

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

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MINUTES BLUEPRINT COMMITTEE OF NORTH BRANFORD, CONNECTICUT

Thursday, January 23, 2025

Atwater Memorial Library
7:00 p.m.

Vice Chairman Armin called the meeting to order at 7:03 p.m.

1. Salute to the Flag

2. Roll Call

Present: Vice Chairman Armin, Member Bruce Abelson, Member Matt Fleming, Member Melinda Fonda, Member Bonnie Symansky.

Not Present: Chairman Zampano, Deputy Mayor Jeff Macmillen, Member Jennifer Ash, Member Robert Nowak, Member Barry Ponder, DPW Fran Merola, Member Steve Torino; Town Manager Downes.

Also Present: Chrysanne Vogt, resident.

3. Approval of Minutes

a. November 21, 2024

Motion: To approve the minutes from November 21, 2024.

Moved: Member Abelson

Second: Member Flemming

Discussion: None

With all in favor, the motion is passed.

Abstain: Member Fonda

4. Old Business: Discussion & Action

a. Update on North Branford Town Properties

Member Abelson shared some information regarding the town properties that were sent to the Town Council for approval.

Member Abelson stated that the properties were discussed, and as far as moving forward on to be offered to the abutters, sell properties. Now that there was an assessment done by the Town Assessor David Ambrose, and there are three properties that could go to the abutters, Member Abelson and Chairman Zampano felt they should bring this back to the committee and get feedback for the council.

Member Fonda said that people think when they own it; it is valuable. It is only valuable if the seller and the buyer are willing.

Member Fonda thinks it should be open to a public bid and the highest bid is what we get. Member Abelson felt that there should be a base bid starting at \$10,000.

The Committee members then discussed at length the difference between the assessed value and what the actual market value for these properties would be.

Vice Chairman Armin stated that for transparency it would be best to send them all out to bid and then we get what we get. He does agree with members of the Committee that 1599 Foxon Rd should be held back as a separate.

Motion: To recommend to the North Branford Town Council to put the following properties 293 Sea Hill Rd, 53 Nida Dr, 127 Old Post Rd, 672 Totoket Rd out to public bid with no minimum starting value and notification to the abutters.

Moved: Member Fonda

Second: Member Symansky

Discussion: None

With all in favor, the motion is passed.

The Committee was informed of the Public Hearing for the above-named properties to be held in Town Council Chambers at 7pm on February 18th, 2025. It was discussed that members of the Committee should attend the meeting and speak in favor or against the sale of these properties.

Member Fonda also shared that in regard to the 1599 Foxon Rd property we as a committee would want the council to have prior approvals in place before putting it out to the public as there is concern of what should be allowed to be built on that property. We need to have an idea of what we want for the 1599 Foxon Rd property.

Member Fonda feels that if we want it to sell and move quickly, it would be best to have approvals in place.

Member Abelson expressed concern that we have gone through processes like this in the past and it has not gone through.

The general consensus in discussions with the Committee is they would like to see 1599 Foxon Rd as a mixed use, commercial building and also some housing.

Member Fonda recommend to the council to have it put out with mixed use approval- commercial and housing and preserving the trails.

Motion: To recommend the Town Council consult their legal team and review the parcel at 1599 Foxon Rd for use, and restrictions, and then put it on the market as an open listing.

Moved: Member Fonda

Second: Member Abelson

Discussion: None

With all in favor, the motion is passed.

Abstain: Member Symansky

5. New Business: Discussion & Action

a. Update on the Center Committee

There are no new updates, and the SubCommittee has not met since October.

6. Citizens Statement

7. Adjournment

Motion: To adjourn the meeting at 8:11 p.m.

Moved: Member Fonda

Second: Member Abelson

With all in favor, the motion is passed.

Committee stands adjourned at 8:11 p.m.

Respectfully Submitted by: Kathleen Daly, Clerk