

MAYOR
ROSE MARIE ANGELONI

DEPUTY MAYOR
JEFFREY A. MACMILLEN

TOWN MANAGER
MICHAEL P. DOWNES



COUNCIL MEMBERS
BRUCE ABELSON
MARIE E. DIAMOND
WALTER GOAD
CRAIG C. MILLER
NICHOLAS PALLADINO
RONALD PELLICCIA, JR.
THOMAS P. ZAMPANO

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

TOWN CENTER SUB-COMMITTEE OF NORTH BRANFORD, CONNECTICUT
Purchasing Conference Room
Wednesday, June 12, 2024

The meeting was called to order at 6:35 p.m.

Salute to the Flag

1. Roll Call

Members Present: Dave Palumbo, Chris Heon, Al Rose, Jeff MacMillen, Andy Bozzuto, Jennifer Ash, and Scott Small.

Others Present: Mayor Rose Angeloni and Town Councilor Tom Zampano.

2. Approval of Minutes

a. Wednesday, June 5, 2024

MOTION: Jeff made a motion to approve the Wednesday, June 5, 2024 meeting minutes. Chris seconded. **Discussion:** none. **With all in favor, the motion passed.**
3 abstentions – Andy, Jennifer, and Scott.

3. New Business discussion and action

a. Create a mission statement for project – see attached.

MOTION: Jeff made a motion to approve the mission statement. Al seconded.
Discussion: none. **With all in favor, the motion passed.**

b. Location of Town Center

The location will be between the existing police department and public works, where the Poco Festival takes place. A horseshoe-shaped layout featuring a road crossing through it, adorned with greenery and a gazebo. The area will be

designated for mixed-use properties, offering a blend of residential and commercial spaces. Along the riverbank, there can be recreational facilities for public enjoyment. The presence of a green space provides an inviting entrance for visitors to the town, potentially accommodating affordable housing options. On the ground level, there can be amenities like a bakery, bookstore, and/or breakfast shop. The new town hall will be positioned adjacent to the Public Works, ensuring that the green space faces away from it. Sewer and water connections are essential. The Committee wishes to investigate the Swajchuk property to evaluate its suitability for land use and establish the presence of any deed restrictions.

c. Development/project management timeline

The committee devised the subsequent timeline:

1. Site
2. Viability
3. Architect
4. Suitor/developer
5. Master plan design

d. Developers/investors

The committee must now engage with their peers to explore potential developers/investors.

4. Public Comment

MOTION: Jeff made a motion to appoint Dave Palumbo as co-chair. Al seconded.

Discussion: none. **With all in favor, the motion passed.**

5. Adjournment

MOTION: Al made a motion to adjourn the meeting at 7:54 p.m. Jeff seconded.

Discussion: none. **With all in favor, the motion passed.**

Respectfully submitted,



Jessica Dellacamera

Attachment (1)

Attachment #1

TOWN CENTER COMMITTEE MISSION STATEMENT

Our mission is to create a vibrant and inclusive town center that fosters a sense of community, enhances quality of life, and provides a diverse range of opportunities for residents and visitors to work, shop, play, and connect. We strive to develop and implement innovative strategies that promote economic growth, cultural enrichment, and sustainability, while preserving the unique character and history of our town.