EAST HADDAM REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES — November 12, 2026
Location: Municipal Office Complex, Meeting Room 1

Members Present: William DiCristofaro, Andrew Lord, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, Jeff Miller, Scott Brown, and Daniel Cobleigh.
Others Present: Thomas Sevigny and Matthew Conroy.
Others Absent: Harvey Thomas.
Additional Attendees: Jim Ventres; Amy Vaillancourt and Joseph Balskus, VHB, (in person); Meddie Perry and Paul Vitaliano, VHB, (via Zoom).

1. Call to Order

Chairman William DiCristofaro called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited.

2. Approval of Minutes

Motion to approve the October 8, 2026 Regular Meeting Minutes.

Nowell/Dill — Passed unanimously.

3. Committee Reports

a. Executive: Chairman William DiCristofaro reported that developer outreach indicated financing favors residential development first, which could delay the commercial and other mixed-use elements the Agency seeks under its master plan. To advance the full vision, the Agency will continue preparing the site for either several smaller developers, each undertaking a distinct component, or one larger developer. Chairman DiCristofaro will ask VHB to update its scope of work to reflect this direction. Amy Vaillancourt is serving in Tommy Boston's absence. No formal action was taken.

b. Environmental: Amy Vaillancourt of VHB reported favorable findings and outlined a path toward remediation and regulatory closure.

- **Arsenic Findings:** The background study supports requesting a site-specific cleanup target from DEEP. VHB reported average arsenic concentrations of approximately 28 parts per million in the village center and 24 parts per million at 1 and 7 Main Street, compared with the cited DEEP standard of 10 parts per million.

VHB proposed seeking approval to use 24 parts per million as the site's cleanup target. Five locations exceed that concentration.

- **Remediation Options:** The identified conditions appear manageable through targeted excavation or capping. Lead beneath the garage remains capped by the existing slab; demolition affecting that cap would require removal or an appropriate replacement cap. Arsenic hotspots could also be excavated or capped during redevelopment. VHB is developing remediation cost estimates, including consideration of garage demolition.
- **Funding and Regulatory Timing:** VHB recommended securing cleanup funding before enrolling in DEEP's remediation program to limit annual program fees while work remains incomplete. A spring DECD cleanup grant round could provide an opportunity to fund remediation and potentially garage demolition. No formal action was taken.

c. Finance: The discussion focused on preparing the next budget and coordinating available grants with the Agency's revised direction.

- **Budget Preparation:** Chairman DiCristofaro requested that Jeff Miller begin preparing next year's budget with his assistance. Coordination with VHB will help identify anticipated work, costs, and potential funding sources.
- **Existing Grant Funds:** VHB reported approximately $69,000 remaining outside its initial contract under the $200,000 DECD assessment grant. VHB proposed submitting an amended budget to seek approval to use the remaining funds for further planning and related assessments. That use remains subject to DECD approval.
- **Additional Funding:** Members discussed cleanup grants, potential tax-credit opportunities, and Connecticut Municipal Development Authority assistance. Jeff Miller reported that the town had opted into CMDA participation, but formal master plan approval and development-district designation remained necessary steps toward funding eligibility. Developer-related financial discussion was deferred to executive session. No formal action was taken.

d. Community Engagement: Chairman DiCristofaro stated that he planned to publish an article updating the public on the information presented at the meeting.

e. Legal: Nothing to report.

f. Master Planning: VHB presented infrastructure and traffic findings to support completion of the master plan and identify the additional work needed for implementation.

- **Water Supply:** Meddie Perry reported that water availability appears favorable, but the envisioned redevelopment would require an expanded supply beyond the existing individual wells. Estimated demand is approximately 16,000 gallons per day. Alternatives include a community well system or connection to an existing public system across the river. Preliminary findings support the feasibility of bedrock wells, although two wells and protected sanitary areas would be required. Further engineering and cost comparisons are needed, including evaluation of fire protection. No alternative was selected.
- **Wastewater:** Paul Vitaliano reported that existing sewer capacity appears sufficient for the proposed redevelopment. System capacity is 55,000 gallons per day, with current use generally between 16,000 and 20,000 gallons per day. The proposed development would add less than 16,000 gallons per day.
- **Electrical Service and Drainage:** Paul Vitaliano reported that available infrastructure appears workable, with upgrades and permitting dependent on the final development. Three-phase electrical service is available; natural gas is not. Stormwater management will require space and engineering, and connections affecting state drainage infrastructure will require state approval. VHB did not identify these requirements as a deterrent to development.
- **Traffic Capacity:** Joseph Balskus reported that the roads can accommodate the projected additional traffic; safe access is the principal challenge. Using summer traffic counts during Goodspeed performances, VHB estimated approximately 850 additional daily vehicle trips and 100 peak-hour trips. Its analysis found adequate intersection capacity and did not identify a significant crash pattern.
- **Site Access:** Further survey work is needed before selecting an access arrangement. Members discussed sight-line constraints, Broom Road improvements, grading, widening, rock removal, truck access, and the possible use of multiple entrances. Chairman DiCristofaro requested a survey to establish the constraints and support evaluation of alternatives with DOT. No final access arrangement was selected.
- **Roundabout:** A roundabout could improve circulation but need not delay initial redevelopment. Joseph Balskus discussed pursuing it as a later phase, with a preliminary cost of approximately $2 million to $3 million and at least two years before construction. Potential funding through DOT, RiverCOG, and state or federal programs was discussed.
- **Master Plan Completion:** Completing the master plan and bringing it forward for Agency and public review is the immediate planning objective. VHB indicated that the latest revisions incorporated prior Agency input and that, subject to further changes, the plan could be prepared for that review. Existing town-adopted design

provisions substantially reduce the need to develop new form-based standards. The discussion distinguished completing the master plan from the detailed engineering, permitting, and funding work needed to implement it. No formal approval of the master plan was recorded.

4. Bills

The Agency reviewed two invoices submitted by VHB:

- **Invoice 0525858:** Motion to approve payment of **$15,273.10**.

Cotter/Miller — Passed unanimously.

- **Invoice 0530307:** Motion to approve payment of **$1,500.00**.

Dill/Lord — Passed unanimously.

5. Old Business

No additional business.

6. New Business

No additional business.

7. Next Scheduled Meetings

The next meetings were announced for December 10, 2026, and January 14, 2027. The November 26, 2026 meeting cancellation for the Thanksgiving holiday was announced. No formal motion was made.

8. Public Comment

Charles Denler requested consideration of sidewalk continuity and improvements to the village entrance as part of a broader approach to redevelopment. Chairman DiCristofaro agreed that these concerns should be raised during discussions with the state, while noting that the area extends beyond the Agency's authorized project boundaries.

A member of the public asked about housing-related funding. Discussion referenced potential assistance through the Connecticut Municipal Development Authority and the Connecticut Housing Finance Authority's Build for Connecticut program.

Rob Smith raised concerns regarding truck movements, roadway alignment, and the curve at the eastern end of the swing bridge. VHB indicated that these broader geometric concerns could be discussed with DOT but were not expected to require correction as a condition of the proposed redevelopment.

David and Isabel Lovejoy expressed concerns about traffic speed.

First Selectman Todd Gelston underscored the points raised by audience members.

9. Executive Session

At 8:57 PM, a motion was made to enter executive session to discuss real estate matters.

Lord/Nowell — Passed unanimously.

The Agency invited Amy Vaillancourt and Joseph Balskus of VHB, Jim Ventres, Matthew Conroy, and Thomas Sevigny to participate.

No substantive decisions or votes were made during executive session.

At 9:21 PM, a motion was made to exit executive session and return to regular session.

Lord/Curtin — Passed unanimously.

10. Adjournment

At 9:21 PM, a motion was made to adjourn the meeting.

Brown/Lord — Passed unanimously.

Respectfully submitted,
William DiCristofaro, Chairman
East Haddam Redevelopment Agency