

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 8 MARCH 2017
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Kate Anderson, Secretary/Treasurer
X	Stephen Bayley, Vice Chairman
A	Joe Bergin
X	Mike Farina
X	Dave Fleig
A	Brenda Hunter
X	Lori Maggi
X	Cindy McNeil Sola, Chairman
A	Ed Vynalek
X	Lizz Milardo, First Selectman
A	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. Sola, chairman, called the meeting to order at 6:35 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

Correction: change "8 February 2017" to "8 March 2017". The agenda was approved as amended.

4. Public Comment

None.

5. Approval of Minutes

Correction to the 18 January 2017 minutes: page 3, d. Industrial Park – Haddam, second paragraph, third sentence – after "Beaver Meadow Road" add "and Mr. Bayley mentioned that it's a slippery slope to change zoning and that this type of zoning will devalue commercial property."

MOTION: David Fleig moved to approve the 18 January 2017 minutes as amended. Steve Bayley second. Motion carried unanimously.

Correction to the 8 February 2017 Notes – In the footnote change "Minutes" to "Notes". The Commission acknowledged the correction. No formal motion made as these are not formal minutes due to the lack of a quorum, merely notes.

6. Old Business

a. Haddam Spring Celebration Weekend – April 22th and 23th

Mrs. Sola reported the Celebration has run into a huge glitch. After speaking to both Park Rangers, no sales transactions of any kind can take place at Eagle Landing State Park regardless of special permits. Mrs. Sola reviewed the State Park rules and will email to all Commissioners. Discussion followed at length in regard to the following: 1) why vendors can sell at the Haddam Meadows (grandfathered in); 2) trying to keep the train and boat a part of the event; 3) potentially using Eagle Landing behind Goodspeed's Station Country Store (small area and unclear if it will work); 4) the use of private property (liability; whether or not town insurance has a special events rider; and 5) asking Maryan Muthersbaugh to contact Dave Papallo, Andrews Marina, and Ann Marie and Kris Pszczolkowski, Goodspeed's Station Country Store to see if they would be willing to allow vendors and the public on their properties. Mrs. Milardo explained how DEEP rules/funding/shortage of staff have changed things and what is not allowable on the site.

Event scheduled for: Saturday, 22 April, with a rain date of Sunday, 23 April. This weekend will also be the Haddam Jr. Woman's Club Town Wide Tag Sale and Haddam Little League Opening Day.

Tourism Committee meeting scheduled for: Thursday, 9 March 2017, Nehemiah Brainerd House, 988 Saybrook Road, Haddam. No time given.

b. Blight

Mrs. Sola reported that Maureen Tary, Administrative Coordinator, Land Use Dept., emailed the link concerning the Collection and Storage of Junk Material, Abandoned Vehicles, and Debris – Section 19 of the Haddam Zoning Regulations (copies distributed). Mr. Bayley stated one of his concerns is the reporting of blight noting he has had some discussions with Jim Puska, Zoning Enforcement Officer, and Liz Glidden, Town Planner, regarding this; and since that discussion they have sent a reporting form to him. Mr. Bayley felt the reporting can be anonymous.

Mrs. Sola stated although she understands Mr. Bayley's concern, she did not feel this was an EDC matter. Mr. Bayley stated in terms of business purposes, it should fall under EDC. Mrs. Maggi asked for elaboration. Mr. Bayley stated business blight should be the same as residential blight although more issues are probably residential. Discussion followed in regard to Planning and Zoning (P&Z) having the capability to enforce matters. Mrs. Milardo stated after speaking to Mrs. Glidden, the complaint must be in writing and then Mr. Puska has 30 days to notify the land owner and work with them to reach a resolution. Mr. Farina asked if fees are involved. Mrs. Milardo stated she believes so. Mrs. Milardo stated dilapidated buildings would come under the Building Dept. and hoarding cases would come under the Health Dept. Mrs. Milardo also stated when it comes to business owners, she has a difficult time telling them what they can and cannot do. Mrs. Maggi asked Mr. Bayley how he saw EDC being involved in the process with Mr. Bayley responding the Commission would be advisory.

It was the consensus of the Commission that this issue would all under zoning and not EDC. Mr. Fleig stated now that the process has been explained and everyone is aware this will always be an on-going issue, the Commission doesn't have the expertise, but the Commission can get it to the people who do. Noted that if enforced for one it must be enforced for all.

c. EDC Website on Town Main Page

Mrs. Milardo reported JoAnn Ricciardelli, First Selectman's Assistant, is happy to accept pictures to add to the new site. Using a Commissioner's cell phone, Mrs. Milardo showed the new website. Discussion followed in regard to EDC being on the website; a business directory (need to get one together); and available businesses (there is a link - Connecticut Economic Resource Center [CERC]). Mrs. Milardo stated the town is not limited to one person putting the information on site so it can be updated in real

time. Ms. Anderson and Mr. Bayley to provide information for the EDC link. Mrs. Maggi passed around a copy of what East Haddam EDC has on their website as an example.

Mrs. Milardo briefly discussed UConn Study Intern Storm Lawrence who was supposed to put material together. Mr. Bayley asked if the intern ever produce anything. Mrs. Milardo stated no, it was a complete waste of money. Mr. Bayley asked if Durham received anything. Mrs. Milardo stated no, not really.

Mrs. Milardo stated if anyone sends anything for the web site, to please cc Ms. Ricciardelli as she's the one actively working on this project.

d. Industrial Park

Mrs. Sola reported the Commission has previously discussed spot zoning. Mrs. Sola stated she's looking for ideas as she believes every town needs a spot that's close to the highway, on/off access, and some can look very nice. Discussion followed in regard to Haddam retaining its charm/rural character and the need for a master plan for an industrial park. Mrs. Milardo stated she has heard from the old timers in town that at one point there was land off of Exit 7 that was zoned industrial years ago as well as some property the school district owns behind Haddam Pizza. Mrs. Milardo also stated when she inquired about this, she was told there is no such land. Mrs. Milardo stated she agrees there needs to be a place, but the town is limited due to infrastructure; and as part of a bigger plan, looking for a site for an industrial park would fall under the town planner, EDC, and P&Z.

Discussion followed in regard to the relocation of the town garage (keeping in mind environmental issues around the property); putting together a Capital Committee (members from finance, selectmen, EDC, P&Z, Capital Plan); engineering companies looking to move to town; what does industrial mean (light industrial, manufacturing, or something else); and the grant for the Scovil Hoe Building (former State Garage).

Mrs. Milardo talked about reaching out to commercial realtors to let them know what Haddam has to offer and asked about contacts. Mr. Bayley spoke about Storrs Center in Mansfield and the Village at Mill Pond in Clinton (old Morgan School). Mr. Bayley talked about looking at what will generate tax revenue (scale) a Dunkin Donuts v. a warehouse, etc.; and the town trying to focus on those types of businesses. Mrs. Maggi stated it's important to retain the charm and the quaintness of Haddam.

Mr. Fleig stated he's still not clear on how all of this will piece together - unclear how he would answer a commercial developers questions. Mrs. Milardo stated infrastructure is the key – water, sewer, and cell phone – and how do you make the changes, how do you balance it out, and how do you bring in the income.

To be discussed further in May or June.

7. New Business

a. Description of EDC Duties AND b. Mission Statement – Outlined by Lori Maggi

Mrs. Maggi reported she had sat on the Commission in the past and it was all about infrastructure and not about working with businesses and bringing in new businesses. Mrs. Maggi stated this time sitting on the Commission it's totally different in terms of talking more about working with businesses and bringing new businesses in. Mrs. Maggi stated because of this she's been a bit confused about what exactly the Commission is supposed to be doing and so she reviewed the town's Charter (copy of Section distributed), the Connecticut General Statutes (copy of Section distributed), and looked at samples of mission statements from other towns and put together four samples (copy distributed). Mrs. Maggi asked Mrs. Milardo if this could change from administration to administration. Mrs. Milardo stated it probably could change from administration to administration; however, if a committee is working together and doing what they need to be, why it would change.

The Commission reviewed Mrs. Maggi's submissions. Ms. Anderson stated from a marketing standpoint there is an equation to put together a mission statement (nine pieces of information – customers; products or services; markets; technology; concern for survival, growth, and profitability; philosophy; self-concept; concern for public image; and concern for employees). Mr. Fleig agreed. Discussion followed in regard to the following: 1) what are the functions of the Commission; 2) that EDC has simply been an advisory commission; and 3) whether or not the Commission has the authority to put together a mission statement (Mrs. Milardo stated she didn't see why not as it would show as being a strong advisory committee – a group of individuals brought together to give a perspective to the economic development of the town.).

Ms. Anderson to send the nine pieces of information and Commissioners are to provide what they think is important for each bullet point. Mr. Fleig asked that each member give three to five bullets on what the purpose of what EDC is as the Commission has wrestled with this for months. The Commission will discuss at the March meeting.

Mrs. Milardo stated she has had a few people approach her that the business owners in town are looking for EDC to help and support them. Mrs. Maggi asked how so. Mrs. Milardo stated she didn't know and this may be more the coordinator's job.

Merchants Association - Mrs. Maggi asked what's happening with the Merchants Association. Mrs. Sola stated Greg McKenna, Higganum Pharmacy, is away and this needs to be worked on. Mrs. Maggi stated she is willing to help and that she's spoken to Mr. McKenna about this. Mr. Bayley stated he thought it would be good to have a business owner from both Higganum Center and Tylerville heading the Commission.

Mrs. Sola asked Mrs. Milardo when the Commission should try to get the merchants together. Mrs. Milardo stated she may have a coordinator in place by the beginning of May. Mrs. Maggi stated the merchants can still move forward; and that Mr. McKenna and whomever should sit down first before coordinating another gathering. Mr. Bayley suggested inviting Mr. McKenna to the April EDC meeting.

Mr. Farina stated the Merchants Association should be separate from the town. Mr. Farina stated EDC can advise them, help them, and suggest things EDC knows are within the rules and regulations, or anything we hear, but otherwise the Association must work on its own. Mrs. Maggi agreed, but to get the Association started EDC should help. Mrs. Milardo stated if the goals are kept at it being about Haddam and about the resources to promote Haddam, then it should work.

c. National Main Street Center (NMSC) – Looking at the Mucket – Being Worked on by Kate Anderson

Ms. Anderson reported the grant has not been submitted as it's been extended until Monday, 13 March 2017, and if anyone has further suggestions, please submit them. Ms. Anderson reported there is no place to upload images and Mr. Bayley suggested mentioning the Channel 3 – WFSB Scot Haney video. Mrs. Maggi stated there's a Mucket Facebook page. Discussion followed in regard to a sign "Mucket Crossing" that had been in place during the road reconstruction.

Ms. Anderson stated there are 15 grants with the goal being to pick three projects from five states and applicants will be notified Wednesday, 22 March 2017, if they are receiving a grant.

d. EDC Coordinator

Mrs. Milardo reported the Board of Selectmen (BOS) and the Board of Finance (BOF) have tentatively approved funding for a part-time EDC Coordinator, for the upcoming fiscal year. Mrs. Milardo also reported she will put a formal request in to the BOF after the BOS meeting next Wednesday, 15 March 2017, to ask for \$5,000 to get that person hired now. Mrs. Maggi asked if the position will be shared with East Haddam. Mrs. Milardo stated yes, with approximately 12-14 hours per week each for both Haddam and East Haddam, part-time, no benefits. Mrs. Milardo also stated the job description is ready and has to

go in the paper; and East Haddam has the funding, but is waiting for Haddam. Mr. Bayley stated although he's in favor of hiring an EDC Coordinator, he recommended waiting until the budget is adopted to make sure the townspeople are agreeable to this.

8. Adjournment

MOTION: Steve Bayley moved to adjourn. Lori Maggi second. Motion carried unanimously.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 12 April 2017.