Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
August 5, 2026
Regular Meeting Minutes

Selectmen Present: T. Gelston; E Dill; T. Sevigny
Also Present: R. Casner; R. Lambert; J. Moreau; L. Zemienieski and other members of the public

1. Call to Order and Pledge of Allegiance: First Selectman Todd Gelston called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

2. Approval of Agenda: Mr. Gelston reviewed the agenda as presented.

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

3. Approval of Minutes: Regular Meeting of July 15, 2026

Mr. Gelston called the Board's attention to draft minutes of their July 15, 2026 meeting in their meeting packets. No additions or corrections were offered to the minutes.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to approve the minutes of the Regular Meeting of July 15, 2026. Unanimous aye.

4. Correspondence

A. Letter from H. Thomas Regarding LED Sign: First Selectman Gelston read a letter dated July 29, 2026 from H. Thomas concerning the proposed LED message board. The letter objected to locating an LED sign in front of the Municipal Office Complex, citing the historic appearance of the property and the residential character of the neighborhood, and suggested that a commercial area such as Moodus Center would be a more appropriate location.

B. Statement from Assessor Regarding 7/15/26 Public Comment: First Selectman Gelston read a statement dated August 4, 2026 from Assessor Rochelle Lambert. The statement explained that penalties for failure to file income and expense reports are mandated by Connecticut law, that the Assessor has no authority to adopt a policy contrary to that law, and that municipal intervention or voiding of such penalties is not permitted.

5. First Selectman's Report: First Selectman Gelston reported the following:

Public Works:

1. For this summer and fall Public Works is focusing on paving the roads that have only minimal

stormwater drainage piping improvements required and completed. These roads are Hemlock Valley, Bone Mill 1 & 2, Old Town Street, Hungerford, and Cold Spring. They expect to start

paving by early September.

Public Safety:

1. Solving the Speeding Problem
   a. The Town utilizes 8 electronic speed limit monitoring signs. (NOTE: These are not Speed Cameras which are commonly called License Plate Readers.) 6 are post mounted, 2 are on trailers. The police are moving around the trailers depending on residents' requests.

   b. As was done last year, police cruisers will be monitoring traffic for adherence to speed limits.

   From 7/1/26 to 7/31/26:
   - 74 Traffic Stops, 8 Infractions issued, 58 written warnings, 8 verbal warnings
   - The traffic stops have been increasing March/April total 38, May 55, June 60
     Some residents have offered their driveways as places for the cruisers to park.

2. New Firehouse Public Information
   a. Presentation with question-and-answer period conducted during 8/3/26 BoF Meeting. Many East Haddam residents attended this meeting.
   b. Taxpayers need to understand the justification for a new Firehouse.
   c. Working toward an October 13 Referendum.

   There is no immediate source for Grant Funding.

3. Ambulance Service Working Together
   a. Have conducted 7 Workshops and another one scheduled for next week.
      GOAL: Work together to achieve the best ambulance service at the least cost for both the Short Term (FY 27) and Long-Term (FY28 and beyond) periods of performance.

      Need to evaluate cost issues and ambulance personnel capability issues left to work out to meet our goal. We are really getting into the details now.

   b. The Town of East Haddam has an Ambulance Service Capability equal to or better than many of our surrounding Towns; however, we need to be careful to improve our capability while controlling costs.

Commercial / Recreational Development:

1. The East Haddam Village Redevelopment Agency is working on the next Phase of Site Development and Planning. Mr. Gelston encouraged the Board members and the public to either physically or electronically attend their meetings.

2. The Black Birch Golf Course Feasibility Study Committee this week provided its Report to the Board of Selectmen. We expect to discuss the Report at the August 19th BoS Meeting with members of the Feasibility Study Committee.

Economic Development Commission:

1. EDC has 2 openings and needs volunteers to fill those vacancies.
   - The EDC is composed of 7 regular members and 2 alternate members
   - 3 new regular members recently joined the EDC
   - EDC plans to elect a new Chairman at their August meeting.
   - The 2 alternate positions are open.

Mr. Gelston encouraged members of the public that want to volunteer, to go the Town Website, click on "Departments", then click on "Selectman's Office", click on "Volunteer for a Board, Commission or Committee", then click on "Volunteer Application Form".

Property Revaluation for Grand List update

- By State Law, towns must complete a property revaluation every 5 years. This is the year for revaluations of all properties residential and commercial.
- Two Bids have been received from companies that complete property revaluations. A bid review and selection group led by the Assessor has reviewed the bids. The Assessor is prepared to recommend which is the best bid at tonight's BoS meeting.

Revenue Source:

We have 2 cell phone tower installers interested in the 7 Hood Lane Site at Public Works. Both potential installers are waiting for input from the cell phone service providers

6. Public Comment

Robert Casner spoke regarding several matters on the agenda, including agreement with prior comments opposing the LED sign proposal and concerns about other Town matters discussed during the meeting.

7. Unfinished Business

A. Cell Tower Discussion - 440 Town Street or 7 Hood Lane: First Selectman Gelston reported that there was nothing substantially new to report. He stated that two installers

remain interested in the Hood Lane site, but the cell phone providers have not yet made a decision regarding use of 7 Hood Lane.

B. Conservation Commission Ordinance Discussion - Membership Amendment: First Selectman Gelston reported that, after discussion with Conservation Commission leadership on August 4, 2026, the Commission would not be pursuing the proposed membership increase because of concerns that a larger membership could create quorum problems. He stated that the item would be removed from future agendas.

C. Ethics Commission Discussion on Potential Changes to the Code of Ethics Ordinance: The Board discussed revisions prepared by the Ethics Commission with the assistance of ethics counsel. It was determined that the Board should meet at a special meeting later in August with the Town Attorney to review the proposed language, along with other ordinance matters.

D. Agriculture Recommendation for Farm Equipment and Farm Building Tax Exemption Ordinance Discussion: First Selectman Gelston stated that the Agriculture Commission had requested that the Board review a farm equipment and farm building tax exemption ordinance. He noted that the Assessor had prepared draft language and that the matter would be reviewed at the same special ordinance meeting with the Town Attorney referenced is agenda item 7C above.

E. Assessor Recommendation for Exemption for Ambulance-Type and Modified Handicap-Accessible Vehicle Ordinance Discussion: First Selectman Gelston reported that this item had been raised at the July 15th meeting and that the Board had received information and draft ordinance language from the Assessor. The matter will also be reviewed at the same special ordinance meeting with the Town Attorney referenced in agenda items 7C and 7D above.

8. New Business

A. RFP Award - Reappraisal and Revaluation of Real Property for the 2027 Grand List: The Board reviewed the recommendation of the Assessor concerning proposals received for the 2027 Grand List reappraisal and revaluation project. Following discussion, the Board revised the action from a direct award to authorization for negotiation of a base contract that would include provisions for change orders, with final contract approval to return to the Board.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to authorize the Assessor to negotiate a base contract with Vision Government Solutions that would include provisions for change orders. Motion passed unanimously.

B. Resolution to Join the Estuary Transit District as a Member and Appointment of East Haddam Director: First Selectman Gelston presented materials concerning membership in the Estuary Transit District and explained that Town Meeting approval would also be

required. He stated that membership would support future transit planning opportunities and related grant eligibility for East Haddam.

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to approve the following resolution and forward to Town Meeting for approval:

RESOLUTION BOARD OF SELECTMEN TOWN OF EAST HADDAM, CONNECTICUT
AUGUST 5, 2026
RESOLUTION TO JOIN THE ESTUARY TRANSIT DISTRICT AS A MEMBER

WHEREAS, pursuant to Conn. Gen. Stat. § 7-273b, the Estuary Transit District ("ETD") was established in 1981; and

WHEREAS, Conn. Gen. Stat. § 7-273b(e) provides that "the legislative body of any municipality may vote to establish a transit district or to join with any one or more municipalities to form such a district. Any municipality may at any time be included in the district if the legislative body thereof so votes and if accepted by a majority vote of the directors of the transit district."; and

WHEREAS, on February 14, 2025, the Board of Directors of the ETD moved to resolve and invite, among others, the Town of East Haddam to join ETD; and

WHEREAS, the Board of Selectmen of the Town of East Haddam determined that it was in its best interests to join and become a member of the ETD; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SELECTMEN OF THE TOWN OF EAST HADDAM, that the Town of East Haddam hereby requests to join the ETD upon acceptance by a majority vote of the ETD Board of Directors; and

BE IT FURTHER RESOLVED BY THE BOARD OF SELECTMEN OF THE TOWN OF EAST HADDAM, that upon such acceptance by a majority vote of the ETD Board of Directors that the Town of East Haddam shall become a member of the ETD in accordance with and pursuant to Conn. Gen. Stat. § 7-273b(e); and

BE IT FURTHER RESOLVED BY THE BOARD OF SELECTMEN OF THE TOWN OF EAST HADDAM, that First Selectman Todd Gelston is empowered to take any action necessary to effectuate the Town of East Haddam joining the ETD.

PASSED AND ADOPTED by the Board of Selectmen of the Town of East Haddam, Connecticut this 5th day of August, 2026.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to appoint Todd Gelston as East Haddam's representative to the Estuary Transit District for a four-year term starting from the date of the resolution passage by the legislative body (Town Meeting). Unanimous aye.

C. Tax Relief for Elderly & Disabled Ordinance Discussion: The Board reviewed materials regarding renewal of the local option tax relief program for elderly and totally disabled homeowners. Assessor Lambert explained that the ordinance is due to sunset with the 2026 Grand List and outlined updated income tiers and estimated fiscal impacts. First Selectman Gelston noted that, by statute, the Board of Finance sets the program terms and that the matter would next be referred to that Board for review and action before returning to the Board of Selectmen and then Town Meeting.

D. Gift Acceptance - Dutch Oil for America 250 Celebration**:** First Selectman Gelston presented notification of a gift to support America 250 celebration expenses.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to accept a gift in the amount of $1,000.00 from Dutch Oil Company Inc for the purpose of supporting America 250 celebrations, and send acceptance of said gift to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

E. Gift Acceptance - Friends of the Rathbun/Riverview Cemetery: First Selectman Gelston presented information regarding a donation for the Rathbun Free Memorial Library and noted that the gift must proceed through the Town acceptance process.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to accept a gift from the Friends of Rathbun/Riverview Cemetery for the Rathbun Free Memorial Library in the amount of $7,000.00 for general support and send acceptance of said donation to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

F. Board, Commission and Committee Changes (HDC): First Selectman Gelston stated that the Historic District Commission appointments were late reappointments and one appointment to fill a vacancy.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to reappoint Will Brady as a regular member of the Historic District Commission for a five-year term to expire November 20, 2028. Unanimous aye.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to reappoint Joseph Zirlis as a regular member of the Historic District Commission for a five-year term to expire November 20, 2029. Unanimous aye.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to reappoint Christian Miller as a regular member of the Historic District Commission for a five-year term to expire November 20, 2030. Unanimous aye.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to reappoint David Nelson as a regular member of the Historic District Commission for a five-year term to expire November 20, 2031. Unanimous aye.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to reappoint Karl Stofko and Jack Lovejoy as alternate members of the Historic District Commission for three-year terms to November 20, 2028. Unanimous aye.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to appoint Charles Denler as an alternate member of the Historic District Commission to fill a vacant three-year term with a term expiration of November 20, 2028. Unanimous aye.

G. Tax Refunds/Abatement: First Selectman Gelston presented two tax refunds and one tax abatement for consideration.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to award tax refunds in the amounts as presented.

- $371.32 to Pamela Rainone, and
- $50.31 to Greg Curtin.

Unanimous aye.

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

- $5,749.78 to Terrance & Teresa Glazier.

Unanimous aye.

9. Selectmen's Discussion

A. Liaison Reports: No formal liaison reports were presented.

B. Other: The Selectmen discussed scheduling matters for upcoming meetings, including attendance for the August 19 meeting and timing for a special ordinance meeting with the Town Attorney, which may be held by Zoom.

It was also noted that an investment committee ordinance item may need to be added to the special meeting agenda.

10. Public Comment: Bob Casner, President of the Riverview Cemetery Association, asked about the proper process for future donations intended for library use. The Board explained that such donations should be made directly to the Town with the intended use specified so that the funds can be earmarked appropriately for library purposes.

11. Adjournment: There being no additional business to discuss, a motion was made by Mr. Sevigny, seconded by Mr. Dill, to adjourn the meeting at 9:09 p.m. Unanimous aye.

Recorded

Respectfully submitted,
Erik Dill, Secretary