

STONY CREEK ASSOCIATION

Executive Board Meeting – Draft Minutes December 2, 2025

Date: December 2, 2025

Time: 7:00 PM

Location: Willoughby Wallace Memorial Library, Stony Creek, CT

Minutes Taken By: Sara Richter

1. Call to Order

Meeting called to order at 7:00 PM by Chairperson Dan Bullard. Minutes recorded by Sara Richter.

2. Attendance

Present: President- Dan Bullard, Vice President- Harlan Fichtenholz, Treasurer- Brian Love, Tax Collector- Mark Richter (7:04)

Board: Tim Barry, Randi O'Brien, Nancy Davidson, Kate Waldron, Matt Milano, Amy Bloom, Mark Gaynor, Clara Pagliaro (7:08)

Public Present: 9

Absent: Isa Cabot deCossy (1)

3. Minutes Review and Approval

- There is a correction to be added to the minutes of November 4th: an email from Linda Reed with the proper wording (attached).

Motion: A motion was made by Randi O'Brien to approve the Minutes.

Second: Kate Waldron

Vote: Approved unanimously.

4. Agenda Review and Approval

- Dan Bullard would like to amend the agenda to discuss the special meeting that was held regarding Ed Gagliardi's FOIA.

- There needs to be a committee to review the request for information. The members of the committee are Mark Richter, Clara Pagliaro, Brian Love.

Motion: Harlan Fichtenholz makes a motion to approve this committee.

Second: Kate Waldron seconds.

Vote: Approved unanimously.

5. Outside Presentation

Kerry from House of Today, which is located next to The Legacy Theater, specializes in refurbishing furniture, while sourcing new pieces from local craftsmen using reclaimed lumber. The store is filled with home goods, from prints and pictures, oyster ornaments and decorations, dining tables, bookcases, candles and other Stony Creek accessories. House of Today is not the original store. Her father, who was a furniture maker, owned the original store on Branford Hill in the 60's and 70's. Carry comes from a long line of creekers; Jenny Vetter was her great great aunt who's sister was Carry's Grandmother.

- Dan Bullard wanted to put together a folder, announcing each store, but at \$4 per folder, he did not feel that was a good price. Dan would like to look into making a spiral bound notebook to feature our community spaces, shops, and stores.
 - Hailey Brown did the artwork for the Blessing of the Fleet. An image was shown to the board. If we wanted to use one of her images on the cover of this spiral bound notebook, it would cost \$500, so that is something to consider.

6. Treasurer's Report

- Brian Love stated that bills paid totaled \$526.06 (see attached).

Motion: Mark Gaynor made a motion to pay the bills.

Second: Amy Bloom

Vote: Approved unanimously.

- Brian Love reported Total Liabilities and Equity at \$58,341.78 (see attached).

Motion: Mark Gaynor made a motion to send the report to auditors.

Second: Amy Bloom

Vote: Approved unanimously.

7. Tax Collector Report

- Mark Richter reported that the late bills will be sent this week. 79 people still owe their taxes.

8. Legal & Zoning

- Kate Waldron reported that Kyle Bradley at 20 School Street wants to allow an 8-foot setback where 10 feet is required for the addition of basement bulkhead entry at the side of the house.
- Information requested by Ed Gagliardi was gathered, scanned, and will be printed to be released to him. The committee for the FOIA by Ed Gagliardi feels there should be a cost accrued, as this is a volunteer position and it has taken many hours to work on it.
- It should be noted that the treasurer makes copies of all receipts, scans them into a digital folder, and files who and what the transaction involved. There is a copy of the bills and bank statement attached to every minute's report.
- Clara Pagliaro was a member of the public when she came to the Association with the idea of hosting a Farmers Market for the community, and was later chosen by the citizens of Stony Creek to be on the Association Board.
- Because the FOIA is not a legal action, a lawyer is not justified at this time.
- Email addresses of all Stony Creek residents will not be released until it is required.

9. Police and Traffic

- Randi O'Brien has no report because the Police & Traffic meeting was cancelled the day of. The December meeting is not scheduled.
- Phil Brencher, a member of the public, shared his concern about the No Parking Signs that were installed across for the theater, after the train underpass. Tenants pay for parking spots, but are unable to use them.
 - Can the hedges be trimmed back by the residents?
 - Josh Brooks will address the signs, as the association only requested one sign to be added, next to the Milano's driveway.

10. Maintenance

- Dan Bullard stated that we currently do not have a plowing contract.
 - Josh Brooks commented that he is trying to help some of his workers get the proper insurance.
 - Mark Richter will contact our insurance company to see if

this is something covered under our plan.

- The WWML Board has expressed concern about the lack of curb painting in front of the library.
 - Inventory of which curbs, crosswalks, and lines need to be painted so we can bring it to the town.

Motion: Amy Bloom makes a motion to pursue if our insurance will cover the specific insurance for plowing.

Second: Kate Waldron

Vote: Approved unanimously.

11. Town Representative Report

No report.

12. Special Events Committee

- This Saturday, December 6th, rain or shine, is the community tree decorating.
- This Sunday, December 7th, rain or shine, is the Tree Lighting. With special appearances from Santa and the Stony Creek Drum Corps.
- The old metal milk cartons will be used to support the Menorah made by Alan Horowitz. This is not to be lit on Sunday, but to be a representation for the Jewish Community.

13. By-Laws Committee

- There is a meeting scheduled for December 16th, at 7pm online.
 - An agenda and meeting link will be sent out beforehand.

14. Old Business

a. Property at 4 Three Elms

- Mark Gaynor stated that people have been meeting to evaluate potential uses for the Post Office and 4 Three Elms.
 - The post office is not for sale and is currently leased to the federal government on a month-to-month basis.
 - Funding opportunities are being researched, including access to federal grant programs, through a contact who specializes in this area.
 - This is by an informal committee headed by Barbara Chessler.

- A tentative follow-up meeting is scheduled for Monday at 5:30 with the grant specialist to review progress and discuss next steps.

15. New Business

- Linda Reed commented that in 2026, the United States will commemorate the 250 anniversary of signing the Declaration of Independence.
 - Linda Reed will draw up a report with ideas for the Semi quincennial for 2026.
 - More information about America 250 can be found at <http://ct250.org>
- Tardiness- if you miss 45 minutes of the meeting, you're considered absent. 3 absents in a row, or 4 in a year, you're out. Harlan will look into the bylaws to see what it shows.
- Linda Reed questioned if the subcommittees have agendas.
 - There are 3 people required for each committee.

16. Adjournment

Motion by Randi O'brien to adjourn.

Second: Amy Bloom

Vote: Approved unanimously.

The meeting adjourned at 8:09 PM.

****Respectfully Submitted,****

Sara Richter

Recording Secretary

****Approved by Dan Bullard****

****Date Minutes Filed:**** December 3, 2025 (within 7 days per CGS §1-225).

****FOIA Compliance Checklist****