

PLAN CONSISTENCY

Overview

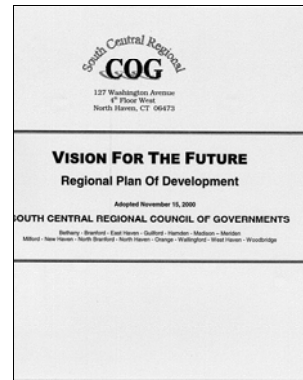
In accordance with CGS 8-23, the Future Land Use Plan was compared to state and regional plans and was found to be generally consistent with both the State Plan of Conservation and Development and the Regional Plan of Conservation and Development.

All three plans:

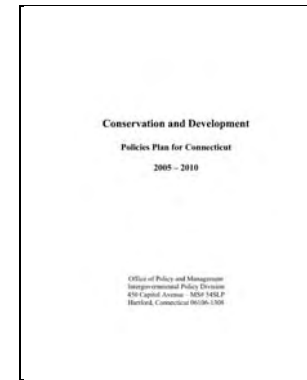
- identify natural resource, open space, aquifer and historic areas for conservation, and
- identify desirable development densities based on the existing zoning designations of these areas.

Any inconsistencies can be generally attributed to:

- Difference in definitions of desirable uses or development densities, local (as opposed to state or regional) desires about how Branford should grow and change in the coming years, or
- The fact that the State and Regional Plans make policy recommendations for relative intensity and environmental sensitivity while this plan suggests specific land use types.

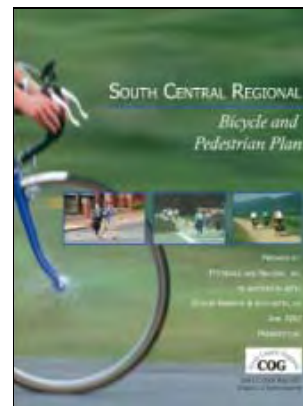


2000 Regional Plan of Development



2005-2010 Conservation and Development Policies Plan for Connecticut

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2007 Regional Bicycle and Pedestrian Plan

Consistency With Growth Principles

In accordance with Connecticut General Statutes Section 8-23, the Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles.

Principle 1 **Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.**

Although Branford does not contain any areas designated as a “regional center”, the Plan does promote areas of mixed land uses in Branford Town Center and along Route 1. Each of these areas contains existing physical infrastructure that has adequate capacity for the development encouraged by the Plan.

Overall, the concept of encouraging mixed use centers that have adequate infrastructure is a key element of the Plan.

Principle 2 **Expand housing opportunities and design choices to accommodate a variety of household types and needs.**

The Plan recommends a number of strategies to expand housing opportunities and types to accommodate a variety of household types and needs. In particular, the Plan recommends that Branford:

- diversify the range of housing types available in the community to address the housing needs of an aging population and a trend towards smaller households, and
- implement a variety of strategies to promote housing affordability.

Principle 3 **Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.**

The Plan promotes the integration of land uses in Branford with the transportation nodes and transit corridors in the community.

Branford is very fortunate to have a train station on the Shore Line East rail corridor and a local transit service.

The Plan promotes development in the Town Center area, around the train station and along Route 1 in accordance with the availability of transit in these areas.

Principle 4 **Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.**

The Plan of Conservation and Development contains a chapter that identifies strategies to:

- protect natural resources,
- preserve open space,
- protect historic resources,
- protect coastal resources, and
- protect community character.

These strategies will help conserve and restore the natural environment, cultural and historical resources.

Principle 5 **Protect environmental assets critical to public health and safety.**

The Plan of Conservation and Development also contains recommendations to protect environmental assets critical to public health and safety.

This includes goals, policies and objectives to protect water quality, preserve floodplain areas, renovate storm water discharges, minimize runoff, and other similar strategies.

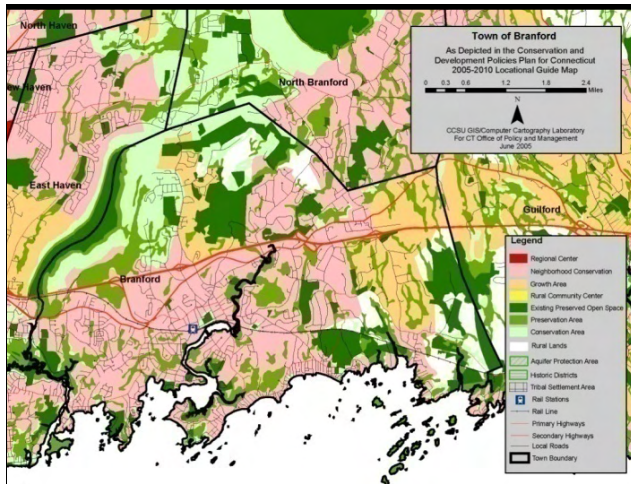
Principle 6 **Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.**

The Plan of Conservation and Development is part of the process of integrating planning with other levels of government and with other agencies.

The Plan will be used to coordinate efforts with:

- adjacent communities,
- regional organizations, and
- state agencies.

State of Connecticut - Plan of Conservation and Development



South Central Connecticut - Regional Plan of Conservation and Development

