



Town of North Branford

Plan of Conservation and Development: 2019-2029

Adopted: October 3, 2019

Effective: October 18, 2019

Prepared for:

The Town of North Branford Planning and Zoning Commission

with assistance from



MILONE & MACBROOM



Town of North Branford Planning and Zoning Commission

Harry Dulak, Chair
William Galdenzi, Vice Chair
Ronald Siena
Alexander DeFrancesco
Trish Mase
Stephen Scavo

Plan of Conservation and Development Steering Committee

Harry Dulak, Planning and Zoning Commission
Carey R. Duques, AICP, Town Planner
Michael T. Paulhus, Town Manager
Roger A. Salway, Economic Development Coordinator
David Sargent, President, North Branford Land Conservation Trust

Consultant



Pat Gallagher, AICP
Rebecca Augur, AICP

with mapping provided by the
South Central Regional Council of Governments (SCRCOG)





Table of Contents

Executive Summary	5
Chapter 1: Introduction	6
Chapter 2: Preserve and Protect the Town’s Agricultural Lands and Rural Character.....	12
Chapter 3: Protect, Connect, and Enhance Open Spaces and Natural Areas.....	19
Chapter 4: Provide Housing Choices that Meet the Town’s Demographic Needs.....	33
Chapter 5: Grow the Tax Base in Areas with Existing Infrastructure.....	42
Chapter 6: Maintain High Quality Town Facilities and Services	52
Chapter 7: Support a Safe, Appropriate, and Connected Transportation Network for All Users	58
Chapter 8: Future Land Use Plan.....	65
Chapter 9: Consistency with State and Regional Plans	79
Chapter 10: Action Agenda and Implementation	83



List of Maps

Existing Land Use Map.....	10
Existing Zoning Map.....	11
Farm Inventory Map.....	14
Existing Open Space and Recreational Facilities Map	23
Natural Diversity Database Map	24
Wetlands Map with FEMA & Slope Data	25
Housing Plan.....	41
Utilities Map	46
Town of North Branford Crash Hot Spot Map: 2015-2019.....	60
Future Land Use Plan.....	66
Sewer Plan	76
Proposed Open Space Plan (2008)	78
State Locational Guide Map: 2013	81

Executive Summary

The Plan of Conservation and Development (POCD) is both a visionary and action-oriented guide to inform the Town's land use decisions and community investments over the next ten years. The POCD planning process allowed the community to focus on "the big picture," affirm goals identified in the last plan (adopted in 2009), identify new trends, and to prepare for future opportunities and challenges.

The POCD process provided residents, businesses, and stakeholder groups with opportunities to discuss shared values and concerns across a diverse range of topics, including conservation, natural resources, economic development, housing, demographics, municipal services, transportation, and sustainability. As a comprehensive plan, the POCD coordinates efforts across these diverse topics in pursuit of the community's vision.

Over the coming decade, the Town of North Branford remains focused on maintaining its status as a rural suburb that blends its agricultural heritage and small-town charm with high quality services, diverse housing options, and thriving businesses. The POCD is centered around six overarching goals that can help the Town achieve this vision:

- Preserve and Protect the Town's Agricultural Lands and Rural Character;
- Protect, Connect, and Enhance Open Spaces and Natural Areas;
- Provide Housing Choices that Meet the Town's Demographic Needs;
- Grow the Tax Base in Areas with Existing Infrastructure;
- Maintain High Quality Town Facilities and Services; and
- Support a Safe, Appropriate, and Connected Transportation Network for All Users

Specific objectives and strategies under each goal identify actions that the Town can take to help achieve the community's vision. In addition, each strategy has been assigned a lead entity responsible for implementation, as well as a timeline for completion. The POCD is not intended to be a static blueprint but rather a set of general guidelines that can dynamically be applied to specific proposals and initiatives, even as conditions change. While it is unlikely that all of the goals, objectives, and strategies in the POCD will be achieved over the next ten years, the Plan should nevertheless help the Town progress towards its vision. To that end, the Town should periodically take stock of the progress achieved, recognize changes in conditions that may render some objectives infeasible or inappropriate, and refocus the efforts of responsible entities to ensure continued progress towards the POCD's goals.



Photo Credit: David Hocking

Chapter 1: Introduction

Purpose of the Plan

The 2019 Plan of Conservation and Development (referred to throughout as the “POCD” or simply “the Plan”) is an update to the Town of North Branford’s previous POCD adopted in 2009. While its objectives are generally long-range in nature, the 2019 Plan offers guidance for short-range land use and policy decisions as well. Historically, the Town of North Branford has recognized the importance of such planning. In addition, Chapter 126 Section 8-23 (a)(1) of the Connecticut General Statutes requires planning and zoning commissions prepare or amend and adopt a POCD at least once every ten years.

Above and beyond meeting the state’s regulatory requirements, the Plan provides a valuable opportunity for the community to form a long-term vision of what the Town should strive to accomplish in the next decade and beyond and to coordinate the efforts of its many officials, agencies, departments, community organizations, businesses, and property owners in pursuit of the most important and valuable ways of improving the Town’s quality of life. In the course of developing the Plan, participants in the process were able to reflect on the Town’s values and priorities, consider challenges and obstacles the Town faces as it moves forward, and identify achievable opportunities to attain lasting benefits.

Planning Process

The planning process involves assessing current conditions and trends in order to develop reasonable goals and strategies and engaging the community in a dialogue on its future. The planning process began in the fall of 2018. The Town established a Steering Committee, consisting of Town planning and economic development staff and the Town Manager, representatives of the Planning and Zoning Commission (PZC), and the North Branford Land Conservation Trust, to assist with the development of the Plan. The Steering Committee and PZC provided direction at varying stages of the process and provided guidance to the planning team on the Town's priorities and areas in need of investigation and study. Working group meetings with the Steering Committee and PZC were held in late 2018 and early 2019 in order to update and present the community's assets, needs, and priorities on major topic areas such as housing, demographics, economic development, transportation, and natural resources.

To engage and draw in the knowledge and priorities of residents, the planning team also conducted a community-wide survey from late October to mid-December 2018. The survey received 895 responses from a wide cross section of residents. While the survey recorded a variety of concerns, needs, and ideas, it also showed that more than 70% of respondents rated the overall quality of life in Town as good or excellent. A follow-up survey on the "Town Center" on Forest Road was conducted in the February and March 2019, to complement the Town's ongoing Master Planning process for the Town Center site to determine which municipal uses could be relocated there in the future. The Town Center Survey gauged the level of support and desired future uses for the Town Center site. The results of the surveys are summarized in the Appendices of this Plan.

In addition to the surveys, two community workshops were held during the winter and spring of 2019 in order to inform the community on the POCD drafting process and receive further community input on the themes, goals, and strategies of the Plan's Action Agenda. The first community workshop identified and verified collective community values, priority areas of focus, and the community's vision for the future. The second community workshop was a platform for the community to share and gather feedback on the overarching goals, objectives, and strategies outlined in this Plan.

The Plan is built around a set of goals and objectives that present a clear and concise direction to guide future development and redevelopment in a manner that is consistent with state and regional land use plans. These goals and objectives reflect the community's values, new information collected and analyzed throughout the planning process, existing land use patterns, future projections, and community input. These goals and objectives will serve to guide the Town of North Branford's development and conservation activities over the next 10 years and beyond.



Residents participate in the first Community Workshop

Vision for the Future

Based on public input gathered throughout the planning process, the Town of North Branford has set the following aspirations for the community in 2029:

The Town of North Branford will retain its rural and agricultural character, while supporting modern services, opportunities for housing and employment, and a diversity of lifestyles that help to attract and retain residents.

The Town will maintain its rich agricultural heritage and farms will continue to thrive and adapt to changing market conditions and consumer preferences. Tourism will continue to play an important role in the Town's economy, centered around the Town's unique agricultural, scenic, and natural resources. New development will be steered towards areas already served by water and sewer infrastructure and away from farmland, undeveloped land, and sensitive natural areas.

The Town will pursue balanced growth in areas with existing infrastructure to grow the tax base, allowing the Town to continue to provide high quality services for residents in a fiscally responsible manner. Investments in high-quality, consolidated Town facilities and services will strengthen the sense of community pride.

The Town will maintain a diverse employment base and skilled labor force, with a focus on the advanced manufacturing sector. The villages of Northford Center and North Branford Center will serve as the commercial, social, and cultural centers of the Town and new housing targeted near the village centers will aim to maintain their viability as strong commercial districts. The quality and aesthetics of commercial development in the Route 80 corridor will be improved, and the corridor will serve as an attractive gateway into the community.

The quality of residential neighborhoods will be maintained, and a more diverse housing stock will provide a greater range of housing options for seniors, young adults, and single-person households.

Community Land Use Profile

The starting point for many of the studies and analyses in this POCD is a clear understanding of the location and distribution of land uses within the Town, as well as the land use regulations that govern it. This understanding directs the focus of the Plan, lays out the basis for analyzing potential economic development opportunities and housing growth, and provides an inventory of open space and potential targets for conservation efforts.

Encompassing approximately 26.6 square miles, North Branford is located in New Haven County in southcentral Connecticut. The Town is bounded by Wallingford and Durham to the north, North Haven and East Haven to the west, Branford to the south, and Guilford to the east. As has been noted in previous Plans, Regional Water Authority (RWA) properties comprise over one third of the Town’s total land area totaling approximately 6,000 acres, including 5,710 acres surrounding Lake Gaillard. Much of this land surrounding the lake is highly regulated and public use is restricted. RWA properties cover much of the land area in the eastern and northern portions of Town. As a result, there is a lack of north-south connections on the east side of Lake Gaillard, resulting in a “C” shaped development pattern for the rest of the community. Today, the Town of North Branford retains its historic rural roots while providing its residents with high-quality public schools, Town facilities and services that meet their 21st century needs.

About half of the Town of North Branford’s land area is comprised of open space, farms, or RWA lands. Many of these properties are protected with Public Act (P.A.) 490 status. P.A. 490 provides property tax relief for owners of farms, woodlands, and undeveloped land in exchange for not developing the land for a ten-year period. Residential uses, primarily single-family development, constitute the second-largest category by a wide margin (36.4%). Lands classified as “Other,” which includes utilities, quarries, and vacant land, comprise just 8.2% of the Town’s land area. Less than 4% of the Town’s land area is vacant. Industrial and commercial land is in very limited supply, with just 2.0% of land in industrial use and 1.6% in commercial use. Institutional facilities, which includes schools, government buildings, and religious institutions, round out the list with 1.3% of the Town’s land area.

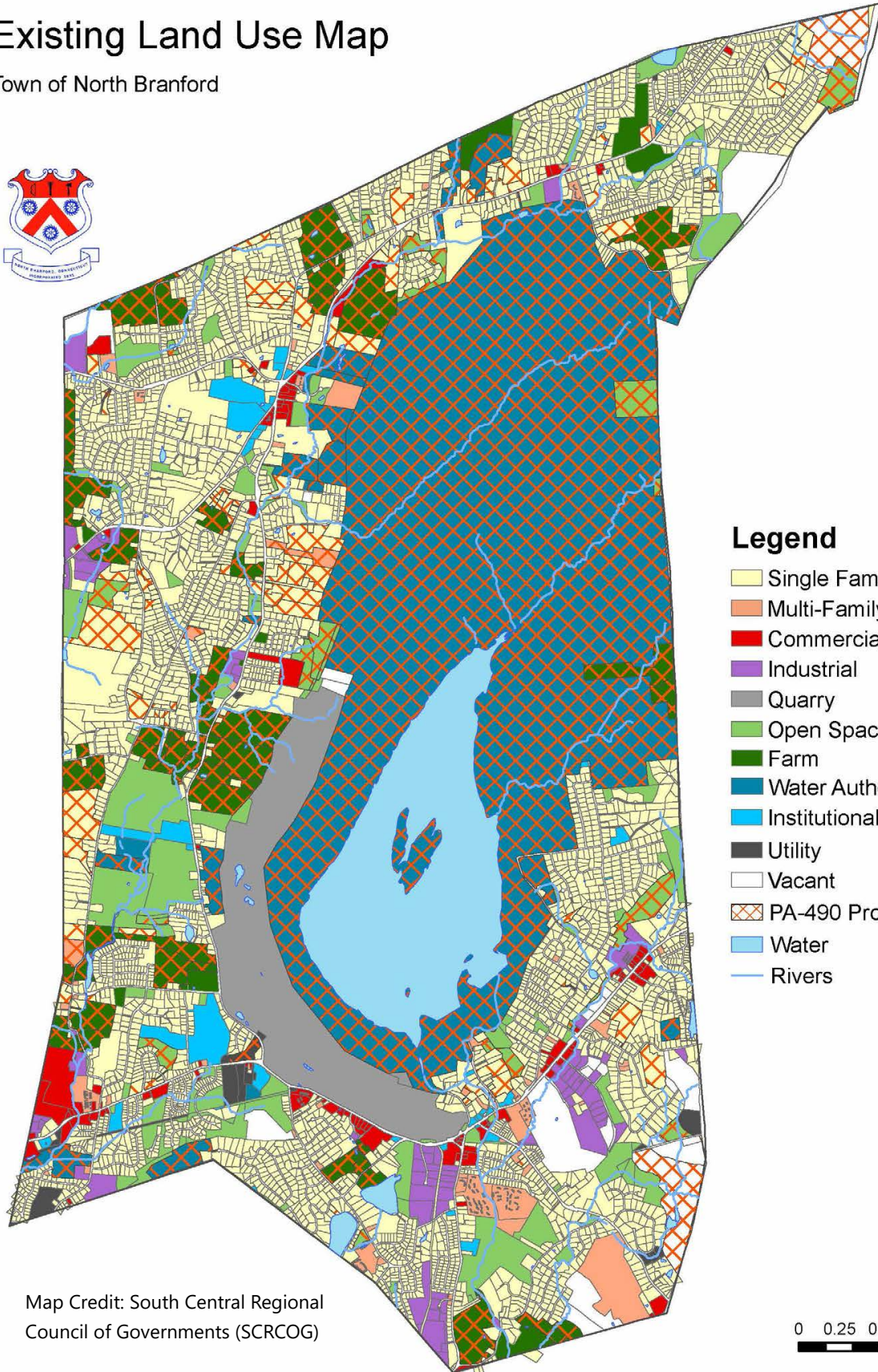
The maps at the end of this chapter depict existing land uses and generalized categories of zoning regulations across the Town.

Generalized Land Use	Parcels	Land Area (Acres)	
		Total	% of Total
Open Space/Farms/RWA	219	8,369.7	50.6%
Regional Water Authority (RWA)	19	6,008.6	36.3%
Open Space	141	1,246.9	7.5%
Farm	59	1,114.2	6.7%
Residential	5,154	6,022.4	36.4%
Single-Family Development	4,594	5,695.2	34.4%
Multi-Family Development	560	327.2	2.0%
Other	49	1,349.1	8.2%
Quarry	2	722.8	4.4%
Vacant	23	544.7	3.3%
Utility	24	81.6	0.5%
Commercial/Industrial	273	592.0	3.6%
Industrial	85	334.1	2.0%
Commercial	188	257.9	1.6%
Institutional	47	212.6	1.3%
Total	5,742	16,545.8	100.0%

P.A. 490 (Connecticut General Statutes Sections 12-107a through 107-f) allows for farm, forest, or open space land to be assessed at its use value rather than its fair market or highest and best use value (as determined by the property’s most recent “fair market value” revaluation) for purposes of local property taxation. Without the lower use value assessment, many landowners would have to sell the land because they would not be able to afford the property taxes on farm, forest, or open space land.

Existing Land Use Map

Town of North Branford



Legend

- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Quarry
- Open Space
- Farm
- Water Authority
- Institutional
- Utility
- Vacant
- PA-490 Properties
- Water
- Rivers

Map Credit: South Central Regional Council of Governments (SCRCOG)

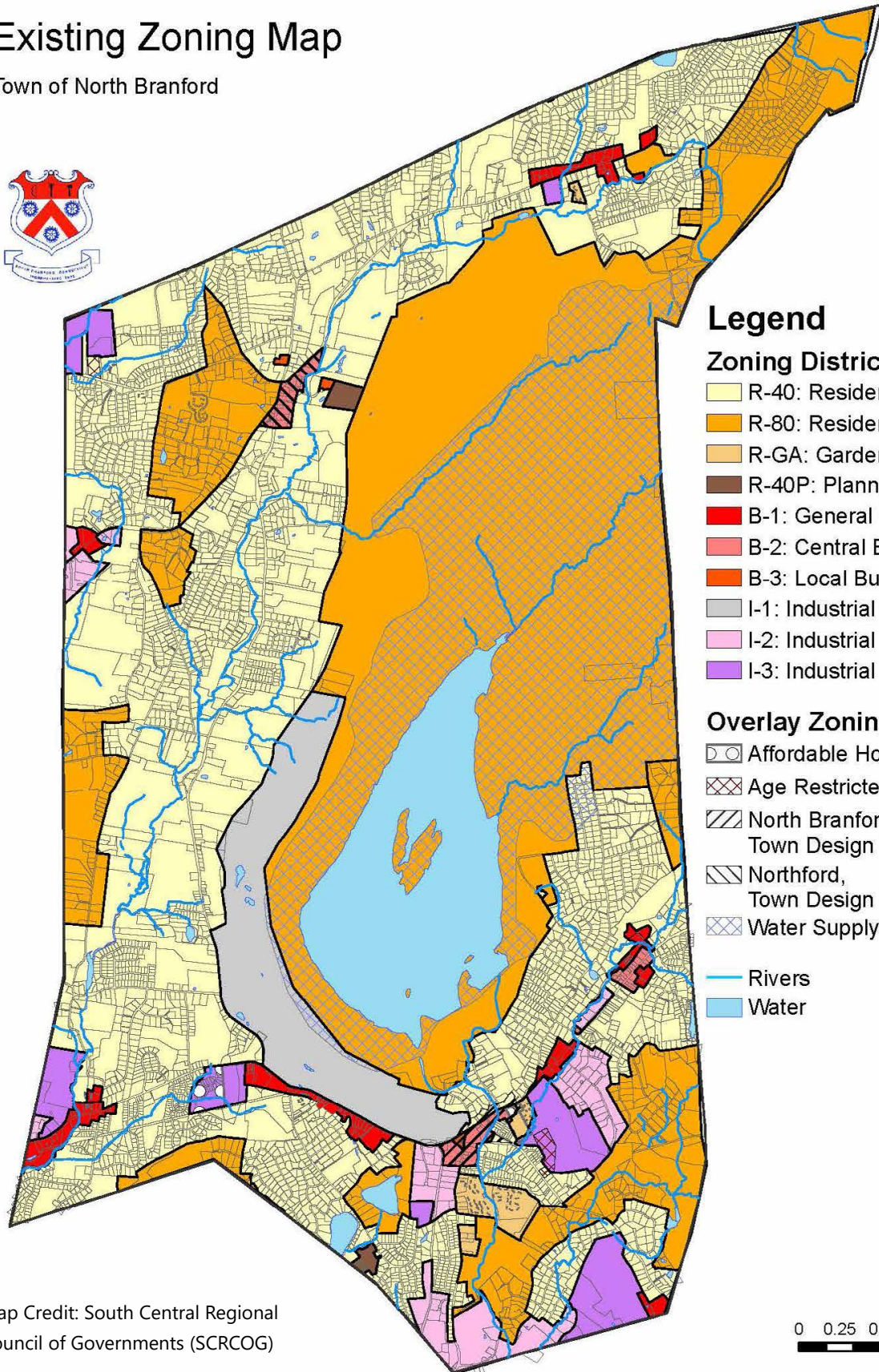


0 0.25 0.5 1 Miles



Existing Zoning Map

Town of North Branford



Legend

Zoning Districts

- R-40: Residential 40
- R-80: Residential 80
- R-GA: Garden Apartment
- R-40P: Planned Residential
- B-1: General Business
- B-2: Central Business
- B-3: Local Business
- I-1: Industrial Quarry
- I-2: Industrial
- I-3: Industrial Park

Overlay Zoning Districts

- Affordable Housing District
- Age Restricted
- North Branford, Town Design District I
- Northford, Town Design District II
- Water Supply District
- Rivers
- Water

Map Credit: South Central Regional Council of Governments (SCRCOG)

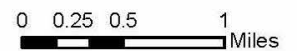




Photo Credit: Terry Wilde Photography

Chapter 2: Preserve and Protect the Town's Agricultural Lands and Rural Character

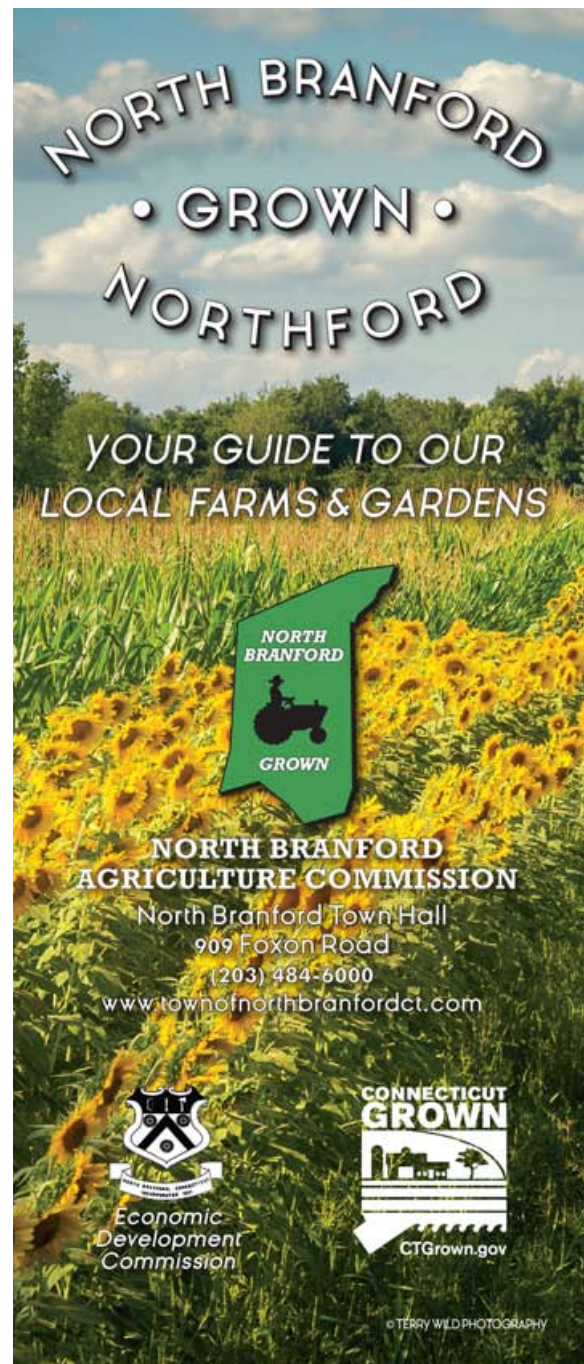
What We Know:

The Town's rural character and agricultural heritage are vital to the Town's identity.

- North Branford has 1,058 acres of farmland comprising 6.6% of the Town's total land area.
- 51% of community survey respondents selected "Rural Agricultural Character" as the most important reason why they choose to live in Town.
- The Town makes significant use of the P.A. 490 Program which provides tax relief for owners of farmland in exchange for not developing the land for a ten-year period. However, these lands are not permanently protected.
- Several farms have permanently protected their lands using agricultural conservation easements or purchase of development rights programs. These farmland protection mechanisms allow for the continued use of these lands for agricultural purposes and prevent the land from being developed into a non-agricultural use.

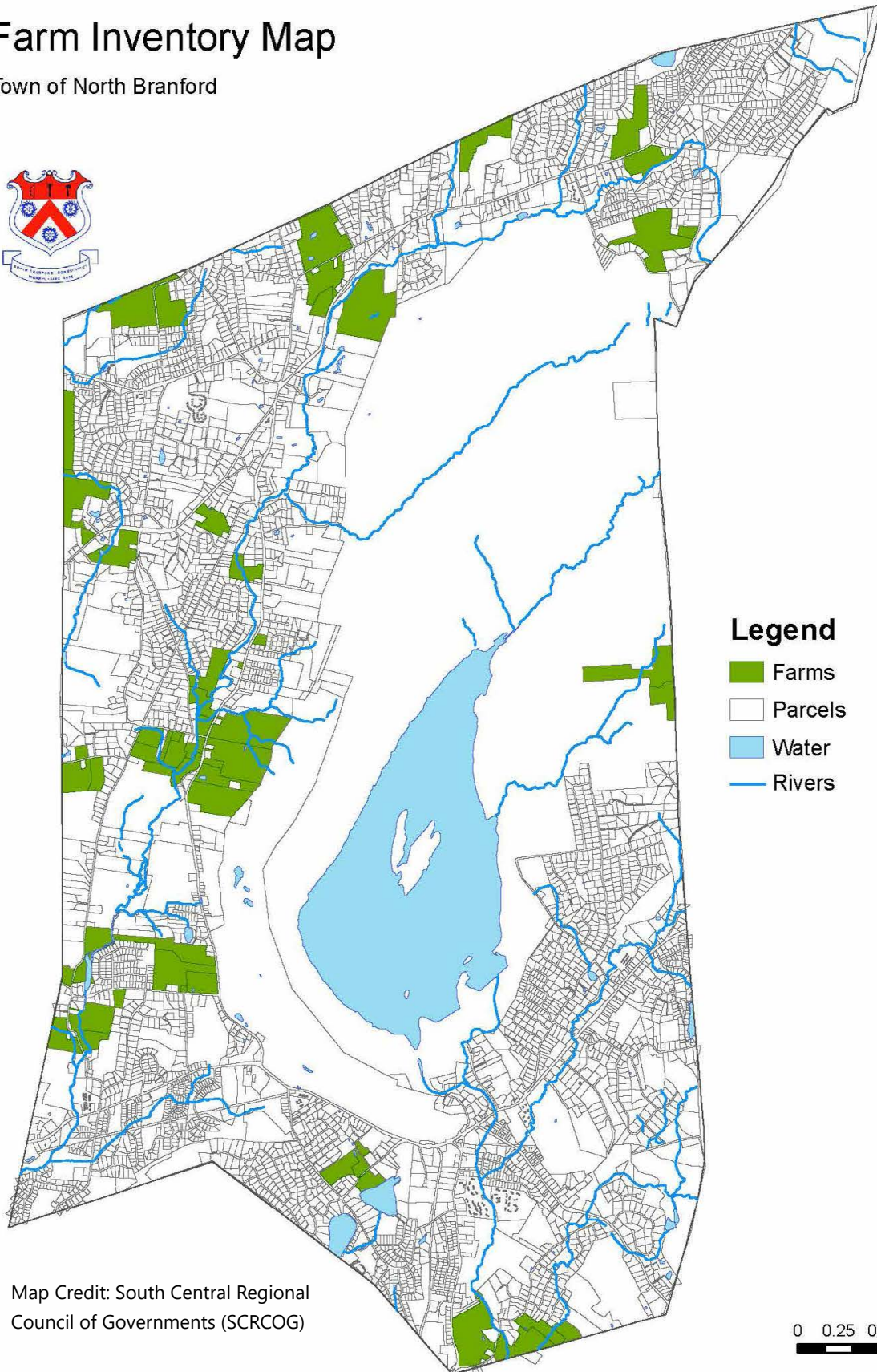
Agricultural businesses have evolved and remain an important component of the Town's economy.

- According to the American Farmland Trust, Connecticut's agricultural industry has a \$3.1 billion economic impact on the state's economy and generates an estimated 18,364 jobs. In addition to direct economic benefits, the agricultural industry supports the continued existence of many other types of businesses including food manufacturers and processors, garden centers, veterinarians, farm equipment wholesalers, and repair shops.
- Many North Branford farms have transitioned to value-added agriculture and agritourism, with an emphasis on cash crops, pick-your-own, farm stands, wineries, and breweries.
- In 2017, the North Branford Agriculture Commission, in conjunction with the Economic Development Commission, updated the Farm Trail brochure to promote the farms and agricultural lands and bolster agritourism in Town.
- The Economic Development Commission and Economic Development Coordinator have developed a marketing program called "*Destination North Branford: The Sunflower Project*" to beautify the Town and create a unique brand identity for the Town as the Sunflower Capital of Connecticut.



Farm Inventory Map

Town of North Branford



Map Credit: South Central Regional Council of Governments (SCRCOG)

The Town has unique historical and cultural resources.

- The Town is home to two National Historic Districts: Northford Center Historic District and North Branford Center Historic District.
- In addition to historic properties within the two National Historic Districts, there are five additional places listed on the National Register of Historic Places: the George Baldwin House, the Fourth District School House, the Howd-Linsley House, the Maltby-Stevens Factory site, and the Warham Williams House (relocated to Roxbury in 1978).
- The Totoket Historical Society maintains four historic properties as historical museum exhibits: the Reynolds-Beers House, Miller Farm, the Little Red School House, and the Little White Gas Station. Three of these properties are located on the site of the Atwater Memorial Library in North Branford Center. The properties are periodically open to the public. The Historical Society also maintains local photograph and document archives.
- The Parks and Recreation Department oversees the three-day Potato and Corn Festival (PoCo) which started in 2001. The festival draws in thousands of visitors who come for the carnival rides, entertainment, and food vendors.

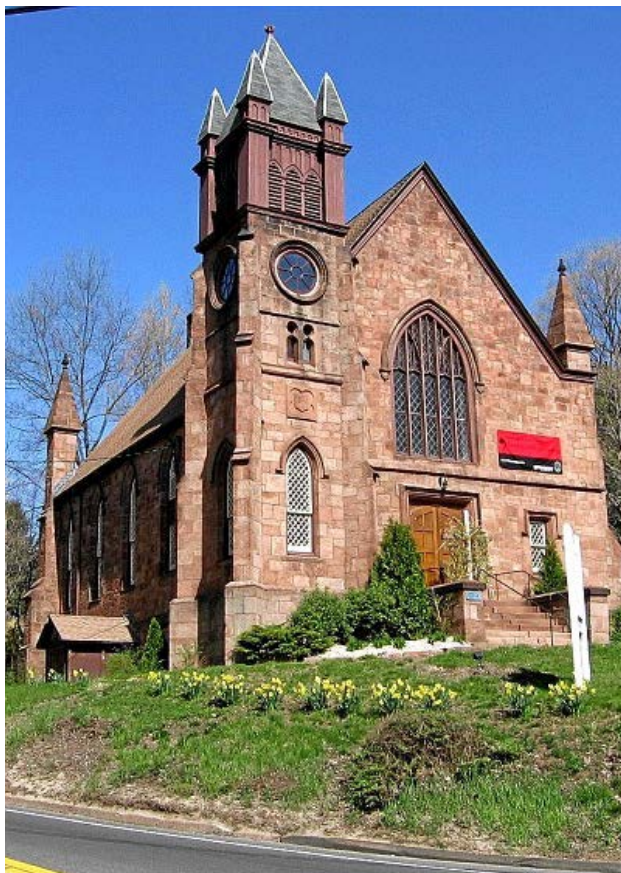


Photo Credit: Jerry Dougherty



Photo Credit: Totoket Historical Society



Photo Credit: Totoket Historical Society

The Town of North Branford is home to numerous historical sites, including the Northford Congregational Church (left), the Reynolds-Beers House (upper right), and the Samuel Maltby House (lower right).

Goal: Preserve and Protect the Town's Agricultural Lands and Rural Character

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Maintain agricultural land use as a critical part of the Town's scenic open space areas and rural character</p>	<ul style="list-style-type: none"> ☀ Support the continued use of the P.A. 490 program for agricultural lands. Conduct an inventory of eligible lands and provide information to landowners as to the tax benefits of the P.A. 490 program. ☀ Continue to operate the farmland lease program on currently leased Town-owned parcels and other appropriate Town-owned lands. ☀ Work with property owners to protect farms of local significance, such as the Newton Farm, and educate property owners on available conservation programs such as P.A. 490, purchase of development rights, or agricultural conservation easements. ☀ Investigate the development of a local farmland preservation program that considers the possible purchase of development rights (PDR) or agricultural conservation easements on existing farms using State, Town, or Private funds.

Goal: Preserve and Protect the Town's Agricultural Lands and Rural Character	
Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Support agriculture and tourism as a component of a diverse town economy</p>	<ul style="list-style-type: none"> ☀ Consider reestablishing the Agricultural Commission as an advocate for the agricultural business interests in Town so that the viability of farms as businesses continues. ☀ Review zoning regulations regarding permitted agricultural related businesses, livestock, height and bulk standards for agricultural structures, and ancillary agricultural activities and uses to ensure that they do not inhibit bona fide agricultural operations. ☀ Partner with local and regional groups to develop and expand agri-business, including expanded products and services for farm stands, tourist-oriented activities, hayrides, vineyards, pick your own, and specialty agricultural products. ☀ Develop a cooperative marketing effort for North Branford farms through the EDC. This effort should consider marketing other cultural, natural and historic attractions alongside farms. ☀ Build partnerships with local and regional agriculture based organizations (i.e. UConn Extension Center, CT Farmers' Bureau, FFA, VoAg, etc.) to promote agriculture as a viable economic sector. ☀ Pursue "Rural Community" status from the United States Department of Agriculture. Work with federal legislators to get an exemption from the current federal requirements.

Goal: Preserve and Protect the Town's Agricultural Lands and Rural Character

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Protect the Town's historical, scenic, and cultural resources</p>	<ul style="list-style-type: none"> ☀ Consider adopting a local scenic road ordinance to protect the unique rural characteristics of local roadways. ☀ Evaluate local roadways that would benefit from local scenic road designation and pursue designation as applicable. Potential local scenic roads include Totoket Road and Village Street north of Clintonville Road. ☀ Consider establishing a Historic Preservation Committee or a Historic District Commission. ☀ Consider preservation incentives that encourage adaptive reuse of historic structures and archeological resources. ☀ As warranted, pursue designation of additional historic sites and structures that are not yet on national, state or local registers such as the Augur House. ☀ Continue to host community events such as the Potato and Corn (PoCo) Festival that celebrate the Town's rural and agricultural character.
<p>Maintain low density development patterns in the Farm River corridor between Route 80 and Northford Center</p>	<ul style="list-style-type: none"> ☀ Avoid sewer and water utility extensions on Forest Road between Mill Road and Northford Center. ☀ Prioritize farmland preservation efforts in the Farm River corridor.



Chapter 3: Protect, Connect, and Enhance Open Spaces and Natural Areas

What We Know:

Lake Gaillard and RWA lands remain underutilized recreational assets for the community.

- Lake Gaillard, owned by Regional Water Authority (RWA), takes up 5,710 acres or about one-third of the Town's total land area. Lake Gaillard is RWA's largest public drinking water supply.
- There are hiking, stream fishing, and cross-country skiing opportunities in the Big Gulph Recreation Area that are available to those holding an RWA recreation permit.
- Residents can check an RWA Recreation Permit out at North Branford Public Libraries. Permits may also be purchased from RWA directly. Permit forms are available on [RWA's website](#).
- RWA opens Lake Gaillard for several community events throughout the year. Opportunities exist to hold additional events in coordination with RWA.



The Town has partnered with private entities such as the North Branford Land Conservation Trust to protect and enhance open space areas.

- There are 7,060 acres of Open Space and water utility lands in the Town, comprising about 44% of the Town's total land area. Water utility lands owned by RWA comprise over one-third of the land area of Town.
- The North Branford Land Conservation Trust (NBLCT) owns 276 acres or 1.7% of the Town's total land area.
- The Town has partnered with the NBLCT to maintain existing open space properties in a state of good repair.
- The P.A. 490 Program is extensively used to provide tax relief for owners of forests, wetlands, and vacant lands in exchange for not developing the land for a ten-year period.



Photo Credit: Eric Loper



Photo Credit: North Branford Land Conservation Trust



Photo Credit: Carey Duques

The Town of North Branford provides residents and visitors with a diverse range of open space and passive recreational opportunities. North Farms Park (left) is one of many Town-owned open space properties. The North Branford Land Conservation Trust (NBLCT) owns and manages numerous open space properties within the Town, including the Notch Hill Brook Property (upper right). Many privately-owned forests, farms and woodlands, including the Larry Augur Farm (lower right) take advantage of the P.A. 490 program, which offers lower tax assessments in exchange for not developing the land for a ten-year period.

There are ongoing efforts to preserve and protect the quality of North Branford's surface and subsurface waters, watersheds, and waterways.

- The Town contains extensive areas that are listed in the state Natural Diversity Data Base (NDDDB), many of which surround surface waterbodies and rivers. The NDDDB map located at the end of this chapter shows approximate locations of endangered, threatened and special concern species and significant natural communities in the Town of North Branford.
- Impaired surface waterbodies include the Farm River south of Mill Road, Burrs Brook south of Foxon Road, Branford River south of Lake Gaillard, Cedar Pond and Linsley Pond.
- The Source Water Protection Plan for the Farm River Watershed was completed in 2011. The Plan documented potential threats to water quality in the watershed, with a focus on areas that drain into Lake Gaillard and Lake Saltonstall. Primary issues within the watershed include nutrient loading, non-point source pollution, and sedimentation.
- The Conservation & Inland Wetlands & Watercourses Agency (CIWWA) updated its regulations in 2015 to reflect best practices regulations provided by Connecticut's Department of Energy and Environmental Protection (CTDEEP). CIWWA completes an annual review of the regulations to ensure they reflect best practices.
- The Town has adopted more stringent regulations in the Farm River corridor, which include a Streambelt Protection Zone, and a larger upland review area.
- The Town has developed a Stormwater Management Plan that complies with state Municipal Separate Storm Sewer System (MS4) requirements.
- The Town was recently awarded a National Water Quality Initiative Grant from the U.S. Department of Agriculture (USDA) to conduct a watershed study for the Farm River.
- Trout Unlimited is working with other conservation partners to restore free passage for migratory fish from the Long Island Sound to the site of the former North Branford Dam in Northford. Proposed projects include the installation a fishway at the Pages Millpond Dam in North Branford.



*Linsley Pond is listed as an impaired waterbody by CTDEEP
Photo Credit: CT Agricultural Experiment Station*



*Trout Unlimited is working to implement the Farm River Fish Passage Project, which will build a fishway at Pages Millpond Dam in North Branford.
Photo Credit: Hammonasset Chapter of Trout Unlimited*

The Town provides residents with a diverse range of active recreation facilities.

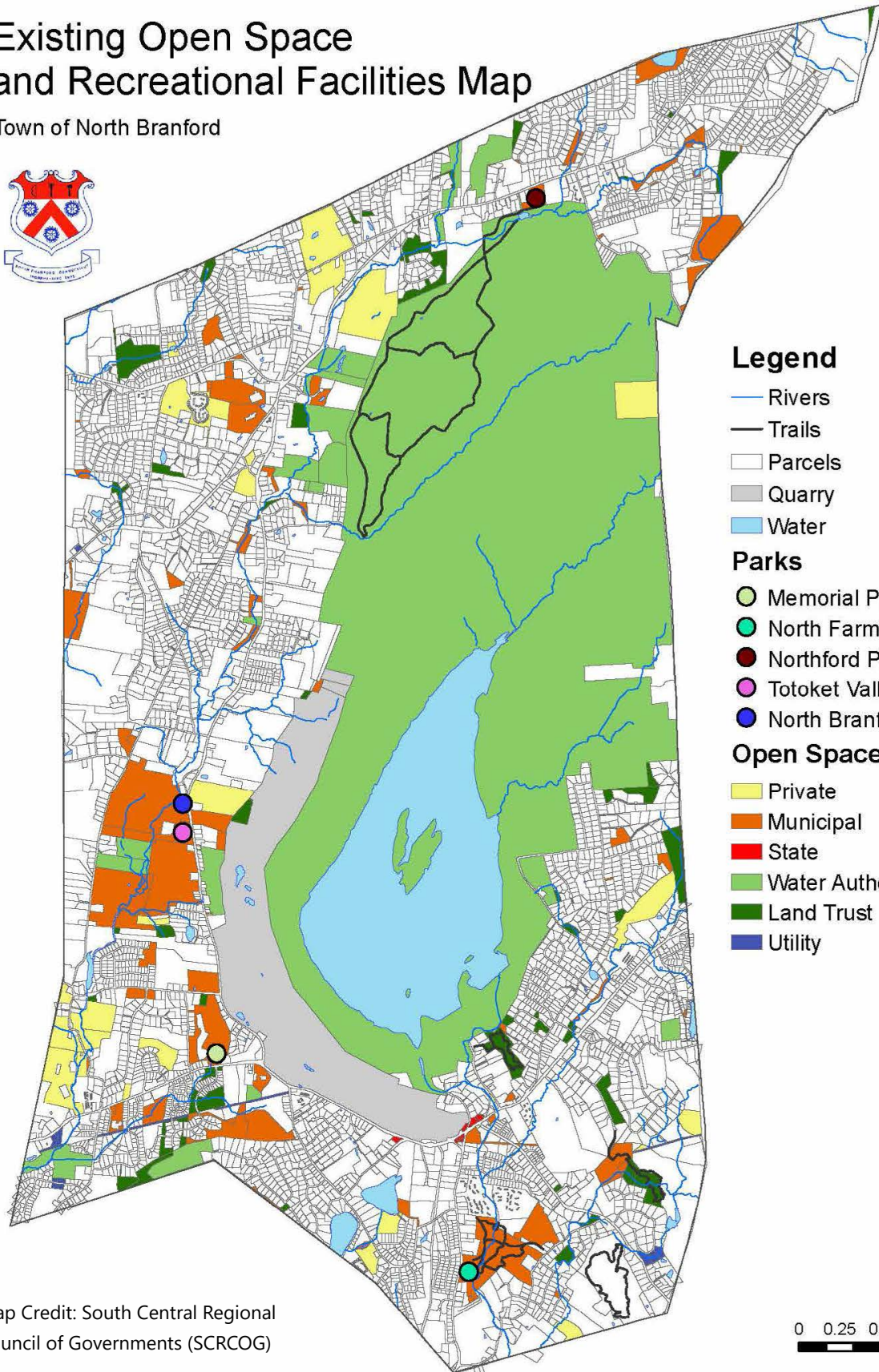
- There have been significant improvements made to Parks and Recreation facilities since the last Plan was completed such as: The relocation of Wall Field to Totoket Valley Park, the renovation of Memorial Park's fields and courts, and the renovation of the Stanley T. Williams tennis courts.
- The Parks and Recreation Department reported growth in programming across all age groups. In 2013 the department reported 106 programs and 1,300 participants, which grew to 305 programs and 3,856 participants in 2017.
- The Town has 11 multi-purpose fields, 10 ballfields, 3 basketball courts, and 11 tennis courts. While the Town has an ample number of recreational fields, several fields are in poor condition from overuse and deferred maintenance.
- Residents use privately-owned recreational facilities such as the Ice Pavilion, Sportsplex, and Branford YMCA to supplement municipal recreational facilities and offerings. These facilities are sometimes leased by the Town to support municipal recreational programming.



In 2012, the Town of North Branford relocated Wall Field from the old town hall site at 1599 Foxon Road to Forest Road, adjacent to the proposed Town Center site. Photo Credit: Patch

Existing Open Space and Recreational Facilities Map

Town of North Branford



Legend

- Rivers
- Trails
- Parcels
- Quarry
- Water

Parks

- Memorial Park at NBIS
- North Farms Park
- Northford Park
- Totoket Valley Park
- North Branford Dog Park

Open Space Category

- Private
- Municipal
- State
- Water Authority
- Land Trust
- Utility

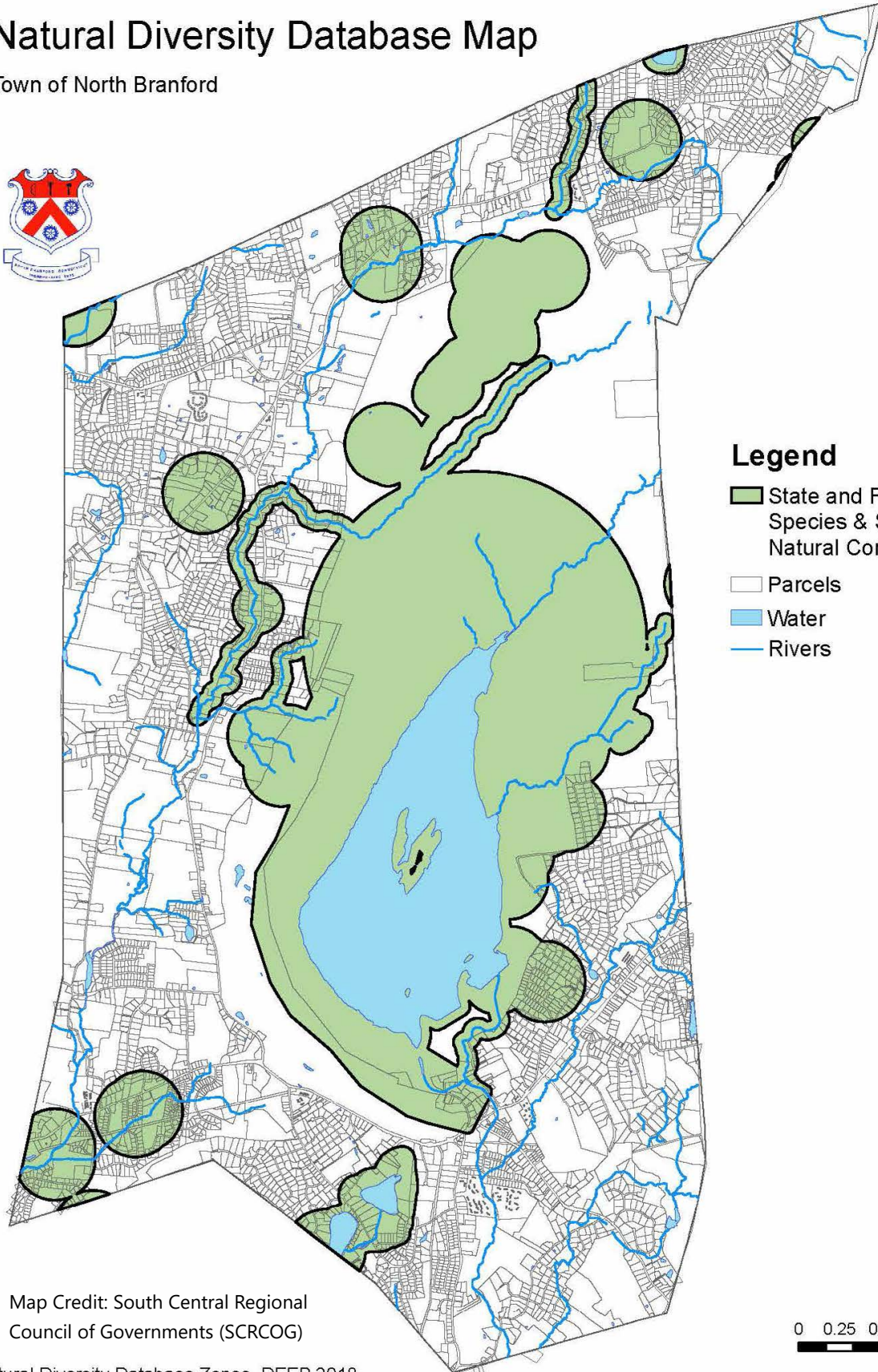
Map Credit: South Central Regional Council of Governments (SCRCOG)



0 0.25 0.5 1 Miles

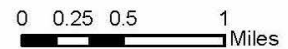
Natural Diversity Database Map

Town of North Branford



Legend

-  State and Federal Listed Species & Significant Natural Communities
-  Parcels
-  Water
-  Rivers



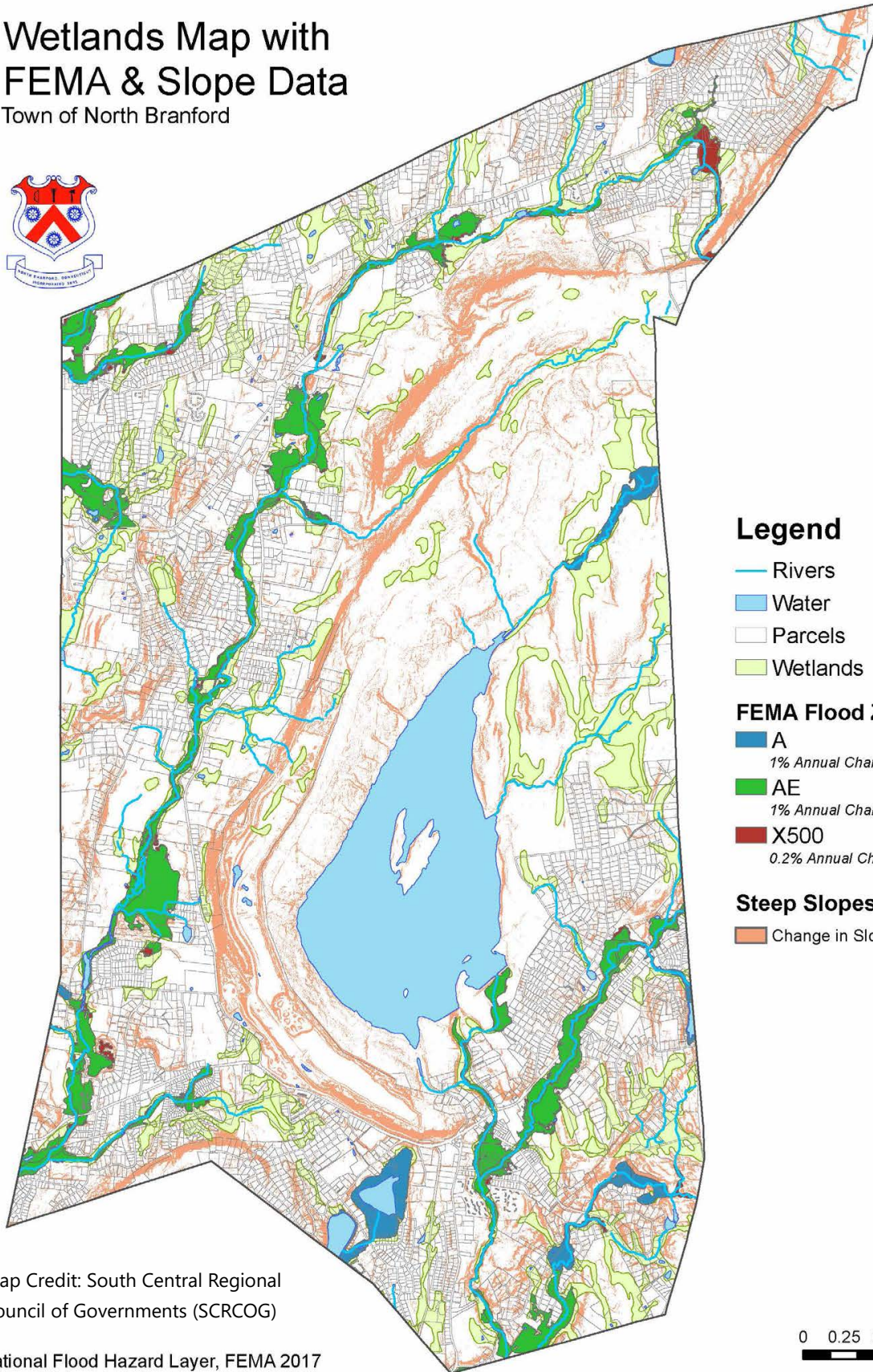
Map Credit: South Central Regional Council of Governments (SCRCOG)

Natural Diversity Database Zones, DEEP 2018



Wetlands Map with FEMA & Slope Data

Town of North Branford



Legend

- Rivers
- Water
- Parcels
- Wetlands

FEMA Flood Zones

- A
1% Annual Chance without Elevations
- AE
1% Annual Chance with Elevations
- X500
0.2% Annual Chance Floodplain

Steep Slopes

- Change in Slope >13%

Map Credit: South Central Regional
Council of Governments (SCRCOG)

National Flood Hazard Layer, FEMA 2017
Inland Wetlands Soils Layer, DEEP 2007



0 0.25 0.5 1 Miles

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Pursue public-private partnerships to protect open space and sensitive natural resources</p>	<ul style="list-style-type: none"> ☀ Continue to maintain and utilize the Open Space Trust Fund Ordinance for future open space acquisition. ☀ Support the use of the P.A. 490 program on privately owned forest or open space lands. Identify property owners who would qualify for the program and provide informational materials on the program benefits. ☀ Utilize a range of funding sources for future open space acquisition, including State funds, local bonding, Open Space Trust Funds, and private donations. ☀ Consider reestablishing the Land Preservation Committee. ☀ In coordination with the NBLCT and CIWWA, update the Town Open Space Plan and identify potentially desirable properties to acquire, should they become available. The Plan should also consider properties where public access or conservation easements should be pursued. ☀ Work with the NBLCT to acquire open space.
<p>Improve access to and utility of existing open space properties</p>	<ul style="list-style-type: none"> ☀ Establish a maintenance and stewardship policy over the Town open space lands to assure proper maintenance of open space resources. ☀ Explore the potential for public - private partners to improve the utility and maintenance of existing open space resources, including support for the NBLCT, and private sponsorship for the maintenance of individual areas. ☀ Develop trail maps for Town-owned Open Space and NBLCT properties and publish the maps on the Town website.

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
Provide for current and future passive and active recreational needs	<ul style="list-style-type: none">☀️ Continue to maintain existing recreational fields and facilities in a state of good repair.☀️ Continue to partner with non-municipal organizations such as the Branford YMCA, Ice Pavilion, and Connecticut Sportsplex to meet the Town's recreational needs.☀️ Continue to monitor the adequacy of the Town's indoor recreation facilities and identify potential future locations for indoor recreation space, if needed.☀️ Continue to provide diverse recreational opportunities and programs for all ages through the Recreation Department.☀️ Develop and implement plans for the passive recreation on the Town-owned Swajchuk, Hyland and Augur properties. Coordinate these efforts with the ongoing Town Center Master Plan and Farm River Greenway planning efforts.

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Develop and maintain contiguous and connected open space and greenway corridors</p>	<ul style="list-style-type: none"> ☀ Incorporate the natural features of the Farm River into a planned Farm River Greenway as part of any design plan for Northford Center. ☀ Develop a Town plan for the acquisition of a public access or trail easements over parcels of land where appropriate, in lieu of acquisition of the entire parcel. ☀ Consider amending zoning and subdivision regulations to require that any development approvals in these areas consider conservation easements along with the requirement of public access or trail easements in these greenways. ☀ Formulate and adopt a strategic acquisition plan on future open space acquisitions with an emphasis on the Farm River Valley. ☀ Work with the NBLCT to develop a walking trail on forested land along the Farm River near Northford Center. Possibly work with the RWA on using some of their land which is adjacent to the NBLCT property at the end of Ardsley Avenue.

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

<p>Where We're Going: Objectives</p>	<p>How We'll Get There: Recommended Strategies</p>
<p>Reduce stormwater runoff and non-point-source pollution to preserve and improve water quality</p>	<ul style="list-style-type: none"> ☀ Continue to implement the Town's Stormwater Management Plan in compliance with state MS4 requirements. ☀ Establish and implement regulations to protect the watershed, include requirement to consider low impact development in design, stormwater maintenance policies, appropriate land uses and lesser development coverage especially adjacent to the Farm River. ☀ Promote the use of non-chemical fertilizers and pesticides to prevent future runoff into North Branford's surface and ground waters. ☀ Educate landowners on water quality issues and techniques for protecting water quality, with a focus on impaired surface waterbodies. Topics include: removal of invasive species; maintenance or creation of vegetated buffer strips along lakes and streams; use of non-chemical fertilizers and pesticides; septic design and maintenance.

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Work with the Regional Water Authority to expand passive and active recreational opportunities on its land holdings in Town</p>	<ul style="list-style-type: none"> ☀ Support the Town or NBLCT acquisition of RWA’s Class III watershed land south of Lake Gaillard designated for disposition. ☀ Educate Town residents on the RWA recreational pass program and the availability of those passes at Town facilities such as the library. ☀ Develop partnerships with the RWA and others for additional funds to obtain acquisition of mutually important open space land. ☀ Designate a Town department or staff person to serve as the liaison with RWA to improve recreation opportunities and increase the number of community events on RWA land. ☀ In conjunction with RWA and local organizations, hold additional community events at the Lake Gaillard Property. Publish these events using local news outlets and the Town website. ☀ Consider a partnership between RWA and North Branford Public Schools, allowing students to access the property for educational purposes and special events.

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
Maintain and preserve the Farm River and its valley	<ul style="list-style-type: none">☀ Continue the Farm River Watershed National Water Quality Initiative Study and implement recommendations.☀ Continue to utilize Streambelt Protection measures in the Zoning Regulations to protect water quality and limit development in areas adjacent to streams and wetland areas.☀ Develop a comprehensive river and stream corridor management plan.☀ Establish a Town watershed management program by formulating local zoning, subdivision and inland wetland regulations to protect watershed areas and the quality of its source water by considering low impact design standards, stormwater maintenance policies, appropriate land uses and lesser development coverage especially adjacent to the Farm River and its tributaries.

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Review subdivision open space requirements to ensure that open space is created as part of a larger network, as opposed to being a small island of open space that does not contribute to a larger greenway or parcel.</p>	<ul style="list-style-type: none"> ☀ Continue policy of reviewing proposed open space dedications with input from all pertinent municipal agencies, including the CIWWA, the PRC, the LPC, and the NBLCT. ☀ Continue to utilize the payment of a fee-in-lieu of open space dedication in situations where the proposed subdivision does not encompass land that has meaningful open space value to the Town or is consistent with the Town’s Open Space Plan. ☀ Require the continued use of conservation easements in subdivisions and site plans to protect sensitive environmental areas that may not be ideal for open space dedication. Encourage the use of conservation or open space subdivisions within areas of important natural resources and consider increasing the set aside open space requirements. ☀ Consider requiring a minimum buildable area for any cluster developments within the zoning regulations to be exclusive of wetlands and steep slopes. ☀ Implement the use of conservation or open space subdivisions within areas of important natural resources and consider increasing the set aside open space requirements. ☀ Conduct an annual review the Open Space Fund balance and identify priority projects in alignment with the Open Space Plan



Chapter 4: Provide Housing Choices that Meet the Town's Demographic Needs

This chapter is intended to meet the statutory requirements of Public Act No. 17-170, which requires that municipalities prepare or amend and adopt an Affordable Housing Plan for the municipality every five years.

What We Know:

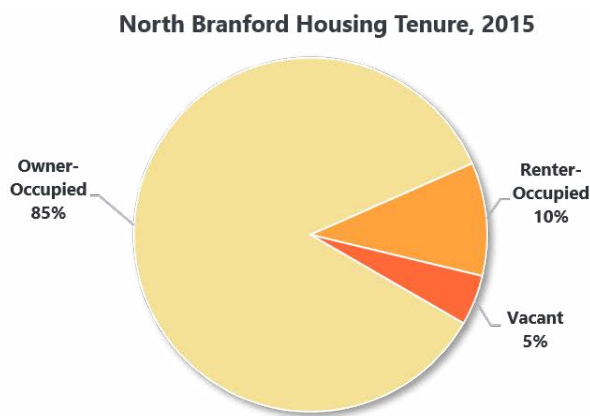
The Town's population has stabilized. However, demographic shifts within the community will lead to evolving housing needs over the next decade.

- North Branford's population grew by approximately 3.6% between 2000 and 2010 - the slowest growth rate in recent memory.
- North Branford is aging. Between 2010 and 2016 the median age of North Branford residents increased from 44 years old to 47 years old.
- The Town's median age is 7 years older than New Haven County's median age and 6 years older than the State's median age.
- Older working adults (age 45 to 69) grew faster than any other age groups. This is linked to the aging "baby boomer" cohort.
- The age 30 to 44 cohort, who is most likely to have school-aged children, experienced the largest decrease between 2000 and 2010.
- There has been a decline in the number of households with children under age 18, corresponding with declining school enrollments over the last decade. Between 2007-08 and 2017-18 school years, total K-12 enrollment declined by 26.7%.

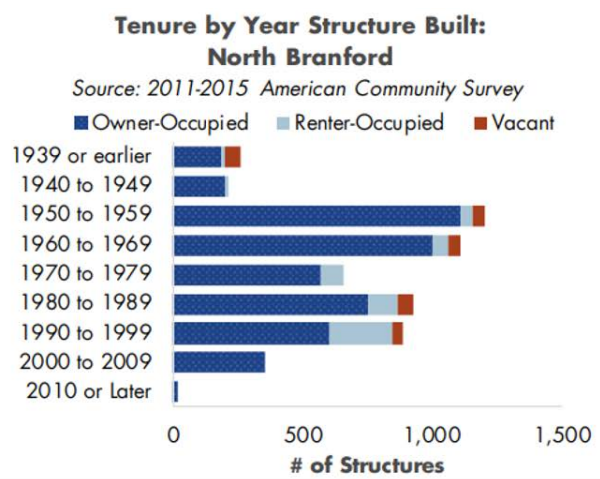


The Town's housing stock consists primarily of single-family, owner-occupied homes. There are limited options for those looking to live in rental or multi-family housing units.

- 77.5% of the Town's housing stock is comprised of single-family detached dwellings. By comparison, only 53.6% of housing units in New Haven County are detached single-family dwellings.
- The Town has limited rental opportunities. Only 10% of housing units are renter-occupied which is much lower than New Haven County where about one-third of units are renter occupied.
- There have been no major multi-family developments built in Town in over 20 years meaning the existing rental housing stock consists primarily of older units.
- There is limited availability of sewer and water infrastructure, which is generally desirable for multi-family development.
- 26% of community survey respondents see themselves downsizing in the next 10 years, indicating demand for smaller housing units within Town over the next decade.
- The average household size is decreasing – down to 2.61 in 2016 from 2.64 in 2010 and 2.7 in 2000, also indicating growing demand for smaller housing units.
- Multi-family development is permitted as-of-right in the Residence Garden Apartment (R-GA) district with the approval of a Site Development Plan. Multi-family developments and second floor apartments are also permitted in business zones subject to special permit conditions.
- Zoning regulations permit accessory dwelling units as-of-right in the R-40 and R-80 zones.



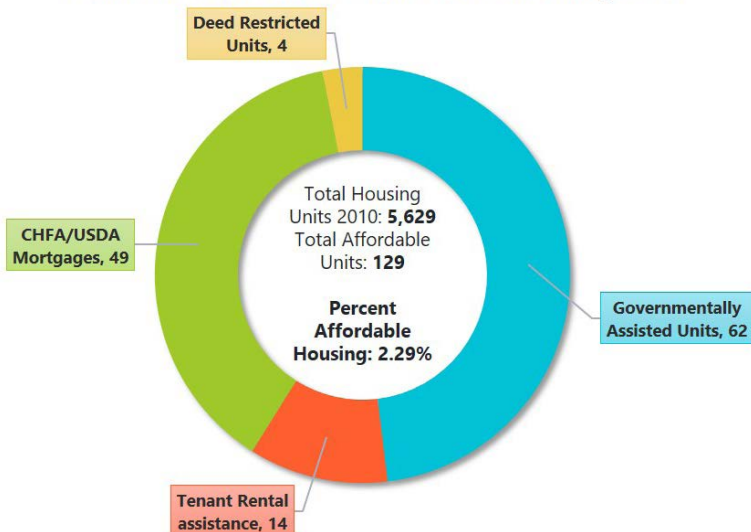
Source: Partnership for Strong Communities Housing Profile for North Branford: 2018



The Town provides housing at a wide range of price points. However, there is only a limited availability of protected affordable units.

- The Town’s housing stock has a diversity of price points –
 - 20% of home values are less than \$200,000
 - 40% of home values are between \$200,000-\$300,000
 - A little over 30% of home values are between \$300,000-\$500,000.
- The median home value as of 2016 is \$282,600 which is comparable to the State’s median home value of \$269,300.
- While the Town’s housing stock is generally affordable, few units are protected and meet the statutory definition of “affordable housing.” As of 2017, there are 129 protected affordable housing units in Town, comprising 2.29% of the total housing stock. This is less than the State’s 10% protected affordable housing threshold, making the Town subject to the CGS 8-30g process.
- 31.6% of owners and 35.2% of renters are considered cost-burdened, meaning 30% or more of their household income is spent on housing.
- The Town has adopted affordable housing provisions in its zoning by instituting an Affordable Housing District (Section 37) and provisions that enable affordable housing units within Open Space subdivisions (Section 42.A.8).

Town of North Branford Affordable Housing, 2017



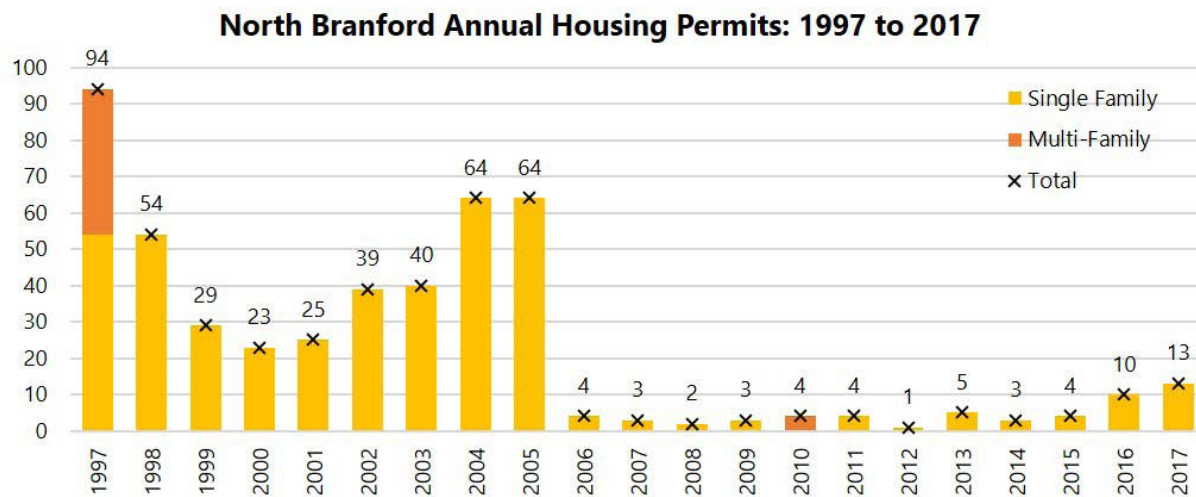
Source: Connecticut Department of Housing – Affordable Housing Appeals List: 2017
CHFA – Connecticut Housing Finance Authority
USDA United States Department of Agriculture

What is “Affordable Housing?”

According to State Statutes, “affordable housing units” are defined as governmentally assisted units (Section 8 Housing Vouchers, Connecticut Housing Finance Authority (CHFA) or Farmer’s Home Administration (FmHA) mortgages), or set-aside developments, where units are deed restricted for households making less 80% of the Area Median Income (AMI), provided that households spend no more than 30% of their income on housing. A family of four making 80% of the AMI for North Branford would have a household income of \$75,500 per year. Municipalities that have less than 10% of housing units satisfy the statutory definition of “affordable housing units” are subject to the State Affordable Housing Appeals procedure, more commonly referred to as “8-30g.”

The Town's housing market has recovered from the Great Recession. However, housing permit activity has yet to recover.

- The total number of home sales has rebounded to pre-recession levels and has more than doubled over the last eight years from 91 sales in 2011 to 188 sales in 2018.
- Single family home sales have recovered and surpassed pre-recession sales - since 2013 there has been an 89.7% increase in single family home sales. There were an estimated 167 single-family home sales in 2018, which is the highest number in recent memory.
- As of 2018 the median sale price for a single-family home in North Branford is \$280,000 which is higher than both New Haven County (\$230,000) and the State (\$260,000).
- Over the last five years, the Town has averaged just seven single-family permits annually, compared to 46 annually in the early 2000s.
- There is strong regional demand for multi-family housing. Between 2013 and 2017, over 2,500 new multi-family housing units were built in New Haven County, comprising about 54% of all new housing units. However, North Branford has not added any new multi-family housing during this period.



Source: Connecticut Department of Economic and Community Development

Goal: Provide Housing Choices that meet the Town's Demographic Needs

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Maintain a diverse housing stock in a range of styles, sizes, and price points</p>	<ul style="list-style-type: none"> ☀ Continue to support the development of accessory dwelling units in the R-40 and R-80 zones. ☀ Monitor changes in demographics, family structure and composition and the resulting effect on the housing needs of the Town. ☀ Consider increasing permitted residential densities for developers who build smaller housing units (less than 1,500 square feet) within an existing sewer service area or sewer expansion area. ☀ Support the use of Connecticut Housing Finance Authority and Farmer's Home Administration mortgage programs to expand homeownership opportunities and increase the number of affordable housing units in the Town. ☀ Explore methods to better encourage mixed-use development in North Branford & Northford Centers, including a mix of commercial, office and retail uses combine with an appropriate scale of housing types that support the area's existing character.

Goal: Provide Housing Choices that meet the Town's Demographic Needs

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Encourage higher-density residential development in areas with existing infrastructure</p>	<ul style="list-style-type: none"> ☀️ Develop regulations that permit small scale, multi-family residential development as a component of a mixed-use development proposal in North Branford Center, Northford Center, and areas south of Route 80 that are serviced by sewer and water. ☀️ Consider zoning regulation changes to permit higher density housing development within or adjacent to the village center areas of North Branford Center & Northford Center, near commercial areas along Route 80 corridor and similar appropriate areas. ☀️ Discourage the conversion of any additional commercial or industrial zoned property to residential uses unless done as part of a mixed-use development with an affordable housing component.
<p>Maintain low-density development patterns in rural areas</p>	<ul style="list-style-type: none"> ☀️ Maintain R-40 and R-80 zoning designations in the Farm River corridor between Route 80 and Northford Center. ☀️ Discourage neighborhood-scale housing development in rural areas where natural land capacity, rural character, existing transportation and soils are not adequate to support development.

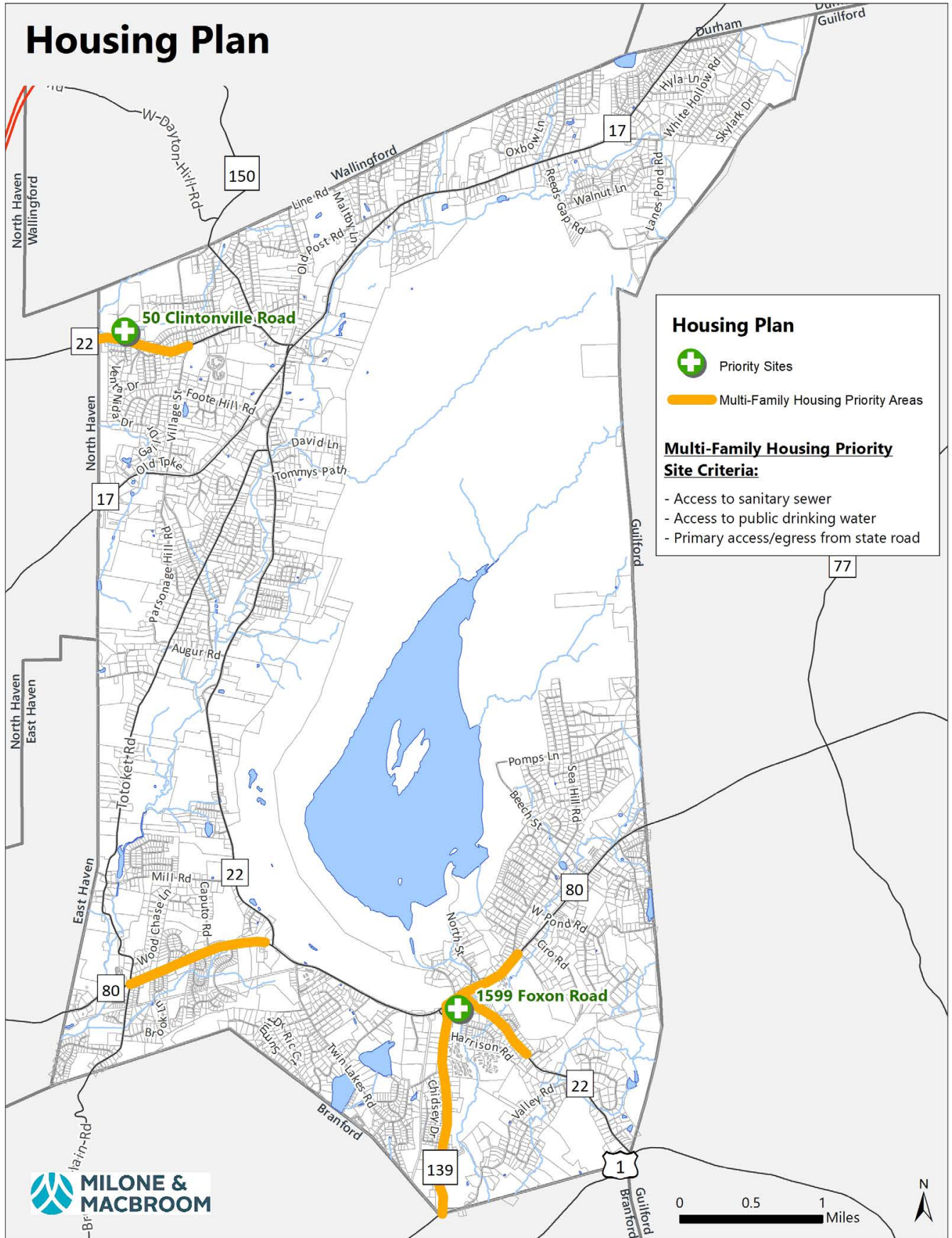
Goal: Provide Housing Choices that meet the Town's Demographic Needs

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Provide quality housing for the Town's workforce and senior population</p>	<ul style="list-style-type: none"> ☀️ Modify the zoning regulations to require all multi-family residential developments of 10 units or more to designate at least 20% of units as affordable, as defined by the State Statutes. ☀️ Consider zoning regulation changes that distinguish between duplexes and larger multifamily housing developments. Consider modifying the regulations to be more permissive of duplexes, such as permitting them in the R-40 zone subject to special permit approval. ☀️ Investigate and pursue projects with non-profit developers at 50 Clintonville Road, 1599 Foxon Road, and other sites that may be appropriate for higher density workforce or senior housing. ☀️ Investigate and pursue projects with non-profit developers to rehabilitate older housing for affordable housing units as opportunities for first-time buyers. ☀️ Consider establishing a Housing Trust Fund and payment-in-lieu of fee system. Multi-family developers who cannot meet the 20% affordable requirement can opt to pay into the Housing Trust Fund, which the Town can use to pursue other housing affordability projects and goals.
<p>Provide services that allow seniors to age in place</p>	<ul style="list-style-type: none"> ☀️ Continue to educate eligible households on the availability of the Elderly or Permanently Disabled Tax Relief Program. ☀️ Continue to provide elderly transportation services through the senior center and social services department. ☀️ Conduct a senior services survey and marketing campaign to understand changing needs as well as advertise programs to prospective senior center users, particularly younger seniors.

Goal: Provide Housing Choices that meet the Town's Demographic Needs

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
Encourage energy efficiency and sustainable design principals	<ul style="list-style-type: none"> ☀ Continue to support community efforts to increase public and private use of renewable energies as a means of reducing housing costs. ☀ Explore establishing community programs that assist property owners in increasing the energy efficiency/sustainability of current housing units.

Housing Plan



Housing Plan

-  Priority Sites
-  Multi-Family Housing Priority Areas

Multi-Family Housing Priority Site Criteria:

- Access to sanitary sewer
- Access to public drinking water
- Primary access/egress from state road





Photo Credit: Munger Construction

Chapter 5: Grow the Tax Base in Areas with Existing Infrastructure

What We Know:

The Town is home to a diverse employment base and a strong local economy.

- The Town's employment base grew by 138 jobs or 3.1% between 2008 and 2017. The largest increase was in the Wholesale Trade sector while the largest decrease was in the Information sector. During the same time period, the State experienced a small net loss of jobs.
- The unemployment rate has declined from the 2010 peak of 8% to 3.9% in 2017. The Town's labor force is now approaching "full employment".
- North Branford has a well-educated population: 36% of adults age 25 and older have a bachelor's degree or higher.
- While the Town maintains its small-town character, it is home to several large employers including Honeywell and Tilcon.
- Since the last Plan, the Town has hired its first Economic Development Coordinator to improve relationships between the Town and major employers.
- The Town has focused its recent economic development efforts on the advanced manufacturing sector. The Town is working with partners to address skills gaps and improve workforce training for current and prospective employers.
- The Town of North Branford participates in regional economic development initiatives through REX and CERC. The most recent regional comprehensive economic development strategy (CEDS) was completed in 2019.



North Branford Employment Change, by Sector: 2008 to 2017



Source: Connecticut Department of Labor: Quarterly Census of Employment and Wages, Annual Averages by Town: 2008, 2017

There are economic development opportunities within existing commercial and industrial zones that can grow the grand list without compromising the Town's rural character.

- Commercial/Industrial uses only comprise 3.4% of the Town's total land area.
- As of Grand List Year (GLY) 2015 72.6% of the Grand List is comprised of residential properties which is higher than the state average and reflects the Town's rural character. Commercial, industrial, and utilities stayed stable around 12.5% of the Grand List between GLY 2011 and GLY 2015.
- Community survey respondents generally agree that the Town needs to grow its tax base (75%) and that new commercial and industrial development should only occur in areas currently zoned for those uses (67%)
- The Town has three commercial zoning districts and three industrial zoning districts. The commercial districts are mostly located along Route 80 in North Branford Center, along Route 17 in Northford Center, and around the Bishop's Orchard's farm stand. Industrial districts include the Tilcon quarry and are also located along Route 80, where Route 17 crosses the Town's western border and around Route 139 south of North Farms Park near the Town's southern border.
- The Town has three sewer service areas and agreements with three adjacent towns. Sewer service areas are shown on the map on page 46. Section A goes to the Town of Branford, Section B goes to East Haven, and Section C goes to North Haven.
- The Town has identified areas for potential sewer expansion as shown on the Sewer Plan Map in Chapter 8. Current contract limits with East Haven (Section B) and North Haven (Section C) can adequately meet the full buildout of sewers in these areas. However, current contract limits with Branford (Section A) are only large enough to support expansion within the Route 80 corridor. Additional capacity will be needed to support the full buildout of sewer service in this area.

- Costs for sewer extensions are generally paid for by the property owners who benefit from those extensions. Sewer extensions are generally only cost effective on the fringes of the existing sewer service area or for large projects.
- The south end and northwest corner of the Town are served by the Regional Water Authority. Two small community water systems, Northford Glen Condo Association and Blue Trails Water Association also serve parts of Town. The remainder of Town relies on wells for their drinking water supply.
- The EDC has identified the vacant, industrially-zoned, site at 30 Fire-Lite Place (behind the Northford Ice Pavilion) as a key economic development opportunity for the Town. This property is served by both sanitary sewer and water infrastructure.

The Route 80 corridor has the highest traffic volumes in Town, making it an ideal location for commercial development. However, development patterns in the Route 80 corridor are disjointed and provide a poor visual gateway into the Town.

- Traffic volumes in the Route 80 corridor at the intersection of Foxon Road and Branford Road (Route 139) are the highest in Town, reaching up to 19,800 vehicles per day, making the area conducive to commercial development. Route 80 was widened in 2013 to accommodate additional traffic.
- There have been several commercial developments on the Route 80 corridor since the last Plan, including Big Y Supermarket complex and Dollar General.
- A majority of community survey respondents want to see the Town prioritize improvements to existing developments and business expansion and retention over pursuing new development.
- There are eight zoning districts, including residential, commercial, and industrial zones, within the Route 80 corridor, which contributes to the disjointed development patterns.
- Sewer and water infrastructure currently extends east to Brookmeade Court off of Route 80. All developments past this point in the eastern end of the Route 80 corridor are served by on-site septic systems which limits redevelopment potential.



The Route 80 corridor has the highest traffic volumes in the Town and is an attractive area for commercial development. New commercial developments that have been built in the central portion of the corridor include the Big Y Plaza and Dollar General. However, the eastern and western sections of the Route 80 corridor contain aging commercial buildings that create a poor visual gateway into the Town.

Photo Credit: Google Maps

Northford Center and North Branford Center continue to serve as the business and civic centers of the community.

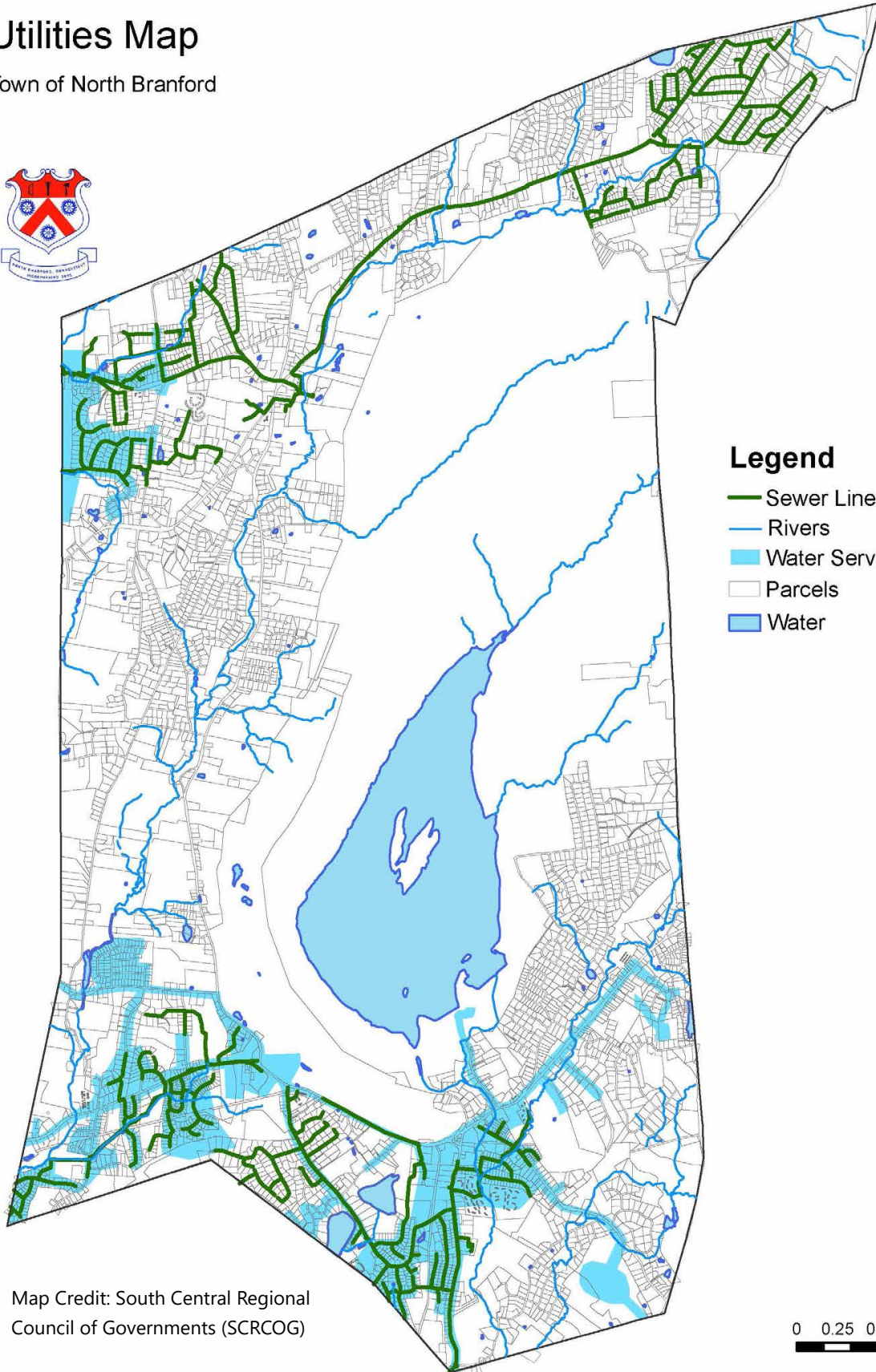
- The village centers serve as the institutional hubs of the community, containing schools, libraries, post offices, religious institutions, and Town departments.
- Both village centers are located within Town Design Overlay Districts (North Branford Design District and Northford Design District) that implement standards that promote economic vitality and growth consistent with the aesthetic quality of the villages.
- The Town has two National Historic Districts - North Branford Center Historic District, and Northford Center Historic District.
- Average daily traffic volumes (ADT) in North Branford Center reach 16,300 vehicles per day while ADTs in Northford Center reach 11,200.
- The Route 22 Corridor Study was completed in 2006, although recommendations have yet to be implemented. Primary recommendations of the study include:
 - Improve intersection geometry and safety.
 - Improve access management and circulation between adjacent commercial properties.
 - Enhance the sidewalk network and improve pedestrian safety.
 - Enhance streetscape design and public spaces.



In 2006, the Town completed the Route 22 Corridor Study, which recommended safety, geometric, pedestrian, and aesthetic improvements to the Route 22 and Route 17 intersection in Northford Center.

Utilities Map

Town of North Branford



Legend

- Sewer Line
- Rivers
- Water Service Area
- Parcels
- Water



0 0.25 0.5 1 Miles

Map Credit: South Central Regional Council of Governments (SCRCOG)



Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
Encourage business expansion and retention	<ul style="list-style-type: none"> ☀️ Continue to support the EDC and Economic Development department in their outreach efforts to existing and prospective businesses. Continue to update and maintain a database of available development sites and actively market these sites to prospective businesses in conjunction with other partners, such as CERC, regional economic development groups, and others. Identify and recruit anchor retail uses that serve residents' commercial needs that would also promote and stimulate additional investment in commercial areas. ☀️ Continue marketing and branding initiatives to raise awareness of North Branford to prospective companies. ☀️ Continue to support businesses in navigating requirements and timing of the local regulatory processes. ☀️ Continue to focus economic development efforts on secondary sector industries, particularly advanced manufacturing. Encourage the development of remaining vacant industrial land for these industries. ☀️ Promote entrepreneurship and nurture the development of "home-grown" businesses and enterprises through initiatives such as the Assessment Deferral Program. ☀️ Identify and recruit anchor retail uses that serve residents' commercial needs that would also promote and stimulate additional investment in commercial areas. ☀️ Support future extensions of the sanitary sewer system in commercial areas that are consistent with the Town's Sewer Service Plan.

Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Pursue "highest and best use" in existing commercial and industrial zones</p>	<ul style="list-style-type: none"> ☀ Consider zoning regulation provisions and incentives to upgrade older commercial properties, which may be nonconforming. Consider establishing a Redevelopment Overlay Zone which contains more flexible setback, parking or coverage requirements under certain criteria & circumstances, by Special Use Permit, if it results in an upgrade of the property and greater conformance with the intent of the economic development goals of the POCD. ☀ Provide zoning incentives to encourage the consolidation of small or non-conforming lots. Appropriate incentives could include a density bonus or parking reduction. ☀ Consider consolidating the B-2 and B-3 zone into a single zone. Adopt lower setback requirements (similar to those in the current B-3 zone) and more flexible permitted uses (similar to those in the current B-2 zone). Maintain setbacks for areas that abut residential zones in order to provide adequate buffers.

Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Reposition underutilized or obsolete commercial properties in the Route 80 corridor</p>	<ul style="list-style-type: none"> ☀️ Conduct a Zoning Assessment for the Route 80 corridor to determine if districts, permitted uses, setbacks, landscaping, signage, parking, and other requirements are appropriate. The review should include consulting with property owners in the Route 80 corridor to determine if any zoning requirements are inhibiting development or redevelopment efforts. ☀️ Modify design, building façade, signage landscaping, and lighting design standards for all commercial and industrial zones within the Route 80 corridor as informed by the Zoning Assessment. ☀️ Prepare a streetscape design for the Route 80 corridor that addresses the public realm, including landscaping, street trees, gateway signage, utility poles, lighting, and access management. ☀️ Continue to require extensive landscaping and site beautification in the redevelopment of properties along Route 80. ☀️ Provide zoning incentives to encourage the assembly of small or non-conforming lots into larger development sites. ☀️ Consider reinstating the façade improvement program. ☀️ Improve the appearance of key gateways in the Route 80 corridor through signage enhancements, plantings, and lighting. Explore opportunities to partner with area businesses or community organizations to pay for and maintain these gateways.

Goal: Grow the Tax Base in Areas with Existing Infrastructure

<p>Where We're Going: Objectives</p>	<p>How We'll Get There: Recommended Strategies</p>
<p>Strengthen the Northford Center and North Branford Center commercial nodes</p>	<ul style="list-style-type: none"> ☀ Promote the economic growth of North Branford Center and Northford Center as attractive, functional village centers. ☀ Implement traffic improvements in Northford Center as recommended in the Route 22 Corridor Planning Study. Key recommendations include: <ul style="list-style-type: none"> ○ Improve intersection geometry ○ Improve access management and circulation between adjacent properties ○ Enhance pedestrian accessibility and the sidewalk network ○ Incorporate placemaking elements and green space ☀ Use regulatory methods and incentives to reduce the size and number of curb cuts along Forest Road & Middletown Avenue in Northford Center. ☀ Install welcome signage at the entrances to the Village Centers and install wayfinding signage directing traffic to key destinations such as libraries, schools and tourist attractions. Consider using similar designs for the signage in both Northford Center and North Branford Center to build community cohesion. ☀ Reduce the front yard setback requirement in the B-2 zone and encourage that buildings are oriented towards the street with parking located behind the buildings. ☀ Support small-scale, mixed-use projects in the village centers to grow the residential population. ☀ Link pedestrian improvements in the village centers with the proposed Farm River and Trolley Line Greenway trails. ☀ Develop illustrative design guidelines for the Town Design District to more clearly depict desired design elements to prospective developers and existing property owners.

Goal: Grow the Tax Base in Areas with Existing Infrastructure	
Where We're Going: Objectives	How We'll Get There: Recommended Strategies
Provide a skilled and educated workforce that meets the needs of local businesses	<ul style="list-style-type: none"> ☀️ Continue to meet with local businesses to understand their workforce and training needs. ☀️ Strengthen relationships with regional workforce development organizations such as the Workforce Alliance and Gateway Community College. ☀️ Pursue technological infrastructure (Wi-Fi, 5G) to support home-based business and creative technology sectors. ☀️ Explore the establishment of an advance manufacturing training center in partnership with area businesses, North Branford Public Schools, and other workforce training institutions.
Make investments in public utilities that align with the Plan's land use goals	<ul style="list-style-type: none"> ☀️ Continue to extend sanitary sewer service along Route 80 in alignment with the Town's Sewer Plan. ☀️ Continue to monitor and track areas with poor soils that may be susceptible to failing septic systems. Encourage sewer extensions in these areas. ☀️ Continue to update and maintain the Town Sewer Plan to reflect areas where sanitary sewers should be extended is based upon available capacity, needs, and economic development potential. ☀️ Support the extension of water lines to business areas along Route 80 east of Beech Street. ☀️ Support the extension of natural gas service in Northford Center.



Photo Credit: Turner Construction

Chapter 6: Maintain High Quality Town Facilities and Services

What We Know:

The Town of North Branford is in strong financial standing.

- The Town's bond rating according to Moody's is Aa2 which is similar to the AA tier in S&P and Fitch bond ratings.
- The Town has a lower Equalized Net Grand List per Capita (\$131,592) than the State average (\$151,307) which reflects the Town's more affordable property values and smaller commercial base. As a result, the Town's Equalized Mill Rate is about 11% higher than the State average.
- North Branford's debt per capita is \$3,410, which is 12% less than the State average. Current debt levels reflect recent capital investments such as the North Branford Intermediate School (NBIS) reconstruction, Memorial Field, and drainage/roadway improvements.

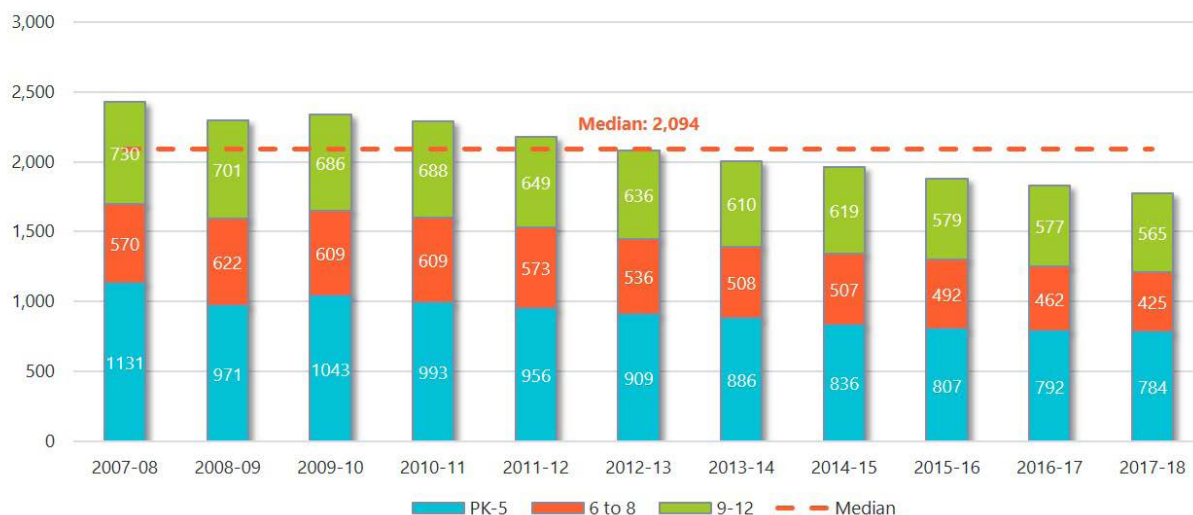
The Town has invested in its community facilities over the last decade

- The North Branford Intermediate School renovation and addition project was completed in 2010.
- Since the last Plan, both libraries were expanded and renovated (Edward Smith in 2009 and Atwater in 2010) and have expanded programming. These investments have allowed the libraries to expand their community spaces and increase the number of educational and cultural offerings.
- Improvements to the High School were cited as a top community need during the public outreach process. The Board of Education is currently conducting a Facility Study to assess the feasibility and costs of different improvement options for the High School.

Demographic shifts within the community may lead to greater demand for certain Town services.

- School enrollments have declined significantly over the last decade. Between 2007-08 and 2017-18 school years, total K-12 enrollment declined by 26.7%.
- Because of declining enrollments, Stanley T. Williams School was closed in 2010. The building has since been repurposed to house the Senior Center, Recreation Department, Social Services Department, and Board of Education Administration.
- Aging population may lead to increased demand for senior services - there is less space at the Stanley T. Williams School than at the old senior center, with senior center staff citing smaller rooms with less multi-purpose functions and less storage as potential issues moving forward.
- There are currently 700 registered senior center members with an average of 30 daily senior center users.
- There is an unmet demand for indoor recreational facilities and programming in schools and for seniors according to information gathered during the public outreach process.

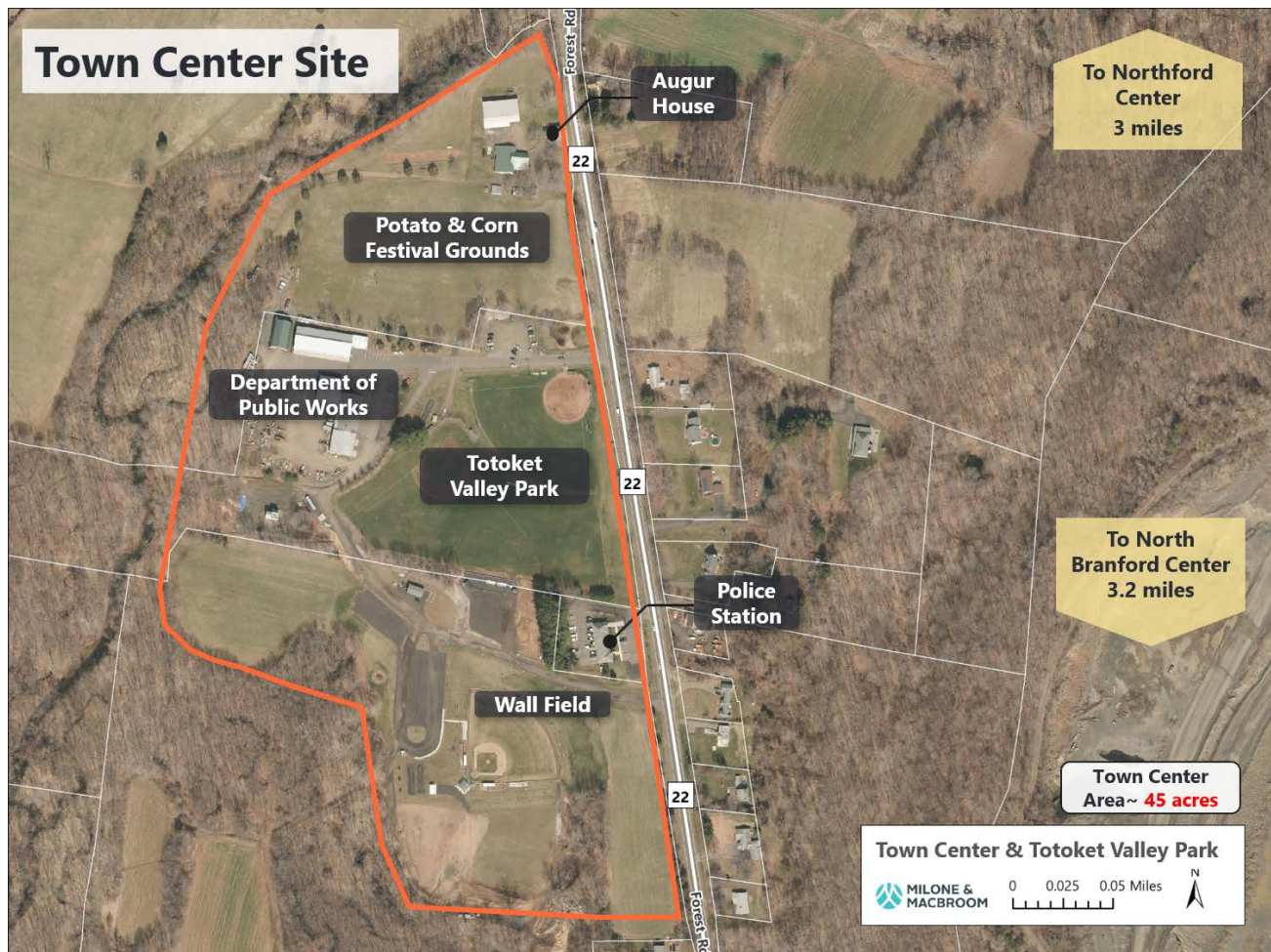
**North Branford Public Schools Historic Enrollment Trends:
2007-08 to 2017-18**



Source: Connecticut State Department of Education; EdSight Enrollment Database

The Town is conducting a Master Planning process for the Town Center site, with the long-term goal of making it the civic hub of the community.

- Only 47.8% of community survey respondents said they felt a sense of unity between Northford and North Branford.
- The existing police station building is in poor condition and limits the day-to-day operation of the department. The Town is currently conducting preliminary design for a new Police Station on the Town Center site.
- Town is conducting a Master Planning Process to identify other future uses that could potentially be relocated to the Town Center site in the long-term.
- In March 2019 the Town conducted the Town Center Survey which was taken by 681 respondents. According to the survey results, a Town Green or other outdoor community gathering space was the most desired community facility or amenity. Other facilities that received over 50% support include a new police station, walking or hiking trails, a new Town Hall, and pavilion or gazebo.
- If other municipal uses were relocated to the Town Center site in the future, survey respondents overwhelmingly supported selling existing properties to private developers in order to grow the tax base and help offset some of the Town Center project costs.



Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Align future facility investments with the Town's demographic needs</p>	<ul style="list-style-type: none"> ☀️ Ensure that the Town offers programs and services that are attractive to younger adults and families with children in order to create demographic balance. ☀️ Continue to monitor the adequacy of Stanley T. Williams School to meet the needs of the Town's Senior Center, Recreation Department, Social Services, and Board of Education. ☀️ Ensure quality maintenance and improvements of Town facilities and infrastructure. ☀️ Provide additional active adult programs through the Senior Center to target the Town's younger senior population.
<p>Maintain high quality school facilities and educational programs</p>	<ul style="list-style-type: none"> ☀️ Continue to maintain North Branford Public Schools quality educational programming and seek ways to improve community use of the buildings and fields for additional programming and/or recreational use. ☀️ Expand workforce training opportunities in coordination with the EDC and area businesses. ☀️ Complete renovation or reconstruction of North Branford High School.

Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Develop a centralized municipal complex at the Town Center site</p>	<ul style="list-style-type: none"> ☀ Complete the Town Center Master Planning Process and determine desirable future uses, preferred layout for the site, and timeline for the project. ☀ Build a new police station on the Town Center site and consider incorporating ambulance services into the new building if recommended by the Permanent Project Building Committee and Town Council. ☀ Design the Town Center site in a manner that could support the relocation of other Town Facilities in the future, as needed. ☀ Incorporate community gathering space as part of the Town Center site. Make this space the central location for community events. Ensure that community uses consider the adjacent residential uses. ☀ Relocate Town Hall to the Town Center site. ☀ If any recreational fields are displaced as the Town Center develops, ensure that they are replaced, preferably elsewhere on the Town Center site.
<p>Improve sustainability and resiliency at town buildings</p>	<ul style="list-style-type: none"> ☀ Consider the use of Energy and Environmental Design (LEED) Standards for future municipal building construction projects where practical and encourage use in private building construction projects within Town. ☀ Seek efficient technological upgrades that ensure ease in communications and management across all Town departments and facilities. ☀ Install photovoltaic or other renewable energy systems on public buildings and promote and support alternatives and clean-fuel technologies for public fleets, as feasible. ☀ Promote energy conservation techniques for the design and construction of public improvements and infrastructure.

Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Work with neighboring communities to identify cost-effective shared-services opportunities</p>	<ul style="list-style-type: none"> ☀ Continue to participate in regional planning initiatives through the South Central Regional Council of Governments (SCRCOG). ☀ Continue to participate in the East Shore Health District. ☀ Continue to participate in regional recycling, household hazardous waste and electronics disposal. ☀ Continue to communicate with neighboring Towns and identify potential opportunities for cost-effective shared services.
<p>Determine appropriate uses for underutilized Town-owned properties</p>	<ul style="list-style-type: none"> ☀ Complete a market study for Town-owned properties no longer needed for Town use to determine uses with the greatest market potential. This should include land use scenarios and a site capacity assessment to identify site development opportunities and constraints. ☀ Continue to engage the community in the future reuse of Town-owned properties in order to build and maintain public support. ☀ Evaluate the zoning of Town-owned properties and modify, if necessary, to facilitate redevelopment. Rezoning should be informed by the previously completed market study. ☀ Conduct a developer RFP for Town-owned properties, including the Old Town Hall site (1599), and any Town Facilities that are relocated to the Town Center site.



Chapter 7: Support a Safe, Appropriate, and Connected Transportation Network for All Users

What We Know:

As a rural community, residents rely on the regional transportation network to meet their day-to-day shopping, employment, and service needs.

- Just 8.4% of residents work within the Town. A majority of residents commute to jobs elsewhere in the Greater New Haven region.
- Residents most frequently commute to jobs in New Haven (18.8%), Branford (7.5%), and North Haven (6.2%).
- Survey results show that location and commute are the top reasons for why respondents choose to live in Town.
- The highest Average Daily Traffic (ADT) volumes can be found on Route 80 in North Branford Center, Route 17 in Northford Center and Route 139 at the Branford Town Line.
- The Route 80 widening project and associated intersection improvements were completed in 2013.
- According to the University of Connecticut Crash Data Repository, the highest frequency of vehicle crashes occur on Foxon Road between Branford Road and Notch Hill Road in North Branford Center, and at the intersection of Route 17 and Route 22 in Northford Center



*Branford Road near Central Plaza before (left) and after (right) the Route 80 widening project was completed in 2013
Photo Credit: Google Maps*

The Town continues to maintain its local roadway network in a state of good repair.

- The Town maintains 81.2 miles of roadways.
- The Department of Public Works (DPW) oversees the local road improvement program. Beyond small projects listed in the Capital Improvement Plan (CIP), the local road improvement program will continue to focus on maintaining existing local roads in a state of good repair.
- Survey results show that local road maintenance was the second most supported facility or service in need of improvement.
- The Town has received two \$750,000 Local Transportation Capital Improvement Program (LOTICIP) grants to support the rehabilitation of Twin Lakes Road and the reconstruction of Woods Hill Road.
- The highest frequency of vehicle crashes on local roads occur on Totoket Road near Wood Chase Lane and on Old Post Rd in Northford Center.

There is limited transit, bicycle, and pedestrian infrastructure within the Town.

- Weekday bus service is provided by CTTransit New Haven and currently extends along Route 80 to the NBIS campus. There is no service on weekends or on weekdays after 6 p.m. According to the *Move New Haven Transit Mobility Study* no weekday CTTransit boardings were reported in the Town as of 2015.
- Route 17 is a state-designated bicycle route, but it lacks the wide shoulders needed to safely separate bicycles from vehicular traffic.
- There is a limited sidewalk network within the village centers and lack of bicycle infrastructure in Town. However, there is desire for targeted bicycle and pedestrian improvements. The majority of community survey respondents cited a desire for more sidewalks (67%) and bike trails or bike lanes (56%).

Town of North Branford Crash Hotspot Map: 2015 to 2019



Source: Connecticut Crash Data Repository



Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Improve safety on State and local roadways for all users</p>	<ul style="list-style-type: none"> ☀ Continue to improve the Town collector roads by improving safety and maintenance procedures in a way that is consistent with the Town's character. ☀ Work with SCRCOG and CTDOT to monitor safety deficiencies on state highways and pursue funding for safety improvements projects. ☀ Continue to monitor safety deficiencies on local roadways, especially unsignalized intersections, and pursue funding for safety improvement projects. ☀ Continue to implement a diverse range of traffic calming measures, including engineering, education, and enforcement. ☀ Work with CTDOT to identify appropriate areas for center-line rumble strips on state highways, especially in rural areas. ☀ Incorporate five-foot bicycle shoulders on state roadways as part of future improvement projects. Priority should be given to Route 17, which is a state-designated bicycle route. ☀ Amend zoning regulations to include access control regulations to be used along the Town's State highways to limit size, number and placement of curb cuts and require provisions for joint access for adjacent properties.
<p>Continue to improve and maintain the local roadway network</p>	<ul style="list-style-type: none"> ☀ Continue to fund and implement the Road Improvement Program through the Department of Public Works. ☀ Complete Twin Lakes Road and Woods Hill Road LOTCIP projects.

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Improve bicycle and pedestrian infrastructure in the village centers and near public schools</p>	<ul style="list-style-type: none"> ☀️ Ensure that future bridge replacement projects on state roadways provide a wide enough crossing to accommodate bicycles and pedestrians. ☀️ Target sidewalk improvements in areas near key community facilities and in the village center. Priority areas include: <ul style="list-style-type: none"> ○ North Branford Center: Route 80 between Notch Hill Road and Brookmeade Court ○ Northford Center: Route 17 (Middletown Avenue) between Stanley T. Williams and the Edward Smith Library ☀️ Provide bicycle parking at Town facilities such as public schools, libraries, and Town Hall. ☀️ Add bike route signage to the state-designated bicycle route on Route 17. ☀️ Implement traffic calming measures, where appropriate, in conjunction with bicycle lanes or routes.

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Develop the Farm River and Trolley Line greenway corridors</p>	<ul style="list-style-type: none"> ☀️ Establish a Town Greenway Committee. ☀️ Complete a trail and bikeway routing study for the Farm River greenway that identifies the preferred route and priority segments. ☀️ In partnership with SCRCOG and the Town of Guilford, complete a routing study for the Trolley Line greenway. ☀️ Formally designate the Farm River and Trolley Line Corridors as Official Connecticut Greenways through the Connecticut Department of Energy and Environmental Protection. Official Greenway designation is generally required for state multi-use trail and greenway grant programs. ☀️ Consider modifying the zoning regulations to require the dedication of public access easements for all applicants along the preferred greenway routes. ☀️ Encourage linkages between the Farm River and Trolley Line greenways to nearby open space properties, municipal buildings, and major residential or commercial developments. ☀️ Pursue federal and state funding for greenway construction.
<p>Ensure that roadway improvements in rural areas are consistent with the area's rural character</p>	<ul style="list-style-type: none"> ☀️ Seek transportation improvements that are needed for adequate circulation and continued growth consistent with the community's character. ☀️ Consider State Scenic Road designation on Forest Road (Route 22) between Mill Road and Northford Center. ☀️ Ensure that local road improvements preserve the character of the surrounding area wherever possible.

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies
<p>Work with neighboring towns to advocate for improvements to the regional transportation network, including highways, greenways, rail, and bus transit service.</p>	<ul style="list-style-type: none"> ☀ Continue to participate in regional transportation initiatives through the South Central Regional Council of Governments. ☀ Identify desirable bicycling routes both on and off-road, particularly connecting regional attractions in-Town and between Towns. ☀ Work with CT Transit to explore the feasibility extending fixed-route bus service to the Big Y shopping center on Route 80 and Honeywell on Route 22. ☀ Continue to monitor the adequacy of the Town's senior transportation services and explore potential partnership opportunities with neighboring communities.



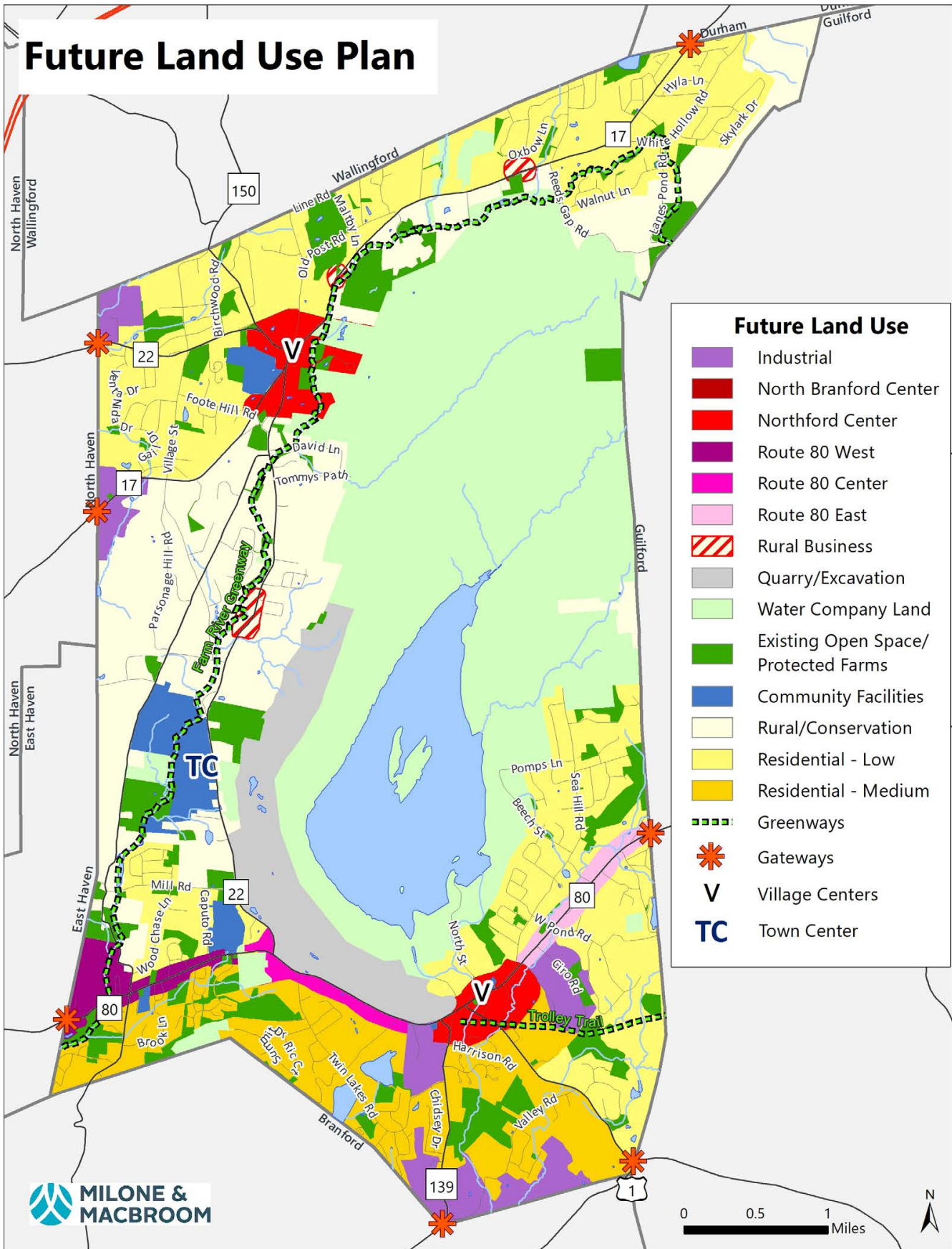
Chapter 8: Future Land Use Plan

Future Land Use

The Future Land Use Map is a reflection of the POCD's vision and goals for desirable future development across the Town of North Branford over the next decade. The map depicts appropriate locations for and relationships between general categories of use and their intensity, ranging from land to be conserved as open space or low-intensity use, to priority areas such as North Branford Center and Northford Center.

The Future Land Use Plan is informed by existing uses and zoning designations; the boundaries of the Town, and its current zone boundaries taking note of special overlay districts; the visions and goals expressed in POCD outreach efforts; and the goals and strategies enshrined in this Plan. The Future Land Use Plan graphically represents the desired outcomes of many of the Plan's recommendations and illustrates how those strategies may interact with the Town's existing land uses. Due to its generalized nature, there may be inconsistencies between the uses shown on this map and the actual use of individual properties.

Future Land Use Plan



Future Land Use

- Industrial
- North Branford Center
- Northford Center
- Route 80 West
- Route 80 Center
- Route 80 East
- Rural Business
- Quarry/Excavation
- Water Company Land
- Existing Open Space/Protected Farms
- Community Facilities
- Rural/Conservation
- Residential - Low
- Residential - Medium
- Greenways
- ✱ Gateways
- V Village Centers
- TC Town Center



The Future Land Use Plan describes these desired land use outcomes in the following categories:

Community Facilities: Includes institutional uses intended for public use such as schools, libraries, cultural sites, government buildings, and the Town Center site. If community facilities are relocated to the Town Center site, the Town should pursue the sale and redevelopment of the vacated properties in order to grow the Grand List.

Industrial: Includes land that is appropriate for industrial development and activities including light manufacturing, warehousing, distribution, and research & development. All industrial areas are either currently served by sewer or are located within a proposed sewer expansion area. Several farms such as Van Wilgens and Rose Orchards are in industrial zones and are located within the industrial future land use category. This Plan encourages the continued use of industrially zoned land for agricultural purposes, particularly more intense farm uses that have larger commercial or wholesaling operations.

North Branford Center: Includes land within the historic village center which extends along Route 80 between Central Plaza and Fowler Road as well as adjacent residential neighborhoods. North Branford Center is served, or has the potential to be served, by both water and sanitary sewer infrastructure and has the highest traffic volumes of any area of Town, making it conducive to commercial development. This area contains a mix of retailers, restaurants, public institutions, offices, single-family housing on smaller lots, and multi-family housing. Growing the number of housing units within and immediately adjacent to North Branford Center can support existing commercial uses while providing more diverse housing opportunities for residents. Due to the availability of infrastructure, North Branford Center is considered a development priority area over the next decade.



Photo Credit: North Branford Library

Community Facilities



Photo Credit: Munger Construction

Industrial



Photo Credit: Google Maps

North Branford Center

Northford Center: Encompasses the historic village center, which is centered around the intersection of Forest Road (Route 22) and Middletown Avenue (Route 17). This area is served by or has the potential to be served by sanitary sewer and public water infrastructure. Like North Branford Center, Northford Center contains a mix of retailers, restaurants, public institutions, single- and multi-family housing developments, although at a lower density than North Branford Center. Over the next decade, this area will continue to be a development priority area and is an appropriate location for commercial, institutional, mixed-use, and small-scale multi-family housing developments.

Quarry/Excavation: Includes all quarry land that is owned by Tilcon Connecticut between Forest Road and Lake Gaillard. Tilcon estimates that the quarry has at least a 75 year lifespan until extraction operations are complete, and thus is likely to remain unchanged over the next decade. Due to the 24/7 operations of the quarry, it is recommended that residential uses be discouraged from adjacent undeveloped lands.

Water Company Land: Includes all land that is owned by the Regional Water Authority (RWA) surrounding Lake Gaillard. While these lands have no formal open space protections, they will continue to be protected so long as Lake Gaillard is maintained as a public drinking water supply. Most water company land is categorized as "Class I or II," meaning they drain directly into Lake Gaillard. However, there are a small number of Class III properties on the southern and eastern borders of Lake Gaillard that do not drain into the water supply. Should these Class III lands be disposed of by RWA they should be considered for formal open space protections by the Town or the NBLCT. Improved access to Water Company Lands remains a community priority. Strategies for enhancing the community use of these lands include promoting recreational pass opportunities on the northern end of the property, and pursuing additional community events at Lake Gaillard in conjunction with RWA.



Photo Credit: Google Maps

Northford Center



Photo Credit: Nen Danno

Quarry/Excavation



Photo Credit: Donald Jacobson

Water Company Land

Existing Open Space/Protected Farms:

Includes land that is currently protected as open space, parks, or farmland. This includes farmlands that are permanently protected from development through agricultural conservation easements or purchase of development rights (PDR) programs. Lands that are temporarily protected such as P.A. 490 properties, are not included in this category. Future open space acquisitions by the Town or NBLCT should focus on lands of high conservation value and those that are adjacent to existing open space properties.

Rural/Conservation: Rural/conservation lands are vital to the Town’s small-town agricultural character and remain a preservation priority area over the next decade. This area encompasses the Farm River Valley and areas immediately west and north of Lake Gaillard and is characterized by a mix of low-density residential uses, undeveloped land, agricultural lands, and accessory agricultural uses. Residential densities generally range from 0.5 to 1 unit per acre. Rural/Conservation areas lack access to water or sanitary sewer infrastructure and are designated as sewer avoidance areas on the Town’s Sewer Plan. Future development should be at a density that can be served by well water and on-site septic systems. Future open space acquisition should be targeted in this area, particularly farmland and properties adjacent to the Farm River. Large-scale development such as residential subdivisions should be discouraged, particularly on vacant or agricultural lands.



Photo Credit: Eric Loper

Existing Open Space/Protected Farms



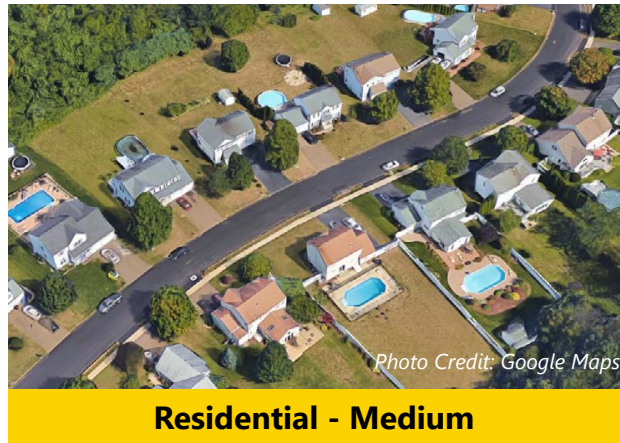
Photo Credit: Google Maps

Rural/Conservation

Residential – Low: encompasses the single-family residential neighborhoods located on the periphery of commercial corridors near Northford and North Branford Center. Densities vary based on the availability of sewer and water infrastructure. Many low-density residential areas in Northford are served by sanitary sewer infrastructure and thus have higher residential densities generally ranging from 1 to 2 units per acre. Low density residential neighborhoods in the southwestern portion of Town are not served by sanitary sewer infrastructure and have lower residential densities generally ranging from 0.5 to 1 units per acre. The Sewer Plan identifies many low-density residential neighborhoods as potential sewer expansion areas, although expansions will be made on a case-by-case basis if desired by property owners. Multi-family housing may be appropriate in low-density residential areas that are on state roads and served by sanitary sewer and water infrastructure.



Residential – Medium: Encompasses the residential neighborhoods south of Route 80 that provide the greatest diversity of housing in Town. The area currently contains a mix of single-family homes on small lots, multi-family homes, condominiums, and garden style apartments. Sanitary sewer and water infrastructure is available throughout most of the area, allowing for residential densities in excess of 2 units per acre. The Town should continue to encourage a diverse mix of housing types in this area, including smaller single-family homes, duplexes, and affordable housing developments. Higher density development should be targeted towards properties that front state roads.



Route 80 West: The portion of Route 80 west of Forest Road contains a mix of retail, automotive, residential, and institutional uses. The variety of uses within the corridor contribute to the disjointed development patterns in the area and provide a poor visual gateway into the Town. While this area is likely to retain a diverse mix of uses over the next decade, efforts should be made to improve aesthetics and cohesion through uniform signage, landscaping, and design standards. Outdoor storage of vehicles and equipment should be discouraged, particularly for gateway properties near the East Haven line. Water service is present throughout the area and sewer service extends along Route 80 between Cinnamon Ridge Drive and Forest Road. Sewer extensions along Route 80 west of Cinnamon Ridge Drive may encourage the redevelopment of obsolete commercial and automotive uses. This area also may be appropriate for multi-family housing in a mixed-use setting.

Route 80 Center: The central portion of the Route 80 corridor extends from Forest Road to North Branford Center, and is immediately south of the Tilcon Quarry. This area is fully served by sanitary sewer and water infrastructure and is currently zoned for commercial and industrial uses. This area has some of the highest average daily traffic volumes, and the road was recently widened to accommodate additional traffic. Availability of infrastructure and high traffic volumes make this one of the most attractive retail locations in the Town, and several commercial developments have been built in this area over the last fifteen years. The area is nearly built out, but there are opportunities to consolidate small lots or obsolete commercial buildings in order to create a larger development site. Due to proximity to the Tilcon Quarry, which operates 24/7, residential uses should be discouraged due to noise and traffic associated with the quarry.



Route 80 East: East of North Branford Center, Route 80 contains a mix of light industrial, retail, residential, and automotive uses. This area serves as a gateway into the community from Guilford but currently has poor aesthetic characteristics and contains several obsolete commercial buildings. This portion of Route 80 is not currently connected to the sewer system and lack of sewer service limits redevelopment potential. While this portion of the corridor is within a sewer expansion area, sewer extensions may not be economically viable for property owners in the near term. The Town should focus its efforts on encouraging aesthetic enhancements in the corridor, whether through investing in public infrastructure, or by amending its zoning regulations to be more conducive to redevelopment.



Route 80 East

Rural Business: There are three small rural business nodes located on state roads within rural or low-density residential areas. These nodes are located on Forest Road near Grant Drive, Middletown Avenue about a half-mile north of Northford Center, and on Middletown Avenue near Northford Park. These nodes contain a handful of low density commercial, light industrial, or agricultural uses that are consistent with the surrounding residential neighborhoods. These areas are ideal locations for agritourism and agribusiness such as wineries, breweries, farm stands, nurseries, and pick-your-own.



Rural Business

Greenways: Two greenways are depicted on the Future Land Use Map:

The Farm River Greenway runs north/south primarily along the Farm River and its tributaries from Durham to the East Haven and Branford town lines. This corridor would serve several purposes including protecting the water quality of the Farm River, providing a green belt to support wildlife, maintain the rural character of adjacent residential developments and provide opportunities for passive recreation including hiking and fishing. Several open space properties have been acquired along the greenway route over the last twenty years. The Town and NBLCT should continue to acquire open space or conservation easements along the remainder of the greenway route. A trail routing study should also be conducted that identifies a preferred route through the Town and would allow properties to be more strategically acquired.

The Trolley Line Greenway is a proposed multi-use trail that runs on a historic trolley bed into the Town of Guilford. The Town should work with the Town of Guilford and regional partners to conduct a multi-town routing study and determine the most feasible route for the trail.

Gateways: Gateways are the primary access points to and from the Town. The goal of these areas is to ensure that they are welcoming points to the Town for residents and visitors. The Town should continue to focus efforts on beautification and signage. Gateways that are in commercial districts, such as those on the eastern and western ends of Route 80, should also be considered for landscaping and site design changes that provide a more attractive and welcoming entrance point into the Town.



Greenways



Gateways

Village Centers: Village Centers represent the central nodes of Northford Center and North Branford Center that contain the public green spaces, public buildings, and institutions that serve as community hubs for Town residents and visitors. The Town should continue to focus efforts on beautification, signage and landscaping to provide more attractive and welcoming village centers.



Photo Credit: Google Maps

Village Centers

Town Center: The Town Center site is located on Forest Road about halfway between Northford Center and North Branford Center. The site is currently home to the Department of Public Works, the Police Department, historic Augur House, several recreational fields, and the Potato and Corn (PoCo) Festival Grounds. The Town is undertaking a long-term master planning effort for the Town Center site and is exploring opportunities to consolidate other municipal uses on this site over the next decade.



Photo Credit: Google Maps

Town Center

Sewer Plan

As per CGS Section 8-23, municipal plans of conservation and development adopted after July 1, 2015, must identify the general location and extent of areas served by the existing sewerage system, areas where sewer systems are planned, and areas where sewers are to be avoided.

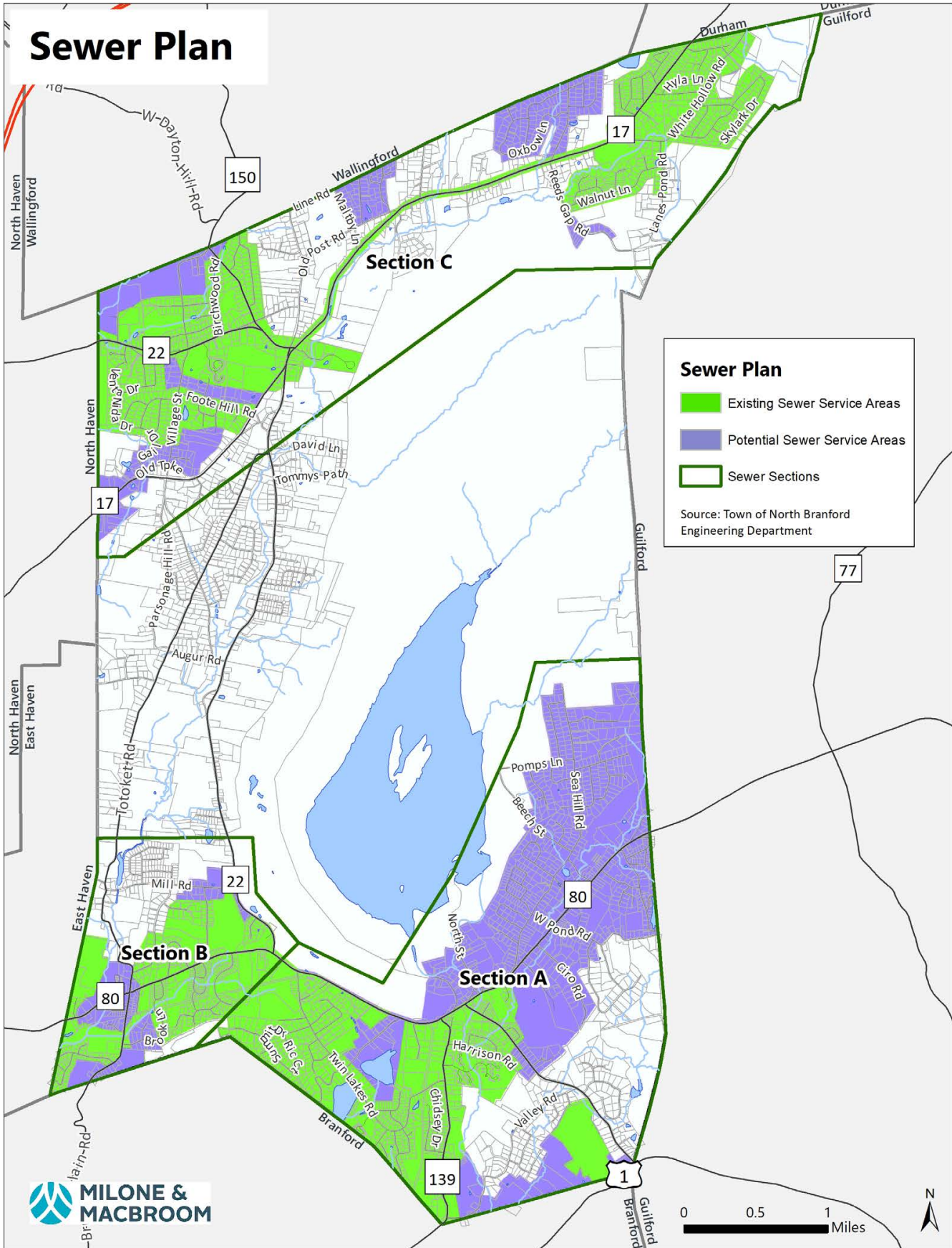
The Town has three sewer service areas and agreements with three adjacent Towns. Sewer service areas are shown on the Sewer Plan map on page 76. Section A goes to the Town of Branford, Section B goes to East Haven (part of the Greater New Haven WPCA), and Section C goes to North Haven.

The Town has identified areas for potential sewer expansion as shown on the Sewer Plan map. The East Haven service area (Section B) has no capacity concerns and the North Haven service area (Section C) has limited capacity concerns to support the full possible extent of sewers in these service areas. However, the current capacity of the Branford service area (Section A) is only large enough to support expansion within the localized Route 80 corridor. Additional capacity will be needed to support the full potential buildout of sewer service in this area. Generally, areas other than those fronting on Route 80 were identified in a 1970s study and will most likely not be serviced by sewers in the future. All areas not within a possible sewer expansion area are considered sewer avoidance areas.

The Sewer Plan generally aligns with the categories described in the Future Land Use Plan. Rural/Conservation areas generally align with the Town's sewer avoidance areas. The Residential Medium, Village Centers, and Route 80 future land use categories are all within the Town's current or proposed sewer extension areas. The Residential – Low category spans both sewered and unsewered locations. Sewer extensions in this area should be done primarily for public health purposes and residential densities should continue to align with availability of infrastructure.

Sewer Service Capacities				
Section - Name	Contract Capacity	Current Usage	Remaining Capacity	Comments
A - Branford	0.50 mgd	0.30 mgd	0.20 mgd	Current agreement can support additional development on Rt. 80, but far short of the whole potential area
B - East Haven	0.25 mgd	0.085 mgd	0.165 mgd	No capacity concerns
C – North Haven	0.40 mgd	0.25 mgd	0.15 mgd	Limited capacity concerns for full expansion area

Sewer Plan



Open Space Plan

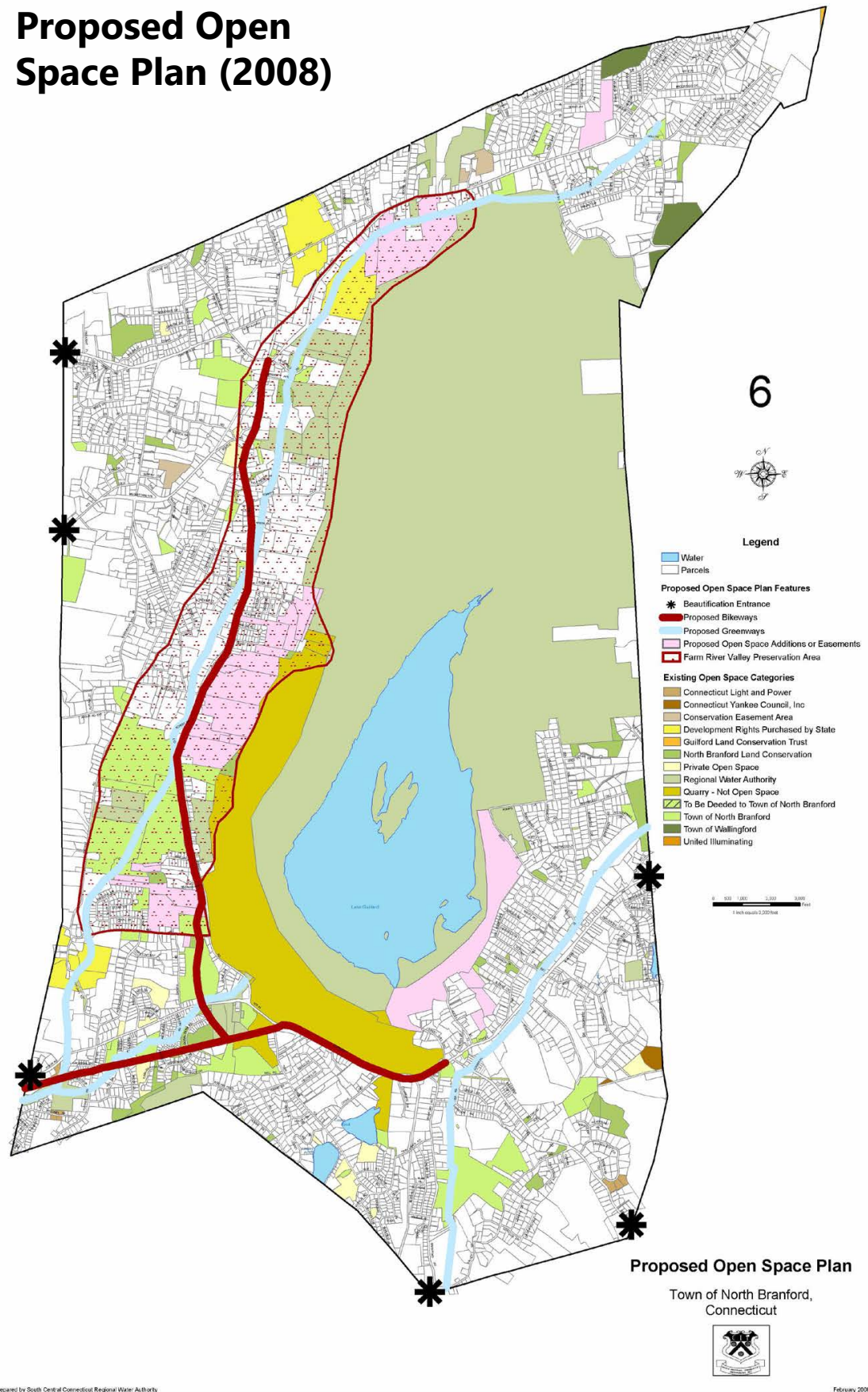
The Town of North Branford Conservation and Inland Wetlands and Watercourses Agency (CIWWA) prepared an Open Space Plan in 1996. The Plan identified properties with high conservation value that should be considered for future acquisition. The Plan's open space acquisition recommendations focused on building contiguous and connected open space corridors (greenways) that could also be used for recreational purposes. The 1996 Plan occurred during a period of rapid home construction, where vacant land and farmland were under greater development pressures than they are today. Several of the properties identified in the 1996 Open Space Plan have been formally protected over the last twenty years.

In 2008, the Town developed a Proposed Open Space Plan Map that accounts for lands acquired since 1996 and reflects the community's updated conservation and preservation priorities. The 2008 Map, which is found on page 78, prioritizes open space acquisition and farmland protection within the Farm River Valley. The Map also identifies Class III water utility lands adjacent to Lake Gaillard as desirable future open space.

It is recommended that the Town update both its Open Space Plan and Proposed Open Space Map to reflect the community's latest conservation and preservation priorities. The update should be done in coordination with other conservation stakeholders such as the North Branford Land Conservation Trust and the Regional Water Authority.



Proposed Open Space Plan (2008)



6



Legend

- Water
- Parcels
- Proposed Open Space Plan Features**
- Beautification Entrance
- Proposed Bikeways
- Proposed Greenways
- Proposed Open Space Additions or Easements
- Farm River Valley Preservation Area
- Existing Open Space Categories**
- Connecticut Light and Power
- Connecticut Yankee Council, Inc
- Conservation Easement Area
- Development Rights Purchased by State
- Guilford Land Conservation Trust
- North Branford Land Conservation
- Private Open Space
- Regional Water Authority
- Quarry - Not Open Space
- To Be Deeded to Town of North Branford
- Town of North Branford
- Town of Wallingford
- United Illuminating



Proposed Open Space Plan

Town of North Branford,
Connecticut



Prepared by South Central Connecticut Regional Water Authority

February 2008

Chapter 9: Consistency with State and Regional Plans

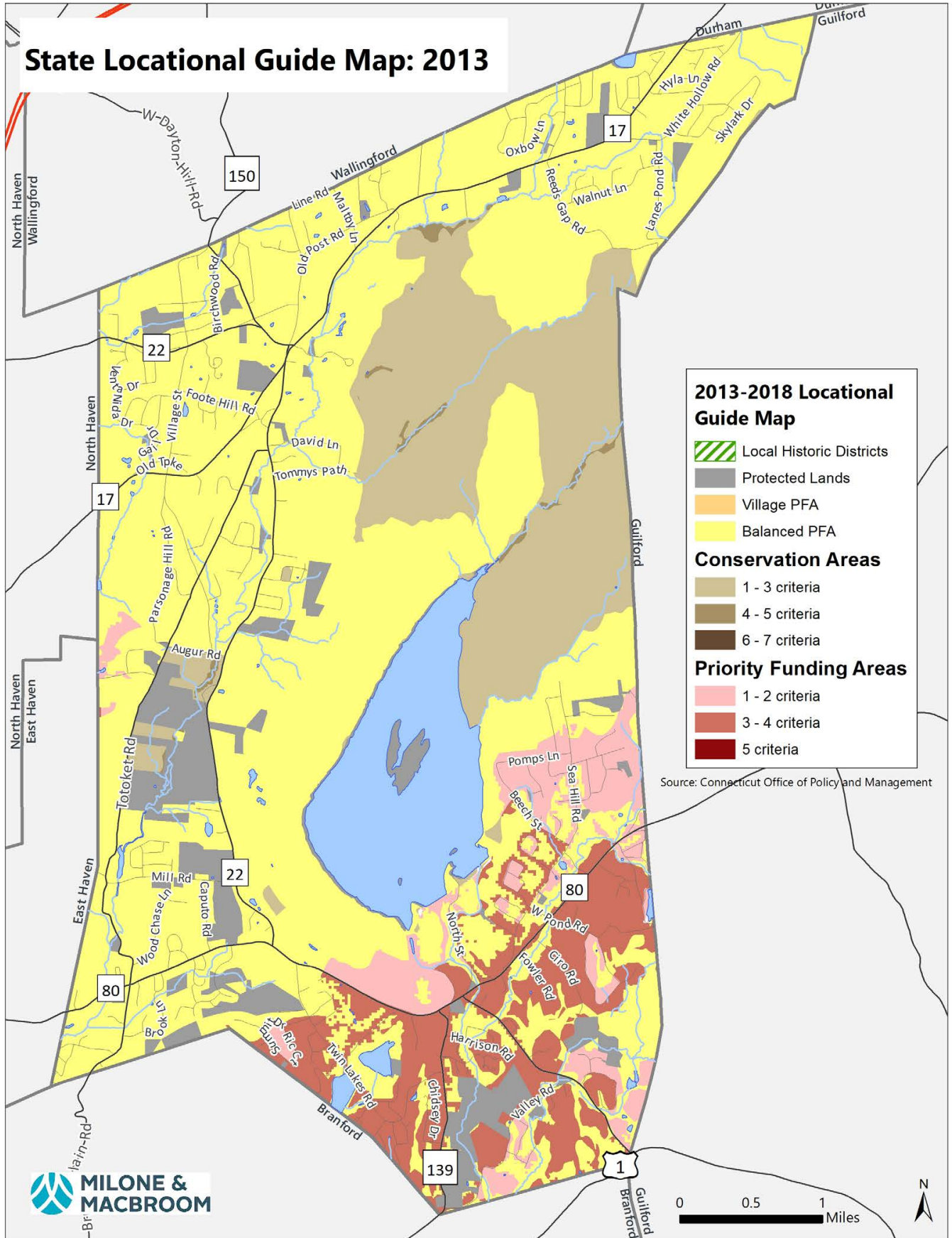
Chapter 126, Section 8-23 of the Connecticut General Statutes requires that local POCDs take into account the State Conservation and Development Policies Plan and note any inconsistencies. While a draft update to the State Plan was completed in 2018, it has not yet been adopted by the Connecticut General Assembly. Therefore, the 2013-2018 State Plan was reviewed. Generally, The Town of North Branford’s plan is consistent with the State’s six growth management principles as described in the table below.

State Growth Management Principals	The Town of North Branford POCD Consistency Analysis
<p>Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure.</p>	<p>The Town of North Branford’s POCD prioritizes development in traditional village centers and areas with existing infrastructure that can support higher density housing and commercial development, particularly with regards to North Branford Center and Northford Center.</p>
<p>Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs.</p>	<p>The POCD recommends evaluating and encouraging ways to use zoning regulations to guide and direct a variety of housing development options based on appropriate land use according to the Future Land Use map. In addition, the POCD contains several action items to that will help develop a greater diversity of housing options, including a Housing Plan that shows priority locations for multi-family housing.</p>
<p>Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options.</p>	<p>The POCD calls for the concentration of higher density development along major transportation corridors in the village centers and along state roads. While North Branford will remain a rural community, the POCD contains actions intended to improve the diversity of transit options at targeted locations within Town.</p>
<p>Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands.</p>	<p>The POCD prioritizes the conservation of the Town’s natural resources and environment, wildlife and their ecosystems, and promotes sustainable initiatives. The POCD also promotes the preservation of the Town’s cultural heritage, farm lands and rural landscapes. In addition to steering new development away from rural undeveloped lands, the POCD contains several actions related to natural resource protection, historic preservation, and farmland protection.</p>
<p>Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety.</p>	<p>The conservation priorities of this POCD are natural resource and environmental protection of the waterways and waterbodies within the Town, such as Lake Gaillard, the Farm River, Burrs Brook, Branford River, Cedar Pond and Linsley Pond that impact surface and sub-surface water quality. The POCD also encourages the use stormwater management best practices.</p>
<p>Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis.</p>	<p>The POCD is rooted in the Town’s understanding of its place within the region and its valued multi-level regional partnerships. The Plan encourages continued participation in regional, statewide, and national efforts to address issues that cross town boundaries such as greenways, economic development, water quality, and transportation.</p>

The State Plan

The State Plan classifies land into priority funding areas, protected lands, conservation areas, and balanced priority-funding areas. These land use categories are shown on the following "Locational Guide Map." Overall, the Locational Guide Map aligns well with the Future Land Use Plan in this POCD. Priority development areas identified in the North Branford POCD are generally recognized in the State's plan as priority funding areas including North Branford Center along Route 80. Because the State uses larger Census Block Groups as the building blocks of its Locational Guide Map, the State's priority funding areas spill over into the adjacent low-density residential areas. North Branford's Future Land Use Plan contains a higher level of detail and concentrates development within the Town centers while largely preserving the surrounding residential neighborhoods. Balanced priority funding areas recognize both conservation and development objectives; whereas priority funding areas are generally supportive of development. It should be noted that the proposed 2018-2023 Locational Guide Map significantly converts balanced priority funding areas in rural and low density residential areas to conservation areas, which better corresponds with the objectives the Town's POCD. The State's priority conservation areas are pervasive throughout the Town and overlap many open spaces, forested areas, and bodies of water.

State Locational Guide Map: 2013



The Regional Plan

The South Central Region: Plan of Conservation and Development 2018-2028 (adopted June 27th 2018) is a general guide for land use conservation and development for the 15 town region comprised of Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, Milford, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, and Woodbridge. The chapters and content of this regional document are determined by State Statute (CGS 8- 35a) and must be consistent with the State's Plan of Conservation and Development.

The Regional Plan of Conservation states that the region's primary land use is to reinforce existing land use policies that focus development in the region's existing developed corridors that have transportation, employment and utility infrastructure while conserving the region's land areas that are integral for maintaining the region's agricultural heritage, drinking water supply, and unique natural resources including lands adjacent to Long Island Sound.

The following policies were proposed to institute these goals:

- Support investment, incentives, and additional zoning strategies that promote infill development and adaptive reuse in the region's strong central corridors that provide existing transportation, employment, and utility infrastructure.
- Continue to limit development and increased densities outside of regional corridors with the exception of existing historic town centers and villages, particularly where public utilities, transportation, and employment infrastructure is not available or of an unsuitable capacity to support such development.
- Respect slope, soil and wetland restraints.
- Review historic town centers, villages, and other commercial corridors to determine whether infill or mixed use opportunities are available.
- Discourage regional sized facilities beyond existing transportation, employment, and public utility corridors.
- Support Historic Preservation, historic town centers, and possibilities for adaptive reuse. Identify potential funding sources & resources for historic preservation.



Photo Credit: Hammonasset Chapter of Trout Unlimited

Chapter 10: Action Agenda and Implementation

The following tables are a summary of the goals, objectives and strategies of this Plan. The Implementation Plan is meant only as a guide for the various boards and commissions responsible for implementation. The Implementation Plan lists the lead and support entities responsible for executing each particular action item. In addition, it notes the timeframe for completion of each action item.

In the Implementation Plan:

- **Short-term actions are marked with an “S”**
Short-term actions are those that should be implemented within the first year and include those that are less complex, or higher-priority items that need to be completed prior to other actions.
- **Medium-term actions are marked with an “M”**
Medium-term actions are likely to be completed within 1 to 5 years.
- **Long-term actions are marked with an “L”**
Long-term actions are those that are likely to be completed in the last five years of the POCD horizon.
- **Ongoing efforts are marked with an “O”.**

The Town’s POCD Steering Committee and PZC have had several discussions emphasizing the importance and need for a steward of the goals and visions embodied in this Plan over the coming decade. To this end It is highly recommended that a Plan Implementation Committee be established. The entities assigned responsibility for pursuing the goals in this Plan would be accountable to the ongoing decisions and priorities expressed by the Plan Implementation

Committee, its member Commissions, and the Town as a whole. In addition to driving specific objectives forward, the Plan Implementation Committee is also responsible for periodically taking stock of the progress achieved so far, facilitating communication between involved parties, recognizing changes in conditions that may render some objectives infeasible or inappropriate, and refocusing the efforts of all major responsible entities to ensure continued progress towards the Plan’s goals.

Entity Key	Abbreviations
Agricultural Commission	AC
Assessor’s Department	Assessor
Board of Education	BOE
Board of Police Commissioners	BOP
Conservation & Inlands Wetlands & Watercourses Agency	CIWWA
CT Dept. of Environmental Protection	CTDEEP
CT Dept. of Transportation	CTDOT
CT Office of Policy & Management	CTOPM
Department of Public Works	DPW
East Shore District Health Department	ESDHD
Economic Development Commission	EDC
Economic Development Coordinator	EC
Emergency Management Director	EMD
North Branford Fire Department	NBFD
North Branford Land Conservation Trust	NBLCT
North Branford Library System	NBLS
North Branford Police Department	NBPD
North Branford Senior Center	NBSC
Parks & Recreation Commission	PRC
Parks & Recreation Department	PRD
Permanent Project Building Committee	PPBC
Planning & Zoning Commission	PZC
Regional Water Authority	RWA
South Central Regional Council of Governments	SCRCOG
Solid/Hazardous Waste and Recycling Committee	SHWRC
Social Services Department	SSD
Totoket Historical Society	THS
Town Council	TC
Town Engineer	TE
Town Manager	TM
Town Planner	TP
Zoning Enforcement Official	ZEO



Goal: Preserve and Protect the Town's Agricultural Lands and Rural Character

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Maintain agricultural land use as a critical part of the Town's scenic open space areas and rural character	Support the continued use of the P.A. 490 program for agricultural lands. Conduct an inventory of eligible lands and provide information to landowners as to the tax benefits of the P.A. 490 program.	TP	AC	O
	Continue to operate the farmland lease program on currently leased Town-owned parcels and other appropriate Town-owned lands.	TM	AC, NBLCT	O
	Work with property owners to protect farms of local significance, such as the Newton Farm, and educate property owners on available conservation programs such as P.A. 490, purchase of development rights, or agricultural conservation easements.	AC	TP	M
	Investigate the development of a local farmland preservation program that considers the possible purchase of development rights (PDR) or agricultural conservation easements on existing farms using State, Town, or Private funds.	TP	AC	M
Support agriculture and tourism as a component of a diverse Town economy	Consider reestablishing the Agricultural Commission as an advocate for the agricultural business interests in Town so that the viability of farms as businesses continues.	TM	TC	S
	Review zoning regulations regarding permitted agricultural related businesses, livestock, height and bulk standards for agricultural structures, and ancillary agricultural activities and uses to ensure that they do not inhibit bona fide agricultural operations.	PZC	TP	S
	Partner with local and regional groups to develop and expand agri-business, including expanded products and services for farm stands, tourist-oriented activities, hayrides, vineyards, pick your own, and specialty agricultural products.	AC	EC, EDC	S
	Develop a cooperative marketing effort for North Branford farms through the EDC. This effort should consider marketing other cultural, natural and historic attractions alongside farms.	EDC	EC, AC, THS, NBLCT	M
	Build partnerships with local and regional agriculture based organizations (i.e. UConn Extension Center, CT Farmers' Bureau, FFA, VoAg, etc.) to promote agriculture as a viable economic sector.	EC	EDC, AC	S

Goal: Preserve and Protect the Town's Agricultural Lands and Rural Character

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Support agriculture and tourism as a component of a diverse Town economy	Pursue "Rural Community" status from the United States Department of Agriculture. Work with federal legislators to get an exemption from the current federal requirements.	EC	EDC, AC	S
Protect the Town's historical, scenic, and cultural resources	Consider preservation incentives that encourage adaptive reuse of historic structures and archeological resources.	PZC	THS	O
	Continue to host community events such as the Potato and Corn (PoCo) Festival that celebrate the Town's rural and agricultural character.	PRD	TC, EDC, NBLCT	O
	Consider adopting a local scenic road ordinance to protect the unique rural characteristics of local roadways.	TC	DPW	S
	Evaluate local roadways that would benefit from local scenic road designation and pursue designation as applicable. Potential local scenic roads include Totoket Road and Village Street north of Clintonville Road.	DPW	TC	M
	Consider establishing a Historic Preservation Committee or a Historic District Commission.	TC	THS, TM	M
	As warranted, pursue designation of additional historic sites and structures that are not yet on national, state or local registers such as the Augur House.	TP	THS	M
Maintain low density development patterns in the Farm River corridor between Route 80 and Northford Center	Avoid sewer and water utility extensions on Forest Road between Mill Road and Northford Center.	TE	PZC, DPW	O
	Prioritize farmland preservation efforts in the Farm River corridor.	AC	PZC, CIWWA, NBLCT	O

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Pursue public-private partnerships to protect open space and sensitive natural resources	Continue to maintain and utilize the Open Space Trust Fund Ordinance for future open space acquisition.	TC	CIWWA, PZC, TP, NBLCT	O
	Support the use of the P.A. 490 program on privately owned forest or open space lands. Identify property owners who would qualify for the program and provide informational materials on the program benefits.	CIWWA	TP, NBLCT	O
	Utilize a range of funding sources for future open space acquisition, including State funds, local bonding, Open Space Trust Funds, and private donations.	TC	CIWWA, NBLCT	O
	Consider reestablishing the Land Preservation Committee.	TC	CIWWA, NBLCT	S
	In coordination with the NBLCT and CIWWA, update the Town Open Space Plan and identify potentially desirable properties to acquire, should they become available. The Plan should also consider properties where public access or conservation easements should be pursued.	TP	CIWWA, NBLCT, PZC, RWA	S
	Work with the NBLCT to acquire open space.	CIWWA	NBLCT, TP	O
Improve access to and utility of existing open space properties	Establish a maintenance and stewardship policy over the Town open space lands to assure proper maintenance of open space resources.	TC	TP, CIWWA, DPW, NBLCT	S
	Explore the potential for public - private partners to improve the utility and maintenance of existing open space resources, including support for the NBLCT, and private sponsorship for the maintenance of individual areas.	CIWWA	NBLCT, TP	M
	Develop trail maps for Town-owned Open Space and NBLCT properties and publish the maps on the Town website.	CIWWA	NBLCT, TP	M

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Provide for current and future passive and active recreational needs	Continue to maintain existing recreational fields and facilities in a state of good repair.	PRD	PRC, DPW, BOE	O
	Continue to partner with non-municipal organizations such as the Branford YMCA, Ice Pavilion, and Connecticut Sportsplex to meet the Town's recreational needs.	PRD	PRC, DPW, BOE	O
	Continue to monitor the adequacy of the Town's indoor recreation facilities and identify potential future locations for indoor recreation space, if needed.	PRC	PRD, DPW	O
	Continue to provide diverse recreational opportunities and programs for all ages through the Recreation Department.	PRC	PRD, DPW	O
	Develop and implement plans for the passive recreation on the Town-owned Swajchuk, Hyland and Augur properties. Coordinate these efforts with the ongoing Town Center Master Plan and Farm River Greenway planning efforts.	TP	PRD, PRC, DPW, RWA, NBLCT	L
Develop and maintain contiguous and connected open space and greenway corridors	Incorporate the natural features of the Farm River into a planned Farm River Greenway as part of any design plan for Northford Center.	PZC	CIWWA, TP	M
	Develop a Town plan for the acquisition of a public access or trail easements over parcels of land where appropriate, in lieu of acquisition of the entire parcel.	TP	CIWWA, PZC, NBLCT	M
	Consider amending zoning and subdivision regulations to require that any development approvals in these areas consider conservation easements along with the requirement of public access or trail easements in these greenways.	PZC	TP, NBLCT	S
	Formulate and adopt a strategic acquisition plan on future open space acquisitions with an emphasis on the Farm River Valley.	CIWWA	NBLCT	M
	Work with the NBLCT to develop a walking trail on forested land along the Farm River near Northford Center. Possibly work with the RWA on using some of their land which is adjacent to the NBLCT property at the end of Ardsley Avenue.	CIWWA	RWA, NBLCT, PRD	L

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Reduce stormwater runoff and non-point-source pollution to preserve and improve water quality	Continue to implement the Town's Stormwater Management Plan in compliance with state MS4 requirements.	TE	ZEO, TP, DPW	O
	Establish and implement regulations to protect the watershed, including a requirement to consider low impact development in design, stormwater maintenance policies, appropriate land uses and lesser development coverage especially adjacent to the Farm River.	CIWWA	TE, PZC	S
	Promote the use of non-chemical fertilizers and pesticides to prevent future runoff into North Branford's surface and ground waters.	CIWWA	NBLCT	S
	Educate landowners on water quality issues and techniques for protecting water quality, with a focus on impaired surface waterbodies. Topics include: removal of invasive species; maintenance or creation of vegetated buffer strips along lakes and streams; use of non-chemical fertilizers and pesticides; septic design and maintenance.	CIWWA	NBLCT	S
Work with the Regional Water Authority to expand passive and active recreational opportunities on its land holdings in Town	Support the Town or NBLCT acquisition of RWA's Class III watershed land south of Lake Gaillard designated for disposition.	TC	NBLCT, RWA	O
	Educate Town residents on the RWA recreational pass program and the availability of those passes at Town facilities such as the library.	PRC	RWA, NBLCT	O
	Develop partnerships with the RWA and others for additional funds to obtain acquisition of mutually important open space land.	TC	NBLCT, RWA	S
	Designate a Town department or staff person to serve as the liaison with RWA to improve recreation opportunities and increase the number of community events on RWA land.	TM	RWA	S
	In conjunction with RWA and local organizations, hold additional community events at the Lake Gaillard Property. Publish these events using local news outlets and the Town website.	PRC	RWA, NBLCT	M
	Consider a partnership between RWA and North Branford Public Schools, allowing students to access the property for educational purposes and special events.	BOE	RWA	M

Goal: Protect, Connect, and Enhance Open Spaces and Natural Areas

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Maintain and preserve the Farm River and its valley	Continue the Farm River Watershed National Water Quality Initiative Study and implement recommendations.	CIWWA	USDA	O
	Continue to utilize Streambelt Protection measures in the Zoning Regulations to protect water quality and limit development in areas adjacent to streams and wetland areas.	PZC	CIWWA	O
	Develop a comprehensive river and stream corridor management plan.	CIWWA	PZC, NBLCT	M
	Establish a Town watershed management program by formulating local zoning, subdivision and inland wetland regulations to protect watershed areas and the quality of its source water by considering low impact design standards, stormwater maintenance policies, appropriate land uses and lesser development coverage especially adjacent to the Farm River and its tributaries.	CIWWA	PZC	L
Review subdivision open space requirements to ensure that open space is created as part of a larger network, as opposed to being a small island of open space that does not contribute to a larger greenway or parcel.	Continue policy of reviewing proposed open space dedications with input from all pertinent municipal agencies, including the CIWWA, the PRC, the LPC, and the NBLCT.	CIWWA	PRC, NBLCT	O
	Continue to utilize the payment of a fee-in-lieu of open space dedication in situations where the proposed subdivision does not encompass land that has meaningful open space value to the Town or is consistent with the Town's Open Space Plan.	PZC	TP, NBLCT	O
	Require the continued use of conservation easements in subdivisions and site plans to protect sensitive environmental areas that may not be ideal for open space dedication.	PZC	TP	O
	Consider requiring a minimum buildable area for any cluster developments within the zoning regulations to be exclusive of wetlands and steep slopes.	PZC	TP	M
	Implement the use of conservation or open space subdivisions within areas of important natural resources and consider increasing the set aside open space requirements.	PZC	CIWWA	L
	Conduct an annual review the Open Space Fund balance and identify priority projects in alignment with the Open Space Plan	PZC	CIWWA, NBLCT	S

Goal: Provide Housing Choices that meet the Town's Demographic Needs				
Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Maintain a diverse housing stock in a range of styles, sizes, and price points	Continue to support the development of accessory dwelling units in the R-40 and R-80 zones.	TP	PZC	O
	Monitor changes in demographics, family structure and composition and the resulting effect on the housing needs of the Town.	TP	PZC	S
	Consider increasing permitted residential densities for developers who build smaller housing units (less than 1,500 square feet) within an existing sewer service area or sewer expansion area.	PZC	TP, TE	S
	Support the use of Connecticut Housing Finance Authority and Farmer's Home Administration mortgage programs to expand homeownership opportunities and increase the number of affordable housing units in the Town.	PZC	TP	S
	Explore methods to better encourage mixed-use development in North Branford & Northford Centers, including a mix of commercial, office and retail uses combine with an appropriate scale of housing types that support the area's existing character.	TP	PZC	M
Encourage higher-density residential development in areas with existing infrastructure	Develop regulations that permit small scale, multi-family residential development as a component of a mixed-use development proposal in North Branford Center, Northford Center, and areas south of Route 80 that are serviced by sewer and water.	PZC	TP	S
	Consider zoning regulation changes to permit higher density housing development within or adjacent to the village center areas of North Branford Center & Northford Center, near commercial areas along Route 80 corridor and similar appropriate areas.	PZC	TP	S
	Discourage the conversion of any additional commercial or industrial zoned property to residential uses unless done as part of a mixed-use development with an affordable housing component.	PZC	TP	M

Goal: Provide Housing Choices that meet the Town's Demographic Needs

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Maintain low-density development patterns in rural areas	Maintain R-40 and R-80 zoning designations in the Farm River corridor between Route 80 and Northford Center.	TP	PZC	O
	Discourage neighborhood-scale housing development in rural areas where natural land capacity, rural character, existing transportation and soils are not adequate to support development.	PZC	TP	S
Provide quality housing for the Town's workforce and senior population	Modify the zoning regulations to require all multi-family residential developments of 10 units or more to designate at least 20% of units as affordable, as defined by the State Statutes.	PZC	TP	S
	Consider zoning regulation changes that distinguish between duplexes and larger multifamily housing developments. Consider modifying the regulations to be more permissive of duplexes, such as permitting them in the R-40 zone subject to special permit approval.	PZC	TP	S
	Investigate and pursue projects with non-profit developers at 50 Clintonville Road, 1599 Foxon Road, and other sites that may be appropriate for higher density workforce or senior housing.	PZC	TP, TC	M
	Investigate and pursue projects with non-profit developers to rehabilitate older housing for affordable housing units as opportunities for first-time buyers.	TP	PZC	M
	Consider establishing a Housing Trust Fund and payment-in-lieu of fee system. Multi-family developers who cannot meet the 20% affordable requirement can opt to pay into the Housing Trust Fund, which the Town can use to pursue other housing affordability projects and goals.	TC	PZC	L

Goal: Provide Housing Choices that meet the Town's Demographic Needs				
Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Provide services that allow seniors to age in place	Continue to educate eligible households on the availability of the Elderly or Permanently Disabled Tax Relief Program.	NBSC	Assessor	O
	Continue to provide elderly transportation services through the senior center and social services department.	NBSC	SSD	O
	Conduct a senior services survey and marketing campaign to understand changing needs as well as advertise programs to prospective senior center users, particularly younger seniors.	NBSC	SSD	M
Encourage energy efficiency and sustainable design principals	Continue to support community efforts to increase public and private use of renewable energies as a means of reducing housing costs.	CIWWA	TP, PZC, EC	O
	Explore establishing community programs that assist property owners in increasing the energy efficiency/ sustainability of current housing units.	CIWWA	TP, PZC, EC	S

Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Encourage business expansion and retention	Continue to support the EDC and Economic Development department in their outreach efforts to existing and prospective businesses. Continue to update and maintain a database of available development sites and actively market these sites to prospective businesses in conjunction with other partners, such as CERC, regional economic development groups, and others.	EC	EDC, TP, TM, AC	O
	Continue marketing and branding initiatives to raise awareness of North Branford to prospective companies.	EC	EDC	O
	Continue to support businesses in navigating requirements and timing of the local regulatory processes.	EC	EDC, TP	O
	Continue to focus economic development efforts on secondary sector industries, particularly advanced manufacturing. Encourage the development of remaining vacant industrial land for these industries.	EC	EDC	O
	Promote entrepreneurship and nurture the development of "home-grown" businesses and enterprises through initiatives such as the Assessment Deferral Program.	EC	EDC, Assessor, TP	S
	Identify and recruit anchor retail uses that serve residents' commercial needs that would also promote and stimulate additional investment in commercial areas.	EC	EDC	M
	Support future extensions of the sanitary sewer system in commercial areas that are consistent with the Town's Sewer Service Plan.	TC	EDC, TE	M

Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Pursue "highest and best use" in existing commercial and industrial zones	Consider zoning regulation provisions and incentives to upgrade older commercial properties, which may be nonconforming. Consider establishing a Redevelopment Overlay Zone which contains more flexible setback, parking or coverage requirements under certain criteria & circumstances, by Special Use Permit, if it results in an upgrade of the property and greater conformance with the intent of the economic development goals of the POCD.	PZC	TP, ZEO	S
	Provide zoning incentives to encourage the consolidation of small or non-conforming lots. Appropriate incentives could include a density bonus or parking reduction.	PZC	TP	M
	Consider consolidating the B-2 and B-3 zone into a single zone. Adopt lower setback requirements (similar to those in the current B-3 zone) and more flexible permitted uses (similar to those in the current B-2 zone). Maintain setbacks for areas that abut residential zones in order to provide adequate buffers.	PZC	TP	M
Reposition underutilized or obsolete commercial properties in the Route 80 corridor	Conduct a Zoning Assessment for the Route 80 corridor to determine if districts, permitted uses, setbacks, landscaping, signage, parking, and other requirements are appropriate. The review should include consulting with property owners in the Route 80 corridor to determine if any zoning requirements are inhibiting development or redevelopment efforts.	PZC	TP, ZEO	S
	Modify design, building façade, signage landscaping, and lighting design standards for all commercial and industrial zones within the Route 80 corridor as informed by the Zoning Assessment.	PZC	TP	M
	Prepare a streetscape design for the Route 80 corridor that addresses the public realm, including landscaping, street trees, gateway signage, utility poles, lighting, and access management.	TE	CTDOT, TP, PZC	L

Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Reposition underutilized or obsolete commercial properties in the Route 80 corridor	Continue to require extensive landscaping and site beautification in the redevelopment of properties along Route 80.	PZC	DPW	O
	Provide zoning incentives to encourage the assembly of small or non-conforming lots into larger development sites.	PZC	TP	S
	Consider reinstating the façade improvement program.	TC	EDC	S
	Improve the appearance of key gateways in the Route 80 corridor through signage enhancements, plantings, and lighting. Explore opportunities to partner with area businesses or community organizations to pay for and maintain these gateways.	PZC	EDC, DPW	S
Strengthen the Northford Center and North Branford Center commercial nodes	Promote the economic growth of North Branford Center and Northford Center as attractive, functional village centers.	EC	EDC	O
	Implement traffic improvements in Northford Center as recommended in the Route 22 Corridor Planning Study. Key recommendations include: <ul style="list-style-type: none"> - Improve intersection geometry - Improve access management and circulation between adjacent properties - Enhance pedestrian accessibility and the sidewalk network - Incorporate placemaking elements and green space 	TE	DPW, CTDOT, PZC	M
	Use regulatory methods and incentives to reduce the size and number of curb cuts along Forest Road & Middletown Avenue in Northford Center.	PZC	TE	S
	Install welcome signage at the entrances to the Village Centers and install wayfinding signage directing traffic to key destinations such as libraries, schools and tourist attractions. Consider using similar designs for the signage in both Northford Center and North Branford Center to build community cohesion.	EDC	DPW, CTDOT	M
	Reduce the front yard setback requirement in the B-2 zone and encourage that buildings are oriented towards the street with parking located behind the buildings.	PZC	TP	M

Goal: Grow the Tax Base in Areas with Existing Infrastructure

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Strengthen the Northford Center and North Branford Center commercial nodes	Support small-scale, mixed-use projects in the village centers to grow the residential population.	PZC	TP, EDC	S
	Link pedestrian improvements in the village centers with the proposed Farm River and Trolley Line Greenway trails.	TE	PZC	M
	Develop illustrative design guidelines for the Town Design District to more clearly depict desired design elements to prospective developers and existing property owners.	TP	PZC, EDC	M
Provide a skilled and educated workforce that meets the needs of local businesses	Continue to meet with local businesses to understand their workforce and training needs.	EC	EDC	O
	Strengthen relationships with regional workforce development organizations such as the Workforce Alliance and Gateway Community College.	EC	EDC	O
	Pursue technological infrastructure (Wi-Fi, 5G) to support home-based business and creative technology sectors.	EC	EDC, TM	S
	Explore the establishment of an advance manufacturing training center in partnership with area businesses, North Branford Public Schools, and other workforce training institutions.	EC	EDC, BOE	M
Make investments in public utilities that align with the Plan's land use goals	Continue to extend sanitary sewer service along Route 80 in alignment with the Town's Sewer Plan.	TC	PZC, TE	O
	Continue to monitor and track areas with poor soils that may be susceptible to failing septic systems. Encourage sewer extensions in these areas.	TE	ESDHD	O
	Continue to update and maintain the Town Sewer Plan to reflect areas where sanitary sewers should be extended is based upon available capacity, needs, and economic development potential.	TE	PZC, EDC	O
	Support the extension of water lines to business areas along Route 80 east of Beech Street.	TC	EDC	M
	Support the extension of natural gas service in Northford Center.	TC	EDC	M

Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Align future facility investments with the Town's demographic needs	Ensure that the Town offers programs and services that are attractive to younger adults and families with children in order to create demographic balance.	TM	TC	O
	Continue to monitor the adequacy of Stanley T. Williams School to meet the needs of the Town's Senior Center, Recreation Department, Social Services, and Board of Education.	TC	TM, BOE, PRD, SSD, DPW	O
	Ensure quality maintenance and improvements of Town facilities and infrastructure.	TC	DPW	O
	Provide additional active adult programs through the Senior Center to target the Town's younger senior population.	PRD	PRC	S
Maintain high quality school facilities and educational programs	Continue to maintain North Branford Public Schools quality educational programming and seek ways to improve community use of the buildings and fields for additional programming and/or recreational use.	BOE	TC, PRC	O
	Expand workforce training opportunities in coordination with the EDC and area businesses.	EDC	BOE, EC	M
	Complete renovation or reconstruction of North Branford High School.	BOE	TC, PPBC	L

Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Develop a centralized municipal complex at the Town Center site	Complete the Town Center Master Planning Process and determine desirable future uses, preferred layout for the site, and timeline for the project.	TC	TM, PPBC	S
	Build a new police station on the Town Center site and consider incorporating ambulance services into the new building if recommended by the Permanent Project Building Committee and Town Council.	TC	PPBC, TM, NBPD BOP	M
	Design the Town Center site in a manner that could support the relocation of other Town Facilities in the future, as needed.	TC	TM	M
	Incorporate community gathering space as part of the Town Center site. Make this space the central location for community events. Ensure that community uses consider the adjacent residential uses.	TC	PRC	L
	Relocate Town Hall to the Town Center site.	TC	TM	L
	If any recreational fields are displaced as the Town Center develops, ensure that they are replaced, preferably elsewhere on the Town Center site.	TC	PRC	L

Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Improve sustainability and resiliency at Town buildings	Consider the use of Energy and Environmental Design (LEED) Standards for future municipal building construction projects where practical and encourage use in private building construction projects within Town.	PPBC	TM	S
	Seek efficient technological upgrades that ensure ease in communications and management across all Town departments and facilities.	PPBC	TM, EMD	S
	Install photovoltaic or other renewable energy systems on public buildings and promote and support alternatives and clean-fuel technologies for public fleets, as feasible.	PPBC	TM	M
	Promote energy conservation techniques for the design and construction of public improvements and infrastructure.	PPBC	TM, CIWWA, EC	M
Work with neighboring communities to identify cost-effective shared-services opportunities	Continue to participate in regional planning initiatives through the South Central Regional Council of Governments (SCRCOG).	TM	TP, SCRCOG	O
	Continue to participate in the East Shore Health District.	TC	ESDHD	O
	Continue to participate in regional recycling, household hazardous waste and electronics disposal.	DPW	SCRCOG, SHWRC	O
	Continue to communicate with neighboring Towns and identify potential opportunities for cost-effective shared services.	TM	TC	O

Goal: Maintain High Quality Town Facilities and Services

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Determine appropriate uses for underutilized Town-owned properties	Complete a market study for Town-owned properties no longer needed for Town use to determine uses with the greatest market potential. This should include land use scenarios and a site capacity assessment to identify site development opportunities and constraints.	TC	TM, EC, EDC	S
	Continue to engage the community in the future reuse of Town-owned properties in order to build and maintain public support.	TC	TM	S
	Evaluate the zoning of Town-owned properties and modify, if necessary, to facilitate redevelopment. Rezoning should be informed by the previously completed market study.	TP	PZC, EC, EDC	M
	Conduct a developer RFP for Town-owned properties, including the Old Town Hall site (1599), and any Town Facilities that are relocated to the Town Center site.	TC	TM, EC, EDC	L

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Improve safety on State and local roadways for all users	Continue to improve the Town collector roads by improving safety and maintenance procedures in a way that is consistent with the Town's character.	DPW	TE, NBPD	O
	Work with SCRCOG and CTDOT to monitor safety deficiencies on state highways and pursue funding for safety improvements projects.	TE	DPW, NBPD	O
	Continue to monitor safety deficiencies on local roadways, especially unsignalized intersections, and pursue funding for safety improvement projects.	TE	DPW, NBPD	O
	Continue to implement a diverse range of traffic calming measures, including engineering, education, and enforcement.	NBPD	TE, DPW	O
	Work with CTDOT to identify appropriate areas for center-line rumble strips on state highways, especially in rural areas.	NBPD	DPW, CTDOT	S
	Incorporate five-foot bicycle shoulders on state roadways as part of future improvement projects. Priority should be given to Route 17, which is a state-designated bicycle route.	DPW	NBPD	M
	Amend zoning regulations to include access control regulations to be used along the Town's State highways to limit size, number and placement of curb cuts and require provisions for joint access for adjacent properties.	PZC	TP, TE	M
Continue to improve and maintain the local roadway network	Continue to fund and implement the Road Improvement Program through the Department of Public Works.	DPW	TC	O
	Complete Twin Lakes Road and Woods Hill Road LOTCIP projects.	DPW	SCRCOG	O

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Improve bicycle and pedestrian infrastructure in the village centers and near public schools and libraries	Ensure that future bridge replacement projects on state roadways provide a wide enough crossing to accommodate bicycles and pedestrians.	TE	DPW, CTDOT	O
	Target sidewalk improvements in areas near key community facilities and in the village center. Priority areas include: - North Branford Center: Route 80 between Notch Hill Rd and Brookmeade Ct - Northford Center: Route 17 (Middletown Avenue) between Stanley T. Williams and the Edward Smith Library	TE	DPW	M
	Provide bicycle parking at Town facilities such as public schools, libraries, and Town Hall.	DPW	TE	S
	Add bike route signage to the state-designated bicycle route on Route 17.	DPW	CTDOT	S
	Implement traffic calming measures, where appropriate, in conjunction with bicycle lanes or routes.	DPW	CTDOT	S

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Develop the Farm River and Trolley Line greenway corridors	Establish a Town Greenway Committee.	TC	TM	M
	Complete a trail and bikeway routing study for the Farm River greenway that identifies the preferred route and priority segments.	TM	PRC	M
	In partnership with SCRCOG and the Town of Guilford, complete a routing study for the Trolley Line greenway.	TM	SCRCOG	M
	Formally designate the Farm River and Trolley Line Corridors as Official Connecticut Greenways through the Connecticut Department of Energy and Environmental Protection. Official Greenway designation is generally required for state multi-use trail and greenway grant programs.	TC	CTDEEP, NBLCT	M
	Consider modifying the zoning regulations to require the dedication of public access easements for all applicants along the preferred greenway routes.	TP	PZC, DPW	S
	Encourage linkages between the Farm River and Trolley Line greenways to nearby open space properties, municipal buildings, and major residential or commercial developments.	TM	PRC, NBLCT	S
	Pursue federal and state funding for greenway construction.	TM	NBLCT	S
Ensure that roadway improvements in rural areas are consistent with the area's rural character	Seek transportation improvements that are needed for adequate circulation and continued growth consistent with the community's character.	TM	TE, DPW	O
	Consider State Scenic Road designation on Forest Road (Route 22) between Mill Road and Northford Center.	TM		S
	Ensure that local road improvements preserve the character of the surrounding area wherever possible.	TM	DPW, PZC	O

Goal: Support a Safe, Appropriate, and Connected Transportation Network for All Users

Where We're Going: Objectives	How We'll Get There: Recommended Strategies	Lead Entity	Support Entities	Timeline
Work with neighboring Towns to advocate for improvements to the regional transportation network, including highways, greenways, rail, and bus transit service.	Continue to participate in regional transportation initiatives through the South Central Regional Council of Governments.	TM	SCRCOG	O
	Identify desirable bicycling routes both on and off-road, particularly connecting regional attractions in-Town and between Towns.	TM	DPW	S
	Work with CT Transit to explore the feasibility extending fixed-route bus service to the Big Y shopping center on Route 80 and Honeywell on Route 22.	TM	CTDOT	S
	Continue to monitor the adequacy of the Town's senior transportation services and explore potential partnership opportunities with neighboring communities.	TM	SSD	O