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TOWN OF NORTH BRANFORD

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Special Meeting
Economic Development Commission
April 18, 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 6:02 pm

Present: Jan Finch, Joan Tutor, Chris Kranick, and Liz Caplan.

Guests: Town Assessor David Ambrose and State Representative Vincent Candelora

2. Approval of minutes – April 11, 2016 Special Meeting

Member Caplan moved to accept the minutes of April 11, 2016, seconded by Member Tutor. With all in favor, motion passed.

3. Guest- Vincent Candelora- Enterprise Zone

State Representative Vincent Candelora presented an overview and history of the Enterprise Zone Program with some potential obstacles in getting the designation approved for North Branford. Representative Candelora gave an explanation of how two other municipalities were able to get the designation.

There was discussion on the Regional Water Authority and the pilot program, with Representative Candelora suggesting they look at past assessments.

Mr. Ambrose gave an overview of the recent history and outcome on litigation with RWA.

Representative Candelora explained conservation area designation by the State, stating that conservation areas are not eligible for STEAP grants.

There was discussion on sewers for economic development in Town and the need to request approval from the Town Council. Representative Candelora explained the inability for

businesses to tie into the existing sewers in Northford suggesting the current regulations can be changed.

Representative Candelora suggested they look for areas in North Branford that need to be redeveloped or developed for possible support for Enterprise Zone status.

One suggestion was to look at Town assets tied up by RWA. Representative Candelora overviewed statutory changes that could help the Town. He explained that any potential legislative bills would be introduced in the next session.

Representative Candelora gave a history of an exemption North Branford received to allow sewers in State Plan Conservation areas.

Suggested steps recommended by Representative Candelora:

- Identify the twelve developable parcels highlighted years ago
- Have conversation with Town Engineer regarding the need for sewers in areas that could be benefit business owners
- Identify areas that hat have not been developed for potential Enterprise Zone
- Investigate STEAP Grants for economic development– municipal buildings, sewers, etc.

Members discussed blight at Central Plaza and problems with the absentee landlord. The Post Office was mentioned as a potential grant recipient, Representative Candelora stated that would be a conversation with Congresswoman Rosa DeLauro.

Members discussed the economic stability of North Branford Hall and the potential for finding grants to renovate and put the building to good community use.

4. Town Manager's report
 - a. Update on grant status

Liz Caplan informed members she emailed Senator Kennedy's office for an update and has not received a reply.

5. Old Business
 - a. Restrictions on 1599 Foxon Road- Discuss with Planning/Zoning

Chairman Finch suggested members review zoning regulations for B2 Zone as well as standards for the design district. The Commission can then go forward with a discussion on any suggested changes and bring them to Planning and Zoning.

Members discussed a second RFP would be the best course and will hold off looking at any zoning restrictions at this time.

There was a discussion on the best procedure to move forward and request the Town Council approve a new RFP to be sent out for 1599 Foxon Road.

- b. Business Visitations

Members discussed upcoming visitations and will report back at the next meeting

c. Shoreline Chamber progress

Member Kranick reported on his conversation with Ed Lazarus and updated the Commission on the following new information.

- The Shoreline Chamber (SLC) will do a membership drive at the Sportsplex, within a month.
- Mr. Lazarus will meet with his Board to get approval on a few items.
- The SLC would like the EDC to support the upcoming membership and provide endorsements.
- The SLC will be at the potato festival for continued membership drive and will provide advertisements by way of their news publications.

After discussion, Member Kranick offered to be the EDC member as part of the Shoreline Board of Directors. All members were in favor of his position on the Board.

d. Update on parcels of available land

Members briefly discussed a few vacant properties and will update again at the next meeting.

Members discussed inviting Jeff Dow to the May 2nd meeting.

Members discussed the surrounding land adjacent to the Capasso property on Middletown Avenue and a suggested submitting a series of questions to obtain more information on the town owned property.

6. New Business

a. Breakfast for Business Owners- discussion

This item will be discussed at a future meeting.

b. Process to Analyze Community Needs for Survey for REX – discussion

- Sample Surveys From Similar Towns
- REX Meeting- April 22

Chairman Finch updated members on the REX meeting to be held at 12:00 noon, April 22nd. The speaker will talk about improving fiber optics in the area. Meetings are held at 127 Washington Avenue in North Haven and held on the 4th Friday of each month.

Chairman Finch will obtain more information on specific requested needs for the survey.

7. Adjournment

Member Caplan made a motion to adjourn at 7:45 p.m., seconded by Member Tutor. With all in favor, motion passed.

Respectfully Submitted,

Mary Caruso
Recording Secretary