Meeting Minutes

Town of East Haddam
Redevelopment Agency
Regular Meeting

Date: January 22, 2026
Location: Municipal Office Complex, Meeting Room 1

1. Call to Order

The meeting was called to order by Chair William DiCristofaro at **7:02 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, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, Jeff Miller, Caitlyn GK Taylor

Redevelopment Agency Members Absent:
None

Other(s) Present:
Thomas Sevigny, Harvey Thomas (BOF Liaison)

Additional Attendees / Presenters:
John Walker, Tom Dworetsky (Camoin Associates)
Tommy Boston, Paul Vitaliano (VHB)
John Olin (Chair, East Haddam Town Resilience)

3. Approval of Minutes

a. Regular Meeting of December 18, 2025

Motion to approve the minutes of the December 18, 2025 meeting, with a correction noted by Randy Dill clarifying that the *motion to adjourn* should reflect **Curtin/Dill**.

Curtin/Miller
Passed unanimously.

4. Committee Reports

a. Executive
Chair William DiCristofaro discussed the current vacancy on the Agency, noting that the Board of Selectmen has received several applications. He encouraged any interested individuals to apply through the First Selectman's office. Chair DiCristofaro referenced a letter from Deborah Parady, noting that all members had received copies and entered it into the record. He also reported attending an FOI workshop, indicating that the session provided useful information to help ensure ongoing Agency compliance. No motions were made.

b. Environmental
John Cotter reported that recent environmental test results were received and indicated clean findings. He also noted that new DEEP regulations may impact the Agency's work, and that Amy Vaillancourt is reviewing those regulations to determine any implications. No motions were made.

c. Finance
Chair DiCristofaro reported that he met separately with Jeff Miller and Thomas Sevigny since the last meeting. He coordinated with VHB to request a preliminary estimate for the next project phase and to confirm remaining grant funding. He further reported that the draft FY 2026–2027 budget was completed and is anticipated to be equivalent to the prior year's budget. Jeff Miller and Thomas Sevigny also reported meetings to discuss the hiring of a grant writer to pursue funding for future capital projects. No motions were made.

d. Community Engagement
Randy Dill reported no updates. It was noted that Chair DiCristofaro will submit a letter to the *East Haddam News* announcing the next public workshop. No motions were made.

e. Legal
No updates were reported.

f. Master Planning
This agenda item was divided into two parts.

John Walker and Tom Dworetsky of Camoin Associates presented the Downtown East Haddam Market Study. They summarized the study's recommendation for incremental, coordinated growth, emphasizing the importance of right-sizing development and aligning uses strategically. Agency members asked several questions, and discussion generally affirmed that the findings support the Agency's existing planning strategy.

Tommy Boston and Paul Vitaliano of VHB then presented revised design concepts. Mr. Boston reviewed the assumptions and guidelines informing VHB's approach. Agency members expressed mixed reactions, with several voicing concerns related primarily to traffic design. Jeff Miller commented on potential improvements that could enhance the project's attractiveness to developers, including considerations related to building height

and a more urbanized form. Andrew Lord emphasized that the designs are conceptual in nature and not final plans.

It was agreed that the next steps include holding a public workshop on February 26, 2026, and that two distinctly different concepts addressing traffic and village layout would be reviewed at the next Agency meeting. No motions were made.

5. Bills

Motion to approve payment of the following invoice:

- **VHB** – Invoice in the amount of **$2,250.00**

Lord/Cotter
Passed unanimously.

6. Old Business

No old business.

7. New Business

John Olin, Chair of the East Haddam Town Resilience Committee, provided an informational presentation regarding a proposal to prepare an Expression of Interest for an application to the Long Island Sound Partnership Resilience Planning Support Program. Chair DiCristofaro stated that he would be willing to collaborate on the effort and would invite consultants to coordinate with VHB as appropriate. No action was taken.

8. Next Scheduled Meeting

The next regular meeting of the Redevelopment Agency is scheduled for **February 12, 2026**.

A public workshop is scheduled for **February 26, 2026**, with Chair DiCristofaro indicating that he will explore the possibility of holding the workshop earlier at **6:00 PM**.

9. Public Comment

Public comment was offered by **Lance Salonia, Stephanie Cobligh, and Todd Gelston**.

10. Executive Session

No executive session was held.

11. Adjournment

Motion to adjourn the meeting at **9:21 PM**.

Dill/Nowell
Passed unanimously.

Respectfully submitted,
William DiCristofaro
Chairman