

TOWN PLANNER'S 2022 YEAR END REPORT

I have reviewed the 2021 year-end report and I am so pleased to be preparing this report. We have accomplished so much in 2022!

State funding Taking advantage of state and federal funding, so as not to look to local taxpayers, has allowed us to advance many initiatives:

Grant to build sidewalks on Bridge Road - \$1.2 million
Grant to replace sidewalks on RT 154 in Haddam Center - \$400,000
Grant to prepare state mandated affordable housing plan - \$15,000
Grant to assess the environmental condition at Scovil Hoe - \$225,000
Grant to design a community septic - \$129,000
Grant to construct improvements at Higganum Cove - \$280,000
Grant to remediate environmental conditions at the Scovil Hoe - \$1.8 million
Grant to remediate environmental conditions at the Rossi property - \$1.5 million
Grant to replace roof and build multi-generational park at HES - \$480,000

Total \$6.029 million

Higganum

Scovil Hoe Buildings - Working hand in hand with our designated developer we secured Board of Selectman, Board of Finance, Planning and Zoning and Town Meeting approvals to move this project forward. We closed on the \$1.8 million in state clean up funds, signed a purchase and sale agreement with the developer and closed with CTDOT on the purchase of the property. The developer has begun pre-leasing and their architect is working on building plans. Our environmental consultant is preparing bid documents for the environmental remediation.

2023 Resolution – We will complete the remedial plans and specs and bid the remediation. Hopefully we will complete the environmental remediation in 2023.

Former Haddam Elementary School- I recently wrote an article in HK News about all the great organizations that are using the building. Its rare that a day goes by that there isn't someone using the building. State Representative Palm secured \$480,000 in state bond funds for roof replacement and the multi-generational park. We have \$400,000 in the capital budget for roof replacement. We retained Hibbard and Rosa Architects to design the roof replacement and that work should be complete soon.

2023 Resolution – We will bid and complete the highest priority roof replacements. Conduct an open house and other outreach to begin to build consensus on the future direction of the building and the grounds, including multi-generational park. So many people have expressed interest!

Community Septic- Using \$129,000 in Small Town Economic Assistance funds, Nathan Jacobson Associates has been working on the design of the community septic system to service Higganum Center. The Capital budget contains funding for the first phase of construction once design is complete. We hit a real roadblock with a technical issue with CTDOT. After several months of back and forth that issue is now resolved and we will be conducting soil testing this month.

2023 Resolution – Complete the community septic design and have a shovel ready project to apply for grant funding.

Higganum Cove - The newly created Higganum Cove Advisory Committee was very active in 2022. They secured a \$10,000 maintenance line item in the operating budget and a \$100,000 park development line item in the capital budget. Member Tim McCane built and donated the Higganum Cove sign, and we continued with regular maintenance and several other improvements. The Committee retained the services of Kent Frost Landscape Architects and met several times throughout the summer. This work led to the creation of the Higganum Cove Master Plan. Using the Master Plan as justification, the Town prepared a request for state bonding and submitted it to Senator Needleman. The Senator secured \$280,000 in state funding for park improvements. Finally, this month the Committee and its master plan received statewide recognition from the Connecticut Chapter of the American Planning Association for excellence in master planning.

2023 Resolution – continue to maintain and promote the Cove and complete the bid specs, bid and build two (2) of the major projects in the master plan.

Rossi Property - the Town signed a purchase and sale agreement with the Rossi's in 2020. For the last 2 years we have been conducting environmental due diligence. The Rossi's have performed some remediation ahead of the closing. In September of 2022 we applied for \$1.5 million in State DECD Brownfield Remediation funding. In November of 2022 we secured Board of Selectman, Board of Finance, Planning and Zoning and Town Meeting approval to close on the property. In December of 2022 we received notice that we received a \$1.5 million brownfield grant from the State. We are set to close on the property on December 30th ,2022.

2023 Resolution – we will close on the state grant, issue an RFP to identify a developer and issue an RFP to secure a consultant to begin remedial design. We will also work with the tenants, including the town, to improve the curb appeal.

Tylerville

Sidewalks on Bridge Road/Roundabouts – late in 2020 CTDOT announced they will be constructing a pedestrian crossing cantilevered off of the swing bridge to connect Tylerville and East Haddam. This gave our sidewalk project much more significance. In 2022, we will substantially complete the sidewalk project.

The DOT is moving forward with a roundabout at the intersection of Bridge Road and Saybrook Road and the Swing Bridge rehab. All three projects are well coordinated, including matching street lighting, crosswalks, and landscape elements.

2023 Resolution – Tylerville needs a public open space. We will begin to work with CT DEEP on improvements to Clark Creek Preserve. We have funding to match state funding. A great walking loop can be created from the sidewalks just after Dollar General through the preserve and back to the sidewalks at the railroad crossing.

Haddam Center

Sidewalks – Haddam Center is the oldest section of Town and is in a National Historic Register District. We need to highlight this fact and promote it. Historic assets add so much value to a town. The sidewalk reconstruction project was completed in 2022. Happy to report we have heard several positive comments and even more happy to see people using the sidewalks.

2023 Resolution – Erect signs identifying the Haddam Center National Register District and apply for state Rural Infrastructure Funding to replace the sidewalks from Jail Hill Road to the UCONN extension Center.

Private Development

When built these projects will be a very significant addition to the grand list, add residents to the area and add diversity to Haddam's housing stock.

Multi-family in Tylerville – the 56-unit development on Brooks Court, Blueway Commons, is nearing completion and pre-leasing. The clubhouse and the first building have certificates of occupancy and residents are moving in. The developer received approval for 32 additional units and reports that he will be breaking ground in 2023!

The 105 Bridge Road developer secured approvals for a 42-unit multi-family project in 2022. They recently submitted their plans and payment (\$72,000) for a building permit and will be breaking ground in 2023.

1572 Saybrook Road – This is the historic home at the corner of Brooks Court. The owner has secured approval to build off the back of the existing house and potentially 2 additional buildings. The uses would be retail / office/ restaurant.

Paramount Wellness Center – After a very significant level of investment and change of use this project received a certificate of occupancy in 2022. The project is very well done and they are working through state and insurance approvals.

Dollar General Killingworth Road – This controversial project applied in 2022 but decisions will roll over into 2023. I don't have anything against the use at the location. But it must be done right. This includes a site plan preserving existing vegetation, buffering, landscaping, and well-done architecture that fits the area.