

TOWN OF BRANFORD
CENTER REVITALIZATION REVIEW BOARD

BRANFORD, CONNECTICUT 06405
Branford Town Hall
P.O Box 150

MEETING MINUTES

The Town Center Revitalization Review Board

Monthly Meeting, Wednesday, July 9, 2020

Held by Remote Technology As Authorized By [Executive Orders 7B and 7I](#).

Meeting called to order at 9:17 am.

Members Present: Norbert Church, Chairman, Phil Carloni, Schuyler Coulter, Tony Terry and John Herzan

Members Missing: Tricia Bohan, Terry Elton

Staff Present: Harry Smith, Town Planner; Kaitlin Piazza, Assistant Town Planner and Daniel Brennen, Zoning Enforcement Officer

Others Present: Marjorie Shansky, Michael Ott, Ken Boroson, Sal Marottoli, Perry Maresca, Ryan Chmielewski and Robert Sachs

1. NEW BUSINESS:

○ **Formal Review – Anchor Reef PDD, 60 Maple Street Main Street**

- M. Shansky, Attorney, introduced the project team and summarized the presentation plan for the morning.
- M. Ott, Summer Hill Civil Engineers and Land Surveyors, P.C, applicant's engineer, explained that there is an amended courtyard plan and several other minor revisions. He stated that they have looked at the pedestrian network both in and outside of the site and then reviewed the sidewalk network extending from Indian Neck Ave. into the site, public parking and signage.
- The Commission discussed the existing piers and public access to the water. They asked to see additional signage or indication of where public vs private space would be located on site.
- K.Boroson, Kenneth Boroson Architects, first clarified that there are a total of 147 units not 140. He then provided a summary of previous comments and addressed each of them. These included the pitch of the gambrel increase, eave details, windows, foundation material and other amendments to architectural details that had previously been included. He stated that the inclusion of the comments have resulted in what is a more traditional New England style building.
 - Comments were summarized a second time by K. Boroson due to a technical difficulty with the recording.
- S. Coulter expressed concerns about maintenance and durability of lowest floor level. He asked if incorporating stone up to the window sills had been considered.
- The Commission expressed concerns about depth and horizontality.
- Perspective drawings were then displayed which alleviated much of the concern.
- Building materials including siding, which would be a lite grey hardy plank, and roofing, which would be a combination of architectural shingles and standing seam metal.
- R. Chmielewski, Weston & Sampson Design Inc, Landscape Architect reviewed the changes to the landscaping plan. He stated the most substantial changes were made around the center courtyard and reviewed those changes which centered around the pool being moved to one side of the courtyard and making more functional space for passive recreation. He also reviewed the landscaping which was focused on native and

pollinator species that were primarily low lying plantings to maintain a natural riparian buffer and views.

- The Commission inquired about landscaping maintenance to which the landscape architect replied that the intent was to create a design within minimal maintenance requirements that consisted of occasional mowing and removal of invasive plant material.
- The Commission agreed that the material was new and were not in receipt of the material in advance of the meeting to review.
- M. Ott explained the changes stating that the only major change was new elevations and the landscaping plan was substantially similar.
- The Commission asked staff to review timing of the application for review. H. Smith reviewed the Planning and Zoning Schedule.
- Chairman Church suggested a special meeting for review of the plans and any subsequent revisions. The Commission discussed and decided on a Special Meeting for Wednesday, July 15th at 9:15am.
- The Commission and applicants briefly reviewed some other minor items including the size of the pool and the total floor area for each proposed use.

2. PLANNERS REPORT

- None

3. OTHER BUSINESS

- None

4. ADJOURNMENT

- **T. Terry motioned to adjourn the meeting.**
- **Seconded by P. Carloni**

Meeting adjourned at 10:41am.