

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 14 DECEMBER 2016
APPROVED MINUTES
*Approved as Submitted at the 18 January 2017 Meeting***

ATTENDANCE

X	Kate Anderson, Secretary/Treasurer
X	Stephen Bayley, Vice Chairman
X	Joe Bergin
X	Mike Farina
X	Dave Fleig
X	Brenda Hunter
X	Lori Maggi
X	Cindy McNeil Sola, Chairman
A	Ed Vynalek
A	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 7:10 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

There were no additions/corrections to the agenda.

4. Public Comment

None.

5. Approval of Minutes

MOTION: Steve Bayley moved to approve the 12 October 2016 minutes as submitted. David Fleig second. Motion carried unanimously.

Correction to the 16 November 2016 minutes: page 1, Item #6 Old Business, a. Halloween Haunted House, last line – change “Lewis” to “Cook”.

MOTION: Steve Bayley moved to approve the 16 November 2016 minutes as amended. Kate Anderson second. Motion carried unanimously.

6. Old Business

a. Budget

Mrs. Sola reported there is a balance of \$1,800 and there is a lot coming up in 2017 in which this will be used. Mrs. Sola also reported she has submitted a budget for 2017-2018 and as requested \$4,000 to \$4,200.

Mr. Fleig asked if the \$1,800 is to be used through June 2017. Mrs. Sola stated yes.

Mr. Bayley asked if there has been any feedback in regard to an EDC coordinator. Mrs. Sola stated no, not at this time; however, either Lizz Milardo, First Selectman, or Liz Glidden, Town Planner, is meeting with the East Haddam Economic Development Commission (EDC) in regard to the position.

b. Christmas Light Poles

Mrs. Sola reported the light poles have been decorated; and that she has requested funding in the 2017-2018 budget for Christmas lighting over the road (garland and wreath) for both Tylerville and Haddam.

Mr. Bayley stated Higganum Center looks great. Mrs. Sola thanked everyone for doing a great job. Discussion followed in regard to lighting in the future; new lights for the merchants (Higganum Vision Group [HVG] donation); and investment in solar lights for the Haddam Green and Tylerville (on HVG's agenda).

Mr. Farina asked about lighting for the new village sign. Mrs. Sola stated the sign does not have lighting at this time; however, there is new lighting and garland on the bridge (hope to extend next year).

7. New Business

a. Election of Officer - Treasurer

Mrs. Sola reported she would like to have a treasurer on board to help with the finances (submission of invoices, request Purchase Orders, budget total). Mrs. Sola stated she had suggested Ms. Anderson be the treasurer as she's already the secretary, but asked if anyone else was interested in holding the position. There was no further interest.

MOTION: Cindy Sola moved to nominate Kate Anderson as secretary/treasurer of the Economic Development Commission. Mike Farina second. Motion carried unanimously.

Congratulations, Kate!

b. How EDC is going to develop a strategy for attracting businesses to Haddam AND c. Plan 2017 Strategy

Mrs. Sola reported Mr. Fleig came up with this idea and it's something the Commission should address before moving forward in January. Ms. Hunter stated she thought that was what the coordinator would be doing. Mrs. Sola stated that would be the case if a coordinator is hired and that's unclear at this time.

Discussion followed in regard to the Buildings Committee meeting held on 16 November 2016 and the information being useful for any building in town; a list of mixed use buildings available in town; figuring out a placement for an Industrial Park (have a location near a highway exit); and how the town market's itself (for what purposes, what do we want the town to be - residential, small business, industrial, etc.).

Mr. Bergin talked about the Tylerville Market Study presentation (Planning & Zoning [P&Z] meeting, 17 November 2016) and a property owner who spoke in regard to properties that aren't able to be develop-

ed, in her opinion, in a way she would like them to be. Mr. Bergin reported this property owner also mentioned a proposed 90 unit housing development application in the near future.

Mrs. Maggi stated she feels there needs to be sensitivity in telling people what they can and cannot do with their property. Discussion followed in regard to promoting diverse uses rather than redundant uses; a redundant use needing a special permit; people being able to do what they want, within reason, with their property; and the need for infrastructure.

Mrs. Sola asked the Commission if they would like to meet with P&Z and the Buildings Committee, to be a cohesive group to find out how to move forward. Ms. Anderson stated it seems a lot of what is being discussed is in correlation with the Plan of Conservation and Development (POCD) update. Mrs. Sola agreed. Discussion followed.

Mr. Bayley stated he felt EDC should have been in on the discussion in regard to the proposed zone change from residential to industrial park. Mr. Bayley also stated there's a proposal for a similar zone change on Beaver Meadow Road. Mr. Fleig stated perhaps a meeting between EDC, P&Z, the Buildings Committee and the Land Use Dept. would be beneficial in order to understand what may be transpiring and where everyone stands.

Discussion followed in regard to the Buildings Committee's presentation in regard to the Jail (potentially becoming a destination place) and the Essex Steam Train; coordinating another Tourism Committee meeting; developing a brochure that covers points of interest in town; and whether a grant might be available to help in the development of a brochure (Ms. Anderson offered to help write the grant).

Mrs. Maggi asked for clarification as to what the Buildings Committee's charge is. Mr. Bergin and Mr. Bayley explained the buildings covered by the Buildings Committee. Mrs. Maggie suggested Mrs. Milardo and Mrs. Glidden sit down with all the committees/commissions/boards at one time and explained what each is responsible for. Mrs. Maggi stated she would like to see HVG include more of the Tylerville merchants. Mrs. Sola stated the Haddam Merchants Association, which is forming, should include all merchants in the Town of Haddam. Mr. Bergin stated HVG is a community group (informational, educate, advocate). Mrs. Maggi stated if HVG is going to advocate, then they should be advocating for Tylerville too; and if they're not going to, then they shouldn't be asking the Tylerville merchants for money to participate in HVG events. Discussion followed at length in regard to HVG being renamed the Haddam Vision Group as it should be working for the Town of Haddam.

Mrs. Sola stated she will work on setting up a meeting between Mrs. Milardo, Mrs. Glidden, P&Z, the Buildings Committee, POCD, and EDC. Mr. Fleig stated he believes this is all in good spirit, there are good things that need to be done, and the other groups are probably thinking the same things this Commission is thinking. Mr. Farina noted that EDC can make suggestions, but it has no teeth. Mrs. Sola stated in her mind, P&Z has the power and until EDC is able to work hand in hand there will be no open communication.

Discussion followed in regard to Higganum Village having their own set of regulations while Tylerville does not; there being no protection of historic homes in Tylerville (considering the history of the homes down there); the delay of demolition ordinance; sidewalks; an EDC strategy should be as an advocate for any plan that makes sense; taxes; sensitivity to seniors (taxes, housing); and a list of businesses that would be good for the town (East Haddam to be included, the need to work together) as well as a list of current businesses in town.

To recap, Mrs. Sola stated the Commission needs to 1) sit down with East Haddam's EDC as to the strategy on how to bring businesses in, 2) meet with P&Z, POCD, and the Buildings Committee with Mrs. Milardo and Mrs. Glidden to tap into that avenue, and 3) figure out between the two what EDC's purpose is and how to move forward. Mrs. Sola will send out an email regarding this and will try to set up a meeting in January.

Mrs. Maggi noted that there are a number of businesses within town that are not paying appropriate taxes due to not being identified. Discussion followed in regard to this matter being discussed in the past; possibly offering an amnesty period for those businesses that are not registered; and this being a tax department matter, but also an economic development matter.

8. Land Use Report

Nothing new to report at this time as some issues had been discussed earlier in the meeting.

9. Adjournment

MOTION: Cindy Sola moved to adjourn. Steve Bayley second. Motion carried unanimously.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 11 January 2017.