



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.** TUESDAY May 01, 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. Basserman, G. Renz, M. Palluzzi, T. Elton, B. Ricozzi, V. Hanchuruck, J. Lust, J. Chadwick, C. Lezon.

Absent – P. Carloni

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 Acting Chairman C. Lezon sitting in for who welcomed everyone and noted the review tonight would include the continued review the draft plan that was distributed.
2. Minutes of April 11, 2018 – The minutes were reviewed. M. Palluzzi made a motion to approve the minutes. B. Horne seconded the motion to approve the minutes as presented which that were unanimously approved by the Steering Committee. K. Lezon abstained
3. Review of Draft Plan – Glen Chalder noted that the Committee will pick up where they left off in review of the Plan and continue onto Chapter 10 of the Draft POCD. Budgetted 3 meetings for Plan review and hopeful a public hearing meeting in June.
4. Issues Discussed

Section 10 – Enhance Branford Center

- Map of Branford center was discussed and thought to be confusing. Additions to the map should include the existing PDD's (Lockworks Square) .
- Include the town center merchants group as one of the lead group for future .
- Parking, and signage was discussed. Properties along South Montowese and Main Street may provide opportunities for additional parking along the rear of the properties.
- Discussion of cross references and hypertext and linkages to various sections of the Plan took place.
- Discussion of possible use of interactive maps. Functionality should be improved for various reports and maps, tables, etc. Discussion of the final format of the text took place.
- Discussion of the CT. Main Street Program – No funding is involved. They mostly provide technical assistance.
- Moving various programs to different sections and other minor formatting changes was discussed.
- Discussion on highlighting the Transit Oriented Development Study (TOD) and cross-referencing to other topic headings.

Section 11- Promote Appropriate Economic Development

- Discussion of housing issues as it relates to economic development.
- Detailed discussion took place on the economic development map. Changes are needed to Economic Development Map on page 75 to better clarify the economic development aspects of the map including more highlight on the interstate interchanges. Traffic implications were discussed in depth.
- Discussion on the impact of tourism and promotion of new innovative emerging technology.
- Discussion on ways to advance economic opportunity areas including Town Center and villages, Exit 53 interchange, Route 1 corridor and other industrial areas.
- Discussion of Branford moving towards being a built out community. Including use of adaptive reuse and other potential development incentives. Most of the land left is burdened by either ledge or wetlands
- Discussion on ways to better illustrate economic development importance with better images, mapping and tables. It was discussed that economic development be emphasized more by different placement in the Plan or more cross-referencing.

Section 12 – Guide Residential Development

- Housing choice and income information was discussed in detail. Housing affordability was discussed in detail. The main point of interest for the Town of Branford is to reflect the fact that the town has market rate affordable housing that is not recognized by the State of Connecticut as affordable.
- Need for updates of POCD tables to accurately reflect government-assisted units for the CGS Section 8-30g Affordable Housing Appeals Procedure.
- Discussion of “Possible Strategies to Create Affordable Housing” including inclusionary zoning techniques (housing trust fund, payment of a fee in lieu), other possible approaches, funding, preservation of existing housing units, partnerships, municipal assistance, other approaches, legislative initiatives were noted.(pages 85-87)
- Housing for an aging population and younger families was discussed. (page 88)

The next meeting will continue with review of infrastructure elements - Chapter 13 - Maintain and Enhance Community Facilities of the Draft POCD Plan. The next meeting will be scheduled for Wednesday May 9, 2018 to finish the Draft Plan review. The meeting is scheduled for 4:30 to 6:30 PM in the Town Hall basement conference room

The meeting was adjourned at 6:20 PM.

Minutes prepared by Rich Stoecker, Assistant Planner