Meeting Minutes

Town of East Haddam
Black Birch Golf Course Feasibility Study Committee
Special Meeting

Date: May 12, 2026
Location: Municipal Office Complex, Meeting Room #3

1. Call to Order, Pledge of Allegiance, & Attendance

The meeting was called to order by Chairman Alan Ponanski at 7:00 PM in Meeting Room #3. The Pledge of Allegiance was recited.

Committee Members Present:
Alan Ponanski, Steven Longobardi, Mike Morris, Jeff Miller, Donald Lorusso, Jef Wolter, Daniel Zimmerman.

Additional Attendees:
None

2. Approval of Agenda

The Meeting Agenda prepared by Chairman Ponanski was reviewed by the Committee and a motion to approve was made by Longobardi, second by Miller and approved unanimously.

3. Approval of Minutes for Tuesday, May 5, 2026 Special Meeting

Minutes were distributed by Secretary Miller and reviewed by the Committee. No corrections or additions were proposed by the Members. Chair asked for a motion to approve the minutes, made by Wolter with second by Miller and approved unanimously.

4. Old Business

Miller reported on a follow-up call with Matt Gilchrist of residential developer EG Homes of Southington. He said he's open to partnering with a golf course developer/manager, but a community septic system would cost millions of dollars. He would be interested only in building 150 single family homes on lots with individual wells and septic systems. He's not sure the 18 holes could be restored under such a plan.

5. Public Comment

No members of the public were present for comment.

6. New Business

The Committee has four more weekly meetings prior to issuing its report and discussed scheduling upcoming meetings with the Black Birch owners and a golf course operator interested in possibly restoring Black Birch. Dan Zimmerman reported that the interested party, John Gale, just had emergency eye surgery and would not be able to meet with the Committee for a couple weeks.

Miller mentioned that he knows the owner of GeoMatrix, a wastewater treatment contractor to municipalities and private developers with expertise in designing and constructing community septic plans. He may be able to provide a cost range for the community septic plan that was approved in 2016 for the Banner Estates/Black Birch planned community. Miller will ask him to meet with the Committee at an upcoming meeting.

7. Executive Session

The Committee went into Executive Session at 7:30 pm on a motion by Wolter, second by Morris, and a unanimous vote. The purpose was to discuss confidential financial information, cost estimates, asking prices, property valuation, and details of contractual relationships.

Chairman Ponanski returned to Regular Session at 8:55 pm stating that no motions or decisions were made while in Executive Session.

8. Adjournment

The meeting was adjourned at 9:00 pm on a motion by Longobardi, second by Miller, and a unanimous vote.

Respectfully submitted,
Jeff Miller
Secretary, Black Birch Golf Course Feasibility Study Committee