Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
Wednesday, September 16, 2026
Regular Meeting Minutes

Present: T. Gelston; E. Dill; T. Sevigny
Others Present: L. Zemienieski, and other members of the public.

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

2. Approval of Agenda: The Board reviewed the agenda. No additions or deletions were proposed.

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

3. Approval of Minutes – Special Meeting of September 1, 2026 and Regular Meeting of September 2, 2026

   Motion made by Mr. Dill, seconded by Mr. Sevigny, to approve the minutes of the Special Meeting of September 1, 2026. Unanimous aye.

   Motion made by Mr. Sevigny, seconded by Mr. Dill, to approve the minutes of the Regular Meeting of September 2, 2026. Unanimous aye.

4. Correspondence: There was no correspondence discussed at the meeting.

5. First Selectman's Report: Mr. Gelston reported as follows:

   Public Safety:

   1. New Firehouse: First Selectman Gelston reported that at the September 14, 2026 Board of Finance meeting, the Board of Finance did not approve the resolution authorizing a referendum for the $15,975,000 bond for the proposed new firehouse. The vote was three opposed and two in favor. Mr. Gelston stated that he had scheduled a meeting with the Firehouse Building Committee chairman, the Fire Chief, and the chairman of the Board of Fire Commissioners to look for ways to reduce the cost of the project and return to the Board of Selectmen and Board of Fire Commissioners for consideration as soon as possible. He stated that cost was a significant factor.

   2. Speeding: Mr. Gelston reported that electronic speed-monitoring signs remain in use and police cruisers are monitoring traffic for compliance with speed limits. During August, there were 90 traffic stops, resulting in 17 infractions, 65 written warnings, and eight verbal warnings. Traffic enforcement has increased since the program began in the March/April

timeframe. The Town is also conducting speed limit enforcement on Saturdays, depending on traffic conditions.

3. Ambulance Service: Mr. Gelston reported that the ambulance service working group continues to develop a solution and is working through operational costs and details. A report is expected to return to the Board of Selectmen within approximately two months or sooner. He emphasized that any effort to reduce operating costs must not reduce the capability of the Town's ambulance service.

Public Works:

Mr. Gelston reported that the Town is focusing on paving roads where stormwater drainage piping improvements have been completed. Five roads in the Hadlyme section of East Haddam and two roads including Neptune Avenue in Moodus and Glimmer Glen at Lake Hayward are being paved. Milling was expected to begin in the Hadlyme section the following day, with paving targeted for completion by the end of October.

Property Revaluation:

Mr. Gelston reported that the Town is required by state law to complete a property revaluation every five years. Two proposals were received, and the lower-cost vendor was selected. The Assessor is negotiating the details of the contract. The process is being conducted under Sections 106-5 and 106-6 of Chapter 106 of the Town ordinance. The revaluation is expected to begin by November 1 and be completed by January 2028.

Commercial/Recreational Development:

1. East Haddam Village Redevelopment Agency: Mr. Gelston reported that there was no new update; Phase II site development and planning continues.

2. Black Birch Golf Course Feasibility Study Committee: He reviewed the Committee's report, which did not recommend that the Town purchase and restore the course. The report recommended that the course be purchased by a private owner/operator, potentially in partnership with an experienced residential developer, the current ownership, the Banner Estates Condominium Association, and a professional golf-course management firm. Mr. Gelston stated that the report is available on the Town website.

3. Economic Development Commission: Mr. Gelston reported that there are two openings for alternate members of the Economic Development Commission and volunteers are needed. The regular members include three new members, and the Commission is expected to elect a new chair at its next meeting.

Revenue/Cell Tower:

Mr. Gelston reported that one cell-tower installer remains interested in the Hood Lane site and is expected to provide additional paperwork. A second installer was unavailable because the representative was on vacation and was expected to return around September 20. The Town therefore continues to have at least one interested installer for the Hood Lane site.

6. Public Comment: There was no public comment considered at the meeting.

7. Unfinished Business

   A. Cell Tower Discussion – 440 Town Street or 7 Hood Lane: Mr. Gelston reported that the cell-tower discussion remains focused on the Hood Lane site. He stated that one interested installer remains active and that additional information is expected, while a second installer is expected to be contacted after returning from vacation.

   B. Ethics Commission Discussion on Potential Changes to the Code of Ethics Ordinance: Mr. Gelston reported that the proposed amendments to the Code of Ethics Ordinance are awaiting updated language from Attorney Owen Weaver. He stated that the work is nearly complete and that the Board intends to proceed with a public hearing once the remaining language is received.

   C. Agriculture Recommendation for Farm Equipment and Farm Building Tax Exemption Ordinance Discussion: Mr. Gelston reported that the potential ordinances remain under consideration. The current state exemption permits a farm-equipment exemption up to $250,000 in total value; a Town ordinance would be required to provide an exemption above that amount. The Board intends to consult with the Agriculture Commission regarding whether an increase above the state exemption is desired.

      Regarding the potential Farm Building Tax Exemption Ordinance, Town Counsel had determined that the proposed ordinance was in proper form. The Board had forwarded the information to the Board of Finance for review and approval before proceeding to a public hearing. The Board of Finance received the information at its September 14th meeting.

   D. Assessor Recommendation for Exemption for Ambulance-Type and Modified Handicap-Accessible Vehicle Ordinance Discussion: Mr. Gelston reported that the Assessor's proposed ordinance would address an exemption that had previously been granted inadvertently without the benefit of a local-option ordinance. The exemption was discontinued for the 2025 Grand List. If adopted by the legislative body, the ordinance would allow the Assessor to provide certificates of correction for 2025 Grand List applicants and permit the exemption for future Grand List years. Town Counsel determined that the proposed ordinance was in proper form. The Board forwarded the information to the Board of Finance, which received it at its September 14th meeting.

   E. Tax Relief for Elderly & Disabled Ordinance Discussion: Mr. Gelston reported that the Tax Relief for Elderly and Disabled Ordinance is due to sunset with the 2026 Grand List. By statute, the Board of Finance sets the terms of the tax-relief ordinance. The proposed changes were forwarded to the Board of Finance for review at its September 14th meeting. Following Board of Finance action, the matter will return to the Board of Selectmen for consideration of sending it to Town Meeting.

   F. Town Investment Committee Ordinance Discussion: Mr. Gelston reported that, following discussions with the Board of Education and its attorneys, the Town has proposed creating a Town Investment Committee to oversee all Town investments. The proposed membership

would include representatives from various boards and a citizen at large. Town Counsel drafted a potential ordinance, which was discussed at the September 1 special meeting. The Board has questions for the attorney to research. Once finalized, the proposed ordinance will be shared with the various boards before being advanced to a public hearing.

8. New Business

A. Call for Town Meeting: Mr. Gelston presented the proposed call for a Special Town Meeting to be held on Tuesday, September 29, 2026, at 8:00 p.m. in Meeting Rooms 1 & 2 of the Municipal Office Complex. The call includes five items concerning acceptance of grants and gifts and a transfer of funds from closed DPW projects.

Motion made by Mr. Dill, seconded by Mr. Sevigny, 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, September 29, 2026 at 8:00 p.m., for the following purposes, to wit:

Item 1: To consider and act upon the following resolution as recommended by the Board of Selectmen and the Board of Finance:

RESOLVED: That a grant in the amount of $5,950.51 is hereby accepted from the State of Connecticut, Office of the Secretary of the State (revenue account 33050-43000-G2101 and expense account 33055011-58820-G2101) for the purpose of costs related to implementing and conducting early voting upon the terms and conditions set forth in an Agreement between The State of Connecticut, Office of the Secretary of the State and the Town of East Haddam.

Item 2: To consider and act upon the recommendation of the Board of Selectmen and Board of Finance to accept a grant in the amount of $6,000.00 from the State of Connecticut, Department of Emergency Services & Public Protection, Division of Emergency Management and Homeland Security, entitled “FY 2025 Emergency Management Performance Grant” (revenue account 10542-43000 and expense account 10542070-51590).

Item 3: To consider and act upon the recommendation of the Board of Selectmen and Board of Finance to accept a gift in the amount of $1,000.00 from Dutch Oil, Inc for the purpose of supporting America 250 celebrations (revenue account 33050-43000-G3902 and expense account 33055011-58820-G3902).

Item 4: To consider and act upon the recommendation of the Board of Selectmen and Board of Finance 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 (revenue account 28345-48400).

Item 5: To consider and act upon the recommendation of the Board of Finance to approve a transfer totaling $98,422 from the following closed DPW projects Capital Account

33250013-58926 - $3,949 from C0222 Pole Barn, $29,263 from Public Works Truck #8 C0228, $15,660 from Public Works Tuck #9 C0239, $6,444 from Public Works Truck #13 C0240, $3,428 from PW John Deere Loader C0244, $477 from Transfer Station Scale House C0295, $20,009 PW Garage Siding C0313 and $19,192 from PW Falls Bashan Culvert Design C0237 to DPW projects Capital Account 33250013-58926 – Project C0361.

Unanimous aye.

B. Board, Commission and Committee Changes (SUSCT): Mr. Gelston read a letter of resignation from David Oakes, who resigned from the Sustainability Team due to increasing demands in his personal life. In his letter, Mr. Oakes stated that he had joined the team to contribute his experience with the Sustainable CT program and expressed appreciation for the Town's sustainability efforts. He indicated that he hoped to remain involved with Sustainable CT efforts in Bristol and potentially work collaboratively with East Haddam.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to accept, with regret, the resignation of David Oakes from the Sustainability Team. Unanimous aye.

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

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

- $21.34 to Breeanne Korcak.
  Unanimous aye

9. Selectmen's Discussion

A. Liaison Reports: No liaison reports were discussed.

B. Other: The Board discussed the East Haddam Village Redevelopment Agency meeting scheduled for Thursday, September 24, 2026, at 5:30 p.m. The meeting will include a developers' roundtable. Approximately 12 developers were invited. The purpose is to present the master plan and receive feedback; no formal development plans are scheduled for consideration.

10. Public Comment: There was no public comment considered at the meeting.

11. Adjournment: There being no additional business to discuss, a motion made by Mr. Sevigny, seconded by Mr. Dill, to adjourn the meeting at 7:28 p.m. Unanimous aye.

Meeting adjourned at 7:28 p.m.

Recorded

Respectfully submitted,
Erik Dill, Secretary