

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING MINUTES
NOVEMBER 19, 2025

PRESENT: Board of Selectmen Members Dan Cunningham, Ann Cicchiello, Rose Ann Hardy, Jason Deeble, Candice Carlson and Don MacKenzie

ALSO IN ATTENDANCE: Planning Director Gary Goeschel, Police Chief Kevin Glenn, Police Commission Member Regina Hitchery and Attorney Tracey Collins

Mr. Cunningham called the regular meeting of the East Lyme Board of Selectmen to order at 7:04 p.m. and stated that the Pledge was performed at the Public Hearing.

1b. Additional Agenda & Consent Items
There were none.

1c. Delegations
There were none.

1d. Approve Minutes

MOTION (1)

Ms. Cicchiello MOVED to approve the Regular Meeting Minutes of November 5, 2025, as submitted.

Seconded by Ms. Carlson. Motion passed 6-0.

MOTION (2)

Ms. Cicchiello MOVED to approve the Special Meeting Minutes of November 6, 2025, as submitted.

Seconded by Ms. Hardy. Motion passed 6-0.

1e. Consent Calendar

MOTION (3)

Ms. Cicchiello MOVED to approve the Consent Calendar for November 19, 2025, in the amount of \$5,277.88.

Seconded by Ms. Carlson. Motion passed 6-0.

2a. Schedule Town Meeting – Board of Ed Seed Grant

MOTION (4)

Ms. Cicchiello MOVED the following: Notice is hereby given of a Special Town Meeting of the Town of East Lyme to be held on Wednesday, December 3, 2025, at 7:00 P.M. (ET) at the East Lyme Town Hall Upper Meeting Room for the following purposes:

1. To approve a special appropriation in the amount of \$63,300 representing a Special Education Expansion and Development (SEED) Grant from the State of Connecticut to be used by the Board of Education in accordance with Public Act (PA) 25-67 § 7.

2. To transact any other business proper to come before the meeting.

Dated at East Lyme, Connecticut, this 19th day of November, 2025. EAST LYME BOARD OF SELECTMEN

Seconded by Ms. Carlson. Motion passed 6-0.

2b. Automated Ticketing Ordinance

DISCUSSION: Chief Glenn was present to answer questions and discuss this proposed ordinance. He reported that the number one complaint from our residents is speeding throughout the entire

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town. In 2023, the State gave the Municipalities authority to institute their own individual ordinances to address individual town's needs. Some of the biggest questions:

Q. Is data compiled through ticketing shared with individuals insurance company or the DMV?

A. No. An outside vendor collects the data and sends the infractions directly to the registration holder, and then also collects the fees on the town's behalf. ACH payment will then be sent to finance directly once the agreed upon payment schedule is decided. No personal or identifying information on the individual driving the registered vehicle is known.

Q. Is there a cost to the town and taxpayers?

A. No actual cost to the town or taxpayers, but it will use up manpower and hours of an on-duty officer to review each instance of ticketing before approving the vendor to invoice. This is done to ensure that no error was made, as technology requires a human to make a final decision on if the ticket is warranted. The vendor will assist the PD with implementation of the system. Should additional staffing be required, this is something that will need to be addressed in the future and something that might be eligible for reimbursement on the state program.

Q. Is there an appeal process?

A. Yes. The instructions on how to appeal will be included on the citation. The town already has a mechanism in place for enforcement in its general government ordinance § 150.036.

Q. How will the town determine placement of said cameras?

A. They will first concentrate on school zones before moving to other areas of town. A public hearing will be held in advance of instituting any equipment so that the public is well aware of where the ticketing equipment is located and when it will become active.

Q. Will this be a big revenue stream for the town?

A. This program is not meant to bring in revenue but is meant to slow traffic down in areas of town where the police receive almost daily complaints of speeding and reckless driving.

Q. Will there be adequate signage to alert people of the cameras?

A. Yes. Proper signage is mandatory.

Q. Can the equipment be moved?

A. No; the equipment will be permanently installed in the locations agreed upon.

The Chief further explained that Marlborough was the first to institute an ordinance; they are currently in use in Fairfield, Milford, Hamden and Middletown; and New Haven has just adopted their ordinance so installation of said equipment is in the works. For the overall safety of the public, he anticipates that each town will eventually institute some level of ordinance for their own municipality. Much research of crash data analysis and speed studies have been done on this concerning topic which is a problem all throughout Connecticut, not just in East Lyme.

2c. Schedule Public Hearing – Automated Ticketing

MOTION (5)

Ms. Cicchiello MOVED the following: NOTICE IS HEREBY GIVEN of a public hearing to be held by the East Lyme Board of Selectmen immediately following a Town Meeting to commence at 7:00 p.m. on Wednesday, December 3, 2025, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut to consider the Ordinance titled "Ordinance Authorizing The Use of Automated Traffic Enforcement Safety Devices". Copies of the full text of the proposed Ordinance are on file for public

inspection at the office of the East Lyme Town Clerk, 108 Pennsylvania Avenue, Niantic, Connecticut and at www.eltownhall.com to which reference may be had. Interested persons are invited to attend and be heard. The Board of Selectmen may make changes to the language of the proposed ordinance as the result of information presented in the public hearing. Dated at East Lyme, Connecticut, on this 19th day of November, 2025. EAST LYME BOARD OF SELECTMEN
Seconded by Ms. Carlson. Motion passed 6-0.

2d. Appointment to CIP Committee
This item has been tabled.

2e. Add Term Expiration to Sara Rolfe, Pension Board

MOTION (6)

Ms. Cicchiello MOVED to add the term expiration date of January 3, 2028, to the appointment sheet of Sara Rolfe as the employee designed representative to the Pension Board.
Seconded by Mr. Deeble. Motion passed 6-0.

3a. Water and Sewer Bonding
This item has been tabled.

3b. Appropriation of NIPS Funds
This item has been tabled.

3c. Proposed Cell Tower at 306 Flanders Road

DISCUSSION: Attorney Collins explained that the Board has several options to take this evening: a) seek intervenor status for the Town in order to fully participate at the public hearing before the Connecticut Siting Council on the application; b) enter a limited appearance on behalf of the Town that includes submission of written comments at any time up to 30 days after the public hearing before the Siting Council on the application; or c) attend the hearing before the Siting Council to make oral comments during the public comment session of the public hearing. She stated that the Siting Council has complete jurisdiction over this project, and local planning and zoning regulations are not factored into their final decision making on the application. It was suggested that a survey be put on the website to allow residents to weigh in on the application before the scheduled Siting Council public hearing in January 2026.

MOTION (7)

Ms. Cicchiello MOVED to authorize the First Selectman to direct Counsel to enter a limited appearance on behalf of the Town that includes submission of written comments at any time up to 30 days after the public hearing before the Siting Council on the application.
Seconded by Mr. Deeble. Motion passed 6-0.

3d. BOS 2026 Meeting Calendar

MOTION (8)

Ms. Cicchiello MOVED to approve the Board of Selectmen 2026 meeting calendar, as presented.
Seconded by Carlson. Motion passed 6-0.

3e. BOS 2026/2027 Ex-Officio Assignments
This item is tabled.

4a. Ex-Officio Reports

Ms. Cicchiello reported:

- Library has recently hired a part-time children's room assistant to accommodate the increased usage.
- They are instituting some new book groups, which will include one that first reads the book then watches the movie.
- They are working on next year's budget; there is concern over possible healthcare cost increases.
- The Board of Education discussed the results of the most recent High School Renovations Study. There is a lot that needs to be updated and modernized within the high school. They discussed appointing a committee to represent this project in the upcoming budget discussions.

Ms. Carlson reported:

- Youth Family and Human Services is busy with energy/heat and food assistance applications.
- They discussed their FY26/27 budget.
- They are asking for clarification on how some of the cannabis money was used; specifically for signage.
- Parks and Recreation Commission are discussing instituting a multi-sport field committee to discuss future plans.
- Discussion on upgrades to the McCook's playscape.
- Discussed their budget.
- Discussion continues on where to put a dog park.

Mr. Deeble reported:

- Harbor Management Shellfish Commission is looking into whether the town should require liability insurance to those renting moorings. This would require an ordinance change so would come before the Board of Selectmen and the public through a public hearing. It is fairly inexpensive for the boat owner, and something the town needs to institute. This discussion will continue at their next meeting.

4b. First Selectman's Report

Mr. Cunningham reported:

- Big THANK YOU to outgoing Board Member Don MacKenzie. Your participation on the Board of Selectman has been a great experience, and it has been a pleasure working with you. Thank you for all you have brought to the table in support of our community and its residents.
- The Police Commission has instituted a "Handle With Care" resource at the Police Department which would confidentially alert the school when a child has been involved in a traumatic event outside of school hours. This gives the teachers and administration the heads up that there are extenuating circumstances to consider should the child act out or ask for help. No other personal or confidential information is given to the school regarding the child or the traumatic event in question.
- Chief Glenn hit the ground running and has already resolved the issues thought to be had with the new radios purchased years ago; they are now in-house and programmed and waiting for the State's approval to become part of their emergency radio system.

- Route 161 / Exit 74 project is approximately 73% complete as of today, and \$116,000,000 has been spent to date leaving \$1,000,000 left in that budget before the project is completed. Exit 75 should be open again by the end of the week. The anticipate building and installing the third and final piece of the bridge in March; this will close Route 161 and necessitate the need for fire and emergency personnel to be on staff on either side of town during the time period that the road is closed. This plan is set and in place in anticipation of the upcoming closure in March.
- Town employee Dan Cleary organized a food drive this year for Care & Share; the box was consistently overflowing. Thank you to all the Town employees and residents that participated in this important food drive.
- Buoys By The Bay will kick off on Friday at 5:30pm at Scheer Park on Main Street.
- Niantic Jingle 5K is the morning of December 13th; the annual Light Parade will kick off that same evening at nightfall.
- The Holiday Stroll and Liberty Green tree lighting is on Saturday, November 29th.

5. Communications

6. Public Comments

Ms. Caroline Fermo, 468 Main Street, spoke on behalf of the Bay Point Tenants Union. Ms. Fermo's comments are attached hereto as Exhibit #1.

7. Selectman's Response
There was none.

MOTION (9)

Ms. Cicchiello MOVED to adjourn the November 19, 2025, regular meeting of the Board of Selectmen at 8:30 p.m.
Seconded by Ms. Carlson. Motion passed 6-0.

Respectfully Submitted,



Sandra Anderson
Recording Secretary

Exhibit #1

BOS 4/19/25

Good evening. My name is Caroline Fermo, and I'm here on behalf of the Bay Point Tenants Union on Main Street, representing more than 40 households.

For over a year, tenants at Bay Point have experienced severe rent increases — in some cases up to \$1,000 per month — along with long delays in completing repairs and major difficulties contacting management. These issues have already caused significant stress for many families, seniors, and long-term residents.

Recently, Alpha Capital notified every household of their plan to convert all 60 apartments into condominiums as early as January 31, 2026. This announcement has created deep anxiety and uncertainty. Many of us have lived in East Lyme for decades, but we now face the possibility of *being priced out of our own community.*

Alpha Capital claims that this conversion will “provide a pathway to homeownership.” For many of us, the reality is the opposite. We are not in a financial position to purchase a condo on this timeline, nor do we have confidence in the current owner based on the challenges we have already experienced.

We respectfully ask the Board to oppose any request from Alpha Capital to convert these homes into condos and to use any authority or influence available to protect tenants from mass displacement. Dozens of residents are at risk of losing stable housing, and the community stands to lose neighbors, workers, and families who contribute to East Lyme in countless ways.

Thank you for your time and for considering the impact this will have on our community. We look forward to working together toward a solution that ensures safe and stable housing for all residents.