

**GUILFORD**  
**Economic Development Commission**  
**MINUTES**  
**June 4, 2019**  
**8:00 A.M.**  
**Town Hall, Selectmen's Meeting Room, second floor**

*DRAFT*

Commissioners: Chair Mark Wasserman, Amy Earls, Fran Paranto, Michael Meisel, Dave Egan (Alt)

Absent: Damian Gunningsmith, Wendy Dockray, Ted Sands, Tracy Brent Calafiore (Alt)

Town Officials: Brian McGlone, Economic Development Coordinator  
Kevin Magee, Town Environmental Planner/Tree Warden

Guests: Sheri Cote, Chamber of Commerce president  
Kevin Clark, Chair, Inland Wetlands Commission

**1. Communication and Public Forum (limited to 5 minutes) / Call to Order**

At 8:06 am, Chair Mark Wasserman called to order the regular meeting. There were no comments for communication or public forum.

The Chair and three regular members were present and eligible to vote.

**2. Guest Speaker Kevin Clark - Inland Wetlands Commission (IWC)**

Inland Wetlands Commission Chair Kevin Clark provided information on the jurisdiction of the Commission, protection of natural resource, review process and applications. IWC is only responsible to review fresh water properties. Salt water wetlands are under purview of the State of CT Dept. of Energy and Environmental Protection (DEEP). Kevin recommended that all landowners, including businesses, review their land to determine with Environmental Planner Kevin Magee, or himself, if there are wetland areas. Inland wetlands include marsh, lakes, ponds, streams, and rivers.

IWC is regulated by the State of CT, federal agencies and Town of Guilford ordinances and is science based. Its members include scientists, engineers and interested residents. Upon IWC review of an application and walking the site, Planning & Zoning Commission (PZC) as authority to deny or approve for a business or private owner. Best practice engineering design and grading land is essential. In a case by case situation, IWC can work with landowners to assist with the application process and if needed address issues to redirect water. Maps and designs are helpful to IWC and should be included with applications.

Protecting wetlands is beneficial for humans, vegetation, wildlife and required by law. Wetlands absorb water and can prevent flooding on roads, homes, businesses and provide healthy ecosystems.

Unprotected wetlands can cause unsafe water conditions, including ground water runoff. Spring and fall vernal pools dry up and fill again and are essential to the habitat cycle, amphibians, other wildlife and can be beneficial for people.

Town Environmental Planner Kevin Magee also conducts site walks and assists IWC. Courts are strict on their rulings requiring IWC and PZC decisions to be firmly based on science to uphold. Appeals to an applicant's PZC denial must be filed with the court system not IWC. If an application is denied, applicants can reapply with new information.

Tuesday Town Department meetings will review preliminary information and be forwarded to IWC to review and walk the site with the applicant. Minutes are taken on site walks then discussion is held at the next IWC meeting. IWC has changed the site walks to three weeks before an IWC regular meeting and septic approval can be done in about a week. This streamlines the process. Applicants must collect their information in a timely manner.

More housing developments are being constructed in and around wetlands and on ledge, thus requiring more detailed information, time, engineering designs and cost to applicants. Water must be allowed to pass through ground quickly. Invasive vegetation has increased and less land is available in Guilford.

The DEEP has jurisdiction for coastal management applicants, herbicides, and dams. Guilford has high quality wetlands and people are attracted to Guilford because of eco-tourism.

Chair Wasserman expressed appreciation to Chair Clark for sharing IWC information. Discussion followed on ways to inform the public of the Tuesday meeting preliminary application review by Town departments.

### **3. Approval of May 7, 2019 Minutes**

Upon review, under 4. Economic Development Coordinator's Report' should read "*...Shoreline Chamber of Commerce Regional and Visitor Guide...*".

*Motion: Michael Meisel moved to approve the May 7, 2019 minutes, as amended, seconded by Fran Paranto.*

*Vote: Carried - Amy Earls, Fran Paranto, Michael Meisel, Mark Wasserman*

### **4. Economic Development Coordinator's Report**

Econ. Dev. Coor. Brian McGlone had emailed EDC commissioners his monthly report (below). He added that the Town Departments meet informally every Tuesday at 9:00 a.m. at Town Hall South to update information between departments. Inland Wetlands Commission and Planning & Zoning Commission will be on next week's agenda. Minutes are not taken. He suggested that EDC members attend a meeting to better understand department responsibilities.

## "Business Report

**5 Town Mini Region Project** - a few meetings have occurred between Madison, Guilford, Branford, North Branford and Durham, with the idea of creating a "mini-region" to drive economic development. All 5 towns are supportive. An RFP is being prepared to identify a facilitator to aid in coordinating our efforts. See attached document, Coastal Economic Development Partnership for an overview.

**Merchant Listing of Key Dates** - I summarized the key activities occurring in/around town of the summer and fall season, and distributed it to all businesses in my data base. Although it might be most helpful for our retailers, restaurants, museums, galleries, etc. I wanted to advise all businesses in case any might impact their business, traffic, workforce planning etc. Several merchants have feedback positive comments about how this will help them plan for this important business season.

## Projects

**EDC Forum May 15** was well organized and well received by all in attendance. I was hoping for more developers and realtors in the audience as they typically use the land departments the most. However, there was a regional seminar that afternoon with over 250 people in attendance and I saw many of our "local" folks there. I think our date conflicted with some from a time commitment. However, feedback from many in the audience was they learned from the forum and maybe lacked direct experience with some of these departments. All in all, a worthwhile endeavor.

**St. George Parking Lot** - Over the course of a few days, Ted and I met with Todd Taylor, Dee Jacob and Gil Lombard (major property owners) and a good number of the individual businesses to insure we had their support for this project before we finalized agreements and commenced with constructing the sidewalk. Responses remained positive and we are proceeding to finalize the details. Striving for month end which may be an aggressive schedule.

**Welcome to Guilford signage** - No update as we are still working with CTDOT to obtain the required easements.

**Whitfield Street "Trash"** - Over the past 6-12 months, several merchants have expressed their disappointment over how trash overflows in the containers along Whitfield Street. This is unsightly, often smells, attracts bees and just doesn't reflect well on Guilford. We are exploring and implementing several methods to eliminate this issue. Parks and Recreation will be taking full responsibility for trash removal as we'll be dropping the services of a private contractor, effective July 1. P&R is getting a vehicle to collect and haul trash and as a result, will be able to pick-up on a more frequent basis or on a selected basis as needed. Additionally, P&R has suggested we try removing the trash collectors from the sidewalk and place them across the street on the Green. As an alternative, we are evaluating the "Big Belly" Trash enclosure that includes a solar powered compacting capability in the enclosure, allowing for more trash to be housed within the enclosure. A group of merchants have indicated they MAY be willing to fund this alternative. We are working through this alternative."

**5. Chamber of Commerce Report**

Shoreline Chamber of Commerce president, Sheri Cote reported on several Chamber activities including, yet not limited to :

- Ribbon Cuttings : May 15 - Guilford Yacht Club invited the Chamber to its new restaurant "Bite" for opening day. First Selectman Hoey also attended.  
May 16 - Shoreline Alternative Therapy
- In 2019, Branford has had three Ribbon Cuttings and there were ten in Guilford.
- Monthly Chamber Business Breakfast Meeting was held at the Honeywell company of North Branford.
- Chamber member Attorney Riefe Tietjen from Guilford has retired from his practice.
- Chamber has endorsed Lifestyle Plans health insurance options for its' members.
- WFSB- Channel 3 visited twenty towns in twenty days. A Reporter was on the Guilford Green, Friday, May 10 from 5:00 to 6:30 pm.
- New Haven Visitors' Guide and Shoreline Chamber of Commerce support each other's efforts.
- Chamber business meeting will be held June 25 at The Dudley Farm in North Guilford.

**6. Chairman's Report**

Chair Mark Wasserman had no new information to report.

**7. Subcommittees/Board Liaison Reports**

- **Land Acquisition Committee (LAC) (Paranto)**

Fran Paranto reported that the LAC had not met last month.

- **Signage (Meisel, Egan)**

Information was provided in Coordinator McGlone's Report.

- **Parking (Sands, Paranto, Orce)**

Information was provided in Coordinator McGlone's Report.

**8. New Business**

There was no new business.

**9. Old Business**

- **Town Forum (Gunningsmith, Paranto)**

Information was reviewed in Coordinator McGlone's Report.

**10. Approval of Bills**

*Motion: Michael Meisel moved to approve payment of the Recording Secretary's May invoice for \$86.25, seconded by Fran Paranto.*

*Vote: Carried - Unanimously*

**10. Adjournment**

*Motion: At 9:21 a.m., Fran Paranto moved to adjourn the meeting, seconded by Michael Meisel.*

*Vote: Carried - Unanimously*

Respectfully Submitted,

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*Judith Anderson Castellano*  
Recording Secretary