AGENDA

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Agenda for Thursday, February 10, 2011 RPC Meeting, 5:15pm @ SCRCOG
       Offices: 127 Washington Avenue, North Haven, CT  06473

1. Administration

   1.1. Minutes of the January 13, 2011 RPC Meeting

2. Statutory Referrals – February Action Items

   2.1. Town of Southington: Proposed amendments to Aquifer Protection
       Area Regulation (Sections 1 and 8). Submitted by: Town of Southington.

   2.2. Town of Cheshire: Proposed Amendments to Aquifer Protection
       Regulations to comply with Public Act 10-135. Submitted by: Town of
       Cheshire. Received: January 10, 2011. Public Hearing: TBA

   2.3. Town of Branford: Proposed Comprehensive Zoning Regulation Revisions
       to the Town’s Zoning Code. Submitted by: Town of Branford. Received:
       January 13, 2011. Public Hearing:

   2.4. Town of Madison: Proposed Zoning Map Amendment to rezone RU-1 Zone
       to an Open Space Conservation District. Submitted by: Private Applicant.
       Received: January 3, 2011. Public Hearing: February 17, 2011

3. Other Business
MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, January 13, 2011 Meeting

Present: Peggy Rubens-Duhl, Christopher Traugh, Charles Andres, Sharon Huxley, David Anderson, Susan Shaw, Eugene Livshits, Carl Amento

1 Administration

1.1 Minutes of the December 9, 2010 RPC meeting. Motion to accept the minutes as presented: Christopher Traugh. Second: David Anderson. Vote: Unanimous. Abstain: Sharon Huxley

2 Statutory Referrals

2.1 City of New Haven: Proposed Zoning Regulation Amendments to Planned Development District #23 – Bella Vista

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region. As to the impacts to the habitat or ecosystem of the Long Island Sound, there is not enough information provided to evaluate such impacts. The Regional Planning Commission encourages the City of New Haven to review the stormwater management design for this development. Motion to accept as amended: David Anderson. Second: Christopher Traugh. Vote: Unanimous.

The staff recommendation was amended to include a provision that the impacts to the Long Island could not be properly evaluated with the information provided and that the City of New Haven should review the stormwater management design for the site. There were concerns raised about amount of impervious surface coverage on the site and the proximity to the Quinnipiac River.

2.2 Town of Prospect: Proposed Zoning Regulation Amendments to add a Section to regulate Wind Power

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat
or ecosystem of the Long Island Sound. Motion: Christopher Traugh. Second: David Anderson. Vote: Unanimous. Abstain: Sharon Huxley

2.3 City of Milford: Proposed Zoning Regulation Amendment to Section 9.3 – Procedures

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: David Anderson. Second: Sharon Huxley. Vote: Unanimous.

The Town of North Branford Referral was received after the monthly agenda packet was mailed out. The public hearing for the referral is prior to the February RPC Meeting. Motion to add the items to the January Agenda: Peggy Rubens-Duhl. Second: Brian Cummings. Vote: Unanimous

2.4 Town of North Branford: Proposed Zoning Regulation Amendments to Subsection 42.5.6.1 under Section 42.5.6 – Indoor Amusement Centers

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Peggy Rubens-Duhl. Second: Christopher Traugh. Vote: Unanimous.
3 Other Business

3.1 Nominations for Officers and Executive Committee Members: The following RPC members were recommended by the Nominating Committee for Officers and Executive Committee Members:

Chairman: Peggy Rubens-Duhl, Woodbridge
Vice Chairman: Brian Cummings, North Haven
Secretary: Christopher Traugh, Madison

Executive Committee: Peggy Rubens-Duhl, Woodbridge
Brian Cummings, North Haven
Christopher Traugh, Madison
Sharon Huxley, Bethany
Chuck Andres, Branford
David Anderson, East Haven
William Lake, Meriden

Motion to accept slate of Officers and Executive Committee Members: David Anderson. Second: Charles Andres. Vote: Unanimous

Motion to Adjourn: Peggy Rubens-Duhl. Second: Christopher Traugh. Vote: Unanimous.
Referral 2.1: Town of Southington

Subject: Proposed Amendments to Aquifer Protection Area Regulations (Sections 1 and 8)

Staff Recommendation: The proposed Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The Town of Southington has proposed amendments to Sections 1 and 8 of the Aquifer Protection Area Regulations. The proposed amendments are required to maintain consistency with amendments to Section of the Public Act No. 10-135, which is in your agenda packet. The Public Act has created a statutory exception, which extends the time frame for registration of regulated activities on municipally owned sites from five years to ten years.

Communication: In researching this proposal, I notified the adjacent municipalities in the South Central Region.
PLANNING AND ZONING DEPARTMENT
P.O. BOX 610  SOUTHINGTON, CONNECTICUT 06489
Phone: (860)276-6248 / Fax: (860)628-3511

Certified Mail, Return Receipt Requested #7009 2250 0000 2387 9666

December 22, 2010

RPC Referral
South Central Regional COG
127 Washington St., 4th Fl
North Haven, CT 06473

RE:     Proposed Aquifer Protection Area Regulation Amendment – Sections 1 and 8

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, enclosed please find a copy of proposed revisions to Sections 1 and 8 of the Southington Aquifer Protection Area Regulations (ARA #1). This matter will be the subject of a public hearing at the February 15, 2011 Planning and Zoning Commission meeting.

The proposed revisions are required to maintain consistency with amendments to Section 6 of Public Act No. 10-135, effective 10/1/10. The amendment created a statutory exception extending the time frame for registration of regulated activities on municipally owned sites undergoing remedial action pursuant to 40 CFR 271.

If you need clarification of any additional information regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

Mary F. Savage-Dunham, AICP
Town Planner

cc:     K. Czapala, DEP

enclosures

RECEIVED
DEC 28 2010
SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENT
RPC Referral Submission Form

South Central CT Regional Planning Commission

1.) General Information:
Subject: Aquifer Protection Area Regs - Revision #1
Applicant Name: PZC

Property Address (if applicable):
Town/City: Southington, CT

☐ Referral is from a private individual
☒ Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: Feb 15, 2011

2.) Statutory Responsibility:
☐ Application involves a subdivision of land within 500 feet of a town/city border
☒ Application involves a proposed change to a town/city zoning regulation

☐ If neither, applicant requests a voluntary RPC review for informational purposes
☐ Material is for informational purposes only; an RPC resolution is not necessary
☐ Other: ____________________________

3.) Process:
☒ Material sent “Return Receipt Requested” (as required by law)
☒ Information on proposed change included
☒ Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:
Name: Mary Savage Dunham
Telephone Number: 860-276-6248
E-mail Address: savage.m@southington.org

Comments: ____________________________

Questions: (203) 234-7555
South Central Regional Council of Governments | http://www.sccog.org
SECTION 1. Prohibited and Regulated Activities

(a) All regulated activities are prohibited in aquifer protection areas, except as specified in Subsection (b) of this Section.

(b) The following regulated activities are not prohibited in aquifer protection areas:

(1) A registered regulated activity which is conducted in compliance with §22a-354i-9 of the Regulations of Connecticut State Agencies or Section 12 of the APA Regulations; and

(2) a regulated activity which has received a permit issued pursuant to §22a-354i-8 of the Regulations of Connecticut State Agencies or Section 9 of the APA Regulations.

(3) a regulated activity which is on any municipally owned site undergoing remedial action pursuant to 40 CFR 271 at the time the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, provided: (1) no such regulated activity substantially commenced or was in active operation for the five-year period preceding the date that the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, and (2) any person who engages in such regulated activity within the ten-year period commencing on the date that such applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map registers such regulated activity on a form prescribed by the Commissioner of Environmental Protection and in accordance with the provisions of section 22a-354i-7 of the Regulations of Connecticut State Agencies.
SECTION 8: Registration Requirements

8(a) Any person engaged in a regulated activity which substantially commenced, or was in active operation within the past five (5) years, or with respect to which a municipal building permit was issued, either (A) before the effective date of the state aquifer protection regulations, or (B) before the date an applicable aquifer protection area is designated on a municipal zoning district map or inland wetland and watercourse areas map, whichever occurs later, **or for any municipally owned site undergoing remedial action pursuant to 40 CFR 271, any person who engages in a regulated activity within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map**, shall register the activity in accordance with this Section unless such person has pending an application for an exemption pursuant to §22a-354i-6 of the Regulations of Connecticut State Agencies.

(1) The Commissioner shall process registrations for those regulated activities specified in §22a-354p(g) of the Connecticut General Statutes. The Agency shall process registrations for all other regulated activities.

(2) If the regulated activity is not specified in §22a-354p(g) of the Connecticut General Statutes, the person engaged in such activity shall submit a registration to the Agency not later than one hundred eighty (180) days after adoption of regulations pursuant to §22a-354p of the Connecticut General Statutes, or the designation the aquifer protection area pursuant to §22a-354i-2 of the Regulations of Connecticut State Agencies, whichever occurs later. **Any municipally owned site undergoing remedial action pursuant to 40 CFR 271, the person engaged in such regulated activity shall submit a registration within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map. [Said person] Any person submitting a registration pursuant to the requirements of this subsection shall simultaneously file a copy of the registration with the Commissioner, Commissioner of Public Health and the affected water company.**

P:\aqui\revisions\ARA #1, proposed text.doc
Referral 2.2: Town of Cheshire

Subject: Proposed Amendments to Aquifer Protection Area Regulations to comply with Public Act No. 10-135

Staff Recommendation: The proposed Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The Town of Cheshire has proposed amendments to Sections 4 and 8 of the Aquifer Protection Area Regulations. The proposed amendments are required to maintain consistency with amendments to Section of the Public Act No. 10-135. The Public Act has created a statutory exception, which extends the time frame for registration of regulated activities on municipally owned sites from five years to ten years.

Communication: In researching this proposal, I notified the adjacent municipalities in the South Central Region.
TOWN OF CHESHIRE
MEMORANDUM

Phone 203-271-6670 - Fax 203-271-6688

Date: January 5, 2010

FROM: William S. Voelker, AICP, Town Planner

SUBJECT: Regional Referrals

The Cheshire Planning Office has received the following application (s) and we are forwarding such application(s) for regional referral:

<table>
<thead>
<tr>
<th>TYPE OF APPLICATION</th>
<th>SCHEDULED DATE OF PUBLIC HEARING IF APPLICABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Text Petition Application</td>
<td>Public Hearing – TBA For February– Cheshire Town Hall</td>
</tr>
<tr>
<td>Planning and Zoning Commission</td>
<td></td>
</tr>
<tr>
<td>Aquifer Protection Regulations</td>
<td></td>
</tr>
<tr>
<td>To comply with Public Act No. 10-135</td>
<td></td>
</tr>
</tbody>
</table>

Existing and Proposed Text Attached

If further information is required, please contact me at the Planning Office at (203) 271-6670. We look forward to receiving your comments.

Distribution List:
COG Central Naugatuck Valley
Central CT Regional Planning Agency
South Central CT RPA
TOWN OF CHESHIRE

2010 Legislation and Regulations Advisory, APA
PA No. 10-135 (An Act Concerning Brownfield Remediation Liability)

The underlined language noted below is new and should be added to the regulations. The bracketed ([]) language is deleted and should be removed from the regulations.

Section 4: Prohibited and Regulated Activities

(A) All regulated activities are prohibited in aquifer protection areas, except as specified in subsection (B) of this Section 4.

(B) The following regulated activities are not prohibited in aquifer protection areas:

(1) A registered regulated activity which is conducted in compliance with §22a-354i-9 of the Regulations of Connecticut State Agencies or Section 12 of the APA Regulations; and

(2) A regulated activity which has received a permit issued pursuant to §22a-354i-8 of the Regulations of Connecticut State Agencies or Section 9 of the APA Regulations.

(3) A regulated activity which is on any municipally owned site undergoing remedial action pursuant to 40 CFR 271 at the time the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, provided: (1) no such regulated activity substantially commenced or was in active operation for the five-year period preceding the date that the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, and (2) any person who engages in such regulated activity within the ten-year period commencing on the date that such applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map registers such regulated activity on a form prescribed by the Commissioner of Environmental Protection and in accordance with the provisions of section 22a-354i-7 of the Regulations of Connecticut State Agencies.
Section 8: Registration Requirements

8(a) Any person engaged in a regulated activity which substantially commenced, or was in active operation, within the past five (5) years or with respect to which a municipal building permit was issued, either: (A) before the effective date of the state aquifer protection regulations; or (B) before the date an applicable aquifer protection area is designated on a municipal zoning district map or inland wetland and watercourse areas map, whichever occurs later, or for any municipally owned site undergoing remedial action pursuant to 40 CFR 271, any person who engages in a regulated activity within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map, shall register the activity in accordance with this Section unless such person has pending an application for an exemption pursuant to §22a-354i-6 of the Regulations of Connecticut State Agencies.

8(a) (2) If the regulated activity is not specified in §22a-354p(g) of the Connecticut General Statutes, the person engaged in such activity shall submit a registration to the Agency not later than one hundred eighty (180) days after adoption of regulations pursuant to §22a-354p of the Connecticut General Statutes, or the designation the aquifer protection area pursuant to §22a-354i-2 of the Regulations of Connecticut State Agencies, whichever occurs later. Any municipally owned site undergoing remedial action pursuant to 40 CFR 271, the person engaged in such regulated activity shall submit a registration within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map. [Said person] Any person submitting a registration pursuant to the requirements of this subsection shall simultaneously file a copy of the registration with the Commissioner, Commissioner of Public Health, and the affected water company.
The passage of Public Act No. 10-135 (An Act Concerning Brownfield Remediation Liability) amended certain requirements for regulated activities in aquifer protection areas. (See attached copy of P.A. No. 10-135.) Section 6 of this Public Act created a new Aquifer Protection Area statutory exception for any municipally-owned site undergoing remedial action pursuant to 40 CFR 271. Specifically, the new language extends the time frame for registration of regulated activities at such sites from five years to ten years.

You should plan to revise your municipal aquifer protection area regulations to reflect the amendments in Section 6 of Public Act No. 10-135, which became effective October 1, 2010. The provisions of the Public Act govern until such time that your municipal regulations are amended. In order to be consistent with the Public Act, the following changes to your municipal aquifer protection area regulations must be made:

The underlined language noted below is new and should be added to your regulations. The bracketed ([ ]) language is deleted and should be removed from your regulations.

Section 4: Prohibited and Regulated Activities

4(b)(3) a regulated activity which is on any municipally owned site undergoing remedial action pursuant to 40 CFR 271 at the time the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, provided: (1) no such regulated activity substantially commenced or was in active operation for the five-year period preceding the date that the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, and (2) any person who engages in such regulated activity within the ten-year period commencing on the date that such applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map registers such regulated activity on a form prescribed by the Commissioner of Environmental Protection and in accordance with the provisions of section 22a-354i-7 of the Regulations of Connecticut State Agencies.

(Printed on Recycled Paper)
79 Elm Street • Hartford, CT 06106-5127
www.ct.gov/dsp
An Equal Opportunity Employer
Section 8: Registration Requirements

8(a) Any person engaged in a regulated activity which substantially commenced, or was in active operation within the past five (5) years, or with respect to which a municipal building permit was issued, either (A) before the effective date of the state aquifer protection regulations, or (B) before the date an applicable aquifer protection area is designated on a municipal zoning district map or inland wetland and watercourse areas map, whichever occurs later, or for any municipally owned site undergoing remedial action pursuant to 40 CFR 271, any person who engages in a regulated activity within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map, shall register the activity in accordance with this Section unless such person has pending an application for an exemption pursuant to §22a-354i-6 of the Regulations of Connecticut State Agencies.

8(a)(2) If the regulated activity is not specified in §22a-354p(g) of the Connecticut General Statutes, the person engaged in such activity shall submit a registration to the Agency not later than one hundred eighty (180) days after adoption of regulations pursuant to §22a-354p of the Connecticut General Statutes, or the designation the aquifer protection area pursuant to §22a-354i-2 of the Regulations of Connecticut State Agencies, whichever occurs later. Any municipally owned site undergoing remedial action pursuant to 40 CFR 271, the person engaged in such regulated activity shall submit a registration within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map. [Said person] Any person submitting a registration pursuant to the requirements of this subsection shall simultaneously file a copy of the registration with the Commissioner, Commissioner of Public Health and the affected water company.

Further information on this new provision is incorporated into the Reference Document for Model Municipal Aquifer Protection Area Regulations and also will be provided at our annual training. Specifically, 40 CFR 271 is the section of the federal code that authorizes a memorandum of agreement (MOA) between the federal Environmental Protection Agency (EPA) and the states to have the lead on Hazardous Waste under Section 3006 of RCRA. Under the MOA between CT DEP & EPA, the state has the lead on RCRA Corrective Action where sites are undergoing remedial cleanup of contamination. Our current records show there are 234 sites in CT in the Resource, Conservation and Recovery Act (RCRA) Corrective Action Program and of these, 12 are in APAs. At least 8 sites are active and will be able to register directly under APA program. Of the remaining sites, we are aware of only one site (Century Brass site in New Milford) which is municipally owned and will therefore be allowed the extended time frame to register.

If you have any questions regarding the above changes, please feel free to contact Kim Czapla of the Aquifer Protection Area Program at (860) 424-3335.
AN ACT CONCERNING BROWNFIELD REMEDIATION LIABILITY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (f) of section 22a-133m of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2010):

(f) There is established an Urban Site Remediation Fund. The fund may contain any moneys required by law to be deposited in the fund and shall be held by the Treasurer separate and apart from all other moneys, funds and accounts. Any balance remaining in the fund at the end of any fiscal year shall be carried forward in the fund for the fiscal year next succeeding. The fund shall be used (1) by the Commissioner of Environmental Protection (A) for costs incurred in the assessment and remedial activities conducted at real property acquired pursuant to subsection (e) of this section, or (B) to reimburse the costs to obtain directors' and officers' liability and general liability insurance of (i) a municipal economic development agency or entity created or operating under chapter 130 or 132, or (ii) a nonprofit economic development corporation formed to promote the common good, general welfare and economic development of a municipality that is funded, either directly or through in-kind services, in part by a municipality, or a nonstock corporation or limited liability company controlled or established by a municipality, municipal economic development agency or entity created or operating under chapter 130 or 132; and (2) by the Commissioner of Economic and Community Development to pay any local property taxes on real property acquired pursuant to subsection (e) of this section and the costs of administering the program. The Commissioner of Economic and Community Development may allocate money from the fund to a regional economic development entity organized for the purpose of remediating contaminated real property.

Sec. 2. (Effective from passage) (a) There is established a working group to examine the remediation and development of brownfields in this state, including, but not limited to,
the remediation scheme for such properties, permitting issues and liability issues, including those set forth by sections 22a-14 to 22a-20, inclusive, of the general statutes.

(b) The working group shall consist of the following eleven members, each of whom shall have expertise related to brownfield redevelopment in environmental law, engineering, finance, development, consulting, insurance or another relevant field:

(1) Two appointed by the Governor;

(2) One appointed by the president pro tempore of the Senate;

(3) One appointed by the speaker of the House of Representatives;

(4) One appointed by the majority leader of the Senate;

(5) One appointed by the majority leader of the House of Representatives;

(6) One appointed by the minority leader of the Senate;

(7) One appointed by the minority leader of the House of Representatives;

(8) The Commissioner of Economic and Community Development or the commissioner's designee, who shall serve ex officio;

(9) The Commissioner of Environmental Protection or the commissioner's designee, who shall serve ex officio; and

(10) The Secretary of the Office of Policy and Management or the secretary's designee, who shall serve ex officio.

(c) All appointments to the working group shall be made no later than thirty days after the effective date of this section. Any vacancy shall be filled by the appointing authority.

(d) The working group shall select chairpersons of the working group from among the appointed members of the working group. Such chairpersons shall schedule the first meeting of the working group, which shall be held no later than sixty days after the effective date of this section.

(e) On or before January 15, 2011, the working group shall report, in accordance with the provisions of section 11-4a of the general statutes, on its findings and recommendations to the joint standing committee of the General Assembly having cognizance of matters relating to commerce.
Sec. 3. Section 12-81r of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2010, and applicable to assessment years commencing on and after October 1, 2010):

(a) Any municipality may (1) enter into an agreement with the owner of any real property to abate the property tax due as of the date of the agreement for a period not to exceed seven years if the property has been subject to a spill, as defined in section 22a-452c, and the owner agrees to conduct any environmental site assessment, demolition and remediation of the spill necessary to redevelop the property. Any such tax abatement shall only be for the period of remediation and redevelopment and shall be contingent upon the continuation and completion of the remediation and redevelopment process with respect to the purposes specified in the agreement. The abatement shall cease upon the sale or transfer of the property for any other purpose unless the municipality consents to its continuation. The municipality may also establish a recapture provision in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than the date of the agreement; [or] (2) forgive all or a portion of the principal balance and interest due on delinquent property taxes for the benefit of any prospective purchaser who has obtained an environmental investigation or remediation plan approved by the Commissioner of Environmental Protection or a licensed environmental professional under section 22a-133w, 22a-133x or 22a-133y and completes such remediation plan for an establishment, as defined in section 22a-134, deemed by the municipality to be abandoned or a brownfield, as defined in subdivision (1) of subsection (a) of section 32-9kk; or (3) enter into an agreement with the owner of any real property to fix the assessment of the property as of the last assessment date prior to commencement of remediation activities for a period not to exceed seven years, provided the property has been the subject of a remediation approved by the Commissioner of Environmental Protection or verified by a licensed environmental professional pursuant to section 22a-133w, 22a-133x, 22a-133y or 22a-134.

(b) Any abatement or forgiveness of taxes or fixed assessment or any combination thereof under subsection (a) of this section shall be approved by vote of the board of finance, if applicable, and the legislative body of the municipality, or by vote of the board of finance, if applicable, and the board of selectmen in a municipality where the legislative body is a town meeting and contingent upon any other conditions deemed appropriate by such body.

(c) A municipality shall notify the Commissioner of Environmental Protection, the Commissioner of Economic and Community Development and the Secretary of the Office of Policy and Management not later than thirty days after granting any abatement or forgiveness of taxes or any fixed assessment under subsection (a) of this section. Such notice shall provide the owner or purchaser's name, as the case may be, and the address of the property.
Sec. 4. Subsection (c) of section 22a-134b of the 2010 supplement to the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2010):

(c) This section shall apply to any action brought for the reimbursement or recovery of costs associated with investigation and remediation, [as defined in subsection (n) of section 22a-452] which includes assessment, investigation, containment, mitigation, removal, remediation and monitoring, and all direct and indirect damages, except any action that becomes final and is no longer subject to appeal on or before October 1, 2009.

Sec. 5. Subsection (b) of section 22a-133u of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2010):

(b) The Commissioner of Economic and Community Development may use any funds deposited into the Special Contaminated Property Remediation and Insurance Fund pursuant to section 3 of public act 96-250 for (1) loans to municipalities, individuals or firms for Phase II environmental site assessments, Phase III investigations of real property or for any costs of demolition, including related lead and asbestos removal or abatement costs or costs related to the remediation of environmental pollution, undertaken to prepare contaminated real property for development subsequent to any Phase III investigation, [and] (2) expenses related to administration of this subsection provided such expenses may not exceed one hundred twenty-five thousand dollars per year, (3) funding the remedial action and redevelopment municipal grant program established pursuant to subsection (e) of section 32-9kk, and (4) funding the targeted brownfield development loan program developed pursuant to subsection (f) of section 32-9kk.

Sec. 6. (NEW) (Effective from passage) Regulated activity, as defined in section 22a-354h of the general statutes, shall not be prohibited in aquifer protection areas on any municipally owned site undergoing remedial action pursuant to 40 CFR 271 at the time the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, provided: (1) No such regulated activity substantially commenced or was in active operation for the five-year period preceding the date that the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, and (2) any person who engages in such regulated activity for the ten-year period commencing on the date that such applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map registers such regulated activity on a form prescribed by the Commissioner of Environmental Protection and in accordance with the provisions of section 22a-354i-7 of the regulations of Connecticut state agencies.

Approved June 8, 2010
Referral 2.3: Town of Branford

Subject: Proposed Comprehensive Zoning Regulation Revisions to the Town of Branford’s Zoning Code.

Staff Recommendation: The proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The Town of Branford has completed comprehensive revisions to the Town’s Zoning Code. The regulations have been reformatted, which has clarified certain provisions in the zoning code. Three Zoning Districts have been proposed the Mixed Use Zoning District, Access Management District, and the Age Restricted Housing District. The Flood Plain District and the Special Development Area are proposed to be eliminated. The following sections of the Zoning Code have been included with your agenda packet: Section 3, 4 and 5. The entire zoning code will be available during the meeting, and will be emailed to you as well.

<table>
<thead>
<tr>
<th>Residence Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>The residential districts in the proposed regulations have not been significantly altered. The section has been reorganized based on the following categories: No Permit Required, Zoning Permit, Site Plan Approval and Special Exception Approval. The subcategories in each of those sections have been divided by the type of use. There are two provisions within this section, which contradict each other. The provisions apply to the housing of livestock or poultry. One provision states that the buildings housing the livestock or poultry shall be located at least 100 feet from any street or lot line, the second provision has lower distance requirements.</td>
</tr>
</tbody>
</table>
# Business Districts

The bulk requirements in the business districts have remained the same as the previous regulations. As stated above, a Mixed Use Zone has been proposed, the district’s bulk requirements fall in between the Center Business District and the Restricted Business District. The specific standards can be reviewed in your Agenda Packet. The uses permitted are similar to the Center Business District. The use category has been organized by the type of use and has remained fairly intact (there have been a few minor modifications to this section) from the existing regulations. Under the Industrial Use Category: Contractor yard for vehicles, equipment, materials and/or supplies has not been filled in for the BR, BL and MU Districts.

# Overlay /Floating

The Flood Plain District and the Special Development Area District are proposed to be eliminated. The Access Management District has been proposed, the purpose of the district is to implement objectives identified in the “U.S. Route 1/ North Main Street Access Management Plan”. The Coastal Management District, Town Center Village District and the Affordable Housing District have been reorganized and slightly expanded the overall purpose and concept of these overlay districts has remained intact.

The Planned Development District has been reorganized, but the overall concept has remained the same. The proposed regulations introduce an Age-Restricted Housing District, which is a floating zone.

The Town of Branford has incorporated a Town Wide Design Consideration Section for development outside of Town Center Village District.

**Communication:** In researching this proposal, I spoke to the Planning Staff for Branford and notified the adjacent municipalities in the South Central Region.
RPC Referral Submission Form
South Central CT Regional Planning Commission

1.) General Information: Date Sent: January 11, 2011

   Subject: Branford Zoning Regulations
   Applicant Name: Branford Planning and Zoning Commission
   Property Address (if applicable): N.A.
   Town/City: Branford
   ☑ Referral is from the Town/City Planning Department or the P & Z Commission

   Public Hearing Date: February 17, 2011

2.) Statutory Responsibility:

   ☑ Application involves a proposed change to a town/city zoning regulation
   ☑ If neither, applicant requests a voluntary RPC review for informational purposes
   ☑ Material is for informational purposes only; an RPC resolution is not necessary
   ☑ Other: 

3.) Process:

   ☑ Material sent “Return Receipt Requested” (as required by law)
   ☐ Information on proposed change included
   ☐ Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:

   Name: Shirley Rasmussen, Town Planner

   Telephone Number: 203-488-1255

   E-mail Address: srasmussen@branford-ct.gov

Comments: 

Questions: (203) 234-7555 South Central Regional Council of Governments | http://www.scrcog.org
ZONING REGULATIONS
TOWN OF BRANFORD, CONNECTICUT

HOW TO USE THESE REGULATIONS

PHILOSOPHY

These Zoning Regulations are intended to guide land use activities in Branford in ways that will:
- protect the public health, safety, and welfare,
- maintain and enhance community character, and
- improve the economic value of property and general welfare of residents.

It is recognized that the appearance of property has a direct bearing on the economic value of that property and also the economic value of adjacent and surrounding properties. The appearance of a single property also has a cumulative effect which can enhance or diminish the beauty of the entire Town, and consequently the values of property elsewhere within the Town.

ORGANIZATION

This set of Regulations has been organized around four main thematic elements. Understanding this organization will help users quickly locate the regulatory provisions they seek.

<table>
<thead>
<tr>
<th>THEME</th>
<th>SECTIONS</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASICS</td>
<td>• Introduction</td>
<td>Background information and description of how the regulations will be used and interpreted</td>
</tr>
<tr>
<td></td>
<td>• Definitions</td>
<td></td>
</tr>
<tr>
<td>ZONES AND USES</td>
<td>• Residential Zones</td>
<td>Information about the various zoning districts and the standards that apply within them</td>
</tr>
<tr>
<td></td>
<td>• Business Zones</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Special and Overlay Zones</td>
<td></td>
</tr>
<tr>
<td>STANDARDS</td>
<td>• Basic Standards</td>
<td>Requirements that apply in all or some all zones</td>
</tr>
<tr>
<td></td>
<td>• Special Exceptions</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Special Requirements</td>
<td></td>
</tr>
<tr>
<td>ADMINISTRATIVE</td>
<td>• Procedures</td>
<td>Description of how applications are processed and regulations administered</td>
</tr>
<tr>
<td></td>
<td>• Administration</td>
<td></td>
</tr>
</tbody>
</table>
BASICS

SECTION 1  INTRODUCTION 7

1.1  AUTHORITY. 7
1.2  PURPOSES. 7
1.3  JURISDICTION. 7
1.4  INTERPRETATION OF REGULATIONS. 8
1.5  ZONING DISTRICTS. 9
1.6  ZONING MAP. 10

SECTION 2  DEFINITIONS 11

2.1  USE OF TERMS. 11

2.2  DEFINED TERMS. 12

Concept Of “Accessory” And “Principal” 12
“Animal” Related Terms 12
“Building” Related Terms 13
“Coastal Area Management” Related Terms 13
“Coverage” Related Terms 14
“Day Care” Related Terms 14
“Erosion” Related Terms 15
“Farm” Related Terms 16
Floor Area Illustrations 16
“Height” Related Terms 17
Height Related Illustrations 17
“Home Based Business” Related Terms 18
“Housing Type” Related Terms 18
“Housing Unit” Related Terms 18
“Lighting” Related Terms 19
“Lodging” Related Terms 20
“Lot” Related Terms 20
“Lot Line” Related Terms 21
“Lot Type” Related Terms 22
“Nonconforming” Related Terms 22
“Restaurant” Related Terms 23
“Sales” Related Terms 23
“Sign” Related Terms 24
“Storage” Related Terms 25
“Street” Related Terms 25
“Trailer” Related Terms 26
“Use” Related Terms 26
“Wetland” Related Terms 27
ZONES AND USES

SECTION 3 RESIDENTIAL DISTRICTS 29
3.1 GENERAL 29
3.2 SINGLE-FAMILY DISTRICTS. 29
3.3 MULTI-FAMILY DISTRICTS. 33
3.7 SPECIAL PROVISIONS FOR RESIDENTIAL DISTRICTS. 36
3.8 ACCESSORY USES AND STRUCTURES IN RESIDENCE DISTRICTS. 38
3.9 UNDERSIZED RESIDENTIAL LOTS. 39
3.10 HOME BASED BUSINESSES. 40

SECTION 4 BUSINESS DISTRICTS 41
4.1 CENTER BUSINESS (BC) DISTRICT. 41
4.2 MIXED-USE (MU) DISTRICT. 42
4.3 RESTRICTED BUSINESS (BR) DISTRICT. 43
4.4 LOCAL BUSINESS (BL) DISTRICT. 44
4.5 GENERAL INDUSTRY 1 (IG-1) DISTRICT. 45
4.6 GENERAL INDUSTRY 2 (IG-2) DISTRICT. 46
4.7 COMMERCE PARK (CP) DISTRICT. 47
4.8 TABLE OF USES - BUSINESS ZONES. 48

SECTION 5 SPECIAL DISTRICTS 53
5.1 COASTAL MANAGEMENT DISTRICT. 53
5.2 TOWN CENTER VILLAGE DISTRICT. 55
5.3 ACCESS MANAGEMENT DISTRICT. 60
5.4 PLANNED DEVELOPMENT DISTRICT. 63
5.5 AFFORDABLE HOUSING. 66
5.6 AGE-RESTRICTED HOUSING DISTRICT. 72
STANDARDS

SECTION 6  BASIC STANDARDS 77
6.1  BUILDING LOTS. 77
6.2  DIMENSIONAL STANDARDS. 77
6.3  LANDSCAPING. 79
6.4  TRAILERS AND STORAGE CONTAINERS 83
6.5  OFF STREET PARKING, LOADING AND SITE ACCESS. 84
6.6  SIGNS. 92
6.7  OUTDOOR LIGHTING. 97
6.8  GRADING, EXCAVATION, REMOVAL OR DEPOSIT OF EARTH MATERIALS AND RELATED ACTIVITIES. 100
6.9  DRAINAGE AND STORMWATER CONTROL. 103
6.10  SOIL EROSION AND SEDIMENT CONTROL. 106
6.11  INTERIOR (REAR) LOTS. 107
6.12  DRIVEWAYS AND VISIBILITY AT INTERSECTIONS. 108
6.13  FENCES AND WALLS. 111
6.14  TOWN-WIDE DESIGN CONSIDERATIONS. 112

SECTION 7  SPECIAL EXCEPTIONS 115
7.1  MULTIFAMILY RESIDENTIAL DEVELOPMENT. 115
7.2  AGE-RESTRICTED HOUSING. 116
7.3  OPEN SPACE RESIDENTIAL DEVELOPMENT. 118
7.4  ACCESSORY APARTMENTS. 121
7.5  APARTMENT(S) IN A BL ZONE. 121
7.6  GROUP DAY CARE HOMES AND DAY CARE CENTERS. 122
7.7  BED AND BREAKFAST. 122
7.8  HOSPITALS. 123
7.9  MARINAS, SLIP BASINS, BOAT STORAGE AND LANDINGS. 123
7.10  STORAGE TRAILERS. 123
7.11  CONSTRUCTION-RELATED CONTRACTOR’S BUSINESS AND STORAGE YARDS. 124
7.12  SELF-STORAGE. 125
7.13  COMMERCIAL KENNELS. 126
7.14  COMMERCIAL HORSE STABLE, RIDING OR TRAINING SCHOOL. 127
7.15  DRIVE THROUGH WINDOWS. 128
7.16  ADAPTIVE REUSE. 129

SECTION 8  SPECIAL REQUIREMENTS 131
8.1  NONCONFORMITIES. 131
8.2  ELECTRIC POWER TRANSMISSION LINES. 134
ADMINISTRATIVE

SECTION 9  PROCEDURES 135
9.1 ZONING APPLICATION TYPES. 135
9.2 ZONING PERMIT APPLICATION (STAFF APPROVAL). 136
9.3 CERTIFICATE OF ZONING COMPLIANCE (STAFF APPROVAL). 138
9.4 USE OF PARCELS CREATED BY FIRST CUT OR "FREE SPLIT." 139
9.5 DESIGN REVIEW FOR THE TOWN CENTER VILLAGE DISTRICT (TOWN CENTER REVITALIZATION REVIEW BOARD). 140
9.7 SITE PLAN APPLICATION (COMMISSION). 141
9.8 COASTAL SITE PLAN REVIEW (COMMISSION). 144
9.9 SPECIAL EXCEPTION APPLICATION (COMMISSION). 146
9.10 REGULATION AMENDMENT (COMMISSION). 150
9.11 MAP AMENDMENT (COMMISSION). 152
9.12 MOTOR VEHICLE LOCATION APPROVAL (COMMISSION). 155
9.13 APPEAL OF AN ORDER (ZONING BOARD OF APPEALS). 156
9.14 VARIANCE (ZONING BOARD OF APPEALS) 156
9.15 PROCEDURAL REQUIREMENTS FOR ALL APPLICATIONS. 157

SECTION 10  GENERAL ADMINISTRATION 161
10.2 ENFORCEMENT. 162
10.3 BONDING REQUIREMENTS. 163
10.4 ZONING BOARD OF APPEALS. 165

APPENDICIES 167
LIGHTING 167
ZONING PERMIT APPLICATION REQUIREMENTS 169
SITE PLAN APPLICATION REQUIREMENTS 170
REQUIREMENTS FOR EROSION AND 171
SEDIMENT CONTROL 171
SPECIAL EXCEPTION APPLICATION REQUIREMENTS 172
ADDITIONAL REQUIREMENTS FOR EARTH EXCAVATION 175
SUPPLEMENTAL REQUIREMENTS FOR SITE DEVELOPMENT WITH EARTH REMOVAL 176
REGULATION CHANGE APPLICATION REQUIREMENTS 177
ZONING MAP AMENDMENT REQUIREMENTS 178
SECTION 1 INTRODUCTION

1.1 AUTHORITY.

These Regulations are adopted under the authority of Chapter 124 of the General Statutes of the State of Connecticut (CGS), as amended.

1.2 PURPOSES.

1.2.A These Regulations are adopted to:
1. Guide the future growth and development of Branford in accordance with the Plan of Conservation and Development;
2. Lessen congestion in the streets;
3. Secure safety from fire, panic, flood and other dangers;
4. Promote health and the general welfare;
5. Provide for adequate light and air;
6. Protect the environment,
7. Prevent the overcrowding of land and avoid the undue concentration of population; and
8. Facilitate adequate provisions transportation, water, sewerage, schools, parks and other public requirements.
9. Give consideration to the character of each area and its peculiar suitability for particular uses;
10. Conserve the value of buildings and encourage the most appropriate use of land throughout Branford;
11. Protect historic factors and resources;
12. Protect existing and potential public drinking water supplies;
13. Protect natural resources;
14. Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity;
15. Provide for housing choice and economic diversity in housing, including housing that will meet identified housing needs; and
16. Address and meet all state and federal requirements relating to zoning.

1.3 JURISDICTION.

1.3.A Area.
Within the Town of Branford, outside the limits of the Pine Orchard Association and the Civic Association of Short Beach, Connecticut, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with these Regulations. Coastal Site Plan Reviews within Pine Orchard and Short Beach are subject to these Regulations.
1.3.B No lot or land shall be divided, altered in shape or size, sold, encumbered or conveyed so as:
1. to make any use, building or other structure nonconforming or more nonconforming to or with these Regulations;
2. to reduce any setback, yard, open space, or off-street parking and loading spaces to less than is required by these Regulations; or
3. to make any nonconforming setbacks, yard, open space or off-street parking and loading spaces more non-conforming.

1.4 INTERPRETATION OF REGULATIONS.

1.4.A Prohibited If Not Permitted.
1. The following uses are prohibited in any zoning district:
   a. Billboards
   b. Junkyards
   c. Occupancy of a travel trailer or tent as a dwelling
   d. Outdoor storage in a residential district of any inoperable motor vehicle for more than 30 days.
   e. Outdoor accumulation or storage of used or discarded materials, trash, rubbish, debris, building materials, or parts of motor vehicles or other machinery.
2. In addition to the foregoing expressly prohibited uses, any principal use of land, buildings or structures that is not expressly permitted by these Regulations in a particular zoning district shall be deemed to be prohibited in that district.
3. For a principal use permitted as of right by these Regulations, accessory uses that are clearly and customarily incidental and are subordinate to the permitted principal use are also permitted. For a principal use requiring a special permit or special exception, the Commission may restrict the scope or nature of accessory uses that will be permitted.
4. Any activity not expressly permitted by these Regulations in a particular zoning district is prohibited in that district.

1.4.B Minimum Standards.
The provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare, unless the context clearly indicates that such provision is intended to be a maximum limitation.

1.4.C Multiple Standards.
1. In the event that there are found to be conflicting requirements within these Regulations, the most restrictive provision shall be applied
2. The provisions of these Regulations may be superseded by other local, state, or federal laws or regulations
3. These Regulations do not release a person from having to comply with a more restrictive law, ordinance, easement, covenant, rule, regulation, or permit.
1.5 **ZONING DISTRICTS.**

For the purpose of these Regulations, the Town of Branford is hereby divided into the following classes of districts:

<table>
<thead>
<tr>
<th>BASE</th>
<th>OVERLAY</th>
<th>FLOATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence 1</td>
<td>Coastal Management CMOD</td>
<td>Planned Development PDD</td>
</tr>
<tr>
<td>R-1</td>
<td>Town Center Village District TCVD</td>
<td>Age-Restricted Housing District ARHD</td>
</tr>
<tr>
<td>Residence 2</td>
<td>Access Management AMOD</td>
<td></td>
</tr>
<tr>
<td>R-2</td>
<td>Affordable Housing AHOD</td>
<td></td>
</tr>
<tr>
<td>Residence 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residence Multifamily RMF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Center Business BC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use MU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restricted Business BR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Business BL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commerce Park CP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Industry 1 IG-1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Industry 2 IG-2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Base** – traditional zoning classification

**Overlay** – an area where certain additional regulatory requirements or allowances are superimposed upon a base zoning district.

**Floating** – an unmapped zoning district that is established on the zoning map only when a master plan of a proposed development is approved.
1.6 ZONING MAP.

1.6.A Map.
The boundaries of the districts specified in Section 1.5 are hereby established as shown on a map entitled “Zoning Map of the Town of Branford, Connecticut”, dated July 10, 1973 including any special maps and boundary descriptions supplementary thereto and any amendments thereof, which map is hereby declared to be a part of these Regulations and is herein referred to as “Zoning Map”.

1.6.B Interpretation of Map.
Where a question arises as to exact boundaries of a district shown on the Zoning Map, the Commission shall by resolution determine the location of the boundary, giving due consideration, among other factors, to the indicated location of the boundary on the Zoning Map, the scale of the Zoning Map and the expressed intent and purposes of these Regulations.
3.1 GENERAL.
In accordance with a comprehensive plan, the Commission has divided the town of Branford into various zoning districts. The provisions applicable in one district differ from those in other districts, and each district, as hereinafter described, has a general purpose in providing for the orderly growth, development and improvement of the Town.

3.2 SINGLE-FAMILY DISTRICTS.

3.2.A Residence R-1 District.
1. These districts are primarily residential in nature and consist of areas built up in years past with single-family, two family and multifamily structures. Their principal location is in the vicinity of Branford Center, where they constitute part of the village concentration around the Center.
2. An important purpose of the standards applicable in these districts is to recognize the relatively high concentration of dwellings and population already present, while preserving existing development from overcrowding. Nonresidential and nonagricultural uses may be appropriate in these districts, but only as Special Exceptions upon a finding that development will be compatible with the character of the district.

3.2.B Residence R-2 District.
1. These districts consist of residential areas that have been developed over a period of years primarily with single-family houses for seasonal as well as year-round occupancy on relatively small lots. Their principal location is along portions of the shore around Limewood Beach and in the Stony Creek area.
2. The applicable standards are designed to recognize and protect the current pattern of development. Nonresidential and nonagricultural uses may be appropriate in these districts, but only as Special Exceptions upon a finding that development will be compatible with the character of the district.

3.2.C Residence R-3 District.
These districts are designed to consist of single-family houses on lots of sufficient size to support private sewage disposal systems. Nonresidential and nonagricultural uses may be appropriate in these districts, but only as Special Exceptions upon a finding that development will be compatible with the character of the district.

3.2.D Residence R-4 District.
These districts cover much of the suburban single-family residential section of Town. The applicable standards are designed to encourage and protect the existing high quality development with ample lots to support private sewage disposal systems. Nonresidential and nonagricultural uses may be appropriate in these districts, but only as Special Exceptions upon finding that development will be compatible with the character of the district.
SECTION 3.2

3.2.E Residence R-5 District.
These districts cover much of the rural and topographically rugged sections of the Town and are designed to accommodate single-family residential construction of a high quality on spacious lots. Applicable standards are designed to recognize the likely long-term or permanent absence of sewers. Nonresidential and nonagricultural uses may be appropriate in these districts, but only as Special Exceptions upon a finding that development will be compatible with the character of the district.

3.2.F Bulk Requirements.

<table>
<thead>
<tr>
<th></th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA (square feet)</td>
<td>6,000</td>
<td>4,000</td>
<td>15,000</td>
<td>20,000</td>
<td>40,000</td>
</tr>
<tr>
<td>LOT AREA PER UNIT (square feet)</td>
<td>4,000</td>
<td>4,000</td>
<td>15,000</td>
<td>20,000</td>
<td>40,000</td>
</tr>
<tr>
<td>FRONTAGE (feet)</td>
<td>50</td>
<td>50</td>
<td>90</td>
<td>125</td>
<td>130</td>
</tr>
<tr>
<td>SQUARE (feet)</td>
<td>50</td>
<td>50</td>
<td>100</td>
<td>110</td>
<td>150</td>
</tr>
<tr>
<td>FRONT SETBACK (feet)</td>
<td>15</td>
<td>15</td>
<td>30</td>
<td>40</td>
<td>50</td>
</tr>
<tr>
<td>SIDE SETBACK (feet)</td>
<td>10</td>
<td>10</td>
<td>15</td>
<td>20</td>
<td>25</td>
</tr>
<tr>
<td>REAR SETBACKS (feet)</td>
<td>20</td>
<td>20</td>
<td>30</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>HEIGHT (feet)</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td>0.50</td>
<td>0.50</td>
<td>0.50</td>
<td>0.40</td>
<td>0.30</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>0.25</td>
<td>0.25</td>
<td>0.25</td>
<td>0.25</td>
<td>0.15</td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE AREA RATIO</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

For Interior Lot Bulk Requirements, see Section 6.11.C

3.2.G Principal Uses and Activities.

1. No Permit is required.

**USE**
- Agricultural uses and farms
- Cultivation of land
- Open space and passive recreation
- Public utility substations, pursuant to the Connecticut Siting Council.

2. Requires a Zoning Permit. See Section 9.2

**HOUSING USES**
- Single-family dwelling (one (1) per lot)
- Two-family dwelling. (R-1 and R-2 Only – one (1) per lot)
SECTION 3.2

FARMING-RELATED USES

- Agricultural and farm buildings. All buildings housing livestock or poultry shall be located at least 100 feet from any street or lot line
- Greenhouse

3. Requires Site Plan Approval. See Section 9.6

<table>
<thead>
<tr>
<th>USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Cemetery</td>
<td></td>
</tr>
<tr>
<td>• Parks / playgrounds</td>
<td></td>
</tr>
</tbody>
</table>

4. Requires Special Exception Approval. See Section 9.8

<table>
<thead>
<tr>
<th>HOUSING USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Age-Restricted Housing</td>
<td>7.2</td>
</tr>
<tr>
<td>• Open space residential development</td>
<td>7.3</td>
</tr>
<tr>
<td>• Dwellings containing three (3) or more dwelling units (R-1 and R-2 Zones only)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DAY CARE USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Day care center</td>
<td>7.6</td>
</tr>
<tr>
<td>• Group day care home</td>
<td>7.6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Adaptive reuse</td>
<td>7.16</td>
</tr>
<tr>
<td>• Churches and places of Worship</td>
<td></td>
</tr>
<tr>
<td>• Colleges and schools / dormitories</td>
<td></td>
</tr>
<tr>
<td>• Commercial kennel</td>
<td>7.13</td>
</tr>
<tr>
<td>• Commercial horse stable, riding or training school</td>
<td>7.14</td>
</tr>
<tr>
<td>• Golf Course</td>
<td></td>
</tr>
<tr>
<td>• Grading, excavation, removal or deposit of earth materials and related activities</td>
<td>6.8</td>
</tr>
<tr>
<td>• Hospital</td>
<td></td>
</tr>
<tr>
<td>• Landings for boats, marinas, docks, wharfs and slips basins.</td>
<td>7.9</td>
</tr>
<tr>
<td>• Municipal facilities and services</td>
<td></td>
</tr>
<tr>
<td>• Non-profit membership clubs, lodges and community houses</td>
<td></td>
</tr>
<tr>
<td>• Summer camps</td>
<td></td>
</tr>
</tbody>
</table>

3.2.H Accessory Uses.

1. No Permit is Required.

<table>
<thead>
<tr>
<th>USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Home Office / Studio</td>
<td>3.10.A</td>
</tr>
</tbody>
</table>
2. **Requires Zoning Permit. See Section 9.2**

<table>
<thead>
<tr>
<th>USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Parking areas for Principal Uses (less than 25 parking spaces)</td>
<td>6.5</td>
</tr>
<tr>
<td>• Family day care homes registered pursuant to CGS Section 17b-733</td>
<td></td>
</tr>
<tr>
<td>• Farm Stand</td>
<td>3.8</td>
</tr>
<tr>
<td>• Minor Home Occupation</td>
<td>3.10.B</td>
</tr>
<tr>
<td>• Portable on-demand storage units</td>
<td></td>
</tr>
<tr>
<td>• Pools and other recreational structures, such as tennis courts</td>
<td>3.8</td>
</tr>
<tr>
<td>• Sheds, decks, garages, up to 750 square feet total on a lot</td>
<td>3.8</td>
</tr>
<tr>
<td>• Signs pertaining to a permitted principal use on a lot</td>
<td>0</td>
</tr>
</tbody>
</table>

3. **Requires Site Plan Approval. See Section 9.6**

<table>
<thead>
<tr>
<th>USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Parking areas for Principal Uses (25 or more parking spaces)</td>
<td>6.5</td>
</tr>
</tbody>
</table>

4. **Requires Special Exception Approval. See Section 9.8**

<table>
<thead>
<tr>
<th>USES</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Accessory Apartment (R-3, R-4 and R-5 only)</td>
<td>7.4</td>
</tr>
<tr>
<td>• Bed and Breakfast</td>
<td>7.7</td>
</tr>
<tr>
<td>• Major Home Occupation</td>
<td>3.10.C</td>
</tr>
<tr>
<td>• Sheds, decks, garages, over 750 square feet on a lot</td>
<td>3.8</td>
</tr>
</tbody>
</table>
SECTION 3.3

3.3   MULTI-FAMILY DISTRICTS.

3.3.A   Multifamily Residence MF District.
1. These districts provide for an attached housing unit alternative to the detached single-family units allowed in other residential districts.
2. The multifamily district is designed to provide moderate density housing in locations that are sewered, are adjacent to commercial districts and/or neighborhoods of similar or higher density, are served by adequate roadway systems, and are environmentally suitable for such development.
3. Each proposal for multifamily development is subject to Special Exception review to insure conformance with the Plan of Conservation and Development and all applicable standards.

3.3.B   Bulk Requirements.

<table>
<thead>
<tr>
<th></th>
<th>MINIMUM</th>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>130,680 square feet</td>
<td></td>
</tr>
<tr>
<td>LOT AREA PER UNIT</td>
<td>7,260 square feet</td>
<td></td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>150’</td>
<td></td>
</tr>
<tr>
<td>SQUARE</td>
<td>250’</td>
<td></td>
</tr>
<tr>
<td>SETBACKS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FRONT</td>
<td>SIDE</td>
</tr>
<tr>
<td></td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>35’</td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td>0.40</td>
<td></td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>0.20</td>
<td></td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE AREA RATIO</td>
<td></td>
<td>0.50</td>
</tr>
</tbody>
</table>
3.3.C Principal Uses and Activities.

1. **No Permit is required.**
   
   **USE**
   - Agricultural uses and farms
   - Cultivation of land
   - Open space and passive recreation

2. **Requires a Zoning Permit. See Section 9.2**
   
   **FARMING-RELATED USES**
   - Agricultural and farm buildings. All buildings housing livestock or poultry shall be located at least 100 feet from any street or lot line
   - Greenhouse

3. **Requires Site Plan Approval. See Section 9.6**
   
   **USES**
   - Cemetery
   - Parks / playgrounds

4. **Requires Special Exception Approval. See Section 9.8**
   
   **HOUSING USES**
   - Age-Restricted Housing 7.2
   - Open space residential development 7.3
   - Dwellings containing three (3) or more dwelling units
   - Single-family dwelling (one (1) per lot)
   - Two-family dwelling (one (1) per lot)

   **DAY CARE USES**
   - Day care center 7.6
   - Group day care home 7.6

   **OTHER USES**
   - Churches and places of Worship
   - Colleges and schools / dormitories
   - Grading, excavation, removal or deposit of earth materials and related activities 0
   - Marinas, Slip Basins, Boat Storage and Landings 7.9
   - Municipal facilities and services
   - Non-profit membership clubs, lodges and community houses
   - Railroad rights-of way and passenger stations, including customary accessory services therein but not including switching, storage, sidings, freight yard or freight terminals.
   - Summer camps

Branford Zoning Regulations | DRAFT – 1.10.2011 | 34
**SECTION 3.4**

3.3.D Accessory Uses.

1. **No Permit is Required.**

<table>
<thead>
<tr>
<th>USE</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family day care</td>
<td></td>
</tr>
<tr>
<td>Home Office / Studio</td>
<td>3.10.A</td>
</tr>
</tbody>
</table>

2. **Requires a Zoning Permit. See Section 9.2**

<table>
<thead>
<tr>
<th>USE</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking areas for Principal Uses (less than 20 parking spaces)</td>
<td>6.5</td>
</tr>
<tr>
<td>Minor Home Occupation</td>
<td>3.10.B</td>
</tr>
<tr>
<td>Signs pertaining to a permitted principal use on a lot</td>
<td>0</td>
</tr>
</tbody>
</table>

3. **Requires Site Plan Approval. See Section 9.6**

<table>
<thead>
<tr>
<th>USE</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking areas for Principal Uses (20 or more parking spaces)</td>
<td>6.5</td>
</tr>
<tr>
<td>Pools and other recreational structures, such as tennis courts</td>
<td>3.8</td>
</tr>
<tr>
<td>Sheds, decks, garages, up to 750 square feet total on a lot</td>
<td>3.8</td>
</tr>
</tbody>
</table>

4. **Requires Special Exception Approval. See Section 9.8**

<table>
<thead>
<tr>
<th>USE</th>
<th>ADDITIONAL CRITERIA (SEE SECTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Stand</td>
<td>3.8</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>7.7</td>
</tr>
<tr>
<td>Pools and other recreational structures, such as tennis courts</td>
<td>3.8</td>
</tr>
<tr>
<td>Sheds, decks, garages, over 750 square feet on a lot</td>
<td>3.8</td>
</tr>
</tbody>
</table>

3.4 [RESERVED FOR FUTURE USE]

3.5 [RESERVED FOR FUTURE USE]

3.6 [RESERVED FOR FUTURE USE]
### 3.7 SPECIAL PROVISIONS FOR RESIDENTIAL DISTRICTS.

#### 3.7.A Keeping of Animals (Non-commercial operations).

1. Where allowed by these Regulations, the following limitations and requirements shall apply to the keeping of animals as an accessory to a residential use:

<table>
<thead>
<tr>
<th>PERMIT TYPE</th>
<th>DENSITY LIMITATION</th>
<th>OTHER LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Permit Required</td>
<td>Up to four (4) dogs over the age of eight (8) weeks per dwelling.</td>
<td>• Shall not be for compensation.</td>
</tr>
</tbody>
</table>
| Special Exception | More than four (4) dogs over the age of eight (8) weeks per dwelling. | • Minimum lot size of three (3) acres.  
• Shall not be for compensation.  
• Structures housing animals shall be located no less than 250 feet from any residence not the owner's. |

2. Horses, Cows, Pigs, Sheep and similarly large animals.

<table>
<thead>
<tr>
<th>PERMIT TYPE</th>
<th>DENSITY LIMITATION</th>
<th>OTHER LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Permit Required</td>
<td>Minimum lot size for one (1) animal is one and one-half (1½) acres. For each additional animal, the minimum lot size shall be increased by one-half (½) acre.</td>
<td>• All livestock shall be kept within a fenced enclosure designed to prevent animals from crossing or overhanging any property line.</td>
</tr>
</tbody>
</table>

3. Rabbits and similarly small animals.

<table>
<thead>
<tr>
<th>PERMIT TYPE</th>
<th>DENSITY LIMITATION</th>
<th>OTHER LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Permit Required</td>
<td>For parcels containing at least one-half (½) acres, one (1) rabbit or similar small animal for the first 20,000 square feet of parcel area and one (1) additional rabbit or similar small animal for each additional 10,000 square feet of parcel area.</td>
<td>• All livestock shall be kept within a fenced enclosure designed to prevent animals from crossing or overhanging any property line.</td>
</tr>
</tbody>
</table>
SECTION 3.7

(4) Chickens and other poultry.

<table>
<thead>
<tr>
<th>PERMIT TYPE</th>
<th>DENSITY LIMITATION</th>
<th>OTHER LIMITATIONS</th>
</tr>
</thead>
</table>
| No Permit Required           | For parcels containing at least one (1) acre, 50 birds per 40,000 square feet. | • All poultry shall be housed within a building or fenced enclosure and no poultry shall be housed within 50 feet of any street or within 75 feet of any other property line.  
• Such enclosure shall prevent poultry from leaving the property. |
| No Permit Required           | Farming on parcels containing five (5) acres or more, no limit. | • All poultry shall be housed within a building or fenced enclosure and no poultry shall be housed within 50 feet of any street or within 75 feet of any other property line.  
• Such enclosure shall prevent poultry from leaving the property. |
| Certificate of Zoning Compliance | For parcels smaller than one (1) acre, no more than six (6) hen chickens (roosters are not permitted) | • Shall not be for compensation.  
• All poultry shall be housed within a building or fenced enclosure at least six (6) feet from all property lines and at least 25 feet from residences on adjacent lots.  
• Such enclosure shall prevent poultry from leaving the property. |

2. No manure shall be stored in the open within 100 feet of any property line.
SECTION 3.8

3.8 ACCESSORY USES AND STRUCTURES IN RESIDENCE DISTRICTS.

3.8.A Purpose.
The purpose of this Section is to regulate accessory uses so that they will be compatible with principal uses and harmonious with uses similarly zoned.

Accessory uses and structures in residence districts are subject to the following standards and conditions:

1. The accessory use shall be located on the same lot with the principal use to which it is accessory.

3.8.C SpecialBulk Requirements for Accessory Structures.

<table>
<thead>
<tr>
<th>MINIMUM SETBACK</th>
<th>DETACHED GARAGES, LARGE SHED AND CARPORTS</th>
<th>SMALL SHED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT</td>
<td>NC</td>
<td>NP</td>
</tr>
<tr>
<td>REAR</td>
<td>NC</td>
<td>5 feet</td>
</tr>
<tr>
<td>SIDE</td>
<td>NC</td>
<td>5 feet</td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
<td>15 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>COUNTS TOWARDS LOT COVERAGE?</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>COUNTS TOWARDS FLOOR AREA?</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>MAXIMUM SIZE</td>
<td>750 square feet</td>
<td>200 square feet</td>
</tr>
</tbody>
</table>

NOTES
NC – No change – same as underlying zone
NP – Not Permitted
NO – Does not count towards Lot Coverage or Floor Area
YES – Does count towards Lot Coverage or Floor Area


1. Accessory structures with a ground floor area in excess of 750 square feet require a Special Exception.
2. Except for farm structures, no accessory building shall be larger than the principal building.


1. Except in connection with a permitted farm, truck garden or commercial nursery, there shall be no more than one (1) commercial vehicle parked or stored on any lot, and such vehicle shall not exceed one and one half (1½) tons capacity and shall be parked or stored only in an enclosed garage.
SECTION 3.9

3.9  UNDERSIZED RESIDENTIAL LOTS.

3.9.A  Purpose.
Undersized Residential Lots are primarily a result of property development prior to
the adoption of Zoning. This Section is intended to provide relief from setback,
coverage and floor area standards for these properties.

1. Lots owned separately from adjoining tracts and existing prior to December 3, 1956,
with area or frontage less than required by these Regulations may use the
Undersized Residential Lots provision.
2. The Undersized Residential Lot provision does not apply to use or buffer
requirements in the underlying zoning district.

1. For lots with less than the applicable minimum lot size required in the zone (see
Section 3.2.F), the setback, coverage and floor area requirements shall be for that
zone which has a minimum lot size closest to the lot size of the subject lot.
   (1) The reduction in dimensional standards shall be applied in a manner that
       utilizes the largest available zone in comparison to the subject lot size.
   (2) In no case shall the setback, coverage and floor area reduction be utilized for
       a zoning district where the lot size of the subject lot is larger than what is
       required in the zoning district.
2. For lots smaller than 4,500 square feet, the bulk requirements for the R-2 District
shall apply.
SECTION 3.10

3.10 HOME BASED BUSINESSES.

3.10.A Home Office/Studio.
The use of a residence for occasional business use (as part of employment typically occurring elsewhere) or a home-based business involving no non-residents employees and no regular visitors to the business. Nothing in these Regulations shall restrict the use of a residence by the occupant for business purposes where:

1. No business is conducted on the premises except by computer, mail, telephone or future communication technology.
2. No persons other than members of the family are employed.
3. No external evidence of the business is visible.
4. No business signs are erected.
5. No pedestrian or automobile traffic other than that which is normally generated by a residence.

1. A “Minor Home Occupation” is a home-based business where such business is located on the same lot used by such person as his or her primary residence provided that:
   (1) The area devoted to such accessory use (including storage of any supplies or materials) shall not exceed 25 percent of the total square footage of the dwelling (exclusive of garage, attic and basement);
   (2) Not more than one (1) nonresident person shall be employed on the premises;

2. A “Minor Home Occupation” shall:
   (1) Be conducted entirely within the principal dwelling by the resident occupant,
   (2) Clearly be incidental and secondary to the use of the dwelling for living purposes,
   (3) Not change the exterior residential appearance or character of the building or be noticeable from the exterior of the building,
   (4) Not materially change the traffic characteristics of the neighborhood,
   (5) Not have any outside storage or display of merchandise, equipment, or machinery relative to the use,
   (6) Not include the keeping of stock in trade nor the sale or rental of any goods not produced within the premises,
   (7) Not involve the display of signs or products in, on, or about the premises except for a sign as permitted by these Regulations,
   (8) Not involve retail sales at the premises, and

3.10.C Major Home Occupation.
A “Major Home Occupation” is any home-based business that cannot or does not comply with the requirements of Subsection 3.10.B.
SECTION 4 BUSINESS DISTRICTS

4.1 CENTER BUSINESS BC DISTRICT.

4.1.A Purpose.
1. These districts are designed to encourage a concentration of retail services and office facilities of a "downtown" character primarily in Branford Center.
2. Automotive sales and services are excluded as incompatible with the purpose of the district.
3. Applicable standards allow multistory buildings, a high percentage of ground coverage and a high ratio of floor area to land area, with parking provided in centralized lots and structures.

4.1.B Bulk Requirements.

<table>
<thead>
<tr>
<th>LOT AREA PER UNIT</th>
<th>EFFICIENCY DWELLING UNIT</th>
<th>ONE-BEDROOM DWELLING UNIT</th>
<th>OTHER DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,000 square feet</td>
<td>1,200 square feet</td>
<td>1,400 square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MINIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONTAGE</td>
</tr>
<tr>
<td>SQUARE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>RESIDENTIAL USES</th>
<th>BUSINESS USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side</td>
<td>10 feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Front</td>
<td>15 feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Rear</td>
<td>20 feet</td>
<td>No minimum</td>
</tr>
</tbody>
</table>

| SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE | 25 feet |

<table>
<thead>
<tr>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT</td>
</tr>
<tr>
<td>FLOOR AREA</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE AREA RATIO</td>
</tr>
</tbody>
</table>
### 4.2 MIXED-USE DISTRICT.

#### 4.2.A Purpose.

The purpose of the Mixed-Use District is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other.

#### 4.2.B Bulk Requirements.

<table>
<thead>
<tr>
<th>MINIMUM</th>
<th>LOT AREA</th>
<th>15,000 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA PER UNIT</td>
<td>5,000 square feet</td>
<td></td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>100 feet</td>
<td></td>
</tr>
<tr>
<td>SQUARE</td>
<td>No minimum</td>
<td></td>
</tr>
<tr>
<td>SETBACKS</td>
<td>RESIDENTIAL USES</td>
<td>BUSINESS USES</td>
</tr>
<tr>
<td>Side</td>
<td>10 feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Front</td>
<td>15 feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Rear</td>
<td>20 feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>SETBACK FROM RESIDENCE</td>
<td>25 feet</td>
<td></td>
</tr>
<tr>
<td>DISTRICT BOUNDARY LINE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAXIMUM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEIGHT</td>
<td>40 feet</td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>0.80</td>
<td></td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE AREA RATIO</td>
<td>0.80</td>
<td></td>
</tr>
</tbody>
</table>
SECTION 4.3

4.3 RESTRICTED BUSINESS (BR) DISTRICT.

4.3.A Purpose.
1. These districts are designed to recognize business areas developing as a result of conversion of residential structures to retail and office uses, as well as to provide sites for essential retail services in or adjacent to residential neighborhoods.
2. Parking needs for each building will be satisfied on its own lot, with no parking located in the required street setback area.
3. Review of detailed site and architectural plans for each development will be essential to assure adequate parking and traffic facilities, harmony with the neighborhood and a high quality of commercial development.

4.3.B Bulk Requirements.

<table>
<thead>
<tr>
<th>MINIMUM</th>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>6,000 square feet</td>
</tr>
<tr>
<td>LOT AREA PER UNIT</td>
<td>4,000 square feet</td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>50 feet</td>
</tr>
<tr>
<td>SQUARE</td>
<td>50 feet</td>
</tr>
<tr>
<td>SETBACKS</td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>15 feet</td>
</tr>
<tr>
<td>SIDE</td>
<td>10 feet</td>
</tr>
<tr>
<td>REAR</td>
<td>20 feet</td>
</tr>
<tr>
<td>SETBACK FROM RESIDENCE</td>
<td></td>
</tr>
<tr>
<td>DISTRICT BOUNDARY LINE</td>
<td>25 feet</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>40 feet</td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td>0.30</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>0.25</td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE AREA RATIO</td>
<td>0.60</td>
</tr>
<tr>
<td>EFFECTIVE IMPERVIOUS SURFACE</td>
<td>0.75</td>
</tr>
</tbody>
</table>

4.3.C Additional Standards.

Special Exceptions to be established in any Restricted Business BR District shall conform to the following additional standards:
1. There shall be no off-street parking or loading spaces located in the required streetline setback area.
2. Any use that is designed as an addition to, extension of or alteration of an existing building originally designed as a house shall preserve the residential character of the building.
3. New commercial buildings shall be designed so as to preserve the residential character of the neighborhood.
4. Dwellings containing three (3) or more dwelling units, with units at the ground floor or basement level shall meet the following additional standards:
   (1) The minimum lot area shall be 120,000 square feet.
(2) Residential uses at the ground floor or basement level shall not be intermixed with business uses within the same building.

(3) Business uses shall occupy a minimum of 50 percent of the total ground floor or basement level floor area on the site.

(4) Each ground floor or basement level unit shall be provided with a private, exclusive outdoor living space of at least 100 square feet in the form of a patio, deck terrace or porch.

### 4.4 LOCAL BUSINESS (BL) DISTRICT.

#### 4.4.A Purpose.

1. These districts are designed to accommodate a variety of commercial functions necessary for service to the community including retail, office, banks, restaurants, and general automotive sales and service uses.

2. The districts are situated on main highways and thoroughfares, and applicable standards are designed to recognize, preserve and improve the character of existing development as well as to be consistent with the intensity of use in adjacent residential areas; parking needs for each building will be satisfied on its own lot.

#### 4.4.B Bulk Requirements.

<table>
<thead>
<tr>
<th></th>
<th>Minimum</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT AREA</strong></td>
<td>20,000 square feet</td>
<td></td>
</tr>
<tr>
<td><strong>LOT AREA PER UNIT</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>FRONTAGE</strong></td>
<td>50 feet</td>
<td></td>
</tr>
<tr>
<td><strong>SQUARE</strong></td>
<td>100 feet</td>
<td></td>
</tr>
<tr>
<td><strong>SETBACKS</strong></td>
<td>Front: 15 feet</td>
<td>Side: 10 feet</td>
</tr>
<tr>
<td></td>
<td>SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE</td>
<td>25 feet</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td>40 feet</td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA</strong></td>
<td>0.30</td>
<td></td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td>0.25</td>
<td></td>
</tr>
<tr>
<td><strong>IMPELVIOUS SURFACE AREA RATIO</strong></td>
<td>0.60</td>
<td></td>
</tr>
<tr>
<td><strong>EFFECTIVE IMPELVIOUS SURFACE</strong></td>
<td>0.75</td>
<td></td>
</tr>
</tbody>
</table>
SECTION 4.5

4.5 GENERAL INDUSTRY 1 (IG-1) DISTRICT.

4.5.A Purpose.
1. These districts consist of areas that have experienced heavy industrial development in the past. Applicable standards account for a range of size for establishments and relatively intensive use of the land.
2. Development of retail and residential uses in these districts would be inconsistent with their purpose.
3. Residential development is not compatible with the uses permitted in this district and is not allowed.

4.5.B Bulk Requirements.

<table>
<thead>
<tr>
<th>MINIMUM</th>
<th>LOT AREA</th>
<th>20,000 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA PER UNIT</td>
<td>N/A - residential uses are not allowed in this zone</td>
<td></td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>50 feet</td>
<td></td>
</tr>
<tr>
<td>SQUARE</td>
<td>100 feet</td>
<td></td>
</tr>
<tr>
<td>SETBACKS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FRONT</td>
<td>SIDE</td>
</tr>
<tr>
<td></td>
<td>30 feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE</td>
<td>50 feet</td>
<td></td>
</tr>
</tbody>
</table>

| MAXIMUM | HEIGHT | 40 feet |
| FLOOR AREA | 0.40 |
| LOT COVERAGE | 0.30 |
| IMPERVIOUS SURFACE AREA RATIO | 0.60 |
| EFFECTIVE IMPERVIOUS SURFACE | 0.75 |
SECTION 4.6

4.6 GENERAL INDUSTRY 2 (IG-2) DISTRICT.

4.6.A Purpose.
1. These districts consist of areas intended to be used for heavy commercial and industrial development on a less intensive basis than the IG-1 Districts.
2. They are designed for occupancy on somewhat larger sites with more spacious setbacks, in order to assure a high quality of development within the District and an agreeable relationship to adjacent districts.
3. Development of retail, business and residential uses in these districts would be inconsistent with their purpose and the purpose of the districts.
4. Residential development is not compatible with the uses permitted in this district and is not allowed,


| MINIMUM | LOT AREA | 60,000 square feet |
|LOT AREA PER UNIT | N/A - residential uses are not allowed in this zone |
|FRONTAGE | 50 feet |
|SQUARE | 200 feet |
|SETBACKS | FRONT  
  | SIDE  
  | REAR  |
| | 50 feet | 30 feet | 50 feet |
|SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE | 100 feet |

| MAXIMUM | HEIGHT | 40 feet |
|FLOOR AREA | 0.40 |
|LOT COVERAGE | 0.30 |
|IMPERVIOUS SURFACE AREA RATIO | 0.60 |
|EFFECTIVE IMPERVIOUS SURFACE | 0.75 |
SECTION 4.7

4.7 COMMERCE PARK (CP) DISTRICT.

4.7.A Purpose.
1. These districts are designed to allow for a unified, coordinated development of tracts of land with a variety of lot sizes to accommodate high quality commercial, industrial, and limited retail development.
2. Development of residential uses in these districts would be inconsistent with their purpose and the purpose of Business Districts.
3. Residential development is not compatible with the uses permitted in this district and is not allowed.

4.7.B Bulk Requirements.

<table>
<thead>
<tr>
<th>MINIMUM</th>
<th>20,000 square feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td></td>
</tr>
<tr>
<td>LOT AREA PER UNIT</td>
<td>N/A – residential uses are not allowed in this zone</td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>50 feet</td>
</tr>
<tr>
<td>SQUARE</td>
<td>100 feet</td>
</tr>
<tr>
<td>SETBACKS</td>
<td>FRONT</td>
</tr>
<tr>
<td></td>
<td>30 feet</td>
</tr>
<tr>
<td>SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE</td>
<td>50 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAXIMUM</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT</td>
<td>40 feet</td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td>0.30</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>0.25</td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE AREA RATIO</td>
<td>0.60</td>
</tr>
<tr>
<td>EFFECTIVE IMPERVIOUS SURFACE</td>
<td>0.75</td>
</tr>
</tbody>
</table>
### 4.8 TABLE OF USES - BUSINESS ZONES.

<table>
<thead>
<tr>
<th>RETAIL USES</th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail &lt; 3,000 square feet.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Retail ≥ 3,000 square feet, but &lt; 20,000 square feet.</td>
<td>S</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Retail ≥ 20,000 square feet.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Retail, Limited.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20 percent of the gross floor area of the building.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Outside storage or display of merchandise.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SERVICE-RELATED USES</th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal service establishment (hair, nails, tailoring, tanning, tattoos, massage).</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Printing and publishing establishments &lt; 5,000 square feet</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Printing and publishing establishments ≥ 5,000 square feet</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Service establishment (repair, rental and/or service) of any item, except automobiles, trucks and trailers, that is allowed to be sold in the zone.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Self-service automatic laundry and on-site washing service.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Dry cleaning establishment.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Day care center. 7.6</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Family day care home.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Group day care home. 7.6</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Funeral home.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OFFICE-RELATED USES</th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>General or business office.</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Medical or dental office, clinic or laboratory.</td>
<td>S</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Banks and financial institutions.</td>
<td>S</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

*S = Site Plan; SE = Special Exception; N = Not Permitted*
### SECTION 4.8

#### MARINE-RELATED USES

<table>
<thead>
<tr>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private docks.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair and sale of pleasure boats and marine equipment, engines, supplies and provisions.</td>
<td>S</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

#### FOOD/HOSPITALITY-RELATED USES

<table>
<thead>
<tr>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant, Table Service (excludes fast-food restaurant and drive-through window).</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant, fast food – with drive-through window.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant, fast food – without drive-through window.</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through window service of any kind.</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
</tr>
</tbody>
</table>

#### LODGING-RELATED USES

<table>
<thead>
<tr>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast.</td>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel, which may include a table service restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center.</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motel or motor hotel, which may include a table service restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center.</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

#### RECREATION/AMUSEMENT-RELATED USES

<table>
<thead>
<tr>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior recreational uses including but not limited to a theater, billiard parlor, bowling alley.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior recreational uses, including but not limited to baseball batting facility, miniature golf and putting course, tennis facilities, ice skating facilities and golf driving ranges.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground or recreation areas operated by a governmental unit.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theaters and assembly halls.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

Branford Zoning Regulations | DRAFT - 1.10.2011 | 49
### RESIDENTIAL USES

<table>
<thead>
<tr>
<th>Category</th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory apartments. See 7.3.F3</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Assisted living facility, congregate housing, continuing care retirement community, or a nursing facility.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Caretakers quarters.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Multi-family dwelling units. See 7.1</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Single-family dwelling.</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Two-family dwelling.</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Letting of rooms.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Home-based Businesses (Home Office and Home Occupation).</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

### AUTOMOTIVE-RELATED USES

<table>
<thead>
<tr>
<th>Category</th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gasoline filling station.</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Automobile washing, lubricating and/or detailing.</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Motor vehicle sales.</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Motor vehicle service (limited repair license or general repair license).</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Motor vehicle and other junkyard (in an enclosed building).</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
</tr>
<tr>
<td>Off-street parking facilities.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>SE</td>
</tr>
</tbody>
</table>

### INSTITUTIONAL USES

<table>
<thead>
<tr>
<th>Category</th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Branford buildings, facilities and uses.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>State and Federal Government buildings, facilities and uses.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Cemetery.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Churches and places of worship.</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain).</td>
<td>S</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Private schools, colleges and universities.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>SE</td>
</tr>
<tr>
<td>Hospitals and convalescent homes. See 7.8</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Museum.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>S</td>
</tr>
</tbody>
</table>

*S = Site Plan; SE = Special Exception; N = Not Permitted*
### SECTION 4.8

#### STORAGE-RELATED USES

<table>
<thead>
<tr>
<th></th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulk storage of material.</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
</tr>
<tr>
<td>Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons.</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
</tr>
<tr>
<td>Portable storage trailers, containers and boxes.</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Climate-controlled self storage. See 7.12</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Self-storage facilities. See 7.12</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
</tbody>
</table>

#### INDUSTRIAL USES

<table>
<thead>
<tr>
<th></th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freight and bus terminals.</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
</tr>
<tr>
<td>Assembling, manufacturing and processing.</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Contractor yard for vehicles, equipment, materials and/or supplies.</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Landing or takeoff area for rotorcraft, not including maintenance, repair, fueling or hangar facilities.</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Railroad rights of way and passenger stations.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Research laboratory.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Warehousing and wholesale businesses (not retail).</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
</tr>
</tbody>
</table>

#### UTILITY-RELATED USES

<table>
<thead>
<tr>
<th></th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Co-located telecommunications facilities.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Utility substation.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Wind-energy conversion systems</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
</tbody>
</table>

#### AGRICULTURAL USES

<table>
<thead>
<tr>
<th></th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial nurseries and greenhouses.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Farms.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Farm stands.</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

1 No dwelling units are allowed

#### ANIMAL-RELATED USES

<table>
<thead>
<tr>
<th></th>
<th>BC</th>
<th>BR</th>
<th>BL</th>
<th>MU</th>
<th>IG1</th>
<th>IG2</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal hospital or veterinarian office.</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Commercial kennel and animal shelters. See 7.13;</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
</tr>
<tr>
<td>Pet day-care, grooming and pet training facility.</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Riding stables and schools. See 7.14</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
<td>SE</td>
<td>SE</td>
<td>N</td>
</tr>
</tbody>
</table>

S = Site Plan; SE = Special Exception; N = Not Permitted
5.1 COASTAL MANAGEMENT DISTRICT.

5.1.A Purpose.
1. This district is in addition to and overlaps one (1) or more other districts for the purpose of defining the coastal area of Town where it is necessary to insure that the development, preservation or use of land and water resources proceeds in a manner consistent with the capability of the land and water resources to support such development, preservation or use without significantly disrupting either the natural environment or sound economic growth.
2. A Coastal Site Plan Review for all buildings, uses or activities to be located in this District is essential to determine whether or not the potential adverse impacts of the proposed activity on Coastal Resources and future water-dependent development activities are acceptable under the Connecticut Coastal Management Act.

5.1.B General.
1. The use of land, buildings and other structures within the Coastal Management District shall be established and conducted in conformity with the underlying zoning classification, subject to the additional requirements of this Section.
2. No application for a Zoning Permit shall be approved by the Zoning Enforcement Officer and no Zoning Permit or Certificate of Zoning Compliance shall be issued by him until he has made a determination and certifies in writing that such use or structure has been reviewed and approved in accordance with the Connecticut Coastal Management Act, as amended, or is a use exempt from such review as provided for below.
3. In the designated Coastal Management District, no parking area, building or other structure shall extend within less than 25 feet of any critical coastal resource except for walkways, drainage facilities and other utilities, raised boardwalks, piers, docks, and similar facilities.
4. Any activity requiring zoning approval located within 100 feet of a critical coastal resource is subject to Coastal Site Plan Review in accordance with Section 9.7 of these Regulations.

5.1.C Exemptions.
Pursuant to CGS 22a-109(b), the following activities, whether authorized as a matter of right, subject to approval of a site plan, approval of a Special Exception, or granting of a variance from these Zoning Regulations by the Zoning Board of Appeals, are exempt from coastal site plan review requirements:
1. Gardening, grazing and the harvesting of crops;
2. Minor additions to or modification of existing buildings or detached accessory buildings, such as garages and utility sheds;
3. Construction of new or modification of existing structures incidental to the enjoyment and maintenance of residential property including but not limited to walks, terraces, driveways, swimming pools, tennis courts, docks, and detached accessory buildings;
4. Construction of new or modifications of existing on-premise structures including fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs, and such other minor structures as will not substantially alter the natural character of coastal resources as defined by CGS 22a-93(7) or restrict access along the public beach;
SECTION 5.1

5. Construction of an individual single-family residential structure except:
   (1) When such structure is located on an island not connected to the mainland by an existing road bridge or causeway; or
   (2) When such structure is in or within 100 hundred feet of the following coastal resource areas: Tidal wetlands, coastal bluffs and escarpments, and beaches and dunes;

6. Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources;

7. Interior modifications to buildings;

8. Minor changes in use of a building, structure, or property except those changes occurring on property adjacent to or abutting coastal waters.

9. Notwithstanding the provisions of this subsection, shoreline flood and erosion structures as defined in the CGS 22a-109(c) shall not be exempt from Coastal Site Plan Review. Such structures must also be referred for review to the Connecticut Department of Environmental Protection, Office of Long Island Sound Programs.

5.1.D Vegetated Buffers.

1. In coastal site plans where there are environmentally sensitive and/or ecologically fragile natural resources, the Commission may require the provision of a vegetated buffer in order to protect and preserve such resources.

2. A vegetated buffer, which is an undisturbed area or strip of land covered with permanent stable vegetation adjacent to the resource area, is an effective method for protecting a sensitive resource from disturbance.

3. It is therefore the policy of the Planning and Zoning Commission to require, as part of any site plan review for any property that includes or is adjacent to a critical coastal resource that any existing vegetated buffer be retained and/or a new vegetated buffer be established.

4. The width of the buffer should be appropriate to the quality of the coastal resource and the extent and type of development proposed. Plantings should be salt tolerant native species suited to the coastal resource buffer environment.

5. Mowed lawns are not considered to be vegetated buffers.

6. Vegetated buffer plans should be prepared by an appropriate environmental professional.
SECTION 5.2

5.2 TOWN CENTER VILLAGE DISTRICT.

5.2.A Purpose.
The purpose of the Town Center Village District (TCVD) is to preserve the character of the Town Center and to guide improvements in keeping with this character. The Branford Town Center is the heart of the community, with a concentration of civic and religious institutions, a thriving retail and restaurant area, attractive residential neighborhoods, and an abundance of social and cultural activities on the Town Green. The strong sense of place so evident in the Town Center reinforces community structure and enhances the overall quality of life in Branford.

In order to nurture the physical qualities that support this sense of place, the TCVD establishes a design review process to advise the Commission on aesthetic concerns. Guiding principles of this review process are:

1. To protect distinctive architectural character, historic structures and attractive landscaping elements and encourage compatible design in new development;
2. To create an architectural design context that pays tribute to the historic vocabulary, landmarks, and character of the area and creates a marketable appeal;
3. To guide and improve the relationship and compatibility of structures, landscaping, signs, roadways, parking lots and drives, street hardware, lighting and similar features using guidance on matters such as color, material, height, proportion, orientation, roof treatments and setbacks;
4. To promote activity nodes and context through the organization, placement, scale, and design of buildings;
5. To maintain and improve public views and amenities;
6. To enhance the image and pedestrian use of the TCVD through use of consistent standards for the design, treatment, and layout of roadways, sidewalks and streetscape features.

5.2.B General.

1. The TCVD is a Village District in accordance with CGS 8-2j.
2. The TCVD is in addition to and overlays other districts for the purpose of defining the Town Center, where it is necessary to insure that the development, preservation, or use of land proceeds in a manner that focuses on design principles and results in creative solutions that preserve the village and historic character of the district and protect the coastal resources, public health, safety, convenience and property values.
3. The use of land, buildings and other structures within the Town Center Village District shall be established and conducted in conformity with the underlying zoning classification, subject to the additional requirements of this Section.
4. No application for a Zoning Permit shall be approved by the Zoning Enforcement Officer and no Zoning Permit or Certificate of Zoning Compliance shall be issued until a determination has been made (in writing) that such a use or structure has been reviewed according to the procedures specified in these Regulations.

5.2.C Activities, Structures and Uses Covered.

Any new structure, addition, or modification of a structure and use or change of use that requires site plan or Special Exception approval of these Regulations and that is located within the Town Center District, is subject to the requirements of, and eligible for the special provisions of, the Town Center Village District. Review of such new use or change of use shall cover the following aspects of the proposal:

1. Facades.
2. Pedestrian and vehicular circulation.
3. Parking.
4. Streetscape (including lighting, street furniture, fencing and sidewalk paving).
5. Landscaping.
7. Permitted Uses.
8. Utilities.

5.2. D Design Guidelines Purpose.
The following design guidelines are in addition to “Basic Standards,” Section 6 of these Regulations. They are designed not only to preserve and enhance the characteristics that contribute liveliness and beauty to the Town Center but also to address the challenges of those same characteristics. These characteristics include, but are not limited to:
1. Very dense development with small lots and a preponderance of small-scale buildings;
2. Limited space for parking, snow removal, landscaping and other amenities;
3. Contrasting architectural styles, historic structures and new development in close proximity;
4. Mixed use, with residential and commercial uses as well as public and private spaces in close proximity; and
5. High volume of pedestrian traffic, with pedestrian-oriented businesses and public use of outdoor space for recreation, socializing and civic activities.

5.2. E Overall Design Guidelines.
The following design guidelines for the TCVD are intended to guide the applicant when preparing an application in the TCVD. These guidelines promote creativity through the design process and are supportive of the TCVD design goals:
1. Maintain privacy between commercial and single-family residential uses.
2. Minimize any adverse impacts on adjacent properties.
3. Locate all utilities underground.
4. Emphasize curb cuts and internal circulation routes with landscaping or appropriate lighting and without the need of excessive signs.
5. Provide safe and accessible access to the site and building which blends in with the architecture and landscaping of the site.
6. Minimize conflicts between pedestrians and vehicles with consistent treatments of sidewalks, driveways and parking lots.
7. Provide for snow storage or removal areas that do not damage landscaped areas.
8. Encourage outdoor art in public spaces and along pedestrian walkways.
9. Create a strong architectural setting by locating as much of the parking as possible in the rear of the site. Additional parking may be located on the side of the building.
10. Screen parking areas from public view by using landscaping, berms, fencing or elements of the building.
11. Locate no more than 20 parking spaces in a row without providing for a landscaped divider.
12. Where appropriate, provide for a landscaped buffer between the parking area and the building.
13. Pave and grade parking and site to prevent storm water from crossing public sidewalks.
14. Shared parking is encouraged where site conditions and uses permit.
15. Plant street trees along the frontage of the site to establish a canopy.
16. Utilize plant materials that provide year-round interest in color, texture, shape or form.
17. Avoid blocking sight lines at curb cuts and intersections.
SECTION 5.2

18. Include walks as public amenities and include benches, decorative paving, walls or other features to promote pedestrian use and gathering.
19. Bike racks are encouraged throughout the TCVD.
20. Install trash receptacles.

5.2.F Architecture.
The following guidelines shall be incorporated in all new buildings and renovated structures located within the TCVD:
1. Create visual variety by avoiding large, long or monolithic building facades without defining architectural features.
2. Incorporate existing architectural features into new structures.
3. Create visual points of interest and pedestrian amenities particularly on large tracts of land.
4. Preserve historic structures, historic character and reflect historic massing and scale where applicable.
5. Incorporate rooflines of adjacent properties in the design of new buildings.
6. Pitched roof structures are encouraged to reinforce existing prominent buildings.
7. Provide a balance of massing between the building and roof.
8. Provide prominent building entrances oriented to the street and include features that encourage pedestrian use.
9. Utilize architectural treatments to minimize the appearance of large buildings.
10. Provide breaks in the frontage of such buildings by incorporating appropriate features that reduce the buildings bulk.
11. Create variety in the TCVD by encouraging buildings that complement one another in form, color, or architectural detail.
12. Ensure that proportions between building height, length and width are consistent with contemporary design standards.
13. Conceal all views of roof-mounted mechanical equipment and other appurtenances by incorporating these features into the building design, not by artificial screening methods.
14. Because the TCVD possesses an assortment of architectural styles, these standards do not offer any particular architectural style or genre. Rather, they describe basic design elements and relationships that should be adhered to in order to maintain and enhance the architectural fabric that currently exists.
15. Preferred building materials are brick, stone and wood. Well executed cast stone details are also appropriate. Limited use of concrete and concrete block is acceptable if detailed and finished to be compatible with surrounding buildings. Corrugated, split block and “cider block” exteriors visible by the public are not appropriate.
16. Materials should be used according to their particular logic of use and assembly and with appropriate detailing and expression. Cladding materials, such as wood siding, should not be used as a monolithic treatment, but rather broken up by appropriate trim and detailing.
17. The following roofing materials are encouraged: slate, wood shingles, shakes, and standing seam metal. Asphalt shingles are acceptable and should be neutral to dark in color.
18. Any new or exterior alterations should have significant trim detail to be compatible with surrounding architecture. Renovation should not significantly reduce the level of architectural detail, and new construction should be detailed at a level compatible with the immediate area.
19. Trim details such as rake boards, corner boards and fascia trim should be of a material and dimension appropriate to the overall treatment of the façade.
20. Windows and doors should be balanced in their placement on building facades. Though literal symmetry is not necessary, a general balance among façade elements is desirable.

21. Buildings should have many windows and doors at street level to encourage pedestrian traffic and commercial activity. Frequent entries contribute to a lively pedestrian space.

22. All exterior walls should have windows, especially if they face the street or any other public space.

23. Principal building entries should be oriented toward and visible from the street.

24. Conceal views of all roof-mounted equipment from the public right-of-way by using detailing incorporated into the architectural design as opposed to an applied barrier.

25. Screen all ground-mounted equipment (e.g. "heating, ventilating, and air conditioning," electrical, gas) using evergreen plantings or architectural detailing.

26. Conceal garage doors and loading areas from view from surrounding streets.

5.2.G Landscaping.

Landscaping must be designed to meet the following standards to the extent practicable:

1. Outdoor areas for public enjoyment are encouraged.

2. New development in the TCVD shall include landscaping, including lawns, plantings and walkways compatible with the traditional character of the TCVD.

3. The use of indigenous plant material and native characteristic species is encouraged.

4. Berms may also be required by the Commission where deemed necessary as an additional buffer.

5. Landscaping shall be provided in all front, side and rear setbacks.

6. A front yard landscape buffer may be required by the Commission where necessary to preserve and protect residential property values and privacy of residential developments.

7. An appropriate landscaped buffer shall be provided along the side and rear yards where commercial uses abut residential uses or residential zones.

8. Canopy trees should be deciduous shade trees planted at least three (3) inches in caliper with a mature height of at least 35 feet. Trees planted under utility lines should be carefully selected so that their mature height does not interfere with the lines. Trees should be deciduous shade or ornamental trees planted at two (2) inches in caliper with a mature height of at least 12 feet.

9. Evergreens should be coniferous species planted at six (6) to eight (8) feet in height. Shrubs should be either deciduous species planted at two and one-half (2½) feet in height with a mature height of at least six (6) feet or coniferous species planted at two and one-half (2½) feet in spread. The mature height of all plant material should be respected in selection and design.

10. Parking areas in particular should be provided with landscaping, to provide a buffer to adjacent properties and break up large expanses of paving.

11. The Commission may require additional landscaping or more mature plantings when circumstances require, for noise and light abatement to prevent the depreciation of adjoining residential properties.

5.2.H Exterior Site Lighting.

1. Avoid relative brightness differences with adjacent dissimilar land uses.

2. Conceal the lighting source from the public view.

3. Coordinate lighting fixtures with architecture it serves.

4. Provide photometric data with site development submissions.
5.2.1 Signs.
1. Avoid visual competition with other signs in the area.
2. Minimize the number of building and directional signs to avoid repetition.
3. Integrate signage architecturally into the building facade.
4. Avoid repetitious signage information on the same building frontage regardless of the sign area allowed in the zoning Regulations.
5. Construct freestanding monument signs at a low height whenever site conditions allow for visibility. Avoid top heavy, pole-mounted freestanding signs.
6. Do not use advertising and business slogans but identify the business and street address.
7. For buildings with more than one (1) occupant, a unified sign plan is required. The site should have an identifier sign that is generally freestanding and located at the main entrance. Signs for each occupant may be placed on the building but need to be coordinated with each occupant.
8. It is recommended that the color of the signs complement either the body or trim color of the structure being served.
9. Applicants should look to provide signs of appropriate scale to the site and building being designed.
10. Directional signs shall be used only when necessary. These signs shall mark entrance and direct traffic. Maximum area: three (3) square feet.
11. Temporary outdoor signs used to announce grand opening or temporary sales activities shall be consistent with the requirements contained within the zoning Regulations.

5.2.2 Public Amenities.
New buildings in the TCVD are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the open space network and provide for a balance of public and private space. All open space elements should enhance a pedestrian oriented environment that has the appearance of stability, quality and safety. To this end, the following elements are encouraged:
1. Orient public space to receive the maximum direct sunlight possible, using trees, overhangs and umbrellas to provide shade in the warmest months.
2. The design of planters, landscaping, walls and other street elements should allow visibility into and out of the open space.
3. Public spaces can feature art works; street furniture and landscaping that invite customers or enhance the building’s setting. Examples of desired features include walking surfaces of attractive pavers, site furniture, art work, or amenities such as fountains, seating and kiosks.
5.3 ACCESS MANAGEMENT DISTRICT.

5.3.A Purpose.
1. This District is established to implement the access management objectives of Branford identified in the “U.S. Route 1 / North Main Street Access Management Plan” dated June 2008.
2. The goal of this Section is to reduce traffic accidents, personal injury, and property damage attributable to poorly designed access systems, and to improve the safety and operation of U.S. Route 1.
3. This will protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures.
4. This Section also serves to further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems.

5.3.B General.
1. The use of land, buildings and other structures within the Access Management Overlay District shall be established and conducted in conformity with the underlying zoning classification, subject to the additional requirements of this Section.
2. No application for a Zoning Permit shall be approved by the Zoning Enforcement Officer and no Zoning Permit or Certificate of Zoning Compliance shall be issued by him until he has made a determination and certifies in writing that such use or structure has been reviewed and approved as provided for below.

5.3.C Design.
1. Driveway Offsets.
   (1) Where feasible, new driveways shall be aligned with existing driveways or streets on the opposite side of U.S. Route 1.
   
   ![PREFERRED DRIVEWAY ALIGNMENT ILLUSTRATION]

   (2) If such alignment is not feasible, new driveways shall be offset from existing driveways or streets a minimum of 250 feet along arterials or thoroughfares, and 150 feet along collector streets.
2. Driveway Spacing Standards.
   (1) The minimum spacing between driveways and street intersections and between separate driveways without traffic lights shall be determined based upon the posted speed limit of U.S. Route 1 at the point where the driveway is located.
   (2) The following driveway spacing guidelines shall be measured from the centerlines of the driveways or street right-of-way:

<table>
<thead>
<tr>
<th>Minimum Driveway Spacing Needed To</th>
<th>Posted Speed Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>35 MPH</td>
</tr>
<tr>
<td>Prevent Right Turn Overlap Conflict</td>
<td>100 feet</td>
</tr>
<tr>
<td>Maintain Through Traffic Within 15 Percent of Posted Speed Limit</td>
<td>375 feet</td>
</tr>
<tr>
<td>Provide Maximum Egress Capacity At Curb Cuts</td>
<td>320 feet</td>
</tr>
</tbody>
</table>

(3) The location of a new driveway should generally be designed to maximize driveway spacing and separation distance. The Commission may approve shorter distances if it finds that such distances will adequately protect public safety and are reasonable in light of the specific development proposal for the property.

5.3.D Shared and Cross Access.
1. Adjacent commercial or office properties classified as major traffic generators (i.e., uses that generate more than 30 peak hour trips, as cited in the Institution of Transportation Engineers' (ITE) trip generation tables) shall, where possible, provide a Shared Access Drive and Pedestrian Access to allow circulation between sites.
2. For new commercial retail and service uses, a system of shared use driveways and cross access easements shall be established wherever feasible and shall incorporate the following:
   (1) A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.
   (2) A design speed of 10 mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;
   (3) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive;
   (4) A Unified Access and Circulation System Plan for coordinated or shared parking areas is encouraged.
3. Pursuant to this Section, property owners shall:
   (1) Record an easement with the deed allowing cross access to and from other properties served by the shared use driveways and cross access or service drive;
   (2) Pre-existing driveways will be closed and eliminated after construction of the shared-use driveway;
   (3) Record a shared maintenance agreement with the deed defining maintenance responsibilities of property owners.
   (4) The Commission may modify or waive the requirements of this Section where the characteristics or layout of abutting properties would make a development of a unified or shared access and circulation system impractical.

5.3.E Requirements for Phased Development Plans.
1. In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and composed of more than one (1) building site shall be reviewed as single properties in relation to the access standards of this ordinance.
2. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage.
3. Driveways shall be designed to avoid queuing across surrounding parking and driving aisles and pedestrian ways and sidewalks.

5.3.F Temporary Access.
1. The Planning Commission may approve temporary driveways on U.S. Route 1 as part of a site plan approval where continuation of shared access is not currently feasible, but is anticipated to be constructed within the next five (5) years.
2. A performance guarantee shall be submitted by the applicant to ensure closure and removal of the temporary access when the new shared access is constructed.

5.3.G Nonconforming Access Features.
Legal access connections in place as of the date of adoption of this regulation that do not conform to the standards herein are considered nonconforming and shall be brought into compliance with applicable standards under the following conditions:
1. When new access or modified accesses to public rights-of-way and/or access permits are requested;
2. Change in use or enlargements or improvements that will increase trip generation, as cited in the Institution of Transportation Engineers' (ITE) trip generation tables. 
SECTION 5.4

5.3.H Reverse/Dual Frontage.
Lots that front on more than one (1) street may be required to locate motor vehicle accesses on the street with the lower functional classification.

5.3.I Additional Site Plan Requirements.
 Applicants shall submit a preliminary site plan for review by the planning department. At a minimum, the site plan shall show:

1. Location of existing and proposed access point(s) on both sides of the road where applicable;
2. Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
3. Number and direction of lanes to be constructed on the driveway plus striping plans;
4. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.);
5. Parking and internal circulation plans including walkways and bikeways, parking, loading spaces and bicycle racks.

5.4 PLANNED DEVELOPMENT DISTRICT.

5.4.A Purpose.
1. Planned Development Districts may be established by the Commission in accordance with the procedures hereinafter specified. The provisions of this Section are designed to permit modification of the strict application of the standards and provisions of these Regulations to accomplish the purposes set forth below. A Planned Development District may be established by the Commission when found necessary and appropriate for the following purposes:

2. To permit the use of land, buildings and other structures for purposes that would be beneficial to and consistent with the character of the Town and the long range improvement of the neighborhood and consistent with any comprehensive plan of development adopted by the Commission, when such uses are located on tracts of sufficient size to accommodate harmonious design of buildings, structures and facilities in connection with the use and when another zoning district could not be appropriately established to accomplish such purposes.

5.4.B Establishment of District.
1. The Commission shall establish the PDD by approving a Master Plan in accordance with Section 9.10.F and this Section, which while not intended to be a substitute for detailed documentation associated with a site plan, provides sufficient information to determine whether the proposal is in conformance with Section 9.10.F and the Plan of Conservation and Development (POCD). Such adoption shall constitute a zoning map amendment in accordance with Section 9.10 of these Regulations.

2. District Eligibility. The following characteristics are required for a site to be eligible for the PDD designation:

   (1) Public water and public sewers shall be provided.
   (2) Minimum District Size: 60,000 square feet.
   (3) Within the Coastal Management District, particularly in suburban residential areas currently zoned Residence R-3 and R-4, the use of PDD's
SECTION 5.4

are not encouraged solely for the purpose of achieving higher densities of residential development but rather to allow greater flexibility in planning and design, free from the rigid constraints of uniform locational standards, at densities consistent with the immediately adjacent neighborhood and capable of being supported by the available water supply and sewage disposal facilities. Proposed PDD’s should be guided by and be consistent with Branford’s Municipal Coastal Program.

3. Appropriateness: In determining the appropriateness of a proposed PDD Zone, the Commission shall consider the following factors:
   (1) Accessibility to major roads and proximity to community services.
   (2) Physical characteristics of the lot.
   (3) The existing municipal infrastructure’s capability to support the proposed development.
   (4) The Commission may consider any other factors that it deems applicable to a change of zone request.

5.4.C Master Plan.
1. The purpose of the Master Plan submission is to determine whether the proposed uses and layout conform to Section 5.4.A and to the Plan of Conservation and Development. The Master Plan, once adopted, shall establish the dimensional characteristics of the PDD and its uses.
2. Project Phasing/Construction. When a mixed-use development is proposed the Commission may require the residential portion of the development to be constructed simultaneous to the commercial or business portion of the development.
3. Changes to the Master Plan.
   (1) Any modifications that decrease the dimensional elements (e.g. reduction of building size) shall follow the Site Plan Procedures in Section 9.6.
   (2) Any modifications that increase the dimensional elements in the Master Plan (e.g. expansion of building size) shall follow the Special Exception Procedures in Section 9.8.
   (3) Any modifications to the use elements in the Master Plan shall follow the Zoning Map Amendment Procedures in Section 9.10.

5.4.D Site Plan.
1. As part of, or after Master Plan approval for districts established after INSERT DATE OF ADOPTION OF NEW REGULATIONS a Site Plan Application must be submitted for approval in accordance with Section 9.6 and including all the information required by the approved Master Plans.
2. Site Plans may be submitted in stages provided that such stages encompass not less than the minimum required tract size and include all those public amenities and features used as a public protection for the surrounding area. Such stages shall be capable of complete and self-sufficient existence without the completion of the remaining stages.

5.4.E Maximum Building Height.
Buildings and other structures shall not exceed a height of 40 feet.

5.4.F Informal Consideration.
1. The Commission recommends that, prior to the submission of a formal application for approval of a Planned Development District, the applicant review with the Commission and its staff in a preliminary and informal manner any proposal for a Planned Development District.
SECTION 5.4

2. The Commission recommends that the preliminary plans meet the requirements for a Master Plan. The Commission or its staff may request that the applicant submit such additional information as may lead to a rendering of a nonbinding opinion by the Commission.

5.4.G Certificate of Zoning Compliance.
1. Prior to the issuance of any Zoning Permit or Certificate of Zoning Compliance to permit any occupancy of the development, the developer shall file with the Commission a performance guarantee, in form, amount and surety approved by the Commission in accordance with Section 10.3, to guarantee the provision of all facilities common to the entire development, including but not limited to private roads, buffer strips, walkways, recreational facilities, club houses and other common areas.
2. Said bond shall be conditioned upon completion of said common facilities within one (1) year of the date of approval of the first such Certificate of Zoning Compliance, except that the Commission may extend the time for completion for an additional period not to exceed one (1) year after public hearing for a good cause shown.

5.4.H Additional Limitations.
1. Adoption of a Planned Development District by the Commission shall constitute authorization to establish the uses, buildings, structures and site development in accordance with the standards and Site Plans adopted by the Commission for the District and in accordance with detailed specifications approved by the Commission.
2. The development authorized by the Commission shall be completed within five (5) years from the effective date of the District, except that the Commission may extend the time for completion for one (1) year periods after public hearing for good cause demonstrated to the satisfaction of the Commission; otherwise the Commission shall be deemed authorized by the owner or owners of land within the District to amend these Regulations and the Zoning Map, deleting the Planned Development District and establishing for such land the provisions of another zoning district.
5.5 AFFORDABLE HOUSING.

5.5.A Purpose.
1. Whereas, over 30 percent of the housing units in the Town of Branford are multi-family units, and whereas, regulations that allow for construction of affordable multi-family units have been in effect since zoning regulations were first adopted, on December 3, 1956, the following Regulations provide the opportunity to develop an alternative type of affordable unit. The intent of these Affordable Housing Regulations is to encourage development of affordable owner-occupied single-family detached homes on individually owned lots. To reduce costs, the Regulations allow for small lots (4,500 square feet minimum area). To insure quality, there are design standards for construction and specific landscaping requirements. A common interest ownership association is required to insure that common areas are maintained. At least 20 percent of the units in a development must be priced to meet the definition of "affordable housing," as defined in CGS Section 8-39a. Deed restrictions are required to maintain an affordable price for 20 years. The Commission may establish an Affordable Housing District (AHD) if it finds that the AHD will permit tracts of a size set forth below to be designed and developed for single-family residential use and similar purposes in such manner as to accomplish one or more of the following purposes:
2. To encourage the private sector to build moderate cost, single-family detached housing;
3. To demonstrate that changes in zoning requirements can promote production of attractive housing at less than average market rates;
4. To offer a home ownership opportunity for moderate income families;
5. To permit an alternative housing option for single person households and the elderly.
6. Creation of an AHD as a common interest ownership community is required to ensure that high standards within the development will be maintained, and that fees assessed on residents will be used to pay for maintenance and other common areas. All requirements of this Section apply to an AHD, even if the AHD would be exempt from certain CIOA requirements.

5.5.B Establishment of District.
1. The Commission shall establish the AHD by approving a Master Plan in accordance with Section 9.10.F and this Section, which while not intended to be a substitute for detailed documentation associated with a site plan, provides sufficient information to determine whether the proposal is in conformance with Section 9.10.F and the Plan of Conservation and Development (POCD). Such adoption shall constitute a zoning map amendment in accordance with Section 9.10 of these Regulations.
2. District Eligibility. The following characteristics are required for a site to be eligible for the AHD designation:
   (1) The AHD may not be located within one-half mile of any portion of any other development approved under this Section of the zoning Regulations within the previous three (3) years.
   (2) Public water, sewerage and roadway systems necessary to serve the development shall be in place or necessary improvements shall be included in the AHD Basic and Site Plans.
   (3) The proposed development shall be in harmony with the surrounding neighborhood with regard to scale, character and use of land.
3. Minimum Development Area: Each AHD shall be located on a parcel of land at least five (5) acres in size, and with a minimum of thirty-five (35) dwelling units.
SECTION 5.5

4. Appropriateness: In determining the appropriateness of a proposed AHD Zone, the Commission shall consider the following factors:
   (1) Accessibility to major roads and proximity to community services.
   (2) Physical characteristics of the lot.
   (3) The existing municipal infrastructure’s capability to support the proposed development.
   (4) The Commission may consider any other factors that it deems applicable to a change of zone request.

5.5.C Master Plan
1. The purpose of the Master Plan submission is to determine whether the proposed uses and layout conform to this Section and to the Plan of Conservation and Development. The Master Plan, once adopted, shall establish the dimensional characteristics of the PDD and its uses.
2. Project Phasing. Construction may be phased over a period according to a plan submitted by the developer. Project design and planning standards must be submitted as part of the Site Plan to ensure continuity between phases. These standards become part of the approval. At least 20 percent of the units in each phase must be deed-restricted affordable units.
3. Changes to the Master Plan:
   (1) Any modifications that decrease the building or use elements in the Master Plan (e.g. reduction of building size, reduction in the number of units) shall follow the Site Plan Procedures in Section 9.6.
   (2) Any modifications that increase the dimensional elements in the Master Plan (e.g. expansion of building size) shall follow the Special Exception Procedures in Section 9.8.
   (3) Any modifications to the use elements in the Master Plan (e.g. increase in the number of units) shall follow the Zoning Map Amendment Procedures in Section 9.10.

5.5.D Site Plan
1. As part of, or after Master Plan approval for districts established after [INSERT DATE OF ADOPTION OF NEW REGULATIONS] a Site Plan Application must be submitted for approval in accordance with Section 9.6 and including all the information required by the approved Master Plans.
2. Site Plans may be submitted in stages provided that such stages encompass not less than the minimum required tract size and include all those public amenities and features used as a public protection for the surrounding area. Such stages shall be capable of complete and self-sufficient existence without the completion of the remaining stages.
3. Changes to the Site Plan. Planning staff can review and approve minor modifications to plans for individual lots. All other changes shall follow the Changes to the Master Plan Process in Section 5.5.C.
SECTION 5.5

5.5.E Overall Lot Bulk Requirements.
1. Maximum Building/Structure Height: Thirty-five (35) feet. Accessory structures should not exceed fifteen (15) feet or the height of the main structure, whichever is less.
3. Maximum Floor Area: Fifty (50) percent of lot area.
4. Minimum Floor Area for Each Building: Eight hundred forty (840) square feet.
5. Minimum Lot Area Per Unit: Four thousand five hundred (4,500) square feet. Only one dwelling unit per lot is permitted.

5.5.F Uses Permitted in the Affordable Housing District.
Only single-family detached houses and their customary accessory uses (listed in Section 3.2.H), as well as club houses and other passive and active, common recreational facilities for such houses, shall be permitted.

5.5.G Informal Consideration.
1. The Commission recommends that, prior to the submission of a formal application for approval of an Affordable Housing District, the applicant review with the Commission and its staff in a preliminary and informal manner any proposal for a Planned Development District.
2. The Commission recommends that the preliminary plans meet the requirements for a Master Plan. The Commission or its staff may request that the applicant submit such additional information as may lead to a rendering of a nonbinding opinion by the Commission.

5.5.H Certificate of Zoning Compliance.
1. Prior to the issuance of any Zoning Permit or Certificate of Zoning Compliance to permit any occupancy of the development, the developer shall file with the Commission a performance guarantee, in form, amount and surety approved by the Commission in accordance with Section 10.3, to guarantee the provision of all facilities common to the entire development, including but not limited to private roads, buffer strips, walkways, recreational facilities, club houses and other common areas.
2. Said guarantee shall be conditioned upon completion of said common facilities within one (1) year of the date of approval of the first such Certificate of Zoning Compliance, except that the Commission may extend the time for completion for an additional period not to exceed one (1) year after public hearing for a good cause shown.

5.5.I Affordability Requirement.
1. Not less than 20 percent of the dwelling units in the development (and each phase of the development) shall be conveyed by deeds containing covenants or restrictions requiring that such dwelling units be sold at or below prices that will preserve the units as affordable housing, as defined at CGS Section 8-39a.
2. Such restrictions shall remain in effect for at least 20 years after the initial occupation of the proposed development.
3. Those units to which deed restrictions will apply must be designated with the submission of the Master Plan.
4. Deed-restricted affordable units should be integrated with the balance of the development and may not be unnecessarily grouped together.
SECTION 5.5

5.5.J  Common Interest Ownership Community Declarations.
1.  Draft common interest ownership community declaration provisions covering
continued compliance with the Site Plan shall be submitted to the Commission prior
to approval of the Site Plan.
2.  Common Interest Ownership Community: In order to assure proper maintenance
of common areas, only common interest ownership communities, as submitted to the
Town Attorney (to confirm the format of the document is appropriate) qualify as
AHD. Single-family units are to be owned individually. An endorsed record
subdivision map and an endorsed Site Plan must be filed in the office of the Town
Clerk prior to commencement of sales, and common interest ownership documents
are to be recorded on the land records prior to conveyance of title of any unit in the
phase.

5.5.K  Standards for Affordable Housing Development Plans.
1.  Affordability Deed Restrictions. In order to ensure affordability, the applicant must,
before any conveyance of lots within an approved AHD:
   (1)  File in the Branford Land Records an approved Site Plan and subdivision
plan on which no fewer than 20 percent of the residential lots are explicitly
designated to be reserved as “affordable housing,” as defined in CGS
Section 8-39a.
   (2)  Present to the Commission for its review and approval the language to be
inserted as “affordable housing” restrictions in the deeds to the lots to be
reserved as affordable housing. Such language shall be forwarded to the
Town Attorney for review and comment. The Commission shall not
endorse its approval on the subdivision plan unless it has first approved the
language to be used as “affordable housing” deed restrictions. Such
language must assure that the units on these lots will remain affordable, as
herein defined, for a period of not less than 20 years.

2.  Buffer Areas.
   (1)  No building or other structure, internal road, or parking area shall extend
within 40 feet of the perimeter of the AHD.
   (2)  Along and adjacent to each project line, there shall be provided a greenbelt
having a minimum depth of 25 feet, planted with trees and shrubs, at least
50 percent of which should be evergreens.
   (3)  Suitable existing trees may be preserved and/or supplemented by plantings
so as to provide the required greenbelt with an overall minimum height of
at least five (5) feet.
   (4)  The Commission may increase the width and density of the required buffer
if it finds that such increase is warranted to protect nearby critical coastal
resources.
   (5)  The Commission may reduce the buffer area if it finds that existing natural
features provide a level of screening similar to such buffer. The buffer area
may be occupied by roads, utility rights of way, trails and fences.

3.  Open Space and Recreation Land.
   (1)  10 percent of the total land area of the site shall be set aside as open space or
designated recreation area, at least half of which (but not less than one-half
acre), shall be suitably prepared, protected and equipped with facilities for
active recreational use, such as tennis courts, tot lots or athletic fields.
   (2)  Alternatively, 20 percent of the total land area of the site may be set aside as
passive recreation area and landscaped with yard furniture, gardens, and
formal landscape features.
(3) Recreational land must be of a shape and size compatible with a recreational use. Such recreational land shall not include land in required buffer areas, streets, service areas, parking areas, walks, wetlands or watercourses.

4. Site Landscaping.

(1) All common areas of the development not used for buildings, driveways, and parking areas shall be landscaped and maintained with lawn and trees or shrubs or, where appropriate, shall be left undisturbed as natural terrain.

(2) Common parking areas shall contain evenly distributed landscaped areas protected by solid curbing every sixth (6th) space in a row of parking spaces.

(3) Fences, walls, landscaped earth berms, and/or closely planted evergreens, trees, hedges or shrubs shall be used to screen parking areas to a height of four (4) feet from public rights-of-way and adjoining properties and recreation areas. The Site Plan shall also include a plan for tree preservation and protection.

(4) Waiver. The Commission may waive specific site landscaping standards if the applicant provides a plan of comparable quality prepared by a registered landscape architect.

5. Siting of Units. Only multi-section manufactured homes or conventional site-built homes may be sited at the perimeter (i.e., all lots bordering public rights-of-way or property not owned by the common interest ownership community) of an Affordable Housing District (AHD).

6. Lot Plan. Units shall be located as shown on the Site Plan.

7. Unit Landscaping: Each dwelling unit lot shall be completely and permanently landscaped and maintained to (a) provide for appropriate screening, (b) help conserve energy by shading buildings, (c) enhance privacy, and (d) lend overall visual order to the development. All required landscaping for an individual unit shall be planted or installed or a bond posted to insure same prior to issuance of a Certificate of Occupancy for that unit. Minimum standards for each lot or exclusive use area are as follows:

(1) One (1) shade tree in the front setback and one in the rear setback. Each shall be a minimum of two and one-half (2 1/2) inches in caliper as measured at six (6) inches above the root crown.

(2) A privacy area adjacent to each unit should be screened by evergreen trees, hedges or wood or masonry fencing.

(3) Front setback foundation planting of six (6) shrubs. Plant materials should be varied at different units on the same street.

(4) Waiver: The Commission may waive specific site landscaping standards if the applicant provides a plan of comparable quality prepared by a registered landscape architect.

8. Backyard Area: Each unit must have an outdoor back or side yard of at least 500 square feet of usable area.
SECTION 5.5

5.5.1 Dwelling Unit Design Standards.
1. Overall Design. Architectural designs and site development plans should make advantageous use of natural topography and site features, provide privacy between dwelling units and harmonize with the surrounding neighborhood through scale and design, protecting property values and preserving and enhancing the appearance and beauty of the community. A variety of architectural styles, types and sizes of dwelling units shall be encouraged. For developments built in phases, architectural styles and project and unit amenities must remain the same in all phases of development.
2. Exterior Building Materials Permitted. The following building materials may be used as siding for dwelling units: wood, brick, stone, stucco, plaster, and glass. The Commission may approve the use of other materials commonly used on housing units.
3. Roofing Materials Permitted. The following roofing materials may be used: wood, shakes, asphalt, composition or wood shingles. The Commission may approve the use of similar materials commonly used on dwelling units.
4. Roof Design. All main and accessory structures must have a roof pitch of no less than three (3) vertical inches for every twelve (12) horizontal inches. The roof overhang shall be no less than six (6) inches at the eave line.
5. Foundation. All dwelling units, including all types of manufactured housing, must be built or placed on permanent foundations, with insulation to conserve energy. The bases of manufactured housing units must be totally enclosed by perimeter walls of masonry construction. All hitches, wheels and axles for such units must be completely removed.
6. Driveways. At a minimum, driveways shall be covered with a surface of crushed stone or equal material compacted to a depth of four (4) inches and shall conform to the driveway specifications of Section 6.12 of these Regulations.
7. Sidewalks. Sidewalks shall be provided on at least one (1) side of the street and at other locations as needed for the safety and convenience of pedestrian traffic.
5.6 AGE-RESTRICTED HOUSING DISTRICT.

5.6.A Purpose.
An Age-Restricted Housing District ("ARHD") shall be a form of Planned Development District (floating zone) that may be established by the Commission in accordance with the procedures hereinafter specified. The provisions of this Section are designed to permit modification of the strict application of the standards and provisions of these Regulations to accomplish the purposes set forth below. An ARHD may be established by the Commission when found necessary and appropriate for the following purposes:

1. To advance the goal of the Town Plan of Conservation and Development to respond to changing demographics by providing additional housing opportunities close to the Branford Town Center for persons who are 55 years and older.

2. To allow the use of flexible design techniques on parcels of land on which development under conventional zoning standards would be constrained by difficult topography, soils, rock, wetlands or other limiting features.

3. To allow the preservation of significant areas of open space on tracts on which more conventional forms of development would cause the loss of natural features or resources the Commission deems important to the Town.

5.6.B Parcel Location.
In order to assure the desired accessibility of an Age-Restricted Housing District to the Town Center, any parcel proposed for an ARHD must be located within 2,500 feet of the lot on which is located the Branford Town Hall (1019 Main Street).

5.6.C Size, Dwelling Density and Open Space.
The tract or adjoining tracts, of land for which application is made for the establishment of an Age-Restricted Housing District must contain a contiguous area of not less than ten acres. No less than seven (7) acres, or 50 percent of the tract, whichever is greater, shall be set aside for open space. In the event all or a portion of the area proposed for open-space preservation is to be conveyed to the Town, that portion to be so conveyed shall be excluded from the proposed ARHD, but the area of such portion shall be included in the calculation of the ten (10) acres required by this Section 5.6.C. The maximum residential density shall be nine-and-one-half (9.5) units per acre, and shall be based upon the total area of land to be included in the ARHD plus any additional area of land to be conveyed to the Town as open space in connection with the adoption of the ARHD. No building permits may be issued for any structure approved in connection with an ARHD application unless and until any such conveyance of land to the Town has been made. Such conveyance must be made by warranty deed and must be free of any encumbrances.

5.6.D Age Restrictions.
Each dwelling unit must be occupied by at least one (1) person who is 55 years of age or older.

5.6.E Application.
A formal application for the establishment of an Age-Restricted Housing District must be submitted to the Commission in writing, and must be signed by the owner or owners of all parcels within the proposed District. The Commission may deem any applications for a zone text amendment, zone change and site plan to accommodate age-restricted housing, including any such applications filed prior to the effective date of this Section, as an application for the establishment of an ARHD, provided (i) the application would otherwise comply with the standards set
SECTION 5.6

forth in this Section; and (ii) the applicant agrees to such designation of its application. An application for an Age-Restricted Housing District shall be accompanied by the following:

1. Statement: A written statement specifying in detail any special provisions which are proposed to be applicable to the use of land, buildings and other structures in the Age-Restricted Housing District; the location and bulk of buildings and other structures; and the area, shape and frontage of lots within the District. In lieu of proposing special regulatory text provisions to be applicable within the ARHD, the applicant may request that the Basic or Detailed Site Plans submitted with such application be treated as special regulatory dimensional provisions to the extent such plans are different, in any respect, from the dimensional requirements applicable to the Multifamily District.

2. Basic Site Plans: Basic Site Plans for the proposed development, including property maps, topographic plans, architectural plans and other drawings as relevant, in sufficient detail to show the existing conditions and improvements proposed to be erected on the site, the open spaces to be provided, the nature and location of the proposed use or uses, the relationship of the proposed development to surrounding properties and other pertinent information. Plans where applicable shall be prepared and certified by an architect and / or professional civil engineer licensed to practice in the State of Connecticut. Basic Site Plans should generally include the following information; however, the Commission shall retain the right to waive any of the following informational requirements if it finds that such information is not needed to properly evaluate the application in accordance with the standards of this Section:

(1) Location and size of property, including a boundary map with an accuracy meeting or exceeding standards for a "Class A-2 Transit Survey" as defined by the Connecticut Technical Council, Inc. which map is to show the precise boundaries of the proposed District, as well as existing zoning boundaries and the boundaries of any officially designated wetland areas;

(2) Present and proposed land uses and the acreage of each use, as well as existing and future land uses in the surrounding area;

(3) Present and proposed buildings and structures including use, dimensions and locations of each;

(4) Proposed vehicular and pedestrian circulation patterns including locations and dimensions of private and public streets and common drives, pedestrian walkways, malls and other public and private paths;

(5) Location of proposed off-street parking facilities with dimensions, including location, size and number of parking spaces, access drives and walkways;

(6) Proposed open areas such as parks, lawn area, and recreational facilities;

(7) Existing and proposed landscaping treatment, including major tree areas, water bodies and related treatment of open space areas, screening, and existing and proposed topography;

(8) Utility information including water supply, sewage disposal, storm drainage, including capacity of water courses and the additional flow being produced, electrical service and exterior lighting;

(9) A location map showing the site's situation within the Town's circulation system and all streets and intersections within 1,000 feet of the site;

(10) Preliminary architectural plans including generalized floor plans, exterior elevations, perspective drawings and descriptive information on types of building materials and exterior finishes;

(11) Any additional information which the Commission may reasonably require or the applicant may wish to submit, including such items as a traffic study, storm drainage and flooding report, soils and geology map, marketability
study, project model, covenants and/or easements related to public access rights, legal information related to disposition, ownership and maintenance of community facilities and open space, bonding to insure completion of community elements, and schedules of development phases.

5.6.F Detailed Site Plans.
An applicant for the establishment of an Age-Restricted Housing District may submit Detailed Site Plans, as described in Section 9.6, in lieu of Basic Site Plans, with the application. Such plans shall contain the information required under Section 9.6.C of these Regulations.

5.6.G Procedures.
After receipt of a complete application for the establishment of an Age-Restricted Housing District, the Commission shall review the application and during this review may hold meetings with the applicant and request additional information. The Commission shall hold a public hearing on the application in the same manner and with the same notice as required for amendment of these Regulations. The Commission may request the following information for presentation prior to or at the public hearing:

1. Evidence from the Sewer Authority that sewers are available to the project for tie-in and that the sewer lines, sewage treatment plant and related appurtenances have the capacity for the projected volumes;
2. A statement from the Town Sanitarian on the adequacy of solid waste disposal and, if no public sewers are available, the adequacy of private sewage disposal systems;
3. A statement from the Police Commission that the proposal will not cause any undue traffic hazards;
4. A statement from the Fire Marshal that the proposal meets fire safety standards and concerning the fire fighting feasibility of the proposed plan;
5. A statement from the Town Engineer in reference to the adequacy of the basic drainage, public street design and the design of elements to be served by the Public Works Department of the Town;
6. A statement from any other municipal department or advisory committee whose opinion is deemed appropriate by the Commission.

After the public hearing, the Commission may either give approval to the Basic or Detailed Site Plans or approval subject to modifications, but only after the Commission makes the findings set forth under Section 5.6.1 below, in addition to other findings necessary for amendment of these Regulations. Approval of Basic Site Plans shall not constitute final approval of the Age-Restricted Housing District and shall simply authorize the submission of Detailed Site Plans setting forth in detail the specifics of the proposed development in accordance with Section 9.6.C of these Regulations and showing any modifications specified by the Commission. If Detailed Site Plans are approved by the Commission, the ARHD shall be considered established and these Zoning Regulations and the Zoning Map shall be considered to be modified to permit the establishment of the development as approved. The approved ARHD shall be shown on the Zoning Map with a reference to the records of the Commission where the approved standards and plans may be seen. If the application is approved, the Commission shall give notice of such approval in the same manner as required for the amendment of these Regulations.
5.6.H Detailed Site Plans.
If Detailed Site Plans were not submitted and approved as part of the application to establish the Age-Restricted Housing District, such plans shall be submitted in conformance with the Basic Site Plans, as those may have been modified by the Commission, and shall include all required information. Such Detailed Site Plans may be submitted in stages provided that such stages encompass not less than the minimum required tract size and include all those public amenities and features used as a public protection for the surrounding area. Such stages shall be capable of complete and self-sufficient existence without the completion of the remaining stages. Six (6) copies of all Detailed Site Plans shall be submitted and shall include at least the following:

1. Site Plan containing detailed layout information related to all site plan proposals contained in the Basic Site Plans, plus an additional, schematic layout of buildings, drives and parking areas at a scale of 1" = 100';
2. Building Plans encompassing the architectural information developed in the Basic Site Plans;
3. Landscaping Plans presenting in detail the landscaping treatments and open space proposals contained in the Basic Site Plans;
4. Engineering Plans presenting the detail designs and information supporting all the engineering elements of the Basic Site Plans.

Approval of the Detailed Site Plans shall be noted on said Plans which shall then be signed by the Chairman of the Planning and Zoning Commission with the date of approval indicated on the plans.

5.6.1 Findings Required.
The Commission may adopt the Age-Restricted Housing District, thereby amending these Regulations and the Zoning Map, only after the Commission makes the following findings in addition to other findings necessary for the amendment of these Regulations:

1. The ARHD and the standards and Basic Development Plans applicable therein will accomplish the purposes set forth in Section 5.6.A;
2. The applicant has provided, where appropriate, for the continued maintenance of the development in general, including those open space and recreational areas not dedicated for general public use;
3. The streets and drives will be suitable and adequate to accommodate anticipated traffic and projected development intensity will not generate traffic in such amounts as to overload the street system in the area;
4. The existing and proposed utility services are adequate for the proposed development and the utilities and drainage have been so arranged as to not overburden the capacity of the facilities connected therewith.

5.6.J Bonds.
The petitioner shall file with the Commission a performance bond, in form, amount and surety approved by the Commission, to guarantee the faithful performance of the site improvements work to be undertaken within the public rights-of-way, unless said improvements are bonded under the provisions of the Branford Subdivision Regulations.

Prior to the issuance of any Certificate of Zoning Compliance to permit any occupancy of the development, the developer shall file with the Commission a performance bond, in form, amount and surety approved by the Commission, to guarantee the provision of all facilities common to the entire development,
including but not limited to private roads, buffer strips, walkways, recreational facilities, club houses and other common areas. Said bond shall be conditioned upon completion of said common facilities within one (1) year of the date of approval of the first such Certificate of Zoning Compliance, except that the Commission may extend the time for completion for an additional period not to exceed one (1) year for good cause shown.

5.6.K Additional Limitations.
1. Effect of Adoption of District: Adoption of an Age-Restricted Housing District by the Commission shall constitute authorization to establish the uses, buildings, structures and site development in accordance with the standards and Detailed Development Plans adopted by the Commission for the District and in accordance with detailed specifications approved by the Commission.

2. Completion of Construction: The development authorized by the Commission shall be completed within five (5) years from the effective date of the District, except that the Commission may extend the time for completion for one (1) year periods after public hearing for good cause demonstrated to the satisfaction of the Commission; otherwise the Commission shall be deemed authorized by the owner or owners of land within the District to amend these Regulations and the Zoning Map, deleting the Age-Restricted Housing District and establishing for such land the provisions of another zoning district.

3. Enforcement of Age Restrictions: In order to assure compliance with the age restrictions required by Section 5.6.D of these Regulations, the Commission or its enforcement agent may make reasonable requests for documentation of compliance with such restrictions, including, but not limited to, the following: (1) if the dwelling units are rented, an affidavit from the owner indicating the methods used by the owner to assure compliance with the age restrictions, as well as copies of any written documentation of age provided to the owner; (2) affidavits or other proof of age from the occupants of any dwelling unit.

5.6.L Modification of Detailed Site Plans.
In the event any application is submitted to modify the Detailed Site Plans, such application shall be processed as follows:

1. Except as provided in subsection b(ii) of this Section 5.6.L, if any of the proposed modifications would create additional structures or dwelling units, or would not comply with either (i) the dimensional standards applicable to the Multifamily District, or (ii) any special regulatory text standards adopted in connection with the establishment of the Age-Restricted Housing District, such proposed modifications shall be treated as an application to amend the Regulations applicable to the ARHD, and the procedure for the Commission to review and act upon such application shall be the same as the procedure to establish an ARHD.

2. If none of the proposed modifications would create additional structures or dwelling units, and all of the proposed modifications would either:
   (1) comply with either (A) the dimensional standards applicable to the Multifamily District, or (B) any special regulatory text standards adopted in connection with the establishment of the Age-Restricted Housing District; or
   (2) reduce the extent of any noncompliance with the dimensional standards applicable to the Affordable Housing District; or
   (3) such proposed modifications shall be treated as an application to modify a Site Plan pursuant to Section 9.6 of these Regulations.
Referral 2.4: Town of Madison

Subject: Proposed Zoning Map Amendment to rezone RU-1 Zone to an Open Space Conservation District.

Staff Recommendation: The proposed Zoning Map Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: A private applicant has submitted a proposed Zoning Map Amendment to rezone RU-1 Zone to an Open Space Conservation District. The parcel is 11.9 acres of which 8.5 acres would be donated to the Madison Land Conversation Trust. On the remaining 3.4 acres five single family homes would be constructed. The particular site is located on Durham Road –Rte 79 and is not within 500’ of a municipality in the South Central Region. The parcel is within 500’ of the Hammonasset River, but the development would occur near Durham Road without impacting any wetlands.

Communication: In researching this proposal, I spoke to the Planning Staff for Madison and notified the adjacent municipalities in the South Central Region.
TOWN OF MADISON
CONNECTICUT
LAND USE OFFICE

8 CAMPUS DRIVE
MADISON, CONNECTICUT 06443-2563
(203) 245-5632
FAX (203) 245-5613

December 29, 2010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RPC Referral
South Central Regional Council of Governments
127 Washington Avenue
4th Floor – West
North Haven, CT 06473-1715


To Whom It May Concern:

Pursuant to the Connecticut General Statutes, you are hereby notified of the pendancy of the above referenced application to amend the Madison Zoning District Boundary from the RU-1 Zone to an Open Space Conservation District.

This application is scheduled to be heard by the Madison Planning and Zoning Commission on Thursday, February 17, 2011, at 8:00 P.M., in Room A, Madison Town Hall, 8 Campus Drive, Madison, Connecticut.

Enclosed is a copy of the proposed change.

We look forward to your comments after your review.

Sincerely,

Mary R. Haburay
Land Use Assistant

Enclosures
RPC Referral Submission Form
South Central CT Regional Planning Commission

1.) General Information:

Subject: Zone Boundary Change
Applicant Name: Bryan Jeremia
Property Address (if applicable): Durham Road
Town/City: Madison

☐ Referral is from a private individual
☑ Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: 2/17/11

2.) Statutory Responsibility:

☐ Application involves a subdivision of land within 500 feet of a town/city border
☐ Application involves a proposed change to a town/city zoning regulation
☐ If neither, applicant requests a voluntary RPC review for informational purposes
☐ Material is for informational purposes only; an RPC resolution is not necessary
☑ Other: Zone Boundary Change

3.) Process:

☑ Material sent “Return Receipt Requested” (as required by law)
☑ Information on proposed change included
☐ Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:

Name: Marilyn Ozols, Planning & Zoning Administrator
Telephone Number: 203-245-5632
E-mail Address: ozols.mn@madison.ct.org

Comments:

Questions: (203) 234-7555
South Central Regional Council of Governments | http://www.scrccog.org
December 21, 2010

Madison Planning & Zoning Commission
Madison Town Campus
8 Campus Drive
Madison, CT. 06443

Dear Commission Members,

I am writing on behalf of Denise S. Smith, Cynthia Hayden and Bryan Geremia to request a zone change on the property at Assessor’s Map # 163 Lot # 34 on Route # 79 in North Madison.

The request is to change their parcel of 11.9 acres to an “Open Space Conservation District” as per Section 27 of the Madison Zoning Regulations.

This parcel is in an RU-1 Zone. We are proposing to donate 8.5 acres of Open Space to the Madison Land Conservation Trust and construct 5 single-family homes on 3.4 acres. The land to be transferred to the Land Conservation Trust abuts their parcel of land in the “Twin Pines” Subdivision and the Hammonasset Fishing Association.

The lots are similar to these in the “Twin Pines” Subdivision to the South.

Legal documents will be prepared for the common driveway and proposed drainage basin.

Fire protection in this area is provided by the North Madison Fire Department.

Route # 79 is a State Highway with good sight distances from this site. Five houses will have no effect on the Service Classification of this Road.

Storm Water Systems and Proposed Septic Systems are shown on the plans.

There are no slopes in excess of 33 percent on this property.
MADISON PLANNING & ZONING COMMISSION

TOWN OF MADISON
Land Use Office, 8 Campus Drive, Madison, CT 06443
203 245-5632

☐ PETITION FOR REGULATION AMENDMENT
☒ PETITION FOR ZONE BOUNDARY CHANGE

(FOR OFFICE USE ONLY)

<table>
<thead>
<tr>
<th>Appl. No.</th>
<th>10-49</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Filed</td>
<td>12-27-10</td>
</tr>
<tr>
<td>Fee Paid</td>
<td>$500.00</td>
</tr>
<tr>
<td>DEP Fee</td>
<td>$60.00</td>
</tr>
<tr>
<td>Unique ID</td>
<td>00745900</td>
</tr>
<tr>
<td>Date of Receipt</td>
<td>1-20-11</td>
</tr>
</tbody>
</table>

FILE

1. LAND LOCATION AND DESCRIPTION (for Zone Boundary Change Petitions):
   a. Street Address: Durham Road – Route 79
   b. Map: 163 Lot: 34 Zoning District: RU - 1 Total Acreage: 11.92

2. TITLE OF PROJECT: "Chester Field Lane"

3. PETITIONER:
   a. Name: Bryan Geremia/Eric G. Anderson
   b. Mailing address: 28 Avenue C Westbrook, CT. 06498
   c. Phone: 203-623-6180 Fax: 860-399-7417
   d. If corporation, list names and addresses of officers:

   e. Interest in property: Purchase Contract

4. RECORD OWNER (for Zone Boundary Change Petitions):
   a. Name: Denise S. Smith & Cynthia Hayden
   b. Mailing Address: 1460 Durham Road Wallingford, CT. 06492
   c. Phone: 203-269-0243 Fax:

5. DESIGNATED CONTACT:
   a. Name: Eric G. Anderson
   b. Mailing Address: 1054 Boston Post Road Guilford, CT. 06437
   c. Phone: 203-453-5084 Fax: 203-453-4206 email: andersonassociates2@gmail.com

6. PROFESSIONAL ENGINEER:
   a. Name: Anderson Engineering & Surveying Assoc./Jonathan Bodwell, P.E.
   b. Mailing Address: 1054 Boston Post Road Guilford, CT. 06437
   c. Phone: 203-453-5084 Fax: 203-453-4206

7. LICENSED LAND SURVEYOR:
   b. Mailing Address: 1054 Boston Post Road Guilford, CT. 06437
   c. Phone: 203-453-5084 Fax: 203-453-4206

Rev. 01/10
16. WATER COMPANY NOTIFICATION. The applicant must provide written notice to the affected water company and to the CT Department of Public Health when any project is within an aquifer protection area or watershed of that water company.

☐ Project is not within an aquifer protection area or watershed of a water company.
☐ Project is within an identified Level A Aquifer Protection Area or a water company watershed and that company and the CT DPH have been notified.

17. CONSERVATION COMMISSION INFORMATION (for Zone Boundary Change Petitions).

a. Is the property enrolled in any local or state forest, open space or farm tax abatement program? No If yes, then please describe: ____________________________

b. Have any prior proposals and/or applications been submitted for this site? No If yes, please describe (attach additional sheets if necessary).

______________________________

______________________________

c. Identify all adjacent property owners, any known dedicated or managed open space (e.g., Madison Land Conservation Trust, Subdivision Open Space), and any conservation easements (e.g., Madison Land Conservation Trust, Nature Conservancy) and indicate locations on the Plan(s).

Madison Land Conservation Trust
Hammonasset Fish & Game Club

______________________________

d. WATERSHED. Identify the Subregional Drainage Basin in which the property is located and indicate the boundaries on the Plan(s). 5106 (Boundary maps are available for viewing in the Land Use Office or on the CT ECO website, www.cteco.uconn.edu/index.htm.)

e. UNIQUE HABITATS/SPECIAL AREAS. Site has ☐ does not have ☑ Unique Habitats or Special Areas as identified by DEP and/or the Town of Madison Plan of Conservation and Development. (DEP information available at CT ECO website, www.cteco.uconn.edu/index.htm. If yes, provide details and indicate the location on the Plan(s). ____________________________

______________________________

f. HISTORIC RESOURCES. Does the property contain any of the following? Check all that apply.

☐ Archaeologically significant sites
☐ Historically significant sites (e.g., iron works, mill sites)
☐ Stone walls

Locate on the Plan(s) and describe in the space below. For information on archaeological sites, contact the Office of State Archaeology (State Archaeologist Nicholas Bellantoni, phone 860-486-5248, email nicholas.bellantoni@uconn.edu).

______________________________
We the undersigned owners of the Smith/Hayden Property located on Route # 79 in Madison, CT. do grant permission to Eric G. Anderson of Anderson Engineering & Surveying Associates of 1054 Boston Post Road, Guilford, CT. to apply for approvals regarding the said property.

The applications are as follows:

- Madison Inland Wetlands Commission
- Madison Conservation Commission
- Madison Planning & Zoning Commission

Signed: [Signature]

Denise Smith

Todd K. Anderson, L.S.
Anderson Engineering & Surveying Associates
1054 Boston Post Road
Guilford, CT 06437
203-453-5084
November 29, 2010

Mr. Eric G. Anderson, L.S.
Anderson Engineering & Surveying Associates
1054 Boston Post Road
P.O. Box 6
Guilford, CT 06347

RE: Smith & Hayden Property
Durham Road
Madison, Connecticut

Dear Mr. Anderson:

I delineated the wetland boundary on the Smith & Hayden Property, which is located on Durham Road in the Town of Madison, Connecticut. The dominant soils on the land are Agawam, Ninegret, Walpole and Rumney. The following is a description of each soil.

Agawam is a well-drained soil formed in glacial outwash. The solum (A & B horizon) has a fine sandy loam texture. The substratum (unweathered glacial outwash) has a gravelly sand texture.

Ninegret is a moderately well-drained soil formed in glacial outwash. The solum has a fine sandy loam texture. The substratum has a gravelly sand texture.

Walpole is a poorly drained soil formed in glacial outwash. The solum has a fine sandy loam texture. The substratum is stratified sand and gravel. Walpole is in the central wetland.

Rumney is a poorly drained soil formed on floodplains. The solum has a fine sandy loam texture. The substratum is sand. Rumney occurs in the wetland along the Hammonasset River.

The wetland boundary which I delineated on the land appears to be shown correctly on the map entitled "Property Survey—Land of Denise S. Smith & Cynthia Hayden, Durham Road, Madison, Conn.", dated November 19, 2010, prepared by Anderson Engineering and Surveying Associates.

Please do not hesitate to contact me if you have any questions.

Sincerely yours,

[Signature]
R. Richard Snarski
Registered Soil Scientist
Professional Wetlands Scientist #1391
Certified Sediment & Erosion Control Specialist #200

RRS:srh

155 JERRY DANIELS ROAD, MARLBOROUGH, CT 06447 (860)295-1022