

MAYOR
ROSE MARIE ANGELONI

DEPUTY MAYOR
JEFFREY A. MACMILLEN

TOWN MANAGER
MICHAEL P. DOWNES



COUNCIL MEMBERS
MARIE E. DIAMOND
WALTER L. GOAD
VINCENT J. MASE, SR.
CRAIG C. MILLER
RONALD PELLICIA, JR.
ROBERT H. WHITWORTH, 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

Economic Development Commission
Town Manager's Conference Room
909 Foxon Road, North Branford, CT 06471
Monday, January 5, 2026 at 6:00 PM

Salute to Flag

1. Call to Order and Roll Call

Liz called the meeting to order at 6:03 p.m.

Members Present: Chairwoman Liz Caplan, Barbara Altieri, Scott Small, Dan Armin and Matt Fleming.

Members Absent: Peter Stadolnik

Others Present: Assistant Town Manager Rory Burke, Town Council Liaison Craig Miller, Shoreline Chamber of Commerce Interim President Rachel Rusconi.

2. Approval of Minutes

a. December 8, 2025 special meeting

MOTION: Dan made a motion to move approval of the December 8, 2025 Special Meeting minutes to Item 6(f). Matt seconded. **With all in favor, the motion passed.**

3. Citizens' Statements

4. New Business

a. Agriculture meeting

Discussion focused on identifying ways the Commission could better support local farmers. Topics included agritourism opportunities and providing increased publicity to encourage visitors to town. It was agreed that outreach should begin with the Agriculture Commission.

- The Agriculture Commission meets on the second Tuesday of each month at 6:30 PM at the Police Department.

5. Old Business

a. Strategic Plan

b. Restaurant Month

Rory Burke reported that he will begin visiting and speaking with local restaurant owners during the upcoming week.

6. Reports

a. Shoreline Chamber of Commerce – see attachment #1.

b. Assistant Town Manager's Report

Discussion included the potential creation of a shared Housing Coordinator position for small towns, including North Branford. Topics covered included:

- Affordable housing statutes, including 8-30g
- The elimination of 8-30j
- New statutory requirements for Housing Growth Plans
- The option to complete housing plans individually or through the Council of Governments (COG)

Additionally, information was provided regarding the Connecticut Municipal Development Authority (CMDA), which focuses on facilitating development in transit-oriented or downtown areas. Infrastructure expansion projects, such as sewer development, may be applicable to the Town. Funding opportunities may be available if the Town becomes a member.

c. Planning & Zoning

i. 435 & 465 Foxon Road

The applicant indicated their intention to reapply and is seeking a rezoning to commercial. A public hearing is scheduled for January 22nd at 6:30 PM.

MOTION: Dan made a motion to authorize a letter of support from the EDC to Planning & Zoning in support of the proposed zone change to commercial, and to direct Rory Burke to draft the letter on behalf of the Commission. Matt seconded. **With all in favor, the motion passed.**

ii. Application 2025-11

Proposal for a two-story residential building located in the Northford Center area, to the left of Pop Pop's. The applicant is requesting text amendments to the current zoning regulations.

MOTION: Dan made a motion that the EDC endorse Application 2025-11, including the proposed text amendments, and direct Rory Burke to draft a letter of support reflecting this action. Matt seconded. **With all in favor, the motion passed.**

d. Blueprint & Town Center – the meeting was cancelled.

e. Real Estate – see attachment #2.

f. Approval of December 8, 2025 special meeting

MOTION: Barbara made a motion to approve the December 8, 2025 special meeting minutes. Dan seconded. With all in favor, the motion passed.

7. Correspondence

8. Adjournment – the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica DellaCamera". The signature is fluid and cursive, with the first name "Jessica" and last name "DellaCamera" clearly legible.

Jessica DellaCamera

Attachments (2)



Shoreline Chamber Report

January 2026

- New Members
- Ribbon Cuttings & Milestones
- December Event Recap
- Upcoming Events

Rachel Rusconi

rachel@shorelinechamberct.com

cell: (203) 645-0880

WELCOME

to the **Shoreline Chamber**

Guilford Neighbors Magazine

5 Hart Road
Guilford, CT 06437

Blur Barbershop

242 Main Street
Branford, CT 06405

**CT State Community College -
Gateway**

20 Church Street
New Haven, CT 06510

GolfBarn318

318 Boston Post Road
Madison, CT 06443

**Coastal Connecticut Oral &
Maxillofacial Surgery**

246 Goose Lane Ste 204
Guilford, CT 06437

FastSigns of North Haven

310 Washington Ave Ste 1
North Haven, CT 06473

Ribbon Cuttings and Milestones



**GUILFORD
DENTAL ARTS**

5 Durham Road #C3
Guilford CT, 06437

Photo by
The Shoreline Chamber



A member of the: **SHORELINE
CHAMBER**



BLUR
BARBERSHOP

242 Main St.
Branford, CT 06405

Photo by
The Shoreline Chamber



A member of the: **SHORELINE
CHAMBER**



203-499-9807
Guilford, CT 06437

Photo by
The Shoreline Chamber



A member of the: **SHORELINE
CHAMBER**



Holiday BASH 2025



\$10,000 CASH
REVERSE
RAFFLE
WINNER

Drew Cappelli
of Guilford



Upcoming Events

January 15th | 5-7 pm

Business After Hours at Alpine House

Open to members & non-members

February 24th | 7:30-9:00 am

2026 Annual Excellence Awards & Breakfast

Open to members & non-members

2026 Annual Excellence Awards & Breakfast

AWARD NOMINATIONS:

New Business of the Year:

This award recognizes a business less than two years old that is actively involved in the Chamber, and who has made a positive impact on the Shoreline.

Employer of the Year:

This award recognizes a business that creates a positive, fair, and supportive environment for its employees, while being actively involved in its community.

Small Business of the Year:

This award recognizes a business that is actively involved with the Chamber, and who has made a positive impact on the Shoreline.

Nonprofit of the Year:

This award recognizes a nonprofit that is actively involved with the Chamber, and who has made a positive impact on the Shoreline.

Excellence in Innovation:

This award recognizes the business that has excelled in system, product innovation, invention, or expansion.

Community Partner/Hometown Hero (Branford):

This award recognizes the sustained efforts of an individual, business, or organization for their efforts in supporting the Branford Community throughout the year.

Community Partner/Hometown Hero (Guilford):

This award recognizes the sustained efforts of an individual, business, or organization for their efforts in supporting the Guilford Community throughout the year.

Community Partner/Hometown Hero (North Branford):

This award recognizes the sustained efforts of an individual, business, or organization for their efforts in supporting the North Branford Community throughout the year.



**Barbara Altieri, LIC # REB.0757359**

Phone: (203) 430-3430

Email: barbara.altieri@cbmoves.com

COLDWELL BANKER
REALTY

(203) 481-4571

26 Old Post Road, North Branford, CT 06472**\$4,750,000****Active****Investment, Office, Retail, Other****Commercial For Sale**

Listing ID :

24115323

Parcel Number:

1274776

DOM / CDOM:

194 / 194

County:

New Haven

Neighborhood:

Northford

Complex Name:

Is also for Sale/Lease:

1**Overview**

+/- 37,769 SF two-story building on a well-manicured 5.12-acre campus. The building is in superb condition. It is currently operated as a school. Its numerous features include classrooms and offices throughout, a 2,500-lb. capacity Otis passenger 2-stop elevator, gymnasium with full basketball court and stage area, heavy power, and sprinkler system. Exterior access to the ground level and sizable, finished lower level. Located in a quiet neighborhood near the intersection of Routes 22 and 17. The building is within easy walking distance to the center of Northford retail/business district. Only 5 miles to I-91 and Rt. 5 (Washington Avenue) in North Haven, and 6 miles to the Wilbur Cross Parkway. In addition to its use as an educational facility this property's potential purposes may include retail, office, church, and others.

Structural/Parking Information

Year Built: **1900**
 Number of Stories: **2**
 Number of Units: **1**
 Number of Tenants:
 ADA Compliant/Handicap Features: **Yes/**
 SqFt/SqFt Source: **37,769/Public Records**
 Space is Subdividable:
 Covered Parking Space:
 Uncovered Parking Space:
 Total Parking Spaces:
 Parking Spaces per 1,000 SqFt:
 Garage/Parking Info:
 Commercial Features: **Elevator**
 Exterior Features:

Construction: **Brick, Block**
 Roof: **Membrane, Rubber**
 Foundation: **Block, Concrete**
 Flooring:
 Ceiling Height:
 # of Restrooms:
 # of Loading Docks:
 # of Overhead Doors:
 Office SqFt:
 Retail SqFt:
 Industrial SqFt:
 Warehouse SqFt:
 Residential SqFt:
 Additional Space Available YN:

Building Information

Present Use: **school**
 Potential Use: **school, retail, office, church, senior center, possibly residential**
 Business Included:
 Assessment: **\$**
 Mil Rate: **27.61**

Tax Year: **July 2025-June 2026**
 Taxes: **\$62,310**
 Tax District Amount:
 Gross Annual Income:
 Gross Annual Expense:
 Net Operating Income:

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
	4						

HOA

Home Owner's Assoc.:

No

Association Fee Provides:

Association Amenities:

Special Assessments / Details:

Association Fee / Frequency:

Utility Information

Heat Type/Fuel: **Hot Air/Oil**
 Cooling: **Central Air**
 Hot Water System:
 Water Service: **Public Water Connected**
 Sewage System: **Septic**
 Annual Sewer Fee/Assessment:

Available Utilities: **Electric, Telephone, Cable, Fire Suppression System**
 Electric Voltage:
 Electric Amperage: **1600**
 Electric Phases: **3**
 # of Electrical Services:

Lot & Location

Acres: **5.12**
 Zoning: **B-3**
 Location: **Suburban**
 Road Frontage Description: **Municipal Street**
 Road Frontage Feet Approx:

Lot Description: **Level Lot**
 In Flood Zone:
 Elevation Certificate:
 Available Documents: **None**
 Traffic Count:

Walk Score® : 37 Car-Dependent - Most errands require a car

Listing Information

Directions: **Middletown Avenue North Branford (Rt. 17) or Woodhouse Avenue North Haven (Rt. 22) to Old Post Road in the Northford section of North Branford.**

Sign: **No**

Acceptable Financing:
 Date Available: **July 2026**
 Potential Short Sale / Comments: **No /**
 The following items are not included in this sale:

Property Management

Property Management Type:
 Property Management Company:
 Property Management Company Phone:

Property Manager:
 Property Manager Phone/Email: **/**

Marketing History

List Price: **\$4,750,000**
 Previous List Price: **\$4,750,000**
 Original List Price: **\$4,750,000**
 Price Last Updated:
 List Price as % of Assessed Value: **210%**

Entered in MLS: **07/31/2025**
 Listing Contract Date: **06/25/2025**
 Listing Last Updated: **07/31/2025**
 Sale Financing:

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Prepared By: Barbara Altieri, CRS Lic.#: REB.0757359 | Coldwell Banker Realty | Office: (203) 481-4571 | 01/05/2026 05:08 PM

**Barbara Altieri, LIC # REB.0757359****Phone: (203) 430-3430****Email: barbara.altieri@cbmoves.com****COLDWELL BANKER
REALTY****(203) 481-4571****1003 Middletown, Unit# H North \$14**
Branford, CT 06472**ACTV** MLS 24057142

1-2 Zoning 6,024 SqFt Built 2024

**195 Foxon North Branford, CT 06471 \$2,000****ACTV** MLS 24090656

B1 Zoning 2,400 SqFt Built 1953

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Commercial Rental
Active


Barbara Altieri, LIC # REB.0757359
Phone: (203) 430-3430
Email: barbara.altieri@cbmoves.com

**COLDWELL BANKER
REALTY**
(203) 481-4571

68 Woodhouse North Branford, \$449,000
CT 06472

NEW MLS 24146112

3 Beds 1/1 Baths 1,760 SqFt Built 1980


24 Evergreen North Branford, \$490,000
CT 06472

ACTV MLS 24141807

4 Beds 2/0 Baths 1,920 SqFt Built 1959


15 Pomps North Branford, CT \$525,000
06471

ACTV MLS 24136131

3 Beds 2/0 Baths 2,265 SqFt Built 1961


18 Lea North Branford, CT 06471 \$549,900
ACTV MLS 24144510

6 Beds 3/0 Baths 2,290 SqFt Built 1968


60 Spruce North Branford, CT \$619,000
06472

ACTV MLS 24134972

3 Beds 3/0 Baths 3,112 SqFt Built 1720

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Residential new listings

12/1/25 - 1/5/26


Barbara Altieri, LIC # REB.0757359
Phone: (203) 430-3430
Email: barbara.altieri@cbmoves.com

**COLDWELL BANKER
REALTY**
(203) 481-4571

22 Carlen North Branford, CT 06472 **\$235,000**
UC MLS 24141420

3 Beds 1/0 Baths 1,234 SqFt Built 1960


223 Twin Lakes , Unit# \$335,000
APT D North Branford, CT 06471

UC MLS 24141002

2 Beds 2/1 Baths 2,300 SqFt Built 1984


43 North North Branford, CT 06471 **\$450,000**
UC MLS 24137754

3 Beds 1/1 Baths 1,630 SqFt Built 1930


11 Birchwood North Branford, CT 06472 **\$535,000**
UC MLS 24142461

3 Beds 2/0 Baths 2,562 SqFt Built 1957


12 Rivaldi North Branford, CT 06471 **\$575,000**
UC MLS 24141662

3 Beds 3/0 Baths 2,731 SqFt Built 1998


19 Rolling Hills North Branford, CT 06471 **\$639,000**
UC MLS 24138014

3 Beds 2/1 Baths 1,940 SqFt Built 1997


229 Branford , Unit# 520 \$290,000
 North Branford, CT 06471

UC-CTS MLS 24139443

2 Beds 1/1 Baths 1,020 SqFt Built 1987


229 Branford , Unit# 519 \$305,000
 North Branford, CT 06471

UC-CTS MLS 24140484

2 Beds 1/1 Baths 1,493 SqFt Built 1987


21 Katherine North Branford, CT 06471 **\$374,900**
UC-CTS MLS 24142460

3 Beds 1/1 Baths 1,459 SqFt Built 1955


10 Lea North Branford, CT 06471 **\$519,000**
UC-CTS MLS 24139783

4 Beds 2/2 Baths 2,288 SqFt Built 1964


72 Hyla North Branford, CT 06472 **\$549,900**
UC-CTS MLS 24135561

4 Beds 3/0 Baths 2,152 SqFt Built 1967

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Residential
Under contract
12/1/25 - 1/5/26


Barbara Altieri, LIC # REB.0757359
Phone: (203) 430-3430
Email: barbara.altieri@cbmoves.com

(203) 481-4571

20 Twin Lakes , Unit# \$301,000
APT 10 North Branford, CT 06471

CLSD MLS 24140009

2 Beds 2/1 Baths 1,542 SqFt Built 1987


11 Williams North Branford, CT **\$415,000**
 06471

CLSD MLS 24131969

3 Beds 1/1 Baths 1,804 SqFt Built 1967


21 Idylwood North Branford, CT **\$440,000**
 06472

CLSD MLS 24133145

3 Beds 1/1 Baths 1,100 SqFt Built 1960


34 Birchwood North Branford, **\$480,000**
 CT 06472

CLSD MLS 24096294

3 Beds 2/0 Baths 2,136 SqFt Built 1959


107 Woodhouse North
 Branford, CT 06472 **\$510,000**
CLSD MLS 24136050

3 Beds 2/1 Baths 2,886 SqFt Built 1974


84 Oxbow North Branford, CT **\$510,000**
 06472

CLSD MLS 24132012

4 Beds 2/0 Baths 1,822 SqFt Built 1983


1616 Middletown North
 Branford, CT 06472 **\$525,000**
CLSD MLS 24134712

3 Beds 2/1 Baths 2,515 SqFt Built 1950


21 Lasalette North Branford, CT **\$640,000**
 06471

CLSD MLS 24132724

4 Beds 3/1 Baths 2,816 SqFt Built 1996


259 Old Post North Branford, CT **\$720,000**
 06472

CLSD MLS 24120609

3 Beds 2/1 Baths 3,518 SqFt Built 2004

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Residential
 Closed -
 12/1/25 - 1/5/26

**Barbara Altieri, LIC # REB.0757359****Phone: (203) 430-3430****Email: barbara.altieri@cbmoves.com****GOLDWELL BANKER
REALTY****(203) 481-4571****2071 Middletown North** **\$499,900**
Branford, CT 06472**UC** MLS 24141957
2 Units Other Built 1955**260 Notch Hill** North Branford, **\$389,000**
CT 06471**UC-CTS** MLS 24141401
2 Units Units on different Floors Built 1859

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Multi family Residential
Under-contract
12/1/25 - 1/5/26.

No active listings

