

**TOWN OF BRANFORD**  
**TOWN CENTER REVITALIZATION REVIEW BOARD**  
BRANFORD, CONNECTICUT 06405  
Branford Town Hall

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**MEETING MINUTES**  
**Town Center Revitalization Review Board (TCRRB) -SPECIAL MEETING**  
**Wednesday, April 23, 2025, at 9:00AM**  
**Town Hall Basement Conference Room**

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**Meeting called to order at 9:04 am**

**Members Present: Norbert Church(Chairman), Tricia Bohan, Anthony Terry, Phil Carloni,  
John Herzan, Schuyler Coulter**

**Members Absent: Terrance Elton**

**MINUTES:**

1. March 12, 2025 – Meeting Minutes

**On a motion made by Schuyler Coulter and seconded by John Herzan, the Board recommended approval of the March 12, 2025 meeting minutes.**

**The members of the Board present unanimously approved the motion.**

**NEW BUSINESS:**

1. **52, 54, 56, 58 aka 60 Maple Street – Mariner’s Landing**  
Special Exception – Approved Residential Development with Mixed Use  
**Application #25-2.5**  
**PH April 24, 2025**
2. **52, 54, 56, 58 aka 60 Maple Street – Mariner’s Landing**  
Site Plan Modification & Coastal Site Plan  
**Application #25-2.6**  
**PH April 24, 2025**

Attorney Marjorie Shansky , Developer Robert Sachs, and Consultant from BL Companies , John Schmitz presented. The board asked questions and discussed these two applications.

**On a motion by Schuyler Coulter and seconded by John Herzan, the Board recommended approval of the Site Plan labeled C 0.0, showing a 44 parking space lot on the eastern portion of the property, resulting in a net increase of 16 parking spaces, recommended screening of proposed dumpster sites on the site plan, and recommended signing the access road between the constructed parking lot and the proposed parking lot as “No Through Traffic”.**

**The members of the Board present unanimously approved the motion.**

**Norbert Church**  
**Chairman**