



# TOWN OF LEDYARD CONNECTICUT ECONOMIC DEVELOPMENT COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman John Vincent

HYBRID FORMAT  
REGULAR MEETING

~ MINUTES ~

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Tuesday, February 4, 2025

6:00 PM

Council Chambers, Town Hall Annex

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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. PLEDGE OF ALLEGIANCE

III. ROLL CALL

**Present:** Chairman, John Vincent  
Vice Chairman, Michael Dreimiller  
Commissioner, Michael Cherry  
Commissioner, Peter Hary  
Commissioner, Carol Schneider  
Commissioner, Richard Tashea

**Excused:**

In addition, the following were present:

Mayor Fred Allyn  
Director of Land Use & Planning, Elizabeth Burdick  
Town Council Liaison Jessica Buhle (Remote)

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

Carmen N. Garcia-Irizarry, Naomi Rodriguez. No comments.

V. PRESENTATIONS / INFORMATIONAL ITEMS

None.

VI. REPORTS

A. Mayor's Report

Will be discussed in Section VII.D "CT Main Street town visit".

B. Planner's Report

A decision on the GFI application is due next week.

Sal Monarca submitted a site-plan application to convert the back of the former Ledyard Center School to twelve 55 & older age-restricted housing units – nine one-bedroom and three two-bedroom units. It will be received at the Feb. 13<sup>th</sup> meeting of the Planning & Zoning Commission. Cherry noted that this will be the last new development in Ledyard Center using Ledyard water that can be done before a change must be made to the service areas of SCWA & WPCA.

## VII. APPROVAL OF MINUTES

### A. Regular Meeting Minutes of January 7, 2025

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

<b>RESULT:</b>	<b>6- 0 APPROVED AND SO DECLARED</b>
<b>MOVER:</b>	Cherry
<b>SECONDER:</b>	Tashea
<b>AYES:</b>	Cherry, Dreimiller, Hary, Schneider, Tashea, Vincent

## VIII. OLD BUSINESS

### A. Corridor Study Update

Justin LaFountain from Goman & York provided an update via Zoom. A geofencing analysis of the Rt. 12 corridor. Hourly visits pick up around 6:00-7:00am and peek between 10:00am-4:00pm. Daily visits shows smaller than expected Friday/Saturday weekend spikes suggesting there might be room for improvement. Visit duration shows that the plurality of visits is 5 minutes or less. This could be impacted by cars sitting at the traffic lights. Leakages/Surpluses shows things that there aren't enough of that people are leaving the community to find elsewhere, and things that there is potentially too much of. The numbers range from -1% to 4% vs usual 20% to 80%. So these small numbers don't really tell us much. An analysis of the commercial real estate inventory (excluding properties zoned for single family or duplex) in the Rt. 12 corridor found 69 properties. The average year built for all of those properties is 1964. The five properties identified as Specialty have an average year built of 1939, and the three multi-family properties have an average year built of 1955. This shows that there hasn't been much new construction or new development in that area. The area could use some revitalization and some added amenities. They are currently working on who is living in the area and who is coming to the area. They are also looking for opportunities in the zoning regulations. Cherry asked if would help to slow people down and have better signage. LaFountain said that they are still in the early stages of working with Solli Engineering who they hired to look at things like that as well as placemaking. Public engagement session will probably be held in March. Full update by our next meeting. He will share his slides with Burdick who will get them to everyone. Burdick asked whether the EDC could have a special meeting/public workshop to get the public engagement. LaFountain agreed and will discuss this further with Burdick.

### B. Business Directory Update

Vincent provided a list of businesses that need to be removed from the Business Directory.

- Sweet Hill Farms
- Bro's Barbershop
- Gales Ferry Animal Hospital
- Blueprint Thrift
- Sew Mindful
- O'Connor's Wine Cellar
- My Pet's World
- Edwards Martial Arts Academy
- Human Performance

Dreimiller will remove them from the online Business Directory and Hary will update the PDF version.

Vincent noted that the link on the Business Directory page on the town's website titled "Submit a Request to Add Your Business" is broken. Dreimiller will email MIS Director Justin Dube.

Vincent stated that Twisted Sugar Bakery is having a ribbon cutting on Feb. 14<sup>th</sup> at 3:00pm. It's sponsored by the Chamber of Commerce of Eastern Connecticut.

Burdick said that there may be someone moving in to the former Lou's Garage. Ryan's Reliable Services is apparently leasing it but is interested in buying both the garage and the house behind it. She working with them to get the proper permits submitted.

#### C. Business Directional Signage

Burdick contacted Griswold regarding their signage program. It is an Dept. of Public Works project that was started 8 years ago. Superintendent Todd Babbit will follow up with some details. Cherry mentioned that all our signs would have to be located on State property which could be a problem. Burdick will talk to someone at DOT.

Cherry noted that the existing business sign at the corner of Rt. 117 and Col. Ledyard Hwy should be updated. It has an "Barber" arrow pointing down Col. Ledyard Hwy where Shears and Gears Barbershop and Shave is located. It needs to be updated so that it also points towards the old Ledyard Center School building where Frye's Barbershop is located. Burdick will pass that along to Public Works.

#### D. CT Main Street town visit

Mayor Allyn provided a review of the recent visit by CT Main Street. On Dec. 16<sup>th</sup> Town Council Chairman Rodriguez, EDC Chairman Vincent, Town Planner Burdick, and the Mayor took a driving tour of Ledyard Center and Gales Ferry with representatives from CT Main Street group. Vincent had asked about an update on the results of that tour. Mayor Allyn received an email from Carl Rosa CT Main Street Field Services Director. They are currently about halfway through the process of conducting the readiness assessments for all of their member towns in the Greater Norwich Area Chamber of Commerce coverage area. Their intent is that when that process is complete they will next steps will be to issue a comprehensive report to Angela Adams at GNACC as well as individual reports for each of the towns.

#### E. EDC Bylaws Updates

MOTION to approve the updated EDC Bylaws. Motion Passed by the following vote.

**RESULT: 6- 0 APPROVED AND SO DECLARED**  
**MOVER:** Cherry  
**SECONDER:** hARY  
**AYES:** 6 Cherry, Dreimiller, Hary, Schneider, Tashea, Vincent

A PDF of the new bylaws will be posted on the EDC's webpage.

IX. NEW BUSINESS

A. Diversity, Equity & inclusion Presentation

Hary and Dreimiller are working on a draft of the Transparency & Governance presentation. It will be ready for discussion at our March meeting. The due date is June 30<sup>th</sup>.

B. Visit from seCTer

Hary said that Paul Whitescarver, Executive Director of seCTer, had asked him to find out if the EDC was interested in having him speak to discuss how seCTer could help the EDC and business owners in town. Everyone thought that was a good idea. Hary will get back to him to invite him to our next meeting.

X. ADJOURNMENT

Our next meeting will be on March 4th at 6:00pm in the Town Hall Annex.

A motion was made by Commissioner Dreimiller, seconded by Commissioner Schneider, to adjourn at 6:43pm. The motion carried by the following vote:

**VOTE: 6 - 0 Approved and so declared**

Respectfully submitted,

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Chairman John Vincent  
Economic Development Commission