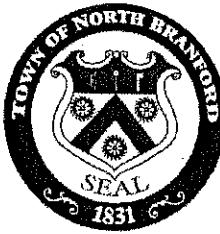


MAYOR  
ROSE MARIE ANGELONI  
  
DEPUTY MAYOR  
JEFFREY A. MACMILLEN  
  
TOWN MANAGER  
MICHAEL P. DOWNES



COUNCIL MEMBERS  
MARIE E. DIAMOND  
WALTER L. GOAD  
VINCENT J. MASE, SR.  
CRAIG C. MILLER  
RONALD PELLICCIA, 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,



Jessica DellaCamera

Attachments (2)





# Shoreline Chamber Report

## January 2026

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

**Rachel Rusconi**

[rachel@shorelinechamberct.com](mailto: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



Photo by  
The Shoreline Chamber

 BLUR  
BARBERSHOP  
242 Main St.  
Branford, CT 06405

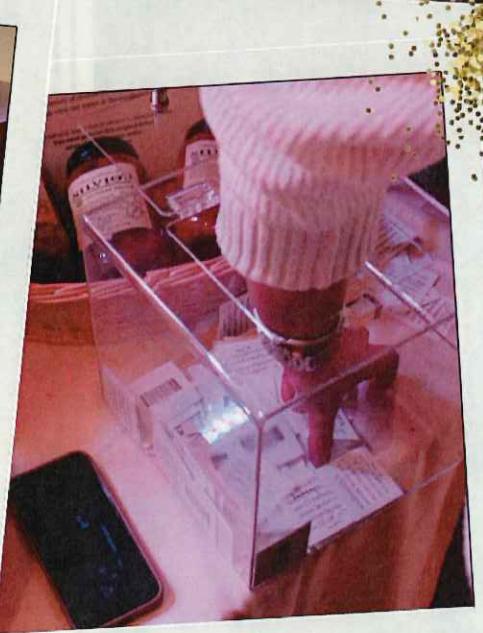
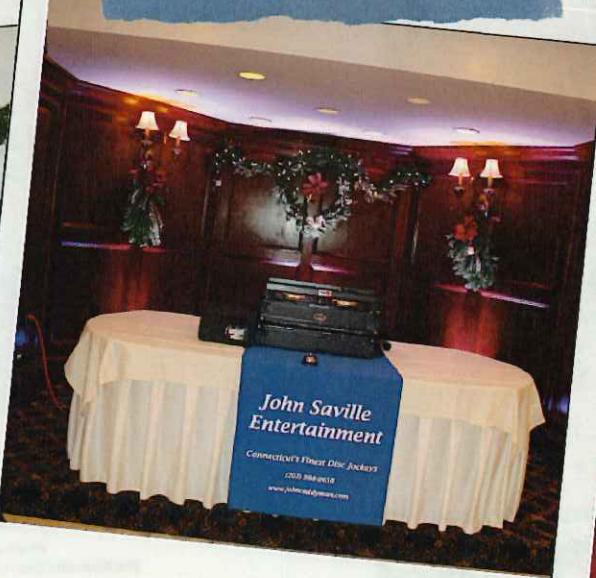
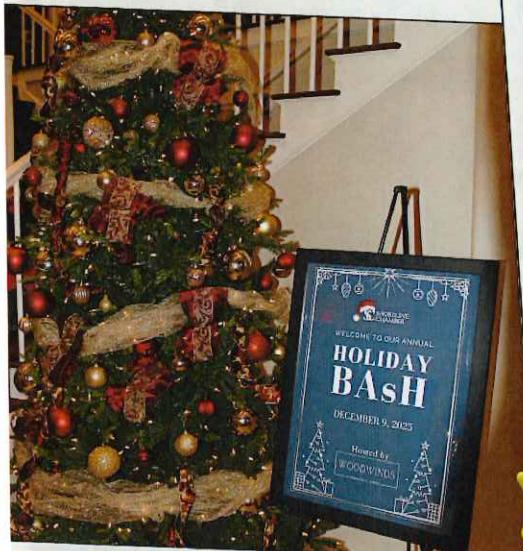
A member of the:  SHORELINE  
CHAMBER



Photo by  
The Shoreline Chamber

 KEY  
GREEN  
203.499.9807  
Guilford, CT 06437

A member of the:  SHORELINE  
CHAMBER



\$10,000 CASH

# REVERSE RAFFLE

WINNER

**Drew Cappelli  
of Guilford**



# Upcoming Events

**January 15<sup>th</sup> | 5-7 pm**

**Business After Hours at Alpine House**

*Open to members & non-members*

**February 24<sup>th</sup> | 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**

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

Construction:	<b>Brick, Block</b>
Roof:	<b>Membrane, Rubber</b>
Foundation:	<b>Block, Concrete</b>
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:	<b>school</b>
Potential Use:	<b>school, retail, office, church, senior center, possibly residential</b>
Business Included:	
Assessment:	<b>\$</b>
Mil Rate:	<b>27.61</b>
)	

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

**Units**

Type	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:	<b>Hot Air/Oil</b>
Cooling:	<b>Central Air</b>
Hot Water System:	<b>Public Water Connected</b>
Water Service:	<b>Septic</b>
Sewage System:	<b>Septic</b>
Annual Sewer Fee/Assessment:	

Available Utilities:	<b>Electric, Telephone, Cable, Fire Suppression System</b>
Electric Voltage:	
Electric Amperage:	<b>1600</b>
Electric Phases:	<b>3</b>
# of Electrical Services:	

**Lot & Location**

Acres:	<b>5.12</b>
Zoning:	<b>B-3</b>
Location:	<b>Suburban</b>
Road Frontage Description:	<b>Municipal Street</b>
Road Frontage Feet Approx:	

Lot Description:	<b>Level Lot</b>
In Flood Zone:	
Elevation Certificate:	
Available Documents:	<b>None</b>
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:	<b>July 2026</b>
Potential Short Sale / Comments:	<b>No /</b>
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:	<b>\$4,750,000</b>
Previous List Price:	<b>\$4,750,000</b>
Original List Price:	<b>\$4,750,000</b>
Price Last Updated:	
List Price as % of Assessed Value:	<b>210%</b>

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

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Prepared By: Barbara Altieri, CRS Lic.#:REB.0757359 | Coldwell Banker Realty | Office: (203) 481-4571 | 03/05/2026 05:08 PM

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

Phone: (203) 430-3430

Email: barbara.altieri@cbmoves.com



(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

**CB**  
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 Pomp** 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

1/5/25 - 1/5/26

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

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Email: barbara.altieri@cbmoves.com



(203) 481-4571

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

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

**223 Twin Lakes , Unit# APT D** North Branford, CT 06471 **\$335,000****UC** MLS 24141002

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

**43 North** North Branford, CT **\$450,000**  
06471**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 **\$575,000**  
06471**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 **\$374,900**  
06471**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**

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Email: barbara.altieri@cbmoves.com



(203) 481-4571



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

**CLSD** MLS 24140009

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



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

**CLSD** MLS 24131969

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



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

**CLSD** MLS 24133145

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



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

**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 06472 **\$510,000**

**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 06471 **\$640,000**

**CLSD** MLS 24132724

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



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

**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



(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

121.125- 115/26.

No active listings

