

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
HADDAM YOUTH CENTER
Wednesday, 8 April 2009, at 7:00 PM
UNAPPROVED MINUTES
*Subject to Change by the Commission***

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| X | Heather Batzner |
| A | Joseph Bergin |
| X | Charles Everett |
| X | Barbara Fernandez |
| X | Michael Fortuna, Chairman |
| A | Peter Gillespie |
| X | Lori Maggi |
| X | David Papallo |
| X | Edward Vynalek |
| X | Liz West, Town Planner |
| X | Tony Bondi, First Selectman |
| X | Bunny Hall Batzner, Recording Clerk |
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1. Call to Order

Mr. Fortuna called the meeting to order at 7:01 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

Approved as submitted.

4. Tylerville Water Quality Matter – Update – Tony Bondi, First Selectman

Mr. Bondi stated that it was brought to his attention that EDC had been informed that monies for Tylerville (\$400,000) and Higganum Cove (\$200,000) had either been rescinded or canceled as believed and reported by Mrs. Stock. Mr. Bondi stated that he reviewed the minutes to see the validity/accuracy of the statement and that he had contacted Jonathan Goldman and Tom Morrissey, both of the DEP, regarding these funds and has been informed that these funds are still available.

Mr. Bondi stated that there are neighbors and business people who are concerned that these funds are not available and noted that the statement regarding the funds was inaccurate and re-quoted from Lisa Wadge who supposedly has a contact at DEP. Mr. Bondi stated that DEP is interested in who from their department had made that statement as no one would have released the information without informing the public officials of the town. Mr. Bondi stated that he was informed that once money has been earmarked by OPM for a particular project from a particular department of the state that rescission of that money by the governor's order or action has to be done by a legislative act. It was noted that if there is concern that the funds will be swept away, that Sen. Daily and Rep. Spallone be advised to be watchful of these funds.

Mr. Bondi stated that Higganum Cove will be studied this spring noting that the town has partnered with DEP to use the town's public works equipment to help remove brush, etc. Mr. Bondi stated that as far as the Tylerville Water Study, it was indicated that Request for Bids (RFBs) are out and that an estimated date to begin the study will be by Memorial Day.

John Friedlander asked if the study will be for the existence of the problem or for the proposed piping of water. Mr. Bondi stated that the study would be for the origin of the contamination and how far the plume has gone (referred to as Phase I). Mr. Bondi also stated that with both projects remediation could take five to ten years due to lack of funds.

Mr. Bondi stated that Mrs. Stock had also mentioned that the funds had been lost due to inactivity and that he (Bondi) has been informed that the funds are state funds and that the state will enact the study and will remediate it. Discussion followed in regard to the process to rescind money as well as that for allocating money with it being noted that it's a very public process.

Ms. Fernandez asked if the town has a contract with DEP. Ms. West stated no, as it doesn't have anything to do with the town. Ms. West stated that during the 60s and 70s, the area was a federal super fund site and when the state gained control over some of the agencies, the terminology was changed to a RCRA site (DEP manages all RCRA sites and have been charged with taking action). Ms. Fernandez asked if these funds were coming from the federal DEP and if they had been allocated. Ms. West stated no, it's not federal money (state funds) and yes, that it's been allocated. Ms. West stated that DEP has the money as it does not belong to the town.

Mr. Bondi stated that the town has taken a more active approach to the water resolution by contracting with the Connecticut Water Co. Mr. Bondi stated a joint meeting was held with officials from the state and that he (Bondi) requested \$60,000 of the \$400,000 to be used for a feasibility study of connecting to Chester. Ms. Fernandez asked if the state would still perform a complete study. Mr. Bondi stated yes. Discussion followed regarding the need for potable water for the residents and businesses in Tylerville and the lengthy time frame for remediation. Mr. Vynalek asked if another meeting had been set up with the water company. Ms. West stated a meeting with the state to discuss funds needs to be held first before contracting the water company.

Mr. Friedlander asked if the Connecticut Water Co. has people who are aquifer experts or just piping employees. Ms. West stated that it would be feasibility study (piping the water – where it would go, how deep the pipes would have to be, who has the right-of-way, etc.). Mr. Friedlander asked if there will be a study to see if the local geology can put enough water into those pipes to service Tylerville. Ms. West and Mr. Bondi both stated that it would come from the Chester aquifer. Discussion followed.

Mr. Bondi stated that there are two other options other than the Connecticut Water Co. – piping under the river to East Haddam and studying the area to see if the town could drill two or three large wells.

Discussion followed regarding Connecticut Water Co. guaranteeing that they would have sufficient water to supply Tylerville. Ms. West stated that if a contract were entered into, that it would be one of the conditions and noted that Tylerville is one of approximately 18 towns with contaminated water. Ms. West also stated that in regard to contaminated soils, both DEP and the Chatham Health District have taken water and soil (surface) samples and in their study so far they have not experienced any contaminated soil.

Diane Stock stated that if public water is installed, the DEP does not have to deal with the matter and that she does not feel that there is any information as to what it would cost to clean up the contamination. Ms. Stock stated that looking at the option of cleaning up is a valid option. Mr. Fortuna stated that the suggestion is that the piped water analysis be done parallel with Phase I so that both studies are available for review.

Mr. Friedlander asked if one of the main sources of contamination is the Sibley property and asked the status of responsibility of the property owners. Mr. Vynalek and Mr. Fortuna stated that it is merely the assumed source and that there is nothing indicating that. Ms. Stock stated that there are outstanding DEP orders on that property.

Mr. Papallo stated that he has state soil testing reports prior to and after the painting of the bridge and that some of the levels of contaminants (lead, etc.) were elevated after the painting of the bridge. Mr. Papallo also stated that he's concerned about the water noting that there is no way of monitoring when the filtration has exceeded its limit. Discussion followed.

Sharon Botelle, former environmental science teacher, stated that the water flows very quickly in this aquifer and if there was not a source supply, it would have been flushed out years ago. Ms. Botelle stated that Jon Goldman has a good idea of where the pollution is coming from, but he needs to prove it. Discussion followed. Mr. Bondi stated that he would speak to Bruno Morasutti, town counsel, about the standing orders.

A review of this agenda item's discussion followed.

4a. Abatements

Mr. Bondi stated that two abatements have been approved noting that Mr. Cocomo may not be able to meet the requirements of his abatement. Mr. Bondi also stated that he will be working with Mr. Cocomo, who he has met with, and who may be given an extension of time. Discussion followed.

The Commission to consider potential wording in the tax incentive policy regarding someone who may not be able to meet their obligation if granted an abatement.

4b. Johnson Property, Haddam Neck

Mr. Bondi stated that a public hearing followed by a meeting will be held in regard to selling the Johnson property to the U.S. Fish and Wildlife. Mr. Bondi stated that the town and the Nature Conservancy are co-owners of the property, that the parcel was purchased for \$2 million, and that the U.S. Fish and Wildlife has an appraisal for \$1.7 million.

4c. Ruddy Ferry Road Properties (Two Parcels)

Mr. Bondi stated that a public hearing regarding property on Ruddy Ferry Road (the old Keystone property) will be held. The property owner is behind in taxes. Discussion followed.

4d. Higganum Country Market

Mr. Bondi stated that he will be meeting with the new owners on Thursday, 4/9/2009 and that the grange has hired Steve Rocco as their architect.

4e. Drug Store

Mr. Bondi stated that he has a meeting with a particular drug store and is hoping that something will come from this meeting.

4f. Tylerville Country Market

Mr. Bondi stated that he will not speculate on this matter. Ms. West stated that a site plan has not been submitted.

4g. Eco-Tourism Center

Mr. Bondi stated that the property is on contract until December, that there's potable water problems on the site, that the property will be re-appraised and that after the appraisal, Mr. Rummel will make an attempt to find potable water.

Mr. Bondi stated that there's approximately \$200,000 worth of remediation that the state failed to do. Discussion followed regarding possible options. Mr. Bondi stated that the previous first selectman had signed a letter of release by the state which has been located.

5. Approval of Minutes

Tabled.

6. Public Comment

None.

7. Old Business

a) Town's Tax Incentive Policy – Revised Draft

Mr. Fortuna asked the Commission if they felt ready to pass the tax incentive policy and the recommendation letter onto the Board of Selectmen. Mr. Papallo asked if the residential changes had been made. Mr. Fortuna stated yes. Mr. Papallo also stated there was an issue in regard to the terminology of what a banquet facility (hospitality) would fall under.

After some discussion, the Commission agreed to table the matter until the May meeting.

b) Tylerville Strategic Vision/Subcommittee – Update

Mrs. Maggi gave a report on the last subcommittee meeting in regard to the mission statement and boundaries and asked for feedback. Mr. Fortuna stated that the mission statement should be trimmed down (don't set it up to fail by including items that may not take place). Ms. West suggested that the mission statement include what people like about Tylerville.

Mrs. Maggi stated that the committee had thought the boundaries had been set until an email was sent in regard to the Condil's property. If the Condil's property should become commercial, it can be included in the boundaries for the village.

Discussion followed in regard to sensible and responsible zoning and how to prepare for the public information meeting.

c) Proposed Potential Sewer Project – Wright-Pierce Study – Higganum Center

Mr. Fortuna stated that it's time to wrap up the study, put it into the selectmen's hands, and send it to a public meeting. Mr. Fortuna stated that he would like to fine tune the funding a bit more (don't know how much ledge, don't know the paving requirements) and noted that there is still funding in which to hire someone to perform soil exploration and profile the ledge. This topic to be discussed at the May meeting.

d) 2008-2009 Budget Funding Recommendation – Update

Ms. Fernandez asked if the Commission has a budget as she has not seen one. Mr. Fortuna stated that \$5,000 was requested for marketing/miscellaneous and that a request for engineering was cut with the understanding that if the Commission had a particular need, the Commission

could request it. Mr. Fortuna also stated that the River Days line item has been removed from EDC's budget.

Mrs. Batzner stated that the money that the Commission recommended for the Farmer's Market has been transferred.

8. New Business

a) New EDC Projects/Initiatives/Discussion

None.

9. Adjournment

MOTION: Ed Vynalek made a motion to adjourn. Chuck Everett seconded. Motion carried unanimously.

The meeting adjourned 9:26 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting will be held on Wednesday, 13 May 2009, 7:00 p.m.