

**TOWN OF BRANFORD  
CENTER REVITALIZATION REVIEW BOARD  
BRANFORD, CONNECTICUT 06405**

Norbert Church, Chairman  
Phil Carloni  
Earl Lind  
Tricia Bohan  
R. Anthony Terry  
John Herzan  
Schuyler Coulter

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**MEETING MINUTES**

The Town Center Revitalization Review Board

**Monthly Meeting, Wednesday, November 08, 2017**

Members Present: Chairman Norbert Church, Tony Terry, Phil Carloni, Schuyler Coulter.

Absent: Earl Lind, John Herzan, Trish Bohan

Staff Present: Town Planner Harry Smith, Assistant Planner Rich Stoecker

Others Present: Bob Criscuolo – Criscuolo Engineering LLC, Joe Sepot – Sepot Architects, Jennifer Yoxall – Carmody law Firm, John Cunningham, Landscape Architect.

**1. New Business:**

Robert Criscuolo, Criscuolo Engineering LLC noted that the presentation was a formal review of the Site Plan application. As noted in the earlier presentation on June 14, 2017, the property shape, roadway intersection and FEMA requirements dictated the building design, parking underneath building and outdoor amenities. Bob distributed photographs and drone images of the building site. Bob highlighted the following site characteristics of the hotel site:

- 1) The site area is 1.2 acres in size at elevation 12 for FEMA compliance. The Hotel building will be a four story building with parking underneath. The height of the Hotel will be 49 feet in height. An elevator will bring patrons up to the first floor registration.
- 2) There will be two curb cuts off Indian Neck Avenue , impervious paver walkway and a component sidewalk system.
- 3) The hotel consists of 34 rooms with 41 parking spaces to serve the guests and employee's on site. No shared parking is contemplated at this time.
- 4) Bob highlighted the new location and characteristics, and watershed area for the 36 inch diameter RCP drainage pipe. The drainage pipe has been reviewed by all of the appropriate federal, state and local agencies.
- 5) Bob noted the impervious paver walkway, component sidewalk system and bridge sidewalk connection.

Joseph Sepot, Joe Sepot Architects described the

The rooms are planned to be 420 s.f with each room overlooking the river with a balcony. Joe described the following issues pertaining to the proposed 34 room hotel.

- 1) The building will be served by an elevator from the ground floor open parking garage. The use of a type of planting screen (Ipex) to help soften the look of the open parking was discussed.
- 2) Each floor of the proposed hotel will be stepped back. Each room will include a balcony that is 5 foot deep with a 75 s.f. area.
- 3) The 1st floor will include the underbuilding parking and lobby. The 2nd floor will include conference room small kitchen area for guests, and client exercise room. The 3rd floor will include a roof garden of 1,500 square feet and hotel rooms.
- 4) Description of landscaping including street trees and hedge rows to isolate the distinct entry point was discussed.
- 5) Description of the use of service hallway to help buffer the noise from the railroad lines along with the use of fixed windows and background lighting was discussed.
- 6) The positive use of stepped back front balcony hotel rooms with glass balconies instead of cable rails was discussed. North side changes of the proposed building façade has an improved look with fixed windows and horizontal trim features, subdued high contrast/ shadow lines was considered a big improvement from the earlier design..
- 7) The height of the proposed hotel will be no taller than the brewery or apartments at roughly 49 feet.
- 8) The positive use of the “Ipe” rain screen was discussed. Materials were presented including Stony Creek granite , white painted Azek siding and white cedar shingles w/bleaching oil finish siding. Color and texture matching was discussed and approved by the Board. The Board noted the good combination of materials being used.

John Cunningham, Project Landscape Architect described the waterside public walkway including bollards and walkway lighting. John described the landscape plan and plant material. John noted the salt tolerant nature of the plantings, color coordination and size of height of maturity The north side of the Hotel building will consist of crushed stone and maintained by AMTRAK.

The Board noted that the applicants had responded well to concerns presented at the earlier informal review. Schuyler Colter made a motion to approve the Site Plan as presented. Tony Terry seconded the motion which passed unanimously.

## **2) Planners Report**

Town Planner Smith noted that the Update of the **2008 Plan of Conservation and Development** is underway and members will be contacted for input and involvement. A kick –off meeting will be scheduled for **Wednesday, November 29<sup>th</sup> , 2017 from 7:00 PM to 9:00 PM at the Walsh Intermediate School located at 185 Damascus Road.**

Meeting adjourned at 9:46 A.M.

Minutes prepared by Richard H. Stoecker, Assistant Town Planner