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April 5, 2017

Harry Smith-Town Planner
Planning and Zoning Department
1019 Main Street
Branford, CT 06405

Subject: Contract Requests re: the Sterling Ridge Estates development of 26
Cherry Street, Branford, CT - 2017-03-19 Rev 0

Dear Mr. Smith:

In your consideration of the application to amend the PDD Master Plan, Zoning Map and Site Plan for this project, the Board of the Directors of the Branford Historical Society requests that certain items be incorporated into any approval to develop the property at 26 Cherry Street, Branford as proposed. The following is a list of aspects of the development and the Board's request(s) concerning such.

1. Regarding the structures themselves:
 - a. Exterior-wall color: The Board's preference is that the color be as unobtrusive as possible, as at least one of the Sterling Ridge Estates buildings will be relatively large in the viewshed of the Harrison House. In order of descending preference, the desired colors are a natural (brown/grey) stained treatment with the texture of the wood showing through, light/medium grey, and light/medium brown.
 - b. Exterior-wall surface: The Board's preference is that wood - versus vinyl or other synthetic materials - be used. Understanding that the developer may be familiar with synthetic materials the appearance(s) of which closely mimic wood, the Board would be open to a material other than wood if mutually agreed upon below.

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- c. Roof surface and color: The Board's preference is that polymer imitation slate, in medium/dark grey, be used. Understanding that the developer may be more familiar with details of roof installation and cost than is the Board, the Board would be open to a material other than polymer imitation slate if mutually agreed upon.
 - d. Plantings: The Board desires that the plantings offer more screening than that offered by the present plan, by staggering the plantings more and having the trees be of a sufficient 'screening' height from the beginning.
 - e. Window pane arrangement: A six-over-six arrangement is desired; this would be similar to Harrison House and other structures of 1700s/1800s construction in the area.
 - f. Cupolas: The Board is not aware of other structures of 1700s/1800s construction in the area having cupolas, and would prefer cupolas not be installed.
 - g. Placement: The Board understands that the setback of all structures from the shared property line is presently forty feet, and desires the setback to be forty feet or greater.
2. Overall:
- a. Conservation Easement: The Board requests that the area marked as "Proposed Conservation Easement" be made a formal easement to the Town.
 - b. Drainage: The Board desires that no drainage piping or other planned drainage be directed toward the Harrison House property, and that the developer be responsible for mitigation of any drainage problems which arise as a result of construction.
 - c. Physical Separation of Properties: In order to prevent the development of pedestrian traffic between the Sterling Ridge Estates and Harrison House properties, the Board desires that the properties be separated by fencing, four feet high or as mutually agreed upon, of a material as unobtrusive as possible – a steel mesh (such as presently exists between some portions of the two properties) might be the most suitable material.
 - d. Blasting: The Board desires that the developer to do the following:

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- i. Have suitable monitoring devices record the subsurface effects of any blasting, with measurements to be made available to the Board upon request.
- ii. Have a survey performed for the record by a qualified Professional Engineer (or other State-certified person, or a qualified person) mutually agreed upon of Harrison House's mortared structures, including the foundation, ovens, and chimney, before any blasting and after all blasting has been completed.

In addition, the Board requests that it be notified within three business days of any submittals to Town or State agencies/departments of proposed changes to the developer's plans, regardless of whether these changes are subject to public hearings.

Overall and considering the history of this project I am confident that you will conclude, as I have, and agree, that these requests are quite modest.

Thank you for your consideration.

Very truly yours,



Robert T. Harrington

cc. B. Pellegrino
Client