

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  
Town Manager's Conference Room  
Tuesday, June 25, 2024 at 6:30 p.m.**

Dave called the meeting to order at 6:40 p.m.

#### 1. Roll Call

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

**Others Present:** Rusty Malik, Architect

#### 2. Approval of Minutes

##### a. Wednesday, June 12, 2024

**MOTION:** Chris made a motion to approve the Wednesday, June 12, 2024 meeting minutes. Andy seconded. **Discussion:** none. **With all in favor, the motion passed.**

#### 3. New Business discussion and action

##### a. QA+M Architecture - Rusty Malik, Architect

Rusty Malik, architect for QA+M, has become a valuable asset to our town, working on various projects including the new High School. Alongside partners Dave and Tom, he specializes in educational projects and a variety of mixed-use developments, such as Quarry Walk in Oxford. Their focus includes housing for individuals, public spaces, and they lean towards residential designs on upper floors.

Rusty proposed exploring different community approaches for the town hall, while Jeff advocated for a river walk along the Farm River to enhance our green spaces with additional attractions. Andy recommended integrating the high school with a trail system and proposed hosting events like jazz festivals to attract a wide range of residents, including seniors and younger individuals.

Discussion moved to potentially engaging a developer to seek their approach, with Rusty advising on creating a masterplan to guide initial proposals. Concerns were raised about the town's charter, which mandates a competitive bidding process for land sales, potentially causing delays. One suggestion was exploring long-term leasing options to sidestep charter revisions.

The initial step involves drafting a Request for Proposal (RFP), with Rusty's assistance, focusing on conceptualizing a vision. The goal is to test various ideas rigorously to determine the most effective approach. Key priorities include connecting athletics with trails and planning infrastructure for utilities like sewer, gas, and water.

A central component of the plan is the Town Hall and river walk, along with amenities such as benches and a proposed meeting house using a "barn raising" concept.

#### 4. Old Business discussion and action

##### a. Location of Town Center – review of map

The Committee examined the map and deliberated on several possibilities for the site. They explored integrating a town hall, Company Four, a community/senior center, potential senior housing, retail spaces, potential office developments, and ample parking.

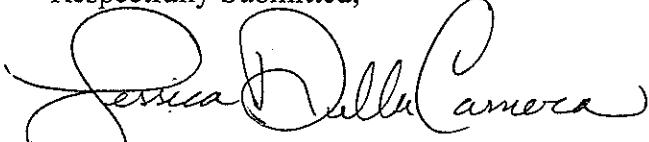
They explored the idea of creating a town green adorned with benches for seating, elegant light posts, and a riverwalk featuring a potential covered bridge spanning the river. Additionally, they expressed interest in establishing bike and walking trails, constructing an amphitheater, and relocating the Little Red Schoolhouse to the site, with the possibility of using remaining grant funds for this endeavor.

#### 5. Public Comment

#### 6. Adjournment

**MOTION:** Chris made a motion to adjourn at 8:01 p.m. Andy seconded. **Discussion:** none. **With all in favor, the motion passed.**

Respectfully Submitted,



Jessica DellaCamera