Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
May 20, 2026
Regular Meeting Minutes

Present: T. Gelston; T. Sevigny Absent: E. Dill
Also Present: D. Kooris (CMDA); J. Miller; L. Zemienieski and other members of the public

1. Call to Order and Pledge of Allegiance: First Selectman Gelston called the meeting to order at approximately 7:01 p.m. The attendees recited the Pledge of Allegiance.

2. Approval of Agenda: Motion made by Mr. Sevigny, seconded by Mr. Gelston, to approve the agenda as presented. Unanimous aye.

3. Approval of Minutes: Special Meeting of April 29, 2026 (7pm) and Regular Meeting of May 6, 2026

   Motion made by Mr. Sevigny, seconded by Mr. Gelston, to approve the minutes of the Special Meeting of April 29, 2026 (7pm). Unanimous aye.

   Motion made by Mr. Sevigny, seconded by Mr. Gelston, to approve the minutes of the Regular Meeting of May 6, 2026. Unanimous aye.

4. Correspondence: No correspondence was presented.

5. First Selectman's Report

   First Selectman Gelston reported that the Town budget referendum passed by a strong margin. He also announced that the Town received notice from the Office of Policy and Management regarding supplemental municipal and education funding included in the State budget. East Haddam is expected to receive approximately $35,000 in supplemental municipal aid, while the school district is expected to receive approximately $142,000 in supplemental education assistance.

   Mr. Gelston reviewed several Public Works initiatives, including stormwater drainage improvements and upcoming road paving projects on Hemlock Valley Road, Bone Mill Road, Old Town Street, Hungerford Road, and Cold Spring Road.

   He discussed public safety efforts related to speeding enforcement, including the use of electronic speed monitoring signs and increased traffic enforcement by the Police Department.

Mr. Gelston provided an update on ongoing discussions involving ambulance service coordination between the Town, Fire Department, and East Haddam Ambulance Association.

He also reported that two cell tower companies continue evaluating the Hood Lane Public Works site for a potential communications tower.

Additional updates included:

- Continued work by the East Haddam Village Redevelopment Agency on village planning and redevelopment efforts.
- Ongoing work by the Black Birch Golf Course Feasibility Study Committee.
- Openings on the Economic Development Commission.
- Planning efforts for the Town's USA 250 celebration events scheduled for July 11, 2026, including reenactments, musical performances, historical activities, food vendors, and cemetery tours.

A. Connecticut Municipal Development Authority (CMDA) Presentation: David Kooris, Executive Director of the Connecticut Municipal Development Authority (CMDA), presented information regarding the agency's mission and available programs.

Mr. Kooris explained that CMDA is a quasi-public state authority created to assist municipalities with economic development, infrastructure investment, redevelopment planning, and housing development in downtown and village center areas.

Discussion included:

- Eligibility requirements for participation in CMDA programs.
- Potential funding opportunities for East Haddam Village redevelopment infrastructure.
- Technical assistance available through CMDA.
- Walkability, pedestrian-oriented design, and preservation of village character.
- Housing development and zoning considerations.
- Coordination with the Connecticut Department of Transportation.
- Long-term infrastructure and economic development planning.

The Board discussed the importance of balancing redevelopment with preservation of East Haddam's rural and historic character.

6. Public Comment: No public comments were received.

7. Unfinished Business

A. Cell Tower Discussion – 440 Town Street or 7 Hood Lane: Mr. Gelston reviewed the status of communications tower proposals being considered by the Town. He explained that the Hood Lane location is currently viewed as the preferred site and that two companies remain interested.

B. Open Space Discussion – Sprecher Property Exchange Proposal – Shanaghan Road: Mr. Gelston reported that draft deeds had previously been prepared and forwarded for review. Additional updates are expected following future Board of Finance discussions.

C. Open Space Discussion – Dale King Property – South Sheepskin Hollow Road: Mr. Gelston stated that draft deeds had been prepared and submitted for review. Additional discussion is anticipated at an upcoming Board of Finance meeting.

D. Discussion Regarding Potential Private Road Ordinance Public Hearing: The Board discussed the proposed private road ordinance and reviewed the status of prior meetings with affected residents. The Board confirmed that a public hearing has been scheduled for June 4, 2026.

E. Conservation Commission Ordinance Discussion – Membership Amendment: The Board noted that this matter remains on hold.

F. Ethics Commission Discussion on Potential Changes to the Code of Ethics Ordinance: The Board briefly discussed proposed revisions to the Ethics Ordinance which had previously been presented by the Ethics Commission. No action was taken.

8. New Business

A. Gift Acceptance – Consumer Reports: Mr. Gelston reviewed a generous donation from Consumer Reports, Inc. consisting of:

- $15,000 to support East Haddam/Moodus USA 250 celebrations.
- $10,000 toward the Municipal Office Complex LED sign project.

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to accept a gift from Consumer Reports, Inc. in the amount of $15,000.00 for the Town's USA 250 Celebrations in East Haddam/Moodus and $10,000.00 for the LED sign in front of the Municipal Office Complex, and to forward acceptance of said donation to the Board of Finance and Town Meeting for approval. Unanimous aye.

Mr. Gelston stated that a formal letter of appreciation would be sent to Consumer Reports.

B. Beer and Wine Approval – Grange Hall – Anniversary Party: The Board reviewed a request from Erin Innis and Michael Martinelli for permission to serve beer and wine at an anniversary party at the Grange Hall on July 26, 2026.

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to approve beer and wine service at the Grange Hall for the Innis/Martinelli Anniversary Party on July 26, 2026. Motion carried unanimously.

C. Board, Commission and Committee Changes (LRCIC, EHSCIP)

Long Range Capital Improvement Committee (LRCIC)
Mr. Gelston reviewed the charge of the committee.

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to appoint Todd Gelston, Joseph Corbett, Harvey Thomas, Keira Thompson, James Francese, Stephen Trojan, and Crary Brownell to the Long Range Capital Improvement Committee with terms expiring with the 2027 municipal election. Unanimous aye.

East Haddam Schools Capital Improvements Building Committee

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to accept, with regret, the resignation of Keira Thompson as the Board of Education liaison on the East Haddam Schools Capital Improvements Building Committee. Unanimous aye.

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to appoint Stephen Trojan as the Board of Education liaison on the East Haddam Schools Capital Improvements Building Committee. Unanimous aye.

D. Tax Refunds: There were no tax refunds presented for consideration.

9. Selectmen's Discussion

A. Liaison Reports: No liaison reports were presented.

B. Other: Mr. Gelston noted the following upcoming events:

1. Memorial Day Waterside Tribute – May 25, 2026 at 8:30 a.m.
2. Memorial Day Parade – May 25, 2026 at 10:00 a.m.
3. Moodus Firehouse Building Committee Public Hearing – May 27, 2026 at 7:00 p.m.

10. Public Comment: No public comments were received.

11. Adjournment: There being no additional business to discuss, a motion was made by Mr. Sevigny, seconded by Mr. Gelston, to adjourn the meeting at 8:31p.m. Unanimous aye.

Recorded

Respectfully submitted,
Erik Dill, Secretary