

East Haddam Village Revitalization Committee (VRC)
Meeting
Wednesday, October 25, 2017
Minutes

DRAFT

Committee Members Present: Bill Gerrish (Chairman), Melanie Kolek (Secretary), J.T. Smith, Bob Casner, Mark Walters (arrived 7:53 p.m.)

Others in Attendance: Emmett Lyman, Tracey Gionta, Ed Blaschik, Irene Haines, Rob Smith, Sue Link

Absent: Mike Gionta, Randy Dill, Will Brady, Jim Curtin

Mr. Gerrish called the meeting to order at 7:32 p.m.

Approval of agenda
Casner/Kolek

MOTION CARRIED

Approval of minutes from July 26, 2017

TABLED

New Business

- a. Discussion regarding EDC-EHVRC meeting

It was consensus of the committee that the joint meeting was helpful for historical purposes and for framing next steps.

- b. Update on meeting with First Selectman

The chairs of EDC (Casner) and EHVRC (Gerrish) met recently with First Selectman Lyman. The discussion centered on next steps which included environmental assessments and the future of the property including the options for the buildings that are presently existing. Because informal estimates are over \$15,000 for the drilling and testing, this now needs to go out to bid. The Facilities Manager is presently preparing the bid package. Estimate is 30-60 days to do the drilling, testing and obtain the test results.

There was discussion regarding whole town involvement in this decision regarding the property including the scheduling of forums. Mr. Lyman indicated the town needs to know what is underneath the ground before the land becomes viable for development. Mr. Lyman has had discussions with various stakeholders and business people in the area about possibilities with the land and existing structures.

There was discussion regarding short term usage of the property between the testing and developer. Goodspeed has expressed interest but the thought is that they would want a longer term lease with option to buy and would want and need to make substantial improvements.

c. Environmental Assessment Update

Discussed as part of the meeting with the First Selectman.

d. Next Steps

Mr. Walters stated that based on speed analysis and site lines, the best option that was discussed in the past was through the former location of the Hillside Sweet shop. Mr. Casner stated that the town then hired an engineer who confirmed that access to the property through the Stonecroft property was not sufficient and that it would need to go through the former Hillside property, which was confirmed in writing.

Mr. Smith mentioned that there are creative ways to make better site lines and one would expect a developer to try and work around the existing site lines/propose a project that gets creative in this aspect.

There was further discussion about how a developer might present options for the project and what that might look like, possible joint proposals by a developer and the Goodspeed, and possible community visions for the property.

Mr. Walter distributed and discussed a guidebook regarding tax incremental financing and an article regarding public/private sector planning (P3s).

Audience of Citizens

Mrs. Gionta inquired about the access to the site between the Stonecroft property and the old Hillside sweet shop.

Mr. Rob Smith inquired if the committee entertained discussing what the bridge area would like in 25-30 years once the bridge is gone. He showed the committee concept designs he had created of what this might look like to account for when the bridge is removed, as a long term solution. There was discussion about proposing these potential plans to DOT for approval.

Motion to adjourn made by Mr. Casner, seconded by Mrs. Kolek. Meeting adjourned at 8:49 p.m.