

TOWN OF BRANFORD
STONY CREEK ARCHITECTURAL REVIEW BOARD
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MEETING MINUTES
STONY CREEK ARCHITECTURAL REVIEW BOARD REGULAR MEETING

Wednesday, May 1, 2024

Meeting Held in the Branford Town Hall Basement Conference Room
At 7:00 P.M.

- **Meeting Called to Order** by Chairman Ames at 7:01pm.
- **Roll Call:**
 - **Members Present:**
Greg Ames, Elizabeth Wieland, Sam Kirby, Bill Murray & John Herzan (via telephone)
 - **Staff Present:**
Evan Breining, Assistant Town Planner
 - **Others Present:**
 - Megan Miles, Esq.; Russ Campaign, AIA; Joe Gaudio
- **Other Business**
 1. 4 Three Elms Road
4 Three Elms LLC-Applicant & Owner
PZ# 24-4.5, 4.6 & 4.7 - Special Exception Modification & Coastal Site Plan - Multifamily Residential (4 units), Grading & Oversized accessory structure.

Greg Ames thanked the applicant for providing such a thorough and detailed application. Megan Miles, the applicant's attorney reviewed the history of the property and broke down the proposed use change. Russ Campaign, the applicant's architect described the proposed changes, which included recess balconies, vertical siding and a metal roof designed to fit with the character of the neighborhood. John Herzan asked if the retaining walls are proposed to be made of concrete. Russ Campaign stated it would be stone. John Herzan stated that the vertical siding is consistent with other buildings in the area and asked if any variances would be needed for this application. The applicant stated there would not be any variances needed and the proposed structure would be slab on grade. Sam Kirby asked the applicant would the metal roof have a thick fascia. The applicant's architect stated it would not and described the proposed decks. Sam Kirby asked how big the decks would be. Russ Campaign stated they would be 14 wide and 20 feet long and would pitch towards the roof where water would move under the proposed tiles onto the roof and into the gutters. Elizabeth Wieland asked what lighting is proposed on the roof decks. The applicant's architect stated there would be a sconce and lights in recessed into the wall. John Herzan asked the applicant to describe the proposed parking areas. Russ Campaign stated the proposed parking would not differ too much from the previous existing and approved plans and each unit would have a guest space. John Herzan stated there is no storage space on the submitted floor plans. The applicant stated some storage would be provided on the roof decks and garages. Greg Ames stated all lighting looks to

be night sky friendly and asked about what restrictions on the hours lighting can be used. The applicant's architect stated that no specific time frames have been discussed. Greg Ames asked if the garage lighting could be on motion detectors. The applicant stated they could have motion detectors and utilize shielded lighting fixtures. Barbara Chesler, the adjacent property owner asked if the telephone installed will be utilized for the new plan. The applicant stated they could explore options for the telephone pole.

On a Motion made by Sam Kirby and Seconded by Elizabeth Wieland the Stony Creek Architectural Review Board unanimously voted to accept the application as submitted with the following conditions:

- 1. The garage lighting have motion sensors.**
- 2. The lighting for the side door entrances be full cut-off and shielded to reduce light trespass onto adjacent properties.**

- **Other Business**

- 1. Minutes : February 7, 2024**

On a motion by John Herzan and seconded by Sam Kirby, the board voted to approve the February 7, 2024 minutes.

- **Adjournment**

Meeting adjourned at 7:55pm