



# PLANNING AND ZONING COMMISSION

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## MEETING MINUTES PLAN OF CONSERVATION & DEVELOPMENT (POCD) STEERING COMMITTEE FIREHOUSE - 45 NORTH MAIN STREET THURSDAY, JULY 19, 2018 5:00 PM

Plan of Conservation & Development Steering Committee Members Present:

P. Basserman, M. Palluzzi, T. Elton, B. Ricozzi, P. Carloni, J. Chadwick, B. Horne, V. Hanchuruck, C. Lezon, J. Lust, and G. Renz.,

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

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 5:05 P.M. by Chairman Phil Carloni.
2. Draft Minutes – July 19, 2018 - J. Lust made a motion to accept the minutes, seconded by P. Basserman and unanimously approved.
3. Review of Comments Received on 5/22/18 consultant draft POCD - G. Chalder explained that he had summarized all of the comments received on his 5/22/18 draft POCD during the 6/13/18 Public Meeting held by the Steering Committee and received through 7/11/18 into a spreadsheet that had been distributed as a working paper to the Committee members. He further explained that since there were so many comments, many of a technical nature, he had added a column with a suggested disposition for each comment (accept, reject, discuss, etc.) to facilitate the Committee's review. He suggested that the Committee approach the review of the comments in a fashion similar to a consent agenda, i.e. a lack of discussion by the Committee on any comment with a suggested disposition of acceptance or rejection would result in the Committee assent to the suggested disposition for that comment.

H. Smith noted he had sent that Committee copies of all of the comments received as emails since the June 13, 2018 meeting.

Chairman P. Carloni started the review with G. Chalder and Working Paper for Plan Update Committee Discussion. Review of matrix started on Chapter 1

Chapter 1 - Introduction -

- No Changes listed

Chapter 2 – Conditions & Trends

- Discussion ensued concerning older data and need for more recent data – No Change in Draft Plan.

- Discussion on Open Space Mapping and the timeframe for completion being extended to allow for collaboration between staff, New England GEO (Mapping consultant), Assessors Office and other key stakeholders.

### Chapter 3 - Community Input To Guide Change.

- Lengthy discussion ensued over types of surveys used including random phone surveys, on-line surveys, and placement of survey in the body or sidebars sections of the Plan.
- Discussion ensued on the accuracy and effectiveness of input from the various surveys and correspondence. The business development question was part of the telephone survey.

### Chapter 4 – Coastal Issues

- Lengthy discussion concerning coastal issues and the need for studies to determine future costs to the Town, and the establishment of a Coastal Vulnerability Working Group were noted. Changes noted included the inclusion of the Conservation Commission as a partner to work with the RTM and/or the Board of Selectman.

### Chapter 5 – Protect Natural Resources

- Lengthy discussion concerning lowering the percentage of impervious surface allowed on site, and increasing stormwater quality through use of Low Impact Development techniques, along with capturing rainfall for infiltration and other measures.
- Discussion concerning recommendations for tree protection and including other Commissions to develop preservation of trees effort and better tree planting requirements.

### Chapter 6 – Preserve Open Space

- Lengthy discussion concerning the mapping of Open Space including ways to present the data in different ways, modifying the legend and color composition of the Open Space map for clearer display, coordination of staff and commissions.
- Other issues discussed include the Branford Trail Map and coordination with the Shoreline Greenway Trail mapping as well as adding elements of the 2008 POCD to the 5/22/18 draft.
- After discussion the Steering Committee did not seek any propose an increase in open space set asides from 10% to 15% be added to the Draft Plan.

### Chapter 7 – Enhance Community Character

- Lengthy discussion on continuing to balance private property rights to develop land with the rights of the public to direct that development and preserve important natural and cultural characteristics including existing landscapes and historic buildings.
- Blasting issues were discussed and recommendations to further protect the natural landscape with additional zoning regulations.
- The use of wayfinding signs was discussed

### Chapter 8 – Structure

- Lengthy discussion concerning putting more local Village photos into the Draft Plan. The aerial photos on pages 66-68 will be reworked with either maps or new aerial photos.

- After a lengthy discussion several changes to the language in the 5/22/ draft regarding the use of PDD's were made including changing the word "Limit" to "Reconsider" and the recommendations for PDD review to provisions "addressing" instead of provisions "that would require"

The Committee decided to table the review of the rest of the comments to the next scheduled Steering Committee meeting on August 8, 2018.

#### 4. Input From Public -

Wayne Cook – Mr. Cooke distributed documentation that was sent to the Steering Committee members pertaining to his views of the inaccuracies of the Draft Plan involving the lack of economic development emphasis. Costco issues and reasons that the development did not proceed were noted. Exerpts from Cheshire POCD which had a strong emphasis on an economic strategy were also noted.

Tracy Olverson – Spoke concerning more emphasis on the Thimble Islands and impacts to Stony Creek including future stakeholder meetings with departmental town staff, RTM members, and others. She noted the need for added dock space, overall parking issues, dock designs, coastal access for kayaks, shuttle service from the Branford Train Station., and lastly a creation of a Stony Creek Task Force. Written comments were submitted to the Committee staff.

Jacey Wyatt – Discussed the emphasis in the Plan meetings on conservation issues rather than development concerns. Jacey sought a more diverse citizen survey and attention to building for the future of Branford for attracting business and residential growth.

Marie Kelly – Spoke stating her support for the POCD Steering Committee work to date and opposition to any specific zone change around Exit 56, which would attract more large scale retail operations and diminish the quality of life in that part Branford.

Perry Maresca – Mr. Maresca as Chairman of the Branford Economic Development Commission (EDC) spoke strongly on economic development issues. Mr. Maresca emphasized more mixed use development at Exit 56 with considerations for a zone change away from the current IG-2 zone designation at Exit 56. Mr. Maresca recognized the Triple AAA bond rating for the town which has been reached by being fiscally responsible and an attraction for business development. Lastly, he stated that the POCD should be a guide book rather than a strict document of conservation and development techniques to allow for change as the town evolves with the ever changing economy.

Shirley McCarthy – Spoke concerning the impact of increased development along eastern Route 1 on personal health. She also stated in her view the town is already overdeveloped. The emphasis on development should not outweigh maintaining community character.

Anita Pulcinnella - Spoke concerning the inadequacy of the citizen surveys used for the 2018 POCD update. She supports the Costco development at Exit 56 for the citizens of Branford and tax income for the Town of Branford.

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FIREHOUSE - 45 NORTH MAIN STREET  
THURSDAY, JULY 19, 2018*

The next scheduled regular meeting is August 8, 2018 at Branford Fire Headquarters - 45 North Main Street. Harry Smith stated he would poll the members about adjusting the time from 5:30 to 7:30 pm.

**The meeting was adjourned at 7:05 P.M**

Minutes prepared by Rich Stoecker, Assistant Planner