

MINUTES
Economic Development Commission
Monday April 5, 2010
909 Foxon Road
7:00 p.m.

Call to Order and Roll Call - Call to Order: Chairperson Kevin Grant called the meeting to order at 7:10 p.m.

Members Present: Chairperson Kevin Grant, Barbara Fiorillo, Joan Tutor, Tatyana McKosky

Also Present: Town Manager, Richard Branigan

1. **Approval of Previous Minutes:** Joan Tutor made a motion to approve the January 4, 2010 minutes; seconded by Kevin Grant, approved 2-0, with 2 abstentions

2. **Façade Program Application**

- a. NBBP, LLC – Dow Realty Company: 50 Shaw Road, North Branford CT
Joan Tutor made a motion to approve this application, seconded by Barbara Fiorillo, approved unanimously. This is a straight façade grant application. There are 3 storefronts that are visible from Rt. 80. The taxes and insurance are in place for this property. \$9500. maximum grant for this project

- b. Steroco, Inc.: 847 Forest Road, Northford, CT
Barbara Fiorillo made a motion to approve this application, seconded by Joan Tutor, approved unanimously. Mr. Delvecchio was present at this meeting, he explained that the property consists of 5 storefronts and a service station. He plans on adding a drive through for Dunkin Donuts with additional parking to the rear of the stores. This has been approved by the Wetlands Commission, as well as Planning and Zoning Commission. The grant will be applied to site

improvements, paving, tree plantings, and landscaping. The grant is not for the actual building itself. Richard explained that the work must be completed by June 30th 2010, Mr. Delvecchio advised that it would be. Richard recommended that it really should be done by May 31st, so he could receive his check at the June meeting. He will see if this can be done in this time frame. The amount of the grant is \$14,000.

- c. David Rose et. Al/Rose Orchards Farm Market: 33 Rt 139, North Branford, CT
Richard asks Mr. Chairman that this additional item be added to the agenda; additional item received late, but has been talked about. Barbara Fiorillo makes a motion to approve adding item to the docket, Joan Tutor seconded the motion. Approved unanimously to add to the docket.

Barbara Fiorillo made a motion to approve this application, seconded by Tatyana McKosky, approved unanimously. David Rose was asked if this grant is strictly for paving? His reply was yes. Richard advised that as long as the paving is in the front of the building it is okay. This is part of a larger project. The insurance and taxes are all in place on this property. Richard asked if this work can be completed by the end of May, David advised it would be. The amount of the grant is \$8,000.

3. Tax Abatement Application:

No tax abatement applications per Richard.

4. Discussion of Economic Development:

Richard advised that he has met with the new owner of Central Plaza, this individual has good financial backers, and they are private investors. He has hired a local realtor, Jeff Dow. Brooke & Whittle is interested in some expansion. The tenants are feeling better, they are looking to stay. We want a long term arrangement with CVS. The goal is to get the tenants locked in.

There is progress on the Northford Store; they received a building permit for the foundation. The project has been approved for 5 apartments upstairs with a grocery store downstairs; no drive through approved at this time, this matter is under appeal.

The Town also has a few smaller projects. On Ciro Road, there is a small construction type company going in. Something is in the works at the Big Y Plaza.

The Rt 80/Rt 139 widening is on hold, we are trying to find out from the DOT what they are doing, and it appears there is no funding at this point in time.

5. Economic Development – Staff Report/Town Manager’s Report

The Town is presently in the budget process right now. The Economic Development Commission can’t really take much money out. The former consultant money has already been taken. Some money was left for the Commission for printing brochures and folders.

7. Citizens Statements

None at this time.

8. Other Business

None at this time.

9. Adjournment:

Barbara Fiorillo made a motion for adjournment at 7:40 p.m. seconded by Tatyana McKosky

Submitted by:

Janet Canning
Temporary Clerk