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TOWN OF NORTH BRANFORD

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Special Meeting Minutes
Economic Development Commission
Town Manager's Conference Room
909 Foxon Road, North Branford, CT 06471
Monday, June 19, 2023 at 5:00 p.m.

Salute to Flag

1. Call to Order and Roll Call

Members Present: Liz Caplan, Chairperson; Melissa Pantaleo, Vice-Chair; Dam Armin; and Barbara Altieri.

Members Absent: Pete Staddon and Scott Small.

Also Present: Rory Burke, Assistant Town Manager;

2. New Business- POCD – economic development vision/goals

Focused on branding/marketing the past few years (advanced manufacturing) which puts us on the map. Liz mentioned how Roger would bring businesses and groups together. For example, Honeywell teamed with the Land Trust and assist them with cleaning the trails. Agrotourism is a huge focus.

Pocd is effective and would be better to have a farmer collaborative. Liz mentioned they had an idea in the past of "Under the Tent" with local farmers. Charge \$30/head then put it towards the agriculture commission. Farmers were not interested because they did not want to compete.

The Commission expressed interest in a Greenway trail for bicycles/hiking.

They would like to see projects like The Pines and the medical building off rt. 139 move forward.

The focus should be more on retailers. Store fronts don't have nice façades. STEAP grant - small town economic assistance program wasn't taken advantage of in the past. Need DCD permission to reallocate. Planning grant – Deep trails program -greenway trails (property acquisitions, easements required, etc.)

Kelly plaza looks abandoned. A lot of property owners do not live in town, so they don't care. Rory suggested incentivizing local business owners (i.e., energy assistance program). There needs to be more communication with Planning & Zoning to avoid problems (like sewer hookup fees with Pines). They also need to develop consensus with Planning & Zoning so we know what the focus should be and what the regulations are. Rory suggested to be in constant communication with them (writing a letter stating position, getting on

their agenda, having a conversation). The Commission expressed their need for better communication with the Town Council. Communication can be accomplished by creating some type of systemic requirement – appearing quarterly – building it in so that is part of a regular conversation and doesn't die out. This could be used for certain issues or just to keep the lines of communication open.

David Perkins is working on certain regulations (i.e., signage). A lot are older and need revisions. The group would like to know what the priority is and what has changed. Rory explained that none of this is a quick process it takes many years to complete.

Density – looking at and encouraging mixed use and multifamily. If the regulatory environment won't allow it, then developers aren't going to look at it. Our regulatory environment might not be user friendly and is something Rory will investigate.

Liz mentioned at one point Doody's was interested in making a boutique hotel on the field next to them.

The Commission inquired about a facade program (grant). There are broader grant programs for that purpose, and this is something to lobby the council for and approach it with a plan.

3. **Correspondence** – none.
4. **Adjournment** – The meeting adjourned at 6:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jessica Dellacamera', written over a horizontal line.

Jessica Dellacamera
Clerk