

**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, May 13, 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, Gregg Burton, Ed Crowley

**1. NEW BUSINESS:**

○ **Informal Review –**

- **4-6 Indian Neck Ave:** Meaghan Miles introduced the proposed project and briefly reviewed the previous approval. Joseph Sepot presented the architectural renderings for the proposed 30 unit building as well as the landscaping plan. Jim Pretti then reviewed the site plan, indicating much of the proposed plan remained the same as the original hotel approval. Discussion amongst the board members centered on the building design. The board members primarily discussed the need for simplification of the design in terms of accents and colors. They suggested, among other things a greater focus on textural variation as opposed to color. There was also a lengthy discussion over the concern of the design being too distinctively of its time and the similarities seen in designs throughout Connecticut. In addition there were suggestions that the elevation along Indian Neck be differentiated. The Board also praised the architect for how the building curvature carefully considers the river.
- **Anchor Reef PDD, 60 Maple Street Main Street:** The Board agreed to a Special Meeting and to postpone the discussion until May 20, 2020.

**2. PLANNERS REPORT**

- Harry Smith provided information regarding Governor Lamont's Executive Order regarding outdoor activities. There was a brief discussion about the need to facilitate the successful reopening of Branford business by being creative about the use of parks, parking, sidewalks and streets.

**3. OTHER BUSINESS**

**4. ADJOURNMENT at 10:06**