Meeting Minutes

Town of East Haddam
Redevelopment Agency

Date: July 9, 2026

1. Call to Order

The meeting was called to order by Chair William DiCristofaro at 7:00 PM at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

Attendance

Redevelopment Agency Members Present: William DiCristofaro, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, Jeff Miller, Scott Brown, and Daniel Cobleigh.

Absent Members: Andrew Lord.

Other(s) Present: Harvey Thomas and Matthew Conroy.

Absent Other(s): Thomas Sevigny.

Additional Attendee: Tommy Boston, VHB.

2. Approval of Minutes

a. Regular Meeting – June 25, 2026

Motion: To approve the June 25, 2026 meeting minutes with the following correction:

- Under **Executive Session**, the final sentence was corrected to reflect that **no votes or actions were taken in Executive Session**, rather than stating that no votes or actions were taken following Executive Session.

Dill/Curtin

Passed unanimously.

3. Committee Reports

a. Executive

William DiCristofaro reported that there was no additional Executive Committee business. He noted that several updates would be presented under subsequent agenda items, including the commencement of Phase II of the East Haddam Village Master Plan.

b. Environmental

John Cotter reported that he had recently communicated with **Amy Vaillancourt** of VHB regarding the environmental work. He advised the Agency that the environmental report is expected to be completed and available within the next couple of weeks.

c. Finance

Jeff Miller reported that Jeff Hartman, Chief Executive Officer of Elm Tree Communities, recently reaffirmed his interest in the East Haddam Village redevelopment project. Hartman inquired about the anticipated completion of the Master Plan and the expected timing of the Agency's Request for Expressions of Interest (RFEI) process. Members also noted the recent sale of Blueway Commons as further evidence that well-planned multifamily housing developments continue to attract strong investment interest within the regional market.

d. Community Engagement

William DiCristofaro reported that he had submitted a redevelopment progress article to the *East Haddam News* announcing the completion of Phase I and the commencement of Phase II of the East Haddam Village Master Plan. The article outlined key Phase II initiatives, including development of a Form-Based Code, a comprehensive traffic study, and the anticipated twelve-month planning process.

e. Legal

Nothing to report.

f. Master Planning

Tommy Boston of VHB formally initiated Phase II of the East Haddam Village Redevelopment Plan and presented an overview of the Phase II work program. He outlined

the major project components, including development of a Form-Based Code, environmental due diligence, property records research, utility infrastructure assessment, traffic and mobility analysis, coordination with the Connecticut Department of Transportation (CTDOT), developer outreach, and preparation of a Request for Expressions of Interest (RFEI).

Mr. Boston reviewed the proposed Form-Based Code process and discussed conducting a design charrette to refine building placement, scale, pedestrian connections, parking, and public spaces. Members supported inviting representatives from Planning & Zoning, Inland Wetlands, the Conservation Commission, River COG, Goodspeed Musicals, local businesses, the East Haddam Airport, and other stakeholders to participate. The Agency expressed its preference that the charrette be scheduled shortly after Labor Day to maximize participation.

The Agency also discussed redevelopment design considerations, including building height, preservation of significant structures where practical, opportunities for shared parking with Goodspeed Musicals, and coordination with the Connecticut River Gateway Commission during preparation of the Form-Based Code.

Extensive discussion focused on the Phase II traffic and mobility study. Members directed VHB to evaluate seasonal and peak-hour traffic conditions, including commuter traffic, bridge openings, Summer Sounds events, and weekend tourism. The Agency also requested that VHB evaluate key intersections throughout the study area and coordinate closely with CTDOT and Town Engineer Jim Ventres during development of the traffic analysis.

Mr. Boston further reviewed the environmental due diligence, utility infrastructure assessment, developer outreach strategy, and anticipated RFEI process. Members discussed engaging qualified developers early in the planning process to gauge market interest before issuing the RFEI. VHB indicated that, subject to completion of the Phase II tasks, the Agency could reasonably target release of the RFEI during the spring of 2027.

No motions or actions were taken.

4. Bills

No bills were presented for approval.

5. Old Business

There was no Old Business to report.

6. New Business

There was no New Business to report.

7. Next Scheduled Meeting

The next scheduled meetings of the Agency will be held on **July 23, 2026** and **August 13, 2026**.

8. Public Comment

There was no public comment.

9. Executive Session

Motion: To enter Executive Session at **8:02 PM** to discuss **Real Estate Matters**.

DiCristofaro/Cotter

Passed unanimously.

Invited guests: **Tommy Boston (VHB), Harvey Thomas, and Matthew Conroy.**

The Agency returned to regular session at **8:39 PM**. No votes or actions were taken in Executive Session or following the Agency's return to regular session.

10. Adjournment

Motion: To adjourn the meeting at **8:40 PM**.

Curtin/Nowell

Passed unanimously.

Respectfully submitted,

William DiCristofaro
Chairman