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2024 JUL -3 P 3:45

Nail E. Arpin
BRANFORD TOWN CLERK

TOWN OF BRANFORD

PLANNING AND ZONING COMMISSION/
SUBCOMMITTEE ON ZONING REQUIREMENTS REGARDING
LANDSCAPING

SPECIAL MEETING NOTICE
MONDAY, July 8, 2024 – 6:00 p.m.
TOWN OFFICES/TOWN HALL
BASEMENT CONFERENCE ROOM

AGENDA

- A) Call to Order
- B) Minutes – May 6, 2024, June 3, 2024
- C) Remaining Discussion Topics from document dated 7/3/2024 - attached
- D) Next meeting
- E) Adjournment

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PREVIOUSLY PROPOSED 2024 JUL -3 P 3:45
ZONING REGULATION AMENDMENTS
Section 6.3 (Landscaping) *Naia Estepin*
BRANFORD TOWN CLERK

Consolidated Highlights
Remaining Discussion Topics
7/3/24

1. Relax front yard landscaping requirements for several Special Exception uses in the residential zones [new single family in the MF zone, two-family, golf courses, summer camps, grading (all Section 6.8 approvals), adaptive reuse approved per Section 7.16, as well as all buildings closer than 40' to the front property line].
2. Native landscaping requirements.
3. Invasives
 - a. Require their identification in areas proposed to be disturbed?
 - b. Recommend removal and proper disposal per state guidelines?
4. Significant trees
 - a. Add to category some smaller trees (10' caliper dbh previously proposed)
 - b. Use other criteria different than or in addition to size for inclusion in categorization (e.g. health, age, species)
 - c. Add more specific requirements for protection (fencing around critical root zone vs drip line)
5. Require threatened/endangered species of plants to be identified and moved or preserved if feasible
6. Provide more specific guidance for appropriate tree and shrub planting along overhead power lines to reduce maintenance including unsightly pruning/cutting by utilities.
7. Add more specific requirements/guidance regarding the achievement of screening/buffering of activities from neighboring properties with landscaping.
8. Parking lot requirements (understory shrub plantings, ground cover types, other, front yards along Route 1 etc.)
9. Specific standards for larger parking lots (60+ spaces, 500+ spaces).