

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR PUBLIC MEETING
COMMUNITY CENTER
Wednesday, 8 May 2013, at 7:00 PM
APPROVED MINUTES
*Approved as Amended at the 10 July 2013 Meeting***

X	Heather Batzner
X	Joseph Bergin
X	Dan Dachelet
X	Barbara Fernandez
X	Michael Fortuna, Chairman
X	Peter Gillespie
X	Edward Vynalek
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 Commission approved the agenda as submitted.

4. Public Comments

None.

5. Old Business

a. Stone Mill Square, Rolumco Project Presentation – Update

Ms. Batzner and Mr. Dachelet reported on the 29 April 2013 special meeting presentation given by Andy Becker. Both noted the presentation was similar to previous presentations made to EDC and P&Z except for the following revisions. 1) Addition of new three story structure fronting Rte. 154 (Saybrook Road) on the northern end of the parcel. Second and third stories will be visible from Rte. 154 with the first story accessible from the back of the parcel. 2) Covered parking garage has been eliminated, but the parking will remain. 3) Sewer system for the project as well as helping the Center not feasible. Mr. Becker did discuss the possibility of a mini black box with a septic system under the parking lot. Approximately 22-25 people attended the presentation and appeared to be mostly local business owners and immediate residents in the center of town.

Ms. Fernandez asked if tax abatements will be applied for. Mr. Dachelet and Ms. Batzner stated this question wasn't asked or addressed at the presentation. Ms. Fernandez asked about a total

cost for the project. Ms. Batzner and Mr. Dachelet stated Mr. Becker quickly calculated the project at \$15-\$20 million (rough numbers), approximately 85 units (mix of studio, one and two bedroom), and the project will be phased.

A brief discussion followed in regard to the 1930s garage and the potential for Higganum Physical Therapy relocating to that location. Mr. Dachelet stated he had spoken to the owners of Higganum Physical Therapy and Ms. Batzner stated she had spoken to Mr. Becker in regard to this matter. Also discussed there being sufficient septic system capabilities to handle one building.

Ms. Fernandez asked the next steps in the process. Ms. Batzner and Mr. Dachelet stated they are continuing to tighten up their design and working on permitting on the state level - 1) sewer, 2) water, and 3) traffic. Ms. Batzner noted that Mr. Becker indicated that it may be quicker to obtain town approval pending state approval.

Mr. Dachelet reported that the entire presentation can be seen on YouTube.

b. Higganum Sewer Project – Update

Mr. Fortuna reported that he's spoken to Paul DeStefano, first selectman, who is scheduling a meeting with Sen. Art Linares, the Dept. of Community and Economic Development (DCED) and Rep. Phil Miller and then a follow up with Mr. Becker. The purpose of the meeting is an attempt to preserve the infrastructure discussion. Mr. Fortuna will provide Mr. Linares with the Power Point presentations that have been made and see if he (Linares) can shepard this project through to obtain grant money.

Mr. Fortuna reported there is support at a number of levels; however, there's no funding at this time. Discussion followed in regard to laying a pipe up Rte. 154 (too expensive; hesitation in regard to development along Rte. 154; off the table) or along the railbed (less expensive; achieves the same purposes; still on the table). Mr. Fortuna discussed leveraging design money from the state and some contribution from Mr. Becker.

Mr. Dachelet asked what ability the town would have to allocate money for a project after the approval of the budget. Mr. Fortuna stated it would be outside money – bond, capital funds. Discussion followed in regard to STEAP funding (an application process).

c. C-PACE – Update

Mr. Fortuna reported that Mr. DeStefano has the letter regarding this project in hand and understands the concept. This matter will be addressed after the budget is approved.

d. Swing Bridge Centennial – Update

Mr. Bergin reported that preparations for the event are moving forward; that he's provided an outline for the permit process to East Haddam; and that Dave Papallo, former EDC commissioner, will be assisting in the installation of the bunting on the bridge. The next meeting concerning this event is scheduled at the end of this month.

Mr. Bergin stated the actual centennial is Friday, 14 June, and the event is Saturday, 15 June.

Mr. Bergin reported that Mrs. Glidden has taken on the responsibility of contacting the Haddam businesses in regard to the event. Discussion followed in regard to a coupon package for the participants in the antique car show. Mr. Dachelet will contact Mrs. Glidden in regard to the Tylerville business contacts and begin creating an email list. Mr. Fortuna will forward to Mr. Dachelet a business contact list that was created some years back.

Mr. Bergin also reported that a swing dance was proposed but cannot be held on the event weekend. The couple that proposed this dance was advised that the celebration is a yearlong celebration and perhaps could be scheduled for later in the year. Unclear at this time whether this event will follow through.

Mrs. Batzner noted that there's an announcement on the town's website regarding this event. Go to Haddam.org, click About Our Town, and scroll down through the various announcements under Bulletin Board.

e. Budget

Mr. Fortuna reported that he appeared before the Board of Finance (BOF) at their 1 May 2013 public hearing and requested funds(\$5,000 – Consulting Fees; \$2,500 – Marketing) be reinstated to the Commission. Mr. Fortuna noted that \$4,500 for a Grant Coordinator was previously approved (unclear which projects Mrs. Glidden is earmarking for these funds). The BOF will be making final reviews of the budget at their meeting tonight prior to presentation at the town meeting.

f. Bass Federation Eastern Division Championship Tournament, Haddam Meadows State Park, Fall 2013

Mr. Fortuna reported the Commission may be able to assist in marketing this event for the Town of Haddam if the Marketing line item is approved. If not, then it may just be word of mouth.

g. Haddam River Days

A brief discussion followed in regard to when/if the event will be held with it being noted that the budget reflects a line item for fireworks.

h. Higganum Center Brooks, Clean Up

Mr. Vynalek reported that he has spoken to Jim Puska, Wetlands Enforcement Officer, and provided him with the original write up regarding this matter. Mr. Vynalek reported that he received a reply indicating that a permit is required and has responded that volunteers will be doing the work. Mr. Vynalek stated he will be submitting a write up to the Haddam Bulletin.

7. New Business

a. Connecticut Dept. of Transportation (DOT) Maintenance Garage, Higganum

Mr. Fortuna reported that Mr. DeStefano is attempting to obtain a status on the DOT garage. Does not believe a response has been obtained.

b. Emergency Access Road (Brookline Forest Subdivision Phase II)

Mr. Vynalek passed around an aerial photo of the Brookline Forest and Haddam Ridge Subdivisions and the surrounding area and discussed the approval of the Brookline Forest Subdivision, Phase II by P&Z at their 15 April 2013 meeting and a proposed emergency access road. Mr. Vynalek stated he will be submitting a write up to the Haddam Bulletin to inform the public in regard to this matter.

c. Gristmill Market

Mr. Dachelet reported that the Gristmill Market will be changing ownership in the very near future. Mr. Dachelet will forward over a link to another store the company owns in Vermont.

d. Welcome to Haddam – Update

Mrs. Batzner distributed an update as provided by Bob Waller, Haddam Garden Club, during a conversation on 8 May 2013. Still have not received DOT approval for the large directional sign at the bottom of Exit 7 (two other options have been provided to DOT). Higganum Center sign is approximately 60 percent complete (a bit more carving and painting required). Existing signs have been remulched and plantings checked.

7. Approval of Minutes

Correction to the 10 April 2013 minutes: page 3, h. Higganum Sewer Project – Update, second line – change “way” to “why”.

MOTION: Mike Fortuna made a motion to approve the 10 April 2013 minutes as amended. Heather Batzner seconded. Motion carried unanimously.

8. Adjournment

MOTION: Barbara Fernandez made a motion to adjourn. Ed Vynalek seconded. Motion carried unanimously.

The meeting adjourned 7:50 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next regular meeting will be held on Wednesday, 12 June 2013, 7:00 p.m.