

**TOWN OF HADDAM  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR PUBLIC MEETING  
HADDAM YOUTH CENTER  
Wednesday, 9 December 2009, at 7:00 PM  
UNAPPROVED MINUTES  
*Subject to Change by the Commission***

X	Heather Batzner
A	Joseph Bergin
X	Dan Dachelet
A	Charles Everett
X	Barbara Fernandez
X	Michael Fortuna, Chairman
A	Peter Gillespie
A	Lori Maggi
A	David Papallo
X	Edward Vynalek
A	Liz West, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Fortuna called the meeting to order at 7:07 p.m.

**2. Attendance**

Attendance was taken.

**3. Approval of Agenda**

Approved as submitted.

**4. Approval of Minutes**

**MOTION:** Ed Vynalek made a motion to approve the 11 November 2009 minutes as submitted. Heather Batzner seconded. Motion carried unanimously.

After a brief discussion, it was decided not to approve the 10/05/2009 joint East Haddam/Haddam meeting minutes and to recognize the meetings as informational meetings.

**5. Public Comment**

None.

**6. Old Business**

**a. Proposed Potential Sewer Project – Wright-Pierce Study – Higganum Center  
– Final Report**

Mr. Fortuna stated he was unable to meet with Wright-Pierce in November, but has a meeting scheduled for Tuesday, 12/15/2009. Mr. Fortuna has obtained additional information regarding

rock profiles from DOT bridge and maintenance sections. Noted that there was significant over blasting under the road bed in addition to approximately 10-12 feet of fill under the road bed all the way up to Middletown (with a couple of exceptions as you get further into Middletown). Test borings in Higganum showed ledge being 30-40 feet down. Mr. Fortuna stated he believes the estimate for 100 percent ledge can be reduced to 25-30 percent ledge and combining that reduction with potential cost sharing with Middletown may increase the ability for the town to build its own treatment plant. Mr. Vynalek stated there would be potential income from the treatment plant. Mr. Fortuna stated it would depend on how the rates were structured. Discussion followed.

Mr. Dachelet asked the scope of the area needed to be covered or if the area was expandable. Mr. Fortuna, using a map, pointed out the area of concern – Rossi property, town garage property, Rte. 154 down to Reynolds Insurance, down Rte. 81 to the bridge (passed AJ's Plaza), the Veteran's Museum, Youth Center and state garage, and the commercial zone consisting of Jasper's, Dunkin Donuts, etc. Mr. Fortuna stated he feels there should be more thought as to whether or not a closed pipe would make sense. Discussion followed regarding whether or not the town would be limiting itself (if pipe size limited, expansion will be costly) and how capacity would be added to a system.

Mr. Fortuna stated the final report will be an apples to apples comparison of three different types of systems – two the town would own and one Middletown would own with the town paying a fee. Once the final report is complete, discussion can follow as to whether or not it would make sense for additional areas or capacity to add areas in the future be considered. The more connectors the lower the operating cost for each connector. Mr. Fortuna stated connecting to Middletown would mean Haddam would be paying their rate charge and capital costs could be spread out as a capital project and the O&M's would be significantly less as opposed to the town owning their own treatment plant.

A brief discussion followed in regard to visiting East Haddam's and Deep River's treatment plants. Mr. Fortuna encourage Commissioners visit Hand High School and HK Middle School.

Mr. Dachelet asked what the process would be after the Commission made their recommendation to the BOS. Mr. Fortuna stated there would probably be a couple of public hearings and then a town meeting with the potential for a referendum. Hopefully, the final report will be available for discussion at the January meeting and then it can be sent to the BOS.

Ms. Fernandez asked how the Commission would make the report available to the public prior to the public hearings such as when the streetscape was proposed. Mr. Fortuna stated the street-scape process began with informational meetings. Mr. Dachelet stated the Commission will need to think of a way to market the proposal. Mr. Fortuna stated he's been working on a power point presentation.

A brief discussion followed in regard to the contaminated water issues in Tylerville and Higganum. If the decision is made to bring public water to Higganum, a piped system would be installed and it may be beneficial to install the pipe while excavation is taking place for a sewer system.

#### **b. Tylerville Subcommittee – Update**

Mr. Fortuna stated he didn't believe the subcommittee had met in several months and may be at a stalemate at this point in time. Will attempt to regroup the subcommittee after the holidays.

**b1. Budget and Website** - Mr. Fortuna stated there has been discussion with Ms. West regarding the Commission's 2010-2011 budget and the difficulty in knowing what may be needed. Discussion followed in regard to the cost of a website. Ms. Fernandez stated Google Sites are free. Mr. Dachelet stated there would be a fee for the template, but once the template is set up, it's a matter of adding pages and finding a host. Mr. Dachelet volunteered to contact the town's web host.

Also discussed was the possibility of creating an EDC email link where people could submit comments and all Commissioners could access the link.

### **c. Tax Incentive Policy - Update**

Mr. Fortuna stated Bruno Morasutti, town counsel, had comments regarding the proposed policy, he took in Mr. Gillespie's and Ms. Fernandez's comments, and he's working on a revised draft policy. Mrs. Batzner stated Mrs. Zanelli had indicated the matter had merely been discussed at the 12/02/2009 BOS meeting. Ms. Fernandez stated if the policy is returned to EDC to make decisions and recommendations to the selectmen, real data will be required. Mr. Fortuna will continue to follow up with Mr. Morasutti.

## **7. New Business**

### **a. Joint Haddam/East Haddam EDC Meeting – Schedule January 2010 Meeting**

Mr. Fortuna will contact Melissa Ziobron, EDC coordinator, East Haddam, to set up the website to see who's available. The meeting will be in Haddam and a location will need to be found.

### **b. Street Light Banner Arms**

Mr. Fortuna stated the final tally was 9-1 in favor of purchasing the banner arms. The arms have been ordered at a cost of \$1,750 and should be here on 12/18/2009. Mr. Fortuna will work with Rob Grasso, who donated the wreaths, in regard to installation.

**b1. Budget and Jail Restoration Project** - A brief discussion followed in regard to how much money is within the EDC budget and any remaining funds potentially being used to help the jail restoration project. Also discussed the possibility of EDC writing and publishing RFPs and trying to get developers to work on the property. Mr. Fortuna will contact Joanne Nesti to get a status update.

Ms. Fernandez asked if the roof has gone out to contact. Mr. Fortuna stated there's a bid and a contract. Ms. Fernandez stated she would like to see the building restored, but also that the building helps to pay for itself.

Mr. Dachelet asked what the buildings largest open space was without columns. Mr. Fortuna stated the jail cells are the largest open area and it's unclear whether or not these cells are supporting. Discussion followed regarding possible uses – restaurant (similar to the old First National Bank in Hartford), art center (retail, educational, cooperative), and park and recreation (given location – physical therapist(s), Park & Rec's offices).

### **b2. Signage**

Mr. Fortuna stated the Conservation Commission and Ms. West contacted him in regard to EDC helping with the purchase of new signs. This item will be reviewed again towards the end of the fiscal year.

**b3. Goodspeed** – Mr. Vynalek asked how the potential relocation of the Goodspeed might effect the revitalization in Tylerville. Mr. Fortuna stated this topic should not be the basis for the revitalization of Tylerville.

## **c. Higganum Village Market**

### **1. Non-Profit Status**

Tabled. Mr. Fortuna will obtain a copy of the articles of incorporation from Liz Bazazi and review prior to the January meeting.

## 2. EDC Sponsorship of Holiday Events

Mr. Fortuna stated, in his opinion, if there's a benefit to the town, the Commission should sponsor the events if the events are within the Commission's purview.

Mr. Dachelet asked what was entailed in the EDC's sponsorship. Mr. Fortuna stated he signed out the room. A brief discussion followed in regard to opening up some of the town's facilities for rental.

Tabled.

### d. New EDC Projects/Initiatives/Discussion

**Town Charter, EDC** – Mr. Fortuna stated he's reviewed the town's charter concerning the EDC and noted several areas that could be revised – number of members (propose – a number deemed appropriate by the sitting commission); shall be an elector of the town (propose – or otherwise interested or invested in the town); term of service (propose striking the sentence); minority representation (propose striking the paragraph); election of officers and term of service; recommendation of hiring (person recommended to be hired to be paid for out of EDC's budget); quorum (propose – a minimum of four would constitute a quorum; a simple majority of those present is required for votes); and "dead beat" member clause. Mr. Dachelet recommended wording regarding email votes. Mr. Fortuna will draft proposed revisions and email to all members prior to January's meeting.

**Letters from ZEO** – Discussion followed as to whether Mr. Fortuna and/or the Commission needed to respond to letters from the ZEO regarding zoning issues for tenants who neglected to file maps. Mr. Fortuna will contact Mr. Budrow.

**WFS** – Clark Gardner asked if WFS was still in business. Mrs. Batzner stated P&Z denied WFS their permit; the ZEO issued a Cease and Desist Order; WFS appealed the Cease and Desist Order; ZBA sustained the order; and an injunction has been filed by the town (heard on 11/10/2009; judge has 30-120 days to review); and WFS is still operating.

## 8. Adjournment

**MOTION:** Ed Vynalek made a motion to adjourn. Heather Batzner seconded. Motion carried unanimously.

The meeting adjourned 8:30 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

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