Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
July 15, 2026
Regular Meeting Minutes

Selectmen Present: T. Gelston; E Dill; T. Sevigny
Also Present: B. Auld; N. Botting; J. Boynton; R. Casner; J. Cotter; J. Del Rio; D. Dill; S. Gregan; R. McQuarrie; J. Moreau; K. Root; M. Torrance; M. Walker; L. Zemienieski and other members of the public

1. Call to Order and Pledge of Allegiance: First Selectman Gelston called the meeting or order at 7:00 p.m. and the attendees said the Pledge of Allegiance.

2. Approval of Agenda: Mr. Gelston stated that he would like to move item 8.H. New Business: Board, Commission and Committee Changes (EDC) up on the agenda to follow the Approval of Minutes.

   Motion made by Mr. Sevigny, seconded by Mr. Dill, to approve the agenda as amended. Unanimous aye.

3. Approval of Minutes: Regular Meeting of June 17, 2026

   Mr. Gelston called the Board's attention to the minutes of June 17, 2026 in their meeting packets.

   Motion made by Mr. Dill, seconded by Mr. Gelston, to approve the minutes of the Regular Meeting of June 17, 2026 as presented. Mr. Sevigny abstained from the vote, and the motion was approved by a majority of ayes.

8. New Business

   H. Board, Commission and Committee Changes (EDC)

   Economic Development Commission
   Mr. Gelston called the Selectmen's attention to the minutes of the May 21, 2026 Economic Development Commission noting recommendations on a membership to the Commission and a letter from Bob Casner noting his request not to seek reappointment to the commission. Also included are three applications from residents wishing to join the commission that the Board will interview tonight.

   The Board interviewed Sarah Gregan, Juliet Del Rio and Kim Root for vacancies on the Economic Development Commission.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to reappoint Michael Robidoux and William McEnery as regular members of the Economic Development Commission for five-year terms to expire June 30, 2031. Unanimous aye.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to appoint Kim Root as a regular member of the Economic Development Commission to fill a vacant five-year term with a term expiration of June 30, 2029. Unanimous aye.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to appoint Sarah Gregan and Juliet Del Rio as regular members of the Economic Development Commission to fill vacant five-year terms with a term expiration of June 30, 2031. Unanimous aye.

Bob Casner's request not to seek reappointment to the commission was acknowledged.

4. Correspondence

   A. Superhero Training Corps Letter: Mr. Gelston advised that correspondence had been received from the Superhero Training Corps requesting consideration of Nickel-per-Nip funding. Members discussed available funding and agreed additional discussions with the organization would be appropriate.

5. First Selectman's Report: The First Selectman reported on the following:
   - Traffic Enforcement
   - Road Paving
   - Proposed Moodus Firehouse Referendum
   - EMS Working Together Team
   - Town's 250th Anniversary Celebration

6. Public Comment: Public comments included concerns from Robert Casner regarding personal property declaration penalties and notice procedures, as well as remarks from the Firehouse Building Committee encouraging public participation in the new firehouse approval process.

7. Unfinished Business

   A. Cell Tower Discussion – 440 Town Street or 7 Hood Lane: Mr. Gelston advised that the two cell tower companies have narrowed their consideration of potential sites in East Haddam down to 7 Hood Lane. There were no additional updates on this agenda item.

   B. Discussion of Potential Private Road Ordinance Public Hearing: Mr. Gelson noted that discussion has taken place at previous meetings regarding this agenda item. He stated that the Town Attorney prepared an ordinance incorporating relevant changes and it was forwarded via email to the residents on private roads in the Town's database. He advised that the next step was for the Board to approve the proposed ordinance and then send it to a public hearing for discussion. The Public Hearing was held on 6/4/26. The attorney for one of the associations came back with a couple of minor suggested changes to the

ordinance which the board agreed to accept. The Board will now need to decide to send the ordinance to Town Meeting.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to approve an ordinance entitled "Article III Private Roads" and add to Chapter 285 Streets and Sidewalks Ordinance and send to the next Town Meeting for approval. Unanimous aye.

C. Conservation Commission Ordinance Discussion – Membership Amendment: Discussion of this agenda item was postponed.

D. Ethics Commission Discussion on Potential Changes to the Code of Ethics Ordinance: Mr. Gelston advised that the Board would like to review the proposed revisions to the Town's Code of Ethics ordinance in more detail with the Town's attorney, therefore, the Board is not ready to schedule a public hearing to discuss the revised ordinance.

E. Connecticut Municipal Development Authority (CMDA) Resolution and Public Discussion: Mr. Gelston explained that David Kooris, Executive Director of the Connecticut Municipal Development Authority (CMDA), a newly created quasi-public state agency which serves as a strategic partner for towns looking to revitalize their downtown areas and expand housing options discussed how they might assist in the East Haddam Village Master Plan at the Board of Selectmen meeting on 5/20/26. In order to move forward the board should discuss passing a resolution to join the CMDA.

Questions were presented to David Kooris regarding the Public Hearing and MOA. He responded that their governing statute originally required a public hearing before passing a resolution to join CMDA but it was modified effective 10/1/25 to enable any form of public comment in lieu of a noticed hearing. The Board just needs to enable public comment at the meeting at which the board takes up the resolution for consideration. Mr. Kooris further noted that the MOA is the document that the Town will enter into after the zoning review and certification to establish the Development District and create funding eligibility. That typically comes approximately 6 months after joining.

Mr. Gelston read the resolution in its entirety. Mr. Dill asked Mr. Sevigny if the Redevelopment Agency was in favor of this resolution. Mr. Sevigny responded that they were and Jeff Miller from the Redevelopment Agency was the one who reached out to this agency. Mr. Gelston then noted that he would now open the meeting to public discussion on this topic.

John Cotter noted that he is on the Redevelopment Agency, and they all agreed it makes perfect sense and it is a great source of potential funding.

Craig Mansfield asked for clarification that there were no upfront costs and that there were no long-term costs either to be a member. Mr. Sevigny noted that was correct. Mr. Mansfield asked if there were other municipalities the size of East Haddam that joined. He added that as he listened to the discussion he was thinking more along the lines of larger towns such as Hartford or Bridgeport that have a lot of things like transportation

and housing. Mr. Sevigny responded that the committee was actually formed by the State of Connecticut to deal with municipalities outside of the greater Hartford, greater Bridgeport and greater New Haven areas. Their whole goal is to help those communities with their downtowns and help develop housing options and mass transportation areas. Mr. Sevigny believes that 46 municipalities have already signed up. Mr. Mansfield noted it sounds like a great opportunity.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to approve the following resolution:

TOWN OF EAST HADDAM, CONNECTICUT

RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY

WHEREAS, the Connecticut Municipal Development Authority (the "Authority"), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the "General Statutes"); and

WHEREAS, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in section 13b-79kk of the General Statutes, within Connecticut Municipal Development Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in section 13b-79kk of the General Statutes; (B) the

creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169*ll* of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, or by the board of selectmen in a municipality where the legislative body is the town meeting, opt to join the Authority as a member municipality, provided such municipality holds a public hearing or otherwise provides for public comment prior to any vote on such certified resolution; and

WHEREAS, the Town of East Haddam (the "TOWN") held such a public hearing or otherwise provided for public comment on July 15, 2026 pursuant to the Notice and/or meeting agenda attached hereto; and

WHEREAS, the Town of East Haddam Board of Selectmen has found that joining the Authority as a member municipality would support the town's efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within town and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the Town of East Haddam Board of Selectmen desires to further authorize the First Selectman, Todd H. Gelston, to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within the town to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The Town of East Haddam Board of Selectmen hereby approves the town joining the Authority as a member municipality.

Section 2. The First Selectman, Todd H. Gelston, is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the town with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.
The motion was passed unanimously.

F. Agriculture Recommendation for Farm Equipment and Farm Building Tax Exemption Ordinance Discussion: Mr. Gelston reported that he had spoken with the Town Assessor about a farm equipment/building tax exemption ordinance and he noted that he was not quite ready to take it to Town Meeting yet because there are questions that still need to be addressed but the impact based upon the farm buildings the Town has today it would be a $398,000 reduction in the grand list which translates into about $12,000 in revenue. The Assessor just drafted an ordinance that will be shared with the board and sent to Town Attorney for review. This item will be continued to future meetings.

8. New Business

A. Emergency Vehicle Apparatus Squad Bid Discussion: Mr. Gelston explained that this apparatus was put out to bid in May and the town received one bid. The Fire Department does wish to negotiate with the sole bidder, 4 Guys Fire Trucks, for the purchase of the apparatus.

Fire Chief, Brian Auld and Fire Commissioner, John Cotter were in attendance and discussed why 4 Guys Fire Trucks was the best option for East Haddam. An email was also presented that was submitted by Fire Commissioner Chair Tim Reynolds with his opinion regarding the advantages of purchasing this apparatus from 4 Guys Fire Trucks.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to follow the recommendation of the Fire Department and authorize them to negotiate with 4 Guys Fire Trucks for the purchase of two Emergency Vehicle Apparatus-Squads for the bid amount of $1,333,532.00 per truck and if the Town is in the appropriate financial position to exercise the payment option to reduce the bid price by $93,073.00 per truck by making an early payment of $620,492.00 per truck at the time of chassis delivery. Unanimous aye.

B. Grant Acceptance – Edmund T. and Barbara S. Delaney Fund and Whelen Family Endowed Fund at the Community Foundation of Middlesex County: Mr. Gelston called the Board's attention to materials in their meeting packets regarding notification of a grant to the Recreation Department.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to accept a grant in the amount of $5,000.00 from the Edmund T. and Barbara S. Delaney Fund and Whelen Family Fund at the Community Foundation of Middlesex County for the purpose of supporting summer 2026 camp programs, and send acceptance of said grant to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

C. Grant Acceptance – M. Jones Fund at the Community Foundation of Middlesex County: Mr. Gelston called the Board's attention to materials in their meeting packets regarding notification of a grant to the Recreation Department.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to accept a grant in the amount of $1,000.00 from the M. Jones Family Fund at the Community Foundation of Middlesex County for the purpose of supporting summer 2026 camp programs, and send acceptance

of said grant to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

D. Grant Acceptance – Connecticut Humanities Council for America 250 Celebrations: Mr. Gelston called the Board's attention to materials in their meeting packets regarding notification of a grant to the America 250 Celebrations.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to accept a grant in the amount of $750.00 from the Connecticut Humanities Council for the purpose of supporting America 250 celebrations, and send acceptance of said grant to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

E. Gift Acceptance – Gelston House for America 250 Celebration: Mr. Gelston called the Board's attention to materials in their meeting packets regarding notification of a monetary gift to help support the America 250 Celebrations.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to accept a monetary gift in the amount of $500.00 from the Gelston House for the purpose of supporting America 250 celebrations, and send acceptance of said grant to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

F. Renewal of Agreement with Middlesex Hospital for Paramedic Services: Mr. Gelston called the Board's attention to a letter in their meeting packets from Middlesex Hospital's EMS Manager Santacroce, dated July 8, 2026, regarding the per capita charge for Paramedic Services to the Town He noted that there is no change to the charge and the Amendment to the Agreement extends the term of the Agreement by one year.

Motion made by Mr. Sevigny, seconded by Mr. Dill, that Todd H. Gelston, First Selectman, is hereby authorized to sign a one-year renewal of the Agreement with Middlesex Hospital for Paramedic Services with a term from July 1, 2026 to June 30, 2027. Unanimous aye.

G. Beer & Wine Approval – Grange Hall – Republican Town Committee: Mr. Gelston called the Board's attention to a copy of an email in their meeting packets from Gary Turenne, dated June 30, 2026, requesting that the Republican Town Committee be allowed to serve beer and wine at their Meet & Greet Event.

Motion made by Mr. Dill, by Mr. Sevigny, to approve beer and wine service at the Grange Hall for the "Republican Town Committee Meet & Greet" on July 30, 2026. Unanimous aye.

H. Board, Commission and Committee Changes (EDC, ETHICS, NLEC)

Economic Development Commission

This agenda item was considered earlier in the meeting and is covered in the above minutes.

Ethics Commission

Mr. Gelston called the Selectmen's attention to the minutes from the Ethics Commission meeting on June 17th noting the commissions recommended appointments to the vacant positions on the Ethics Commission.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to appoint Michael Jordan to the vacant three-year term as a member of the Ethics Commission with a term to expire June 30, 2027. Unanimous aye.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to appoint Andrew Minikowski to the vacant three-year term as a member of the Ethics Commission with a term to expire June 30, 2029. Unanimous aye.

Mr. Gelston noted that the correspondence notes that Rebecca Skinner and Jane Pittendreigh do not wish to be reappointed. The Board thanked them for their time on the commission.

New Library Exploratory Committee

Mr. Gelston called the Selectmen's attention an email with a resignation on the New Library Exploratory Committee.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to accept, with regret, the resignation of Laurel White as a regular member of the New Library Exploratory Committee. Unanimous aye.

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

Motion made by Mr. Dill, seconded by Mr. Sevigny, to award a tax refund of the amount as presented.

- $295.85 to Nissan Infinity LT LLC

Unanimous aye.

9. Selectmen's Discussion: Discussion included a handicapped vehicle tax exemption ordinance and development of an RFP for grant writing services.

A. Liaison Reports: No liaison reports were presented.

B. Other

1. Special Board of Finance Meeting for Moodus Firehouse Project Presentation (August 3, 2026 @ 7:00pm – Municipal Office Complex): Mr. Gelston reminded the Board and public about a special Board of Finance meeting to discuss the planned new Moodus Firehouse project on August 3, 2026 at 7:00 p.m.

10. Public Comment: Jay Moreau commented on the recently adopted budget, anticipated impacts of revaluation, capital planning and future tax implications. Based on the Town's tax burden he also provided his opinion on purchasing one fire apparatus instead of two.

11. Adjournment: There being no additional business to discuss, a motion was made by Mr. Dill, seconded by Mr. Sevigny, to adjourn the meeting at 8:57 p.m. Unanimous aye.

Recorded

Respectfully submitted,
Erik Dill, Secretary