

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

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BRANFORD, CONNECTICUT

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MEETING MINUTES

The Town Center Revitalization Review Board
Monthly Meeting, Wednesday, June 12, 2019

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

Member Missing: Trish Bohan

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

- 1) **Minutes:** A motion was made by P. Carloni to approve the minutes from April 10, 2019. The motion was seconded by S. Coulter , and unanimously approved.
- 2) **New Business:**

1. Digestive Disease Associates, 657-697 Main Street – Staff discussed with the Board reasons for the Special Exception modification. The Connecticut DOT denied the second access from the site on the east side. The action caused a last minute modification to the approved Special Exception/Site Plan. The owners were impacted by moving logistics in terms of closing down current operations at the 229 Montowese Stret office and occupying the new location. Staff highlighted the proposed events to get the new in place without further delay. The owners requested a bond to cover the cost of the outstanding work. The bond was accepted and approved by the Planning and Zoning Commission. Besides the elimination of the east side access areas other minor changes include curbing, sidewalks, loaming and seeding of previous paved areas, A retaining wall and crushed stone between the retaining wall and the building in the rear southeast corner of the building was added. The area is not visible from the sidewalk and was added due to a need for a door landing and grading to meet zoning regulations. The Board has already approved the monument sign and there is no need to approve the new sign location P. Carloni made a motion to accept the special Exception modification as presented , John Herzan seconded the motion which passed unanimously, 4-0.
2. The Board discussed informally the Branford River PDD (2, 5, 4-6 Indian neck Avenue proposal to allow “food preparation for onsite consumption as an accessory use to the permitted uses for Stony Creek Brewery and approved Tidal Basin Hotel.
3. **Other Business:** The board discussed sight line issues involving fences, signs and plantings at road and driveway intersections. No other business was discussed at the meeting. The meeting was adjourned at 9:37 A.M.
Minutes prepared by Rich Stoecker Assistant Planner