

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 Via Zoom

Regular Meeting, Wednesday July 10, 2024

Meeting called to order at 9:10 AM.

Members Present: Norbert Church (Chairman), Phil Carloni, Tony Terry, Terence Elton, Schuyler Coulter

Members Missing: John Herzan & Tricia Bohan

Staff Present: Evan Breining, Assistant Town Planner; John Hoefflerle, Town Engineer; James Cosgrove, First Selectman; John Alves, Deputy Police Chief

Other Present: Joe Lepre & Marci Polluzzi, Brian Humes, Architect

NEW BUSINESS:

1. 28 Kirkham Street (0 Elm Street)

Pent Road LLC, c/o Joe Lepre-Applicant & Owner
Special Exception – Two (2) Two Family Dwellings
PZ#24-5.9
PH set for 6/20/24

Joe Lepre, the applicant and owner of 28 Kirkham (known as 0 Elm Street) reviewed the proposed changes based on the Town Center Board comments. Phil Carloni asked if the pitch of the porch roof could be changed. Joe Lepre stated it had been altered. Tony Terry asked if the size of the window trim could be altered. Joe Lepre stated this would be difficult to do.

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. The size of the proposed cornice may be adjusted as necessary.**
- 2. The applicant shall lower the front porch pitch to allow space between the bottom window casing and the top of the roof.**
- 3. The applicant shall increase the size of the window trim to the greatest extent possible.**

2. 33 Laurel Street

Jacunski Architects LLC c/o Brian Humes-Applicant
Town of Branford- Owner
PZ#24-6.10
P&Z Meeting on 6/18/2024

Brian Humes, the applicant hired by the Town of Branford to design the renovation and site plan changes for the Police Headquarters, reviewed the proposed changes for this project. Norb Church asked where the refueling station for town motor vehicles will be relocated. The applicant stated this would be moved to the Fire Headquarters. Norb Church asked what materials the proposed wall will be made of. The applicant stated it would be block face masonry wall. Phil Carloni expressed concern for the volunteer services building, specifically during charity holiday food drop off events. Chief John Alves stated they had discussed the proposed changes with staff from the volunteer services building and their

biggest concern was access to the conveyor belt for deliveries, they would also be given the entire southern side of the building for their functions.

On a motion by Phil Carloni and seconded by Tony Terry the board unanimously voted to accept the application as presented.

OTHER BUSINESS:

1. Main Street Reconstruction/Town Green Changes:

John Hoefflerle, Town Engineer and James Cosgrove, First Selectman discussed the proposed changes to the town green.

ADJOURNMENT at 11:02AM