East Haddam Economic Development Commission
Special Meeting Minutes
June 20, 2024

Attending: R. Casner; W. McEnery; R. Parady; D. Merrick
Absent: M. Robidoux; J. Stone
Guests: J. Lovejoy

1. Call to Order - Mr. Casner called the meeting to order at 7:02 p.m.

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

3. Approval of Minutes

   - Special Meeting of April 4, 2024 – Mr. Casner called the Commissioners' attention to the minutes of the April 4th EDC meeting.

     MOTION MADE BY MR. MC ENERY, SECONDED BY MR. MERRICK, TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF APRIL 4, 2024 AS WRITTEN. UNANIMOUS AYE.

4. Old Business

   A. EDC Chairman Update - Mr. Casner recommended having Mr. Lovejoy provide his presentation for a new road design for the East Haddam Village area at this time in the meeting.

      Mr. Lovejoy presented his plan to make the Village area more walkable. He reviewed the history of the development of East Haddam-Moodus Road in the late 1800's and noted a number of current travel challenges on the road. He proposed re-routing all vehicular traffic via Route 82 and closing a section of Route 149 from the Village center to the intersection of Landing Hill Road. He proposed the closed section of East Haddam-Moodus Road could be restricted to pedestrian and bike traffic but with accessibility by emergency vehicles.

      There was a general discussion regarding Mr. Lovejoy's proposal and he responded to several questions from the Board members. The consensus of the Commissioners concerning the proposal was favorable; however, it was noted that the biggest hurtle would be state approval. In response to recommendations from Mr. Casner and Mr. Parady, Mr. Lovejoy agreed to provide his presentation to the Historic District Commission and the East Haddam Revitalization Agency.

   Mr. Casner reported on the following items:

   - $12,000.00 in EDC's FY2024-2025 capital budget, which was to be used for engineering services on the bike path, was cut. Mr. Casner stated that he will follow-up with the Boards of Selectmen and Finance to see if it can be reinstated.

- Renovations to the residential sections of Society Hall have been completed; the apartment is rented, and the AB&Bs are on-line. The tavern on the first floor should be completed in approximately 3 months.

B. Economic Development Administrator Report – Ms. Pszczolkowski was not in attendance; consequently, this agenda item was postponed.

C. Sub-Committee Reports

a. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner advised that the area from the Moodus Post Office to the green has been designated as the section the "Moodus Safety Plan" will focus on. He noted that the intersection of Wlm. F. Palmer Road and Route 149 is also a very dangerous area.

b. Route 82 Bike Path / Zoning Uses in the Area – Mr. Casner reported that a legal notice soliciting engineering proposals for the bike path on south Town Street has been posted. He stated that interested parties have six weeks to respond.

i. Village Zone Regulations – Mr. Casner advised that he had presented the proposed "South Town Street Village" zoning plan to the PZC Agent. The Agent stated that a Village Zone wouldn't be allowable and recommended Mr. Casner come back with a corridor Overlay District. He reported that he will be working with P&Z to make the updates.

D. East Haddam Business Association (EHBA) – There was no update on this agenda item.

E. East Haddam Village

a. Discussion of Road Design – This agenda item was discussed earlier in the meeting and is covered in these minutes under Old Business – EDC Chairman Update.

F. Business Directory – Discussion of this agenda item was postponed.

5. New Business

A. Tax Increment Financing (TIF) – Mr. Casner reported that the Revitalization Agency (EHRA) had hired a consultant to advise them concerning Tax Increment Financing. He noted that the consultant informed the EHRA that the Goodspeed Village would be too small to gain any benefit from a TIF program. Mr. Casner suggested that, if the EHRA decides not to pursue a TIF program for the Village, he would like EDC to look into creating a program for the three commercial districts in Town. The Board supported his recommendation.

B. Banner Estates – Mr. Casner called the Board's attention to a recent article in the East Haddam News concerning the closing of the Black Birch Golf Course in Moodus. Mr. Merrick stated that the closing has affected Corvo Restaurant and he read an email he had received from the operator of Corvo. There was a general discussion about options to keep the golf course operational, including the possibility of the Town taking it over.

Mr. Merrick volunteered to research the pros and cons of a municipality-owned golf course and report back to the Board.

C. Business of the Month

Mr. Casner stated that he would like to name the Moodus Ice Cream Parlor the July Business of the Month. The Commissioners agreed with his recommendation.

6. Public Comment

There public comment discussed at the meeting.

7. Open Discussion – EDC Commissioners

There was no additional discussion.

8. Adjournment

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

The meeting adjourned at 8:40 pm.

Recorded

Respectfully Submitted,
Sharon Wheeler