

GUILFORD
Economic Development Commission
MINUTES
December 4 2018
8:00 A.M.
Nathanael Greene Community Center

DRAFT

Commissioners: Chair Mark Wasserman, Michael Meisel, Wendy Dockray, David Egan,
Damian Gunningsmith, Vice Chair Theodore Sands
Absent: Fran Paranto, Michael Orce
Town Officials: Brian McGlone, Economic Development Coordinator
Guests: Amy Earls, Page Hardware vice president, potential EDC member

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

At 8:07 am, Chair Mark Wasserman called to order the regular meeting. He advised that Commissioner Michael Orce has resigned due to his term expiration. There were no comments for Public Forum.

2. Approval of November 6, 2018 Minutes

Upon review,

Motion: David Egan moved to approve the November 6, 2018 minute, seconded by Wendy Dockray. Discussion followed.

*Vote: Carried - Wendy Dockray, Michael Meisel, David Egan, Mark Wasserman
Abstained: Ted Sands, Damian Gunningsmith (November absences)*

3. Economic Development Coordinator's Report

Econ. Dev. Coordinator Brian McGlone had emailed the following report to EDC members prior to this meeting :

"Guilford Commons - the owner/developer (Developers Diversified Realtors) has changed their name to SiteCenters.

During a recent conversation, they confirmed **Mattress Firm** had located there (from Rt 1-near exit 59), **Pure Barre** - an exercise studio will be moving in soon and much rumored, long time desired, **Panera Bread** WILL BE building at the location on the left side of the entrance driveway. All of these businesses can be seen the SiteCenters website / site plan.

Land Rover - has completed their move from their exit 57 location to a brand new location in North Haven, located next to Acura by Executive. Land Rover was acquired by the Executive Auto Group. EAG also recently acquired Jaguar of Woodbridge (from Crest) and also located that brand within the Land

Rover location. I met with John Orsini - Owner of EAG and John Apuzzo - GM of the Acura brand (and construction manager) to open dialogue of possible uses for the Guilford site. Orsini has no interest in selling the property and is confident it will be redeveloped in the future. He is exploring numerous alternatives before he finalizes his decision.

Rt. 1 WEST Activity - The Mews (condos) - **New Haven Middlesex Realtor Association** (office/training complex) **School House Manor** (apartments), all well under construction. Also along Rt. 1 **Agemy Financial** (former Wire Journal Building) also well under construction. **Central Hospital for Veterinary Medicine** (former Splash Restaurant), renovations completed and open for business. **Metro Pooch** - previously approved daycare and overnight facility, to be built on Soundview Road, will be coming back to P & Z with a "scaled back" site plan. Assuming all revisions will be approved, construction will begin in the spring.

Parking and Sign Projects - NO progress since last month. Will be given priority and focus over the next 2 weeks.

Tree Lighting - Completed on Friday, November 30. All went well in-spite of the shaky weather during the day.

Reference USA - is a data base that lists numerous attributes about Guilford businesses, including business name, address, key executive, phone, number of employees. It is available on our Town Library website. All you need to access it is have your library card."

Discussion included :

- Panera Bread has partnered with the electronic car division of Tesla and may request installation of battery charging stations at The Commons.

4. **Chamber of Commerce Report**

Shoreline Chamber of Commerce president Sheri Cote was unable to be present.

5. **Chairman's Report**

Chair Mark Wasserman reported that Brian McGlone did a "great job" again as master of ceremonies for the Annual Guilford Christmas Tree Lighting program on The Green. Approximately, 1500 people attended the event to sing holiday music and watch performances by school groups, S.A.R.A.H. chorus, and others.

6. **Subcommittees/Board Liaison Reports**

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

Damian Gunningsmith reported that the EDC Public Forum will be rescheduled for January or February.

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

Fran Paranto was unable to be present to report.

- **Signage (Meisel, Egan)**

Discussed under Economic Development Coordinator's Report.

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

Econ. Coordinator McGlone advised that he will meet with Town Engineer Janet Plaziak and sidewalk property owner Craig Maturo this Thursday, December 6. They will discuss a proposed agreement for an easement and extension of an existing sidewalk adjacent to St. George Church. This can provide safe walking access to parking behind the church. Brian McGlone and Ted Sands will review the agreement prior to that meeting.

Discussion reviewed :

- parking and sidewalks behind private businesses along Whitfield and Water Streets.
- Public Works would snowplow the proposed St. George's parking area.
- Craig Maturo would be responsible to clear his sidewalk adjacent to St. George's.
- For public safety, the CT Dept. of Transportation has recently removed parking spaces at crosswalks on Whitfield and Water (Rte. 146) Streets. People have commented on Facebook page "Simply Guilford" recommending additional areas to remove spaces.

7. New Business

A. 2019 Meeting Schedule

Chair Wasserman submitted the EDC 2019 Meeting Schedule for review. Due to elevator repairs at the Town Hall and compliance with the Americans with Disabilities Act, the next meeting will be held January 8, 2019 at 8 a.m. at the Community Center.

Motion: Ted Sands moved to approve the 2019 EDC Meeting Schedule, seconded by David Egan.

Vote: Carried - Unanimously

B. EDC membership

Discussion reviewed the current EDC commissioner positions. There are three vacancies. Ted Sands will contact interested residents to encourage them to apply to the Town.

8. Old Business

EDC would like to invite Town Dept. heads or representatives to attend an EDC meeting to learn what the EDC and the departments can do to support one another. Each would explain their work and responsibilities. EDC would like to establish a working relationship with each Dept.

Wendy Dockray submitted a list of questions for Town departments and a draft invitation. It was decided that Town Planner George Kral and Town Engineer Janet Plaziak will be invited to the first informational meeting and provided the questions prior to the meeting.

Chair Wasserman expressed appreciation to Wendy Dockray for her work on this project.

9. Approval of Bills

Motion: Ted Sands moved to approve payment of the Recording Secretary November invoice for \$103.50, seconded by David Egan.

Vote: Carried - Unanimously

10. Adjournment

Motion: At 9:08 a.m., David Egan moved to adjourn the meeting, seconded by Ted Sands.

Vote: Carried - Unanimously

Respectfully Submitted,

Judith Anderson Castellano
Recording Secretary