



# PLANNING AND ZONING COMMISSION

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## MINUTES PLANNING & ZONING COMMISSION TUESDAY, SEPTEMBER 26, 2017 SPECIAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

The meeting started at 7 pm.

Commissioners Present: J. Lust, M. Palluzzi, C. Andres, J. Viauso, F. Russo, J. Chadwick  
Commissioners Absent: P. Higgins, C. Kelly  
Staff Present: H. Smith- Town Planner, M. Martin- Clerk

Chairperson Andres explained the primary item on the agenda was the Transit Oriented District Study update.

### 1. PRESENTATION & DISCUSSION- TOD Study Update

Frank Fish (BFJ Planning) began the PowerPoint presentation by mentioning the members of the Steering Committee and the Staff who they have been working closely with as well as the BFJ Planning Consultant team. He then reviewed the objectives of the study.

He noted that this study began in the Spring (2017) with 2 public workshops. From these workshops they gathered public input which included: more connections to the Main Street area, the Railroad Station and the waterfront. They also learned that residents did not want competition between the Railroad Station area and the downtown merchants. BFJ Planning then took the information they gathered and worked on a draft recommendations and ideas and presented it to the Steering Committee which then was summarized for the Planning & Zoning Commission at their Aug 31 Meeting. There will be a final presentation of the study to the Public on October 17 with a final document produced in November.

He noted the principles are to encourage contextual development of key sites, incorporate complimentary uses to these areas that don't compete with the Town Center, improving connections to the Town Center, Waterfront and surrounding areas and to encourage sustainable and resilient development. Next different development ideas for various areas of town were highlighted. He then explained the Overlay Zone Concept in which the underlying zoning remains and the property owners would have the option to opt in or not. If they choose to opt in, additional uses would be allowed (such as residential small scale retail). There would however, be some requirements in the Overlay zone including: sidewalks, flood resilience requirements, green buildings and others.

F. Fish then reviewed the 4 key areas which are the Waterfront, Meadow Street, West End Area and the Branford Train Station Area.

Noah Levine (Project Planner –BFJ) spoke next about proposed road, pedestrian and bicycle connections including sidewalks and multi-use paths.

Flood Control recommendations were then reviewed as well as wayfinding improvements (signage).

Chairperson Andres then asked the Commission for their comments and questions.

The Commission had a brief discussion.

Chairperson Andres then asked the audience if anyone had questions.

Public Input:

1. Man from the audience asked who commissioned the study and who is paying for it? H. Smith explained the grant applied for by the town and consultation process.
2. Jaycee Wayatt asked why is residential considered for the Meadow Street area instead of office uses? She also asked why the train station area is not being marketed more aggressively. She then asked about the potential floodgate-how much will it cost and who is paying for it? F. Fish addressed these comments stating the economic analyst said the market for residential was strongest and retail not strong. He agreed marketing would be helpful.
3. Steve Mazzacane said the floodgate door was not that expensive. He then talked of sidewalks. Is there any incentive program for people to install sidewalks? F. Fish said that would be up to the town.

2. Bond Release for 5 Cottage Street—

H. Smith said this is a \$500.00 driveway bond release request. The driveway has been completed.

J. Chadwick made a motion to release the bond. J. Vaiuso seconded the motion which passed unanimously.

3. Beacon Communities-Applicant

Branford Housing Authority-Owner

115 South Montowese Street (Parkside Village I)

Zoning Regulation Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)

Application #17-9.4

**PH to be set**

4. Beacon Communities-Applicant

Branford Housing Authority-Owner

115 South Montowese Street (Parkside Village I)

Zoning Map Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)

Application #17-9.5

**PH to be set**

Chairperson Andres explained these two applications were recently received in the planning office. They are both 8-30G applications and are in the Coastal Zone. There is a question whether it is mandatory for DEEP to be notified 35 days before the Public Hearing. The Town Attorney has advised the Commission to table the setting of the Public Hearing dates to the next Planning & Zoning Meeting which is October 5.

The meeting adjourned at 8:35 pm.