Meeting Minutes
Town of East Haddam
Redevelopment Agency
Special Meeting (Public Workshop)

Date: March 26, 2026 (6:00PM)
Location: Municipal Office Complex, Meeting Room 1

1. Call to Order

The special meeting (public workshop) was called to order by agency member James Curtin. Mr. Curtin introduced representatives from VHB, including Tommy Boston and Amy, and encouraged attendees to sign in.

2. Attendance

Redevelopment Agency Members Present:
Andrew Lord, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, Jeff Miller

Redevelopment Agency Members Absent:
William DiCristofaro

Other(s) Present:
Matthew Conroy (Recording Secretary)
Tommy Boston (VHB)
Amy (VHB)

Additional Attendees:
Members of the public

3. Workshop Overview

Tommy Boston of VHB provided an overview of the workshop agenda, which included opening remarks, a study overview, identification of community priorities, presentation of illustrative design concepts, an interactive engagement activity, and discussion of next steps.

Mr. Boston reviewed the planning process to date, including site analysis, public input, market study findings, and the development of conceptual plans.

4. Existing Conditions and Constraints

The workshop included a discussion of site constraints, including floodplains and wetlands, as well as considerations related to nationally and locally registered historic buildings. A brief history of prior planning efforts was also presented.

5. Market Study Findings

Data-driven market study findings were presented, identifying key opportunity areas including housing, retail and dining, and lodging.

6. Community Priorities

Community priorities identified through outreach and analysis included economic development, mobility and infrastructure improvements, and the enhancement of open space and community amenities.

7. Illustrative Design Concepts

Mr. Boston presented two illustrative design concepts, emphasizing that the concepts are not final designs or blueprints, but are intended to guide discussion. Both concepts included a mix of building types and site layouts, with considerations for adaptive reuse, open space, parking, sidewalks, and public gathering areas.

Concept A focused on longer building forms and integrated open space, with roadway alignments identified as a potential next step for further study.

Concept B explored an alternative layout that does not form a continuous street wall and provides different access points to open space.

It was noted that both concepts incorporate strategies to minimize the visual impact of parking.

8. Public Discussion

A question-and-answer session was held. Discussion topics included traffic considerations along Bridge Road and the potential for an internal access road, pedestrian crossings along Route 82, and overall access and circulation.

Additional questions addressed differences in developable area between Concept A and Concept B, as well as comparisons to prior planning efforts, including the Centerbridge plan.

There was also discussion regarding water and sewer infrastructure capacity.

9. Interactive Engagement Activity

An interactive public engagement activity was conducted, allowing participants to provide input at designated stations. Topics included village layout and design, as well as village center safety and walkability.

10. Next Steps

The workshop concluded with a discussion of anticipated next steps in the planning process, including continued refinement of concepts based on public input.

11. Adjournment

The workshop concluded at 7:30PM, following the completion of the presentation and public engagement activities.

Respectfully submitted,
William DiCristofaro
Chairman