

TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
HADDAM YOUTH CENTER
Wednesday, 12 November 2008, at 6:00 PM
APPROVED MINUTES
Approved as Amended at the 10 December 2008

X	Heather Batzner
X	Joseph Bergin
A	Paul DeStefano
X	Charles Everett
A	Barbara Fernandez
X	Michael Fortuna, Chairman
A	Peter Gillespie
X	Lori Maggi
A	David Papallo
X	Edward Vynalek
X	Tony Bondi, First Selectman
X	Liz West, Town Planner
X	Bunny Hall Batzner, Recording Clerk
X	Thad King, Director, Chatham Health District

1. Call to Order

Mr. Fortuna called the meeting to order at 6:10 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

Approved as submitted.

4. Tylerville - Water

Ms. West stated that there are concerns about the water quality in Tylerville with known contamination from the Sibley and DOT properties dating back to the 1960s and that both parcels were listed on the federal superfund site and then transferred to the State EPA site. Ms. West stated that a number of studies have been done defining all of the contaminants, but the plume has not yet been defined.

Ms. West stated that DEP received \$400,000 for studies from the Office of Policy and Management, which has yet to be exhausted. Presently are evaluating how to address the situation with help from Mr. King and concerned residents. Ms. West stated that it's a two prong issue – contamination in the soils leaching down into the wells and finding a solution.

Ms. West stated that a meeting with state and health dept. officials has taken place regarding how to put this plan in motion. A cost estimate for preliminary research has been received from the Connecticut Water Company and that water could be available in 12-14 months. Ms. West talked about the need to prioritize projects due to the economic state. Mr. Vynalek stated that he felt Tylerville should take priority at this time.

Ms. West stated that the state was overwhelmed (lack of staffing) in getting the sampling done of the different properties and that Chatham Health District has stepped in to do the testing.

Mr. King stated that the area in Tylerville is well documented and that Chatham Health District had no knowledge of the extent of the contamination prior to receiving these documents. There are nine outstanding orders with the first being issued in 1967 (first documentation of contamination). Mr. King stated that there are a number of contaminants that are associated with industrial solvents, that there are groundwater levels that exceed the standards for drinking water (DEP currently monitoring 5 locations for treatment systems), that there are 8-9 small public water supplies, and that he is working with DEP to obtain a complete inventory, which DEP has funding for along with all the testing results.

Mr. King stated that there are a number of properties that are in the underground storage tank spill area and that orders have not been listed on these properties and that the quality of water in this area is the issue. Mr. King stated that the Connecticut Water Company is the exclusive service provider for the area and this is his recommendation. Mr. King stated that the long term exposure effects are of concern, however, there's no way of knowing/accessing the effects in a substantive sense.

Mr. Fortuna asked what the health risks would be by not remediating the soil. Mr. King stated that the exposure pathway of primary concern is the ingestion of contaminated water. Discussion followed in regard to exposure through the air, kids playing in the yard, or a vegetable garden. Mr. King stated that air exposure would be primarily in a work area and that he couldn't tell which of the aquifers the contaminants are running through, but he wouldn't worry about soil exposure with these contaminants.

Mr. Bergin asked the time table for natural remediation. Mr. King stated that some of the contaminants go back 40-50 years and that eventually it will go through, but could not give a specific time frame (probably not in our lifetime). Discussion followed in regard to soil profile and the breakdown of the solvents (whether or not the contaminants could be neutralized).

Mr. Bondi stated that the next step would be to begin the feasibility study by using the DEP funding (\$40,000) and that he was left with the impression that DEP would like to turn over the study process. Mr. Bondi stated that he would like to have the funding (DEP) in place prior to beginning the work.

Discussion followed in regard to a potential bond program (\$12-\$15 million) for the installation of water in Tylerville, the installation of sewer in Higganum, and a road building program. Mr. Fortuna stated that infrastructure needs to be put in place before sustainable development can be obtained.

Mr. Bondi stated that he has spoken to Regional District 17 representatives in regard to a meeting to discuss a zero to a minus increase in the mil rate for the next budget.

Mrs. Maggi asked if water is going to be piped into Tylerville, could sewer also be included. Mr. Fortuna stated that water and sewer are two different systems and that a sewer system in Tylerville would be tricky. Mr. Vynalek stated that the sewer system would come from a different direction than the water. Mrs. Maggi asked if the residents would need to pay for the water. Mr. Fortuna stated yes. Mr. Bondi stated that the Connecticut Water Company would send out a bill. Mrs. Maggi asked if the water would come up Rte. 154. Mr. Fortuna stated he was unsure of the source. Mr. Vynalek stated that he thought it would come along the Rte. 82 Connector. Mr. Bondi stated that his last discussion with the water company was along Rte. 154 and the rail bed; however, it would be contingent upon the study.

Discussion followed in regard to testing. If a site tested negatively two years ago, it may test positively now as there's no knowledge of how the plume is moving or if it's moving. Mrs. Maggi asked for a time frame for the test results. Mr. King stated that it should be less than two months.

a) Transfer Station

Mr. Bondi stated that the town is within 2-3 weeks of going to a public hearing, that a letter will be mailed to all Haddam residents outlining what will be discussed at the public hearing allowing residents time to formulate questions, and that it appears towards the end of November the beginning of December that the town will be advised as to the options available for the transfer station. Mr. Bondi stated that it will go from a public hearing(s) to a town meeting to a town-wide referendum.

Mr. Bondi stated that he's negotiating with the last perspective landowner noting the need for negotiation confidentiality to prevent limitation of property choices (which is what occurred). Mr. Bondi stated that the privatization options include – one public and one private – with upward of five options on how the public would like to handle their garbage. Mr. Bondi stated that the transfer station will be closed in 2009.

Mr. Vynalek asked how it will be presented. Mr. Bondi stated that the choices will be: 1) buy a piece of private property for a transfer station and/or the town garage; 2) piece of public property – engineers are constructing a model of how much it will cost; 3) no transfer station but a bulky waste site (permitting process the same as for a transfer station); 4) privatize the solid waste with the bulky waste on the public property that's ready for a transfer station; 5) privatize the bulky waste (picked up once/twice a year) and solid waste; 6) residents obtain their own haulers and pay their own costs; and 7) go out for bids for collection from private sources and the town picks up the cost.

Mr. Bondi discussed regionalization – Chester (doesn't have a landfill; privatized with curbside pickup; share a regional bulky waste site with Deep River) and Killingworth (too small; don't have the capacity).

Discussion followed in regard to garbage not being contained – papers, plastics, etc., blowing around. Mr. Bondi stated that the town has just been ordered to cover the bins noting that State crews have been picking up the blowing debris along Rte. 154.

Mr. Bondi discussed potential cost – town owned vs. privately owned. Mr. Bondi stated that when all the figures on in he would be willing to ask the DEP if the town could use the Baumgartner property due to the costs.

Ms. Batzner asked Mr. Bondi if he would be providing a cost/benefit analysis for all the different options. Mr. Bondi stated that for every question there is a dollar value which will be compared with what is currently taking place.

Mr. Fortuna asked Mr. Bondi to advise the public that the transfer station is Step One of the infrastructure project with Step Two being the sewer project and Step Three the water project.

c) Streetscape

Mr. Fortuna asked Mr. Bondi if the town's electrician could repair 5-6 streetlights which are not functioning. Ms. West will contact the electrician.

d) Water Pollution Control Authority

Mr. Bondi stated that a Water Pollution Control Authority will need to establish. Mr. Fortuna stated that the commission will vary depending on the type of system that's set up. Discussion followed in regard to who would be responsible for repairs if the system went down.

e) Country Market

Mr. Bondi stated that it is his understanding that the Country Market will be moving to Tylerville and that Durham Market is still inclined to move to Higganum. Mrs. Maggi asked if the town can sustain two markets. Discussion followed in regard to the town having sustained three markets in the past.

Higganum Center Drug Store

A brief discussion followed regarding the former Higganum Center Drug Store. Ms. West stated that a couple of individuals been to the Land Use Dept. making inquiries. Discussion followed.

Tylerville

Mrs. Maggi asked if it was true that Dunkin Donuts had requested that a traffic light be installed on Bridge Rd. Ms. West stated that she has heard the rumor as well, but has not seen anything. Ms. West will contact the State. Mr. Fortuna stated that the State would do a traffic impact study to determine if an additional light would be needed (unlikely given proximity of traffic light at the intersection of Rtes. 82 and 154) and that it would be more likely that a turn lane would be installed.

5. Approval/Corrections of the Minutes

MOTION: Chuck Everett made a motion to approve the 10 September 2008 and 8 October 2008 minutes as submitted. Ed Vynalek seconded. Motion carried unanimously.

6. Public Comment

None.

7. Old Business

a) Proposed Potential Sewer Project – Wright-Pierce Study - Higganum Center and Tylerville

Mr. Fortuna stated that that there have been two meetings over the last two weeks, that the study is moving along well, that the sewer district has been mapped out based on what P&Z has designated the village district, including the commercial area north of the center (may or may not be added), and that Ms. West will do some research on what the sewer district will look like (does it make sense to go slightly further south). Discussion followed regarding the potential for development along Rte. 154 and that being a P&Z issue (enforcement of the regulations); that introducing a sewer system into a community would force homeowners into connecting and paying unwanted costs (If DEP funding accept, all must connect; otherwise, can structure system so residential would have an option – could connect at a later date.), and costs (especially seniors who may be on a fixed income).

Mr. Fortuna stated that Wright-Pierce is looking to have the study completed before year end and that it will be up to Mr. Bondi as to when to present it. Mr. Vynalek asked if this would be the same process for Tylerville. Mr. Fortuna stated that the Connecticut Water Company will do their own study; however, if an analysis for sewer is also being consider, then a consultant will need to be obtained (funding would need to be requested for the next fiscal year). Discussion followed regarding the budget process. Mr. Bergin asked for clarification regarding the charge of the Tylerville subcommittee. Mr. Fortuna stated that the subcommittee can be charged with what it feels it can handle.

Mr. Fortuna stated that the second meeting was between Wright-Pierce and the Middletown Sewer Authority. The reports from that meeting are that discussions went well and there doesn't appear to be any issues in regard to hooking up to Middletown's system. Discussion followed.

b) Tylerville Village

Subcommittee - Mrs. Maggi gave an update in regard to the last subcommittee meeting stating that Lisa Wadge, one of the owner's of the former Bogdan property, was invited to attend the meeting. Ms. Wadge indicated at this meeting that the property's new name will be Tylerville Village (looking for a village atmosphere) and that CVS will not be building on their site. Mrs. Maggi stated that Ms. Wadge will be sponsoring a Tree Lighting project (Sat., 12/6/2008). Mr. Bergin stated that local businesses will be displaying their wares and information at the former Country Restaurant.

Mrs. Maggi stated that there is confusion in regard to the mission of the group – reviewing regulations and thinking of ways to enhance them as Tylerville grows. Mr. Fortuna stated that he views the charge as creating a vision for Tylerville.

Eco-Tourism Center - Mrs. Maggi stated that Jeff Rummel is still in the process of purchasing the Eco-Tourism Center and that Mr. Rummel, Ms. Wadge, and her business partner would work together with Mr. Rummel to build walkways between the two properties.

Bridge Road Traffic – Mrs. Maggi stated that there was a lot of discussion in regard to traffic on Bridge Road. There was concern that drivers would find alternate routes around the area. Mr. Bergin stated that this issue was in regard to a crosswalk and the impact a crosswalk would have on discouraging traffic from taking the Haddam crossing. Discussion followed.

c) Town’s Tax Incentive Policy - Draft Policy

Mrs. Hall Batzner stated that Ms. Fernandez has not received any suggestions or revisions, but assumes members do want to make changes. If possible, Ms. Fernandez would like to complete the draft this month in order for the Commission to vote on it. Suggestions or revisions are to be emailed to Ms. Fernandez.

8. New Business

a) New EDC Projects/Initiatives/Discussion

None.

9. Adjournment

MOTION: Ed Vynalek made the motion to adjourn. Lori Maggi seconded. Motion carried unanimously.

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting will be held on Wednesday, 10 December 2008, 7:00 p.m.