

MAYOR
ANTHONY S. CANDELORA

DEPUTY MAYOR
JOANNE S. WENTWORTH

TOWN MANAGER
MICHAEL T. PAULHUS



COUNCIL MEMBERS
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DANIEL ARMIN
VINCENT P. CAPRIO
MARIE E. DIAMOND
JOSEPH E. FAUGHNAN
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ALFRED D. ROSE

TOWN OF NORTH BRANFORD

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Minutes Economic Development Commission June 1, 2015

1. Call to order and roll call

Member Tutor called the meeting to order at 7:05 p.m.

Present: Elisabeth Caplan, Diane Pelliccio and Joan Tutor

Also present: Town Manager Michael Paulhus and Town Planner Carey Duques

2. Approval of Minutes May 4, 2015

Moved by Member Tutor, seconded by Member Caplan to approve the minutes of May 4, 2015.
All in favor, motion passed.

3. Discussion of RFP Process for 1599 Foxon Road- North Branford

Town Manager Michael Paulhus reported that the RFP phase of the project has closed. Mr. Paulhus explained that a second proposal had been expected, however due to time constraints the developer was not able to provide a proposal.

Mr. Paulhus gave an overview of the current proposal from Centerplan. He included information on their administrative team and their other projects in the State. Mr. Paulhus also informed members that he had a discussion with Alan Plattus from Yale University regarding the design concept and best ways to work with the developer to achieve a positive project.

There was discussion on best ways to communicate with the developer on design, green space and type of residential that is planned. The Commission members also discussed the plan of 14,456 square feet of retail space, 4,240 square feet for a restaurant as well as 20,455 square feet for residential.

Member Caplan opened discussion on design and the best ways to work with the developer to stick to the original vision of the project. It was decided that keeping with the design concept was important to the Commission.

Town Manager Michael Paulhus and Town Planner Carey Duques suggested the company's other projects be viewed and the Commission should communicate throughout the process to continue to work with the design elements that are important to the Town.

Ms. Duques also informed the Commission that there are design requirements because of the design district location of the project as well as required variances and zoning. Additionally there would be public hearings. She explained this is a multi stage process in front of multiple Boards.

Mr. Paulhus stated he is prepared to bring copies of the proposal to the Town Council tomorrow (June 2) along with all information that has come in with a goal of inviting Centerplan to the Town Council meeting on June 16th. He would report to the Council on the Commissions priorities of design, aesthetics and open space. Mr. Paulhus stated he would make some due diligence calls, speak to the developer, meet with Mr. Burt Sacco and continue to move forward to be prepared to present to the Town Council.

4. Other Business

In response to a question at the last meeting, Town Planner Carey Duques updated the Commission on Mr. Ryan Mappa. She informed members that he has put an offer on 2081 Middletown Avenue. The property was set for foreclosure, however the Town will stop the proceedings to allow Mr. Mappa to purchase the property.

5. Adjournment

Member Caplan made a motion to adjourn at 8:10 p.m., seconded by Member Pelliccio. All in favor, motion passed.

Respectfully Submitted,

Mary Caruso
Acting Recording Secretary

