

**MAYOR**  
MICHAEL J. DOODY

**DEPUTY MAYOR**  
JOSEPH E. FAUGHNAN

**TOWN MANAGER**  
MICHAEL T. PAULHUS



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

# TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290  
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010  
Department Fax (203) 484-6018

Economic Development Commission  
November 6, 2017  
Town Manager's Conference Room  
**6:00 p.m.**

## 1. Call to Order and Roll Call

Chairman Finch called the meeting to order at 6:10 p.m.

Members present were Jan Finch, Chris Kranick, Liz Caplan and Scott Small.

Nonmember present was Town Planner Carey Duques

## 2. Approval of Minutes

### a. October 2, 2017

**MOTION:** Member Kranick moved to accept the minutes of October 2, 2017, seconded by Member Small, with all in favor and one abstention from Liz Caplan, motion passed.

## 3. Town Manager's Report

Town Manager was not present.

## 4. Report from Councilor Daniel Armin, liaison to Town Council

Town Councilor Daniel Armin was not present.

## 5. Report from Town Planner Carey Duques

### a. Proposed Zoning Text and Amendment before Planning and Zoning

Town Planner Carey Duques distributed information on a referral for an application requesting text amendment changes for zoning for a brewery. She gave an overview of the amendment and a history of how changes occur. Members discussed language as well as current regulations.

There was additional discussion on possible limitations when only allowing breweries if farming is done on the property.

Member Caplan felt more details should be included for a better overview of the zoning changes. Members continued additional discussion on economic development potential allowing breweries under other requirements.

Members discussed a public hearing to be held on November 16th and some additional information on the text amendment change.

There was additional discussion on ways to make the text amendment more conducive to bringing new people into town.

Members felt the concept was good and that an acreage requirement should be in place rather than amount of time the owner has farmed the land.

Town Planner Carey Duques updated members on another text amendment in the near future.

Member Kranick inquired about help from REX researching best usage for farming towns.

#### b. Website update

Ms. Duques opened discussion on information she sent via email to members and asked for suggestions or comments. Members responded and felt the new information was on the right track. There was discussion on best photographs and one that can be changed for seasons.

Work will continue on the website.

### 6. Old Business

#### a. First Impressions Program – Carey, Scott, Joan, Jan

Chairman Finch gave an overview of their trip to Coventry and some of the attributes of their assigned Town.

Town Planner Carey Duques distributed the questionnaire booklet and the procedure for the program for feedback.

7. New Business

a. Summary of Public Hearing for 1599 Foxon Road, next steps – Liz

Member Caplan overviewed the public hearing, stating comments continue to come in electronically. Members discussed best ways to truly know how the majority of the community feels.

Town Planner Carey Duques informed members of a planning conference she attended where they picked 1599 Foxon Road as a project. A designer worked on ideas and will meet with Ms. Duques to overview.

c. Confirm date for Business Breakfast- Tuesday Jan 22, 2018

**MOTION:** Member Small moved to accept January 22, 2017 for the Business Breakfast, seconded by Member Caplan with all in favor, motion passed.

d. Signage

- Signage and adopt a sign program – Town Planner Carey Duques

Will be discussed next meeting.

e. REX Discussion and Utilization of Thursday's workshop- Liz

Member Caplan opened discussion on better ways to utilize REX services as well as develop better communication. She gave some examples of projects they might work on.

Members discussed the possibility of having REX attend an upcoming meeting.

Chairman Finch gave an overview of some of the duties REX would normally handle.

Members discussed potential listings in Town and obtaining that list, as well as searching for potential tenants for future vacancies.

Members discussed surveys that were done and a summary that could help businesses.

Chairman Finch will speak to REX before the next meeting.

f. Calendar for 2018 meetings

**MOTION:** Member Kranick moved to accept the schedule of meetings for the 2018-19 year, seconded by Member Small, with all in favor, motion passed.

g. Discuss setting goals and areas of priority/focus for 2018

Member Kranick opened discussion on goals, stating the priority should be on the EDC coordinator.

Members made the following suggestions as ways of validating the need for the coordinator:

- getting quarterly reports on business updates from the Tax Assessor
- a lookback of two years on economic development
- report of businesses coming and going and how it affects economic development

Chairman Finch had suggested an itemized list by trade to offer services locally. She will check on the status of that request.

Members also discussed encouraging the Shoreline Chamber to have a bigger role in North Branford possibly through breakfasts or after-hours events.

h. Discuss strategies for achieving the hiring of EDC coordinator

Discussed above.

8. Commission Reports

a. Real Estate – Joan

Joan was not present to report.

b. Visitation Program – Liz

Nothing to report at this time.

c. Website – Scott

Discussed above.

## 9. Correspondence

Chairman Finch distributed the Greater New Haven Visitor's Guide.

Chairman Finch informed members that the Historical Society is thinking of moving Little Red School House from Northford to the Historical Society Campus. It is in need of renovation, but will be done by Mr. Senercia a well-known restoration carpenter.

Members discussed all aspects of moving the historical school as well as placing it in the appropriate area of the campus.

Member Small offered to look at the site and make suggestions for placement.

Chairman Finch notified members that a call for information on civil war monument at the North Branford Congregational Church came in and asked if members had any knowledge of the monument.

## 10. Adjourn

**MOTION:** Member Caplan moved to adjourn the meeting at 8:40 p.m., seconded by Member Kranick. With all in favor, motion passed.

Respectfully Submitted,

Mary Caruso  
Substitute Recording Secretary