



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405

Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

December 28, 2022

Dennis T. Flanigan
Moderator, Representative Town Meeting
Town of Branford
1019 Main Street
Branford, Connecticut 06405

Re: PZ#22-5.2 Two Lot Subdivision & Coastal Site Plan at 125 Thimble Island Road

Dear Mr. Flanigan:

I am writing on behalf of the Planning and Zoning Commission. On July 7, 2022 the Commission voted to approve a two lot subdivision at 125 Thimble Island Road. This Property is owned by Matthew & Stephanie Milano.

As part of the subdivision approval process the Milanos offered the following land dedication and conservation easement to meet the open space requirement from the Subdivision Regulations: an 8,421 square feet portion of land directly adjacent to property owned by the Town of Branford (West Point Field Park) to be deeded as open space. There is also a 21,761 square foot conservation easement spanning across both of the newly created parcels. These are depicted on Drawing No. 1 of 3 entitled "*Proposed Subdivision Map*" dated April 13, 2022 and last revised on July 6, 2022.

Section 3.04.B of the Town of Branford Subdivision Regulations states "in subdivisions proposed for residential development, open spaces for parks, playgrounds, and/or environmental protection shall be provided in places deemed proper by the Commission."

Furthermore Section 3.04.G states "When a subdivision abuts an existing open space area, the Commission may require the lot lines of such land to form a continuation of the existing open space to provide a single, unified area." The open space land is adjacent to Town of Branford property on West Point Road (West Point Field Park) and can therefore be merged with this property.

RTM action:

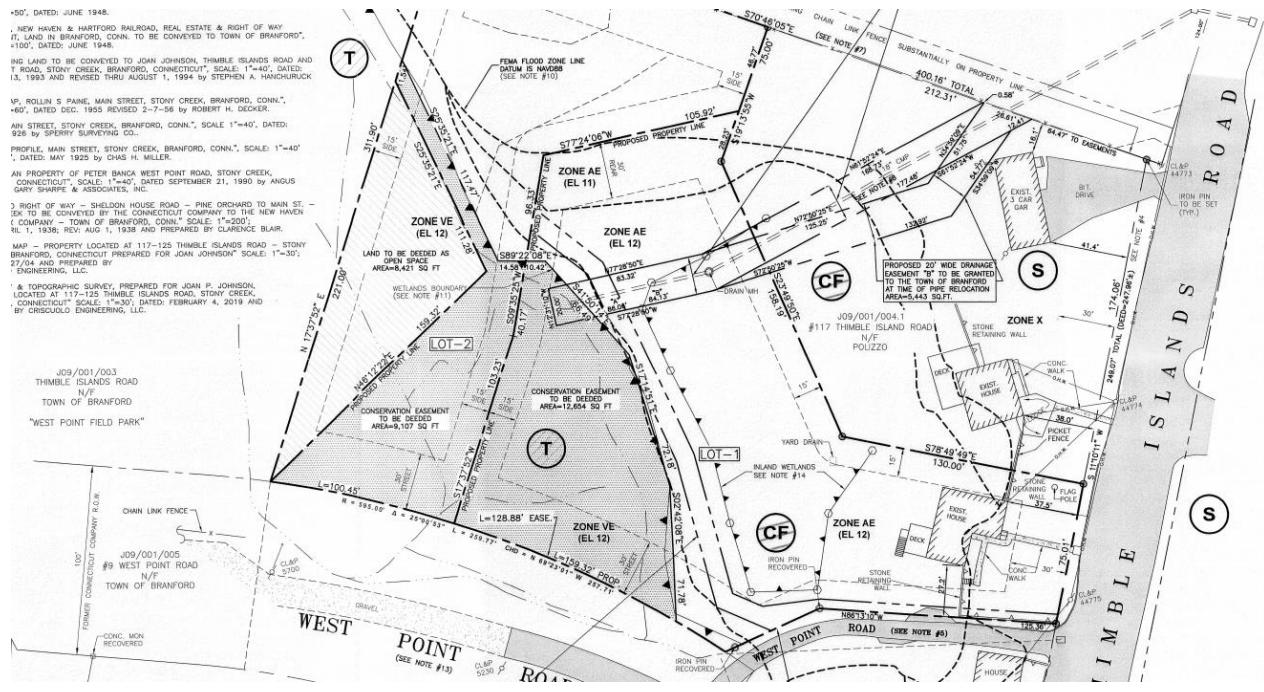
The RTM would now have to accept the donation of the open space land and conservation easement to allow the subdivision to be finalized.

Dennis T. Flanigan
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 January 3, 2022

Directly below is the property prior to the last Subdivision from the Town of Branford GIS Map.



And Below is a portion of Drawing No. 1 of 3 entitled "Proposed Subdivision Map." The shaded area shows the space from two newly created lots that is to be made into conservation easements. And the Triangular striped area is the open space land to be dedicated to the Town of Branford and merged with West Point Field Park.



Dennis T. Flanigan
Moderator, Representative Town Meeting
January 3, 2022

Sincerely,

Evan Breining
Assistant Town Planner

p.c. Charles R. Andres, Chairperson – Planning and Zoning Commission
James B. Cosgrove, First Selectman