

**TOWN OF HADDAM  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING  
COMMUNITY CENTER  
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441  
WEDNESDAY, 13 JUNE 2018  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Prem Aithal
X	Kate Anderson, Secretary/Treasurer
X	Mike Farina
A	David Fleig
X	Cindy MacNeil Sola, Chairman
A	Lori Maggi
X	Megan Mularski (7:36 p.m. left)
X	Lori Tharin
X	Robin Munster, EDC Coordinator
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mrs. Sola, chairman, called the meeting to order at 6:32 p.m.

**2. Pledge of Allegiance**

The pledge was recited.

Ms. Sola introduced Megan Mularski, newly appointed EDC member and owner of Higganum Candle Company. Mrs. Sola stated Ms. Mularski has been a tremendous help with the Markets on the Green that have been held so far this year.

**3. Approval of Agenda**

Approved.

**4. Public Comment**

None.

**5. Approval of Minutes**

**MOTION:** Kate Anderson moved to approve the 23 May 2018 minutes as submitted. Prem Aithal second. Motion carried unanimously.

**7. Old Business**

**a. Mucket - Update**

**Statues** - Ms. Anderson reported the town must sign an agreement from the company that will be dispersing the fund raising monies. Mrs. Munster asked if the agreement has to be signed by town hall or

EDC. Ms. Anderson stated she would need to look into it. Mrs. Munster reported that Lizz Milardo, First Selectman, and Barbara Bertrand, Finance Director, have copies of the agreement.

Mrs. Munster reported she did pay the balance difference for the design development fee, that the purchase order has been completed, and a check has been issued and mailed. Mrs. Munster also reported the town is in receipt of the company's W-9.

**Children's Book** - Mrs. Sola reported she has been contacted by Jan Verney in regard to a children's book about the mucket and that Ms. Verney has a rough draft. Mrs. Sola also reported that Ms. Verney has spoken to Art Wiknik, the conversation went well, and an illustrator is needed in order to proceed. Mrs. Sola stated Ms. Anderson has two people who may be interested in doing the illustrations. Mrs. Munster talked about Bob Shea, children's author/illustrator, who has come to Haddam Elementary School (HES) a couple of times and he too may be interested. Ms. Anderson will reach out to the people she knows.

#### **b. Market on the Green – Volunteers from EDC and Update**

Mrs. Sola gave a brief rundown on who has volunteered at the markets to date with Mrs. Munster stating she will be at all of them. Mrs. Munster stated the Market on the Green did very well and in talking to the vendors they were extremely happy and couldn't wait to come back. Mrs. Munster reported the next market (Thurs., 06.28.2018) will have 22 or more vendors. It was again noted that this market is for Haddam vendors only. Mrs. Munster stated she has had outside vendors approach her who would like to participate, but has explained the situation. Mrs. Munster again stated the Haddam businesses are very happy that EDC is only focusing on Haddam businesses and believes it's a good thing (only once a month, less pressure).

Mrs. Munster stated there will be different focuses throughout the year as the season changes – Park and Recreation booth in May and September used as an example. Mrs. Munster also stated she wants to make sure EDC members are present to represent EDC and to assist in set up, etc. Mr. Farina asked about predesignated spaces with Mrs. Munster responding not yet. Discussion followed in regard to set up and clean up times; advertising of the market on various media outlets; and the August market being on the fifth Thursday (08.30.2018) not the fourth as the others are.

Mr. Farina asked if there's a possibility of booking the Community Center for additional markets. Mrs. Munster reported that has been discussed such as a holiday market. Ms. Mularski outlined the dates of a few craft shows in an attempt to not have conflict. Mrs. Munster stated perhaps a snowflake lighting event could be held in conjunction with a market.

#### **i. Duck Race (Lions Club)**

Mrs. Sola reported she attended the market on the green for a couple of hours and it was busy in the morning, but understands it slowed down in the afternoon and this could be because the race was taking place. Mrs. Munster clarified that the Market on the Green (separate entity) is completely different from the other markets. Ms. Mularski stated there were a couple of vendors from the Thursday markets and outlined who was in attendance.

Mrs. Sola and Mrs. Munster reported the Duck Race went very well, but are unclear as to how much was raised. Mrs. Munster stated the Lions coordinated with the HK Dairy Barn. Will wait for a report from Mrs. Maggi.

#### **Car Show (Lions Club Rollin' on the River)**

As Mrs. Maggi was not in attendance there was no report.

## **River Day**

Mrs. Sola stated this topic will be discussed under New Business.

### **ii. Break Down/Set Up/Schedule EDC Members to be Present**

Mrs. Munster stated as previously discussed under Market on the Green, she wanted to make sure there are EDC members present for all of the Markets. Mrs. Sola stated at least one EDC member needs to be present at the other events as well; and if members can rotate out, people only have to work an hour or two per event.

## **7. New Business**

### **a. Budget**

Mrs. Sola reported the Commission will be going into a new budget beginning 1 July and believes it to be \$4,500. Mrs. Munster and Ms. Anderson stated they believe it is \$5,500. Amount to be verified.

### **b. Request Check for \$300 for Payment of June 28<sup>th</sup> Market on the Green Band Butter Jones**

Mrs. Munster reported there is money left on the line and she has the band Butter Jones, a five piece group with sound system, for the 28 June Market. The band has agreed to play for two hours at a cost of \$300.

**MOTION:** Mike Farina moved to approve the appropriation of \$300 necessary to engage the band Butter Jones for the 28 June 2018 Market on the Green. Kate Anderson second. Motion carried unanimously.

### **c. Craft Fair on Green – Vendors and Coordination**

Mrs. Sola reported Ms. Mularski was putting together a craft fair for the day of the Lions Club Rollin' on the River Car Show and the Lions have requested that the craft fair not be held on the same day as the car show. Ms. Mularski reported she has 25 to 30 vendors signed up plus a band and is hoping she can move the craft fair to Sunday, 1 July. Mr. Farina asked if the Lions had made an objection as he felt it would generate more people. Mrs. Sola stated the Lions came forward and asked that the craft fair not be held the same day as their car show. Mrs. Sola also stated she understands, and out of respect to the Lions believes EDC should back off. Mrs. Munster stated another concern is to have so much going on in town at once one event could be taking away from another. Mr. Aithal asked if there was a master calendar of all the events taking place in town. Mrs. Munster stated events are placed on the town's website as well as the EDC calendar (not meetings, only events). Mrs. Munster noted authorization from the First Selectman's Office to use Higganum Green is required. Mr. Farina asked if EDC has to book the State Police. Mrs. Munster and Mrs. Sola stated no, not for these types of events.

Ms. Anderson voiced concern over potential confusion with the Market on the Green, Thursday, 28 June, being Haddam businesses only, and the Craft Fair, Sunday, 1 July, being businesses outside of Haddam, and the lack of consistency and stepping on the toes of the businesses within the Center. Mr. Farina stated you won't know until receipts are added at the end of the day. Mrs. Sola stated she didn't see a problem. Ms. Mularski stated the vendors that will be in attendance at the craft fair are different from the ones that will be at the Market on the Green.

### **d. Crafters/Vendors Market on Higganum Green, Sunday, 1 July 2018 - Vote**

Mrs. Munster stated the Commission has to vote to authorize to have the craft fair pending Green usage.

**MOTION:** Mike Farina moved to approve the 1 July 2018 Crafters/Vendor Fair on Sunday, 1 July 2018, pending authorization of the use of the Higganum Green. Lori Tharin second. Motion carried unanimously.

#### **e. Yoga/Tai Chi on the Green in the Summer**

Mrs. Munster explained the idea of this proposal noting other towns – Chester, Killingworth, Essex, and New Britain – who are holding yoga on the green events for the summer. Mrs. Munster reported some are paying for the event through the Park and Rec Dept. (free to town residents) where others are drop in (pay the instructor directly). Mrs. Munster talked about timing, availability, and frequency. Discussion followed in regard to scheduling every other week during July and August (if doing well, add a class or two in September and October), drop in (set fee - cash paid directly to the instructor), it being a family event, and the day and time the event should be held (Tuesdays, 6:30 p.m.). Mrs. Munster will contact Robyne Brennan, Director of Recreation, HK Recreation Dept., in regard to their yoga instructor, when they hold classes, and future possibilities. Mrs. Munster noted that she knows of a yoga instructor. Mr. Aithal asked if there was a possibility for Merle McKenzie, owner of HK Fitness, to sponsor one of these events to create awareness. Mrs. Munster stated she could speak to Mr. McKenzie about it as well as CrossFit and a personal fitness trainer located at 415 Killingworth Road.

**MOTION:** Prem Aithal moved to approve the program Yoga on the Green starting July 10 and 24 going every other week until August 7 and 21 with the option of creating more frequency if it becomes popular. Lori Tharin second. Motion carried unanimously.

#### **f. Lions Club Duck Race – Update**

Mrs. Sola reported she heard the event went well. Will wait to hear more when Mrs. Maggi is present.

#### **g. Lions Club Rollin' on the River – Sunday, 8 July 2018**

No report at this time as Mrs. Maggi was not present.

#### **h. River Day – Saturday, 8 September 2018**

Mrs. Munster reported the DEEP application has been submitted and awaiting approval. Mrs. Munster also reported she has spoken to Zambelli, fireworks vendor, to confirm date. Ms. Anderson reported per Lizz Milardo, First Selectman, that Public Works will be cleaning up after the event. Mrs. Munster confirmed. Mrs. Munster stated she will reiterate to Zambelli that last year's debris left at the Haddam Meadows was not good and they need to be more attentive to that.

#### **i. River Day Market, Haddam Meadows, Saturday, 8 September 2018 - Vote**

Mrs. Munster reported the event will start at 4:00 p.m. with set up starting at 3:00 p.m. Ms. Mularski asked if there will be a Market on the Green that day as well. Mrs. Munster again stated the Market on the Green is completely separate; however, there will be a crafters and vendors fair held in the morning (9:00 a.m. to 2:00 p.m.) and the River Day Market, Haddam Meadows, is only food vendors of town organizations (churches, Lions, Democrats, Republicans, etc.). Ms. Mularski reported she currently has 30 vendors for the event on the green. Mrs. Sola confirmed that neither market will overlap as the crafters and vendors fair will end at 2:00 p.m. and the River Day Market will begin at 4:00 p.m. Mrs. Sola asked if anyone is selling glow sticks. Mrs. Munster stated yes, the Girl Scouts will be. Mrs. Munster also stated the River Day Market is being promoted as a picnic event.

Ms. Anderson asked Mrs. Munster if she had applied for music with Mrs. Munster responding music is not allowed (problem since a complaint from across the river was filed regarding a previous River Day event). Mrs. Munster reported that Haddam, East Haddam, Deep River, and Chester will be going to DEEP about moving East Haddam's Music on the Green over to Eagle Landing. A brief discussion followed.

**MOTION:** Prem Aithal moved to approve holding the River Day Market from 9:00 a.m. to 2:00 p.m. on Saturday, 8 September 2018. Mike Farina second. Motion carried.

Mrs. Munster confirmed that the Market is already registered for town green usage on that day.

## **j. Haunted House**

Mrs. Sola reported Chuck Cook wants to hold the Haunted House again and would like to extend it to the back of the Veterans' Museum. Mrs. Sola stated she contacted Dave Fleig, Chairman, HK Recreation Authority, to see if Parks and Rec would like to take this event over (have not yet heard back from him). Mrs. Sola also stated Parks and Rec are giving up Family Night as they would like to be more involved in the River Day Market on the Green such as having a bounce house for the kids. The Commission felt it would be appropriate for Parks and Rec to take over the Haunted House event. Mr. Farina asked when the event is scheduled. Mrs. Sola stated she believes 27 and 28 October.

**Scarecrows on the Green** – Mr. Farina suggested a scarecrow contest (approximately two weeks) noting that the merchants in Wethersfield sponsor each scarecrow. Mrs. Sola stated she thought the Garden Club had done this at one time. Ms. Mularski noted Essex holds a contest each year. Mr. Farina stated this would be a nice way to merge one event into another. Mrs. Sola suggested it be a part of the Pumpkin Run and the need for someone to organize the event. Mr. Aithal will speak to Mr. Granucci about the event.

## **k. GoFundMe Page – Lights in Tylerville and Higganum**

Mrs. Sola reported she thought perhaps a GoFundMe page could be set up to assist in the purchase of additional lights in Tylerville and Higganum next year, but is unclear if EDC can do this. Mrs. Sola stated she was thinking of snowflakes hanging off the trees all along the green around the gazebo and to start bringing lights into Tylerville. Mrs. Munster reported Tylerville will get lighting as part of the grant when the sidewalks are installed. Mrs. Munster stated one problem would be in who manages the GoFundMe page and cited an instance of someone in office having done this and it should not have been done. Mrs. Sola stated she will drop the matter. Ms. Anderson stated perhaps the company who helped with the Mucket Project could assist in this matter. Mrs. Munster suggested looking for grants with Ms. Anderson volunteering to do so.

## **l. Scovil Hoe – Follow Up**

Mr. Aithal reported the second workshop was held on Thursday, 31 May 2018, and Connecticut Resource Conservation and Development (CTRC&D) who is sponsoring this project is currently looking at two sites – Scovil Hoe, Higganum, and Baker Lane, East Haddam. Mr. Aithal also reported the Conway School has been working with developers and on proposed solutions. Blueprints of possible development scenarios that were distributed at the workshop were shown to the Commission (to be scanned and emailed to Ms. Anderson). Mr. Aithal stated the sites will be reviewed by the CTCR&D in July, right now there's a completion of the studies of the sites, and then moving forward there will be a discussion with the Town of Haddam to determine if there's an interest in partnership. Mr. Aithal also stated there needs to be coordination between Scovil Hoe, Haddam Elementary School (HES), and the Rossi property rather than looking at each property individually. Ms. Anderson asked if there was anything that EDC could do to help persuade CTCR&D to pick Scovil over the other site such as a letter. Mr. Aithal stated he didn't know, but does have a contact.

**Water in Haddam** – Mr. Farina asked if anyone had heard about a committee being formed to bring water to Haddam. Mrs. Sola, Mrs. Munster, and Mrs. Batzner stated they had not heard anything about this. Mr. Farina suggested a letter be sent to Planning and Zoning (P&Z) and possibly all departments. Ms. Anderson stated she would be willing to draft a letter talking about all the points and email to everyone. Mrs. Batzner made it clear that there could be no communication back and forth between the Commissioners; and if comments are to be made regarding the letter, they should be sent directly to Mrs. Munster, as EDC Coordinator, only.

Discussion returned to the CTCR&D looking at the Scovil Hoe Buildings, what the deadline for a decision is, and the potential of changing how traffic flows on Candlewood Hill Road from Saybrook Road to the cut through at the back of the Higganum Green. Mrs. Sola stated typically the July meeting is not held;

however, if it would assist in moving the letter along, she would be willing to hold the July meeting and forego the August meeting.

**St. Peter's Parish Council – Welcome Wagon** – Mr. Farina reported the council is considering some type of Welcome Wagon literature to pass out to new residents. Mrs. Sola stated it would be wonderful if the church could do this. Mr. Farina stated the council would need help in obtaining the information.

Discussion again return to Scovil Hoe, HES, and the Rossi property and how best to coordinate with other committees to make sure everyone's strategy is trying to align for the long term. Mrs. Munster stated those committees would be the Buildings Committee, Infrastructure Committee, EDC, and with HES it would be Regional School District 17 (RSD17). Mrs. Munster stated she would be talking to the RSD17 superintendent. Mr. Farina suggested P&Z. A brief discussion followed in regard to holding a joint meeting (whole committees or just the chairmen) and there being a number of RSD17 committees regarding the closure of HES. Ms. Anderson stated Peter Sonski, a Board of Education member, has been spearheading efforts to get developers interested in HES. Mrs. Munster will speak to Lizz Milardo, First Selectman, regard to setting up a potential joint meeting.

#### **m. Election of Officers**

Mrs. Sola reported she will be stepping down as chairman due to her new business venture, but stills plans to remain as a member. Mrs. Sola also reported that Ms. Anderson is interested in being the new chairman, Mrs. Maggi as secretary, and a vice chairman is needed. Mr. Aithal asked what duties would be required of the vice chairman.

**MOTION:** Cindy Sola made a motion to nominate Kate Anderson as chairman, Prem Aithal as vice chairman, and Lori Maggi as secretary. Mike Farina second. Motion carried unanimously.

Congratulations everyone! And, thank you Cindy!

#### **8. EDC Coordinator's Report**

**Haddam Merchant Association** – Mrs. Munster reported she has been going around to the merchants and they are very interested in starting the association. Mrs. Munster stated she had spoken to the East Haddam Business Association who charges \$50 to be a member, non-profit (not a town entity), has provided their by-laws to be used as a template, and they are willing to help in anyway. Mrs. Munster also stated she is just the vehicle to get Haddam's association going and will not be involved in it. Now it's a matter of getting the merchants to meet and form the association; and the merchants have been informed this is a voice they are going to need especially with all the activity that is coming to town. Discussion followed.

**Businesses Leaving Haddam** – Mrs. Munster reported Red Neck Gourmet Donut left to go to Colchester (closer to their home) and that she was attempting to get Rolling Donut into town; however, the owner of the property where Red Neck Donut was located does not appear to be interested. Mrs. Munster also reported she had contacted Alice Zanelli, owner of the property where the HK Dairy Barn is located, and they do not want to worry about the liability of having a truck parked on the property. Mrs. Munster stated her next solution will be to contact the property owners of the Merchant House.

Mrs. Munster reported Whole Harmony has moved to Essex (all about manufacturing and Haddam did not have the space). Mrs. Munster also reported she did contact several businesses in an attempt to find a location in town for them, but a space was not available. Perhaps in the future, if Whole Harmony expands to retail, they may come back to town.

**EDC Website** – Mrs. Munster reported she updated the website with new property availability for lease, sale, or rent and has updated the membership list (will need to add Ms. Mularski) as well as Market on the Green information.

**EDC Facebook Page** – Mrs. Munster reported the page is moving right along and is gaining more “hits” on the page. Mrs. Munster also reported when personal or town happenings are listed more “hits” are made and she is trying to feed it to the other pages such as “If you live in Haddam or Higganum”, “The Real Haddam”, etc., which drives more traffic to the EDC page and have been receiving very good feedback regarding it. Mrs. Munster stated she would like to do some live feeds from some of the local businesses.

**Killustratelt** – Mrs. Munster reported Killustratelt is a company in Haddam who does detailing and pin-stripping and was in the June edition of Ink Magazine (see link on EDC website). Mrs. Munster stated it was a wonderful write up (four page spread).

**Vibrant Main Street Award Ceremony** – Mrs. Munster reported she went to this award ceremony held in Danbury (run by Connecticut Main Street Center). Mrs. Munster explained what awards were presented and how they helped the towns.

**Multi-town River Stroll** – Mrs. Munster reported she is considering this event in conjunction with other towns such as East Haddam, Chester, and Deep River to coordinate a day for a river stroll where someone would talk about the area. Mrs. Munster will bring this up at the next multi-town EDC meeting, Thursday, 14 June 2018. Ms. Anderson stated she believes the Steam Train would help in this event.

**New Cottage Business Food Bill** – Mrs. Munster reported a new bill has been signed into law. It is a revised bill for making food out of a home and is to encourage small food producing businesses to sell their wares to farmers’ markets and directly to consumers without having to invest in costly overhead. Mrs. Munster stated she believes this bill will help Haddam.

## **9. Adjournment**

**MOTION:** Kate Anderson moved to adjourn. Prem Aithal second. Motion carried unanimously.

The meeting was adjourned at 8:01 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Wednesday, 11 July 2018.**