

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

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MINUTES

The Town Center Revitalization Review Board  
Special Meeting, 8:45 a.m. Wednesday, October 04, 2017

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

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

Others Present:, Tom Arcari, AIA - (Quisenberry Arcari Architects), Graham Curtis, P.E. - DTC Consultants. Jaime Cosgrove, Branford First Selectman.

1. New Business:

30-48, 26 & 28 Church Street Community House Renovation- Graham Curtis (DTC) and Tom Acari (Quisenberry Arcari Architects) noted amended renovation plans for the Community Center project to consolidate the Senior Center and Recreation Department on Church Street were reviewed back in July by the Board. At that time the Board sent along a favorable review to the Planning and Zoning Commission. T.Acari noted that they are back due to the bid document coming in over budget and the need to find some additional savings through "value engineering". T. Acari noted that savings need to be found and distributed a full accounting of proposed savings opportunities. H. Smith provided a summary sheet of changes that impact the exterior of the building and site changes that would be of interest to the TCRRB. The items reviewed include the following:

Proposed changes to the exterior of the building

- 40% of rooftop mechanical screening. Left in place was the screening facing Church. The other screening would not be seen from the field.
- Eliminate exterior new gym stair and ramp assemblies (2), existing stairs to remain, provide new rail assemblies. Provide area of refuge near south exit.
- Delete limestone panels – Utilize Parex.
- The roof top HVAC units in the bid are also proposed to be swapped out for an alternative unit.

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Proposed changes to the site plan include

- Reduction in size of the proposed trees in the parking lot to the zoning regulations minimum size of (2 1/2-3)" caliper.
- Elimination of the proposed wooden guard rail along the southern edge of the additional parking area proposed at #'s 26 and 28 Church Street.
- Eliminate 75% of the plantings in the proposed rain garden.
- Reduce the depth of new paving proposed for the parking lot.
- Eliminate three shade trees in the northeast lawn area
- Eliminate the inkberry plantings along the northern edge of the parking area.
- Eliminate two Shadblow small flowering trees along the southern edge of the proposed additional parking area on the newly acquired land at #'s 26 and 28 Church St.
- Change the perimeter curbing along the southeastern edge of the parking area (new and previously proposed from cement concrete to bituminous concrete (asphalt).
- Change "nyloplast" yard drain to precast.
- Emergency generator to be diesel.
- Three (3) new shade trees in NW sector to be added.
- Proposed use of the house at 26 Church Street field operations.

P. Carloni made a motion to approve the value engineering discussed and send a positive recommendation to the Planning and Zoning Commission. T. Bohan seconded the motion which passed unanimously.

## 2) Planners Report

First Selectman Cosgrove and Town Planner Smith provided an update on the Coastal Resiliency Plan and possible solutions to the flooding of Meadow Street via rail underpass near the Eel Pot restaurant. First Selectman Cosgrove and Town Planner noted the upcoming final report and public hearing on the Transit Oriented Development (TOD) Plan. They also noted the kick off of the Plan of Conservation and Development (POCD) update in the coming weeks.

Meeting adjourned at 9:40 A.M.

Minutes prepared by Richard H. Stoecker, Assistant Town Planner