

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

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

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

**DRAFT
MINUTES**

The Town Center Revitalization Review Board
Regular Meeting, 8:45 a.m. **Wednesday, July 12, 2017**

Members Present: Chairman Norbert Church, Tony Terry, John Herzan, Phil Carloni, Earl Lind
Absent: Trish Bohan, Schuyler Coulter

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

Others Present: Doug Colter - 152 & 158 Montowese Street, Tom Arcari, AIA - (Quisenberry Arcari Architects), Graham Curtis, P.E. - DTC Consultants. Jaime Cosgrove, Branford First Selectman.

- 1) A motion was made to approve the minutes of June 14, 2017 with addendum concerning balcony configuration for presentation and hotel appearance at 4-6 Indian Neck Avenue by T. Terry. E.Lind seconded the motion which passed unanimously.

2. **New Business:**

152 & 158 Montowese St., Douglas Colter Owner – The demolition of a dilapidated garage and foundation and construction of nine (9) code compliant parking spaces, drainage, landscaping and driveway configuration is proposed. Mr. Colter presented plans that included a rain garden to handle sheet flow drainage off the driveway and parking lot. The impervious surface ratio on the site is only slightly increased with addition of approximately 10 feet of pavement. The driveway access and parking improvements will help with ease of movement between the two structures without taking away from the residential feel of the area. The landscaping will remain in place and additional plantings are identified for the rain garden and perimeter yard area. There will be cross easements placed on the driveway and parking areas between 152 and 158 Montowese Street. The driveway curb cuts will remain meeting ConnDOT minimum requirements. The Board and staff discussed the Residential Greenbelt Buffer requirement. An existing fence is currently located on adjacent property which meets required landscape buffer requirements. Should the fence be eliminated on the adjacent property a replacement fence will be erected by the owner of 158 Montowese Street. The Board discussed visibility of rear asphalt parking area from the street and adding some additional vegetative screening around the rear parking area behind 152 Montowese Street.

P. Carloni made a motion to approve and send a positive recommendation to the Planning and Zoning Commission with the addition of shrubbery placed in front of parking lot (152 Montowese Street) for streetscape screening. T. Terry seconded the motion which passed unanimously

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A motion was made by T. Terry to add to the Agenda - The Community Center Project 30-48, 26 and 28 Church Street .P. Carloni seconded the motion which passed unanimously to be Added to the Agenda:

30-48, 26 & 28 Church Street Community House Renovation- Graham Curtis (DTC) and Tom Acari (Quisenberry Arcari Architects) discussed the amended renovation plans for the Community Center project to consolidate the Senior Center and Recreation Department on Church Street. The plan is being amended to include two adjacent properties (26 & 28) to be added to the project to provide additional parking, landscaping and buffering and improved site access. The Board, consultants and staff discussed the importance of the demolition process for existing neighborhoods and the need to review carefully the condition and impact of the demolition of the existing two family house. A demolition delay ordinance will allow further review by the Town Center Revitalization and Review Board. The purchase of adjacent properties allows the expansion of 34 parking spaces, improved landing, stairs and ramp on south side of the building, less severe parking lot grading and improved landscaping and snow storage. The site access to the Community Center activities will be moved further south on Church Street. The intention of the amended plans is to keep added parking to one lot with a green buffer area for the Church Street and Meadow Street intersection. Drainage will continue to be sheet flow to rain garden infiltration for normal drainage events. Discussion ensued on the overall development of the area in terms of recreation fields, added open space, Atlantic Wharf mixed use redevelopment and Transit Oriented Development opportunities. There are opportunities to improve streetscapes and provide enhanced sidewalk connections between the Community Center, Atlantic Wharf development, Branford Train Station and Town Center. A motion was made by Earl Lind to approve the plan to provide added parking to the proposed Community Center project and send a favorable recommendation to the Planning and Zoning Commission. T, Terry seconded the motion which passed unanimously.

3) Planners Report

H. Smith noted that there would be a public informational meeting on Thursday, **July 13, 2017 at 7:00 PM at Fire Headquarters, 45 North Main Street, Branford, CT.** to review and comment on plans to improve Main Street, Route 146 , from Kirkham Street to the Town Green. The project includes an “oval” roundabout at the intersections of Main, Laurel, Eades and South Main Streets, as well as other road improvements to the area. All are encouraged to attend. The meeting is expected to be filmed for presentation on BCTV.

Meeting adjourned at 10:15 A.M.

Minutes prepared by Richard H. Stoecker, Assistant Town Planner