

TOWN OF BRANFORD
CENTER REVITALIZATION REVIEW BOARD

BRANFORD, CONNECTICUT 06405
Branford Town Hall
P.O Box 150

DRAFT MEETING MINUTES
The Town Center Revitalization Review Board
Held Via Zoom
Regular Meeting, Wednesday April 10, 2024

Meeting called to order at 9:05 AM.

Members Present: Norbert Church (Chairman), Phil Carloni, Tony Terry, Terence Elton, John Herzan, Schuyler Coulter, & Tricia Bohan

Members Missing:

Staff Present: Harry Smith, Town Planner

Other Present: Tony Bolduc, Jim Pretti, Tony Thompson & Karl Muller

NEW BUSINESS:

1. 17 No Main Street

North Main Branford LLC, c/o Dan Iammuno-Applicant & Owner
Special Exception - Auto Body Repair

PZ#24-2.1

PH 3/21/24 opened and continued to 4/18/2024

Jim Pretti, the applicant's engineer reviewed the application and the Landscaping plan prepared by Larry Appleton. Three trees were added to the plan in the state Right-of-Way on North Main Street. The curb cut will be removed on North Main Street will also be removed. A greenbelt buffer had been added adjacent to the residential property at 96 Main Street. Phil Carloni asked if the parking area would be gravel. Jim Pretti stated the parking area will be gravel for now. The property owner plans to submit additional applications to merge 17 & 13 No Main Street, pave the lot and expand the existing structure on 13 No Main Street. The applicant stated that they would also be submitting a Special Exception application for 23 No Main Street in the near future.

On a motion by Phil Carloni and seconded by Schuyler Coulter, the board unanimously voted to recommend acceptance of the application as submitted.

2. 35-37 Harrison Avenue

35-37 Harrison House LLC c/o Rachel Kelly-Applicant & Owner
Special Exception - Grading (Sec. 6.8) & Residential Dwellings

Application #24-2.9 & 2.10

PH to be set

Tony Bolduc, the applicant's representative, reviewed the changes made to the design after the last meeting. Norb Church asked if the windows would be one over one or four over four. The applicant stated the plan should show two over two but the rear side shows four over four. Tony Terry asked if Tony Bolduc was an architect or an engineer. He stated he is not an engineer or an architect but he works for an engineer. Norb Church asked what materials would be used. The applicant stated most features would be vinyl. John Herzan stated he thought the window design looks cheap and would vote against this application for that reason alone. Phil Carloni asked what the trim around the window would be. Tony Bolduc said he thought it would be Azek trim. Tricia Bohan asked if it was normal to have stairs adjacent to sliding glass doors. Tony Bolduc stated this was done to raise the structure as much as possible. John Herzan stated that it was not necessarily the form of the project, but the lack of detail on the plan that was the issue. Tony Terry stated there was not a lot of information on the trim. He suggested the following changes:

1. Solid PVC windowsill
2. More detail on window & door trim
3. Board and Batten siding
4. Water table trim
5. Corner boards

Phil Carloni stated that he believes the landings would need to be added to the front and rear doors. Tony Terry stated he was not sure if both required landings. Tony Bolduc stated they could elevate the grade in the rear of the building. Schuyler Coulter stated he was concerned about drainage from the neighboring properties, including the municipal lot, having to drain through this property into a wetland. Norb Church requested the site plan be sent to the Board along with full sized architectural drawings. Schuyler Coulter stated there were a few minor issues he had with the scale and proportion of some proposed features, specifically the eaves over the front doors.

Tricia Bohan stated it seems as though the applicant did not want to spend any money. Phil Carloni stated that the proposed building is too large for the site. Tony Terry stated it was squeezed into the space that is available.

On a motion by Phil Carloni and seconded by John Herzan the board unanimously voted to recommend the application be denied as submitted due to incomplete information and a lack of professionally drawn plans.

OTHER BUSINESS:

3. 650 Main Street (Informal Review)

Potential Two Family – Special Exception

PH to be set

Tony Thompson reviewed the proposed changes to the front building at 650 Main Street. He stated the new application would compliment the adjacent building but be a little different. Phil Carloni asked if the full return shown on the current plans were also shown on the previous application's submitted drawings, which did not include full eaves when built. John Herzan stated that if the applicant submits plans and then builds something different from that plan, why wouldn't they do the same thing this time. Karl Muller, the property owner, stated that he has received compliments on the building. Tony Terry asked if he would be willing to change the features. Karl Muller stated he probably would not be willing to do so. John Herzan asked if the proposed cupola was a tribute to the agricultural past of the structure, and that he thought the cupola was out of place with the residential character of the neighborhood. Norb Church stated he liked the cupola. Tony Thompson stated that he has designed over 2,000 structures in the last 45 years, and that he feels he is entitled to a little bit of say in the design of this structure. John Herzan asked for a summary of the proposed materials. Tony Thompson described the materials. Schuyler Coulter asked the applicant to confirm what the structure was on the north elevation. Tony Thompson stated it is a trash enclosure.

ADJOURNMENT at 10:46AM