



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

**PLAN OF CONSERVATION & DEVELOPMENT (POCD)
STEERING COMMITTEE
MEETING MINUTES 4:00 P.M.
WEDNESDAY, DECEMBER 13, 2017
BRANFORD TOWN HALL BASEMENT CONFERENCE ROOM
1019 Main Street, Branford CT.
*DRAFT***

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

Plan of Conservation & Development Steering Committee Members Present:
C. Lenzon, P. Basserman, P. Carloni, B. Horne, G. Renz, J. Lust, J. Chadwick, M. Palluzzi,
T. Elton, B. Ricozzi, V. Hanchuruck

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

1. Call to Order – The meeting was called to order at 4:00 P.M. . Town Planner Harry Smith introduced consultant Glen Chalder, with Planimetrics who had completed the 2008 Plan of Conservation & Development. The Steering Committee introduced themselves. H. Smith noted that J. Lust would not be attending the meeting Kathy Lezon would be late in attending.
2. Nomination of Officers

Phil Carloni was nominated and accepted the role of Chairman of the POCD Steering Committee.
3. Glen Chalder welcomed everyone to the meeting and explained that the two booklets submitted to the Steering Committee would be discussed and the remaining time allocating to public comment and issues of interest and concern to the Steering Committee . The Booklet – **No. 2 Condition and Trends** will help to provide factual information to be used as a foundation for the issue oriented booklets to be produced

Booklet #2 : Conditions and Trends was carefully reviewed concentrating on the following topics:

- 1) History of Branford – revealing past settlement patterns and key resources.
- 2) Population Trends - projections, age cohort migration patterns, age composition, future projections. A key point was stressed noting that available data suggests Branford is at an inflection indicated that Branford is at an “inflection point” in its history in terms of demographic trends and key factors. If past trends continue, Branford’s population is expected to decrease over the next few decades.
- 3) Housing Issues – Statistics on housing units by decade, percentage single family units, household size change and comparison housing tables.
- 4) Economic Conditions – Discussion of comparison regional tables on place work, jobs in Branford, jobs/housing balance and tax base, median household income, and percent tax base.
- 5) Land Use Map – The draft map shows residential, open space, commercial and industrial. The categorization needs to be further refined. It was noted that an updated land use map is needed.
- 6) Zoning in Branford – An updated table of different zoning categories will be updated and refined.
- 7) Fiscal Overview – Discussion of equalized mill rate, taxes, and comparison tables with other regional towns.
- 8) Other Data – Crime statistics and school parameter tables.

Booklet #3 Planning Issues in Branford. The booklet summarized results from the community workshop meeting held at the Walsh Intermediate School on November 29, 2017 from 7:00 P.M. to 9:00 P.M. Key highlights were discussed including the following:

- 1) Strong attendance of over 125 people at the workshop, difficulty in hearing presentation due to room acoustics and lack of microphones.
- 2) Tabulation of Planning Points for conservation related issues, development issues and infrastructure issues.
- 3) Planning Points Discussion concerning coastal resources, open space, natural resources and community character.
- 4) Walking/ Biking/ Transit improvements were noted.
- 5) Traffic/ Circulation existing troublesome intersections, speeding, and push for a full interchange at exit 53 I-95 connector.
- 6) Other discussion topics were discussed including possible need for more community input, good strategies on how to guide development, POCD investigate a fourth theme to address environmental/ climate issues

The Steering Committee discussed the logistics for the best approach and logistics for the Listening Sessions scheduled for January and February including time of meeting , prepared material available prior to the meeting. Use of website to disseminate key information

Public comment included discussion concerning e-mail submission and how to group comments and post on website, best ways to post information and post notifications. Coastal issues were discussed.

Discussion of next steps in the POCD process including January 10, Listening Session concentrating on Conservation. The time and location of the session will be arranged and notification submitted to members and posted on the website.

POCD Steering Committee Meeting Schedule and meeting dates was discussed
The POCD website has been created and will list all reports and documents

Meeting adjourned at 5:50 p.m.

Minutes prepared by Assistant Planner, Rich Stoecker