

TOWN OF BRANFORD
STONY CREEK ARCHITECTURAL REVIEW BOARD
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Tel: (203) 488-1255, Fax: (203) 315-2188

DRAFT MEETING MINUTES
STONY CREEK ARCHITECTURAL REVIEW BOARD REGULAR MEETING

Wednesday, February 7, 2024

Meeting Held in the Branford Town Hall Basement Conference Room
At 7:00 P.M.

- **Meeting Called to Order** by Chairman Ames at 7:05pm.
- **Roll Call:**
 - **Members Present:**
Greg Ames, Elizabeth Wieland, Sam Kirby, Bill Murray & John Herzan (via telephone)
 - **Staff Present:**
Evan Breining, Assistant Town Planner
 - **Others Present:**
 - Matthew Steinfeld
- **Other Business**
 1. 35 Buena Vista Rd
35 Buena Vista LLC, c/o Matthew Steinfeld – Owner
35 Buena Vista LLC, c/o Matthew Steinfeld – Applicant
PZ# 24-1.3 Special Exception – Grading & Coastal Site Plan

Greg Ames stated the proposal was a nice outgrowth of what exists on the property now. He proposed that a condition be added to the approval requiring the screening of mechanicals facing the street. Sam Kirby asked if there would be any blasting. Matt Steinfeld, the applicant & owner, stated he hoped there would be no blasting and that the basement would be set at around the 17 foot elevation. Betsy Wieland asked what siding would be used. The applicant stated that vertical board and batten charcoal colored siding would be used. Betsy Wieland asked what lighting would be proposed. Mr. Steinfeld stated there has not been any lighting planned, but he hoped it would be minimal. He also stated that the home is designed to utilize natural light and passive heating. Sam Kirby asked if any planting are proposed near the wetland. Assistant Town Planner, Evan Breining, reviewed why the applicant had to go before the inland wetlands commission. Mr. Steinfeld further summarized the activity that triggered this commission's review and stated that any changes proposed near the wetlands would be as natural as possible. John Herzan Echoed Greg Ames sentiment that the design was a great fit for what exists on the site currently. He asked what type of windows are proposed. Sam Kirby stated that the architect had stated in correspondence sent to the board the Marvin or black clad wood windows would be used. Bill Murray stated that the drawings submitted are on a small scale and details were difficult to understand. Betsy Wieland suggested giving preliminary approval and asked that when additional details of the design are chosen, these details should be sent to the Stony Creek Architectural Review Board for comment.

Bill Murray made a motion to approve the application as submitted and have town staff would bring any major changes to the attention of the Stony Creek Architectural Review Board. Sam Kirby and John Herzan asked for additional details to be provided. John Herzan stated plans typically sent to the Stony Creek Architectural Review Board have more details and he was uncomfortable approving concept plans. The applicant stated he understood that sentiment.

Bill Murray removed his proposed motion.

- **On a Motion made by Sam Kirby and Seconded by William Murray the Stony Creek Architectural Review Board unanimously voted to accept the application as submitted with the following conditions:**
 1. **All Mechanicals facing the street shall be screened.**
 2. **Prior to the issuance of a certificate of Zoning Compliance the following details shall be sent to the Stony Creek Architectural Review Board for comment:**
 1. **Window designs & details**
 2. **Type of masonry used on the chimney**
 3. **Siding**
 4. **Proposed lighting**
 5. **Location of Mechanicals**
- **Other Business**
- **Adjournment**

Meeting adjourned at 7:58pm