

**TOWN OF BRANFORD**  
**CENTER REVITALIZATION REVIEW BOARD**

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

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**MEETING MINUTES**

**The Town Center Revitalization Review Board**

Special Meeting, Wednesday, May 20, 2020

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

**Meeting called to order at 9:20.**

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

**Members Missing:** Terence Elton

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

**Others Present:** Marjorie Shansky, Michael Ott, Kenneth Boroson, Sal Morottol and Robert Sachs

**1. NEW BUSINESS:**

○ **Informal Review –**

- **Anchor Reef PDD, 60 Maple Street Main Street:** Marjorie Shansky introduced the project team and provided a brief summary of the proposed project. Michael Ott then presented the overall site plan, circulation, building locations, parking and public space. Kenneth Boroson presented the landscaping plan and architectural renderings. The Board, staff and project team discussed the public and private interface, the obstructed views of the river created by the project and the pedestrian circulation/wayfinding related to access from the Maple Street/Indian Neck Avenue to the proposed pedestrian walk along the river. A number of suggestions were made including increased signalization for the public to delineate private space and shortening building “C”. The suggestion to shorten building “C” was proposed to address what was noted as a confined area between proposed building C&D as well as a building grouping that created a “well” between the public streets and the Branford River. There was also a discussion about the location and amount of retail space proposed. The discussion then turned to the building design including the roofline, height to width ratio, eave details as well as siding, foundation and gable materials. Finally, the Board inquired about the timeframe which the applicant indicated they hoped to start expediting to begin moving forward by the fall.

**2. PLANNERS REPORT**

- None

**3. OTHER BUSINESS**

- None

**4. ADJOURNMENT at 11:26am**