

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 11 MAY 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Kate Anderson, Chairman
A	Cortney Emschwiler Swokla
X	Mike Farina
A	David Law
X	Mark Lundgren (Left at 6:30 p.m.)
A	Robin Munster
X	John Pember
X	Doreen Staskelunas, Secretary
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Ms. Anderson, chairman, called the meeting to order at 6:04 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Approval of Agenda

MOTION: Doreen Staskelunas motioned to approve the 11 May 2022 agenda as submitted. Mark Lundgren second. Motion carried unanimously.

4. Public Comment

There was no public in attendance.

5. New Business

a. Updates

Scovil Hoe Open House – Ms. Anderson reported the open house held on Sunday, 1 May 2022, was very well attended (75 to 100 people). At the Community Center, Tighe & Bond had a very nice presentation set up as did Bill Warner, Town Planner, who had poster boards outlining what has taken place to date and outlining the process and representatives from Parker Benjamin were set up in the mill buildings with time line of events and are proposing shops, galleries, life style business offices (a trademark term), and a restaurant. Ms. Anderson also reported that a couple of former DOT employees who worked at the garage gave her a tour of the building. The buildings were all open and appeared to be in good condition and you could envision what will be in there. There are a couple of different phases – design and permitting; they will be making an application to the State Historic Preservation Office (SHPO) for historical tax credits (give the buildings some historic designation).

Ms. Anderson stated if the project is approved at the town meeting, the environmental remediation will start and once that's far enough along, the developer can start renovating and those two phases can overlap (this will help to compress the schedule as much as possible). No hard and fast tenants as of yet, but there is a lot of interest in having store fronts in the buildings. Ms. Anderson stated the process calls for the Town to purchase the buildings and affiliated land from the State for \$325,000; once the developer

has spent \$650,000 in work/renovations, the Town will transfer the building title over to the developer (the developer will not pay for the building itself). The developer will end up spending more than \$650,000. Stage 1 construction is budgeted at \$734,000 and Stage 2 will be based upon the tenants that they lease the building out to (anticipate a range of \$400,000 to \$800,000). There will be an overall investment of \$1.2 million. Ms. Anderson stated when the building is transferred over it will go on the tax role.

Ms. Anderson reported the public hearing regarding this project is tonight and a town meeting is scheduled for Wednesday, 18 May 2022, with a vote for the town's budget and a separate vote for Scovil Hoe. Ms. Anderson stated in the public hearing notice, it talks about acquiring two adjacent buildings.

Ms. Anderson reported the Town has found out that the Community Center and the Veterans Museum are still deeded to the Haddam Volunteer Fire Company and will need to be transferred over to the Town which the town meeting vote will accomplish. The Town will be retaining the Community Center and the Veterans Museum. Mr. Lundgren stated the Community Center is used a great deal for meetings (used by possibly 13 groups) and the Town will be limiting the use of the building by lack of parking; therefore, it's possible it may not act as a community center again. Ms. Anderson stated she has heard that concern a few times and hopes that it will be addressed at tonight's hearing. Mr. Farina and Mr. Lundgren noted that the seniors are not pleased and getting active about a few other things.

Ms. Anderson stated another part of the public hearing is building part of the community septic. The intent would be to construct a portion of the community septic system on the upper portion of the Higganum Green and it will serve the mill buildings, the Community Center, Veterans Museum (if they need it) and possibly the physical therapy building. Parker Benjamin will pay for the construction of the system; and the Town will not have any cost incurred on it. The portion of the community septic system that will be constructed at HES will take care of the rest of the downtown buildings.

b. Discussion on Volunteer Planning for Town Sponsored Events

Website - Ms. Anderson reported she has spoken to JoAnn Ricciardelli, First Selectman's Assistant, in regard to updating the town's website and adding pages to it and she is on board to update the website. Once the content and information is available, it should be easy enough to input.

Tractor Parade – Mr. Lundgren reviewed a tentative outline for the tractor parade. Proposal calls for staging at St. Peter's Church (Mr. Farina to speak to church officials regarding this; and to be off site well before 5:00 p.m. mass) and travel down Candlewood Hill Road to Route 81/Killingworth Road (up a short distance and return to the Community Center or HES area). Undetermined start time, but would like parade to be finished by noon. Mr. Lundgren will discuss parade route with the resident state troopers and the first selectman. Mr. Farina stated he will ask Father Martin to bless the tractors.

Mr. Lundgren reported that Mike LeFleur, President, Haddam Lions Club, will put up the large tent for civic groups to sell food. Ms. Anderson asked if prizes had been considered for the tractor parade. Mr. Lundgren stated no; and noted that there have been inquiries as to floats/trailers (another discussion to have with the resident troopers).

Band for Fall Festival, Rock Landing – Mr. Lundgren reported that the band, Rock Landing, is available. Ms. Anderson reported the Commission cannot vote on the expenditure until after the 2022-2023 budget has been approved (town meeting scheduled for Wednesday, 18 May 2022). Mr. Lundgren stated they will have the band from 12:00 p.m. to 3:00 p.m.

Trunk or Treat – In regard to parking, Mrs. Staskelunas asked if access to the drive thru between the mill buildings would be lost with the transfer of the buildings. Ms. Anderson will check with Mr. Warner. Mrs. Batzner commented it would be a nice gesture for the developer, as part of the community, to allow the use for the event.

In regard to traffic control, Mr. Lundgren will contact the resident troopers and fire dept. Ms. Anderson stated Bob McGarry, First Selectman, has the authority to close Candlewood Hill Road.

c. Farmers' Market – Opens Friday, 3 June 2022

Ms. Anderson reported that the hours for the Market have changed and it will be opened from 3:00 p.m. to 6:00 p.m. every Friday except for 26 August and 2 September. Ms. Anderson also reported that Kristy Benson, Market Master, was very grateful for EDC's sponsorship. Ms. Benson has budgeted \$1,000 that will be used for music and approximately \$600 for different signage (purchase of a new large banner for the fence at HES and yard signs), and postcard size pamphlets to be left at area businesses. Noted that Killingworth no longer has their market due to the market master stepping down and there being no replacement (market was not held last year).

6. Old Business

a. Tylerville Construction Planning Updates – Continued Discussion

Ms. Anderson reported on the following: **Swing Bridge** – Bid opening was delayed and DOT should be issuing a Notice to Proceed by the end of June. There are concerns that the project may be delayed and work may not be completed until 2024. DOT website did not have any new information. Hopefully, there will be an update soon. **Rotaries/Roundabouts** – Nothing new to report. **Bridge Road Sidewalks** – Work has begun. Cutting of driveway aprons was taking place today. **Haddam Center Sidewalks** – Work to begin soon in the area of the library. Ms. Anderson noted there are two different contracts for the sidewalk projects.

7. Chairman's Report

Ms. Anderson reported on the following: **Higganum Cove** – The committee hired Brian Kent, landscape architect and principal, Kent + Frost, to develop a master plan. Mr. Kent made a presentation on Wednesday, 20 April 2022, with potential ideas for the site. Ms. Anderson stated she likes that Mr. Kent is very knowledgeable and enthusiastic, but is not forcing his ideas on the committee. Mr. Farina stated he has heard there are concerns about the plantings and that there is the possibility of funding being available through the Gateway Commission. Ms. Anderson noted that Mr. Kent just recently assist the Town of Killingly in receiving a CT Community Challenge grant. **Brush Fire** – The Commission thanked the Haddam volunteers for assisting in putting out the fire as well as attending to a number of other calls they had received that day and throughout the night. **Town Budget** – Town meeting is scheduled for Wednesday, 18 May 2022, Fire Station #1, Community Hall, 439 Saybrook Road, Higganum. If the town budget passes, the most the mil rate will increase is half a mil and it will be set immediately. **School Budget** – It passed. **Ann Riebold** – Ms. Anderson announced the passing of former Assistant Town Clerk Ann Riebold on Monday, 9 May 2022. Ann, who recently retired, was employed by the town for 35 years and served the town in the Land Use Dept. before moving to the Town Clerk's Office. Ann will be greatly missed! **Merchants Group** – Mr. Pember asked if anything has taken place. Ms. Anderson stated this matter ebbs and flows. Tylerville merchants have formed a group out of necessity with all the construction projects in that section of town. This matter can be revisited. **EDC Membership** – Mrs. Staskelunas asked if anyone is interested in joining EDC. Ms. Anderson stated a couple of people have expressed interest and have been advised to attend a couple of meetings to see what the Commission is about. Noted that residents do not have to be a member to be involved with a particular event. **CT Main Street** – Recently made a presentation to the Board of Selectmen (BOS). **Affordable Housing Plan** – Mr. Warner is working on a comprehensive draft plan. Very interesting statistics in the document. Haddam is aiming for its best possible scenario. **Blue Way Commons, Saybrook Road and Brookes Court** – Moving forward. Possible pre-leasing fall/winter 2022. **Bridge Road Apartments** – No activity taking place at this time. **Wellness Center, Island Dock Road** – Moving along. **Jeff Rummel's Property, Saybrook Road (near Spencer's Shad Shack)** - Residential, but did inquire to P&Z about a potential small light industrial concept. No plan at this time.

8. Approval of Minutes

The Commission agreed to table the approval of the 8 December 2021, 12 January 2022, and 13 April 2022 minutes until the June meeting.

9. Adjournment

MOTION: John Pember motioned to adjourn. Doreen Staskelunas second. Motion carried unanimously.

The meeting was adjourned at 6:46 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Wednesday, 8 June 2022, at