



Town of Haddam
30 Field Park Drive
Haddam, Connecticut 06438
First Selectman: Anthony Bondi

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
HADDAM YOUTH CENTER
Wednesday, 11 April 2007, at 7:00 PM
APPROVED MINUTES**

Approved as Amended at the 9 May 2007 Meeting

X	Joseph Bergin
X	Paul DeStefano
A	Charles Everett
X	Michael Fortuna, Co-Chairman
X	Peter Gillespie
A	Gregg Lallier, Co-Chairman
X	David Papallo
A	Eric Rettberg
X	Edward Vynalek
X	Bunny Hall Batzner, Recording Clerk
X	Tony Bondi, First Selectman

1. Call to Order

Mr. Fortuna called the meeting to order at 7:08 p.m.

2. Attendance

Attendance was taken.

3. Additions/Corrections to the Agenda

None.

4. Approval/Corrections of the Minutes

Tabled.

5. Guest Speaker - Tony Bondi, First Selectman

Mr. Bondi discussed a recent article in the Hartford Courant regarding town commissions and that over the years he had received complaints regarding matters not being taken care of in a timely manner due to various reasons (i.e. lack of attendance, meetings carrying on for long periods of time) and that he had scheduled

a meeting of all boards/commissions to discuss this issue. Mr. Bondi stated that he felt the meeting was constructive and that he will be attending a P & Z meeting to address any issues that may still be standing. Mr. Bondi feels that there has been a lack of communication inter-board more than intra-board and apologized to the EDC for not contacting them in the past to see if there were any concerns/comments and that this oversight will be rectified. Mr. Bondi also suggested, as he has to the other commissions, that the chairmen meet on a quarterly basis to discuss what each commission is doing.

Mr. Bondi stated that as a result of the meeting, there have been two resignations of office, Paul Geraghty and Eric Bogdan both resigned as chairman and vice-chairman, respectively, of the P & Z Commission, but both maintained their positions on the commission; and that Mal Gorin was elected chairman and Walter Zilahy, vice-chairman.

Mr. Bondi stated that he is proposing to all commissions that if the commission feels that it needs services, tutorials, or further education regarding commission work, that funding will be available. Mr. Bondi discussed a Land Use Academy presented by Jim Gibbons, which can be held one hour before or after a meeting. Also discussed was selecting individuals who are truly interested in the commission seat.

Discussion followed regarding commissioners who are unable to attend meetings to notify the chairman or the recording clerk and commissioners who have not been in attendance must review the entire record and listen to the tapes from the meeting (must sign in/out).

Mr. Bondi discussed EDC selecting a project or two, presenting it to the public, and then moving forward. Discussion followed regarding a new transfer station and the sewer project. Mr. Bondi stated that on numerous occasions he had told Mr. Platt, former EDC chairman, that when he was ready for the project to go to a public hearing that Mr. Bondi would schedule the hearing and that has never happened. Mr. Bondi stated that there have been questions regarding the type of sewer best suited for Higganum Center and that the town has paid consultants to make a proposal. Mr. Bondi stated that when EDC is ready to go to a public hearing regarding this matter he will schedule a hearing.

Discussion followed regarding the town planner's position. The Board of Finance has left the \$65,000 in the budget and that the job description process is close at hand. All commissions have been asked to submit a letter of what they would be looking for in a town planner. Mr. Bondi stated that he had talked to Patrick Pennell regarding being a consultant concerning this matter and read a letter from Mr. Pennell. Mr. Fortuna stated that he had contacted Mr. Pennell when the Higganum Center project had started and that he's a tremendous resource and that a full time planner would be beneficial to Haddam. Mr. Bondi stated that a full time planner would be hired.

Mr. Fortuna stated that he has spoken to John Braccio, Wright/Pierce, on a couple of occasions and believes that Mr. Platt didn't go public with the project in the hopes that there was another way to do the project. Mr. Braccio is to meet with Middletown, Mattabassett, and DEP to discuss Haddam connecting to Middletown (capitol costs, o & m costs). Mr. Braccio informed Mr. Fortuna that he believes the costs will be substantially less and noted that there are limited connections.

Mr. Bondi stated that he and Mr. Platt had a meeting with Middletown regarding this matter and that Middletown never came back with any comments. Discussion followed regarding Middletown waiting to see if a large retail project would come down near the Middletown/Haddam town line resulting in the installation of the sewer pipe (potential for cost sharing). Mr. DeStefano stated that waiting for Middletown could be a long term process and that if the town could get something in sooner it would be beneficial.

Mr. Fortuna stated that the Rossi property, town garage and state garage properties are very developable properties that a developer won't touch without infrastructure; however, if there's a plan in place, perhaps that would make a difference.

Mr. Vynalek discussed articles that have been in the paper regarding Portland getting water from Hartford and the need to pay for the use. Mr. Vynalek stressed that care needs to be taken.

Mr. Bondi announced that the town will be the new owners of the state garage possibly as early as next fall as the new state garage is under construction.

Mr. Bondi stated that he has been trying to work with Middletown to buy services (not contracted services) such as public health services through Chatham and is also discussing services such as emergency dispatch, health director, food inspector, sanitation. To date he has not heard anything from Middletown.

Mr. Bondi stated that he felt that there would be a better chance of getting a sewer in Higganum Center by presenting the proposal to the public with the costs and by comparison. Mr. Fortuna stated that the problem will be in the o & m costs (people in Higganum Center will not be able to afford monthly costs) if the town creates its own system and sewer authority and that the only why these individuals will be able to afford the system, is if the town connects to a bigger plant.

Mr. DeStefano showed a rendering of a potential project by Arbutus on the Rossi property and that there may be a potential contract for sale. This type of project would be very beneficial to the sewer project and to the town. This project would have a self-contained system.

Mr. Fortuna stated that only two-thirds of the study has been completed and that to complete the study it would cost \$14,500. Discussion followed regarding o & m costs (can't be carried by all residents, only those connected to system) and engineering costs between Haddam and Middletown. Mr. Bondi will arrange a

meeting between the Town of Haddam and the City of Middletown to discuss this matter and Mr. Fortuna will be in attendance.

Mr. Papallo asked if property had been located for a transfer station. Mr. Bondi stated that the lack of property will be what complicates the issue. There is support for a transfer station. Discussion followed regarding other town's transfer stations (i.e. location, traffic flow, costs), Anchor Engineering having been hired to handle this matter, the Baumgartner property (town owned), and the Gateway Commission.

6. OLD BUSINESS

a) Streetscape Project in Higganum Center – Update/Status

Mr. Fortuna stated that this project will be closed out and the contractor will receive the last of the retainage. The light bases have been grouted and the lights all work.

b) Plan of Conservation & Development

There is no report at this time.

c) Transfer Station/Town Garage Sub-Committee Report - Status

Updated during discussion with Mr. Bondi.

d) Proposed Potential Sewer System Project – Higganum Center

Mr. Fortuna distributed copies of the proposal and stated that the proposal checks on the feasibility, puts a real design concept and number to it, and then the Commission can go public with it. Mr. Fortuna believes the o & m costs will be attractive in this model and that if the sewer can be extended, the costs will be less.

Mr. Fortuna stated that once the Commission has a direction, a subcommittee should be formed and should only last for a few months. Mr. Fortuna stated that the subcommittee doesn't have to be members of EDC. To be discussed further in May.

e) Discussion on How Other Commissions Affect Economic Development in the Town

This was part of the town planner discussion with Mr. Bondi.

7. NEW BUSINESS

a) Any New EDC Projects/Initiatives/Discussion

Discussion followed regarding an EDC member attending other commission meetings in order to get a first hand account of what's taking place. Hard copy of meeting agendas and minutes to be mailed to Mr. Vynalek.

b) Bonds

Higganum Cove and Tylerville – Mr. Bergin stated that he spoke to Terry Fafard and that she was unaware of the matter. Mrs. Fafard suggested that this matter be addressed with Mr. Bondi.

Discussion followed regarding OPM and that the state holds the money until the work is completed and then it's reimbursed.

c) Discussion/Status of Town Planner Position

This was part of the discussion with Mr. Bondi.

7. Adjournment

MOTION: Mike Fortuna made the motion to adjourn. David Papallo second. Motion carried unanimously.

The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Bunny Hall Batzner
Recording Clerk

The next meeting will be held on Wednesday, 9 May 2007, 7:00 p.m.