

**TOWN OF HADDAM  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR PUBLIC MEETING  
HADDAM YOUTH CENTER  
Wednesday, 11 February 2009, at 7:00 PM  
UNAPPROVED MINUTES  
*Subject to Change by the Commission***

X	Heather Batzner
A	Joseph Bergin
X	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 7:05 p.m.

**2. Attendance**

Attendance was taken.

**3. Approval of Agenda**

Mr. Fortuna requested that the agenda be amended to allow the proposed sewer presentation to be heard first under Old Business.

**4. Approval of Minutes**

**MOTION:** Ed Vynalek made a motion to approve the 10 December 2008 minutes as submitted. Chuck Everett seconded. Motion carried unanimously.

**MOTION:** Ed Vynalek made a motion to approve the 14 January 2009 minutes as submitted. Heather Batzner seconded. Motion carried unanimously.

**5. Public Comment**

Lisa Wadge, owner/site engineer, Tylerville Village, stated that it was her understanding that she needed to appear before the Commission in regard to a tax abatement (CGS 12-65b) and that whatever tax abatement she's able to receive will be passed along to the tenants.

Mr. Fortuna stated that the Commission is presently working on a draft tax abatement policy at this time that will need to be presented to the Board of Selectmen; and suggested that she make her request to the Board of Selectmen directly noting that there have been a couple of abatements have already been allowed. Discussion followed in regard to how an abatement would work.

Mr. Vynalek asked about the quality of the water. Ms. Wadge stated that she became a certified public water operator in order to legal comply with the Dept. of Health Services requirements; and as a result of this certification, both wells on her property are state public water supply wells that can serve up to 3,300 residents each. Ms. Wadge also stated that Mr. Bogdan (the former owner of the site) maintained the wells and did quarterly testing as required and there is no contamination above the limits at this time. Ms. Wadge also noted that the large septic system towards the back of the property was recently approved, that there will be two levels of gravel parking, and that the area has been approved as a tourism location (maps of area, etc.).

Mr. Everett complimented Ms. Wadge on the renovation work. Ms. Fernandez stated that the best part of economic development is private investment and thanked Ms. Wadge for her part in it.

Mr. Vynalek stated that he had been approached by one of Ms. Wadge's representatives in regard to a farmer's market. Ms. Wadge stated that she hasn't been contacted by anyone as of yet in regard to a farmer's market, but is receptive to it. A brief discussion followed in regard to state regulations, state contact numbers, and the Higganum Farmer's Market.

## **6. Old Business**

### **a) Proposed Potential Sewer Project – Wright-Pierce Study – Higganum Center**

John W. Braccio and Mariusz Jedrychowski, Wright-Pierce, were present.

Mr. Braccio briefly updated the Commission in regard to the history of this project beginning back in the '90s – several studies in regard to waste water treatment and the options that would be available to the town. Mr. Braccio stated that cost options have been updated – construction costs would range from \$3 to \$4 million (waste water system, discharge, and collection system) and that the range of the costs is how collection would be provided (gravity sewer or low pressure sewer). Also part of the analysis was what properties would be included – commercial zoned area in Higganum Village and slightly further north on Rte. 154.

Mr. Braccio also discussed annual operation and maintenance costs with it being noted that a licensed operator be needed, removal of sludge on a regular basis, and that past studies did not look at running the system up to Middletown (approximately \$5 million, however, additional analysis would need to be done).

Mr. Vynalek asked about East Haddam's system. Mr. Braccio briefly discussed the matter noting that the study did not include East Haddam's system. Discussion followed in regard to the town vs. individual residents paying for the system.

Mr. Jedrychowski, using a map, pointed out the area defined as the Higganum Village District and the area north of the district and discussed the number of properties and the gallons of use per day (total flow from both areas 25,000-30,000 gallons per day).

Mr. Jedrychowski stated that the benefit of the low pressure system is that paving costs may be reduced (need to repaved state road). Mr. Jedrychowski also discussed the gravity system noting that there are two ridge crossings (create additional costs). Mr. Jedrychowski stated that the town garage property would be ideal for a pump station as it is located at the lowest elevation.

Mr. Jedrychowski stated that they have met with Middletown officials to discussion a potential link up and that part of the review was to determine where existing sewer lines are located (Brooks Road and Toll Gate Road – 4 miles away). Discussion followed in regard to Saybrook Road – cost to excavate for the installation of the pipe, repaving, boring costs, etc. Mr. Fortuna stated that remaining money from the line item for this analysis would be enough to cover the borings program. Discussion followed in regard to the number of pumping stations needed, maintenance, whether or not generators would be needed, and employees. Mr. Fortuna stated that there has been one meeting with Guy Russo, Middletown, and that an additional meeting will be held.

Mr. Jedrychowski stated that Middletown would require Haddam to pay a one time sewer connection fee (\$22,000) and each property would be required to pay an annual user charge (approximately \$140). An additional surcharge could also be charged to help generate funds for the running/maintenance of pump station.

Mr. Braccio and Mr. Jedrychowski broke down the various costs between a gravity system vs. low pressure system and Haddam owning their own system vs. connecting to Middletown. A brief discussion followed in regard to federal and/or state funds being available to help fund this project. The Commissioners discussed the benefits of adding sewer in terms of encouraging business.

Clark Gardner stated that he was opposed to the proposal as he believes it will be detrimental to the Center (over growth).

A brief discussion followed in regard to the next steps in this process.

#### **b) Tylerville Strategic Vision/Subcommittee – Update**

Mrs. Batzner stated that Mrs. Maggi had informed her by email that due to illness, the Tylerville subcommittee did not meet and that the meeting has been rescheduled.

Mr. Fortuna stated that the maps have been electronically transferred and will be available at the March meeting.

#### **c) Town's Tax Incentive Policy – Revised Draft**

Ms. Fernandez will discuss with Mr. Gillespie the need to better define Item 8 – Permanent Residential Use. Discussion followed in regard to the next steps in adopting the policy – EDC recommends policy to Board of Selectmen; document to be reviewed by the Selectmen with town counsel; and a public hearing presentation.

Representatives from the Grist Mill, Moodus, were present and stated that they have begun renovation work inside the former Country Market building and that they plan to open in approximately six months. The Commission welcomed them to town.

**d) 2008-2009 Budget Funding Recommendation – Update**

Mr. Fortuna stated that he has written a letter to the Board of Selectmen in regard to the reallocation of funds for the Farmer’s Market and the 2009-2010 budget requests.

**7. New Business**

**a) New EDC Projects/Initiatives/Discussion**

Mr. Fortuna stated that if any Commissioner receives an email and feels that as a Commission a response is appropriate, to bring it forward. A brief discussion followed.-

**8. Adjournment**

The meeting adjourned 9:00 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting will be held on Wednesday, 11 March 2009, 7:00 p.m.**