

**TOWN OF HADDAM**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**REGULAR PUBLIC MEETING**  
**HADDAM YOUTH CENTER**  
**Wednesday, 10 June 2009, at 7:00 PM**  
**APPROVED MINUTES**  
*Approved as Submitted at the 12 August 2009 Meeting*

X	Heather Batzner (7:45P)
X	Joseph Bergin
X	Charles Everett
A	Barbara Fernandez
X	Michael Fortuna, Chairman
X	Peter Gillespie
X	Lori Maggi
X	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:** Chuck Everett made a motion to approve the 11 March 2009 minutes as submitted. Dave Papallo seconded. Motion carried unanimously.

**MOTION:** Chuck Everett made a motion to approve the 8 April 2009 minutes as submitted. Peter Gillespie seconded. Motion carried unanimously.

Approval of the February minutes was tabled due to the lack of enough voting members who were present at the February meeting.

**5. Public Comment**

None.

## 6. Old Business

### a) Tax Incentive Policy – Discuss Wording Revisions

Mr. Gillespie distributed copies of a draft letter, a clean copy of the policy, and a copy of the policy identifying all edits. Mr. Gillespie stated two changes which have been made are:

Section 2 – Eligibility – added - *11. Hospitality Uses*. The Commission had previously voiced concern that potentially some of the things that were happening in Tylerville might not fall under retail or one of the other existing uses.

Section 6 – Agreement – added – *G. The Board of Selectmen may terminate any agreement granted hereunder prior to the expiration of the agreement in the event that the applicant fails to satisfy the terms of the agreement or in the event of a fraud or misrepresentation by an applicant regarding any statements or representations contained in the application filed hereunder*. At the April meeting, Mr. Bondi had voiced concern that if the town had agreed to give a tax incentive and the terms were not lived up to, he wanted the ability to void an agreement. Mr. Gillespie stated he attempted to contact Mr. Bondi via email regarding his specific concerns, but had not received a response. Mr. Gillespie also stated if an agreement were entered into, the town attorney would have language similar to the proposed text change.

Mr. Gillespie stated all other items within the document remained the same. Mr. Gillespie stated as the document moves forward, there will probably additional changes.

Mr. Fortuna stated the Commission will need to make a recommendation to the Board of Selectmen and from there a public hearing will be held and then a vote adopt the policy.

**MOTION:** Ed Vynalek made a motion to forward the Tax Incentive Policy to the Board of Selectmen. Peter Gillespie seconded. Motion carried unanimously.

The Commission thanked Mr. Gillespie for all his work.

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

Mrs. Maggi distributed copies of a flier announcing the Public Forum on Tuesday, 23 June, Town Hall, 21 Field Park Drive, Haddam, 7:00-8:30 p.m. (to be publicized in the Middletown Press). Mrs. Maggi stated Mr. Fortuna will be creating a presentation based on items discussed at the subcommittee meetings and that the purpose of the forum is to get ideas/thoughts from the residents.

Mr. Gillespie asked Mrs. Maggi when she's talking about a "Village District" if she's referring to a series of state statutes that allow the adoption of what they call a "Village District" which is very specific. Mrs. Maggi stated no. Mr. Fortuna stated the rezoning would be done in accordance with those statutes.

Mrs. Maggi stated she believes one of the topics people will be discussing are the boundaries.

Mr. Fortuna briefly discussed the process noting there will be times when it's active and times when it's not allowing for time to get some work done. Mrs. Maggi stated Liz West, town planner, will be attending the forum. Mr. Bergin asked if another subcommittee meeting will be held prior to the forum. Mrs. Maggi stated no.

Mr. Vynalek asked if there was an update regarding the Eco-Tourism Center and the Tylerville Country Market. Mrs. Batzner had no update in regard to the Eco-Tourism Center, but stated it had been reported at the 6/1/2009 P & Z meeting that a Stop Work Order had been placed on the building due to the lack of a site plan and permits (Building Dept. issue).

Mr. Bergin asked if there was an update regarding Dunkin Donuts in Tylerville. Mrs. Batzner stated it has P & Z approval, but has not heard anything more.

Mrs. Maggi stated there was discussion regarding a potential hotel on Bridge Road in Tylerville; that Mr. Rocco is swapping out his land for DEP property. Mr. Fortuna stated the property in question is adjacent to the River House and that it's fact that the request has been made. Discussion followed regarding the location and size of, access to, and contamination on the Tylerville property; the location of the Walkley Heights property; and the possible connection of the Goodspeed Opera House in the potential hotel (as a non-profit no tax dollars).

### **c) Proposed Potential Sewer Project – Wright-Pierce Study – Discuss Possible Funding for Soil Exploration/Profile of Ledge – Higganum Center**

Mr. Fortuna stated he has asked Wright-Pierce to break out the budget in a more menu format as it is currently set up as a worst case scenario and there's probably a \$5 or 6 million dollar difference between what might happen and what is a worst case scenario.

Mr. Everett stated there had been previous discussion about having a more detailed study of the rock formation going north. Mr. Fortuna stated he has asked for a proposal from three individuals to go and probe rather than borings.

Mr. Fortuna stated he has spoken to the City of Middletown regarding cost sharing noting there are a couple of property owners north of the town line who would like sewers and are proponents of bring the system further north.

## **7. New Business**

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

**Tylerville Public Water** – Mr. Vynalek asked if Ms. West, town planner, had provided any new information regarding the Tylerville water situation. Mr. Fortuna stated he hadn't spoken to Ms. West regarding anything new, but did have new information from the Citizens for Clean Groundwater and will discuss this further under New Business. Mr. Fortuna stated he is aware that due diligence is taking place (study is in the works; unaware of a due date).

**Citizens for Clean Groundwater** – Mr. Fortuna stated he had spoken to Lisa Wadge who has compiled a lot of information over the past couple of months. Discussion followed regarding the thought pattern of piping in clean water and then clean up the source of the contamination (if source located remediation can be fairly easy and relatively quick) and the locations of the contamination. Mr. Papallo stated DEP is not in agreement with the citizens group's information.

Mr. Fortuna also stated in the citizens group's analysis of the aquifer Higganum has groundwater contamination equal to or worse than Tylerville; and perhaps a discussion similar to Tylerville's water problems need to be addressed regarding Higganum.

Sharon Botelle stated Ms. Wadge has compiled her information for DEP and Chatham Health District sources and noted Ms. Wadge is an environmental engineer. Mrs. Botelle also stated DEP tests her water usually twice a year, but are supposed to test the water every month. Discussion followed regarding no way of monitoring when filters need to be changed, no way of knowing when a break through happens (contaminated water after it has been filtered), and the State providing bottled water (each person gets 30 gallons of water a month). Further discussion followed.

**Home Businesses** – Mr. Fortuna stated the Commission will need to review. A brief discussion followed.

## 9. Adjournment

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

The meeting adjourned 8:08 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting will be held on Wednesday, 8 July 2009, 7:00 p.m.**