Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
October 2, 2025
Special Meeting Minutes

Selectmen Present: I. Haines; T. Bourgoin; E Dill
Also Present: J. Damicis (Camoin Associates – participated remotely); T. Sevigny; L. Zemienieski and other members of the public

1. First Selectman Haines called the Board of Selectmen's meeting to order at 4:00 p.m. and the attendees said the Pledge of Allegiance.

2. Tax Increment Financing Policy Approval: Ms. Haines introduced Thomas Sevigny from the East Haddam Redevelopment Agency and James Damicis from Camoin & Associates.

   Mr. Sevigny provided background information on the Redevelopment Agency's work. He noted that the proposed TIF policy would be Town-wide.

   Mr. Damicis provided an overview of the work that led to the proposed policy. He stated that the proposed TIF policy will serve as guidance for the process and creation of TIF districts and any related developer agreements associated with them. He advised that the policy will provide for consistency across the community, create fairness in agreements with developers and/or businesses, and help to guide the impact when developing TIF districts.

   Ms. Haines provided additional comments and emphasized the importance of the Town-wide aspect of the draft policy.

   In response to questions raised by Mr. Dill, Mr. Sevigny stated that he believed that having a TIF policy in place would have made a difference with the previous developer and it also would have attracted additional developers. Mr. Damicis agreed and added that it would have made the process easier and "more coherent". He also confirmed that remediation expenses would be included in calculating the value of a development project to meet the baseline of $2M for being considered as a TIF district.

   In response to a comment from Ms. Bourgoin, Ms. Haines agreed to provide a copy of the draft TIF policy to the Planning and Zoning Commission, Economic Development Commission and the Board of Finance before adopting it and posting it on the Town's website.

3. Cell Tower Discussion – 440 Town Street: Ms. Haines called the Selectmen's attention to a proposal to construct a communications facility at 440 Town Street (Company 1 Firehouse) in their meeting packets, received from ARX Wireless. She stated that plans are still in the review stage and noted that an 8-24 will need to be obtained from Planning & Zoning as part of the process. Ms. Haines advised that the land lease agreement is being reviewed by Town

Counsel but Land Use Administrator, Jim Ventres has asked for official direction from the Board of Selectmen to consider this proposal.

Ms. Haines further stated that although ARX Wireless has advised that, since the tower would be constructed on Town-owned property, it was not necessary to bring it before the Siting Council, Land Use Administrator Ventres has recommended the Town do so. She responded to questions from the Board.

Motion made by Ms. Bourgoin, seconded by Mr. Dill, to consider the proposal from AXR Wireless II, LLC to construct a communications facility at 440 Town Street (Company 1 Firehouse) and for the Town to enter into a land lease agreement regarding such facility. Unanimous aye.

4. Automated Traffic Enforcement Safety Devices (ATESD) Discussion: The Selectmen discussed signing a contract to lease an Automated Traffic Enforcement Safety Device to be place around Town for the purpose of discouraging speeding. Ms. Haines addressed several outstanding questions about this program. She advised that the lease cost is $2,000.00 per month per device, which includes all maintenance; that, once installed, the devices cannot be moved to new locations, and that the First Selectman of the Town of Washington, CT had informed her that it takes their police approximately 15-20 minutes a day to verify the tickets issued.

   There was a general discussion about the cancellation policy in the contract and Ms. Haines stated that she would request clarification about that issue. Ms. Zemienieski stated that a Special Revenue Fund would have to be established for the purpose of this program.

5. Tax Refunds: Ms. Haines called the Board's attention to one tax refund.

   Motion made by Mr. Dill, seconded by Ms. Bourgoin, to award a tax refund in the amount as presented.

   - $390.31 to Damian Anglisz.

   Unanimous aye.

6. Public Comment: There were no public comments brought up at the meeting.

   Ms. Bourgoin advised that the Town's Sustainability Committee was notified by the state that it had achieved Gold status. She stated that a celebration of all municipalities that have achieved that status will be held at the Goodspeed Theater on October 28th.

7. Adjournment: There being no additional business to discuss, a motion was made by Mr. Dill, seconded by Ms. Bourgoin, to adjourn the meeting at 4:58 p.m. .

Recorded

Respectfully submitted,
Erik Dill, Secretary