chair Peter Harry
Commissioner Mike Cherry
Commissioner Kevin Aherne
Commissioner Carol Ann Schneider
Commissioner Richard Tashea
Recording Secretary Michael Dreimiller
Director of Land Use & Planning, Elizabeth Burdick
Jessica Buehle (Town Council Liaison via Zoom)

Absent: Mayor Fred Allyn III

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

Vincent requested to add Members Comments following Residents & Property Owners Comments. The Commission amended the agenda.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. CORRESPONDENCE

None.

VI. RESIDENTS & PROPERTY OWNERS COMMENTS

Ty Lamb – 95 Lambtown Road, Ledyard, spoke to the Commission. He has chaired the Ledyard Historical District Committee. Voiced his appreciation for the EDC commissioners who

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

volunteer their time.

VII. MEMBERS COMMENTS

Vincent stated that the election of EDC officers will take place at our Jan. 6th meeting. Vincent received an invoice from the Eastern Connecticut Chamber of Commerce for our membership renewal. He also received 4 passes for their business after-hours events.

Burdick said that the ECCC is holding a Coffee & Contacts events at Holdridges on Dec. 10th from 7:45-9:00am.

Cherry noted that House bill 8002 was passed and signed by the Governor and is now Public Act 25-1. There are things in it that tie grants and infrastructure dollars from the State to housing. He suggests that everyone read it and see if there are things we should advocate for.

Cherry also noted that it's budget time again for the Town and suggested that everyone download a copy of the Municipal Fiscal Indicators from the State's Office of Policy & Management so that Ledyard's spending can be compared with the other towns in CT. He recommended attending the budget workshops, especially the first day when the Mayor presents the budget to the Finance Committee.

Schneider noted that the parking lot at the McDonalds in Gales Ferry floods regularly and note that it looks bad and is not a good look for the town. She asked who should be contacted about it. Burdick suggested that either Steve Masalin or herself will need to reach out to the State about that.

VIII. REPORTS

A. Mayor's Report

Not present.

B. Planner's Reports

Planning & Zoning at their last meeting approved the landscaping business at the former Lou's Garage. The construction of a 2300 sf commercial building at 5A Lorenz Industrial Pkwy has been reapproved. It will be used to store trailers.

Planning & Zoning has a consultant who is helping to rewrite the parking regulations to make them clearer and add minimum parking for multi-family housing with an option for them to bring in a traffic engineer to explain why they don't need the required amount.

Also on the P&Z agenda for their Dec. 11th meeting is a public meeting where they will discuss a vote on the possible settlement of the Stoddard's Wharf affordable housing development which is now 14 lots, down from 16. The plans, stipulated judgement, and modified decision letter are available in the Town Planner's office as well as the Town Clerk's office if anyone wants to read them. The meeting was advertised in The Day last week.

They also have a 3 lot subdivision off of Long Cove Road on their agenda. There will be a large remaining land piece which will at some point become an open space subdivision off of Hyde Park. The cul-de-sac will be extended 1000 ft and there will be about 25 new homes.

Cherry mentioned that the new zoning regulation changes goes into effect on Jan. 1st. That

affects multi-family homes and apartments. Burdick added that it will change the maximum height of multi-family dwelling units to 50 ft. which is about 3-4 stories. Cherry noted that equipment on the roof of a building, like A/C or elevator shafts, is included in that height.

Hary asked for an update about Kartway. Burdick said that their environmental report has been done. They are waiting on one thing before the demolition of the building starts. Their three lots have been combined into one lot. The owners haven't been approached by anyone yet.

IX. APPROVAL OF THE MINUTES

A. EDC Regular Meeting Minutes of October 7, 2025

MOTION to approve the Regular EDC Meeting Minutes of October 7, 2025. Motion Passed by the following vote.

RESULT: 7-0 APPROVED AND SO DECLARED

MOVER: Chery

SECONDER: Schneider

AYES: 7 Vincent, Aherne, Hary, Schneider, Dreimiller, Tashea, Cherry

X. OLD BUSINESS

A. Business Directory Update

Vincent reported that there were 6 new home-based businesses registered with the State last month: AfricaHired LLC, Coastal Coatings LLC, G's Junk Removal LLC, I Made That LLC, Ingalls Construction LLC, Rocky's Properties Ledyard LLC, and The Coastal Ledger LLC. Also, Banana Leaf Craft Studio is now located in The Landing in Gales Ferry.

Vincent also noted that Over The Top Therapy is now open in the former eye doctor's office at the corner of Rt. 12 and Long Cove Road. They are interested in doing a ribbon cutting in December. Barkin' Barley is apparently closing by the end of the year. The Commissioner discussed if Village Pizza was closing.

An eye doctor bought old Animal Hospital building and wants to put two apartments on the upper floor where there is already one apartment. However, the building is in the CIP zone so there may need to be a special permit to allow the new apartments. Hary will provide an updated PDF to Dreimiller by the end of the week.

B. Business Directory Email Listing Program

Aherne shared a draft of the design template with everyone for review.

C. 2024-2025 Annual Report: Discussion

Dreimiller provided a final draft of the report which incorporates all feedback that was provided.

MOTION to approve the 2024-2025 Annual Report with a change from draft to final. Motion Passed by the following vote.

RESULT: 7-0 APPROVED AND SO DECLARED
MOVER: Chery
SECONDER: Schneider
AYES: 7 Vincent, Aherne, Hary, Schneider, Dreimiller, Tashea, Cherry

D. CEDAS Certification: Discussion

Vincent stated that we have enough remaining in the EDC budget to pay for CEDAS membership in 2026. Burdick went through their application and provided copies to everyone that included her notes on where we stand on each item.

MOTION to join CEDAS. Motion Passed by the following vote.

RESULT: 7-0 APPROVED AND SO DECLARED
MOVER: Chery
SECONDER: Aherne
AYES: 7 Vincent, Aherne, Hary, Schneider, Dreimiller, Tashea, Cherry

E. Rt. 12 Streetscape Action Plan

Vincent noted the progress at cleaning up the Kartway property. He also noted the number of temporary advertising signs that should be removed. Burdick stated that Hannah Gienau will be driving around town on Thursday removing those signs that are not permitted for business owners that are in Town right-of-way. She can't take them down when they are in State right-of-way.

F. Kartway – Blighted Property Update

Previously Discussed.

XI. NEW BUSINESS

A. Ribbon Cutting for "Over The Top Therapy" - scheduled for early December

Vincent will schedule this with Over The Top.

B. Approval of EDC Regular Meeting Schedule 2026

January 6, 2026, February 3, 2026, March 3, 2026, April 7, 2026, May 5, 2026, June 2, 2026, July 7, 2026, August 4, 2026, September 1, 2026, October 6, 2026, November 17, 2026 – Regular & Annual Meeting, December 1, 2026, January 5, 2027

A motion was made by Commissioner Tashea seconded by Commissioner Hary to accept the proposed meeting calendar. The motion carried by the following vote:

RESULT: 7–0 APPROVED AND SO DECLARED

MOVER: Tashea

SECONDER: Hary

AYES: 7 Vincent, Aherne, Hary, Schneider, Dreimiller, Tashea, Cherry

C. Approval of FY27 EDC Annual Budget

Burdick provided a proposed 2026/2027 EDC budget which includes \$500 for Operating Expenses and \$7,640 for Dues & Fees.

MOTION to approve the budget as provided by the Land Use Director. Moved by Cherry, seconded by Schneider.

Dreimiller noted that we'll need to renew our CEDAS membership for \$150 next December. Burdick noted that the new total for Fees & Dues would be \$7,790.

MOTION to amend the proposed budget to add \$150 for CEDAS membership renewal. Moved by Cherry, seconded by Tashea. Motion Passed by the following vote.

RESULT: 7–0 APPROVED AND SO DECLARED

MOVER: Chery

SECONDER: Tashea

AYES: 7 Vincent, Aherne, Hary, Schneider, Dreimiller, Tashea, Cherry

XII. ADJOURNMENT

Our next meeting is scheduled for January 6th at 6:00 p.m. in the Town Hall Annex.

A motion was made by Commissioner Tashea seconded by Commissioner Hary to adjourn at 6:57 p.m. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Tashea

SECONDER: Hary

AYE: 7 Aherne, Cherry, Dreimiller, Hary, Schneider, Tashea, and Vincent

For the Commission,

John Vincent, Chairman

Dated: October 7, 2025

Chairman John Vincent
Economic Development Commission