

**Economic Development Commission  
Meeting Minutes  
May 5, 2011**

Attending: J. Albuquerque (arrived 7:19 p.m.); R. Casner; M. Gionta; D. Mathiasen; E. Odell, R. Parady; P. Rubenbauer (arrived 7:30 p.m.); G. Rucker; P. Stricker, M. Ziobron (EDC Coordinator)

Absent: None

Guests: None

Mr. Odell called the meeting to order at 7:00 p.m. and sat Mr. Parady for Mr. Albuquerque.

The Commissioners reviewed the minutes from the April 7, 2011 meeting and Ms. Stricker requested several revisions.

MS. STRICKER MADE A MOTION, SECONDED BY MS. MATHIASEN, TO APPROVE THE APRIL 7, 2011 REGULAR MEETING MINUTES AS AMENDED. UNANIMOUS AYE.

**OLD BUSINESS**

**Status Reports:**

Goodspeed Properties – Ms. Mathiasen reported that Mr. McMahon and Ms. Kittner could not attend tonight’s meeting but had informed her that the houses on Creamery Road have temporary certificates of occupancy and are presently occupied. She stated that they also reported that the remaining houses will be completed in the June/July timeframe.

Economic Development Coordinator – Ms. Ziobron distributed a copy of her report which is included as an attachment to these minutes. She noted the following:

- Plans for the Brewery are progressing, however, Mr. Clark’s access to water has been problematic. The State recommended that he tie into the Goodspeed’s actors’ housing water system. . She noted that, due to the water issue, the Goodspeed had requested, without prejudice, that the Planning & Zoning Commission reject Mr. Clark’s application. Ms. Ziobron has been working closely with the Land Use Administrator to resolve the problem and she recently learned that the Goodspeed is considering giving Mr. Clark an unrevokable easement and their Board will vote on the matter on May 7<sup>th</sup>.
- She has received complaints about the parking situation around the actors’ housing on Creamery Road and the Commissioners discussed the issue. Ms Ziobron noted that she had recently met with Ms Kittner, Mr McMahon and Mr Blashick to address Goodspeeds concerns regarding parking at the Brewery. Based on that initial meeting, she had requested “no parking” signs through the First Selectman. Once the new public works director is hired, they will be installed.

There was a general discussion about these issues and Ms. Stricker noted that several of them should be handled by the Land Use Administrator. Mr. Odell said he would speak with Mr. Walter about how to address the problems.

- A local landscaper spoke with her about the Town’s mowing contracts and expressed his disappointment that he had not been awarded more work. Ms. Stricker confirmed that there is a perception among local landscapers that they are not being awarded many of the mowing contracts. Mr. Gionta noted that the Selectmen must consider performance along with price when they award the contracts. Ms. Ziobron expressed her frustration that she is not informed by the Selectman’s office when the RFQs go out. There was a general discussion about the bidding process and Ms. Mathiasen advised that the Town Website Committee plans to meet over the summer to consider several revisions to the website (after 1 year in operation), perhaps adding RFQ and Town Bids to a more prominent location. Mr. Odell stated that he will discuss the RFQ and bid process with Mr. Walter.
- She advised that the next Middlesex Chamber of Commerce meeting will be held at Gillette Castle and they are expecting DEP Commission Esty to attend. She encouraged the Commissioners to participate and noted it would be a good opportunity to speak with Commissioner Esty about the status of the old Sunrise Resort property.
- She participated in Student Government Day and several 6<sup>th</sup> graders accompanied her to visits to: Brownell, Bagels Plus, Ray of Light Farm, CT Farm Fresh, and Barn Raisers, a home-based business. She noted that they also drove through the Industrial Park.

- She reported that, beginning next week, she would be preparing to share a part-time office space two days a week in the Town Office Building.

Signage Ordinance – Ms. Ziobron noted that this item is on the agenda for P&Z’s next meeting. Mr. Casner stated he will speak with Mr. Curtin off-line to get some direction on anything else EDC can do to move this item forward.

East Haddam Village Revitalization Commission & Haddam Land Swap – Mr. Gionta reported that a speaker at the last Village Revitalization Commission’s meeting noted that, as much as the river views bring to the potential project, some developers will also view it as a natural barrier in attracting business. He noted that the RFQ is being finalized and confirmed that they would like Ms. Wheeler to review the document.

East Haddam Business Association – Ms. Mathiasen reported that the Business held its 2<sup>nd</sup> meeting and continues to work on getting the word out to Town businesses. She noted that they will participate in the Memorial Day parade, Relay for Life, and the Townwide Tag Sale. Ms. Stricker recommended they consider becoming involved in Project Halloween and suggested several opportunities to expand local business participation in the event. Ms. Mathiasen agreed to bring the suggestion to the Association’s attention.

Vacant Properties Options – Sub-Committee Report – There was no update on this agenda item.

Moodus Commercial Infrastructure – Ms. Stricker stated that she did a walk-through of the Plains Road Extension in Moodus with representatives from the Department of Transportation who responded favorably to the recommendation to eliminate that section of the road. Mr. Casner stated that he will liaison with the property owners to solicit their support of the project.

Ms. Stricker stated she will draft a letter to the Board of Selectmen with EDC’s recommendations regarding a septic system in Moodus.

Sunrise – Ms. Stricker reported that she spoke with Mr. Walter, Mr. Mansfield, and Mr. Darin about safety issues at the Sunrise Resort property. Mr. Darin advised her that the Building Department has no jurisdiction over State property and Mr. Walter said he preferred not to have Mr. Mansfield to write a letter to the State Fire Commissioner. She recommended that Mr. Mansfield review the Executive Summary of the Fuss and O’Neil report on the property so that the Town’s emergency management personnel could be made aware of hazardous risks inherent in the buildings on the site.

Ms. Ziobron noted the shortage of DEP staff that oversees the State’s parks and suggested getting the Town’s Open Space and Conservation Commissioners involved in helping to get the State to take some action on the property.

**Other Businesses Updates/New Businesses/Events/Tourism:**

- Village Signage / Brochure Display Options – Ms. Rubenbauer reported that she has reached out to Yush to order two brochure holders and will follow-up with them next week.
- Other –
  - Update from Agriculture Commission: Ms. Mathiasen reported that the Ag Commission is up and running and Mr. Thomas informed her that they have identified 80-90 agriculture businesses in Town. She stated that the Commission had a table at Shagbark’s Chick Day. She noted that their next meeting is scheduled for May 12<sup>th</sup> and they will invite representatives from the identified businesses to meet with them and help plan what projects the Commissioners should work on.
  - Update on Tourism Brochures: Ms. Mathiasen advised that she will be updating EDC’s Tourism brochures and expects to present a proposal at the June meeting on how many to order.
  - Mr. Albuquerque noted that the areas around the EDC directory signs have not been mowed and the Commissioners agreed that the Town should maintain those areas.
  - Ms. Ziobron and Ms. Mathiasen agreed to discuss whether or not to plan a June/July Business night after the meeting.
  - Ms. Ziobron confirmed that Norpro is still operating.

**NEW BUSINESS**

EDC Ordinance – Goals Rewrite Suggestions – Ms. Mathiasen distributed copies of the guidelines for qualifying businesses for the signage directories.

Mail received – Ms. Ziobron advised that an application for a place on one of EDC’s directory signs had been received and she will follow-up with the business to gather additional information.

Public Comment/Other – There was no public comment at the meeting.

In response to a question raised by Mr. Parady, Mr. Odell provided information on recent activities related to the Haddam Land-Swap proposal. He advised that, at the May 4<sup>th</sup> meeting, of the Board of Selectmen, the Board has unanimously voted to send a letter to members of the CT State Legislature, with copies to Gov. Malloy and DEEP Commissioner Esty, stating that the East Haddam Board of Selectmen do not support the portion of House Bill 1196 that contains language proposing the Haddam land swap

THERE BEING NO ADDITIONAL BUSINESS TO DISCUSS, MR. RUCKER MADE A MOTION, SECONDED BY MR. CASNER TO ADJOURN THE MEETING, UNANIMOUS AYE.

The meeting adjourned at 8:41 p.m.

Respectfully submitted,

Sharon R. Wheeler  
Recording Secretary