

**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, February 13, 2019**

Members Present: Chairman Norbert Church, Tony Terry, Schuyler Coulter, John Herzan. Phil Carloni.

Member Missing: Trisha Bohan

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

Others Present: Karen Jensen, Blackstone Library Director, Sal Marrotoli, Sachem Building and Development LLC, Ken Curry – Pepes Service Station

**1. New Business:**

- a) 758 Main Street Blackstone Library.- Karen Jenson, Blackstone Library Director, was present to discuss a request to eliminate a Special Exception condition of approval (#17-12.1 – 1 V A (v) ) which included the use of exposed aggregate on walkways for the Blackstone Library building addition project.. Karen noted that after budgetary review and value engineering for the project the cost of the aggregate walkway was excessive. After discussion, P. Carloni made a motion to approve the elimination of the aggregate sidewalk finish, T. Terry seconded the motion which was approved unanimously. J. Herzan abstained from the vote.
  
- b) Anchor Reef PDD, 60 Maple Street Main Street – Sal Marrotoli sought an informal review discussion with the Board to review a possible Planned Development District amendment that would alter the phased development plan for Anchor Reef PDD from the two additional buildings which mirrored the shape and orientation of the existing Anchor Reef condominium. The proposed three building PDD residential development and boutique hotel will all have a better orientation to the Branford River. Mr. Marrotoli explained that the site is great but the stalled PDD project has failed. Issues discussed include the following:
  - 1) Fiscal impact to the town in taxes and developer expenses.
  - 2) Three (3) smaller buildings with courtyards, better scale, views and parking under buildings with ample excess surface parking.
  - 3) Amendment of building design will help to attract households who are left out of the existing housing market, coordinate with the Transit Oriented Development (TOD) regulations and provide direct access to the train station

- 4) Use of a soft branded hotels (Marriott or Hilton) at the site to take advantage of their marketing and reservation systems. The proposed hotel is likely to co-exist with the proposed Tidal Basin Hotel due to the different clientele and amenities including room suites, a restaurant and room for occasional weddings and/or conference room.
  - 5) Great location with a navigable river. The plans will include a completed walkway that would provide fire service access, proposed boat slips with potential for a water taxi and soft approach to expanding tourism throughout the Branford coastline.
  - 6) Discussion of scale of buildings, height (50'), flat roof, and materials. The board noted that the area has no real context, however the approach for building design and materials should take advantage of the industrial heritage and the brick look or siding to attract destination guests to the area.
- c) Pepes Service Station, 165-195 Main Street.– Continuation of an Informal Review by new owner Kevin Curry. Mr. Curry is scheduled for a Zoning Board of Appeals (ZBA) variance for the canopy height. Mr. Curry discussed the changes proposed for the gas station, convenience store and repair bays. The Board discussed in depth the key aspects to keep the look of a more retro looking facility while incorporating modern conveniences. Discussion centered around use of recessed thermal windows, better use of the garage bay openings, height of canopy, color and logo bands on the building, appearance of eastside of the building painted with additional landscaping, monument sign with colored sign background and landscaping, monument sign with and sign lettering, door openings meeting building code standards. The applicant will get renderings and drawings to scale prior to the next meeting on March 13, 2019.

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

The meeting was adjourned at 10:32 A.M.

Minutes prepared by Ricard Stoecker, Assistant Planner