

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

Minutes
Special Meeting
Economic Development Commission
June 6, 2016
909 Foxon Road – Town Manager’s Conference Room
6:00 p.m.

1. Call to Order and Roll Call:

The meeting was called to order at 6:01 p.m. by Chairperson Jan Finch
In attendance were Chairperson Jan Finch, Liz Caplan, Chris Kranick, Diana Pelliccio,
and Joan Tutor
Also in Attendance: Councilor Dan Armin, Town Manager, Michael Paulhus,
Guests: Scott Small, Tony Bialecki, UI; Michael Cowley, UI; Barbara Malmberg, REX

2. Guest Speaker: Tony Bialecki of UI

Mr. Bialecki gave an introduction and history of UI and UIL now merging with Avangrid a Spanish based owner with 7.5 million customers worldwide. Mr. Bialecki discussed several programs designed to help small business owners and a lot of what they do is to provide advice, auditing and incentives. Specifically, he mentioned the Conservation Load Management (CLM) Program that many business look to in order to lower their energy costs.

Councilor Armin asked if the Town could take advantage of the program for its buildings. Mr. Cowley responded affirmatively and went on to explain the program.

Member Kranick asked for a list of programs that would benefit business owner in town. Mr. Cowley responded with a review of programs and that the information can be found on the company’s website but that he would also send information to Chairperson Finch. Mr. Cowley also mentioned that the company also has individuals that are available for education and community outreach. There was a general discussion about future events including the Potato & Corn Festival in August.



Councilor Armin asked about UI's involvement in Solar Energy. UI does not run a solar program and does not have incentives but works with companies on the review and permitting of solar installations. Mr. Bialecki explained that there are a few large municipal solar projects under way in the region like North Haven, CT.

Mr. Bialecki mentioned that UI has historically partnered with many economic development agencies and chambers of Commerce over the years and does also support small non-profits with grant opportunities.

Mr. Bialecki also spoke about a small business program to help small business with efficiency upgrades. The program allows a loan at zero interest that gets paid back with an addition to the business owners monthly utility bill.

Dan Armin asked about the street lights in town. Mr. Crowley discussed that the street lights are owned by UI, and UI has a plan in place to upgrade all street lights one municipality at a time to make them more energy efficient.

3. Approval of minutes – May 5, 2016 Special Meeting

Member Tutor moved, seconded by Member Caplan to approve the minutes of the May 5, 2016 meeting. With all in favor, motion passed.

4. Town Managers Report

Town Manager Michael Paulhus stated that he met with Eric Dilner of the Shoreline Arts Alliance. The Alliance is looking for a space that they can either lease or purchase. They are currently located on Route 1 in Guilford and are looking for a larger space. They have looked at the North Branford Hall as an option. Member Liz Caplan also spoke of a few other buildings in town that may work as an option for them.

There was also discussion about a few of the same locations in town possibly being an option for Ferraro's out of New Haven, who is also looking for space for a satellite location.

Mr. Paulhus also stated that the owner of Central Plaza will be in town for discussions this coming week.

The commission had discussion about 1599 Foxon Road. Member Caplan had spoken with Town Planner Carey Duques about the property. There is discussion about bringing on a broker for the property. This discussion will need to be brought to the Town Council for further review. The EDC would like to find out how much say they have in what gets done with the property.

5. Old Business

a. Business Visitations:

Member Diana Pelliccio visited a few different businesses, her report is as follows:

Squeaky Clean Car Wash: She spoke with the Facility manager and he stated that he feels that Route 80 this is just a highway to New Haven. Main complaints consisted of signage issues, cosmetic appearances on business fronts. Suggestion to possibly review and lift restrictions on signage to make signs more visible for businesses in town.

Hidden Kitchen: the owners do not like the hassle to try to obtain grant funds for a roof that needed repair. They were very appreciative of the visit. They also do not like the signage regulations. Their suggestion would be directional assistance for the grants.

Agway: No Comment

RV's Convenient Store: They are busiest on Friday and Saturday, they witness more traffic. Sandwich sign, they were told they needed to take it down. Signage also seems to be a big issue for this business.

The commission had discussion about the signage regulations in town. Jan Finch stated she would mention it to Town Planner Carey Duques to see if there is anything planning & Zoning can do to make changes.

The commission stated they would start an email to keep track of who visits which businesses.

b. Shoreline Chamber

The Chamber held an Open House at the Sportsplex. Dan Armin reported that it went well. There was a good amount of people in attendance.

Summary of the email that Ed Lazarus of the Shoreline Chamber of Commerce sent over to the EDC:

He asked for a representative to sit on their Board of Directors. The commission had discussion of possibly having two representatives from the EDC to sit on their board.

There was discussion about what the EDC would like to have in the 2-minute promotional video. They would like something about the Potato & Corn Festival, farms & farm stands, commitment to open space in town. Also gearing a portion of the video toward Business Development. New relationship with Shoreline Chamber and how excited the town is. Great place to live, good schools, great for businesses.

c. Options for 1599 Foxon Road – Marketing Study
Discussed under the Town Manager's Report

d. Breakfast for Business:

There was discussion about who would be invited and involved with the Breakfast. Dan Armin mentioned possibly having it at the beginning of the POCO

Festival (August 5,6,7). There are different levels of sponsorship for this. The EDC would hold this breakfast for all businesses in town. There would be a few people to speak.

e. Totoket TV:
Liz and Diane will be in touch with Totoket TV for an interview they will partake in.

f. Correspondence:
Email from Carey in regard to request from Planning & Zoning to approve a laundry mat. There are no objections from the EDC.

6. New Business

- a. Congratulations to Joe DeFranseco – “Young Farmer of the Year”
Joe and Ida DeFrancesco won the national award for Young Farmer of the Year.
- b. Report about REX Meeting June 24, Friday 12 noon- Discussion will be about Marketing Incentives
- c. Webinar Report – Town Manager Caey Duques will have in her office on June 10, 1-2:30. Agricultural Webinar
- d. Connecticut Trust Grants: No discussion
- e. Land Trust Meeting, June 2nd, 6-8 pm STW Building – No discussion

7. Adjournment

Member Diana Pelliccio made the motion, seconded by Member JoanTutor to adjourn at 8:26pm. With all in favor, motion passed.

The next meeting will be held July 11th at 6pm.

Respectfully Submitted,

Stephanie Thaller
Substitute Recording Secretary