

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 12 JULY 2023
APPROVED MINUTES
*Approved as Submitted at the 9 August 2023 Meeting***

ATTENDANCE

X	Kate Anderson, Chairman
A	Kristy Benson Amarante
X	Curtis Browne
A	Cortney Emshwiller Swokla
X	Mike Farina
X	Mike Karam
X	David Law
A	John Pember
X	Doreen Staskelunas, Secretary
X	Bob McGarry, First Selectman
X	Bill Warner, Town Planner, AICP
X	Bunny Hall Batzner, Recording Clerk

GUESTS: Chris McMurray, owner, Subway, 106 Bridge Road; Karin Blashik, owner, Alan's Small Engine, 112 Bridge Road; and Gianna Milardo, owner, River's Edge Home Center, 100 Bridge Road.

1. Call to Order

Ms. Anderson, Chairman, called the meeting to order at 6:31 p.m.

2. Pledge of Allegiance

The pledge was recited.

Prior to the approval of the agenda, Ms. Anderson noted that there were new people in attendance as the main topic of the meeting would pertain to the Tylerville businesses and how EDC can support them during the on-going swing bridge renovations. All those in attendance introduced themselves.

3. Approval of Agenda

MOTION: Mike Farina motioned to approve the 12 July 2023 agenda as submitted. David Law second. Motion carried unanimously.

4. Public Comment

Ms. Anderson stated the intent of the meeting was to have an open conversation and invited those representing Tylerville businesses to speak at any time as she did not want to limit the conversation to EDC members only.

5. New Business

a. New EDC Member – Welcome – Curtis Browne

Ms. Anderson welcomed Mr. Browne noting that he attended last month's meeting and expressed interest in joining the Commission. Mr. Browne's appointment was made official at the Board of Selectmen's

(BOS) meeting on Monday, 12 June 2023. Ms. Anderson noted that there are still two vacancies and if anyone is interested to please contact her.

b. Swing Bridge Impacts on Tylerville Businesses

Ms. Anderson reported the swing bridge renovations are having some significant impacts on the Tylerville businesses that they have noticed immediately. In talking with the business owners, they've come up with some ideas that they would like to see implemented and that EDC should be supporting. Ms. Anderson noted during last month's meeting, the Commission discussed missing out on a grant program that was available to the businesses; and now it's time for the EDC to step up and support the businesses.

Ms. Anderson reviewed the three primary subtopics at hand and noted that it's detrimental to the town to have existing businesses close; therefore, it's better to retain the town's businesses than to try to get new ones. The number one goal is to keep existing businesses open/operational for the duration of the construction which will go on for a couple of years. Hopefully, a good plan can be set up.

Ms. Anderson reported Mr. Warner has been working with her to address some of the items and Mr. McGarry has been working with DOT.

Before beginning discussion pertaining to the subcategories, Ms. Anderson asked those in attendance if they had any comments.

Chris McMurray, owner, Subway, 106 Bridge Road, stated he and his cousin purchased the Subway almost two years ago (business has been in town for 25+ years) and it does bring in a lot of people from the town and a lot of workers from all over; however, those who work across the bridge cannot come to the store on the days the bridge is closed. Mr. McMurray stated they have improved the store a lot and are working hard to get a new reputation as the previous owner kind of let it go. Mr. McMurray stated Subway is forcing all those who want to stay in business to remodel (deadline is October 2023) and it will cost close to \$80,000; however, he and his partner are willing to put up the money but will not do so if the business is not the same that they had the year before. The bridge has cut their business in half. Noted that they've opened on Sundays, trying to work with the bridge schedule, the Goodspeed does do catering with them, and trying to manage what is taking place. Mr. McMurray stated Subway does not finance each business - it's a franchise that's independently owned. Currently at the point where they need to decide whether to stay open or close, but it would mean a lot to keep the business open. Mr. McMurray stated Subway is selling and they want to close a number of stores (Deep River has closed) and the closest Subways to Haddam are in Middletown and Killingworth. Mr. McMurray stated he knows the Subway in Tylerville is important to the area. Mr. McMurray would like the inside of the store to look brand new to bring in more people, but before investing that kind of money he would like to see what help there may be to help them survive while the bridge is being repaired.

Ms. Anderson reported that the BOS met on Monday, 10 July 2023, and approved the conceptual idea of the grant program which in turn will be going before the Board of Finance (BOF) next Wednesday, 19 July 2023. Ms. Anderson stated the Town still has American Rescue Plan Act (ARPA) money (federal funding pertaining to COVID) and the idea is to open the grant program to the Tylerville businesses to cover losses up to \$25,000 per year. Mr. McGarry stated it's up to \$20,000 (an accounting reason). Ms. Anderson stated there would be an application to demonstrate revenue losses (would need financial documentation supporting monthly revenue from the previous year vs. this year) and could cover the difference up to \$5,000 per month. Mr. Warner stated it will depend on how many months the bridge is closed. Mr. Warner stated with the new figure of \$20,000 a recalculation will need to be done. Mr. McGarry stated it may be able to go back to \$25,000; however, the BOF chairman's first cut was \$20,000.

Ms. Anderson stated the guidelines were sent out and hopefully people had a chance to review. Mr. Warner stated the Town will create a pot of money from the COVID Relief funding (what it was intended for), create an application, collect the applications, approve the applications, and then disburse the money monthly. Mr. Warner stated they will get the sales from May-July 2022 and then have a monthly meeting

to approve funding (example: loss of \$1,000 a \$1,000 check will be cut and so on up to the maximum). Mr. Warner stated a subcommittee of EDC will review the applications and losses all in executive session (business information will be kept private), subcommittee will review, refer it to the full EDC who will pass it along to the BOS who will issue final approval, and each month there will be a disbursement of each qualifying business's loss. The key is to keep a healthy economic environment in Tylerville which provides uses, goods, services, and employment for the Town of Haddam. Haddam does not have a lot of big business districts – only Tylerville and Higganum. Mr. Warner reiterated what Ms. Anderson stated, once there are vacancies it's much harder to get new businesses to come in.

Mr. Warner reviewed a list of businesses that he believes would qualify for the grant. Retail/retail services, restaurants, noted that it all can be determined once applications are submitted. Eligibility – current on taxes, will secure the money (will not distributed \$20,000 to a business and then a month later they close) – some type of security on the land, equipment, personal property.

Karin Blashik, owner, Alan's Small Engine, 112 Bridge Road, asked if the town would have to vote on this program before funding could be disbursed. Mr. McGarry and Ms. Anderson stated yes. Mr. Warner stated to create the line item. Mr. McGarry stated funding the grant will need to be approved by the town, but as to who gets the money and when does not. Mrs. Blashik asked if the process will be described to the townspeople. Mr. Warner stated the process is within the guidelines. Mrs. Blashik asked if a business would need to report their loss monthly. Mr. Warner stated he felt that would be the best avenue to follow. Mrs. Blashik wanted to confirm that the amount approved could fluctuate monthly. Mr. Warner stated yes, as it's based on a business's losses. Mr. McGarry stated the critical part is setting the whole stage – started with Tylerville water, then COVID, sidewalk construction, bridge renovation, followed by the construction of the roundabouts.

Gianna Milardo, owner, River's Edge Home Center, 100 Bridge Road, stated she felt bad for Mr. McMurray because it was one thing after another; but at the end of the day the next generation of businesses will be happy. Mrs. Milardo stated look at the difference in Tylerville in one year – apartments, condos, Dollar General – you cannot stop progress; therefore, you have to keep and support the mom and pop's that are here because once they close it will be tough. Mr. Warner stated if the businesses were to close, it would create a ripple effect.

Mr. McMurray stated on the days that the bridge is closed people are reluctant to drive up Bridge Road and go all the way to the Goodspeed Station as they assume all the businesses are closed. Mr. McMurray stated perhaps a sign(s) indicating that the shops are still opened for business would be helpful. Mr. McGarry stated he's already spoken to DOT, and they've agreed to do it; and he needs to see when it will happen.

Mrs. Milardo stated today is a good example of the ripple effect as the ferry is shut down due to flooding.

Mrs. Blashik stated people do not like to deal with waiting in line to allow one way traffic to pass. Mr. Law stated they'll turn around and go the other way. Mrs. Milardo stated she has an employee who lives on the other side of the river who arrived 45 minutes late for work, but the average person would not do that. Mrs. Milardo noted her parking lot has become a turn around.

Mrs. Milardo stated it is mind boggling as to how DOT thinks the roundabouts will work because the bridge is still going to open and now you upset a bunch of people stuck in a circle.

Mr. Warner stated yes, it's a lot and he doesn't understand how anyone could argue that businesses in Tylerville haven't experienced extraordinary difficulties and that's what the government is for.

Mrs. Blashik asked if it would be considered a loan or a grant. Mr. Warner stated the language will need to be reviewed by the town's attorney as to how it will be structured – is it a forgivable loan or what's the right way to do it on the land records. Mrs. Blashik stated a loan is a loan (you pay it back). Mr. Warner stated it would be a forgivable loan.

Mrs. Milardo asked if the accomplishments in the wish list could be reviewed. Before moving on from the guidelines, Ms. Anderson asked if there were any further comments. Mr. Warner asked if everyone was in agreement regarding the list of businesses (list reviewed). Mr. Warner stated a lot of businesses on the list may not be impacted significantly by the closures. Mrs. Milardo stated she did not realize that Town and Country Nurseries would be impacted, but they are as most of their customers are in East Haddam and they do deliveries. Mr. Warner stated based on the guidelines Town and Country does not qualify as they are not in the Tylerville Village District; however, perhaps there should be wording that waives the criteria for other impacted businesses. Discussion followed regarding the list: questioned whether Dunkin should be on the list (have four locations), Adorable Pets (not within the district, but if they can prove the criteria would be considered), gas stations (believe they may have multiple locations), Morina's Restaurant (closed Mondays and now Tuesdays), Frosti (unclear), Dr. McColl (still taking customers). Mr. Karam stated if this is being offered to some it should be offered to all within the business district. Mr. Law stated if the businesses can prove there has been a significant drop off in business, they should be considered.

Mrs. Milardo asked where the Tylerville Business District begins and ends. Mr. Warner reviewed the map (business district depicted in gold) that was distributed earlier. Mr. Warner noted that the large purple area is the Tylerville DOT Garage, and the smaller purple area is Essex Design and Display, and that the River House and Goodspeed Station are in the commercial zone. Mrs. Milardo stated she has not spoken to the River House or Goodspeed Station.

Mr. Law stated although not within the district, but probably effected by the closures, would be the marinas on the north side of the bridge. Mr. Warner stated it was his understanding that Andrews Marina had already received as a part of the project a substantial payment because DOT's contractor is using some of their docks/slips. Mr. Law asked about Mid-Way Marina. Mr. Warner stated he would doubt Mid-Way as they're removed from the work zone. Mr. McGarry stated it was his understanding that slips are being used at Andrews which wouldn't apply to Mid-Way. Mr. Law stated he felt Mid-Way would be affect due to the bridge not being able to open to allow for boat traffic.

Mr. Warner asked about Goodspeed Station. Mrs. Blashik stated their hours are Thursday thru Sunday. Mr. Karam asked when the new Nutmegz restaurant was opening. Mr. McGarry stated it's unclear as the restaurant owner is financing it as they go. Mr. Warner stated they're using used restaurant equipment and it needs to be certified (awaiting certificate); otherwise, the health and fire departments have signed off. Mr. Warner stated as they're a new business, it would be difficult to judge their sales.

Ms. Anderson asked how the town will look at businesses that were not opened last year and do not have sales receipts to compare to. Mr. Warner explained. Discussion followed regarding the potential of some businesses not applying, which businesses should be considered, and whether to accept home based businesses. Mr. McGarry stated he believes, legally, the town can exclude classes of businesses (specific reasons would need to be cited); and that the intent of the program is to keep businesses in Haddam. Mrs. Milardo stated it is not only a customer-based problem, but an employee problem too. Mrs. Milardo stated it was her opinion the business location had to be either owned or rented and not be home based.

Mr. McGarry stated they are putting together an email list of businesses within the area and would hope that other businesses would forward information to others. Mr. McGarry stated the application will be available on the town's website and Facebook page. Mr. McGarry also stated the bridge project is supposed to be completed next year with this being the worst part of the closures 20 of their allotted 25 weeks and the contractor is talking with luck only one or two closures next year. Mr. McGarry stated the contractor will receive \$250,000.00 for not using closures weeks up to five.

Discussion continued about the types of businesses that should be included in the program. Mr. Browne asked if the number of employees should be a consideration. Mr. Warner stated there aren't that many businesses with a lot of employees. Mrs. Milardo stated most of the businesses are family owned and operated.

Discussion followed regarding the time frame for submitting applications, who would be looking at the documentation (not public knowledge; as few eyes as possible; and Mr. Warner to receive the applications (a subcommittee of EDC to review under executive session). Ms. Anderson stated the program will be organized to keep every aspect of business information private. Mr. McGarry stated the application may be difficult to keep private, but the actual numbers can be kept private. Mr. McGarry stated it would not need to go before the BOF and shouldn't have to go before the BOS (but if so, it would be under executive session).

Mr. Farina asked how soon a town meeting could be scheduled. Mr. McGarry stated if the BOF agrees to the program, a special BOS meeting would be held to schedule a town meeting, and approximately three weeks after that to notice the town meeting (potentially the end of August).

Mrs. Blashik asked if the application is ready. Mr. McGarry stated no, noting that the guidelines are not ready yet either. Mrs. Blashik stated financial help would not be available until the fall. Mr. McGarry stated not necessarily that applications can be in hand before the town meeting is held. Ms. Anderson stated she didn't believe it would be a cumbersome process.

Mr. Farina asked if EDC would contact all the businesses via letter. Ms. Anderson stated EDC could go and visit the businesses personally. Mr. Law asked if the application could be put online so people could download it. Mr. McGarry stated yes. Mrs. Milardo suggested the application be sent via certified mail.

Signage, Advertising, Outreach

Advertising - Ms. Anderson reviewed the costs for various sized ads within the HK News (1/16 page - \$34/week; 1/8 page - \$66/week [minimum size to be considered]; 1/6 page - \$92/week) as one of the suggestions was to take an ad out in the local newspaper re-enforcing support of the businesses during the closure. Mrs. Milardo stated she felt a half page ad be the minimum size to be considered. Mrs. Blashik stated the ad should be eye catching. Mrs. Milardo agreed, and that it should be in color. Discussion followed regarding the cost of inserts v. ads (pay for printing of the insert), giving people incentive to go to the businesses, notifying people how to get bridge closure updates within the ad, the cost of a half page (potentially \$150), time frame for running the ads (potentially now through November and June through July), and conducting an event (movie night, craft fair, block party) to bring people to the area. Mrs. Milardo stated she'd like to see the ads in the newspaper as soon as possible.

Signage - Mr. Karam asked if small lawn signs could be put out. Mr. Farina asked about a portable electronic sign. Mrs. Milardo stated yard signs would be nice. Mrs. Milardo stated she doesn't believe the DOT message board will be up until September and suggested where yard sign could be place.

Outreach - Mrs. Milardo asked if anyone had contacted East Haddam's EDC or business association. Ms. Anderson stated she has not connected with them yet. Mrs. Milardo asked if the State would be providing any funding for the repercussions of their project. Mr. McGarry stated he has not given up on the matter. Mrs. Milardo stated the complete closure is what's crippling the businesses. Mr. McGarry stated DOT has indicated they do not do business reimbursements; however, this includes the bridge project and the installation of two roundabouts.

Mr. Warner asked if any of the businesses had applied for the Chamber of Commerce funding. Mrs. Milardo stated the application was sent on a Monday and she had until Friday to fill it out. Noted that several businesses had the same tax accountant, and he was on jury duty that week. Mr. McGarry stated there were some businesses who did apply; however, it was not easy. Mrs. Milardo asked Mr. Warner if he saw the paperwork that was sent. Mr. Warner stated no; and that he envisions a simple application. Mr. Warner stated if anyone did apply to the Chamber, it will need to be noted on the town's application.

Mrs. Milardo asked if Ms. Anderson had looked into the season passes for the ferry as opposed to the tickets. Ms. Anderson stated Mr. McGarry did. Mr. McGarry stated there has been no luck yet; however, there is a Chamber meeting with the DOT Commissioner, and he will try to address the matter again. Ms.

Anderson stated when she looked on the ferry's website, she did not see a season pass for purchase; and asked if they existed. Mrs. Milardo stated she didn't know. Ms. Anderson asked if the town could reimburse the businesses for the passes if the State will not provide them as she would like to get them in their hands now. Mr. Warner stated they have a commuter rate (purchase of a book of 20 tickets).

Mrs. Blashik asked if Senator Needleman or Representative Palm have been involved with any of this. Mrs. Milardo asked if Ms. Anderson had reached out to them and heard back. Ms. Anderson stated she did reach out to them but had not heard back.

Mrs. Milardo talked about a Facebook page she had created for the Tylerville businesses but had switched it for the tree lighting event. Mrs. Milardo stated she may change it back to help during this time.

Mrs. Blashik asked if they should attend the BOF meeting. Mr. Warner and Mr. McGarry stated yes. Ms. Anderson stated the most important meeting to attend would be the town meeting.

Tylerville Business Association Creation

Ms. Anderson stated the Tylerville businesses are supposed to be working on the development of a business association. Ms. Anderson also stated that Mrs. Milardo is the "involuntary" liaison for the Tylerville businesses.

Town-funded Business Interruption Grant Program

Prior to the vote, Ms. Anderson stated the guidelines have been distributed to the businesses for their review.

MOTION: Mike Karam motioned to approve the framework of the proposed guidelines for the Business Interruption Grant Program. Mike Farina second. Motion carried unanimously.

Prior to the vote, Ms. Anderson explained the process – initial application that contains their business information, the subcommittee to review/approve the applications for eligibility for the grant, and then once a month, each eligible businesses will submit their monthly statement for review/approval by the subcommittee. Mr. Farina asked if Ms. Anderson would like to be on the subcommittee. Mr. Warner thought it best Ms. Anderson not be on the subcommittee as she sits on the BOS. Mr. Warner also thought it best that the subcommittee be a three-member committee.

MOTION: Kate Anderson motioned that EDC appoint a subcommittee to oversee the Business Interruption Grant Program – John Pember, Mike Farina, and Curtis Browne. David Law second. Motion carried unanimously.

c. 2023 Farmers' Market – Update

Ms. Anderson reported that the sandwiches are a big hit!

d. Budget and 2022/2023 Goals and Strategic Plan

Budget - Ms. Anderson reported the Commission would need to discuss how they would like to spend for advertising and yard signs. Ms. Anderson stated the annual budget is \$6,150. Mr. Law asked what funding is available. The Commission reviewed a handout of proposed budget expenditures distributed by Ms. Anderson.

Discussion followed regarding how many weeks of advertising and the size/cost of the ad; possibly running the ad every other week; using up the majority of the Commission's funding; and too much advertising being overkill.

Ms. Anderson addressed the concern of using up too much of the Commission's budget – historically have come under budget; and if the Commission has a legitimate need, the Commission can request additional funding. Ms. Anderson stated this is a legitimate project. Discussion followed regarding River Days and Fall Festival (each has their own line items), holiday decorations, wayfinding campaign (signage similar to Chester and Deep River off Route 9).

Wayfinding - Mr. Karam stated he has some voice mails into DOT but has not yet heard back from them. Spoke to Deep River's EDC chairman who was very helpful - explained his process 10 years ago and recommended the company who provided their sign. Cost of sign: \$10,000 and the town paid for it not EDC. Mr. Karam mentioned the possible need for breakaway bases (collision safety issue) on the signs. Mr. Karam stated he also has a call out to the Chester EDC chairman.

Ms. Anderson stated based on the potential cost, she would recommend this be shifted to a Capital Plan budget item. Mr. McGarry agreed. Ms. Anderson stated there could be grants that are available for this type of signage. Briefly discussed whether the original wayfinding sign had been located (has not been located) and it potentially not meeting the current codes.

MOTION: David Law motioned to approve that EDC spend up to \$2,500 for HK Now advertising. Mike Farina second. **AMENDED SEE BELOW.**

Prior to a vote, Mr. Pember stated the ads will show the Commission is supporting the businesses being affected by the closure; however, it's a lot of money out of the budget (almost one-third). Discussion followed in regard to individuals who have avoided the area because of the closure and finding a way to make individuals choose to go to that area to support the businesses. Mr. Karam stated the messaging has to be emotionally driven. Ms. Anderson stated she reads the online version of HK Now, but not the paper version; and that she was unaware of how impacted these businesses are being affected. Mr. Warner stated printing the ad four or five times will get the point across with Ms. Anderson stating it takes seven times. Mr. Law stated the message could be changed, but it needs to be a local media outlet. After additional discussion, Mr. Law amended the motion.

Also discussed the potential for Higganum businesses to feel they're being left out. Mr. McGarry and Mr. Warner noted that a great deal of funding has been spent in Higganum – purchase of Rossi, Scovil, and HES.

Ms. Anderson will develop a half-page ad and email it to all Commissioners. Ms. Anderson asked that Commissioners only respond to her. Do not respond all.

MOTION: David Law motioned to approve that EDC spend up to \$2,500 for general regional advertising. Mike Farina second. Motion carried unanimously.

Yard Signs – Mr. McGarry stated typically 10 signs can be made from one sheet of plastic and you pay for the whole sheet whether you purchase one sign or 10, but recommended checking with the printer. Mr. Karam stated Vista Print may be less expensive. Mr. Browne offered to work on this matter. Signs to say, "Businesses open during bridge closures."

MOTION: Kate Anderson motioned to approve that EDC spend up to \$250 to print yard signs with a local print vendor. David Law second. Motion carried unanimously.

Mr. Pember asked if a notice had been sent out to all the businesses and only the three business owners who were present were interested in the matter or was it an internet posting. Ms. Anderson stated the subject matter was at their request.

Tylerville Tree Lighting – Ms. Anderson stated they have already selected a date/time for the event and in the past, they have requested a donation.

MOTION: David Law motioned to approve a donation up to \$500 for the Tylerville Tree Lighting. Mike Farina second. Motion carried unanimously.

Holiday Decorations - Mr. Karam asked about the decorations for the light posts. Ms. Anderson stated that will be a one-time request.

Goals/Strategic Plan – Ms. Anderson asked everyone to take the paperwork home for review and the matter will be discuss further at the August meeting.

6. Old Business

a. Wayfinding Campaign

Previously discussed under Item #5d.

7. Chairman's Report

Ms. Anderson reported on the following:

Tylerville Roundabouts – DOT will be conducting a public information meeting via Zoon, Tuesday, 18 July 2023, 6:30 p.m.

CT Main Street, Webinar – Thursday, 27 July 2023, 11:00 a.m. – 12:30 p.m. Discuss their four-point approach and how to develop a vibrant main street. Ms. Anderson and Mr. Browne will be attending. Ms. Anderson believes the recording will be available for review after the initial presentation.

P&Z – Thursday, 27 July 2023, 7:00 p.m. to discuss a proposal for apartments at 212 Saybrook Road, Higganum (Village Court Plaza).

Shad Museum – The museum was successfully moved today.

Blueway Common – Understand they are full. Only three children in residence.

Board of Education, Community Conversation – Continuing their conversations with the next one scheduled in September.

Scovil and Rossi – Unchanged.

HES – Town has put out a Request for Proposal (RFP) for architectural services. Feasibility/costs, etc. Mr. Warner stated they will look at other buildings as well. RFPs due the end of the July.

Mr. Browne asked if the architect would be providing different types of scenarios of using the building. Mr. Warner stated he believes in keeping the multi-purpose room.

Mr. Warner stated he also put out an RFP for a landscape architect to come up with a plan for the playground and the outdoor recreational area. Moving forward with part of the roof replacement. The problem with doing the whole roof is that there would be no money left to do the outside improvements. Ms. Anderson stated the grant was written so that the funding could be used for the roof and playground.

Mr. Karam asked if the Shad Museum had been included in the plan. Mr. Warner stated he did put it in the RFP. Mr. Karam asked if the museum will be facing the street for sidewalk access. Mr. Warner stated no, it will face the HES cupola and access will be from the parking area. Mr. Law stated he thought the museum would have been placed further back on the site especially given the placement of the pylons. Mr. Warner stated it will be placed further back; however, there is still work that needs to be done underneath the structure and then it will be jacked up and placed on the pylons.

Community Challenge Grant – Have not heard back regarding the grant.

Scovil, Environmental Cleanup – Mr. Karam asked when this work will begin. Mr. Warner stated he hopes it will be done and occupied by 15 July 2024. Mr. Karam asked when the cleanup will begin. Mr. Warner stated he hopes to go out to bid in August and if a good winter can start early, cannot cap/pave until April/May as the plants aren't open.

Cove – The BOS received a request on Monday, 10 July 2023, to designate the Cove as a park. This is more of a safe keeping measure as currently there is no language within the deed to protect it from sale, abandonment, neglect, etc. Mr. Warner stated the town could still neglect/abandon the Cove, but with updated language it could not be sold for development.

8. Approval of Minutes – 14 September, 12 October, and 14 December 2022 and 11 January and 8 February, 10 May, and 6 June 2023

MOTION: Mike Farina motioned to approve the 14 September, 12 October, and 14 December 2022 and 11 January, 8 February, 10 May, and 6 June 2023 meeting minutes as submitted. Kate Anderson second. Motion carried unanimously.

Recording Clerk's Note: The 16 November 2022 meeting was cancelled, the 8 March 2023 meeting was postponed, and the 12 April 2023 meeting was cancelled.

9. Adjournment

MOTION: Kate Anderson motioned to adjourn. David Law second. Motion carried unanimously.

The meeting adjourned at 9:05 p.m.

Respectfully Submitted,
Bunny Hall Batzner
Bunny Hall Batzner
Recording Clerk

**The next meeting is Wednesday, 9 August 2023,
at the Community Center, 7 Candlewood Hill Road, Higganum, CT.**