



# TOWN OF BRANFORD PLANNING AND ZONING DEPARTMENT

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**TO:** Planning and Zoning Commission Members

**FROM:** Harry A. Smith, AICP *HAS*  
Town Planner

**DATE:** March 15, 2018

**RE:** Request for comments – Variance application for 3 Three Elms Road

As part of their consideration of several variance requests for this property, the Zoning Board of Appeals (ZBA) has requested input from the Planning and Zoning Commission and myself regarding the following questions (*my comments are in italics following the question*):

1. Is it better to
  - a. leave the current unorganized gravel parking area fronting Thimble Island Road (limited to use by no more than eleven cars at once) and create a wider five/seven-foot (5-7)' landscape area (including a low fence/wood guard rail/other appropriate barrier) between the parking area and Thimble Island Road **OR**
  - b. leave the proposed eleven parking layout as shown replacing the boulders with a three-foot (3') landscaping strip.

Keep in mind that the owner has an approval to seasonal boat parking anywhere on the property outside the building setbacks including within this parking area.

*Pick Option a.*

2. Assuming the ZBA requires the relocation of the illegal dumpster and dumpster cement pad from the corner of Thimble Island and Three Elms Road, what location within the parking area is more appropriate for the illegal dumpster and dumpster pad?

*The dumpster could be relocated to the parking space closest to the corner with a new concrete pad and three sided decorative enclosure softened by substantial new landscaping (designed to not impede the sight triangle) where the pad and dumpster are currently located. A path along the Three Elms Road side of the enclosure from the sidewalk at the corner to the front of the enclosure to facilitate its use by the business on the other side of the street could be added.*

Follow-up – what landscaping should be required at the corner?

*Another small salt tolerant tree (a tree form serviceberry) that will not interfere with the overhead power and utility lines and more low maintenance, salt tolerant small shrubs or landscape grasses similar to the landscaping on nearby properties.*

3. What type of barrier and landscaping beyond it between the southern end of the gravel parking area fronting Thimble Island Road and the adjoining property to the south should be required?

*Include a low fence, wood guard rail, or other appropriate barrier at south end of gravel parking area indicated on the plan and add between this barrier and the adjoining property line to the south a mix of significant low maintenance shrubs to provide a screen such as upright junipers or other coniferous shrubs with other plantings such as serviceberry, lilacs, etc. and a salt tolerant canopy tree or two.*