Meeting Minutes
Town of East Haddam
Redevelopment Agency
October 9, 2025

1. Call to Order

The meeting was called to order by Chair William DiCristofaro at 6:30 p.m. at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

2. Bills

Motion: To approve payment of the invoice(s):

- VHB: Invoice #0489363 for $2,682.50.
- York Analytical Laboratories Invoice # 2515563 for $1,968.00

Passed unanimously.

3. VHB Workshop

The East Haddam Redevelopment Agency held a public workshop, facilitated by VHB, to support the creation of a redevelopment plan for the East Haddam Village District. The purpose of the meeting was to present findings from VHB's existing conditions assessment and to gather public input to guide future development. The agency noted that the current approach is focused on preparing zoning, infrastructure, and environmental groundwork in advance, rather than responding reactively to developers. A Tax Increment Financing (TIF) policy has also been adopted to incentivize development. VHB's presentation reviewed the study area's zoning, infrastructure, environmental conditions, and historical context, identifying both constraints—such as steep slopes, flood zones, and the lack of public water—and opportunities including scenic riverfront views, green infrastructure, and improved pedestrian and bicycle connections.

The workshop featured interactive community engagement, where participants shared ideas using color-coded post it notes and later participated in group discussions and dot-voting exercises. The top priorities identified by participants included expanded and improved parking, enhanced pedestrian and bicycle access, better traffic circulation, mixed-use development (including retail, housing, and dining), and improved access to the riverfront. The meeting concluded with details on how the public can remain involved, including the launch of an online survey that will remain open through October. A second public workshop is scheduled for December or January, and two draft redevelopment concept plans will be presented based on all public feedback, with a final plan targeted for delivery in January 2026.

4. Adjournment-The meeting adjourned at 8:00 p.m.
Respectfully submitted,
E. Ruth Ziobron
Recording Secretary