

**TOWN OF BRANFORD**  
**CENTER REVITALIZATION REVIEW BOARD**

BRANFORD, CONNECTICUT 06405

Branford Town Hall

P.O Box 150

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**MEETING MINUTES**

**The Town Center Revitalization Review Board**

**Held Via Zoom**

Regular Meeting, Wednesday June 12, 2024

**Meeting called to order at 9:05 AM.**

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

**Members Missing:** John Herzan & Tricia Bohan

**Staff Present:** Harry Smith, Town Planner

**Other Present:** Joe Lepre & Marci Polluzzi

**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 site plan and explained why they chose to pursue this design and the added variances. The design of the two proposed structures is the same as other projects the applicant had previously presented to the board at other properties. Schuyler Coulter asked if the adjacent property was the train station drop-off and what the hatched area on the plan was. Joe Lepre stated it was and added that the hatched area was an easement with the Town of Branford. Phil Carloni asked if you could see the proposed structures from Kirkham street. The applicant stated it would be barely be visible. Phil Carloni asked if the applicant needed approvals from the inland wetlands commission. The applicant stated the adjacent waters were tidal wetlands, and therefore not within the IWC's jurisdiction.

Tony Terry asked if the proposed design was the same as the applicant's previous project on Svea Avenue? The applicant stated there would be changes to the interior layout and a relocation of some windows, but very similar. Phil Carloni suggested raising the pitch of the gable to allow the installation of a window. Tony Terry suggested additional architectural changes. The applicant agreed to make those changes. Phil Carloni asked how thin the window trim would be. The applicant stated they could make the window trim larger. Evan Breining read the written comments from John Herzan, a missing Town Center Board member.

*The Board continued the application to the July 10, 2024 meeting.*

**OTHER BUSINESS:**

**1. Minutes:**

**On a motion made by Phil Carloni and seconded by Tony Terry the board approved the minutes from March 13, 2024.**

**2. Other Business:**

**The Board asked if staff could circulate the proposed downtown public improvements to its members and add a discussion of those changes to next month's agenda.**

**ADJOURNMENT at 9:53AM**