

Town of East Haven, CT
Economic Development Commission Minutes
September 28, 2015
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PRESENT: Chairman Limoncelli
Commissioner Bittner
Commissioner Serio

STAFF: Sal Brancati, Dir.
Attorney Joe Zullo

ABSENT: Commissioner Alvarado
Commissioner Amendola

PUBLIC: Anisa Jibrell, SCSU Student

Chairman Limoncelli called the meeting to order at 7:00 p.m. Roll was called and a quorum was present.

APPROVAL OF MINUTES

MOTION made by Commissioner Bittner and seconded by Commissioner Serio to approve the minutes of the April 27, 2015 meeting. All were in favor, none were opposed and none abstained. **MOTION CARRIED**

DIRECTOR'S REPORT

Director Brancati informed the commission that the North High Street Sidewalk Project is moving forward and is waiting to be signed with the engineer. It will be done in 3 phases from Kimberly Avenue to Route 80. He is not sure when construction would begin.

A grant was received to raise the area on Coe/Hemingway Avenue from Durso's up to Town Fair Tire and Calabro to reduce flooding. It is subject to the Governor putting it on the Bond Commission. Senator Fasano will try to assist with that and keep his ears open and once it does, the engineer work can continue and go out to bid.

He wanted the commission to be aware that 620 Coe Avenue was under contract to be sold but couldn't to the person interested because of the problems with the footings. In order to work for the potential buyer FEMA said the building would have to be knocked down and the elevation would need to be raised by 5 feet which was impossible for the buyer to do. However there is serious discussion with the Elks Club in New Haven, who thinks the property would be perfect for their club to come into East Haven. The zoning would have to be switched back to Commercial and they would need to follow proper protocol. Director Brancati will update the commission at the next meeting.

A vet hospital was interested in coming into East Haven and there was a site in the Industrial Park but that had to be taken off the table as part of the property was in the Landfill. Sal approached the owners of the old Exxon/Shell station on Frontage Road and they will not budge in negotiations for a price. There is a possibility of them going up to Route 80 where there is a ½ acre on the corner by Deer Run School, but he doesn't know what is happening with the Yale Facility already there. He will fill the commission in more about this once he knows more at the next meeting. That zoning would have to change as well if the land was sold.

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Director Brancati stated that at the end of Coe Avenue near Cosey Beach is an old hotel that had a developer looking to build 144 units a few years back in which the State of CT said was too dense for that area. He has come back now 2 years later with a proposal of 106 units. The developer already owns the property and will make sure that catch basins are put in and hook up to the storm drains so that there would be surface runoff. More information will be presented when Sal receives it.

He is still working on 73 Hemingway Avenue where there is someone who wants to build 100-104 units, which was approved back in 2004 for 140 units. It is zoned Combination to R1 with possible commercial as well.

290 Dodge in the Piscitelli building has someone who wholesales tomatoes in 2000 sq. ft. There is someone who makes cannoli cream in North Branford and is interested in coming to Town. Sal will give an update next month.

A Law office in space at 112 Hemingway Avenue is in the works. There needs to be a site plan review because it is a State road. It will need to be ADA compliant. If impossible to do, the State could waive that requirement.

Sal got a call that there is possibly 45 acres on Route 80 possibly up for sale. It is the old Girl Scout Camp Murray. They would like to sell. The Town owns land to the east and west and he will put out some feelers for the property and bring back any information to the commission.

At 274 Hemingway, a physician has leased the building next to the bank for a Health Clinic which will be funded by the State.

OLD BUSINESS

None

NEW BUSINESS

None

There being no further business to come before the agency, a motion to adjourn was made at 7:45 p.m. by Commissioner Serio and seconded by Commissioner Bittner. All were in favor, none opposed, and none abstained.

Respectfully Submitted,

Linda S. LaLuna
Clerk