

**TOWN OF HADDAM
HIGGANUM COVE ADVISORY COMMITTEE
ORGANIZATIONAL MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
THURSDAY, 10 FEBRUARY 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Peter Baird
X	Jessica Condil (6:08 p.m.)
X	Sue DeCarli (6:17 p.m.)
X	Tim McCane (6:08 p.m.)
X	Ed Schwing, Chairman
X	Tim Teran
X	Dante Ursini
X	Bill Warner, AICP Town Planner
X	Bunny Hall Batzner, Recording Clerk

The meeting was originally scheduled to be held at the former Haddam Elementary School, 272 Saybrook Road, Higganum; however, due to a scheduling conflict, the meeting was relocated to the Community Center.

Mr. Schwing, Chairman, called the meeting to order at 6:01 p.m.

1. Approval of Minutes

MOTION: Tim Teran motioned to approve the 13 January 2022 minutes as submitted. Peter Baird second. Motion carried unanimously.

A brief discussion followed in regard to the presentation and how it supported the Committee's ideas, the viewing deck and window, and the counting of the river herring. Mr. Ursini will send video he has taken of the herring when he has assisted in doing the count.

2. Budget Update

Mr. Schwing reported that he and Mr. Teran made some comments at the Board of Selectmen's (BOS) meeting and they seem to be very positive. Unclear if the BOS has voted on the proposed budget. Mr. Warner stated no, however, the BOS has been conducting their meetings and believes they support the project. Mr. Warner reported the BOS agreed to move the \$100,000 from the Capital Plan into the budget and approved the \$10,000 for maintenance. Mr. Ursini asked if the \$100,000 could be seed money to start some of the smaller projects. Mr. Warner stated the Committee can decide on that. A brief discussion followed in regard to the \$30,000 in the Higganum Center Connectivity line item.

Mr. Ursini asked for clarification regarding funding: \$10,000 for maintenance starting 1 July 2022, \$30,000 that could be moved over to pay for the RFP, and \$100,000 in Capital starts 1 July 2022. Lee Hunter and Joe Ragazzino to assist with the cleanup (probably will use maintenance line item).

3. Discussion of RFP Responses

Mr. Warner reported the following proposals were received: 1) LADA, P.C. Land Planners, Simsbury, CT; 2) William Kenny Associates, Fairfield, CT; 3) TPA Design Group, New Haven, CT; and 4) Kent & Frost, Mystic, CT.

Discussion followed in regard to the proposals, the development of a questionnaire to be used when interviews are conducted, time frame for the interviews (30 minute presentation; 15 minute question and answer period); and when and where to conduct the interviews (March meeting; Community Center).

4. Higganum Center Grant

Mr. Warner reported the grant application has been submitted and there has been no feedback to date. Mr. Ursini asked if this grant will help pay for the pathway and boardwalk to the Cove. Mr. Warner stated yes.

Rossi Property – Mr. Warner reported he and Bob McGarry, First Selectman, met with the Rossis' and the environmentalists for both parties. There is nothing daunting on site and it's a matter of how to cap the site and the costs. Mr. Warner stated Greg McKenna, Nutmeg Pharmacy, is anxious to get moving on the project. Mr. Warner noted in order to do the design correctly the elevation of the site will need to be brought up and that would require approximately 15,000 cubic yards of material for the front 2 acres of the property leveling it off and complimenting the existing brick building. An eight foot retaining wall would divide the back 2.5 acres and would help to develop a nice buffer. Noted it would be impractical for the town garage to go on the site (need at least 5 acres of property) and to remove nine tenants as it would cost the town a fortune (covered under the Uniform Relocation Act).

Scovil Buildings – Mr. Warner reported he is looking forward to the presentation. Mr. Baird asked about the need for a private developer (state grant requires it; and will eventually become the owner of the property). Mr. Warner stated the town received a \$1.8 million dollar grant from the Department of Economic Community Development (DECD) with the condition the town retain a developer. Mr. Warner stated the town would have to purchase the property for \$325,000, the developer will put in \$1 million (renovations), and then the town would transfer the property to the developer. A brief discussion followed in regard to the tax revenue from the 25,000 square foot structures and the developer being a private investment group not a hedge fund as has been insinuated on social media.

5. Adjournment

MOTION: Tim Teran motion to adjourn. Tim McCane second. Motion carried unanimously.

Mr. Warner adjourned the meeting at 6:55 p.m.

Respectfully Submitted,
Bunny Hall Batzner
Bunny Hall Batzner
Recording Clerk

**The next meeting is scheduled for Thursday, 10 March 2022, 6:00 p.m.,
at the Community Center, 7 Candlewood Hill Road, Higganum.**