



# 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, March 3, 2026

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. 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 Hary  
Secretary Michael Dreimiller  
Commissioner Mike Cherry  
Commissioner Carol Ann Schneider  
Commissioner Kevin Aherne  
Commissioner Richard Tashea

In addition, the following were present:

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

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.

## VII. MEMBERS COMMENTS

Chairman Vincent stated that a ribbon cutting was held March 2<sup>nd</sup> for Patty's Pizza Restaurant, located at the former location of Village Pizza.

Commissioner Dreimiller shared a document with a list of data resources he refers to regularly which also notes the schedule of when they are updated as well as the schedule of things that the EDC does on a regular basis.

## VIII. REPORTS

### A. Mayor's Report

Mayor Allyn stated that the SeCTer EDC Subcommittee is working on a EDC Toolkit for local EDCs. There is another meeting next week and as he knows more, he will share with the Commission.

Mayor Allyn commented on the ribbon cutting for Patty's Pizza owned by Patty Sergio & Jennifer and stated that it went well. He commented that they also own Gallapagos in New London. He commented that the Eye Care facility is close to opening that is opening up on 1 Inchcliffe in Gales Ferry. He noted that Barkin' Barley, Twisted Sugar, Blueprints, Shears & Gears, Hayes Custom Cycles closed. They briefly discussed the reason for closures including lack of customers and or expenses. Shears & Gears and Hayes Custom Cycles is also closed due to personal circumstances of the owner. Mayor Allyn stated that the Salty Heier property sold but that the restaurant is still active and open. The new owner rebuilt one wall.

### B. Planner's Reports

Director Burdick stated that Blast of Energy was treated as a restaurant when they opened limited to 6 tables due to septic capacity. They sold protein shakes and later got permission to sell frozen alcoholic drinks like margaritas. It was recommended that they teamed up with Yoko Loko. She said that they wanted to become a live event venue for open mic nights which was not possible due to fire marshal restrictions. She commented that is what led to their closing.

Director Burdick stated that she and her team are currently rewriting zoning regulations to comply with House Bill 8002 which is PA 25-1 with the Planning & Zoning Subcommittee.

She said the department just received an application for 36 residential units behind the former Ledyard Center School. It will have public sewer, water, and utilities. The height will be below 50ft. She commented that the Stoddards Wharf affordable housing project, Avery Brook Homes, LLC, application PZ#24-2RESUB, has come to an agreement to resolve the lawsuit involving Groton Utilities. There will be 14 homes, 1 home is 60% of market value, 3 are 80%, and the other 10 are market rate.

## IX. APPROVAL OF THE MINUTES

### A. EDC Regular Meeting Minutes of February 3, 2026

MOTION to approve the EDC Regular Meeting Minutes of February 3, 2026. Motion Passed by the following vote.

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

## X. OLD BUSINESS

### A. Business Directory Update

Previously discussed closed businesses will be removed and the new eye care and therapy businesses will be added.

### B. Business Directory Email Listing Program

Dreimiller downloaded a complete list of active businesses in Ledyard from the Connecticut Business Registry and shared it with Aherne. It has email addresses for each business. Aherne noted that it should be sent before the 15<sup>th</sup> because there are some grant programs mentioned in it that will close after that date.

MOTION to approve the draft of the email newsletter. Motion Passed by the following vote.

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

### C. RT. 12 Streetscape Action Plan

Commissioner Cherry is working on updating maps and adding cost estimates to it. Director Burdick included a capital request for \$65,000 of funding for the engineering for this project which represents half of the expected cost with the second half planned for next year's budget.

### D. Kartway – Blighted Property Update

Director Burdick said that they have started to remove equipment from the building. Demo work won't start until they have an abatement sign-off from regulatory authorities. Michael Mader will be doing the asbestos abatement. The owners have been responsive.

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

Director Burdick said that they tried to sign up for a membership but that it appeared that membership was per-person. Dreimiller said she believed there was a group option. Burdick will double-check this.

Item #26 - Commercial Property Inventory: Mayor Allyn shared updated list. Commissioner Dreimiller will put it online. Chairman Vincent said he could maintain it.

Item #9 - Brand Identity: Commissioner Dreimiller asked what should we do with this now that we have one. Vice Chairman Hary suggested adding it to this year's EDC Annual Report. The Mayor Allyn will review it.

Item #8 - "Offers online permitting that allows for electronic signatures and payments.": Commissioner Dreimiller asked Director Burdick for a status update on this. She said that it's currently stalled because the software that they were planning to use doesn't include the options for supporting Planning & Zoning and Wetlands. So they'll be switching to a different application and it will cost less.

Commissioner Dreimiller sent some examples of flow charts for permit submittals (item #15) and application process feedback forms (item #23) to Burdick.

#### F. Resident and Business Surveys

Commissioner Dreimiller will share the 2022 surveys and everyone will review before the next meeting.

### XI. NEW BUSINESS

#### A. Sustainable CT Ad Hoc Committee: Actions 2.2, 2.3 & 2.4 Discussion

Commissioner Dreimiller is the EDC rep on this committee. He said that it was decided at their last meeting that the items in section 2 appeared to be things that the EDC could address. He said that of the three items, 2.2 about sustainable procurement training isn't something that the EDC would be involved with. Commissioner Cherry noted that this would apply to Public Works and Board of Education.

Item #2.3 is about a user-friendly business inventory which our business directory. Item #2.4 to provide resources and support to local business. The Commissioner agreed that everyone will review these for the next meeting.

Commissioner Dreimiller said that the website CTVisit.com for tourism-related businesses was mentioned and that he'll be making a post on the EDC Facebook page about it as well as another new state website CTCollab.com that allows online content creators to list themselves so that other businesses looking for collaboration opportunities to promote their business.

### XII. ADJOURNMENT

The next meeting is scheduled for April 7th at 6:00 p.m. in the Town Hall Annex.

A motion was made by Commissioner Vincent seconded by Commissioner Dreimiller to adjourn at 6:58 p.m. The motion carried by the following vote:

<b>RESULT:</b>	<b>APPROVED AND SO DECLARED</b>
<b>MOVER:</b>	Hary
<b>SECONDER:</b>	Dreimiller
<b>AYE:</b>	7 Aherne, Cherry, Dreimiller, Hary, Schneider, Tashea, and Vincent

For the Commission,

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John Vincent, Chairman  
Dated: March 3, 2026