

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
COMMUNITY CENTER
Wednesday, 12 March 2014, at 7:00 PM
UNAPPROVED MINUTES
*Subject to Change by the Commission***

X	Heather Batzner
X	Joseph Bergin
A	Dan Dachelet
A	Barbara Fernandez
X	Michael Fortuna, Chairman
A	Peter Gillespie
X	Edward Vynalek
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Fortuna called the meeting to order at 7:10 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

The agenda was approved as submitted.

4. Public Comments

Higganum Cove - Prior to the close of the meeting, Wayne LePard, P&Z Commissioner, asked how the Higganum Cove fits into the planning process. Mrs. Glidden stated she believes this will be part of the master plan as well as the POCD and that there needs to be town input on how this property should be used. Mrs. Glidden reported that EPA has agreed to clean a portion of the Cove to remove the PCBs (action memo filed in 11/2013; the principal on it took an indefinite leave of absence). Mrs. Glidden stated she needs to follow up on this matter and will report back to the Commission. Mr. LePard asked if anyone else besides Mrs. Glidden is overseeing this matter. Mrs. Glidden stated that Melissa Schlag, first selectman, has expressed interest in this matter, but there is no formal committee. Mr. LePard discussed the cleanup of PCBs and expressed interest in being on a committee pertaining to the Cove.

5. Town Planner's Report

Revised Zoning Regulations – Mrs. Glidden reported that P&Z adopted definitions for medical marijuana dispensary and producers - will now be allowed by special permit in the commercial and industrial zones while dispensaries will also be allowed in the Village District. The Higganum Village District has been revised to be a true CGS 8-2j village district. There will now be an architectural review board (to be appointed at the P&Z's second meeting in April). All applications

in the Village District will now go for a review prior to being presented to P&Z. Mr. Vynalek asked if there was a specific delineation of the Village District. Mrs. Glidden stated yes.

Mr. Vynalek spoke in regard to the three streams that run into the Center, how these enhance the Center, and his proposal to clean up the streams. Discussion followed in regard to upland review areas, wetland permitting process, the need for a plan for the Center, etc.

New Tylerville Gas Station – Maule Property – Mr. Fortuna reported that construction has begun and asked if the owners will be coming back to the Commission requesting a tax abatement. Mrs. Glidden stated she did not believe so as an applicant cannot retroactively ask for an abatement once construction has begun. A brief discussion followed in regard to Phase II of the proposal (may not happen for a couple of years).

Duffy’s Pub – The property has been purchased by an LLC that is owned by Greg McKenna.

87 Acres, Eagle Landing, LLC, Owner. Location: High Street, Walkley Hill Road and Killingworth Road, Higganum – Mrs. Glidden reported that a timber harvest application is currently before the Wetlands Commission with a public hearing scheduled for April. The proposal calls for a 65 percent cut.

Tattoo Parlor – Business has closed.

Proposed Pasta Shop - Connie Pullman is interested in having a pasta shop next to Chalk Mercantile. Uncooked fresh pasta will be prepared in a commercial kitchen off site. Ms. Pullman has not filed her permits at this time.

6. Old Business

a. Business Directory Website – Update

Mr. Fortuna reported that there is no funding for the proposed website. Mr. Fortuna stated he believes that if the business owners are willing to pay the monthly fee than this item can get moving again.

b. Higganum Center Master Plan – Update

Mrs. Glidden stated that she has been working with a group of people to develop a Higganum Center master plan. Mrs. Glidden also stated that grants were applied for but were not approved; however, she’s still looking for grants. Mr. Fortuna noted that it’s difficult to develop a master plan when you don’t know whether or not to include infrastructure. Mr. Fortuna stated a build out scenario needs to show what the Center might look like with and without infrastructure. Discussion followed at length in regard to infrastructure in Higganum Center and Tylerville.

c. Higganum Sewer Project – Update

Mr. Fortuna reported that he has sent the Power Point presentation to Patrick Pennell as he has expressed interest in this project.

d. Stone Mill Square, Rolumco Project – Update

There was nothing new to report at this time.

e. Budget

1. 2014/2015 Budget

Mr. Fortuna reported that the recommended budget was essentially rejected. Current proposal is as follows: Marketing - \$1,000, Consulting Fees - zero, and Grant Writer - \$4,500. Mr. Fortuna

stated that Mr. Dachelet will need to weigh in on whether or not to move forward with the business directory website and noted that more of the burden (cost) will be on the businesses. Mr. Fortuna also stated that the other big cut was to the funding for the Cost Benefit Analysis for the sewer project. The last recommendation to the BOS was made 30 months ago and to date nothing has been done. Mr. Fortuna reported that the recommendation to the BOS is not to connect with Middletown, but to build a black box in the Center. Discussion followed in regard to other options that have been reviewed and possible means for funding.

Mr. Fortuna stated if the Commission felt it would be helpful for him to attend a BOF meeting, he would be willing to. Mrs. Glidden stated she would be willing to attend a BOF meeting with him. Mr. Bergin suggested the entire Commission attend a BOF meeting. Mr. Fortuna stated that he will write a letter to Dave Kapitulik, BOF chairman, requesting that the BOF reconsider the Commission's budget requests.

2. 2013/2014 Budget

There was nothing new to report at this time.

f. C-PACE – Update

Mr. Fortuna reported that the Commission's recommendation to sign up for this program was submitted some time ago, that all area towns are involved, and hopefully, Haddam will sign up. Mr. Fortuna stated he hasn't spoken to Ms. Schlag in regard to this matter.

g. Local Bidder Preference Ordinance – Update

Mrs. Glidden reported that Ms. Schlag informed her that she's either written something up or will address the BOS in regard to this subject. Mr. Fortuna stated that he will speak to Ms. Schlag in regard to this matter.

h. Community Center, Renovation Project – Update

Mr. Fortuna reported that work is progressing and that he will be assisting in refinishing the floors sometime in the spring.

7. New Business

a. Discussion of First Selectman's Email Regarding "Illegal Meetings"

Mr. Fortuna stated that he didn't believe the Commission could function as a commission if they're unable to communicate between meetings. Mr. Fortuna also stated that Ms. Schlag indicated that she will be pulling together a training session. Mr. Fortuna suggested the Commission wait until after the training session before discussing this matter further. A brief discussion followed in regard to submitting the email exchange to help remedy the matter.

b. Reappointments – Barbara Fernandez, Peter Gillespie, and Ed Vynalek

Mr. Fortuna reported that Mr. Gillespie has informed him that he will be resigning from the Commission. Thank you, Peter, for your time and service to the Commission.

Mr. Vynalek stated that he would like to be reappointed. Mrs. Batzner will contact Ms. Fernandez to see if she would like to be reappointed to the Commission.

8. Approval of Minutes

Motion: Heather Batzner made a motion to approve the 13 November 2013 and 8 January 2014 minutes as submitted. Ed Vynalek seconded. Motion carried unanimously.

9. Announcements

a. Nine Town Transit Route 81 Run Public Hearing, Clinton Town Hall, 7 April 2014, 7-9 p.m.

Mrs. Glidden reported that 9 Town Transit would like to establish a fixed route on Route 81 with a stop in the Center and other points along the route. Mrs. Glidden also reported that the route would assist in transporting Haddam-Killingworth students to Middlesex Community College. Mrs. Glidden stated she felt this is a great program.

b. CLEAR, Land Use Academy, Saturday, 5 April 2014

Mrs. Glidden reported this is an advanced land use class pertaining to public hearing procedures, conflict of interest, and conditions and modifications. The class will be held at the UConn Extension Center, Haddam. Cost: \$40.

10. Adjournment

MOTION: Ed Vynalek made a motion to adjourn. Joe Bergin seconded. Motion carried unanimously.

The meeting adjourned 8:10 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next regular meeting will be held on Wednesday, 9 April 2014, 7:00 p.m.