

TOWN OF BRANFORD
CENTER REVITALIZATION REVIEW BOARD

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

DRAFT MEETING MINUTES

The Town Center Revitalization Review Board
Regular Meeting, Wednesday November 8, 2023

Meeting called to order at 9:02 AM.

Members Present: Norbert Church (Chairman), Phil Carloni (arrived 9:10 am), Tony Terry, Terence Elton, John Herzan, Schuyler Coulter, & Tricia Bohan

Members Missing:

Staff Present: Harry Smith, Town Planner & Evan Breining, Assistant Town Planner

Other Present: Heather Rumore, Applicant

NEW BUSINESS:

1. 1032-64 Main Street

Dovetail Custom Kitchens, LLC c/o Heather Rumore – Applicant

1064 MAIN STREET LLC – Owner

Special Exception – Limited Retail

PZ#23-11.1

PH to open 12/7/2023

Heather Rumore, applicant, reviewed her proposed special exception application to establish a limited retail/cabinet showroom where a solon currently exists. They also proposed a window in the rear of the building. Norb Church asked if the applicant considered a double hang window. The applicant stated that had considered this but chose a glider window after they had timeline and budget concerns, as well as how the window would fit with the interior space. Norb Church stated this window would be an improvement to the present conditions.

On a motion by Tony Terry and seconded by John Herzan the Board unanimously voted to issue a recommendation for approval.

2. 840 Main Street

Wells Fargo Bank c/o Kelly Christian –Applicant & Owner

Site Plan Modification- Modifications to Exterior Lighting

PZ#23-7.4

PH open 9/7/23

Evan Breining, Assistant Town Planner, stated that staff had been working with the applicant for some time but they have been unable to submit a lighting plan that is compliant with the Zoning Regulations.

On a motion by Phil Carloni and seconded by Terry Elton the Board unanimously voted to issue a recommendation for denial.

3. 26 Cherry Hill Road

Cherry Hill Estates, LLC-Applicant & Owner

PDD/Master Plan Modification-Multi Family Residential, Special Exception Modification-Multi

Family Residential & PDD/Site Plan modification- Multi- Family Residential
PZ#23-6.3, 6.4 & 6.5
PH opened 9/7/23

Chairperson Norb Church stated that the Planning & Zoning Department received a letter from the applicant stating they would not be attending the Town Center Revitalization Review Board meeting.

On a motion by Tricia Bohan and seconded by Terry Elton the Board unanimously voted to issue a recommendation for denial of the application as presented because the applicant did not implement the conditions of approval as outlined in the Planning & Zoning Commission's Notice of Decision and Resolution both dated January 30, 2019 and for failure to comply with the proposed material list submitted by the applicant and received by the Planning & Zoning Commission on October 29, 2018.

ADJOURNMENT at 10:20AM