

**MAYOR**  
MICHAEL J. DOODY

**DEPUTY MAYOR**  
JOSEPH E. FAUGHNAN

**TOWN MANAGER**  
MICHAEL T. PAULHUS



**COUNCIL MEMBERS**  
ROSE MARIE ANGELONI  
DANIEL M. ARMIN  
ANTHONY S. CANDELORA  
MARIE E. DIAMOND  
CHRIS MANNA  
GEORGE I. MILLER  
ALFRED D. ROSE

# TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471  
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

Economic Development Commission  
March 7, 2016  
Town Manager's Conference Room  
**6:00 p.m.**

1. Call to Order and Roll Call

Chairman Finch called the meeting to order at 6:04 pm

Present: Jan Finch, Elisabeth Caplan and Chris Kranick

Absent: Joan Tutor and Diana Pelliccio

Guests: Town Manager Michael Paulhus, Town Planner Carey Duques, Town Council Liaison Daniel Armin, Kimberley Spainer and Ed Lazarus- Shoreline Chamber of Commerce

Chairman Finch moved the agenda to 3.a. Visitors.

3. Visitors
- a. Carey Duques, Town Planner, Town Zoning Maps showing industrial and business zoning.

Town Planner Carey Duques distributed Town Zoning maps to members. Ms. Duques overviewed the difference between zoning and use. She gave an example of the Ice Pavilion, which is zoned industrial yet used for commercial. Another example was given on Ciro Road where the Road is zoned industrial yet is used both commercial and industrial.

In response to a question by a member, Ms. Duques gave an explanation of the difference between commercial and industrial per the State.

Members discussed different properties in Town with various uses.

Ms. Duques gave an overview of vacant parcels of land-zoned industrial or commercial.

Members discussed the possibility of these properties being developed.

Members discussed the possible top five properties to focus on should the owner's have an interest in selling.

- 30 firelight place
- Boston Post Road
- 2180 Foxon Road
- 87 Ciro Road

There was discussion on various businesses in Town with a focus on Central Plaza.

Chairman Finch moved the agenda back to item 2. Approval of Minutes.

## 2. Approval of minutes February 22, 2016

Member Kranick moved to accept the minutes of February 22, 2016, seconded by Member Caplan, motion passed.

Chairman Finch moved the agenda back to item 3. b. Visitors.

### b. Kimberley Spanier and Ed Lazarus- Shoreline Chamber of Commerce

Members introduced themselves and welcomed the guests from Shoreline Chamber of Commerce.

Ed Lazarus, President of the Shoreline Chamber distributed packets to each member and highlighted benefits the Chamber offers it members.

Ms. Spanier, business owner and Chamber member thanked Commission members and gave an overview of her business as well as the positive impact the Shoreline Chamber has had on her business.

There was discussion on the history of the decision to combine the Branford and Guilford chambers as well as events supported by the Chamber. Ms. Spanier informed members that the Chamber has helped each community while allowing each community to maintain their own unique qualities.

Mr. Lazarus overviewed ways they would include a smooth transition to include North Branford in their Chamber suggesting an endorsement from the EDC would be crucial.

### 3. Old Business

#### a. Businesses Visitation Program

Members opened discussion on the Business Visitation Program.

Town Manager Michael Paulhus showed members the newly purchased business cards.

There was an overview of the visitation folder and suggestions that information inserted would be tailored to fit the specific business visit.

#### b. Budget request

Town Manager Michael Paulhus opened discussion on the funds available for the current fiscal year. He suggested members prioritize their wish list for the remainder of this year.

Members discussed prioritizing the Events Magazine, Rex membership (both for this fiscal year and next), business visitations, workshops, hosting breakfast events for businesses, CEDAS and the Shoreline Chamber membership.

Chairman Finch suggested a chair be assigned to the Events Magazine project given the level of responsibility with coordinating articles, etc.

Member Kranick stated he would take that position and members discussed the level of work needed to get this project off the ground. After considering various responsibilities members decided to postpone the Events Magazine until next year.

There was a decision on joining REX at a prorated fee using available funds from this year and joining for the full year using next year's budget.

Mr. Paulhus took suggestions from the Commission for a budget request of \$10,000 for next year to include:

- REX Membership
- Events Magazine
- Work shops, Business Breakfast events
- CEDAS Membership (Connecticut Economic Development Association)
- Shoreline Chamber Membership

Member Kranick opened discussion on the Commission's expectations for REX. Members discussed their ability to reach out to realtors, such as Geenty Group and Jeff Dow. They would also look to REX for identity and branding as well as helping the Commission with a survey.

Mr. Paulhus informed members that the prorated membership invoice would be paid after approval from the Town Council at their March 16<sup>th</sup> meeting.

## 5. New Business

Members discussed the vacant buildings and land in town with Member Kranick distributing local listings from the MLS service. It was suggested that once the vacant building/land list is refined they reach out to realtors to view the properties.

There was additional discussion on tax benefits to the Town with the various listings.

Town Manager Michael Paulhus gave a brief overview of his recent meeting at Honeywell with President Todd Rief and staff. Mr. Paulhus stated it was a good meeting with open discussion on future expansion, job creations and potential incentives from the Town and State. In attendance was Commissioner Catherine Smith from the DECD.

The next meeting will be held on March 21<sup>st</sup> at 6:00 pm.

## 6. Adjournment

Member Kranick made a motion to adjourn at 8:45 p.m., seconded by Member Caplan. With all in favor, motion passed.

Respectfully Submitted,

Mary Caruso  
Recording Secretary