East Haddam Economic Development Commission
Regular Meeting Minutes
October 16, 2025

Attending: R. Casner, D. Merrick, R. Parady, M. Robidoux
Absent: W. McEnery, H. Scully, R. Scully, J. Stone

1. Call to order - Mr. Casner called the meeting to order at 7:27 p.m.

2. Attendance – Mr. Casner took the attendance at the meeting

3. Approval of Minutes – Regular Meeting of June 19, 2025

   Review and approval of the regular meeting of June 19, 2025 minutes was postponed.

4. Old Business

   A. EDC Chairman Update – Mr. Caser reported that the First Selectmen's office had received a copy of the Town's proposed Tax Incentive Financing program. He noted that the program appears to be positive from a business standpoint and he believes it will be a good incentive to attract new businesses to Town. There was a brief discussion about the program and the Commissioners agreed with Mr. Casner's recommendation that EDC support the proposed TIF plan.

   In response to a question raised by Mr. Parady, Mr. Casner advised that the old Cumberland Farms has been purchased and the owner plans to re-open is as a gas station/convenience store. He noted that the Planning & Zoning Commission accepted the owner's application at their October 14th meeting and the next step is to bring it before a public hearing. There was a general discussion about alternative uses for the property.

   B. Economic Development Administrator Report – Mr. Casner advised that Ms. Pszczolkowski was decorating the Village for the Halloween event this weekend and, consequently, this agenda item was postponed.

   C. Sub-Committee Reports

      a. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner distributed a color-coded map which outlined the proposed Moodus Development Plan. He asked the Board to review the material and provide their feedback at the next EDC meeting. There was a general discussion about the potential use of approximately 20 acres of land, in the area of William F. Palmer and Joe Williams Road, for residential rental units. Mr. Casner stated that the Town would have to address the issues of providing sufficient water and a sewer facility to support the potential density.

The Board discussed the status of existing new residential and commercial rental spaces in Town.

b. Route 82 Bike Path/Zoning Uses in the Area – Mr. Casner reviewed a map of a light business district in the south Town Street area. He also reviewed several other proposed districts in the area and their allowable uses. The Board discussed the status of several existing businesses in the area.

Mr. Parady stated that the Village businesses would benefit from a water-taxi from Eagles Landing in Haddam to the East Haddam side of the CT River and Mr. Casner advised that he and Mr. Robidoux plan to meet with representatives from the River COG to discuss potential grant funding for that concept.

Mr. Casner reported that the initial design of the Route 82 Bike Path, from Ballacks to just below River Road, has been completed and will go to a public hearing in the near future. He confirmed that there are plans to have the bike path connect to the Swingbridge walkway which would open up opportunities for potential federal grant funding for the project.

i. Overlay Zone Regulations – There was no update on this agenda item.

D. Black Birch Golf Course – Mr. Casner reported that the Board of Finance had discussed the possibility of purchasing the golf course and one of their concerns is whether or not there is a guaranteed source of water for the course. He advised that when the owner of the property had proposed building an additional 300 condominium units, he had drilled five new wells to demonstrate that there was a sufficient supply of domestic water on the property. Mr. Casner stated that the water from the combined wells far exceeded the need for 300 new units and, therefore, there is a good supply for the golf course's needs.

Mr. Casner advised that CT Water owns the rights to the water and he plans to meet with them to ensure that the Town can pump water from the ground for use on the golf course.

5. New Business

A. Business(es) of the Month – This agenda item was postponed.

6. Public Comment

There was no public comment raised at the meeting.

7. Open Discussion – EDC Commissioners

Mr. Merrick inquired about the status of improvements to the roadways in Moodus and Mr. Casner confirmed that the traffic study had been completed and EDC should encourage the Town to develop a plan for the William F. Plamer and North Moodus Roads intersection. He stated that EDC should also provide input regarding proposed improvements to other roads in the Moodus area and he said he will bring the map of an engineer's proposed plan for the section of Plaines Road near Route 149.

In response to a question raised by Mr. Parady, Mr. Casner confirmed that it is his understanding that Society Hall will be sold.

Mr. Robidoux stated that there are two new businesses in Grist Mill Plaza: a consignment shop and a nail salon on the second floor.

8. Adjournment

MOTION MADE BY MR. ROBIDOUX, SECONDED MR. MERRICK, TO ADJOURN THE MEETING. UNANIMOUS AYE.

There being no further business to discuss, the meeting was adjourned at 9:04 p.m.

Respectfully Submitted,
/s/
Sharon Wheeler
Recording Secretary