

**TOWN OF HADDAM  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR PUBLIC MEETING  
HADDAM YOUTH CENTER  
Wednesday, 14 SEPTEMBER 2011, at 7:00 PM  
APPROVED MINUTES  
*Approved as Submitted at the 12 October 2011 Meeting***

X	Heather Batzner -7:34 p.m.
A	Joseph Bergin
X	Dan Dachelet
X	Barbara Fernandez
X	Michael Fortuna, Chairman
A	Peter Gillespie
X	Edward Vynalek
X	Tom Gidius, EDC Coordinator
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Fortuna called the meeting to order at 7:10 p.m.

**2. Attendance**

Attendance was taken.

**3. Approval of Agenda**

Approved as submitted.

**4. Presentation by Joseph Mingolello**

Mr. Fortuna stated that due to a meeting conflict, Mr. Mingolello may not be present. The Commission agreed to continue with their meeting and if Mr. Mingolello were to show up, he could make his presentation at that time. Mr. Mingolello did not show up to the meeting.

Prior to the close of the meeting, Mr. Gidius and Mr. Fortuna briefly discussed the proposal for the Rossi property, 300 Saybrook Road.

**5. Approval of Minutes**

**MOTION:** Mike Fortuna made a motion to approve the 13 July 2011 minutes as submitted. Dan Dachelet seconded. Motion carried unanimously.

August minutes tabled.

**6. Public Comment**

None.

## 7. EDC Coordinator's Report

**Tony Salomone, 310 Saybrook Road** – Mr. Gidius stated that he's had discussions with Mr. Salomone in regard to the Village Zoning Regulations and the Streetscape. Mr. Fortuna noted that the Streetscape was not regulated by the town, but rather by the State of Connecticut.

Mr. Gidius stated that Mr. Salomone has indicated that Subway Restaurants is interested in renting his building and that there has been a meeting between Mr. Salomone; Jeff Miller, Chatham Health District; and himself in regard to a septic system (insufficient room for a new system to allow for a Subway). Discussion followed in regard to possible sewage solutions (above ground tank, compost system similar to Hammonasset Beach State Park), the location of the well, change of use (mercantile to restaurant), and how public sewer would be a benefit.

Mr. Dachelet asked if the property was being listed on SiteFinder. Mr. Gidius stated that the property is not listed at this time.

**Higganum Feed Store, Saybrook Road** – Mr. Gidius stated that a possible sale of the business/property, as previously discussed, did not take place as an agreement between the parties could not be reached.

**23 and 27 Killingworth Road** - Mr. Gidius stated that all the tenants have moved out of the 27 Killingworth Road building and that Greg McKenna, property owner, is working on having the electricity turned off and obtaining permits to demolish the building. Mr. Gidius stated that the tenants have not moved out of the 23 Killingworth Road building noting that they still have a four year lease.

Mr. Dachelet asked if there has been any discussion in regard to potential contamination on the site. Mr. Gidius stated that Mr. McKenna is aware of the situation and has plans when the need arises.

A brief discussion followed in regard to parking spaces, septic system, proposed sewer, and possible temporary uses for the site (Lions Club Christmas tree sale).

**Zen Roasters, 106 Bridge Road** – Mr. Gidius stated that Tim Houlton, owner of Zen Roasters, formerly of 27 Killingworth Road, has relocated to 106 Bridge Road (next to Subway). Mr. Gidius also stated that Mr. Houlton is interested in selling cups of coffee out the door, which would create a change of use.

**Nine Town Transit** – Mr. Gidius stated that work will begin on obtaining a State of Connecticut DOT grant for \$21,000 and what that funding will afford through the Nine Town Transit program. Mr. Gidius stated that Nine Town offers Dial-a-Ride and a fixed route system and that they are looking to create a route up Route 81 with a stop in the Center. Mr. Gidius noted that Haddam cannot afford to become a member town, but could sub-out some level of service.

Mr. Gidius also stated that he has discussed the potential of bringing Haddam's Senior Van under the Nine Town system with Paul DeStefano, first selectman, and Liz Glidden, town planner; however, Mr. DeStefano didn't think this would be a good idea. Discussion followed in regard to the seniors having the option of Dial-a-Ride or traveling the fixed route system.

**Jail Project, Saybrook Road and Jail Hill Road** – Ms. Fernandez asked how the jail project was progressing. Mr. Fortuna stated that he has spoken to and will be meeting with the contractor to make sure they are discussing the same items in regard to the trim (roof is completed). Ms. Fernandez asked if there was any damage due to Hurricane Irene. Mr. Gidius stated that he is not aware of any damage.

Mr. Gidius stated that Joann Nesti would like to hold a meeting to discuss the next step of the project. Ms. Fernandez asked what that step would be. Mr. Fortuna stated that the next step would be the removal of hazardous materials (asbestos, lead, and PCB's). A brief discussion followed in regard to funding - available for windows and demolition; eliminated for reuse planning; and monies for a stabilization planning – and in-kind services.

Ms. Fernandez stated that as a town we need to do everything we can to preserve our historical assets, because it's the one thing that gives us character and make us attractive to others. Mr. Vynalek stated that the jail is unique in that it's the only one in this area.

## **8. Old Business**

### **a. Discuss Implementing a Local Bidder Preference Ordinance to Assist Local Contractors/Businesses - Update**

Mr. Fortuna stated that he has reviewed a number of different ordinances from the following towns/cities – Stafford, Milford, Canton, Stonington, and Wethersfield. The idea behind the ordinance would be if a local bidder is within 10 percent of an outside lower bidder and all aspects are equal, the local bidder would get first right of refusal to take the project for the lower bid. One variation to this ordinance would be where the local bidder is a homeowner within the town with a business located in another town. Mr. Fortuna stated that his research showed some problems with the second option – town doesn't get the same benefit of a business expanding within town.

Discussion followed in regard to Canton's recently passed ordinance in which they voted that in order to receive the bidder preference it must be a business registered within the town. Also discussed were varying percentage rates used and what the town would want the ordinance to apply to - office supplies, lawn services, building maintenance, etc., but would exclude professional services as they should be based on qualifications. Further discussion followed in regard to how the Commission should proceed. Mr. Fortuna stated that he will send a draft copy to all Commissioners.

**b. Sewer Numbers (Costs)** – Mr. Fortuna stated that Mr. Gillespie has submitted the numbers and that if the town were to borrow \$4 million to build a sewer system, and assuming that the town received some grants and private contributions from developers, at 3.75 percent interest for 20 years the impact to each household would be \$103 per year assuming 27,000 households at our current mil rate. Mr. Fortuna stated that at the end of the loan the town would be paying \$1.5 million in interest and that the town's commitment would be \$275,000 a year.

Mr. Dachelet asked about the O&M costs – upfront capital costs paid for by the connector and not the operating costs.

Mr. Fortuna stated that the next discussion to have would be what's the tax benefit of having a full build out (more realistic half a build out) of Higganum Center. Mr. Dachelet clarified that the town takes the loan out up front, increases the taxes, and then once the tax role begins to increase the taxes would not increase or climb as quickly. Mr. Gidius and Mr. Fortuna both stated that the taxes would not climb as quickly. Discussion followed in regard to possible options such as waiting for a potential developer(s) coming in to town and that development affecting the costs.

Ms. Fernandez stated that any town that has remained viable for its residents and vibrate and growing has had to invest in infrastructure. Mr. Fortuna agreed.

Mr. Dachelet stated that there will be a Business Owners' Meeting on Wednesday, 5 October, 6:30 p.m., Grange, to discuss this topic. Mr. Fortuna stated that the business owners may pick up the torch regarding this topic, but would like to have additional information before doing so.

Discussion followed at length in regard to the proposed project, associated costs, and benefit assessments. Mr. Fortuna stated that he will readdress this issue with Mr. Gillespie.

## **9. NEW BUSINESS**

**Land Swap Meeting** – A brief discussion followed in regard to the meeting; that the State's Plan of Conservation and Development precludes DEP, by statute, from reassigning the property as open space; and that Requests for Qualifications for the appraisals of both parcels have gone out.

## **10. Adjournment**

**MOTION:** Heather Batzner made a motion to adjourn. Dan Dachelet seconded. Motion carried unanimously.

The meeting adjourned 8:50 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner, Recording Clerk

**The next meeting will be held on Wednesday, 12 October 2011, 7:00 p.m.**