



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

TOWN OF BRANFORD

PLANNING AND ZONING COMMISSION/
SUBCOMMITTEE ON ZONING REQUIREMENTS REGARDING LANDSCAPING

SPECIAL MEETING
MONDAY, June 3, 2024 – 6:00 p.m.
TOWN OFFICES/TOWN HALL BASEMENT CONFERENCE ROOM
MINUTES

Members Present: J. Frederick, S. Hutner, P. Maresca, S. McCarthy, M. Palluzzi,
P. Sweeney.
Staff Present: H. Smith - Town Planner

- A. Call to Order: The meeting was called to order at 6:06 p.m. Elena Cahill was absent; all other members were in attendance.
- B. Purpose statement for Zoning Regulations: H. Smith reviewed the discussion at the last meeting regarding the subcommittee submitting thoughts about the purpose statement to him to collect onto a document for the subcommittee to consider tonight. He said the comments received all recommended that the Town of Greenwich Zoning Regulation section purpose statement be the basis for a new Purpose statement for Branford's landscaping section in its Zoning Regulations. The subcommittee reviewed a draft of a purpose statement from the Town of Greenwich annotated with comments H. Smith received from some of the subcommittee members.

There was a consensus to accept the Greenwich Purpose statement with the modified wording to the annotations proposed. H. Smith said he would produce a final draft and send it to the subcommittee for review.

- C. Discussion re topics of previous proposed requirements for:
a. Replacement trees

Discussion regarding this item concluded in a consensus that a requirement for replacement trees should not be in any new draft but that alternatively applicants for development of forested property above a certain size threshold should provide a general assessment (preferably by a qualified Forester, or other qualified professional, and possibly using LIDAR) of the ecological value of the forested area in terms of tree and other plant species (including their health and age) and its functionality in providing habitat as information to be considered in development site layout possibly including prioritization of portions of the areas regarding priority for protection (i.e. prioritize more ecologically important trees of larger size with

surroundings while considering the need to also preserve smaller, younger trees to allow for succession as the larger trees die off).

It was also noted that the topic should be considered in the Zoning Regulations in conjunction with other considerations such as grading slope limitation and allowed impervious coverage.

b. Native plantings

It was noted that, because of climate change projections, some native trees and other plant species may not continue to be viable in town and this should be considered in reviewing proposed landscaping plans. The need to maintain plantings of natives in, for example, rain gardens etc. was noted as something that should be considered also in review of landscaping plans and landscaping requirements. Compatibility of certain native species/cultivars with use and maintenance of parking lots was also noted as something that needs to be considered and only compatible species/cultivars on any list of Town endorsed native plants (or annotation provided for certain species/cultivars stating limitations on its preferred use).

D. Adjournment

It was noted that that the subcommittee would meet again on July 8th at the same time. The meeting was adjourned at 7:55 p.m.

Minutes prepared by Town Planner H. Smith