



PLANNING AND ZONING COMMISSION

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**PLAN OF CONSERVATION & DEVELOPMENT (POCD)
STEERING COMMITTEE
MEETING MINUTES 4:30 P.M – 6:30 P.M.
WEDNESDAY, April 11, 2018
Branford Town Hall Basement Conference Room
1019 Main Street.**

Staff Present: H. Smith- Town Planner, R. Stoecker Assistant Town Planner

Plan of Conservation & Development Steering Committee Members Present:

P. Carloni, P. Basserman, G. Renz, M. Palluzzi, T. Elton, B. Ricozzi, V. Hanchuruck, J.Lust.

Absent – J. Chadwick, C. Lezon

Glenn Chalder – (Planimetrics, 70 Country Road, Simsbury, CT) Town Consultant for the Plan of Conservation & Development.

1. Call to Order – The meeting was called to order at 4:30 P.M . by Chairman P. Carloni who welcomed everyone and noted the review tonight would include the review the draft plan that was distributed.
2. Minutes of April 11, 2018 – The minutes were reviewed. G.Renz made a motion to approve the minutes as corrected for attendance for John Lust (present) and Bill Horne (absent). The minutes were seconded by M. Palluzzi.
3. Review of Draft Plan – Glen Chalder explained the purpose of the session is to continue to review discussion elements to give the POCD Steering Committee a chance to review and discuss some of the earlier topics (Draft Plan) that may need more attention. H. Smith noted that the draft plan has not been posted on the website. It was determined to let the Steering Committee have a chance to review and edit the document prior to posting on the web as an authorized draft from the Commission.

4. Issues Discussed

- Big picture how do we determine success? Moving forward from exercise to action items.
- 2008 Plan recommendations were made. Develop an introduction with a few pages stating measurements of success. Added graphs for illustrating sea level rise issues and a wide range of future impacts on the Town of Branford.
- Input of historical changes, maps and illustrations is needed. Seek input from town historian, Historical Commission and other town staff.
- Land Use Map Table was discussed in depth concerning clarification of the various categories. Better definition of the categories based on the use of land and environmental constraints needed. The Open Space Map is in need of continual updates. A better definition of the map is needed stating origin of information- utilization of Tax Assessor maps and other various sources of information and maps
- Zoning Map was discussed. The database is large and would need updating and clarification. The Zoning Map represents a snapshot in time and illustrating key patterns of development throughout town.
- Discussion of Coastal Issues; Suggestions on establishment of a Coastal Vulnerability Group and more information on various groups, associations who should be involved with the establishment and work of the Coastal Vulnerability Group took place. Town “equity issues” and projects impacted by coastal storm events and sea level rise implications were discussed. The Steering Committee briefly discussed various fiscal impacts on various road & bridge projects. A key result of the POCD update should include a coastal vulnerability framework on cost/benefit analysis for town projects with detailed costs and savings implications.
- Protection of Natural Resources Discussion centered around utilizing the existing Inland Wetland Commission, Community Forest Commission and Conservation Commission involvement for protection of plants, landscape and habitat. Also, the same organizations would be a fit for establishing a comprehensive tree planting program in Branford.
- Preserving Open Space Discussion ensued on distinguishing more detailed mapping on passive versus and active recreational opportunities in town. It was noted that the Park & Open Space Authority should be involved in the protection and buffering tasks for open space parcels. The South Central Regional Council of Governments have developed trail guides for all towns in the region as well as the Branford Land Trust. The Open Space map categories and associated colors were also briefly discussed.
- Enhance Community Character Discussion of the Community Character Map took place concerning identification changes and amount of information portrayed (Rte 146 and Stony Creek Quarry). Discussion on Design Review and importance of seeking designs from corporate entities that fit the local town design standards and character were discussed. Discussion of recommendation of reestablishing the Branford Preservation Trust.
- Strengthen Community Structure Discussion on the Community Structure Map noted that better identification of key neighborhoods is needed. The Committee were in favor of improving the narrative and map to recognize the unique villages and identify on a map the more general neighborhoods. The Steering Committee discussed the use of term node and suggested better terminology for the narrative, tables and mapping be utilized The overarching policy is to discourage strip and sprawl development and encourage efficient development areas. The Community Structure Map needs updating to better illustrate pedestrian friendly development areas and ways to encourage Transit Oriented Development opportunities throughout the town. Further work is needed to make the Community Structure Map more understandable and redrawn for better clarification. It was noted that the POCD can be amended through time as issues evolve or change.

Next Steps.

The next meeting will continue with Chapter 10 of the Draft POCD Plan. A Special Meeting will be scheduled for Tuesday May 1, 2018 to finish the Draft Plan review scheduled for 4:30 in the Town Hall basement conference room

The meeting was adjourned at 6:30 PM.

Minutes prepared by Rich Stoecker, Assistant Planner