Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
June 17, 2026
Regular Meeting Minutes

Selectmen Present: T. Gelston; E Dill Absent: T. Sevigny
Also Present: D. Dill; 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 7:02 PM and the attendees said the Pledge of Allegiance.

2. Approval of Agenda: Motion by Mr. Dill, second by Mr. Gelston, to approve the agenda as presented. Unanimous aye.

3. Approval of Minutes – Regular Meeting of June 3, 2026

   Motion by Mr. Dill, seconded by Mr. Gelston, to approve the minutes of the Regular Meeting of June 3, 2026. Unanimous aye.

4. Correspondence: No correspondence was reported.

5. First Selectman's Report

   Mr. Gelston reported the following:
   - Receipt of supplemental municipal and education aid from the State of Connecticut.
   - Public Works preparing to pave five roads in mid-August following drainage improvements.
   - Police conducted 55 traffic stops in May; residents have responded positively to increased enforcement.
   - Firehouse project public hearing held May 27; referendum targeted for September 15.
   - Ambulance service working group continues evaluating service and cost options.
   - East Haddam Village redevelopment planning progressing into Phase II.
   - Black Birch Golf Course feasibility study expected by month end.
   - Economic Development Commission has vacancies and is seeking volunteers.
   - Update provided on July 11 America's Birthday celebration and volunteer needs.

6. Public Comment**:** No public comment.

7. Unfinished Business

   A. Cell Tower Discussion: No new action; carriers continue to await direction from providers.

   B. Open Space Discussion – Sprecher Property Exchange Proposal:

Motion made by Mr. Dill, seconded by Mr. Gelston, that the Board of Selectmen endorse and refer to the Town Meeting for consideration and approval the exchange of (i) a 5.614 acre parcel in the southwest portion of the former Harris real property owned by the Town of East Haddam, as more particularly shown on a map or plan entitled "Perimeter Survey Land N/F Daniel & Roberta Harris by Robert Weaver L.S., last revised 11-1-2013" and recorded as Map #4523 in the East Haddam Land Records, for (ii) a 2.088 acre parcel of land and (iii) an easement over 1.587 acres of land on the east side of the Sprecher property abutting the Dean Conservation Easement on Parker Road, all as shown on a map entitled "Perimeter Survey – Proposed Conveyance and Conservation Easement – Land of Averum J Sprecher in Favor of the Town of East Haddam, Connecticut" by Swamp Yankee Survey LLC dated as of September 10, 2025, and that the First Selectman be authorized to negotiate and execute any documentation related to such exchange. Unanimous aye.

C. Open Space Discussion – Dale King Property

Motion made by Mr. Dill, seconded by Mr. Gelston, that the Board of Selectmen of the Town of East Haddam hereby adopts the following resolution to be referred to the Board of Finance and Planning and Zoning Commission for approval and referral to town meeting for approval:
RESOLVED, that the Town Meeting appropriate the sum of $15,000.00 from the Open Space reserves expense account (10549010-58925), as recommended by the Board of Finance, for the acquisition of certain property described herein; and be it further,
RESOLVED, that the Town Meeting authorize the Board of Selectmen to acquire for open space purposes the following parcel of land from Dale H. King, Jr. and Patricia King, or current owner all that real property known generally as a 10.262 acre on the west side of South Sheepskin Hollow Road, East Haddam, Connecticut and shown as Lot # 38 on East Haddam Assessor's Map # 21, together with any improvements thereon and appurtenances thereto, (collectively known as the "premises") and that the property be named the Urban Farm Preserve. Unanimous aye.

D. Discussion of Potential Private Road Ordinance: Discussion deferred until July pending return of full Board of Selectmen and additional review.

E. Conservation Commission Ordinance Discussion - Membership Amendment: Matter held pending additional discussion with the Commission Chair.

F. Ethics Commission Discussion on Potential Changes to the Code of Ethics Ordinance: Board awaiting review by full Board of Selectmen before proceeding. Discussion was deferred to July.

G. Connecticut Municipal Development Authority (CMDA) Resolution: The Board reviewed CMDA membership process. Public comment on the resolution will be scheduled at the BOS July meeting before action is taken.

H. Agriculture Recommendation for Farm Equipment and Farm Building Tax Exemption Ordinance Discussion: Board determined additional research is needed regarding fiscal impacts before action is considered.

I. Municipal and Education Aid FY27 Discussion and Resolutions:

Town Supplemental Aid

Motion made by Mr. Dill, seconded by Mr. Gelston, that the Board of Selectmen of the Town of East Haddam hereby moves and resolves as follows:

Whereas, the Town of East Haddam held a referendum on May 5, 2026, which resulted in the approval of the Town's Fiscal Year 2027 Budget.

Whereas, the State of Connecticut General Assembly passed Public Acts 26-68 and 26-130, which will result in the Town of East Haddam receiving $35,476.00 from the State of Connecticut in supplemental municipal aid.

Acceptance of Supplemental Municipal Aid. The Board of Selectmen, on behalf of the Town, accepts supplemental municipal assistance in the amount of $35,476.00 from the State of Connecticut.

FY 2027 Budget Amendment — Revenue. Pursuant to Public Act 26-68, as amended by Public Act 26-130, §§ 12 through 15, the Board of Selectmen amend the Town of East Haddam's FY 2027 Budget to increase the estimated revenues by $35,476.00 to the 10590-43309 line item under Intergovernmental Agencies Revenue.

FY 2027 Budget Amendment — Expenditure. Pursuant to Public Act 26-68, as amended by Public Act 26-130, §§ 12 through 15, the Board of Selectmen amend the Town of East Haddam's FY 2027 Budget to increase the estimated expenditures by $35,476.00 to the 10541110-58900 line item under the Selectmen's Budget.
Unanimous aye.

Board of Education Supplemental Aid

Motion made by Mr. Dill, seconded by Mr. Gelston, that the Board of Selectmen of the Town of East Haddam hereby moves and resolves as follows:

Whereas, the Town of East Haddam held a referendum on May 5, 2026, which resulted in the approval of the Town's Fiscal Year 2027 Budget.

Whereas, the State of Connecticut General Assembly passed Public Acts 26-68 and 26-130, which will result in the Town of East Haddam receiving $142,238.00 from the State of Connecticut in supplemental education aid.

Acceptance of Supplemental Education Aid. The Board of Selectmen, on behalf of the Town and Board of Education, accepts the supplemental education aid in the amount of $142,238.00 from the State of Connecticut.

FY 2027 Budget Amendment — Revenue. Pursuant to Public Act 26-68, as amended by Public Act 26-130, §§ 12 through 15, the Board of Selectmen amend the Town of East Haddam's FY 2027 Budget to increase the estimated revenues by $142,238.00 to the 10547-43315 line item under Intergovernmental Agencies Revenue.

FY 2027 Budget Amendment — Expenditure. Pursuant to Public Act 26-68, as amended by Public Act 26-130, §§ 12 through 15, the Board of Selectmen amend the Town of East Haddam's FY 2027 Budget to increase the estimated expenditures by $142,238.00 to 10547010-56290 the Total Education expenditures line item.
Unanimous aye.

J. 2026 Neighborhood Assistance Act Approvals: Mr. Gelston reported that on June 10, 2026, at 5:30 p.m., a public hearing was held concerning the proposals received for the state's Neighborhood Assistance Act. He noted that the Goodspeed Opera House applied for $83,000 for Campus HVAC Replacement Upgrades and Refurbishment and the Town of East Haddam applied for $20,000.00 for the Open Space Trust Fund. Mr. Gelston advised that the next step is for the Board of Selectmen to approve the applications and send the proposals to the State for final approval.

Motion made by Mr. Dill, seconded by Mr. Gelston, to approve and forward to the State, for their approval, two (2) projects requesting funding by the Neighborhood Assistance Act for 2026. Unanimous aye.

8. New Business

A. RFP Waiver Request – East Haddam Village Master Plan Phase II: Mr. Gelston presented a letter from William DiCristofaro, Chair of the Redevelopment Agency, summarizing his request to waive the Request for Proposal process for the East Haddam Village Master Plan Phase II. He noted that on June 11th the Redevelopment Agency voted to recommend that the Town continue professional planning services with VHB for Phase II of the East Haddam Village Master Plan.

Motion made by Mr. Dill, seconded by Mr. Gelston, to waive the Request for Proposal process for the East Haddam Village Master Plan Phase II and authorize the Redevelopment Agency, to negotiate with Vanasse, Hangen Brustlin, Inc.(VHB) per their quote of $158,000. Unanimous aye.

B. Call for Town Meeting**:** Mr. Gelston advised that items approved at earlier meetings and items approved at this Board of Selectmen meeting need be moved forward to a Town Meeting.

Motion made by Mr. Dill, seconded by Mr. Gelston, to approve the following call for Town Meeting:

The Electors and citizens of the Town of East Haddam, Connecticut qualified to vote in Town Meeting are hereby warned and notified that a Special Town Meeting will be held in the Municipal Office Complex, Meeting Room 1 & 2 located on 1 Plains Road in Moodus, Connecticut on Tuesday, June 30, 2026 at 8:00 p.m., for the following purposes, to wit:

Item 1: To consider and act upon the recommendation that the Board of Selectmen be authorized to enter into all necessary agreements with the Transportation Commissioner of the State of Connecticut for the receipt of State Aid for town highways in accordance with the General Statutes of Connecticut.

Item 2: To consider and act upon the recommendation of the Board of Finance to approve funding for the East Haddam Ambulance Association in the amount of $55,100 from the FY2025-2026 Board of Finance Contingency Account (10541020-58911).

Item 3: To consider and act upon the recommendation of the Board of Selectmen and the Board of Finance to accept a bequest in the amount of $10,000 from the Estate of Ruth M. Gruenberg to be used exclusively for the Rathbun Free Memorial Library (revenue account 33050-43000-G3901 and expense account 33055011-58820-G3901).

Item 4: To consider and act upon the recommendation of the Board of Selectmen and the Board of Finance to accept a gift from Consumer Reports in the amount of $15,000 for the Town's USA 250 Celebrations in East Haddam/Moodus (revenue account 33050-43000-G3902 and expense account 33055011-58820-G3902) and $10,000 towards LED sign in front of the Municipal Office Complex (revenue account 33050-43000-G3903 and expense account 33055011-58820-G3903).

Item 5: To consider and act upon the recommendation of the Board of Finance to approve a transfer in the amount of $51,164.00 from the General Fund (10549010-58928) to the Board of Education Capital Reserve Fund (33299-49101-25790) to appropriate the surplus from FY 2023.

Item 6: To consider and act upon the recommendation of the Board of Finance to approve a transfer in the amount of $163,045.00 from the General Fund (10549010-58928) to the Board of Education Capital Reserve Fund (33299-49101-25790) to appropriate the surplus from FY 2024.

Item 7: To consider and act upon the following resolution as recommended by the Board of Selectmen:
RESOLVED, that the Town of East Haddam hereby agrees to exchange of (i) a 5.614 acre parcel in the southwest portion of the former Harris real property owned by the Town of East Haddam, as more particularly shown on a map or plan entitled "Perimeter Survey Land N/F Daniel & Roberta Harris by Robert Weaver L.S., last revised 11-1-2013" and recorded as Map #4523 in the East Haddam Land Records, for (ii) a 2.088 acre parcel of land and (iii) an easement over 1.587 acres of land on the east side of the Sprecher property abutting the Dean Conservation Easement on Parker Road, all as shown on a map entitled "Perimeter Survey – Proposed Conveyance and Conservation Easement – Land of Averum J Sprecher in Favor of

the Town of East Haddam, Connecticut" by Swamp Yankee Survey LLC dated as of September 10, 2025, and that the First Selectman be authorized to negotiate and execute any documentation related to such exchange.

Item 8: To consider and act upon the following resolutions as recommended by the Board of Selectmen, Board of Finance and Planning and Zoning Commission:
RESOLVED, that the Town Meeting hereby appropriates the sum of $15,000.00 from the Open Space reserves expense account (10549010-58925), as recommended by the Board of Finance, for the acquisition of certain property described herein; and be it further
RESOLVED, that the Town Meeting hereby authorizes the Board of Selectmen to acquire for open space purposes the following parcel of land from Dale H. King, Jr. and Patricia King, or current owner all that real property known generally as a 10.262 acre on the west side of South Sheepskin Hollow Road, East Haddam, Connecticut and shown as Lot # 38 on East Haddam Assessor's Map # 21, together with any improvements thereon and appurtenances thereto, (collectively known as the "premises") and that the property be named the Urban Farm Preserve.

Unanimous aye.

C. Board, Commission and Committee Changes (COA, EDC):

Commission on Aging

Mr. Gelston called the Selectmen's attention to the minutes and a letter from the Commission on Aging regarding several reappointments to their commission.

Motion made by Mr. Dill, seconded by Mr. Gelston, to reappoint Joseph Sina, Barbara Davis and Heather Hunt as regular members for three-year terms to expire June 30, 2028 on the Commission on Aging. Unanimous aye.

Motion made by Mr. Dill, seconded by Mr. Gelston, to reappoint June Guertin, Jovita Cozean and Elaine Flaherty as regular members for three-year terms to expire June 30, 2029 on the Commission on Aging. Unanimous aye.

Motion made by Mr. Dill, seconded by Mr. Gelston, to reappoint Mary Ellen Klinck and Thomas O'Brien as alternate members for a one-year term to expire June 30, 2026 and another one-year term to expire June 30, 2027 on the Commission on Aging. Unanimous aye.

Economic Development Commission

Economic Development Commission appointments deferred until July.

D. Tax Refunds**:** Mr. Gelston called the Board's attention to one tax refund.

Motion made by Mr. Dill, seconded by Mr. Gelston, to award a tax refund in the amount as presented:

- $1,085.76 to Nissan Infinity LT LLC.

Unanimous aye

9. Selectmen's Discussion

   A. Liaison Reports**:** Board members commended Public Works for roadside mowing and maintenance.

   B. Other

      1. Invitation to the Eightmile River Watershed Community Feedback Session (June 29, 2026 at 6:00 PM at the Municipal Office Complex): Mr. Gelston reviewed an invitation to the Eightmile River Watershed Community Feedback Session.

10. Public Comment: No public comment.

11. Adjournment: There being no additional business to discuss, a motion was made by Mr. Dill, seconded by Mr. Gelston, to adjourn the meeting at 7:54 PM. Unanimous aye.

Recorded

Respectfully submitted,
Erik Dill, Secretary