



2008

Branford's Window to the Future
2008 Plan of Conservation and Development

Adopted November 20, 2008
Effective December 15, 2008

This Plan has been developed to be environmentally-friendly. It is best viewed in a Adobe Acrobat format.

All of the web links incorporated into this document were active as of December 15, 2008.

CONTENTS

	Preface	i
	1. Introduction	1
	2. Context	5
	3. Plan Overview	13
Conservation	4. Natural Resources	17
	5. Open Space	25
	6. Community Character	37
Development	7. Community Structure	43
	8. Housing	53
	9. Business Development	61
Infrastructure	10. Community Facilities	67
	11. Transportation	75
	12. Utilities	85

13.Future Land Use Plan	93
14.Implementation	97
15.Plan Consistency	101
Acknowledgements	105

PREFACE

Purpose of the Plan

This Plan of Conservation and Development is a tool for guiding the future of Branford. It is intended to be both visionary and action-oriented.

One purpose is to establish common goals for the community's future. These goals involve determining a positive future outcome or positive strategies and directions for Branford to pursue.

Another purpose is to outline action steps, that when implemented, will help attain that vision. If steadily implemented by Branford residents and officials, this plan will help protect important resources, guide appropriate development, protect community character and enhance the quality of life for current and future Branford residents.



Why Plan?

Planning is something that people and organizations perform regularly since it helps prepare for future challenges and opportunities. Communities are no different. Planning provides the opportunity to:

- focus on the 'bigger picture' and identify significant goals,
- promote overall values and achieve important purposes,
- coordinate efforts and produce consistent results, and
- achieve efficiency and economy in implementation.

Planning helps Branford identify and address community needs, foresee the long-term consequences of current actions, make good decisions, and produce desired results.

The Connecticut General Statutes (CGS 8-23) also require municipalities to adopt a plan of conservation and development every ten years. Branford's previous Plan was adopted in 1997.

How This Plan Was Prepared

The Planning and Zoning Commission collected information and discussed desirable strategies in order to prepare this 2008 Plan of Conservation and Development for Branford.

The Planning and Zoning staff interviewed Town departments as to their needs for the future. Planimetrics, a consultant from Avon, Connecticut, was enlisted to assist with the preparation of Plan elements and to coordinate the overall process.

Public participation in the Plan involved seven public workshop meetings oriented towards the preliminary conservation, development and infrastructure strategies developed by the Commission.

