

**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, December 11, 2019

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

Members Missing: Tony Terry, John Herzan

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

Others: Sal Marrotoli & Ken Borenson (Architect), Kevin Curry

1) New Business

A) Anchor Reef PDD, 60 Maple Street Main Street – Sal Marrotoli and Ken Borenson architect presented an informal review of proposed Anchor Reef PDD amendments. Proposed changes included the following:

- 3 buildings in a U-shaped configuration facing the Branford River.
- Addition of a pool and possible hotel. The Hotel (Hilton Boutique Hotel) has been eliminated from earlier proposal due to large application, long process. The four buildings are listed as residential.
- Maintain the public walkway to the adjacent Marina (Nellie Greens) property. The walkway includes a dock owned by the Town of Branford. The walkway provides connectivity and access to the Branford River
- The parking will be all underground the building and utilize some existing surface parking.
- Connection to the 3 floors will be from an elevator in the garage and access from the front of building facing the river.
- The total number of units for the four (4) buildings will be approximately 139 rental apartments.. A community room is proposed with a gym.
- The mix of units includes 3 bdrm, 1 bedrm., 2 bedrm and efficiencies.
- Discussion on the need for attractive mid range apartments in the Town of Branford.. Board members were in agreement that the design was much better than the earlier version.
- Sal Maratolli and Ken Boreson left the schematics and elevation drawings with Town Planner H. Smith. They will send an e-mail package of schematics and condo association agreements to the Planning and Zoning Department.

B) Pepes Service Station, 165-195 Main Street.– The applicant/owner (Kevin Curry) discussed the proposed changes from the earlier proposals/reviews for the gas station pump area (canopy), new convenience store and repair bays. The Board felt comfortable with the retro look of the gas

station while incorporating modern conveniences and efficient window materials, garage bay doors and color schemes. Other issues discussed include:

- Discussed the new fence and public restroom proposal.
- Described Landscape Plan, Gulf logo and building color to stay the same.
- Windows will be white with white building.
- The repair shop will be reduced and safety bollards will be installed
- Applicant discussed the building colors and striping.
- The canopy structure design was presented.

A motion was made by P. Carloni to approve the design of the building with the following conditions;

The monument sign will include gooseneck lights and code compliant lighting under the canopy. Approval of the proposed casement window materials that were displayed at the meeting. The final appearance of gas canopy is subject to design approval by the Town Center Board. The motion was seconded by T. Bohan and unanimously approved.

Meeting Schedule – The Board approved the proposed Schedule of Meetings for the year 2020. The meetings will continue be held in the Town Hall basement conference room at 8:45 A.M.

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

Minutes prepared by Rich Stoecker, Assistant Planner