

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 March 13, 2024

Meeting called to order at 9:01 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 & Evan Breining, Assistant Town Planner

Other Present:

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 set for 3/21/24

Jim Pretti, the applicant's engineer reviewed the application. Norb Church asked if 23 No Main Street was part of this application. Evan Breining confirmed that that property was not part of this application. Phil Carloni stated he saw some activity at 23 No Main Street. Jim Pretti stated he was not sure what the applicant was doing on that property. Norb Church asked why the applicant was before the board. Evan Breining stated that the applicant submitted a Special Exception application for Motor Vehicle Service. Phil Carloni asked if the curb cut in front of the structure on 17 No Main Street would be removed. Jim Pretti, stated this curb cut would be removed. Tricia Bohan stated the changes already made have been an improvement to the site. Jim Pretti stated that they had contracted a Landscape Architect to create a Landscaping Plan. Norb Church asked that the Landscaping Plan be circulated to members of this board for comment. Phil Carloni recommended the space adjacent to Main Street be maintained as green space. Schuyler Coulter stated that trees planted now would not have any impact on Main Street for 40 years and it may not make a very large difference. John Herzan recommended an evergreen tree be planted to introduce the residential scale of the adjacent properties, planted along main street.

On a motion by Tricia Bohan and seconded by Phil Carloni, the board unanimously voted to recommend acceptance with the condition that the landscaping plan be circulated to the board for comment.

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 engineer reviewed the application. Tricia Bohan asked if this was a through lot to park place. Tony Bolduc said it was not and showed the site plan. Schuyler Coulter asked if there is any requirement to have paved parking areas. Evan Breining stated there is no requirement for paved areas in the Zoning Regulations. Norb Church asked how large each unit would be. Tony Bolduc stated each unit would be 1,400 square feet. Norb Church stated the board's purpose is to make sure the new structures blend with the town center area and asked what changes

could be made to make the proposed building more esthetically pleasing. Tony Terry stated there is nothing that distinguishes each unit and the proposed building was the cheapest possible option. Phil Carloni stated this has nothing to do with the surrounding structures architecture. John Herzan echoed this thought. Tony Terry stated the proposed building was a rock bottom presentation. Phil Carloni suggested matching the pitched roof of the existing building. John Herzan criticized the window selection and stated the windows would make a big difference and suggested breaking up the units by staggering the layout. Tony Bolduc stated that he would bring the comments and suggestions made to the owner to see how they would like to proceed. Tony terry asked if the plans were drawn by a licensed architect. Tony Bolduc stated he designed the rendering and the owners were looking for a place to start. John Herzan stated he was concerned with the size of this building and felt it would be problematic to the character of the neighborhood.

The board voted to table this matter to the next regular meeting on April 10, 2024

OTHER BUSINESS:

ADJOURNMENT at 10:35AM