Meeting Minutes

Town of East Haddam
Redevelopment Agency
Regular Meeting

Date: February 12, 2026
Location: Municipal Office Complex, Meeting Room 1

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, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, Jeff Miller

Redevelopment Agency Members Absent:
Andrew Lord, Caitlyn GK Taylor

Other(s) Present:
Thomas Sevigny (BOS Liaison), Harvey Thomas (BOF Liaison), Matthew Conroy (Recording Secretary)

Additional Attendees:
Tommy Boston (VHB)
John Olin (East Haddam Town Resilience Committee)
Todd Gelston (First Selectman)

3. Approval of Minutes

a. Regular Meeting of January 22, 2026

Motion to approve the minutes of the January 22, 2026 meeting, with a correction noted by Jeff Miller clarifying his comments in Section 4(f), adding that he stated he favors larger buildings and a better pedestrian space.

Dill/Cotter
Passed unanimously.

4. Committee Reports

a. Executive

Chair William DiCristofaro reported that the Board of Selectmen has received several applications to fill the Agency vacancy and is working to schedule interviews. Randy Dill inquired whether the Agency could be involved in the decision-making process. Chair DiCristofaro stated that he would ensure each member receives a copy of the applications and may provide recommendations for consideration. No motions were made.

b. Environmental

John Cotter provided a copy of an email update from Amy Vaillancourt indicating that, although the State has tightened testing requirements, the current environmental plan remains unchanged and will proceed as originally outlined. No motions were made.

c. Finance

Chair DiCristofaro reported that he and Jeff Miller will present the Agency's budget to the Board of Selectmen on February 23, 2026. No motions were made.

d. Community Engagement

Chair DiCristofaro stated that he will submit an article to the *East Haddam News* outlining Master Planning progress and inviting the public to attend the upcoming workshop. No motions were made.

e. Legal

No report.

f. Master Planning

Tommy Boston of VHB presented revised design concepts. Agency members individually expressed their preferences regarding property layout and roadway design. The Agency overwhelmingly favored **Option B**, citing improved access to the river.

Harvey Thomas emphasized that the plan remains conceptual in nature. Jeff Miller noted that market forces will ultimately determine the final layout. VHB introduced the potential use of **Form Based Code**, and Thomas Sevigny endorsed this approach, referencing its successful implementation in Canton.

Significant discussion focused on roadway design and the potential use of a traffic circle. Cameron Hendry suggested that the upcoming public workshop focus primarily on building site design, noting limited local control over state highway design. Randy Dill requested that members review the roadway mobility study conducted by Fuss & O'Neill. Chair DiCristofaro offered to circulate the study along with the design revisions to Agency members. No motions were made.

5. Bills

Motion to approve payment of the following invoices:

- VHB – Invoice in the amount of $750.00
- VHB – Invoice in the amount of $3,600.00

Cotter/Nowell
Passed unanimously.

6. Old Business

John Olin provided an update from the East Haddam Town Resilience Committee, outlining progress on grant efforts and the DEEP application process.

7. New Business

No new business.

8. Next Scheduled Meeting

Motion to cancel the February 26, 2026 regular meeting.

Cotter/Nowell
Passed unanimously.

It was determined that the public workshop will instead be conducted on **March 26, 2026 at 6:00 PM**. The first meeting in March will be a regular Redevelopment Agency meeting.

9. Public Comment

Todd Gelston spoke during public comment.

10. Executive Session

No executive session was held.

11. Adjournment

Motion to adjourn the meeting at **9:00 PM**.

Nowell/Dill
Passed unanimously.

Respectfully submitted,
William DiCristofaro
Chairman