



TOWN OF LEDYARD CONNECTICUT

ECONOMIC DEVELOPMENT COMMISSION

741 Colonel Ledyard Highway

Ledyard, Connecticut 06339

Chairman John Vincent

HYBRID FORMAT
SPECIAL MEETING

~ MINUTES ~

Tuesday, August 5, 2025

5:30 PM

Council Chambers, Town Hall Annex

I. CALL TO ORDER - Chairman Vincent called the meeting to order at 5:30 p.m. in the Council Chambers of the Town Hall Annex Building. Chairman Vincent welcomed all to the Hybrid Meeting.

II. ROLL CALL

Present: Chairman, John Vincent
Commissioner, Michael Cherry
Commissioner, Carol Schneider
Vice Chairman, Peter Hary
Secretary, Michael Dreimiller
Commissioner, Richard Tashea
Commissioner Aherne
Mayor Fred Allyn III
Director of Land Use & Planning, Elizabeth Burdick

Absent: Town Council Liaison

In addition, the following were present:

Justin LaFountain of Goman & York
Derrick O'Connor of Goman & York

III. ADDITIONS OR CHANGES TO THE ORDER OF THE AGENDA

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

A. Goman & York: Update of GF Corridor Study (Justin LaFountain & Derek O'Connor)

Justin LaFountain presented a quick overview of the changes in the final draft. It incorporates updated graphics from the SOLI report as well as feedback from EDC. There's also an implementation table of recommended changes listing estimates for cost and time. The last page of the document is a list of references which was requested. The engineer work does not address all intersections on Route 12. Due to limited funds for the study they focused on most impactful

intersections.

Vincent asked if the total of about 350 responses from the survey and the public meeting was a good number. LaFountain says they usually get 1-2% response rate and the response rate for this project was over 2%. Cherry noted that in his experience, 350 responses is a good number if they agree with the data but it's not enough if they don't agree with the data. With the Affordable Housing survey that was done recently, people who disagreed with the results of the survey claimed that there weren't enough responses to support the results of the survey.

Vincent asked if the lack of sewer was a reason why existing businesses don't upgrade their buildings. LaFountain said it doesn't stop rehabs for façade improvements, but it does impact new construction as well as expansion to existing businesses that would require upgrades to their existing septic system. Vincent wondered if current businesses would bother to connect if sewer was available. Cherry noted that a new septic system was a major part of the conversion of the bank to Sunnyside Diner and the CVS development also included significant sewer and storm water work.

Cherry asked that the dates could be added to the new list of references page.

Approval of the final draft.

MOTION to approve the Final Draft of the Rt. 12 Corridor Study with changes requested (dates for sources on final page).

RESULT: 6-0 APPROVED AND SO DECLARED
MOVER: Cherry
SECONDER: Tashea
AYES: 6 Vincent, Cherry, Hary, Schneider, Dreimiller, Tashea
ABSTAIN: 1 Aherne

V. CORRESPONDENCE

Mayor Allyn stated that the Greater Norwich Area Chamber of Commerce has requested assistance from Ledyard EDC with filling out a survey of empty retail storefronts in Ledyard and Gales Ferry. Vincent and Dreimiller on the case and will start by referencing the 2023 Non-Residential Property Inventory.

CT Mainstreet has a workshop scheduled for Aug. 28th at Otis Library in Norwich.

VI. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

VII. REPORTS

A. Mayor's Report

Nothing to present.

B. Planner's Reports

Planning & Zoning Commission has on their agenda for their Aug. 14th meeting a development for 8, 9, and 11 Colby Dr. for Habit for Humanity of affordable housing. 27 single (2, 3, and 4 bedrooms) and multi-family duplex (3 bedrooms & garage) houses and includes completing Colby Dr. through to Col. Ledyard Highway. May be pushed back to Sept. meeting due to additional survey work.

Also have a discussion/decision on an application for proposed zoning regulation text amendments for multi-family dwellings submitted by Eric Treaster. Public hearing was closed last Thursday.

New tenant trying to open up a business at the old Lou's Garage site. Site plan approval has been pushed back to Sept. 11th. Original application, which was denied without prejudice due to an incomplete application, was for a landscaping and light towing and roadside assistance business. Peter Gardner met with him to try to help him get through the process. Under current enforcement action for operating without permits. Large office trailer is gone.

George Koutouzis who owns Gales Ferry Plaza at 1598 Rt. 12 Plaza (2 buildings including Yoko Loko) is converting upstairs office space to three 1-bedroom apartments. No site work required just interior work but needs site plan approval. LLHD signoff required.

Request for a pre-application conference for a 3-lot subdivision off of Long Hill Rd. from Rob Holthfelder, the developer of Marty's Way. He also owns a property on Colby Dr. and once Colby Dr. is complete he may construct a small multi-family there.

A husband & wife optician team are opening an office in the old veterinarian's building on Inchcliffe Dr. There is one apartment on the top floor that was approved many years ago and they'd like to add two more apartments but it is in a CIP zone where mixed use residential is not permitted. She's hoping they can make some regulation changes to allow that.

Dreimiller asked about Dr. Shiller's old office building. It is in the development district where mixed use allowed and is being converted to four apartments. Almost done.

VIII. APPROVAL OF THE MINUTES

A. EDC Special Meeting Minutes of July 1, 2025

MOTION to approve the EDC Special Meeting Minutes of July 1, 2025.

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

IX. OLD BUSINESS

A. Business Directory Update

Vincent mentioned that there is a new business, Smudge Makeup, going in above the Refrag Zone gaming store. Burdick stated that they haven't received a application for permits yet.

Vincent reported that there were 8 new businesses in Ledyard that registered with the State of Connecticut Dept. of Consumer Protection between June 27-July 26.

There's a new owner of Stonecroft Inn. Burdick said that it has been a public restaurant but they can't find anything on record approving that. She suggested that he get a new Special Permit. Cherry suggested that Eric Treaster may have records of the public restaurant approval. They would like to move the breakfast service into the house that doesn't currently serve food and keep the public restaurant where it is. Final inspection tomorrow.

Mohegan Trading Post has closed and there is a new occupant.

The Salty Heifer restaurant is for sale.

Avalonia Land Trust has relocated to Ledyard.

Vincent asked whether we should add these new home-based businesses to the Business Directory. Cherry said that we would need to make sure that they have a zoning permit for a home business. Dreimiller noted that the process we had decided on was to have businesses use the online request form which would be routed through the Planner's office to make sure they had done everything necessary before adding them to the directory. Burdick noted that Hannah Gienau receives copies of Trade Name Certificates that are filed with the Town Clerk. She will pass those to the EDC for addition to the directory.

B. Business Directional Signage

Mayor Allyn talked to one of the DOT engineers in Norwich who didn't sound optimistic. He suggested that we could provide a mockup with exact dimensions of signs and exact locations where they would be placed. There was no assurance that they approve them. Aherne noted that it appears that the DOT is getting rid of some of their own signs. So this has been tabled until DOT changes their position on signage.

C. CT Main Street Town Discussion

Vincent asked if we needed a Main Street steering committee for Rt. 12. Mayor Allyn suggested that the EDC could take care of that.

X. NEW BUSINESS

A. Sustainable CT Ad Hoc Committee: Discussion

Sent out from Town Council asking if any EDC commissioners want to be on that committee. Ledyard became a Sustainable CT town in 2020. This allows the town to apply for grants through Sustainable CT. The Town wants to obtain Bronze certification. Will be discussed at next month's meeting. Vincent suggested this was an opportunity for town residents who don't already volunteer on other town committees to get involved. Mayor Allyn stated that he was involved with this back in 2020. Burdick noted that Sustainable CT does have fellows who work through the Southeastern Connecticut Council of Governments in the summer, and she has some consulting funds in her budget that could be used to hire someone that might want to work with this member of the public that we could contract with to put together the list. She noted that

Parks & Rec is putting together a small park at Lantern Hill that will have a kayak launching mat, a gazebo, some landscaping, and a parking lot and that this project would qualify to be on the list. Meetings might be quarterly and preferably not at night. Burdick suggested that everyone read the Town Council's resolution and that it be discussed at the next EDC meeting.

B. Blight Issues

The blight report from Hannah Gienau was discussed. Cherry noted that there were two properties listed of interest to the EDC were Kartway and Datacon. He stated that the vegetation around Datacon had been cut down and the windows boarded up, but Mayor Allyn stated that boarded up windows still constitute blight. Vincent displayed some photos of Kartway showing the trash accumulating around the collection box in the parking lot, tires and other garbage in the stream behind the box, and holes in the roof of the main building. He asked if the collection box could be removed. Burdick said she thought she could call the state to have it removed. Burdick stated that in reviewing notes in the file from when Alex Samalot was here that the owners of Kartway were supposed to have demolished the building. Vincent noted that the main lot is owned by two sisters and is listed for \$995,000 and each of the sisters owns one of the other two lots which are for sale separately. Burdick said that Hannah Gienau had contacted Karent Majalian to get these issues address. If a resolution isn't found then a notice of intent to issue a blight citation will be sent. Dreimiller asked what they were paying in taxes on the main property and Mayor Allyn said they are paying about \$6,200/yr.

XI. ADJOURNMENT

Our next meeting is scheduled for September 2, 2025, at 6:00pm in the Town Hall Annex.

A motion was made by Commissioner Hary, seconded by Commissioner Cherry, to adjourn at 6:40pm. The motion carried by the following vote:

RESULT: APPROVED AND SO DECLARED

MOVER: Hary

SECONDER: Cherry

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

Respectfully submitted,

Chairman John Vincent
Economic Development Commission