



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Economic Development Commission Meeting Minutes

Chairman
John Vincent

Regular Meeting

Tuesday, November 14, 2023

6:00 PM

Town Hall Annex - Hybrid Format

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 were Juliet Hodge, Director of Planning & Development, Mayor Allyn, Gary Paul (Town Council Liaison)

Commission Members Present:

Present Chair John Vincent

Commissioner Jessica Buhle

Commissioner Michael Dreimiller

Commissioner Peter Hary

Commissioner Carol Ann Schneider

Commissioner Richard D. Tashea

III. APPROVAL OF MINUTES

October 3, 2023 Draft Minutes

MOTION to approve the Regular EDC Meeting Minutes of September 5, 2023. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Richard Tashea

SECONDER: Pete Hary

AYE: 6 Buhle, Dreimiller, Hary, Schneider, Tashea, and Vincent

IV. CITIZENS COMMENTS

Present: Naomi Rodriguez, Paul Maugle, Sarah Scully

1. Barkin & Barley Update

Sarah Scully, co-owner of Bark 'n Barley, provided a progress update for Bark 'n Barley. They had a setback due to contractor issues. Building inspector Scott Reagan found that a lot of the completed work (patio, sidewalks) was not to plan. Brought in a new contractor. Almost complete except for some permits and inspections. Fencing in the back will be done this week.

Plan to start paving on Nov. 22nd. After that, they can submit for their liquor permit which will take 21 days from submission. Soft opening after that, possibly open just on weekends. Grand Opening in March. The interior capacity is 89, total capacity is 159. She offered to give a tour to check it out after this week if anyone is interested. They will be available for private events.

V. MAYOR'S REPORT

The Mayor has been having discussions to Karen Magellan regarding the Kartway property. It covers about 6 acres. They discussed permitted uses, and site plan requirements vs. special use permits. She's working on getting a commercial realtor. There should be some progress in the next 2-3 weeks. Some issues exist. The go-kart track was built over wetlands, the property is in a 100-year flood plain, and while there is public water available there is no public sewer although there may be in the near future.

The car wash at Village Market is almost done. Will be re-opening possibly in December.

He had a conversation with Wayne Bugden, vice president of the Eastern Connecticut Land Bank. They are a non-profit that acquires, remediates, and sells brownfield properties. The Pfizer dump on Stoddards Wharf Rd. is a possibility. In the 1960s Pfizer used about 15 acres of the 215 acres property as a dump site. He has a report from Pfizer that identifies what is known to have been dumped there which includes mycelium which isn't an issue. However, they also dumped about 1 million gallons of commercial-grade solvent into one of the kettle holes on the eastern end of the property and it is flowing west across the entire property towards the Ledyard Middle School and the Thames River. A while back, Pfizer paid to have the houses at the west end of Stoddards Wharf Rd. connected to public water because their wells had been contaminated.

Naomi Rodriguez asked why Pfizer hadn't cleaned it up. Mayor Allyn said he doesn't think they're interested but that they are in a stewardship program with CT DEEP to monitor the property with some monitoring wells, they have a detention basin, and they produce a report for the State on a routine basis. It may never be cleaned up enough for residential use, but it could be cleaned up for commercial or industrial use.

Gary Paul said that if a company has a fuel spill they are required to clean it up. Mayor Allyn said that the state considered that property as a closed landfill and thus just requires monitoring.

Paul Maugle asked how close this property is to the watershed. Mayor Allyn said that it's downgradient and you have to cross Avery Hill Extension and then go a significant distance to get to the watershed and the contaminants are flowing in the opposite direction.

J. Hodge asked whether the Eastern Connecticut Land Bank would consider acquiring Lou's Garage. Unfortunately it is too small of a property for them to consider.

He said that he was nominated for seat on Board of Directors of seCTer.

VI. PLANNER'S REPORT

J. Hodge attended the seCTer EDC meeting. They had a presentation from Placer AI who Hodge had previously met with. They track cell phone locations via apps that have included their code

in their app and that cell phone users have allowed those apps to use their location data. One possibility is that seCTer could subscribe and let towns use it at a discounted rate.

She received a call from Dave Collins, an opinion columnist at The Day newspaper, regarding the Cashman application to excavate part of Mount Decatur.

The Revolution Wind offshore wind farm project is still moving forward according to seCTer.

Construction of the Great Wolf Lodge at Foxwoods is moving along. She's heard of some potential users for the closed Two Trees Inn: part hotel part housing, or cannabis-friendly hotel.

Some businesses that submit Certificate of Adoption of Trade Name applications should have a home occupation permit, but some don't need one. Hodge has created a flyer explaining the requirements and offering to include the business in the Business Directory. The application doesn't include an email address field and calling isn't a good option. She asked the Town Clerk if she could request their email - but she declined. Hodge then suggested that she could make up a rack card that could be given to the applicants, but the Town Clerk said no to that idea as well. These applications are infrequent, perhaps one per month. She thinks that sending the applicants an email welcoming them would be a good idea. Mayor Allyn agreed and will look into this.

VII. OLD BUSINESS

1. Ledyard Center sewer/ multi-use path update

On track to break ground in the Spring or possibly this Winter depending on the weather. There were only two bidders. A bid was accepted but the budget was off. So they need a change order to correct that. Might come in under \$3 million. Sewer budgeted at \$1.1 million came in at \$370,000. The project should be 100% complete by Dec. 2024.

2. Digital signs update

Gales Ferry sign is moving ahead. It should be up in the next couple of weeks. We are still waiting on DOT for a 1ft x 1ft encroachment that is required for a post supporting the sign that would be just outside of the stone wall in front of the Town Green which would be in the State's right-of way.

3. Ledyard Business Directory - goggle update

The data from the PDF version has been uploaded to the online directory and Dreimiller shared the link with everyone and requested feedback but received none. He will tell Justin Dube to add the link to the EDC's page on the Town's website and anywhere else that is appropriate.

4. Route 12 Corridor study update

Mayor Allyn contacted the Southeastern Connecticut Council of Governments (SCCOG) to see if they could help us but they don't currently have the staffing available to do so. They suggested contacting Dr. John Alexopoulos at UConn, whom the Town has used before, but they are more focused on landscape architecture. Hodge stated instead of spending the \$15,000 that has already been budgeted for this to produce a report with just an updated streetscape plan, we should hire a company to tell us which properties are underutilized, opportunities for in-fill, look at how

properties are zoned and current land use, which businesses would be appropriate and that could be supported on the Rt. 12 corridor. Mayor Allyn suggested that it should cover from Long Cove Rd. up to Chapman Lane. That would likely cost more than what has been budgeted, but Mayor Allyn stated that there may be surplus American Rescue Plan Act (ARPA) funds due to the sewer line project bid coming in under budget. He said that we would have to take a request for additional funding to the Finance Committee. Hodge asked fellow planners in the region for some recommendations of businesses that could produce such a report. Mayor Allyn stated that this updated study is critical since it's required to qualify for STEEP grants which can be for up to \$500,000.

5. Video Update

Edits from our last meeting were submitted to CGI. They will probably have an updated video in a week. Hary will share it with everyone when it's available.

VIII. NEW BUSINESS

1. Approval of 2024 Meeting Schedule

MOTION to approve the 2024 Schedule of Meetings as presented. Motion Passed by the following vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Richard Tashea

SECONDER: Carol Schneider

AYE: 6 Buhle, Dreimiller, Hary, Schneider, Tashea, and Vincent

2024 Schedule of Meetings

2. Available Commercial Properties

Vincent reported the following:

Buildings For Sale

1510 Rt. 12 (former Barnes Studio) is under deposit

750 Col. Ledyard Hwy (former Lou's Garage) is still available listed at \$675,000

For Lease

756 Col. Ledyard Hwy Units #2 \$750/mo), #2-2 (\$435/mo), and #2-700 (#700/mo) - Hodge mentioned that one of these will be the location of a bakery

1598 Rt. 12 Unit #B (Gales Ferry Plaza next to Yoko Loko) \$1,500/mo

1600 Rt. 12 Units #2-B and #2-C (Gales Ferry Plaza) each at \$800/mo

1360 Baldwin Unit A \$2,000/mo

Commercial Land For Sale

109 Christy Hill Rd. 13.33 acres for \$198,500

1513 Rt. 12 4.63 acres at \$200,000 (next to Puerto Lima)

1637 Rt. 12 5.18 acres at \$220,000 (across from Best Way)

Residential Land For Sale

624 Shewville Rd. 117.48 acres at \$1,500,000 (former horse farm)

154 Stoddards Wharf Rd. 35.95 acres at \$195,000

1663 Center Groton Rd. 1.57 acres at \$69,000

64 Inchcliffe Drive 0.99 acres at \$75,000

24 Meadow Drive 0.87 acres at \$94,900

3 Autumn Way 1.18 acres at \$117,500

Vincent also mentioned that there's one vacancy in Riverside Mall (near Ocean State Job Lot)

Mayor Allyn said that there will be a vacancy in the Gales Ferry Commons (near Triple B's) because one of the businesses there is moving to old Backus building on Lorenz Parkway (taking 3,000 sq ft of it)

Buehle asked if half of 12 military Highway (between Bro's Barber Shop and the Post Office) was still vacant. There's office space upstairs, and about 550 sq ft on the lower level to the right but that's partitioned into small sections. Vincent said that it was vacant but that it's not being marketed.

IX. ADJOURNMENT

Motion was made by J.Vincent and seconded by R. Tashea to adjourn the meeting at 6:49pm. Motion passed unanimously.

The next meeting will be on Dec. 5th at 6:00pm in the Town Hall Annex.