

## Higganum Center Study Recommendations

Recommendation	Section Title	#	Assigned To	Status	Comments
The Town's Economic Development Committee (EDC) should take a lead role in the revitalization effort and work with merchants to form a Merchants Association.	Leadership & Promotion	5.1.1	EDC	In Process	The new owner of Middletown Rug & Carpet Cleaning is working on establishing a Merchants Association
The EDC should meet to carefully review the findings in this report and act as a strong advocate for the Center;	Leadership & Promotion	5.1.2	EDC	Complete	Discussed on Jan 8, 2020 meeting
The EDC should host a meeting with the CT Main Street Center to discuss their program and their recommendations.	Leadership & Promotion	5.1.3	EDC	Complete	Done at 2/15/20 meeting
The EDC should begin to establish a Main Street approach to revitalization to provide the sustained organizational focus and resources that Higganum Center revitalization demands.	Leadership & Promotion	5.1.4	EDC	Complete	Main Street approach being used
Town must immediately request an amendment to the State Plan of Conservation and Development - Locational Guide Map to include the HES property, the Town Green and the Kovacik properties on Killingworth Road in the Center Priority Funding area. ALSO REZONE THESE AREAS TO VILLAGE DISTRICT.	Community Septic	5.2.1	Town Planner	Complete	
Continue the productive dialogue with the State Health Department and the Department of Energy and Environmental Protection.	Community Septic	5.2.2	Town Planner, First Selectman	Complete	
Create a Water Pollution Control Authority (WPCA) pursuant to Chapter 103 of the Connecticut General Statutes.	Community Septic	5.2.3	BOS	Complete	Passed at Town Meeting 9/29
The WPCA is required to create a Water Pollution Control Plan and Sewer Service Area Map.	Community Septic	5.2.4	BOS		
WPCA shall use funding currently available in the Capital budget to have the Town Engineer advance the conceptual plan and prepare a Water Pollution Control Plan and Sewer Service Area Map.	Community Septic	5.2.5	BOS	In Process	State grant funding development of plan.
The Town Planner, working with the Town Engineer, should create a map of the existing and possible future trails and walkways, that could contribute to the wellbeing of Higganum Center.	Connections between Higganum Center & the natural environment	5.3.1	Town Planner		
The Town should work closely with those promoting the Green / Blue Way to strategize on enhancing and promoting these connections through the cove and the use of the rail right of way as a multi-purpose trail while maintaining the potential for extension of the tourist train.	Connections between Higganum Center & the natural environment	5.3.2	First Selectman Town Planner	In Process	Meeting held 12/12/19
Engage the Conway School to update their existing CT Valley Railroad State Park Scenic Corridor Study (2014) to include a rail-to trail path to Middletown.	Connections between Higganum Center & the natural environment	5.3.3		In Process	Met with River COG and Middletown
There is \$6,000 in the capital plan for a pedestrian walkway plan in Higganum Center. Based on the above, the town should determine how best to use these funds.	Connections between Higganum Center & the natural environment	5.3.4	Town Planner	Complete	
Design an attractive, distinctive sign post to highlight trails and destinations within and beyond the Center. The signs should be located at the interface between the street and the trail locations. Develop a trailhead parking plan to provide defined locations for visitors to access these trails/destinations	Connections between Higganum Center & the natural environment	5.3.5	Town Planner		

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The Town should create a plan that will expand the use of the structure for community activities including renting it for public and private functions, expanding the recreational uses, promoting artistic activities and linking it to the activities of the Town Green.	HES Building & Site	5.4.1	First Selectman Town Planner	Complete	
The First Selectman and the Town Planner should meet with the private school that has expressed interest in the school.	HES Building & Site	5.4.2	First Selectman Town Planner	Complete	Covid resulted in the school changing their expansion plans
There is also a local non-profit theater group that is very interested is using class rooms in the old section and the multi-purpose room for performances.	HES Building & Site	5.4.3	First Selectman Town Planner	Complete	
If the private school is interested in becoming a tenant the town should negotiate a lease arrangement which would generate revenue to cover all or some of the operating costs with clear provisions for coordinated public use of the playground area, the gym and multi-purpose room.	HES Building & Site	5.4.4	First Selectman Town Planner	Complete	School withdrew due to Covid
Incorporating the theater group into the mix would add activity on nights and weekends.	HES Building & Site	5.4.5	First Selectman Town Planner	Complete	
The Town should evaluate the adequacy of the commercial kitchen and the potential to develop a culinary incubator independently or in conjunction with the private school tenant.	HES Building & Site	5.4.6	Town Planner	Complete	REVIEWED WITH VERY EXPERIENCED RESTAURANTEUR – VERY LITTLE VALUE AND SMALL. MORE OF A WARMING KITCHEN.
The roof is a concern and the capital planning committee should begin allocating funding to repair the roof.	HES Building & Site	5.4.7		Complete	\$400k in capital budget. Received \$480k grant 7/5/23 CT approves roofing contractor selection
Serious discussions should be undertaken with the owners to negotiate the purchase of the Rossi property	Rossi Site	5.5.1	First Selectman Town Planner	Complete	
If an agreement can be reached, the property should be purchased.	Rossi Site	5.5.2	BOS	Complete	
Planning and Zoning Commission issue a Connecticut General Statute 8-24 Report concluding the Rossi site is an appropriate location for a new Town Garage	Town Garage at Rossi Site	5.6.1		Cancelled	Rossi site isn't large enough to use for the Town Garage. Town's use of part of the property to continue until a new location is purchased.
The First Selectman negotiate a purchase and sale agreement with the Rossi's contingent on all necessary approvals, including Planning and Zoning, Town Meeting, environmental due diligence and a structural analysis of the buildings proposed for re-use	Town Garage at Rossi Site	5.6.2	First Selectman Town Planner	Complete	
The Board of Selectman authorize the execution of the purchase and sale agreement and refer to Board of Finance for appropriation or budgeting to fund all necessary due diligence.	Town Garage at Rossi Site	5.6.3	BOS	Complete	12/21/22 Closed on purchase of Rossi property
Prepare site guidelines and a site plan	Town Garage Site	5.7.1			Pending location of a new site for the town garage
Work with Green/Blue Way to strategize & promote connections to stream and other natural resources	Town Garage Site	5.7.2			
Create a Development RFP to gauge interest in developing the current town garage site.	Town Garage Site	5.7.3			Pending location of a new site for the town garage
Continue discussions with Christie A. LaBella, Property Agent for the property at Department of Transportation, Division of Rights of Way regarding the Town's acquisition of the property and the appraisal process.	Scovil Hoe Site	5.8.1		Complete	

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Execute state assistance agreement/right of entry forms with State DECD for the \$200,000 grant.	Scovil Hoe Site	5.8.2	Town Planner	Complete	
Prepare a work plan to include items identified in the Higanum Center Study (Environmental attorney opinion letter, Phase 1 study, etc.)	Scovil Hoe Site	5.8.3	Town Planner	Complete	
Advertise the work plan to State bid contractors and award the contract.	Scovil Hoe Site	5.8.4	Town Planner	Complete	
Create a detailed buildout map of Center, depicting areas where possible growth could be placed. The design sketches created by the Consulting Team could be a guide.	Rt 81 & Saybrook Rd South	5.9.1	Town Planner	In Process	
Prepare site guidelines and a site plan, showing where trees and ground cover should be placed. And where appropriate curb cuts should be located. The design sketches created by the Consulting Team could be a guide.	Rt 81 & Saybrook Rd South	5.9.2	Town Planner		
Request the assistance of the CT Main Street Program, to provide insights on possible improvements and to present the best practices found in other CT Centers.	Rt 81 & Saybrook Rd South	5.9.3	EDC	In Process	
Make contact with the owners/decision makers and discuss the status of the building and its availability.	Citizens Bank Building	5.10.1	Town Planner	Complete	Building is for sale
Town should explain the community septic proposal and start to discuss redevelopment options and how the property is being marketed. Possible reuse may be expansion of current businesses or a new use based on community septic capacity, market leakage data and community interests	Citizens Bank Building	5.10.2	Town Planner	Complete	

<b>Not Started (Blank)</b>	<b>7</b>	<b>Total number of recommendations - 38</b>
<b>In Process</b>	<b>6</b>	
<b>Cancelled</b>	<b>1</b>	
<b>Complete</b>	<b>24</b>	