

**MINUTES  
SPECIAL MEETING OF THE  
COMMITTEE ON AGING  
Wednesday, April 30, 2025 at 5:30 p.m.  
Killingworth Town Hall**

**Members in Attendance:** Cheryl Fine (Arrived at 5:37 p.m.), Joan Gay, Bill Joyce (Arrived at 5:39 p.m.), Margaret Tobelman, and Ex-officio Member, Mercedes Ricciuti, Municipal Agent for the Elderly

**Members Absent:** None.

**Visitors:** Sandy Allard, Joyce Mason, Mary Solera and Jamie Sciascia (Via Remote)

**Called to Order:** The meeting was Called to Order at 5:33 p.m. by Joan Gay, Chair

**Roll Call:** Chair Gay took a Roll Call of all Committee Members and Visitors in attendance at tonight's meeting.

**Communications:** No Report.

**Approval of February 26, 2025 Minutes:**

Motion #1 - Bill Joyce ***Moved*** and Margaret Tobelman ***Seconded*** a motion to approve the February 26, 2025 Meeting Minutes as presented.

Voting to Approve: C. Fine, J. Gay, B. Joyce, M. Tobelman

Motion unanimously passed (4-0-0).

Chair Gay reported that, since Cheryl Fine was not properly sworn in within the thirty-day appointment window, Town Clerk Dawn Mooney advised that the motions and votes must be rerecorded in the meeting minutes.

Motion #2 - Bill Joyce ***Moved*** and Cheryl Fine ***Seconded*** a motion to approve the January 22, Meeting Minutes as presented.

Voting to Approve: C. Fine, J. Gay, B. Joyce, M. Tobelman

Motion unanimously passed (4-0-0).

Motion #3 - Bill Joyce ***Moved*** and Margaret Tobelman ***Seconded*** a motion to approve the \$100.00 donation check for the Healthy Brain Series.

Voting to Approve: C. Fine, J. Gay, B. Joyce, M. Tobelman

Motion unanimously passed (4-0-0).

**Approval of Clerk's Invoice:**

Motion #4 - Cheryl Fine ***Moved*** and Bill Joyce ***Seconded*** a motion to approve the Clerk's invoice in the amount of \$115.00 as presented.

Voting to Approve: C. Fine, J. Gay, B. Joyce, M. Tobelman

Motion unanimously passed (4-0-0).

**Report from Municipal Agent for the Elderly:**

Mercedes Riccuitti reported about the slowness of the Renters Rebate program. A news release regarding Social Security was provided to Community residents.

Chair Gay showed a flyer that on Wednesday, May 14, 2025 located at 200 Main Street, Wethersfield, CT there will be a session on Aging Matters: Acting Independently presented by the CT Developmental Services, CT State Department of Aging and Disability Services and the CT Chapter of American Association on Intellectual and Developmental Disabilities.

**Affordable and Senior Housing Research Report Addendum:**

Chair Gay attended a Planning and Zoning Commission and Board of Selectmen meeting and shared descriptions and key insights of Affordable Housing Development in Middlesex County and along the Shoreline. The Zoning Enforcement Officer indicated that only 0.79% of housing in Killingworth qualifies as affordable, highlighting a significant shortfall.

She reached out to Hope Alliance to gather descriptions of various Senior Housing models.

The Clinton Pierson School project is still in early stages. Clinton issued an RFP to execute the plan approved by the Town Council and included purchase of the property.

The Old Saybrook Ferry Crossing project consists of 16 rental homes. The State of Connecticut conveyed a piece of property to the Town of Old Saybrook which now owns the property for which the Hope Partnership has a 75 year land lease.

The Lofts at Spencer's Corner in Centerbrook consists of 17 residential apartments. Hope Alliance purchased 50% of the private office condos and consists of mixed income applicants of which 7 out of the 28 units are rented at market rate.

The Madison Wellington consists of 28 rental units. Hope Alliance purchased the land from a private owner.

Chair Gay also referenced the Old Saybrook project at the ED Center property, which originally consisted of private office condos. A buyout provision was triggered when 50% of the units were sold; 7 out of the 28 units ended up being rented above market value, raising concerns about long-term affordability compliance.

A discussion was held regarding land available in Killingworth such as the 10 acres in Lovers Lane.

Additionally, the Committee expressed frustration expressed the lack of progress regarding Affordable Housing in Killingworth.

Lastly, members were encouraged to attend the Planning & Zoning meeting on Tuesday, May 20, 2025 where the Active Adult Regulation (55+) will be discussed. The regulation is described as well-written and comprehensive. This regulation does not include a provision for affordable housing units.

#### **Events:**

##### **Healthy Aging Series -**

**March 7, 2025 Keeping Memory Strong**

**March 14, 2025 Memory Loss When To Be Concerned and**

**March 21, 2025 What is Dementia**

Chair Gay reported that the Healthy Brain Series was a huge success noting the attendance for each event was 36 participants for the March 7th event, 35 participants for the March 14th event, and 33 participants for March 21st event.

Chair Gay acknowledged and thanked Kate Moran, Jean Panciera, Joyce Mason, and Mary Solera for their dedication and hard work in organizing and setting up the recent events. Special recognition was given to Kate Moran and Joyce Mason for her collaboration with Tammy Eustis at the Library in setting up the display case.

Chair Gay also shared that feedback on the event speaker was overwhelmingly positive. Attendees noted that the speaker did an exceptional job clearly and effectively presenting information within the one-hour session, and the presentation was both informative and well-received by all.

Kathy Amaio put an article together with some photos and posted it on HK News and AllThingsKillingworth.com of the events.

#### **• ID Theft, Scams and Fraud - May 3, 2025, 10am - Noon - Don Phillips, Statewide Legal Services of CT**

Chair Gay reported that 24 individuals are currently registered for the May 3rd event. She noted that the event had been promoted in the Library last month and information was disseminated widely as part of the Committee's communication strategy which included online platforms, Town Churches, Libraries, the Clinton Senior Center, and an email blast distributed through the First Selectman's office.

Joyce Mason shared that she had posted the event flyer and encouraged anyone who has not yet registered to do so. She praised Don Phillips, the event presenter, for his engaging and interactive style, noting that he addressed every participant's question thoroughly during the last event that he handled.

**Budget Presentation to Board of Selectmen**

The Committee on Aging submitted its draft budget to the Board of Selectmen, which included more than just cost figures, as it reflected the broader needs of the Senior Community. However, the Board of Selectmen made a cut of effectively eliminating the Part-Time Coordinator position from the budget. The Committee's budget was approved for \$2,400 for the 2025/26 fiscal year.

**New Business:**

Chair Gay shared with the Committee some sad news, she has made the difficult decision to resign from the Committee on Aging. She expressed her appreciation for the work the Committee has done and her gratitude for having been a part of it.

**Next Meeting:** The Next Meeting of the Committee on Aging is scheduled for Wednesday, May 28, 2025

**Adjournment:**

Chair Gay adjourned the meeting at approximately 6:35 p.m.

Respectfully Submitted,

Jamie Sciascia  
Clerk