East Haddam Economic Development Commission
Regular Meeting Minutes
October 19, 2023

Attending: R. Casner; W. McEnery; D. Merrick; M. Robidoux
Absent: R. Davis; R. Parady; J. Stone
Guests: None

I. Call to Order - Mr. Casner called the meeting to order at 7:01 p.m.

II. Attendance – All Commissioners in attendance were regular Board members.

III. Approval of Minutes

Mr. Casner called the Commissioners' attention to the September 21, 2023 meeting minutes. He noted one correction in the list of absent Board members.

MOTION MADE BY MR. ROBIDOUX, SECONDED BY MR. McENERY, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 21, 2023 AS AMENDED. UNANIMOUS AYE.

IV. Old Business

A. EDC Chairman Update - Mr. Casner reported the following:

- The Society Hall property had sold to a contractor who is going to renovate the building for mixed-use purposes. The second and third floors will be residential rental units and the first floor will be used as retail space.

- On Tuesday he had met with the Haddam Town Planner and EDC Chairman to discuss the bike path. The Town Planner confirmed that the new roundabouts will have sidewalks and space for bike travel but that the Haddam is also in discussions with CT DEEP to allow the bike bath route to go through state property as an alternative.

  Mr. McEnery advised that he has a contact at DEEP who might be helpful and stated he would provide Mr. Casner with her contact info.

  Mr. Casner noted that Haddam has had a great deal of success with their grant applications.

- On Wednesday he met with a land surveyor from Bennett & Smilas Engineering to discuss possible rerouting of Route 82 through the Village for traffic calming purposes and to achieve a more walkable business district. They discussed consolidating the plans the Commissioners reviewed at their September Board meeting and creating an updated draft that can be presented to the Redevelopment Agency.

- The chairperson of the Redevelopment Agency resigned due to new work commitments and the Agency will nominate a new chair at their next meeting.

  In response to an inquiry from Mr. McEnery, Mr. Casner advised that the Planning & Zoning Commission had reviewed Mr. Riley's latest proposal for redeveloping the Village and ruled that it conformed with the Town's Plan of Conservation & Development and with current zoning regulations. Consequently, he believes the Agency is obligated to bring the new plan forward for a Town vote.

- The joint sub-committee of the Planning & Zoning Commission, EDC, and the Agriculture Commission are very close to finalizing the updated regulations for farm stands, vineyards and wineries.

B. First Selectwoman's Update – The First Selectwoman was not in attendance; therefore, discussion of this agenda item was postponed.

C. Economic Development Administrator Report – The Economic Development Administrator was not in attendance; therefore, discussion of this agenda item was postponed.

D. Sub-Committee Reports

   a. CT Landmarks/EDC – Rivers, Trails & Conservation Assistance Program – Mr. Casner reported that EDC has $40k to spend on the next phase of the plan to create a bike path in Town. The funds are a combination of $32k from a state grant plus $8k in Town matching funds that were set aside in EDC's budget. He advised that the Town will issue an RFP for a surveyor and engineer.

   b. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner reported that the Town had received the CT Highway Department's report concerning traffic calming and sight-line improvements for the Moodus business district. He noted that the next step is to hire an engineer to draft plans for implementing the upgrades.

   c. Route 82 Bike Path / Zoning Uses in the Area – Mr. Casner provided an update regarding the Bike Path in his Chairman's report earlier in the meeting and his comments are recorded in the minutes above.

E. East Haddam Business Association (EHBA)

   Mr. Robidoux reported that the EHBA activities had slowed down during the summer; however, they will be scheduling a meeting for early November. He stated he will inform the Board of the meeting date once it is finalized.

   a. Neighbor to Neighbor initiative – It was noted that the website is up and available to the public.

F. Goodspeed Landing – Swingbridge Project – Mr. Casner stated that he has spoken with a number of the business owners in the Village concerning what they'd like to see for redevelopment in the Village. He noted that the general consensus is to have the three Goodspeed houses, north of the old William Chevrolet building, returned to private ownership for commercial use. He noted that

would then require identifying a location within one-half mile of the theatre, for the Goodspeed to build new housing.

V. New Business

A. Business of the Month

Mr. Casner reported that Scully Landscaping will be the November Business of the Month.

B. Renew Commissioner's Term – Ralph Parady

Mr. Casner stated that Mr. Parady's term as an EDC Commissioner is expiring. He noted that he spoke with Mr. Parady who stated he would like to continue serving as an EDC Commissioner.

MOTION MADE BY MR. McENERY, SECONDED BY MR. MERRICK, TO RECOMMEND THE BOARD OF SELECTMEN RENEW MR. PARADY'S TERM AS A REGULAR MEMBER OF THE ECONOMIC DEVELOPMENT COMMISSION. UNANIMOUS AYE.

Mr. Casner noted that there are at least two vacancies on the Economic Development Commission and he encouraged the Board members to submit the names of potential new Commissioners.

VI. Public Comment

There was no public comment discussed at the meeting.

VII. Open Discussion – EDC Commissioners

Mr. Casner solicited the Board's input on possible new projects for EDC to work on. There was a general discussion regarding the Town's tax incentive program for new and/or expanding business.

Mr. Casner distributed the Town's Code of Ethics and asked the Board members to sign off that they had received them.

VIII. Adjournment

THERE BEING NO ADDITIONAL BUSINESS TO DISCUSS, A MOTION WAS MADE BY MR. McENERY, SECONDED BY MR. ROBIDOUX, TO ADJOURN THE ECONOMIC DEVELOPMENT MEETING. UNANIMOUS AYE.

The meeting adjourned at 7:54 pm.

Recorded

Respectfully Submitted,
Sharon Wheeler