Meeting Minutes
Town of East Haddam
Redevelopment Agency
Special Meeting
Date: December 18, 2025

1. Call to Order
The meeting was called to order by Chair William DiCristofaro at 7:00 PM at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

2. Attendance
Redevelopment Agency Members Present:
William DiCristofaro, Andrew Lord, Randy Dill, John Cotter, James Curtin, Cameron Hendry, Jeff Miller, Caitlyn GK Taylor

Redevelopment Agency Members Absent:
Jacquelin Nowell

Other(s) Present:
Harvey Thomas (BOF Liaison) Tommy Boston, Amy Vaillancourt

Other(s) Absent:
Thomas Sevigny (BOS Liaison)

3. Approval of Minutes
a. Regular Meeting of November 13, 2025
Motion to approve the minutes of the Regular Meeting of November 13, 2025, passed unanimously.
Approved by: Dill/Miller

4. Committee Reports
a. Executive
Chair William DiCristofaro reported that an FOI Workshop will be held on December 22, 2025. He also met with representatives of the Goodspeed Opera House on behalf of the Agency to gather input regarding goals for the revitalization project. Chair DiCristofaro

additionally introduced Matthew Conroy, who volunteered to serve as Recording Secretary.

b. Environmental
John Cotter and Amy Vaillancourt reported that VHB t is awaiting results from completed groundwater sampling.

c. Finance
Tom Sevigny has resigned from the Agency, assuming the role as its liaison from the Board of Selectmen. The Agency's suspense date to submit its FY 2026-2027 budget is January 30, 2026. Jeffrey Miller agreed to assume the role of Finance Committee Chair, and he and Chair William DiCristofaro discussed meeting to collaborate on development of the draft budget, which is anticipated to be reviewed at the next meeting in January.

d. Community Engagement
No updates.

e. Legal
No updates.

f. Master Planning
The Agency conducted a detailed review of the East Haddam Village Redevelopment Plan (EHVRP) Design Concepts – Progress Update prepared by VHB. The presentation summarized engagement findings from public workshops, stakeholder roundtables, and an online survey, and outlined overall themes identified through the engagement process, including considerations related to the natural and built environments, mobility and connectivity, community and economic development, and resiliency.

VHB reviewed community priorities and planning considerations, including pedestrian and traffic safety, parking and circulation, riverfront access, open space, mixed-use development, historic preservation, and potential partnerships with cultural institutions. The presentation also revisited prior redevelopment concepts and discussed existing site constraints, including floodplains, steep slopes, historic structures, environmental conditions, infrastructure limitations, property ownership, and state roadway considerations.

The Agency then reviewed three draft design concepts (A1, A2, and B), each reflecting varying assumptions regarding property acquisition, phasing, roadway configurations,

building scale, and the integration of mixed-use development, public spaces, and riverfront elements.

Agency members provided general feedback on the concepts. Discussion reflected a range of perspectives, with several members noting concerns that the overall development density shown in the concepts may be insufficient to support long-term economic and community objectives. VHB acknowledged the feedback and agreed to incorporate the Agency's comments and present revised concepts at a future meeting. No formal action was taken.

No motions were made related to Committee Reports.

5. Bills
Motion to approve payment of two invoices from VRB: One in the amount of $2,887.50, and a second invoice in the amount of $16,174.13.
Cotter/Curtin
Passed unanimously.

6. Old Business
No report.

7. New Business
a. Jack Lovejoy provided an informational presentation outlining a conceptual modification of the space near Landing Hill Road and along the Connecticut River. The presentation reflected a creative concept that falls outside of the Redevelopment Agency's assigned area. No action was taken.

b. The resignation of Tom Sevigny was noted. Chair DiCristofaro suggested that he or another delegate participate in the review process for identifying a new candidate to fill the vacancy and invited members to bring forward names for consideration.

c. James Curtin discussed zoning-related issues that may require future consideration by the Zoning Commission and distributed an informational handout.

8. Meeting Schedule
Motion: To cancel the January 8, 2026 meeting.
Dill/Sevigny

Passed unanimously.

The next regular meeting will be January 2, 2026.

9. Public Comment
There was none.

10. Executive Session
No Executive Session was held.

11. Adjournment
Motion to adjourn the meeting at 8:52 PM.
Thomas/Dill
Passed unanimously.

Respectfully submitted,
William DiCristofaro
Chairman