

**TOWN OF BRANFORD  
CENTER REVITALIZATION REVIEW BOARD  
BRANFORD, CONNECTICUT 06405**

Norbert Church, Chairman  
Phil Carloni  
Tricia Bohan  
R. Anthony Terry  
John Herzan  
Schuyler Coulter  
Vacancy

Branford Town Hall  
P.O. Box 150  
Branford, Connecticut 06405

**MEETING MINUTES**

The Town Center Revitalization Review Board  
**Monthly Meeting, Wednesday, April 10, 2019**

Members Present: Chairman Norbert Church, Tony Terry, Schuyler Coulter, Trish Bohan, Phil Carloni.

Member Missing: John Herzan

Staff Present: Town Planner Harry Smith, Assistant Planner Rich Stoecker

Others Present: Kevin Curry – Pepe’s Service Station, Larry - owner Pepe’s Service Station, Joe Sepot – Joe Sepot Architecture, Angie Hurlbut – Ahdesign.

1) Minutes: A motion was made by P. Carloni to approve the minutes from March 13, 2019. The motion was seconded by S. Coulter , and unanimously approved.

2) New Business:

1. Digestive Disease Associates, 657-697 Main Street – Joe Spot and Angie Hurlbut distributed new images for the location of the proposed monument sign. The initial location between the driveways was changed due to the location of the electrical transformer. The new location of the sign will be west of the entry to the office on Main Street. The proposed monument sign includes a fieldstone base two feet off the ground. The two faced panel sign affixed to the fieldstone base will have a teal blue background with white lettering and white striping with blue lettering located in the middle of the sign panel to identify the location of the Medical Office and Endoscopy Center. The applicants were aware of the requirement of no internally lit signage in the Town Center District. The current regulations require either targeted up-lighting or down-lighting. The Board discussed amending the regulations to allow low level internal sign lighting. S. Coulter made a motion to approve the proposed free standing sign application for Digestive Disease Associates, T. Terry seconded the motion which passed unanimously.
2. Pepes Service Station, 165-195 Main Street.– Continuation of informal review by Kevin Curry. The Board allowed Mr Curry to present the latest round of adjustments to the building design. The applicant will be back next month with an accurate site plan and scaled elevation drawings for review. Discussion continued to focus on maintaining the retro look of the building, colors of building, building as a background to canopy design,

dimensions and matching colors, signage location, garage bay doors and panels. The Board continued to impress upon the applicant the need to submit formal plans and elevation drawings to scale. **No action will be taken until submittal of scaled drawings, full site plan and elevations.**

**3. Other Business:** No other business was discussed at the meeting.

The meeting was adjourned at 10:15 A.M.

Minutes prepared by Richard Stoecker, Assistant Planner