



TOWN OF LEDYARD

CONNECTICUT

ECONOMIC DEVELOPMENT COMMISSION

Chairman John Vincent

HYBRID FORMAT
REGULAR MEETING

~ MINUTES ~

Tuesday, January 6, 2026

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 Carol Ann Schneider
Secretary Michael Dreimiller
Mayor Fred Allyn III
Jessica Buehle (Town Council Liaison via Zoom)

Absent: Commissioner Kevin Aherne
Commissioner Richard Tashea
Director of Land Use & Planning, Elizabeth Burdick

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. CORRESPONDENCE

None.

VI. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

VII. MEMBERS COMMENTS

Vincent asked the Mayor for a McDonald's parking lot drainage update. Mayor Allyn stated nobody has been called and that it doesn't actually drain anywhere. Cherry noted that it would cost thousands of dollars to fix that.

VIII. REPORTS

A. Mayor's Report

He attended the SeCTer annual meeting in mid-December. Guest speaker was Ray Gabriel VP of Strategic Operations for EB. He asked the audience what their towns are doing to provide housing for the EB workforce and mentioned that they are hiring 8,000 people. Mayor Allyn noted that there is a housing dilemma and there's a need for a better cross-section of housing.

There is a new duplex business building being built on Lorenz Industrial Pkwy in front of the former police station. It will have room for two contractors to bring their vehicle indoors. The permit was just issued.

He's working on the Available Properties list. Once he has it updated he will share it with Dreimiller who will get it posted online.

B. Planner's Reports

Not Present.

IX. APPROVAL OF THE MINUTES

A. EDC Regular Meeting Minutes of December 2, 2025

Dreimiller stated that he inadvertently left out the vote to modify the EDC bylaws to add a Members Comments item to our agendas. Vincent made a motion to correct the minutes and approve with the correction.

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

RESULT: 5-0 APPROVED AS AMENDED

MOVER: Vincent

SECONDER: Cherry

AYES: 5 Cherry, Dreimiller, Hary, Schneider, and Vincent

ABSENT: 2 Aherne, Tashea

X. OLD BUSINESS

A. Business Directory Update

Hary sent an updated PDF to Dreimiller who will have it posted on the EDC webpage. Dreimiller will remove Barkin Barley, Village Pizza, and Lu Lu Diner from the online version of the directory.

Vincent said that In Focus eye care will be opening in the old Gales Ferry Veterinary building on

Jan. 21st. They are relocating from Long Hill Rd.

Cherry said that GOAT Physical Therapy is adding a new service, once a week stretch and move on Saturdays.

Vincent reported that 4 new Ledyard business were registered with the State of Connecticut in December.

- Advanced Training and Testing of CT, LLC
- Crown of Suffering LLC
- East Coast Canine Rehab LLC
- Hewlett Experts LLC

B. Business Directory Email Listing Program

Aherne not present to give an update.

C. RT. 12 Streetscape Action Plan

Mayor Allyn said that we need to be prepared to ask for some funding for some preliminary design work for streetscape work similar to what was done in Ledyard Center – sidewalks, and streetscape improvements like stone walls, decorative pavers, appropriate crosswalks, and decorative lighting - because we'll need to have a design-ready/shovel-ready project in order to apply for STEEP Grant funding. He said that Burdick would ask the Town Council for something in the SIP to allow for continuous levels of funding to keep the design work moving along until it gets to the point where we have an approved design that we want to implement. He also said that we would also need to get encroachment permits from the State DOT. Cherry noted that the Main Street study estimated that streetscape improvements from Christy Hill Rd. to Hurlbutt Rd. would cost about \$1.5 million. Mayor Allyn suggested having the power lines relocated underground, which he wished they had done when they did the upgrades in Ledyard Center. Eversource estimated that it costs about \$1 million per mile to do that. Cherry said that if we do something from Kings Hwy to Chapman Lane, up Military Hwy to the Post Office and up Winthrop Rd and up to the library, and up Hurlbutt Rd from CVS we need to show people what we intend. The Plan of Conservation and Development calls for that area to have sidewalks. He noted that when the Ledyard Center upgrades were designed they met the Complete Streets guidelines, but by the time it was built it no longer met the standard which had been updated. We should also get the owners of Riverside Mall and Fireside Brick Oven Pizza plaza on board and make Tax Increment Financing available to them for improvements. Mayor Allyn stated that if the apartment complex at Sweet Hill Farm is approved we should look into establishing a Tax Increment Financing (TIF) zone for it. That would be a great way to fund the beautification work down there. A percentage of the tax revenue from that project could be assigned to an account to be used for the Rt. 12 beautification project.

D. Kartway – Blighted Property Update

Vincent asked if they have been issued a blight fine yet. Mayor Allyn said they have not been fined yet. He said that Burdick has been patient with them but that her patience may be running out. They need to demolish the buildings but that requires air quality testing to be done for things like lead and asbestos, but the owners weren't willing to do that. So they can't get the demolition permit until that gets done.

Mayor Allyn noted that the 528 Col Ledyard foreclosure sale finally closed. New owner has

already done a lot of clean up. They are considering demolishing the building.

Cherry asked about the Daticon building. Mayor Allyn said that there were complaints about vagrants entering the building. So they boarded up the access points including the windows but, if you read the blight ordinance, boarded up properties are also blight. He thinks we need to push them. It's about 21,000 sq ft. Schneider asked if it could be used for apartments and Mayor Allyn said yes.

E. CEDAS Certification: Discussion of item #20 on application

Hary shared a first draft of a Brand Identity which is item #9 on the CEDAS application. Commissioners provided some feedback which will be incorporate into the next draft.

Dreimiller said that item #20 on the CEDAS application is for an EDC Mission Statement. He shared a summary of all the descriptions of the EDC that he found in documents as well as online including the mission statement from the 2023 EDC Strategic Plan. He asked that everyone review all of those descriptions to identify any inconsistencies and to think about whether the mission statement should be updated.

XI. NEW BUSINESS

A. Election of Officers for 2026

Vincent asked Dreimiller if he is interested in continuing as Secretary Dreimiller agreed.

A motion was made by Commissioner Vincent and seconded by Commissioner Schneider to elect Dreimiller the Secretary. The motion carried by the following vote:

RESULT: 5– 0 APPROVED AND SO DECALRED
MOVER: Vincent
SECONDER: Schneider
AYES: 5 Cherry, Dreimiller, Hary, Schneider, and Vincent
ABSENT: 2 Aherne, Tashea

Schneider and Cherry suggested that Vincent and Hary continue as Chair and Vice Chair.

A motion was made by Commissioner Dreimiller and seconded by Commissioner Schneider to elect Vincent Chair and Hary Vice Chair. The motion carried by the following vote:

RESULT: 5– 0 APPROVED AND SO DECALRED
MOVER: Dreimiller
SECONDER: Schneider
AYES: 5 Cherry, Dreimiller, Hary, Schneider, and Vincent
ABSENT: 2 Aherne, Tashea

XII. ADJOURNMENT

The next meeting is scheduled for February 3rd at 6:00 p.m. in the Town Hall Annex.

A motion was made by Commissioner Vincent seconded by Commissioner Dreimiller to adjourn

at 6:50 p.m. The meeting was unanimously adjourned.

For the Commission,
John Vincent, Chairman

Chairman John Vincent
Economic Development Commission