

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 13 JANUARY 2016
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Stephen Bayley
A	Joe Bergin
A	Dan Dachelet
X	Mike Farina
X	Mike Fortuna, Chairman
X	Cindy McNeil Sola
X	Ed Vynalek
X	Lizz Milardo, First Selectman
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Fortuna called the meeting to order at 7:00 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

Add: Under New Business – STEAP Grant – Possible Application for Higganum.

The agenda was approved as amended.

4. Public Comment

None.

5. Old Business

a. Bridge Replacement Project – Higganum Center

Mr. Fortuna reported that the project appears to be going well, Depot Road is now open, and that he hasn't heard of any complaints.

b. C-PACE – Follow Up

Mr. Fortuna reported that he and Mrs. Milardo have discussed the matter and the paperwork needs to be located and signed. Mr. Fortuna stated it is his understanding that the Board of Selectmen (BOS) approved the program and the town is waiting to sign the contract. Mrs. Glidden stated she didn't recall that, but that it didn't mean it didn't happen. Mrs. Glidden also stated that she knew Melissa Schlag, former First Selectman, supported the program, but did not know if it made it before the BOS. Mrs. Milardo stated that Alice Zanelli, Assistant to the First Selectman, was looking for the paperwork. Mr.

Bayley asked if there was a time frame in which the minutes could be reviewed. Mr. Fortuna stated in the last six to eight months.

c. Local Bidder Preference – Follow Up

Mr. Fortuna reported that he didn't believe this program made it to a vote, but that it was discussed at a BOS meeting awhile back. Mr. Fortuna stated he believes Attorney Bruno Morasutti, former town counsel, reviewed the document. Mrs. Glidden stated she believes Attorney Mike Wells, former town counsel, reviewed the document and had indicated that the town cannot do this. Mr. Fortuna noted that numerous other towns in the state have similar programs and doesn't understand why it can't be done. Mrs. Milardo asked Mr. Fortuna to provide her with a copy of the document and she would have current town counsel review it. A brief discussion followed.

d. Budget 2015-2016

Mr. Fortuna reported that there's \$300 in the current budget; and that Mr. Dachelet had purchased a couple of boxes for the streetscape Christmas decorations.

6. New Business

a. Budget Request(s) for 2016-2017

Mr. Fortuna reported that Mrs. Glidden has submitted the request(s) for the Commission and thanked her. Mrs. Glidden reported that she requested \$2,000. Mrs. Glidden stated that one item she requested was for the web domain as discussed at the joint meeting between East Haddam and Haddam EDCs. Mr. Fortuna stated when the next joint meeting is held, there will be further discussion regarding tourism and at that time it will be easier to figure out how to utilize the funds.

b. Town of Haddam Facebook Page

Mrs. Batzner reported that she placed the item on the agenda so the Commission was aware of the town's Facebook page. Mrs. Milardo reported that the page is for announcing meetings, updates, etc.; and that people do not need a Facebook account in order to access the town's page. Mr. Bayley stated in order to place comments, individuals need an account. Mrs. Milardo stated that comments will be deleted as there are plenty of other forums for comments.

c. Preservation of Place (POP) Grant

Mrs. Glidden reported that she applied for this grant through Connecticut Main Street and the town was approved for \$10,000 to conduct a market study in Tylerville from the Merchant House to the bridge. Mrs. Glidden stated that it will be a two part study: 1) to look at what types of businesses could succeed there, look at traffic counts, and sustainability; and 2) to draft regulations (specific to Tylerville) to reflect this information.

Mr. Bayley asked if the \$10,000 grant will cover the study and the drafting of regulations. Mrs. Glidden stated no; however, a \$10,000 match has been requested from the Capital Planning Committee.

d. STEAP Grant – Possible Application for Higganum

Mrs. Glidden reported that in 2010 the Town of Haddam received \$1 million grant (\$500,000 for Haddam and \$500,000 for Chester). Mrs. Glidden stated that the purpose of the Chester grant was to bring their water line up to Haddam (Chester did this) and then Haddam would use their grant to continue the water main (Haddam did not do this). Since the funds have not been used, Mrs. Glidden reported that the funds could be taken back and the town will not receive additional monies until existing funds are spent. Mrs. Glidden stated that the deadline for new STEAP funds is 15 January 2016.

Mrs. Glidden reported that she, Mrs. Milardo, Jeff Jacobson, Town Engineer, and Phil Goff, Assistant Director of Public Works, got together to come up with a project that would be shovel ready in order to transfer the funds for Tylerville to a new project. Using a map, Mrs. Glidden discussed a potential project to improve traffic flow and safety. Mrs. Glidden stated that the credit for this project goes to Jeff Jacobson. Using the map, Mrs. Glidden pointed out the Green, Candlewood Hill Road, the cut thru at the back of the Green, and Route 154. Mrs. Glidden reviewed the proposal - Candlewood Hill Road would be curbed and become one way (from Route 154 to cut thru on Green); landscaping; parking (various locations); sidewalks (mix of concrete with brick border); and decorative lighting. Mrs. Glidden noted that additional items were looked at, but due to cost, may possibly be readdressed at a later date.

Mrs. Glidden stated that Andy Becker, attorney for Rolumco, will be coming in to speak to her about their project and they will assist with sidewalks on their parcel. Mr. Fortuna noted that the new bridge work will also be assisting in extending the sidewalks.

Mr. Vynalek stated that it appears as if work will be extending up Candlewood Hill quite a ways. Mrs. Glidden stated no, not for this project and pointed out the location. Mrs. Glidden also stated that there is work proposed further up the road, but would be covered by a Local Transportation Capital Improvement Program (LOTICIP) grant.

Mrs. Glidden reported that Haddam Elementary School, the farmers' market, and the Veterans Museum would benefit from the parking and sidewalks.

Mrs. Glidden made it clear that the map was merely a concept design and that the STEAP application needs to be submitted immediately. Mrs. Glidden stated that if positive feedback is received from the state, then community presentations will be made.

Mr. Fortuna asked if there has been any feedback from DOT in regard to the intersection. Mrs. Glidden stated there has been positive feedback, but there are no permits at this time. Mrs. Glidden also stated that there is some concern in regard to trucks turning (radius) and it's unclear as to whether or not it's been addressed.

Mr. Farina voiced concern about the need to address the water issue in Tylerville. Mrs. Glidden stated the water in Tylerville will still be addressed, but the current funds need to be used or they will be lost. Mrs. Milardo stated the state is not pleased that the town has not used the funds.

Mrs. Milardo briefly discussed the items wanted and their cost and how the list was reviewed and trimmed. Mrs. Milardo stated a three percent inflation factor was included. Mr. Fortuna stated that there was some leftover granite curbing from the streetscape project and it should be at the Public Works Dept.

Mrs. Glidden and Mrs. Milardo both stated they believe they will know in approximately six weeks whether the reallocation of funds has been approved. A brief discussion followed in regard to the completion of the bridge project and this proposed project possibly being at the same time.

Mrs. Glidden reported that she had contact Mike Washington, DOT, in regarding to plantings and a possible presentation to talk about the landscaping plans. Mrs. Glidden stated Mr. Washington is hesitant as the plans are not complete at this time. Mrs. Sola asked who would maintain the plantings. Mrs. Glidden stated the state would maintain the plantings.

The Commission was agreeable with proposed concept plan.

e. Route 154 Roundabouts – Tylerville

Mrs. Glidden reported that DOT had approached her and Mrs. Milardo in regard to two potential roundabouts. Mrs. Glidden stated that this is merely in the discussion phase and there will be presentations. Mrs. Glidden reported the potential locations: 1) Bridge Road and Route 154 and 2) 82 Connector and Route 154. Mrs. Glidden stated that there is accident data at the Connector and 154. Mrs. Glidden

noted that there will be no bicycle lane within the roundabout as the bicycle is supposed to navigate the circle in the same manner as a car.

A brief discussion followed in regard to the Killingworth, Salem, and Madison circles. Mrs. Milardo stated that the meetings have been preliminary and no decision has been made at this time. Mrs. Milardo stated that this would not be considered until 2020 until after the completion of the Swing Bridge project.

f. Rossi Project

Mr. Vynalek stated that Rossi has started to take down buildings. Mrs. Glidden stated yes, they demolished three structures.

Mrs. Milardo stated that there will be a meeting with them by the end of the month for an update.

g. McKenna Property

Mrs. Sola reported that Mr. McKenna would like to purchase the house (which is not for sale) located between his property (the former Duffy's Pub) and Hi-Way Package Store. Mrs. Sola stated that in a conversation she had with Mr. McKenna he indicated that he has no plans to move forward until he can purchase the house. A brief discussion followed in regard to the condition of the Pub.

h. DOT Reconnect Program

Mrs. Glidden reported that she will apply for an audit (pedestrian/bicycle) that the state will conduct. Mrs. Glidden stated that the program is free and is only for one day. Mrs. Milardo stated that someone has conducted a walking audit and will look for the data. Mrs. Glidden stated that a Safe Routes to School audit was conducted.

i. Former State DOT Garage Buildings, Higganum Center

Mr. Farina asked for an update. Mrs. Milardo stated that a study was conducted in 2014 and that she needs to review the document. Mrs. Milardo also stated that the state has given permission to go into the buildings, but that another study will need to be conducted. Mrs. Milardo stated that she will be meeting with a state official and noted that the state is getting pressured to demolish the structures. Mrs. Milardo reported that a cost of remediating the contamination needs to be determined and that the contamination issue would become the towns. Mrs. Sola asked about historic value of the structures. Mrs. Milardo is unclear to their historic value. Mr. Fortuna stated that the state is exempt from obtaining demolition permits.

A brief discussion followed in regard to the relocation of the Public Works Dept. to these structures.

j. Public Works Dept.

Mr. Vynalek asked for a status of the garage as there's a number of pieces of equipment out in the open. Mrs. Milardo stated she hadn't noticed that it's over crowded. Mrs. Batzner noted that Arborio has equipment located on the Rossi property.

k. Joint Meeting with East Haddam and Haddam EDCs

Mr. Fortuna reported that the meeting that was held prior to the holidays went well and that another meeting is scheduled for Thursday, 4 February 2016, at the Gelston House, East Haddam, 7:00 p.m. An agenda will be forthcoming.

I. Appointment of New Members

Mrs. Milardo reported that Kate Anderson and Lori Maggi will be appointed to the Commission on Wednesday, 20 January 2016.

m. Deb's Restaurant

Mrs. Sola stated that Deb's appears to be doing well and that she's opened for breakfast and lunch. Mr. Farina asked if there would be any objection to the serving of dinner if the owner chose too. A brief discussion followed in regard to the septic system, but unclear if the system could handle the serving of three meals.

Mr. Fortuna stated that he's heard that a breakfast place is needed either in Tylerville or East Haddam. A brief discussion followed in regard to breakfast places within the immediate area.

n. Whole Harmony Apothecary

Mrs. Milardo stated that they are now offering yoga and massage.

7. Approval of Minutes

MOTION: Mike Fortuna moved to approve the 15 December 2015 special meeting minutes as submitted. Mike Farina second. Motion carried unanimously.

8. Adjournment

MOTION: Steve Bayley moved to adjourn. Mike Farina second. Motion carried unanimously.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Wednesday, 10 February 2016.