

## CONSERVATION STRATEGIES – Natural Resources

<b>Goal</b>	
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Protect water quality</li> <li>• Address flooding <i>(relocated from Utilities)</i></li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Protect biologic resources</li> </ul>
<b>Emerging Issue</b>	<ul style="list-style-type: none"> <li>• Protect air quality</li> </ul>

<b>Actions Taken</b>	<p>To expand diversity, energy efficiency, and environmentally sound residential development, the Planning and Zoning Commission adopted the following regulations:</p> <ul style="list-style-type: none"> <li>• Special provisions for elevating non-conforming structures in flood zones. <i>(relocated from Housing Development)</i></li> <li>• The Branford Recreation Department is a national trend-setter in the use of organic fertilizers for all playing fields and playgrounds. <i>(relocated from Community Facilities)</i></li> </ul> <p>The RTM adopted updates to the Town Flood Ordinance. <i>(relocated from Utilities)</i></p> <ul style="list-style-type: none"> <li>• Address flooding problems. <i>(relocated from Utilities)</i></li> <li>• Pursue Community Rating System. <i>(relocated from Utilities)</i></li> <li>• Implement flood hazard reduction program. <i>(relocated from Utilities)</i></li> <li>• Discourage development in flood prone areas. <i>(relocated from Utilities)</i></li> </ul>
<b>Actions Ongoing</b>	
<b>Actions Not Taken</b>	

## CONSERVATION STRATEGIES – Open Space

<b>Goal</b>	Create an open space system that enhances the quality of life in Branford.
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Continue to implement - 2005 Open Space Plan.</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Create greenway linkages.</li> <li>• Improve open space acquisition tools.</li> <li>• Manage town open space.</li> <li>• Protect privately managed open space.</li> </ul>
<b>Actions Taken</b>	<p>Actions taken by the Planning and Zoning Commission resulted in the following:</p> <ul style="list-style-type: none"> <li>• Simplification of the Open Space Residential (OSRD) regulations to encourage “conservation” or “cluster” development.</li> <li>• Regulations to allow off-site dedication of open space.</li> <li>• Regulations requiring open space in multi-family development.</li> <li>• Revision of subdivision regulations for fee in lieu of open space requirement to correspond with state statutes.</li> <li>• Donation to the Town of 7 acres of open space as part of a multi-family development and 2 acres as part of an OSRD development.</li> <li>• Supported the inclusion of Foote Park as an integral part of the town Open space and recreational components of Town of Branford Open Space system.</li> </ul> <p>The Select Committee on Open Space Acquisition (SCOSA), which drafted the 2005 Open Space Plan, accomplished the following:</p> <ul style="list-style-type: none"> <li>• Inventory and prioritization of potential open space acquisitions;</li> <li>• Utilization of State grants and partnership with the Branford Land Trust to acquire 12 parcels totaling over 100 acres since the end of 2008;</li> <li>• Update of Town open space map to incorporate recent acquisitions and correct past errors.</li> </ul> <p>The Parks and Open Space Commission maintains and manages the Town’s open space properties. They also conduct annual invasive plant removal and litter pick up events in cooperation with the Conservation Commission.</p>
<b>Actions Ongoing</b>	<ul style="list-style-type: none"> <li>• Work continues on the Branford portion of the Shoreline Greenway Trail, which will eventually span four towns. Owner approval has been obtained for three segments of the trail in Branford.</li> </ul>
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Review and update the 2005 Open Space Plan (P &amp; Z);</li> <li>• Consider inclusion of wildlife habitat in open space mapping (P &amp; Z);</li> </ul>

## CONSERVATION STRATEGIES – Community Character

<b>Goal</b>	Enhance elements that create a sense of place in Branford
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>Expand design review</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>Protect historic resources</li> <li>Promote farm viability</li> <li>Protect undeveloped land &amp; Farmland</li> <li>Protect scenic views and roads</li> <li>Improve Signage</li> <li>Continue to be a leader in addressing light pollution (<i>relocated from Natural Resources</i>)</li> </ul>
<b>Emerging</b>	<ul style="list-style-type: none"> <li></li> </ul>

<b>Actions Taken</b>	<p>Actions taken by the Planning and Zoning Commission resulted in the following:</p> <ul style="list-style-type: none"> <li>Adopted Section 5.2 / Section 9.5 – Town Center Village District</li> <li>Adopted Section 5.8 Stony Creek Village District -</li> <li>Adopted Sect. 6.3 - design guidelines for all commercial uses -</li> <li>Adopted Landscaping Standards</li> <li>Adopted Section 7.16 Adaptive Reuse - to allow historic structures as commercial uses</li> <li>Mapping of structures that are listed in the National Register of Historic Properties.</li> <li>Adopted subdivision regs to protect trees during construction and allow narrower roads.</li> <li>Addition of illustrations, charts and clarifications to signage regulations.</li> <li>Support for residents to establish a local Historical District.</li> </ul> <p>Other groups took the following actions:</p> <ul style="list-style-type: none"> <li>The Town Center Revitalization Review Board (TCRRB) refined and augmented design review guidelines for the Town Center;</li> <li>The Stony Creek Association drafted design guidelines and a Village District amendment to the Branford Zoning Regulations.</li> <li>The Tax Assessor continued to use the PA -490 Farm and Forest assessment programs;</li> <li>The RTM assigned a committee to consider using the PA-490 open space use assessment for undeveloped land;</li> <li>The Select Committee on Open Space Acquisition in partnership with the Connecticut Farmland Trust was instrumental in purchasing development rights for the Johnson farm;</li> <li>The Scenic Roads Advisory Committee conducted a tree inventory of significant trees along the entire length of the Rt. 146 &amp; Rt. 77 scenic road;</li> <li>Work with utilities on “balancing” tree trimming. (<i>shared with Utilities</i>)</li> </ul>
<b>Actions Ongoing</b>	<ul style="list-style-type: none"> <li>TCRRB is in process of creating a way-finding program to help visitors locate businesses, key attractions and parking.</li> </ul>
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>Establish annual award program for best architectural design or improvements to a commercial property (TCRRB and/or Economic Development Commission);</li> <li>Consider tax abatements for restoration of historic properties (RTM);</li> <li>Find solutions to improve local farm viability; (Conservation Commission?)</li> <li>Identify scenic vistas; (Conservation Commission?)</li> <li>Relocate historic scenic resources; (Historical Commission?)</li> <li>Consider placing utilities underground in scenic areas (RTM);</li> <li>Consider restrictions to protect stone walls (P &amp; Z).</li> <li>Develop guidelines for billboard modernization (P &amp; Z).</li> </ul>

**CONSERVATION STRATEGIES – Coastal Resources (NEW)**

<b>Goal</b>	
<b>Key Strategies</b>	•
<b>Secondary Strategies</b>	• Enhance coastal access. <i>(relocated from Open Space)</i>
<b>Emerging</b>	• Prepare for sea level rise <i>(relocated from Natural Resources)</i>

<b>Actions Taken</b>	
<b>Actions Ongoing</b>	• Improve coastal access, including renovation of State boat ramp (DEEP). The ramp improvements are underway and should be completed in 2017. <i>(relocated from Open Space)</i>
<b>Actions Not Taken</b>	

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## DEVELOPMENT STRATEGIES – Community Structure

<b>Goal</b>	Enhance the structural elements that make Branford a strong community
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Enhance the Town Center</li> <li>• Enhance gateways at key points</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Consider transit-oriented development</li> <li>• Protect and enhance the villages</li> <li>• Create new nodes</li> <li>• Enhance development along Route 1</li> <li>• Improve parking in the Town Center. <i>(relocated from Transportation)</i></li> </ul>
<b>Actions Taken</b>	<p>Actions taken by the Planning and Zoning Commission resulted in the following:</p> <ul style="list-style-type: none"> <li>• Funding for the “Town Center Parking and Circulation Study” is included in the CIP;</li> <li>• New Town Center Village Regulations adopted in 2011 expanded the Town Center District boundaries along Main Street and East Main Street in order to include gateways to the Town Center and provided new guidelines for design review;</li> <li>• New adaptive re-use regulations improved the economic viability of restoring historic structures;</li> <li>• New Mixed Use regulations were adopted to encourage transit-oriented development;</li> <li>• New parking regulations encourage locating parking to the rear of commercial buildings;</li>   <li>• A STEAP grant was obtained to implement a portion of the Town Green Plan; construction of the South Main parking lot was completed; and funding for design engineering and construction is included in the Town’s 5-year capital improvement program. <i>(relocated from Community Facilities)</i></li> </ul> <p>Other groups took the following actions:</p> <ul style="list-style-type: none"> <li>• The Town paved and landscaped the South Main St. public parking lot and obtained a State grant to provide additional lighting and brick sidewalk around the Green;</li> <li>• The TCRRB continues to provide design guidance for development within the Town Center Village District;</li> <li>• The Chamber of Commerce, Center Merchants and Branford Festival Committee continue to sponsor a variety of events on and around the Green;</li> <li>• The U.S.Postal Service elected to retain its location in the Town Center;</li> <li>• The Stony Creek Association developed Village District regulations which were adopted by the Planning &amp; Zoning Commission.</li> </ul>
<b>Actions Ongoing</b>	
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Develop a Town Green management plan; (Create a partnership with TCRRB, Recreation)</li> <li>• Implement 2010 “Branford Town Green Study;” (Board of Finance, RTM)</li> <li>• Assess need for additional parking spaces in the Town Center;(P&amp;Z)</li> <li>• Create of a municipal services district; (Center Merchants)</li> <li>• Develop regulations to improve structure of Route 1 development patterns;(P &amp; Z)</li> <li>• Implement “Main Street Scenic Highway Gateway Study.” (Board of Finance, RTM)</li> <li>• Provide support to town and village centers. <i>(Relocated from Business Development)</i></li> </ul>

## DEVELOPMENT STRATEGIES – Business Development

<b>Goal</b>	Provide for businesses and services that meet community needs.
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Identify ideal business mix.</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Encourage green business development.</li> <li>• Provide tax incentives.</li> <li>• Create a façade improvement program.</li> <li>• Improve Town/Business communication.</li> </ul>

<b>Actions Taken</b>	<p>The Planning and Zoning Commission revised regulations to better accommodate new and existing businesses, including:</p> <ul style="list-style-type: none"> <li>• Home-based businesses;</li> <li>• Bed and breakfast establishments;</li> <li>• Limited retail (less than 3,000 sq.ft.) in industrial zones;</li> <li>• Animal day care;</li> <li>• Assisted living and continuing care facilities;</li> <li>• Adaptive re-use of historic structures for commercial uses;</li> <li>• Mixed use (commercial and residential);</li> <li>• Design guidelines to improve facades of commercial uses;</li> </ul> <p>The Economic Development Commission and staff carried out a variety of activities, including:</p> <ul style="list-style-type: none"> <li>• Engaged the Connecticut Economic Resource Center (CERC) in 2010 to prepare a Targeted Industry Study that documented local and regional trends and conducted various statistical analyses;</li> <li>• Organized and hosted business programs with DECD and other state agencies for new and expanding businesses, enabling numerous Branford businesses to take advantage of job expansion program and SBA loans for expansions, equipment purchase, etc.;</li> <li>• Researched, studied and considered establishing both tax incentive and façade improvement programs but decided not to go forward with them;</li> <li>• Created various list serves for components of town business, town center businesses, restaurants, etc.;</li> </ul>
<b>Actions Ongoing</b>	
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Create programs to encourage existing businesses to become environmental stewards. (Conservation and/or Economic Development Commission?)</li> <li>• Evaluate land use regulations for new development and redevelopment. (P &amp; Z)</li> <li>• Create an incentive program to encourage new businesses to come to Branford. (Assessor?)</li> <li>• Create a revolving loan program façade improvement program. (Finance Dept.?)</li> </ul>

## DEVELOPMENT STRATEGIES – Housing Development

<b>Goal</b>	Provide a variety of housing choices within the community
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Provide for housing opportunities</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Evaluate undersized lots and update zoning</li> </ul>
<b>Emerging</b>	<ul style="list-style-type: none"> <li>• Create “green” neighborhoods</li> <li>• Monitor changes in housing construction</li> </ul>

<b>Actions Taken</b>	<p>To expand diversity, energy efficiency, and environmentally sound residential development, the Planning and Zoning Commission adopted the following regulations:</p> <ul style="list-style-type: none"> <li>• Accessory apartments in accessory structures;</li> <li>• Affordability requirement for accessory apartments;</li> <li>• Mixed Use district;</li> <li>• Age Restricted Housing District;</li> <li>• Incentive Housing Overlay District;</li> <li>• Special provisions for undersized residential lots;</li> <li>• New method for calculating maximum lots in cluster developments;</li> <li>• Assisted living and continuing care facilities; (relocated from Business Development)</li> <li>• New multi-family regulations for the R-1 and R-2 zones (<i>relocated from Structure</i>)</li> </ul> <p>Other groups took the following actions:</p> <ul style="list-style-type: none"> <li>• The Branford Housing Authority obtained a State grant and is currently conducting a feasibility study to begin the process of renovating existing units and expanding the number of units by 50%.</li> <li>• The Planning and Zoning Department continues to administer the Housing Rehabilitation Revolving Loan Fund, which has assisted over 60 residential units since the program began in 1993.</li> </ul>
<b>Actions Ongoing</b>	<ul style="list-style-type: none"> <li>• The Branford Housing Authority is conducting a feasibility study with the objective of increasing the number of units by 50%. (<i>relocated from Community Facilities</i>)</li> </ul>
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Update the 1990 Housing Needs Assessment. (Housing Partnership)</li> <li>• Consider deed restrictions on foreclosed properties. (RTM?)</li> </ul>

## DEVELOPMENT STRATEGIES – Sustainability & Resiliency (NEW)

<b>Goal</b>	
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Create “green” municipal facilities. <i>(relocated from Community Facilities)</i></li> <li>• Utilize green energy <i>(relocated from Natural Resources)</i></li> </ul>
<b>Emerging</b>	<ul style="list-style-type: none"> <li>•</li> </ul>

<b>Actions Taken</b>	<p>The Planning and Zoning Commission revised regulations to better accommodate new and existing businesses, including:</p> <ul style="list-style-type: none"> <li>• Wind energy systems; <i>(relocated from Business Development)</i></li> </ul> <p>To expand diversity, energy efficiency, and environmentally sound residential development, the Planning and Zoning Commission adopted the following regulations:</p> <ul style="list-style-type: none"> <li>• Requirements for solar orientation and tree preservation; <i>(relocated from Housing Development)</i></li> <li>• Energy efficiency improvements at Orchard House Adult Daycare, funded by a \$400,000 Small Cities grant, are nearing completion. <i>(relocated from Community Facilities)</i></li> <li>• The new Fire HQ incorporated energy efficient design to save on heating and electrical costs. <i>(relocated from Community Facilities)</i></li> <li>• The Solid Waste Transfer Station installed solar panels awarded to the Town for Clean Energy achievements. <i>(relocated from Community Facilities)</i></li> <li>• Branford High School installed mixed fuel burners for the HVAC system. <i>(relocated from Community Facilities)</i></li> </ul>
<b>Actions Ongoing</b>	
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Promote green building techniques. (Conservation Commission?) <i>(relocated from Housing Development)</i></li> </ul>

## INFRASTRUCTURE STRATEGIES – Community Facilities

<b>Goal</b>	Provide facilities to meet community needs.
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Complete the Public Works and Fire Station projects.</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Implement the Town Green Plan.</li> <li>• Prepare for senior needs.</li> <li>• Create management plans for municipal facilities.</li> <li>• Address municipal meeting space needs</li> <li>• Address other facility needs</li> <li>• Address recreation needs</li> </ul>
<b>Emerging</b>	<ul style="list-style-type: none"> <li>• Monitor school enrollment</li> </ul>

<b>Actions Taken</b>	<ul style="list-style-type: none"> <li>• <b>Overall</b> - The First Selectman initiated a “Community Facilities Evaluation” study, completed in 2012, which prioritized building needs according to immediacy of needs and cost of project.</li> <li>• <b>Overall</b> - The new Fire HQ provided the Town with a state of the art meeting room that is used regularly scheduled meetings of the RTM and Board of Finance as well as many other Town boards and commissions.</li> <li>• <b>Fire</b> - The Fire Headquarters was completed in 2012.</li> <li>• <b>Public Works</b> - The Public Works Building Committee submitted a Completion Report to the Board of Selectmen in March, 2013 but the RTM has not yet approved the recommended site.</li> <li>• <b>Education</b> - The Board of Education conducted a school enrollment study, completed in the fall of 2012.</li> <li>• <b>Solid Waste</b> - The Solid Waste Commission developed a landfill closure plan which is currently being implemented.</li> <li>• The “Virtual Town Hall” is continually increasing public access to GIS resources and other town records as well as the ability to make payments and submit applications electronically.</li> </ul>
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<b>Actions Ongoing</b>	
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<b>Actions Not Taken</b>	<p>Note that all of the following actions could be consolidated in a comprehensive municipal facilities plan and coordinated with short-term and long-term capital improvement programs.</p> <ul style="list-style-type: none"> <li>• Construct Public Works facility.</li> <li>• Consolidate responsibilities for maintenance and use of the Town Green.</li> <li>• Implement the Town Green plan.</li> <li>• Plan for new Senior Center.</li> <li>• Develop a comprehensive municipal facilities plan.</li> <li>• Evaluate space and renovation needs for Police Headquarters.</li> <li>• Evaluate Board of Education administrative office space needs.</li> <li>• Evaluate of space needs at the Animal Shelter/Solid Waste Transfer Station site.</li> <li>• Evaluate the adequacy of designated emergency shelters.</li> <li>• Develop a comprehensive recreation facility plan for all user groups.</li> <li>• Support plans for Blackstone Library expansion of building and parking.</li> <li>• Develop a comprehensive school facilities plan.</li> </ul>
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## INFRASTRUCTURE STRATEGIES – Transportation

<b>Goal</b>	Provide a diverse, safe and efficient transportation network that meets the needs of the community.
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Provide traffic calming.</li> <li>• Promote access management.</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Create transit linkages.</li> <li>• Expand bicycle and pedestrian facilities.</li> <li>• Support Exit 53 interchange improvements.</li> </ul>
<b>Emerging</b>	<ul style="list-style-type: none"> <li>• Monitor fuel costs.</li> </ul>

<b>Actions Taken</b>	<ul style="list-style-type: none"> <li>• The Planning and Zoning Commission adopted Zoning Regulations to:                             <ul style="list-style-type: none"> <li>○ Encourage traffic calming (Sections 6.3 Landscaping; 6.5 Off-street Parking and Loading; 6.15.D Pedestrian Facilities; and 5.2 Town Center Village District).</li> <li>○ Promote access management (Section 5.3 Access Management District);</li> <li>○ Expand bicycle and pedestrian facilities (Sections 6.5.I Modification of Parking Requirements and 6.15.D Pedestrian Facilities.)</li> </ul> </li> <li>• The Police Department has utilized pedestrian crosswalk signs to calm traffic and revised posted time limits for better parking management in the Town Center.</li> <li>• The First Selectman has met with CT DOT to promote the Exit 53 interchange plan.</li> <li>• Met with CT DOT Commissioner and staff in efforts to spur progress on construction of a new connector at Exit 53 on I-95. (relocated from Business Development)</li> <li>• Town Engineer obtained a grant and oversaw construction of sidewalk and intersection improvements at the Branford train station and has worked closely with the CT DOT on plans to construct a drop-off lot on the north side of the train station and a pedestrian bridge connecting to the south side.</li> <li>• The First Selectman authorized completion of the South Main Street parking lot improvements.</li> <li>• The Amtrak Bridge and Route 1 underpass project is under construction.</li> <li>• A New Haven Transit District bus route provides service between the Town Center and the train station.</li> <li>• Access management regulations that apply to West Main, North Main, and East Main Streets were adopted. (relocated from Community Structure)</li> </ul>
<b>Actions Ongoing</b>	
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Evaluate traffic problems on major traffic corridors.</li> <li>• Consider additional traffic calming measures in Town Center.</li> <li>• Implement Main Street Gateway plan.</li> <li>• Evaluate ways to increase parking in Town Center.</li> <li>• Implement recommendations in the Townwide Transportation Study.</li> <li>• Close gaps in sidewalk and path system.</li> <li>• Review and update sidewalk ordinance</li> <li>• Establish a bicycle committee to create bicycle routes that are safe and integrated with Shoreline Greenway Trail.</li> </ul>

## INFRASTRUCTURE STRATEGIES – Utilities

<b>Goal</b>	Provide and maintain adequate utilities to meet community needs
<b>Key Strategies</b>	<ul style="list-style-type: none"> <li>• Address stormwater management</li> </ul>
<b>Secondary Strategies</b>	<ul style="list-style-type: none"> <li>• Maintain existing infrastructure</li> <li>• Monitor private septic systems</li> </ul>
<b>Emerging</b>	<ul style="list-style-type: none"> <li>• Monitor regional utilities</li> </ul>

<b>Actions Taken</b>	<p>The Planning and Zoning Commission adopted Subdivision and Zoning Regulations to:</p> <ul style="list-style-type: none"> <li>• Address drainage issues;</li> <li>• Encourage use of low impact design;</li> <li>• Require underground utilities for new development;</li> </ul> <p>The Planning and Zoning Commission revised regulations to better accommodate new and existing businesses, including:</p> <ul style="list-style-type: none"> <li>• Revisions of drainage, road width, impervious surface, and density regulations to foster low impact development. (<i>relocated from Business Development</i>)</li> </ul> <p>The Water Pollution Control Department continued improvements to facilities, including installation of generators at all pump stations.</p>
<b>Actions Ongoing</b>	
<b>Actions Not Taken</b>	<ul style="list-style-type: none"> <li>• Expand sewer system into infill areas. (WPCA)</li> <li>• Facilitate extension of water service if needed.</li> <li>• Support SCCRWA water line extensions.</li> <li>• Consider adopting a septic system maintenance ordinance.</li> <li>• Monitor regional utility proposals that affect Branford.</li> <li>• Enhance communication with the various utility providers.</li> </ul>