

MINUTES
REGULAR MEETING OF
THE BOARD OF SELECTMEN
Monday, March 9, 2026 at 7:00 p.m.
Killingworth Town Hall/Remote Access Available

BOS Members in Attendance: First Selectman Eric Couture, Selectmen Nancy Gorski and Joel D’Angelo

BOS Members Absent: None.

Staff in Attendance: Regina Regolo (Director of Finance/Via Remote), Elizabeth Disbrow (Executive Assistant to First Selectman) and Jamie Sciascia (Clerk/Via Remote)

Visitors: Eileen Blewett, Jackie Vece (Via Remote), Lisa Connelly (BOE/Via Remote), Richard Pleines, William Joyce, Alli Behnke (HKYFS) and Julianne Cataldo

Called to Order: First Selectman Couture called this meeting to order at 7:00 p.m.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Approval of Minutes:

Motion #1 - Selectman D’Angelo *Moved* and Selectman Gorski *Seconded* a motion to approve the Minutes from the Special Meeting of the Board of Selectmen that was held on Thursday, February 19, 2026 with one amendment:

1. At the Top of First Page, in the Header Section, Replace “Friday, February 13th, 2026, 10:00 am” with “Thursday, February 19th, 2026, 6:00 pm”

Motion unanimously passed [3-0-0].

Motion #2 - Selectman Gorski *Moved* and Selectman D’Angelo *Seconded* a motion to approve the Minutes from the Regular Meeting of the Board of the Selectmen that was held on Monday, February 9, 2026 as presented.

Motion unanimously passed [3-0-0].

Motion #3 - Selectman Gorski *Moved* and Selectman D’Angelo *Seconded* a motion to approve the Minutes from the Special Meeting of the Board of Selectmen that was held on Friday, February 13, 2026 at 10:00 a.m. as presented.

Motion unanimously passed [3-0-0].

Refunds and Abatements:

Motion #4 - First Selectman Couture *Moved* and Selectman D’Angelo *Seconded* a motion to approve the following Refunds and Abatements, all for overpayment, and allow them to follow its normal course as presented.

Refunds -

<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Reason</u>
1. Jacob Armenia	11 Old Mine Road	\$118.50	Online Double Payment
2. Ascend Bank	95 Barnes Road Wallingford, CT 06492	\$8,852.14	Sec. 12-129
3. Tyler Camp	590 Route 148	\$4,101.20	Sec. 12-129
4. Wayne Linsley	15 Rosemary Lane	\$10.12	COC#12363S
5. Wayne Linsley	15 Rosemary Lane	\$83.11	COC#12364S
6. Robert & Tracy Lizotte	350 Roast Meat Hill Road	\$41.43	COC#12298M
7. Allison Pearson	11 Old Mine Road	\$463.86	Online Double Payment
8. Michelle & Patrick Wendt	472 Route 81	\$251.61	COC#12313M
9. Peter Zakrzewski Estate	163 Stafford Ave. Bristol, CT 06010	\$948.55	Online Double Payment

Motion unanimously passed [3-0-0].

Department Reports:

HKYFS Quarterly Report -

Alli Behnke provided the HKYFS Quarterly Report. Ms. Behnke reported that Jen Favalora, Co-Director of HKYFS, resigned in January 2026. Ms. Behnke updated the Board on the following: 1) HKYFS hosted several events that collectively brought together over 5,000 attendees, including the Annual Craft Fair with over 80 crafters. More than 50 youth volunteers assisted with the event; 2) The Holiday Giving Program provided gifts to 114 local children, the highest number to date; 3) HKYFS delivered 11 prevention and mental health programs and continued supporting youth and families through counseling and case management services, noting an increase in case management requests; 4) One Box Naloxone Program was successfully launched using opioid settlement funding. Naloxone boxes will be installed in public locations to provide access to naloxone, instructional materials, and treatment resources, with additional locations being explored; 5) Banana Splits Program supports groups for children experiencing family transitions such as divorce are currently running at Burr Elementary School and Killingworth Elementary School. HKYFS has also introduced a virtual parent support group; 6) Upcoming Events are the Kids Run-A-Muk and the Summer Solstice Event; 7) HKYFS is also pursuing grant funding for future prevention programming; 8) HK Youth Unplugged initiative, approximately 80 students participated in a poster contest promoting reduced screen time and increased in person connections; 9) Discussions continued at the state and district levels regarding limiting cellphone use in schools.

Board of Education Report -

Lisa Connelly, Vice-Chair from the BOE, provided the RSD17 Board of Education Summary for February 2026. Ms. Connelly provided an update on the following information: 1) HKHS proposed construction project, noting the Board of Education unanimously approved a resolution to: authorize the Superintendent to apply for a Connecticut School Construction Grant to establish a Building Committee to allow the committee to proceed with a design development if approved by voters in a future referendum; 2) Budget Process Update and Budget Schedule Update - March 10th Joint Meeting with the Board of Selectmen and Board of Finance at the Intermediate/Middle School Cafeteria starting at 6:00 p.m. and a Budget Workshop directly following in the Library; Community Budget Input Session is scheduled for March 17th at 6:00 p.m. in the HKHS Auditorium with a Budget Workshop directly following in the Community Room. Ms. Connelly noted that all meetings are open to the public.

First Selectman Couture reported that all other department reports are included in the Board's packet and encouraged the Board to contact either him or Elizabeth Disbrow with any questions.

Appointments:

First Selectman Couture reported that there was a vacancy on the Committee on Aging and noted that an individual had volunteered to fill the open seat.

Motion #5 - First Selectman Couture *Moved* and Selectman D'Angelo *Seconded* a motion to appoint Ellen O. Leslie (Democrat) to the Committee on Aging for a term ending on December 31, 2026.

Motion unanimously passed [3-0-0].

Budget Report:

First Selectman Couture asked if there were any additional questions for Director of Finance Regolo regarding the current year's actuals; none were raised. The Board agreed to table discussion of Agenda Item 7B.

Old Business:

A. Code of Ethics Draft Update

First Selectman Couture reported that an updated draft Code of Ethics was reviewed by legal counsel through HR, had been distributed and forwarded to the Ethics Committee for review. Couture also noted that legal counsel provided comments regarding the intersection of the code and legal limitations, including challenges related to holding elected officials accountable. Couture asked the Board to review the draft and provide feedback at the next Board of Selectmen's meeting so it could be shared with the Ethics Committee, which is expected to meet in early April.

B. 2026/2027 Budget Discussion

This Agenda Item was *Tabled* to the next Board of Selectmen's Meeting.

New Business:

A. Assessor Appointment 04/01/26 - 03/31/2027

Motion #6 - First Selectman Couture *Moved* and Selectman D'Angelo *Seconded* a motion to appoint Shauna Ham as Assessor for the Town of Killingworth for a term beginning April 1, 2026, and ending March 31, 2027.

Discussion - Selectman Gorski asked if the Town is required to appoint an Assistant Assessor as long as an Assessor is in place. Couture confirmed that an Assistant Assessor is not required.

Motion unanimously passed [3-0-0].

B. 2026 Neighborhood Assistance Act

First Selectman Couture reminded the Board that the Neighborhood Assistance Act application period is approaching following receipt of a letter from the Commissioner of the Connecticut Department of Revenue Services. Couture explained that under the program the Town accepts applications from eligible organizations and forwards them to the state for consideration. Gorski inquired whether the Committee on Aging could apply and Couture responded that the program is primarily intended for 501(c)(3) organizations and noted that the Committee on Aging would likely not qualify because it is a Town agency. He added that organizations such as the Library and Pathfinders have successfully applied in the past.

Public Comment:

- Bill Joyce thanked First Selectman Couture and Elizabeth Disbrow for quickly returning the paperwork to Senator Representative Christine Cohen's aide. He explained that this paperwork is for a state land transfer to the Town of Killingworth, intended for affordable senior housing. He noted that he was surprised to learn that 10 other municipalities in Connecticut have also requested state land. The Department of Environmental Protection now holds the paperwork, and while approval timing is uncertain, he thanked everyone for their swift action on such short notice.
- 2) Mr. Joyce spoke about Connecticut House Bill 5226, explaining that the bill addresses a loophole related to the right of first refusal for mobile home parks that are owned as part of larger corporate portfolios. He noted that the proposed legislation would allow individual communities the opportunity to purchase their park if it is put up for sale, rather than being forced into bundled sales with multiple properties. Mr. Joyce stated that William Tong supports closing the loophole in order to help protect communities such as Beechwood. He also encouraged residents to contact Roland Lemar to emphasize the importance of the legislation.

3) Mr. Joyce addressed the Board regarding the Fair Rent Commission. He reported that the Beechwood Community which consists of 182 homes and over 250 residents, many of whom are concerned that their due process rights are being disregarded and that the matter is not progressing in a timely manner. Mr. Joyce noted that several residents contacted him prior to the meeting about the lack of updates or movement. He requested that the Board of Selectmen review the situation to determine why the process has stalled, nearly 90 days have passed, and urged the Board to take action to move the matter forward, emphasizing the ongoing concern among residents.

Mr. Joyce expressed his appreciation for the Board's efforts and support.

- Julianne Cataldo addressed the Board, providing background on her history as a resident of the community. She noted that she first moved into the park in 2008 under the ownership of Jensen's, where she resided for six years before leaving in 2014, and returned in 2017. Ms. Cataldo characterized the prior ownership as a smaller, family-run operation that demonstrated greater consideration for residents, particularly seniors on fixed incomes, citing that rents were not raised during years when Social Security recipients received no cost-of-living increases.

She reported that the property was sold to Sun Communities in 2019, and expressed concern that residents have since experienced a decline in maintenance services and staffing, including the loss of several longtime employees. Ms. Cataldo observed that residents perceive a discrepancy between the company's public portrayal of services and amenities and the actual resident experience, noting that many community members are elderly and face significant challenges in relocating due to limited affordable housing alternatives.

Ms. Cataldo stated that residents have met privately on multiple occasions to discuss their concerns and potential next steps, including the possibility of establishing a Fair Rent Committee, and noted that they have previously advocated at the state level for legislative protections for mobile home park residents. She referenced reports and legal actions involving Sun Communities, observing similar concerns in mobile home communities elsewhere, and expressed alarm over a broader trend of large corporate entities acquiring mobile home parks and relying heavily on land lease rent increases as a primary source of revenue.

She emphasized that residents are seeking fairness and equitable treatment, illustrating the financial pressures faced by many with an example of a resident struggling to afford a recent rent increase while managing health issues on a fixed income. Ms. Cataldo requested the Board's support for what residents consider a fair and reasonable course of action.

Selectmen's Comments:

Nancy Gorski -

- Gorski reported that she attended the meeting at the Beechwood clubhouse on January 10th, which had a standing-room-only turnout, with residents demonstrating strong engagement in completing Fair Rent Commission applications. Approximately 170 applications were submitted within 11 days following the meeting (confirmed by Bill Joyce), underscoring the community's commitment to due process.

Gorski also spoke in agreement with prior comments and referenced discussions with State Representative Chris Aniskovich regarding related legislation. She noted that a new bill sponsored by Rebecca Martinez pertains to rent increases, which differs from the residents' current concern regarding land lease increases, and cautioned that legal distinctions between rent caps and land lease regulations could cause confusion. She emphasized the importance of utilizing all available authority, including summoning the Fair Rent Commission, to address the community's concerns.

First Selectman Couture stated that he maintains regular communication with the chair and vice chair of the Fair Rent Commission and will follow up with them tomorrow.

Joel D'Angelo -

- Selectman D'Angelo expressed appreciation to Bill Joyce and Julianne Cataldo for attending and providing updates to the Board.
- D'Angelo commented that he looks forward to the Joint Meeting with the Board of Education and Board of Finance scheduled for tomorrow evening.

First Selectman's Comments:

Eric Couture - None.

Adjournment: First Selectman Couture adjourned the meeting at approximately 7:49 p.m.

Respectfully Submitted,

Jamie Sciascia

Jamie Sciascia
Clerk