

Agenda Minutes
Economic Development Commission
Monday, August 6, 2007
Town Council Chambers
909 Foxon Road
7:00 p.m.

1. Call to Order and Roll Call:

Call to Order: Chairperson Dawn Pearson called the meeting to order at 7:02 p.m.

Members Present: Chairperson Dawn Pearson, May Caruso, Kevin Grant

Members Absent: Bruce Wentworth, Alternate Vincent Caprio, Jim Mahoney and Brian Miller from Eastern Land Use Analysis

Ex Officio Members: Town Manager, Karl Kilduff, and Joanne Wentworth were present.

2. Approval of Minutes: Minutes from July 2, 2007 were not approved due to lack of eligible voting members not in attendance.

3. Economic Development – Staff Report:

- Town Manager, Karl Kilduff received a letter from Nick Demos that Northford Store is not anticipated to start until after the first week of September.
- Town Manager also referred to Memorandum of Brian Miller and James Mahoney who attended *Idea Exchange*, a conference in Boston for developers in North Branford.
- In his report Brian Miller discussed Village at Notch Hill and Ciro Road concerning activities, projects and current status.
- Brian Miller refers to Street Works LLC who is very interested in redeveloping the Old Town Hall Site.

4. Façade Program Application: Town Manager discussed application of Suntech dated July 26, 2007. This application pertains to 285 Branford Road. Applicant is requesting to put up fencing in order to shield the building from the road. The low bidder is \$3,824.00 which falls into the Grant. Karl refers to photos submitted which depicts the fence to go along the ribbon of grass. There would also be a gate included into the property. Member Pearson refers to All Season Fence bid which seems to be lower. Town Manager agrees to double check the figure and that would mean the Grant would drop to \$2,365.00. Member Grant made a Motion to Approve, with Member Caruso seconding the motion.

The second application was concerning Nick Demos who has requested an extension for the Northford Store due to contractor scheduling. An original extension was granted in May so Mr. Demos would be well beyond the sixty days. Town Manager states there would be no issue with the State and it is up to the Agency if another extension should be granted. Member Pearson then states that this would be Mr. Demos' second extension with the Agency. Member Grant made a Motion to Approve, with Member Caruso seconding the motion.

The third application was 855 Forest Road (Northford Plaza). Planning and Zoning has given the project the "green light" on July 26, 2007 so he can move forward. The issues were the dormers and roof line, which was tweaked. This did not jeopardize the Planning and Zoning approval. This application has maximized all grant dollars. There would be \$50.90 left. This is the biggest façade at this point.

5. **Tax Abatement Application:** ESI Commission approved on the property at Twin Lakes. Town Council will now take action. The assessment was done. Town Manager refers to the Estimated Incremental Taxes dated July 31, 2007. There will be an increased assessment of \$233,170.00.

Any Other Items Members Wish to Discuss: Site assessment was discussed. The contract for the Phase I Assessment was released which states environmental issues. There will be a review of the records and history with EAP. It will be the seller's burden to deal with the issues. The next issue would be the hazardous material which would be lead paint, asbestos, etc.

The Big Y project will be before ZBA for pylon sign. There is a height variance and the sign is 25 feet – regulation is 20 feet. The hardship would be that the other businesses have their signs at 20 feet. This project would have a division of three tenants (Big Y, Big Y Pharmacy and Bank North). It is not a definite who the other tenants will be. The walls are going up and the grading is more favorable than envisioned. The retaining wall will be dropped and the project seems to be moving forward.

Dr. Fischbach is done on Route 80. Shoreline Piano will be moving to Route 80. The property is not currently ready, but it will look better with some fresh paint.

Appliance recycler on Ciro Road is selling to another appliance recycler. Not sure what the plans are, but they are very encouraging.

Member Pearson states the next meeting will take place on September 10, 2007 due to the holiday (Labor Day).

6. **Adjournment:** There being no further business, Kevin Grant made a motion that the meeting be adjourned at 7:25 p.m. Mary Caruso seconded this motion. All were in favor, none opposed and the meeting was adjourned.

Submitted by:

Debra A. Quinn

Debra A. Quinn – Secretary