



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission

Meeting Minutes - Final

Chairman
John Vincent

Tuesday, October 1, 2024

6:00 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/83484189813?pwd=Bjf4OeRaJOt6uN3f8pczFwgzi5bXuR.1>

Meeting ID: 834 8418 9813 Passcode: 842430

Dial by your location: +1 646 558 8656 US (New York)

I. CALL TO ORDER

Chairman Vincent called the meeting to order at 6:00 p.m. at the Council Chambers, Town Hall Annex Building.

II. ROLL CALL

Present Commissioner Carol Ann Schneider
 Commissioner Michael Dreimiller
 Chairman John Vincent
 Commissioner Peter Hary
 Commissioner Richard Tashea
 Commissioner Michael Cherry

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Town Council EDC Rep (remote), Jessica Buhle

Absent: Mayor Allyn

III. APPROVAL OF MINUTES

A. MOTION to approve EDC Regular Meeting Minutes of August 6, 2024

RESULT: APPROVED AND SO DECLARED

MOVER: Peter Hary

SECONDER: Richard Tashea

AYE 6 Schneider Dreimiller Vincent Hary Tashea Cherry

IV. APPROVAL OF AGENDA

Add VIII.C: under New Business regarding the invoice from Eastern Connecticut Chamber of Commerce.

V. CITIZENS COMMENTS

None.

VI. REPORTS**A. Mayor's Report**

Not present to provide report.

B. Planner's Report

Director Burdick stated that Alex Samalot left his position as Zoning & Wetlands Official for another job with a much shorter commute. Hannah Gienau has been hired to replace him.

Director Burdick mentioned several applications in front of Planning & Zoning Commission:

1. A set of regulation changes proposed by Eric Treaster regarding multi-family dwellings, excavations, and affordable housing. That hearing is closed and the commission should deliberate on Oct 10th.

2. Proposed 18 lot 8-30G affordable subdivision Avery Brook Homes on Stoddards Wharf Rd. That hearing is also closed and the commission will be deliberating on Oct. 10th.

3. GFI/LLC is in the public hearing process. The applicant's experts have been heard and the intervenors and public comment will follow.

4. CR Klewin's 353 unit multi-family development in Gales Ferry has been withdrawn. Bob Russo, a certified soil scientist with CLA, was hired by the town to do a third-party review and he found that the wetlands were not properly marked. He found wetland soils from 5-30 ft upwards of the existing flags. He met with the applicant's soil scientist, Ian Cole, and they relocated all of the flags but one. As a result, the project will need to be redesigned. Cherry noted that the regulation change in front of the Inland Wetlands & Watercourses Commission (IWWC) could impact what the IWWC has authority to regulate. Burdick noted that it was argued in a couple of applications when she started working for the town that the IWWC does not have any authority to regulate activities outside of the 100ft upland review area, unlike most towns in southeastern Connecticut. IWWC is proposing to amend their regulations so that they can regulate activities outside of the 100ft upland review area that may impact that area. The public hearing will be in November.

Director Burdick stated that they are working on Phase 2 engineering of the sewer project (design and cost estimates) for Sewer project Phase 2. Phase 1 is from Ledyard High School to Ledyard Congregational Church, and Phase 3 is replacing the line from Ledyard High School down to the Highlands. Phase 2 is from the Ledyard Congregational Church down to Iron Street. Phase 2 isn't funded yet, but this will ensure that it's ready to go if we have some funding available.

Director Burdick stated that there are multiple new applications on the horizon. She stated that Habitat for Humanity would like to build 40 homes on Colby Dr. (the old Conover subdivision).

Director Burdick stated that Sal Monarca, who owns the former Ledyard Center School, has a 36 unit that he wants to start with that would have an on-site waste water treatment facility. He is also looking for addition capacity so that he could build more units behind the school. That would be no higher than 3-stories despite what the regulations would allow. Monarca bought the property formerly owned by the Holdridges that extends from the back of the school property. That's where the first unit will be.

Director Burdick stated that Mr. Monarca is also coming in with a proposal to convert the back half of the school building into housing units which will be at least 55 and older if not senior housing. Commissioner Cherry noted that it is a nice piece of property with the presence of the 3-acre easement for the SCWA well, the large wetlands, and the town green all nearby.

Director Burdick stated that Steve Maslin is working on sidewalks from the former Ledyard Center School down to the Post Office and on the other side of the street down to Holdridge Home & Garden to improve walkability.

Commissioner Schneider asked if there was any news about the Lou's Garage property. Director Burdick said there was none. Commissioner Cherry noted that there's an environmental land use restriction on that property.

Director Burdick stated that a young woman has received a permit for a pet grooming business going into the space next to Valentinos (former Alumni Liquors). Ledge Light has given her permission for two grooming stations. She still needs building permits.

Director Burdick stated that Twisted Sugar Cake Design and Bakery has been told by their stove manufacturer that it requires a hood. She stated that they will need to either install a hood or replace the stove with one that doesn't require a hood. No updates recently about what their plan

is.

VII. OLD BUSINESS

A. Corridor Study Update

Director Burdick said that two bids were received. The lowest bid was about \$75,000 or \$80,000 and the other was over \$100,000. Goman & York was the lowest bid and she asked them to sharpen their pencils since our budget is only \$50,000. They came back with a bid of \$68,000. The Mayor suggested that we ask the Town Council for the difference. Commissioner Cherry asked if there were any available ARPA funds. Commissioner Buhle noted that the Finance Committee meets tomorrow and that ARPA is always on the agenda. Director Burdick will send the bids to them to Roxanne Maher so that the committee can discuss it.

B. Business Directory Update

Bro's Barbershop has closed

Gales Ferry Animal Hospital has closed (they moved to Montville)

Second Heart Photography is moving in to the space next to the former location of Sew Mindful

O'Connor's Wine Cellar is being sold

Foxwoods is possibly reopening Two Trees Inn at Foxwoods

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

Copies of Final Draft #2 were distributed for review. Director Burdick was able to provide some updated data for the four pages that she was hoping to update. She will continue to look for additional updates before our next meeting. Commissioner Dreimiller asked everyone to review the new pages that he added since the draft distributed in August which focus on the Connecticut Towns Economic Index which has Ledyard ranked last in the state. Commissioner Cherry asked if the page detailing the Non-Residential Property could be made easier to understand and whether the zoning for some of the properties in town (Pfizer property on Stoddard's Wharf Rd. and part of the Dow property near the GF Fire House that is now part of Avalonia) should be changed to reflect the fact that they will likely never be developable.

VIII. NEW BUSINESS

A. MOTION to pay Southeastern Connecticut Enterprise Region invoice of July 12, 2024 for \$6,935.85

RESULT: APPROVED AND SO DECLARED

MOVER: Michael Cherry

SECONDER: Peter Hary

AYE 6 Schneider Dreimiller Vincent Hary Tashea Cherry

B. Business Directional Signage

Commissioner Dreimiller has done some preliminary research including reviewing Killingly's information online about their program. Mayor Allyn has mentioned that Griswold has directional signage. Commissioner Dreimiller emailed their Town Planner, Mario Tristany,

asking for information about how their program is set up but hasn't received a response. Burdick said she knows him and will contact him. Commissioner Cherry noted that we'll have to review the town's zoning regulations on signs to make sure that they would be allowed. Chairman Vincent questioned whether businesses would pay for a sign if they can stick one anywhere for free, like the 13 in front of Kartway, and he noted that one of the two For Sale signs there had blown away. Commissioner Cherry stated that the State will eventually clear out those signs since it's on their right-of-way. He also noted that almost all of that Kartway property is wetlands which will likely make it difficult for anyone to develop on it.

C. MOTION to pay Eastern Connecticut Chamber of Commerce invoice for \$312

RESULT: APPROVED AND SO DECLARED

MOVER: Richard Tashea

SECONDER: Peter Hary

AYE 6 Schneider Dreimiller Vincent Hary Tashea Cherry

IX. ADJOURNMENT

The next EDC Regular Meeting will be on November 12th at 6:00pm in the Town Hall Annex.

Commissioner Tashea moved the meeting be adjourned, seconded by Commissioner Hary

The meeting adjourned at 6:54 p.m.
VOTE: 6-0 Approved and so declared

Respectively Submitted,

Chairman Vincent
Economic Development Commission

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