

**THE STONY CREEK ASSOCIATION  
P. O. Box 3145  
Stony Creek, Connecticut 06405**

November 7, 2017

Planning & Zoning Commission  
Town of Branford  
1019 Main Street  
Branford, CT 06405

Re: Stony Creek Village District Regulations

Dear Commission Members:

The Planning & Zoning Commission at a meeting in July 2014 adopted the Stony Creek Village District Regulations (the "Regulations").

The Stony Creek Association believes that an amendment is needed to clarify the meaning of floor area as used in the Regulations.

Section 5.8.F of the Regulations provide that review by the Stony Creek Village District Architectural Review Board is required if the floor area of a residential occupancy exceeds 3,500 square feet.

The Regulations contain no definition of "floor area". Therefore the definition of "floor area" in Section 2.2 of the Branford Zoning Regulations is being applied. Section 2.2 states that "Gross Floor Area does not include covered parking areas." We have been advised by Harry Smith, Town Planner and Jennifer Acquino, Zoning Enforcement Officer that the Commission interprets this definition to mean that garage space is not included in gross floor area.

When the Regulations were drafted the Stony Creek Association was referring to the total or gross square footage to include all functions and structures including garages. This is important to the regulations because a primary goal of the Regulations was to deal with scale or apparent size, and the overall mass or bulk of a house cannot be understood without looking at the entire building, regardless of what the interior functions of individual spaces are.

To clarify the Stony Creek Village District Regulations we propose amending the regulations by adding a new Sub Section 5.8.F.4 worded as follows.

"The computation of square footage for purposes of this Section 5.8 shall be the gross square footage of covered, enclosed space on the property, regardless of the use of the space and inclusive, without limitation, of garage space and other accessory buildings, structures and uses whether attached or detached."

We respectfully request that the Commission amend the Regulations accordingly.

Sincerely yours,

Daniel Bullard  
President

cc: Harry A. Smith, Town Planner  
Richard H. Stoecker, Assistant Town Planner  
Jennifer Acquino, Zoning Enforcement Officer