

GUIDE AND MANAGE COMMUNITY STRUCTURE

Overview

This “briefing booklet” has been prepared as part of the process of preparing an update to the 2008 Plan of Conservation and Development (POCD) for Branford. This booklet is intended to familiarize the members of the POCD Update Committee and others existing and potential future strategies related to community structure.

What Is “Community Structure”?

Community structure (the overall physical organization of Branford) is an important consideration in the Plan. The physical organization of a community enhances community character and quality of life and can help guide land use regulations and decisions.

Community structure also enhances “sense of place” and studies have shown that “sense of place” improves property values and economic activity.

Protecting and enhancing elements that maintain community character and quality of life in Branford is important to the community.

2008 POCD

GOAL Enhance the structural elements that make Branford a strong community.

STRATEGIES

- Enhance the Town Center
- Enhance gateways at key points
- Consider transit-oriented development
- Protect and enhance the villages
- Create new nodes
- Enhance development along Route 1

Possible Strategies For 2018 POCD

NEW
STRATEGY

Guide / Manage Community Structure

A. Branford Center	Comments
1. Maintain and enhance Branford Center as the key focal point in the community. (see Booklet #5B for more information)	

B. Stony Creek	Comments
1. Maintain and enhance Stony Creek as a secondary focal point in Branford.	
2. Maintain "village district" controls in Stony Creek to help retain its unique character.	

C. Other Nodes	Comments
1. Evaluate whether "sense of place" can be enhanced in certain areas by modifying permitted uses, dimensional standards, streetscape, parking, traffic and other parameters: <ul style="list-style-type: none"> • Short Beach • Indian Neck • Branford Hills • Brushy Plains 	
a. <i>Develop conceptual plans for appropriate improvements in desired areas.</i>	

Do we want to do more to enhance existing nodes and/or create new nodes?

D. Discourage Strip and Sprawl Development	Comments
1. Develop land use tools to promote the conversion of "strip-type" areas to "village-like" areas, especially since the changing retail market may create new opportunities to create mixed-use, pedestrian-friendly areas.	
2. Create new land use regulations for West Main, North Main and East Main streets.	

Community Structure

Branford, CT

North
Branford

East
Haven

Guilford

Enhancements

Node

Village Neighborhood

Potential Nodes

Detractors

Strip / Sprawl

Underlying Elements

Branford Center

Commercial Zone

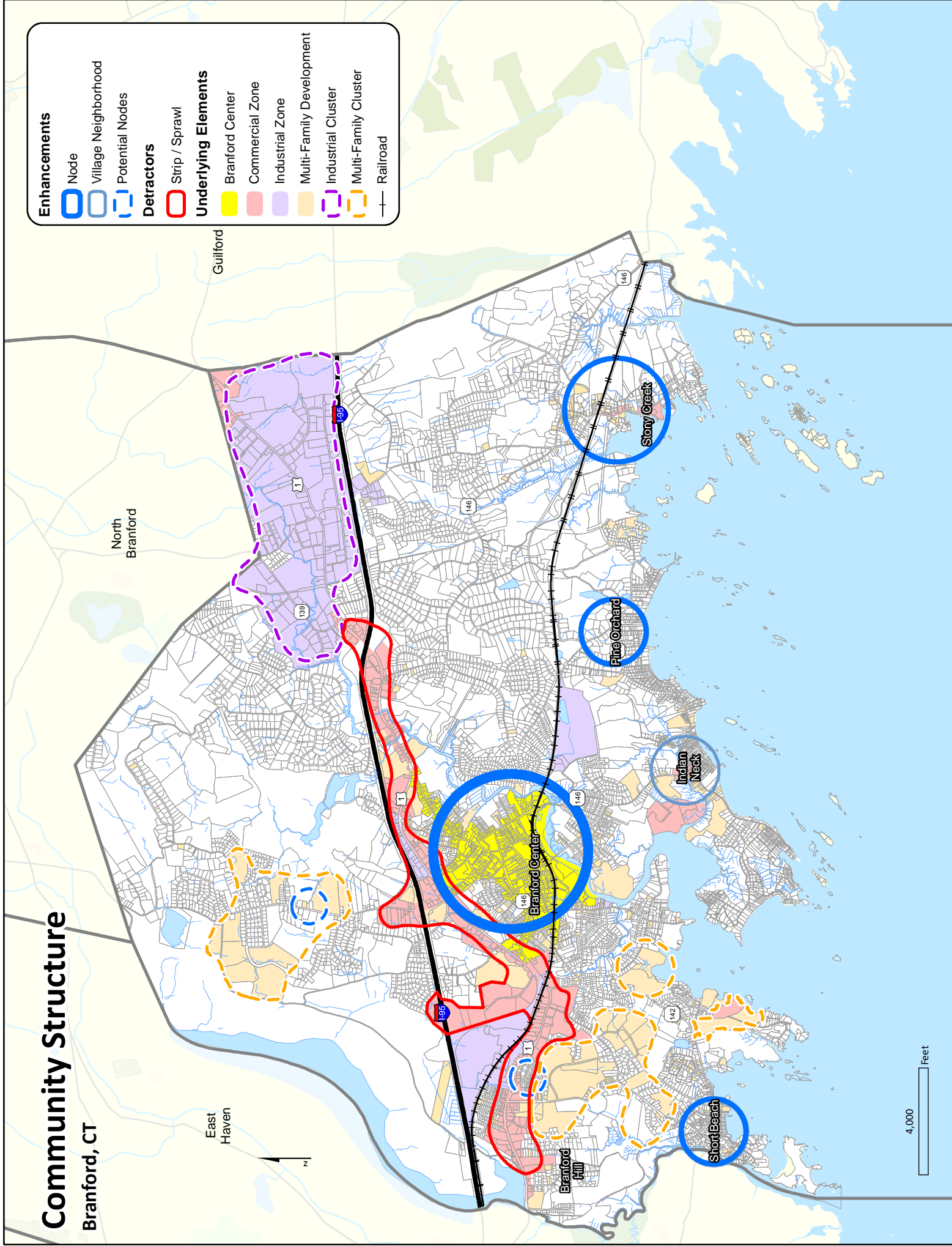
Industrial Zone

Multi-Family Development

Industrial Cluster

Multi-Family Cluster

Railroad



4,000 Feet

Reference Materials

1. Branford Plan of Conservation and Development (2008)
2. Zoning Regulations
3. References on “placemaking”

Are there any other policies or action steps you believe should be included in the neighborhood strategies?

If so, please make notes below.

Notes & Comments



Planimetrics

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