



TOWN OF OLD LYME

www.oldlyme-ct.gov

ECONOMIC DEVELOPMENT COMMISSION

52 Lyme Street | Old Lyme, CT 06371

edc@oldlyme-ct.gov

Minutes: Regular Meeting
January 7, 2026 at 5:30 PM
Memorial Town Hall Meeting Room

Remote Access available through Microsoft Teams

A regular meeting of the Old Lyme Economic Development Commission was held on Wednesday, January 7, 2026.

Present: Joe Camean, Jeff Hartmann, Cheryl Poirier, Scott Smith, Jean Wilczynski and Mona Colwell were present in person.

Excused absences: Wendy Russell

Call to Order and Welcome

Joe Camean called the meeting to order at 5:32 PM and welcomed everyone to the January 7, 2026 regular meeting of the Economic Development Commission Meeting.

Public Comment

There were no comments from the public. However, Madalyne Longfellow attended the meeting with interest in seeking BOS appointment to the EDC; her application was well supported by all members.

Approval of December 3, 2025 Meeting Minutes

Cheryl made a motion to approve the December 3, 2025 Regular Meeting Minutes. Jeff seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed and 1 abstaining (Scott).

Jean arrived at 5:33 PM.

Strategic Plan Initiation / Recruiting townspeople to apply to BOS to fill EDC vacancies

Jeff spoke about the Strategic Plan and how it was approved at the December 3rd meeting. The plan will be posted on the EDC website.

Updates

Grant Funding status – new and pending

There is a CT Small Business Boost grant available and funds range from \$5,000 to \$500,000.

The EDC budget was submitted. The total amount requested was \$7,000.



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Real Estate

Cheryl provided an update on residential:

- The average days on market in December was 30 days
- The average price per square feet was \$355. This is down from last year.
- 98 houses were sold last year (Jan-December). This is up 1% from last year.
- Buyers are paying 101% of asking price
- The average sold price is \$798,582

The statistics show that Old Lyme is a stable, desirable market to buy real estate.

Jeff provided a commercial update and handed out a sales report on what is publically listed in town. He stated that there are multiple properties for sale and according to the sheet the Old Lyme Shopping Center is still for sale.

Habitat for Humanity is building 2 houses on Flat Rock Hill Road.

Businesses

Jeff and Joe met with two business owners that are looking to come to town. They were looking for clarity on town requirements. One was a (men's) salon and the other is restaurant.

Joe stated that he is still working on attracting a manufacturing company into the industrial park.

There is a new pediatrician in town that opened an office on Boston Post Road.

Marketing and Outreach Efforts

Shoreline Gateway Committee - Joe stated that they were focusing on a zoning rewrite. They are hoping it will help the shoreline gateway area business abandonment issue.

GOSB Chamber of Commerce - Joe stated that he attended the breakfast that was held December 18th at Old Lyme Inn. He also updated the Commission that the Executive Director for the Chamber has moved on; Judy Sullivan is back as the Executive Director until they find a new person.

Eastern Regional Tourism District (ERTD)- Wendy sent out an email updating the Commission that the grant deadline is this Friday. Cheryl stated that the arts district is going submit an application.

Regional Economic Development Committee (RiverCOG) - Jean stated that they didn't meet in December. She stated that there is supposed to be another joint meeting but a date has not been set yet. They are working on a year-long project on town centers. They sent out a survey that is open until January 14th. Jean sent that out to the Commission, it is also open for all members of the public to participate in.



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Retention of In-town Talent – School-to-Career (STC) - Joe stated that he is seeing a lot of activity in higher education circles regarding school-to-career. He stated that Old Lyme has an excellent school system, and its not good for our town economy if our kids go off to college and don't come back to town.

Strategic Plan - The Commission reviewed the finalized ready to posting strategic plan. They went through each focus giving an update for where each initiative stood and discussed the steps to help them achieve success.

New and Other Business

Joe presented Jean flowers from the Commission as it is her last meeting. He thanked her for all of her work stating that she was a great asset and always participated.

Adjournment

Cheryl made a motion to adjourn. Jean seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed and 0 abstaining.

The meeting adjourned at 6:40 PM.

Respectfully submitted by:

Jennifer D'Amato

Records Clerk for the Old Lyme Economic Development Commission