

TOWN OF BRANFORD
CENTER REVITALIZATION REVIEW BOARD

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

MEETING MINUTES

The Town Center Revitalization Review Board
Held in the Town Hall Basement Conference Room
Regular Meeting, Wednesday December 11, 2024

Meeting called to order at 9:06 AM.

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

Members Missing: Tony Terry

Staff Present: Evan Breining, Assistant Town Planner

Other Present: Tom Edwards, Ryan DeSilva & Greg Biancardi

NEW BUSINESS:

1. 67 Cedar Street

John J. Panzella-Applicant & Owner

Special Exception Modification-Residential addition

Application #24-11.1

PH set for 12/19/24

Tom Edwards, the project architect, reviewed the proposed changes. John Herzan asked the applicant to explain the roof design. Tom Edwards explained what was shown on the submitted drawings, and stated the roof and siding would be consistent with what is currently there.

On a motion by Tricia Bohan and seconded by Phil Carloni the board unanimously voted to issue a positive recommendation.

2. 19 Laurel Street

35-37 Harrison House, LLC - Applicant & Owner

Special Exception- Multi-Family Residential

Application #24-11-11.6

PH set for 12/19/24

Greg Biancardi and Ryan DeSilva reviewed the proposed changes and submitted materials. John Herzan asked the applicant to review the proposed window design. Schuyler Coulter asked if the windows would be of a two over one design. The applicant stated some windows were proposed to remain as is and the majority of all new windows would be two over one. Norb Church suggested windows to be installed on the proposed stairwell to the rear of the structure. Joh Herzan asked what siding would be used. The applicant stated it would be consistent with the existing siding. Norb Church stated that the applicant had given the best presentation & submission the board had seen in years, the design was great and fit with the character of the existing neighborhood and this project would be a great addition to the Town of Branford much needed residential rental unit supply.

On a motion by Phil Carloni and Seconded by Schuyler Coulter , the Board unanimously voted to recommend acceptance of the application with the following modifications:

- 1. Given the architectural significance of the building, all windows shall have two over one design, and at a minimum all windows on the front and southern sides of both structures shall be of a two over one design.**
- 2. Windows shall be added to the proposed rear stairwell, consistent with the recommendations of the Town Center Board.**
- 3. The trash enclosure/provisions of refuse will be screened from view or behind an enclosure.**

OTHER BUSINESS:

3. Main Street/Town Green Reconstruction & Rehabilitation

Assistant Town Planner, Evan Breining, reviewed the Main Street/Town Green Reconstruction & Rehabilitation project for the board. The Board's comments and questions shall be compiled into a memo and circulated to Staff.

4. 2025 Meeting Schedule:

On a motion by John Herzan and Seconded by Schuyler Coulter the board unanimously voted to approve the 2025 Meeting Schedule.

5. October 9, 2024 Meeting Minutes

On a motion by Schuyler Coulter and seconded by John Herzan the board unanimously voted to approve the October 9, 2024 meeting minutes.

ADJOURNMENT at 10:42 AM