Meeting Minutes

Town of East Haddam
Redevelopment Agency

Date: August 27, 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, Andrew Lord, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, and Scott Brown.

Absent Members: Cameron Hendry, Jeff Miller, and Daniel Cobleigh.

Other(s) Present: Thomas Sevigny.

Absent Other(s): Harvey Thomas.

Additional Attendees: Matthew Conroy.

2. Approval of Minutes

a. Regular Meeting – August 13, 2026

Motion: To approve the August 13, 2026 Regular Meeting Minutes as presented.

Dill/Lord

Passed unanimously.

3. Committee Reports

a. Executive

Nothing to report.

b. Environmental

John Cotter reported that, according to Amy Vaillancourt of VHB, the environmental work is nearing completion.

c. Finance

Nothing to report.

d. Community Engagement

The Committee discussed providing a public update following the September 10 meeting with prospective developers so that information and feedback from the developer discussion can be shared with the broader community.

e. Legal

Nothing to report.

f. Master Planning

Tommy Boston of VHB was unable to attend due to a family emergency. Several VHB updates that had been scheduled for the meeting were therefore deferred.

Traffic Study: The Agency discussed the ongoing VHB traffic study. The initial traffic-counting phase was completed during August to capture higher-impact summer conditions, including activity associated with Goodspeed and river concerts. Additional data collection is planned to evaluate traffic associated with boaters pulling boats from the river. Detailed traffic mapping and analysis will follow once the data collection has been completed and processed.

Water Supply: The Agency discussed Jim Ventres' recommendation that a pump test be conducted to better determine the water capacity available to the redevelopment property. Members discussed having VHB investigate the testing requirements and potential cost. No testing was authorized at this meeting.

Village District Design Guidelines: Following the Agency's previous discussion regarding the Town's existing Village District regulations and Appendix 6 Design Guidelines, Tommy Boston is reconciling the preferred redevelopment concept, **Plan B**, against the standards contained in Appendix 6. This review will help identify how the current redevelopment concept aligns with the Town's existing design and compatibility standards and where further refinement may be appropriate.

The Agency also discussed anticipated cost savings resulting from the ability to utilize the existing Village District regulations and Appendix 6 Design Guidelines rather than developing a separate Form-Based Code. VHB is expected to provide an updated financial reconciliation of the Phase II scope.

September 10 Developer Meeting: The Agency discussed plans for a **Special Meeting on September 10, 2026, from 5:00 PM to 7:00 PM**, focused primarily on engagement with prospective developers. VHB will host and facilitate the developer portion of the meeting and provide information regarding the redevelopment initiative, the planning completed to date, and the Town's objectives.

The meeting is intended both to obtain practical market feedback from developers and to demonstrate the Town's seriousness and preparedness in advancing the redevelopment effort. The developer-focused discussion is expected to run from approximately **5:00 PM to 6:30 PM**. The meeting will be open to the public, with remote participation available by Zoom.

No motions or formal votes were taken under Master Planning.

4. Bills

No bills were presented for approval.

5. Old Business

The Agency discussed the anticipated need for **two appraisals at an estimated cost of $3,000 each**. No appraisal services were authorized at this meeting. Further discussion was deferred to Executive Session.

6. New Business

There was no New Business to report.

7. Next Scheduled Meetings

The Agency will hold a **Special Meeting on September 10, 2026, from 5:00 PM to 7:00 PM**, focused primarily on engagement with prospective developers.

The next **Regular Meeting** of the Agency will be held on **September 24, 2026**.

8. Public Comment

There was no public comment.

9. Executive Session

Motion: To enter Executive Session at **7:12 PM** to discuss **Real Estate Matters**.

Nowell/Cotter

Passed unanimously.

No guests were invited to participate in Executive Session.

The Agency returned to regular session at **7:26 PM**. **No votes or actions were taken during Executive Session.**

10. Adjournment

Motion: To adjourn the meeting at **7:27 PM**.

Dill/Curtin

Passed unanimously.

Respectfully submitted,

William DiCristofaro
Chairman