

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

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

Branford Town Hall  
P.O. Box 150  
1019 Main Street  
Branford, Connecticut 06405

**MINUTES**

The Town Center Revitalization Review Board  
Regular Meeting, 8:45 a.m., Wednesday, December 13, 2017

Members Present: Chairman Norbert Church, Tony Terry, Schyler Coulter, John Herzan, Phil Carloni, Tricia Bohan.

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

Others Present: Andrew McKirdy, President – Blackstone Library Board of Trustees; Karen Jansen, Director - Blackstone Library; David Wenchell, RA – Silver/Petrucci + Associates, Jim Pretti – Criscuolo Engineering.

1. Minutes - November 8, 2017: T. Terry made a motion to approve the minutes. P. Carloni seconded the motion which passed unanimously, 6-0.
  
2. New Business: Blackstone Library Renovation and Addition Project David Wenchell a Historic Architect from Silver/Petrucci and Jim Pretti , Criscuolo Engineering LLC.provided a computer aided plan presentation for the library expansion project including changes to the existing Blackstone Library structure and the details of the 2,000 square-foot addition. The key elements of the addition include a ground floor vestibule with automatic doors on both sides for ADA compliance. A ramp was removed from the project and the sidewalk remains. The existing parking lot remains the same with the two ADA parking spaces in place. A 18” limestone retaining wall on the west side will match the limestone stone material used for the existing library structure. The addition will include the same limestone sourced from the same quarry located in Tennessee used for the original Blackstone library which will greatly enhance the appearance of the addition. The Blackstone Library project consists of 60% exterior and 40% interior renovations. The children’s/teen area will be moved down to the ground floor area. Adult fiction area will be moved to upper level. Bathrooms moved to the addition.

Some key elements of the renovation and addition discussed include the following:

Existing Library - First Floor Plans

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- First floor layout for the first floor will stay essentially the same with slight changes to the reference desk area. Historical documents office will be removed from the mezzanine area.
- Auditorium improvements will include sound improvements and painting the ceiling. There will be a glass wall in the mezzanine above the railing. The area will be used for lectures with an added separate sound system. The mezzanine is about 14 feet in width with modular furniture and accordion partitions planned. Sight lines are not good and the area is shallow and flat
- The philosophy of the renovations and addition is to coordinate the designers and contractors with the installation of mechanical units to mesh addition with existing structure. The addition of historic doors and bookcases were discussed.

#### Existing Second floor

Renovations will include staff relocation to the second floor with a small staff bathroom, repurposing the rooms with flex space with one small staff bathroom. The open area with two mechanical chase systems will connect to mezzanine /meeting room. The location of mechanical chases were identified. Again main emphasis is to blend in the proposed addition with existing building design. Mechanical systems were discussed briefly.

#### Proposed Addition

A 2,000 square foot addition with domed vestibule with ADA compliant sliding doors on either side is proposed. The proposed ramp has been eliminated and sidewalk will follow a slight grade to the existing sidewalk to Cedar St. An aggregate should be applied to the concrete walk for safety. Another stair will take you to the terrace. An 18' retaining wall will utilize the same stone features (limestone from the same quarry as existing building).

#### Proposed Vestibule – Ground Floor

- The ADA access from existing parking area was discussed including the elimination of proposed ramp. The handicapped parking area will be closer to the vestibule sliding doors. The handicapped access will be maintained through the vestibule and forecourt during library hours. Stairs to the terrace were a tradeoff for the elimination of the ADA ramp. Discussion of sidewalk grade, and ADA compliance took place. The ADA forecourt and elevator improvements were discussed. Tradeoff between the use of ramp and vestibule doors with outside stairs was noted.
- The night drop operation will stay the same. Mechanicals are housed behind walls so they will not be seen by public..

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- The Board discussed the new openings to the existing building including windows and doors.
- The interior design of walls and soffits and circulation desk curvature were designed to contrast with the cold stone feel of the exposed stone façade. The existing façade will be repointed and cleaned. Discussion of ceiling, soffits, walls with red oak hardwood trim inside the vestibule and depth of the wood reveal was discussed in depth. The focus of the interior vestibule was discussed in detail.
- Discussion of the use of alcove, toilet rooms, long bench, exposed stone façade, wall reveals and soffit joins and thickness along with the use of solid countertops was discussed in depth.

#### Terrace Design

- Rails, window treatment, stairs, walkway surface (pavers or colored pavement) were also discussed. There was further discussion on the parapet wall around the “lower” roof terrace. There will be electric service on the terrace which may need a master control switch.
- Lighting improvements include two new decorative pole lamps.
- Two doors to the terrace will exist. The terrace will include table chairs and wifi.
- Flooring was discussed including color of the 2 foot square pavers proposed..
- Discussed parapet corners and railings.
- Stainless steel handrails with LED strips should not exceed 900 lumens and conform to the zoning regulations

#### Materials

- Limestone consistency. The entire building limestone will be sourced from the same Tennessee quarry which produced limestone for the original Blackstone Library.
- Windows will be aluminum. Jams will be metal. The frames will be white. The windows will attempt to match double hung windows in the existing building.
- Pre patina copper for the vestibule dome and window frames was discussed in depth. Matching the main building dome with addition vestibule dome and windows was discussed in depth.
- Green band above the two windows was discussed along with rectangular size of the windows. The windows are designed to match the dome with pre patina copper which was discussed in depth. Pre patina use versus bright copper was discussed in depth including time to naturally weather, visibility and color change.
- Vestibule metal framed windows and use of bands above windows was discussed in depth.

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- The limestone building corners of the addition were discussed and the Board felt it was important to match the corners of the Blackstone Library. Vestibule access doors were discussed between glass versus wood. Glass design was chosen for the vestibule in keeping with ADA compliance and a more modern entrance look.

### Landscaping

- Use of as many native landscaping as possible was discussed..
- Planting along the retaining walls include hollies and rhododendrons.
- Relocation of plants very minimal and use transplanted trees that will survive is the emphasis for specimen trees.
- Two trees will be relocated including the witch hazels and magnolia

Motion to approve the proposal based on the following recommendations of the Board was made by Tony Terry and seconded by Phil Carloni: Motion was unanimously approved.

- 1) Use of the same limestone from the same source quarry in Tennessee to be used for the addition.
- 2) Corners on the limestone panels to match existing Library building with matching corner angles.
- 3) Use of pre patina copper for the vestibule window headers and addition vestibule dome.
- 4) Pavers on the roof deck should be earth tone to contrast with existing façade and addition.the building.
- 5) Use of exposed aggregate on walkways.

### 3. Planners Report

No report.

Meeting adjourned at 10:20 A.M.

Minutes prepared by Assistant Planner Rich Stoecker.