

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
HADDAM YOUTH CENTER
Wednesday, 13 February 2008, at 7:00 PM
UNAPPROVED MINUTES
*Subject to Change by the Commission***

X	Joseph Bergin
X	Paul DeStefano
X	Charles Everett
X	Michael Fortuna, Co-Chairman
A	Peter Gillespie
X	Gregg Lallier, Co-Chairman
X	Lori Maggi
A	David Papallo
A	Eric Rettberg
A	Edward Vynalek
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

None.

4. Approval/Corrections of the Minutes

MOTION: Mike Fortuna made the motion to accept the 10 October 2007 minutes as submitted. Paul DeStefano second. Motion carried unanimously.

5. OLD BUSINESS

a) Plan of Conservation & Development

The Plan has been accepted. Mr. Fortuna suggested that the Commission identify projects within the Plan that can be moved on. A brief discussion followed regarding the old POCD.

b) Transfer Station/Town Garage Sub-Committee Report - Status

Mr. Fortuna stated that site selections have been narrowed down, but there has been no public announcement regarding the location of the sites.

c) Proposed Potential Sewer System Project – Higganum Center

Mr. Fortuna stated that the final review may need to go out for bid again as it's over \$2,500. Mr. Fortuna will discuss the matter with Mr. Bondi.

Mr. DeStefano asked if there has been any new information regarding the proposed Army base in Middletown as this may help to extend the sewer line. There is no new information at this time, but it was noted that the Brack Commission has selected 4-5 other sites outside of Middletown. Mr. Fortuna stated that he believes DEP will step in and acquire the property in question.

d) Bonds – Higganum Cove and Tylerville

Higganum Cove - Mr. Lallier stated that he had read an article in the Haddam Bulletin regarding Higganum Cove. Mr. Fortuna stated that he believes the funds were designated for clean up.

Tylerville – Discussion followed regarding the bond money being designated for water testing (quality). Karin Blaschik, local business owner, stated that DEP has been doing testing in the area. Mrs. Maggi stated that she had the water tested at her business and it's fine.

Mrs. Maggi stated that she believes there are environmental issues with the soil in the area of Eco-Tourism Center. Discussion followed regarding the original concept of the Center.

Mr. Bergin stated that he had no additional information regarding the bonds. Mr. Lallier will contact Dave Platt regarding this matter.

e) Discussion/Status of Town Planners Position

Mr. DeStefano voiced concern regarding who the town planner will report to – selectmen or commissions – and that a definitive outline should be drawn up prior to hire. Discussion followed regarding the need for a strong individual who is able to deal with the various personalities/interests and will use the POCD as a road map to follow.

d) Joe Mingoello Proposals - Rossi Property – Mr. DeStefano stated that there are discussions again between Mr. Mingoello and the Rossi's.

Restaurant/Banquet Facility – Mr. DeStefano stated that this proposal has fallen through.

The Heights – Mr. DeStefano stated that this project (single family homes) is approximately two years off.

7. NEW BUSINESS

a) Any New EDC Projects/Initiatives/Discussion

Storage Units – Mr. DeStefano stated that he's aware of a firm who would like to build storage units within the town.

Dairy Queen – Mr. DeStefano stated that he's aware of someone who would like to build a Dairy Queen. Discussion followed with it being noted that Tylerville would be a good location or possibly Higgle's.

Country Restaurant – Mr. Bergin stated that the restaurant has closed. Discussion followed regarding septic system issues with the parcel (currently in court).

Mr. Fortuna discussed an informational meeting that had been held several years ago regarding sewer/water in Tylerville and at that time there was no interest in having these items. Discussion followed regarding addressing the sewer/water issue again and the Village Zoning Regulations (similar to Higganum Center Village Zoning Regulations). The regulations would be a balancing act of zoning, the POCD and what the business owners would like to see in the area.

Mr. Bergin asked if this could be tied in with East Haddam's initiative. Mr. Fortuna stated yes and that he's received a copy of East Haddam's plan and that a similar effort needs to take place in Tylerville. Discussion followed regarding a letter concerning an urbanist plan for Tylerville.

CVS – Discussion followed regarding a rumor that CVS will be moving into the grange building, that the grange has increased the Country Market's rent, and that the drug store is for sale. It was noted that the Village Zoning Regulations would need to be met if CVS moved in. Mrs. Maggi and Mr. Everett stated that they've heard that the Country Market may be moving into the former Williams Chevrolet building in Tylerville.

Mrs. Maggi asked if the Commission has discussed the tax abatement issue and if CVS could ask for the abatement. Discussion followed regarding the criteria.

b) Home Occupation Businesses

Mr. Fortuna stated that there are a number of home businesses in town and that they don't necessarily register due to parking and zoning issues and taxes.

c) Discussion with East Haddam Economic Development

This item was discussed under New Business, Item a, Country Restaurant.

d) Town's Tax Incentive Policy

There was nothing to report.

e) Discuss Established Duties/Responsibilities of EDC

Mr. DeStefano stated that the Commission does try, subtly, to look actively for businesses to bring into town either through personal relationships, conferences or meetings.

e-1) Recommendation Process

Mrs. Maggi asked what the Commission's general recommendation process is. Mr. Fortuna stated that if an individual makes a presentation to the Commission, there's discussion to come to a consensus and a letter of support or disapproval is written to the selectmen, P & Z, etc. If there's no consensus, no action is taken.

e-2) Available State and Grant Process

Discussion followed regarding the new town planner being able to help the Commission secure grants (aligning them with certain projects).

e-3) Procedures to Insure Communication Between Commissions

No discussion.

e-4) EDC Budget – Communications to Public and Businesses

Mr. Fortuna questioned the River Days line item being under Economic Development. A brief discussion followed.

Mrs. Maggi asked if there was any money for promoting the businesses down in Tylerville (i.e. signage).

Mr. Fortuna stated that there's \$2,500 for a grant consultant. If the Commission feels there's a project that should be moved on, the funds are available to hire a consultant to write the grant.

9. Adjournment

MOTION: Chuck Everett made the motion to adjourn. Paul DeStefano second.
Motion carried unanimously.

The meeting adjourned at 8:36 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting will be held on Wednesday, 12 March 2008, 7:00 p.m.