

MEMORANDUM

To: Branford POCD Update Committee

From: Glenn Chalder, AICP

Date: February 15, 2018

Subject: **POCD Issues For Further Discussion**

At the meeting on February 22, it is envisioned that the POCD Update Committee will review the “strategy booklets” prepared to date to **confirm, delete, modify, or supplement** the strategies contained in the different booklets. It is envisioned the discussion may have two components:

Specific Issues	In earlier meetings, certain topics were identified as needing further discussion. These items are identified in this booklet with bold red highlighted text. Please review these strategies and consider whether you feel this is something that should be recommended in the POCD.
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General Issues	<p>If there are other strategies you feel should be added, deleted, strengthened, weakened, or modified, please identify these for discussion at the meeting. The operative question for each strategy in the booklets may be:</p> <ol style="list-style-type: none"> 1. Should Branford implement this strategy? 2. Are there other topics or strategies you feel should be included in the POCD?
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CONSERVATION-RELATED TOPICS

Booklet	Issue For Further Discussion
4A – Protect Natural Resources	1. Should Branford consider doing more to guide or restrict development in flood-prone areas (inland and coastal)?
4B – Preserve Open Space	2. Should Branford continue to seek to link open space areas and neighborhoods through a system of trails and greenways? 3. Should Branford recommend a PA-490 “open space” policy since it must be recommended in the POCD if it is to be implemented?
4C – Address Coastal Issues	4. Should the Flood and Erosion Control Board (or another entity) be charged as the Coastal Vulnerability Working Group? 5. Should Branford should impose stricter restrictions on development in coastal floodplain areas?
4D – Promote Community Character	6. Should Branford do more in terms of design review of new development and redevelopment? 7. Should Branford consider undertaking a “branding” program to capture and publicize the essence of Branford to existing and potential residents, businesses, and visitors? 8. Should Branford establish and maintain attractive “gateway” features at appropriate places? 9. Should Branford establish a wayfinding system so that visitors to Branford will easily find their way around?
4E – Promote Sustainability And Resiliency	10. Should Branford do more in terms of recommendations related to sustainability? 11. Should Branford recommend reactivating the Clean Energy Task Force to address energy sustainability issues? 12. Should Branford do more in terms of recommendations related to resiliency?

MEETING COMMENTS

- a. Branford needs to dedicate money to addressing the issues of sea level rise and frequent intense storm events
- b. The section on coastal issues should be a major section of the POCD
- c. Should the POCD include detailed maps of areas subject to potential inundation in the future (or leave this up to the coastal resiliency group)?
- d. The POCD should have more recommendations related to sustainability:

DEVELOPMENT-RELATED TOPICS

Booklet	Issue For Further Discussion
5A – Guide And Manage Community Structure	13. Should Branford seek to do more in areas other than Branford Center and Stony Creek to enhance “sense of place” and creating identifiable nodes? 14. Should Branford 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?
5B – Enhance Branford Center	15. What strategies should the POCD recommend with regard to Branford Center? 16. Is the “Town Center Parking and Circulation Study” still relevant? 17. Should Branford explore opportunities to create additional parking in the Town Center area? 18. Should Branford revisit Town Center zoning? 19. Should the 2017 TOD Study be incorporated as an appendix to the 2018 POCD?
5C – Promote Appropriate Economic Development	20. Should Branford revisit offering tax incentives to potential businesses? 21. Should Branford continue efforts to coordinate development and redevelopment opportunities at Exit 53 and make interchange improvements?
5D – Guide Residential Development	22. What should Branford aspire / commit to in terms of affordable housing? 23. Should Branford require all new housing developments make provision for affordable housing? 24. Are there other housing issues that should be addressed?

MEETING COMMENTS

- e. Branford should revisit the PDD regulation to be sure it is doing what the POCD recommends and what the community wants
- f. Concern was expressed about the design / typology of buildings being built in the shoreline areas

INFRASTRUCTURE-RELATED TOPICS

Booklet	Issue For Further Discussion
<p>6A – Maintain And Enhance Community Facilities</p>	<p>25. Should the POCD recommend a comprehensive evaluation of facilities?</p> <ul style="list-style-type: none"> a. Facilities lacking (Public Works) b. Excess facilities c. Facilities at risk from sea level rise <p>26. Should the POCD recommend the Town establish a town-wide maintenance function for municipal facilities (Town and School)?</p> <p>27. Should the POCD recommend the Town revisit and clarify the role of the Public Building Commission?</p> <p>28. Should the POCD recommend the Town develop a recreation facilities plan?</p>
<p>6B – Address Vehicular Circulation</p>	<p>29. Should the POCD recommend the improvement of Exit 53 to a full interchange to help distribute traffic among the I-95 interchanges in Branford?</p>
<p>6C – Promote Pedestrian, Bicycle And Transit Facilities</p>	<p>30. Should Branford establish a Bicycle and Pedestrian Committee?</p> <p>31. Should the POCD a shuttle, especially in the summertime, connecting Branford Center with the Harbor area, the train station, and other destinations within Branford.</p>
<p>6D – Address Utility Infrastructure Guide</p>	<p>32. Should the POCD recommend Branford do more to encourage the use of “low impact development” (LID) stormwater approaches.</p> <p>33. Should Branford add telecommunications principles to the POCD?</p>

MEETING COMMENTS

- g. Branford should commit to sustainable construction for all new community facilities.
- h. Encourage a public / private partnership as an approach to improving Exit 53
- i. The sidewalk priority areas should be revisited (“safe routes to school”, connections to outlying villages, etc.)
- j. Branford should review sidewalk maintenance / repair policies and bring existing sidewalks up to code (ADA, etc.)
- k. We should aspire to being recognized as a pedestrian-friendly community and bicycle-friendly community
- l. Promote provision of high speed internet access