

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 14 SEPTEMBER 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Kate Anderson, Chairman
A	Cortney Emschwiller Swokla
X	Mike Farina
X	David Law
X	Mark Lundgren
A	Robin Munster
A	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 6:37 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Approval of Agenda

MOTION: Doreen Staskelunas motioned to approve the 14 September 2022 agenda as submitted. Mark Lundgren second. Motion carried unanimously.

4. Public Comment

Ms. Anderson asked Corinne Carmody if she would like to speak. Mrs. Carmody stated she would like to help on the day of the tractor parade. Ms. Anderson moved the conversation to that agenda item.

5. New Business

a. Farmers' Market Committee

Ms. Anderson reported Kristy Benson-Amarante is getting a bit overwhelmed and is recruiting a Market Committee to see if there are tasks that can be taken on. The Farmers' Market has resumed for the month of September and will run through Friday, 30 September 2022.

b. Updates

Ms. Anderson reported on the following:

HES – The Town put out a Request for Proposal (RFP) for architects to produce a design and cost estimate to fix the roof at HES. The proposals are due Thursday, 15 September 2022. Anticipating that it will cost more than \$400,000 to replace the roof, but between the Capital Plan and grant money it should be covered. A brief discussion followed regarding securing the building.

Higganum Cove – A master plan has been developed indicating where the first places to spend money will take place. The committee will meet Thursday, 22 September 2022.

Scovil Hoe – The Town and the developer have executed the contracts. Awaiting the State of Connecticut to sign off on the documents as they want to clarify who will pay for the clean up if the developer falls through. The Town had to go out for an RFP for an environmental consultant on the Town's behalf. VHB was the consultant that was selected.

Rossi Property – The Board of Selectmen (BOS) and the Board of Finance (BOF) are reviewing a \$1.5 million clean up grant application that Bill Warner, Town Planner, has been working on with Amy Vaillancourt, Environmental Consultant. Rossi and the Town each have their own engineers and have come to an agreement on a cost to remediate the site. The project will come before the BOS – Tuesday, 11 October 2022, BOF- Wednesday, 19 October 2022, P&Z – Thursday, 20 October 2022, a public hearing – Wednesday, 2 November 2022, and a town meeting – Wednesday, 9 November 2022. The intent is for the Town to purchase the entire site from Rossi and then Greg McKenna, Nutmeg Pharmacy, would purchase the front half of the parcel (along Route 154) to construct a new pharmacy (create 20-30 full time jobs when the building is at full capacity). The Town will retain the back portion of the parcel. Do not know the purchase price that was settled on.

Mrs. Staskelunas asked how the purchase of the Rossi property will play into the community septic system. Ms. Anderson stated the community septic system is separate from the Rossi property and is covered by a Small Town Economic Assistance Program (STEAP) grant.

Ms. Anderson will email the grant to the Commission for their review.

Mr. Law asked if Mr. McKenna's development does not work, if there would be a clause that gives the Town first option to regain the property. Ms. Anderson will check.

Haddam Center and Bridge Road Sidewalks – Moving along with no issues.

Beaver Meadow Road Culvert Project – The final pieces to the culvert have arrived and the project should be completed by the end of October. The absolute end date is 3 December 2022 and after that the contractor would incur penalties.

Road Paving – Mrs. Staskelunas stated she appreciates the number of roads that have been paved this year.

c. Discussion on Volunteer Planning for Town Sponsored Events

Ms. Anderson reported on the following:

River Days – Saturday, 1 October 2022, 5:00 p.m. – Fireworks 8:30 p.m. – Ms. Anderson reported the application for the permit to use Haddam Meadows has been submitted to DEEP and the permit for the fireworks is being reviewed by the fire marshal. The State continues to be very rigid as to what can take place at the Meadows.

Mrs. Staskelunas asked would it make sense for EDC to put all their energies into the Fall Festival if all goes well this year rather than deal with the State regarding the fireworks. Ms. Anderson stated that is an option.

Mr. Lundgren asked about the banner that used to go across Route 154. Ms. Anderson stated it cannot be found.

Fall Festival – Friday, 28 October 2022 through Sunday, 30 October 2022

Tractor Parade – Mr. Lundgren reported they have received the First Selectman's and Resident Trooper's permission to use Route 81 and 154 as well as permission to use the St. Peter's Church parking lot. The parade route will be from St. Peter's, down St. Peter's Lane, turn right onto Candlewood Hill Road, right onto Route 81, turnaround at the parking area for the Reservoir, come back down Route 81, turn left at the light onto Route 154, and into the Green. Anticipate some of the tractors will head out directly and others will stay for the concert. The concert will be from 12:00 p.m. to 3:00 p.m. at the gazebo on the Green. Ms. Anderson asked if help was needed in getting food lined up. Mr. Lundgren asked the Republicans if they would like to put a food booth up but did not receive a response. Mr. Farina stated he would ask the Democrats if they would be interested. Discussion followed regarding using food trucks and obtaining a food truck vendor list from Ms. Benson-Amarante.

Mrs. Carmody asked if any type of tractor was acceptable. Mr. Lundgren stated safe and roadworthy. Mrs. Carmody asked what she might be able to help with. Discussion followed regarding a donation basket (50/50 raffle), prizes, registration and numbers for the tractors, and a potential rain date (event to be held rain or shine).

Ms. Anderson reported that the Fall Festival will fall under the Lions Club, non-profit, and all the donations collected will be matched by Liberty Bank matches 25 percent. All donations go back to the food and fuel banks.

Vote on Sponsorship and Budget

Ms. Anderson stated she would like the Commission to sponsor prizes and a pumpkin carving contest (pumpkins to be carved at home and dropped off for display). A brief discussion followed on how to vote for the pumpkins. Ms. Anderson stated there are two other expenses to consider: portable toilets (\$200) and Fire and Flow fire spinning group (for Saturday evening; 3 or 4 shows throughout the evening) for a discounted rate of \$600.

Mr. Lundgren stated he had heard that Youth and Family Services (YFS) would like to be involved in the Fall Festival weekend with their Pumpkin Run and perhaps they could assist with the portable toilets they usually order for the Run. Ms. Anderson will check with YFS.

MOTION: Doreen Staskelunas motioned to approve the expenditure of \$900 for the Fall Festival for the Fire and Flow fire spinners, prizes, and miscellaneous expenses. Mark Lundgren second. Motion carried unanimously.

The Commission briefly discussed the need for volunteers.

Trunk or Treat

Ms. Anderson reported that this year YFS received a grant, and they will be purchasing a large amount of candy; however, if anyone would like to donate candy, they may do so. Ms. Anderson also reported area businesses are being notified of the festival and if they would like to participate, they may.

Holiday Pop-Up Market and Tree Lighting

Ms. Anderson reported the Pop-Up Market is coming back to HES this year. Kristin Melnick will be chairing the event. Ms. Anderson will ask Ms. Melnick to attend the October meeting to discuss the event. Will also be incorporating the lighting of the tree during the opening weekend of the Pop-Up Market.

d. Budget and 2022/2023 Goals and Strategic Plan

Ms. Anderson asked the Commission to think about what they would like to do in the spring.

e. EDC Membership Openings

Ms. Anderson reported there are still vacancies on the Commission and will ask to have another notice put on the Town's website.

6. Old Business

a. Tylerville Construction Planning Updates – Continued Discussion

Swing Bridge – Ms. Anderson reported that the American Bridge has started working on the bridge. There is a website and Facebook page that will have daily updates. Student Transportation of America (STA), school bus company, is working with DOT and the contractor to make sure they're notified when the bridge is completely closed. DOT has promised to give two weeks notice. Mr. Lundgren stated the Chester-Hadlyme Ferry will be increasing their hours.

b. Articles for HK News

Discussion tabled.

c. Website Updates

Discussion tabled.

7. Chairman's Report

Ms. Anderson reported on the following: **Affordable Housing Plan** – Mr. Warner made a presentation to the BOS on Monday, 12 September 2022, regarding affordable housing. The State of Connecticut is mandating that each town have an approved plan in place. Noted that there are a number of misconceptions as to what is and who would qualify for affordable housing. In Haddam a single resident could make \$63,000 and a family of two could make \$73,000 or \$74,000 to qualify. Mr. Warner had identified a dozen places for potential affordable housing areas. Recommended a committee be designated to work on this matter. Noted that Jessica Condil, Director of Senior and Social Services and Municipal Agent for the Elderly, gave real life scenarios within the Town of Haddam where affordable housing is needed. The Affordable Housing Plan will be up on the Town's website. **Blueway Commons Apartments, Saybrook Road and Brookes Court** – Pre-leasing has begun. Phase 1 should be completed by the end of this year and Phase 2 has already been approved. **Merchant House, 1583 Saybrook Road** – The property is currently being rented and the plan is for a radio control cars/trains entertainment venue. **Wellness Center, 7 Island Dock Road** – Have received their Certificate of Occupancy (CO) and are open for business.

8. Approval of Minutes – 12 January 2022, 8 June 2022, 13 July 2022, and 10 August 2022

MOTION: Kate Anderson motioned to approve the 12 January 2022 minutes as submitted. Doreen Staskelunas second. Motion carried with Mr. Law and Mr. Lundgren abstaining.

MOTION: Kate Anderson motioned to approve the 8 June 2022 minutes as submitted. David Law second. Motion carried with Mrs. Staskelunas abstaining.

MOTION: Kate Anderson motioned to approve the 13 July 2022 minutes as submitted. David Law second. Motion carried with Mr. Lundgren and Mrs. Staskelunas abstaining.

MOTION: Mike Farina motioned to approve the 10 August 2022 minutes as submitted. Kate Anderson second. Motion carried with Mr. Lundgren and Mrs. Staskelunas abstaining.

9. Adjournment

MOTION: Mike Farina to adjourn. Doreen Staskelunas second. Motion carried unanimously.

The meeting adjourned at 8:24 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 12 October 2022.