

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, June 10, 2020

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

Meeting called to order at 9am.

Members Present: Norbert Church, Chairman, Phil Carloni, Terry Elton
Tricia Bohan, Tony Terry and John Herzan

Members Missing: Schuyler Coulter

Staff Present: Harry Smith, Town Planner and Kaitlin Piazza, Assistant Town Planner

Others Present: Meaghan Miles- Carmody Torrance Sandak & Hennessey LLP, Jim Pretti-Criscuolo Engineering, Joseph Sepot-Joseph Sepot Architecture and John Cunningham-TEC Landscape Design.

1. NEW BUSINESS:

○ **Formal Review –**

- **4-6 Indian Neck Ave:** Meaghan Miles briefly reintroduced project. Joseph Sepot presented the architectural renderings for the proposed 30 unit building as well as the landscaping plan. The renderings were updated based on the comments from the informal review that was conducted by the Board on May 13. Changes incorporated include eliminating the back window frames and other accents as requested by the Board. Sepot also reviewed the proposed materials which included composite siding, stone foundation and stainless steel railings receiving multiple questions from Board members on the topics. He also provided information about colors and maintenance. The Indian Neck Avenue (South Façade) was also discussed, mainly concerning the windows and if the lower level was the car entrance. Sepot also briefly reviewed vehicle circulation.

The Board members also had a robust discussion with Sepot about the windows. This included discussing alternative to the two over one windows that are proposed and if they were stylistically appropriate. Muntin width, color, divided lite configurations and a number of other elements were also discussed.

The discussion then turned to the proposed landscaping which was reviewed by John Cunningham from TEC Landscape Design. He stated that all of the proposed landscaping was native and specifically chosen for the appropriateness of the site. The only questionable planting was the feather reed grass which is not invasive and salt tolerant. He also showed photos and shared the details of the trash enclosure and paved walkway. The current conditions of the site were also discussed at which time the Board raised questions about the path and whether it would be used by the public. Input and information was received from both the applicant and Harry Smith concerning a proposed boardwalk that would eventually be installed along the site and extend well past it. The Board then discussed if it would be preferable to eliminate the boardwalk in the area in favor of a single path that could be used by both the potential residents and the public for use enjoyment of the river. Finally, the Board inquired about lighting which no details had been developed for at the time of the application outside of the assurance that any proposed lighting would comply with the regulations. The Board requested that the lighting be designed and submitted by Joseph Depot for review.

**Phil Carloni made a motion to approve.
John Herzan seconded the motion.
Motion passed unanimously.**

○ **Anchor Reef PDD, 60 Maple Street Main Street:**

- The Board agreed to a Special Meeting and to postpone the discussion until that time with a date to be determined.

2. PLANNERS REPORT

- Harry Smith told the TCRRB that the new Zoning Enforcement Officer, Dan Brennan began work at the Town. The Board requested than he attend the next meeting so they could all meet.
- Chairman Church inquired about the “old su casa” site and why there was a sign out for a ZBA meeting. Harry Smith explained that one of the executive orders allows for applicants to post a sign instead of mailing notices to abutting property owners.
- Terry Elton informed the Board that new chairs had been added to the Green which was following by a brief discussion.

3. OTHER BUSINESS

- None

4. ADJOURNMENT at 10:30