

**East Haddam Economic Development Commission**  
**Regular Meeting Minutes**  
**June 19, 2025**

Attending: R. Casner, W. McEnery, R. Parady, M. Robidoux

Absent: D. Merrick, H. Scully, R. Scully, J. Stone

1. Call to order - Mr. Casner called the meeting to order at 7:05 p.m.
2. Attendance – Mr. Casner took the attendance at the meeting
3. Approval of Minutes – Regular Meeting of May 15, 2025

Mr. Casner called the Board's attention to the minutes of their meeting of May 15, 2024.

MOTION MADE BY MR. ROBIDOUX, SECONDED BY MR. McENERY, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 15, 2025 AS WRITTEN. UNANIMOUS AYE.

4. Old Business

A. EDC Chairman Update – Mr. Caser reported that he had attended the June 10<sup>th</sup> P&Z meeting and the June 19<sup>th</sup> Board of Selectmen's meeting and briefed both groups on the status of the negotiations with the owners of the Black Birch Golf Course.

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

C. Sub-Committee Reports

- a. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner reported that the Moodus Development Plan is approximately 75% completed. He distributed a draft vision statement and said that the consultant would like feedback from EDC.

He provided the following comments on the vision statement:

- He would like to see the History of Moodus section expanded to cover the period between 1960 and 1980 in more detail. Specifically, he would like some narrative addressing the fact that all of Moodus' charm and character were destroyed by the state initiated redevelopment project that happened in that period.
- He noted that, over the past 10 years, the population of Moodus has declined 2.3%.

- He stated that the draft report indicates that 47% of the industry in Moodus is Town Government/Education and only 15% is retail. Mr. Casner stated that he feels the section on Target Markets for Moodus is too limited.

There was a general discussion about the commercial achievements of surrounding towns. The Board brainstormed potential ideas for Moodus and Mr. Parady noted the trend to convert old gas stations into casual restaurants and suggested that the vacant Cumberland Farms property in Moodus is in a good location for that type of conversion. He also listed several other vacant properties in Moodus that were once thriving businesses that have potential to house new enterprises.

- b. Route 82 Bike Path/Zoning Uses in the Area – Mr. Casner stated that he had met with Freeman Companies representatives to review the draft design for the bike path. He noted that there are several challenges to laying out the route entirely on the east side of Route 82 so they will also consider moving it to the west side of the road.
  - i. Overlay Zone Regulations – Mr. Casner reported this project is currently with the Planning & Zoning Commission. Mr. McEnery suggested adding a clause to the proposed regulations qualifying any new business that opens in the district for a 1-year tax incentive. He proposed that such a clause could sunset after 20-years.

- D. Black Birch Golf Course – Mr. Casner reported that at the June 10<sup>th</sup> meeting of the Planning & Zoning Commission, the Commissioners had not voted on whether or not the golf course would conform with the Town’s Plan of Conservation and Development; however, the Board of Selectmen had voted in an Executive Session at their June 19<sup>th</sup> meeting to move this project forward for consideration by the Board of Finance.

Mr. Casner reviewed a map of the Banner property and advised that the owner/developer has received approval from P&Z to construct up to 333 units on the property. He stated that he has been representing the Town in negotiations with the owner to purchase 300 acres of the property which includes the golf course and the Mirror Pond parcel which is used for irrigation of the course.

Mr. Casner responded to questions from the Board and stated that he feels that purchasing the golf course would result in a very positive economic impact for the Town.

## 5. New Business

- A. Business(es) of the Month – Mr. Casner confirmed that ALD Auto Repair in Moodus will be the Business of the Month for July.

## 6. Public Comment

There was no public comment raised at the meeting.

## 7. Open Discussion – EDC Commissioners

There was no additional discussion at the meeting.

8. Adjournment

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

There being no further business to discuss, the meeting was adjourned at 8:13 p.m.

Respectfully Submitted,

/s/

Sharon Wheeler

Recording Secretary