



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 October 2006, at 7:00 PM  
APPROVED MINUTES**

**Approved as Amended at the 8 November 2006 Meeting**

X	Joseph Bergin
X	Charles Everett
A	Michael Fortuna
X	Peter Gillespie
A	Gregg Lallier
X	David Papallo
X	Edward Vynalek
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Vynalek called the meeting to order at 7:15 p.m.

**2. Attendance**

Attendance was taken.

**3. Additions/Corrections to the Agenda**

None.

**4. Approval/Corrections of the Minutes**

**MOTION:** Charles Everett made the motion to accept the 12 July 2006 minutes as submitted. David Papallo second. Motion carried unanimously.

**MOTION:** Peter Gillespie made the motion to table the approval of the 13 September 2006 minutes until the November meeting. Joseph Bergin second. Motion carried unanimously.

## **5. OLD BUSINESS**

### **a) Streetscape Project in Higganum Center – Update/Status**

Mr. Everett stated that the striping for the crosswalk at the school and the reflective paint along the borders of the rock inlay for the Route 81 crosswalk has been completed.

Discussion followed regarding whether or not the contractor had replaced the dead trees.

Mr. Everett stated that there's a crossing light on Route 154, however, there is no light for Route 81. Commission will discuss this issue with Mr. Fortuna at the next meeting.

Mr. Everett stated that an issue raised by the DOT inspector was the pick up loop for the demand light on Route 81. Traffic heading south on Route 154 and turning right onto Route 81 will trigger the loop and the same for traffic coming north on Route 81 and turning left onto Route 154. Sensor sequence needs to be addressed.

Discussion followed regarding adequate parking in the area of the barber shop, sandwich shop, and package store on Route 81. There appears to be some congestion in the morning from patrons of Coffee Connection, but only from 7:00-7:30 a.m. Will see how the parking situation is during the winter months.

The Commission discussed the clearing of snow from the sidewalks and whether the ordinance had passed (ordinance did not pass). It was noted that there's approximately a mile and one half of sidewalk in Haddam Center. The sidewalk snow removal ordinance may need to be town wide.

### **b) Eco-Tourism Site**

Mr. Everett stated that Mr. Bondi, first selectman, had reported last month that the town was close to clearing up the deed and the town putting the property up for sale. No additional information at this time.

### **c) Plan of Conservation & Development**

Mr. Gillespie stated that there's a draft of the plan circulating around and that he doesn't believe the Committee has called a meeting as of yet. Mr. Gillespie will try to email a copy to all Commissioners before the next meeting.

### **d) Industrial Park/Transfer Station/Town Garage Sub-Committee Report - Status**

Mr. Vynalek stated that Jo Ann Woickelmann had asked for the EDC's study on these parcels and that Mr. Bondi had formed another committee to review the sites. At this time it is unclear whether any action has taken place.

Discussion followed regarding the potential purchase of the Rossi property for the town garage. The Commissioners felt that this proposal would detract from the concept of the Higganum Village and that the zoning regulations would need to be amended to permit such a use. The Commission felt that this would not be the best use of the property; and that the parcel should be developed into a tax base property.

#### **e) Proposed Potential Sewer System Project – Higganum Center**

There is no additional information at this time. It was noted that former Commissioner David Platt had been handling this matter. Discussion followed regarding a preliminary report; however, no final report was presented.

A brief discussion followed regarding the potential of extending the sewer line from Middletown down into Higganum Center.

#### **f) Higganum Cove**

There is no additional information at this time. It was felt that the selectmen should discuss with the State some form of remediation for this parcel.

Mr. Vynalek stated that the property taxes have not been collected for 16 years; that the town can not locate the owner; and that usually after 3 years of non-payment of taxes, a property would go up for bid/auction which did not occur in this case. There was discussion regarding why proper protocol was not followed in regards to putting the property up for bid/auction.

### **6. NEW BUSINESS**

#### **a) Any New EDC Projects/Initiatives**

**Election of New Chairman** – This item is to be added to the November agenda.

Discussion followed regarding contacting Mr. Platt to have him bring the Commission up to date on projects he'd been handling and then divvy up the responsibility amongst the remaining Commissioners.

**Banquet Facility, Bridge Street** – Mr. Bergin stated that the foundation is in; there are trailers on-site; and some trees have been cut to allow for a river view.

**Former Cruise Line Property, Bridge Street** – Discussion followed regarding the use of the parcel. The southern portion is proposed to be a boat launch and the remaining 4 acres may be used for a wildlife corridor by the federal government.

**Dunkin Donuts, Saybrook Road** – Mr. Vynalek stated that the proposed opening date is 1 November.

**Horse Stable, Little City Road** – Mr. Vynalek reported that there is a proposal for a 40 horse stable (boarding and training).

**Cocomo Property, Saybrook Road** – Project is moving along. Mr. Bergin stated that there was a very large trench dug into the field with large corrugated pipes (approximately 12 feet in diameter) and large amounts of crush stone.

## **7. Adjournment**

**MOTION:** Charles Everett made the motion to adjourn. David Papallo second. Motion carried unanimously.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Bunny Hall Batzner  
Recording Clerk

**The next meeting will be held on Wednesday, 8 November 2006, 7:00 p.m.**