

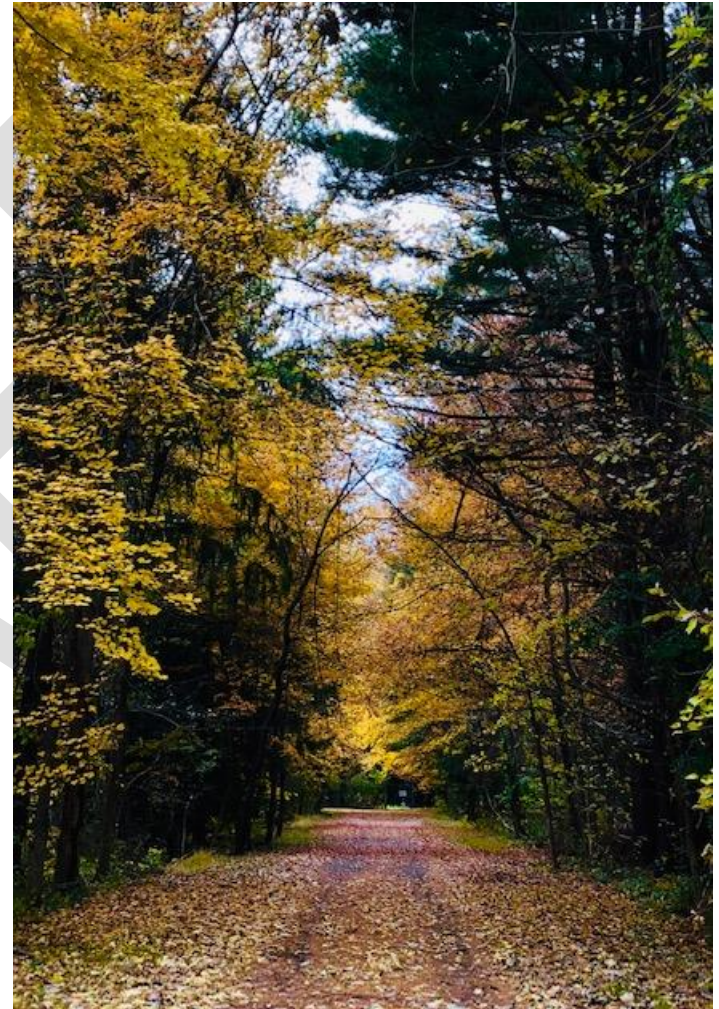
## SECTION I. INTRODUCTION

At least once every ten years, the planning commissions in each municipality must “prepare, adopt and amend a plan of conservation and development” in accordance with Connecticut General Statutes Section 8-23. The objective is not simply to comply with State requirements, but to create a tool which will portray the historic fabric of the community, review present-day conditions and sentiment, and identify goals and objectives for the next ten or twenty years.

While the plan's title contains two simple words, “conservation and development”, its text is complex. To think of development solely in terms of how many new buildings a town has is too narrow. Similarly, to think of conservation only as a physical restriction from any new buildings is also short-sighted.

What is Conservation? It is preserving health, environment, air, water, character (arts and culture), celebrating history, neighborhoods, open space, creature habitat, soils, safety, parks, trees and green building and more.

What is Development? It is people, maturity, change, augmentation, wealth, capital, education, roads, sidewalks, utilities, infrastructure, programs, services, businesses, transportation, demands, industry, housing, needs and density among other things.



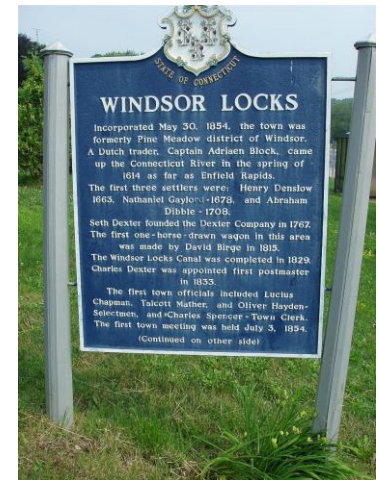
Waterworks Brook Preservation Area, South Center Street

To create a sustainable community these two efforts must be balanced well, allowing for both careful planning and some organic positive change. Conservation and development can both have value, benefit and impact. A well thought out plan can help a community embrace both in a scaled, appropriate way that maintains the diversified tax base and fosters a safe, desirable and delightful place to live, learn, work or visit, where all community members can thrive.

### What the Connecticut General Statutes Require:

The state statutes require that the following topics be explored as part of the plan:

1. Community Development Action Plan, if any
2. the need for affordable housing,
3. the need for protection of existing and potential public surface and ground drinking water supplies,
4. the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality
5. the state plan of conservation and development adopted pursuant to chapter 297,
6. the regional plan of conservation and development adopted pursuant to section 8-35a,
7. physical, social, economic and governmental conditions and trends
8. the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications,
9. the objectives of energy-efficient patterns of development,
10. the use of solar and other renewable forms of energy and energy conservation,
11. protection and preservation of agriculture,
12. sea level change scenarios published by the National Oceanic and Atmospheric Administration in Technical Report OAR CPO-1.
13. a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate,
14. a plan for coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent
15. encouragement of compact, transit accessible, pedestrian-oriented mixed-use development patterns and land reuse,



16. the promotion of such development patterns and land reuse,
17. a recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses,
18. a recommendation for the most desirable density of population in the several parts of the municipality,
19. notations for any inconsistencies with the following growth management principles:
20. Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;
21. expansion of housing opportunities and design choices to accommodate a variety of household types and needs;
22. concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;
23. conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;
24. protection of environmental assets critical to public health and safety;
25. integration of planning across all levels of government to address issues on a local, regional and state-wide basis,
26. make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a,
27. promote housing choice and economic diversity in housing, including housing for both low and moderate-income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297

**In 1967, the Town of Windsor Locks developed a "Plan of Development". Twenty years later the plan was updated under the title of "Comprehensive Plan – Update 1987".**

28. consideration for allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible.

Such plan may:

- a. Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home;
- b. allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and
- c. expand the definition of "family" in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers.
- d. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure. For purposes of this subsection, "disability" has the same meaning as provided in section 46a-8.

The state encourages the inclusion of the following topics in the plan:

1. airports,
2. parks,
3. playgrounds and other public grounds,
4. the general location, relocation and improvement of schools and other public buildings,
5. the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes,
6. the extent and location of public housing projects,
7. programs for the implementation of the plan, including (A) a schedule,
8. a budget for public capital projects,
9. a program for enactment and enforcement of zoning and subdivision controls
10. building and housing codes and safety regulations,
11. plans for implementation of affordable housing,
12. plans for open space acquisition and greenways protection and development,

**In 1996 a plan was updated titled the "Plan of Development". The last update named "Plan of Conservation and Development" was adopted in 2007.**



13. plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27,
14. proposed priority funding areas,
15. any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality.
16. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.

A Plan of Conservation and Development, once completed, provides a recording of observations, a list of aspirations and a coordinated path toward realizing tangible short term and long-term goals. The Planning process should deliberately encourage community members to be part of the plan's creation and implementation.

Boards and Commissions within the Town should refer to the plan in their decision and policy making and before offering recommendations on capital improvements. Specifically, the Planning and Zoning Commission must refer to this document in reviewing all land development proposals, property zone changes and zoning regulation text amendments.

Town Hall departments should use this plan as an advisory guide whether they seek to seize new opportunities or find local solutions to identified needs. Regional planning agencies and State of Connecticut departments look for consistency between a town's requests for support and funding and the community's current Plan of Conservation and Development.

Rather than being filed away in a cabinet, this document should be promoted within the community, inspired by and easily available to its citizens, used often by boards, commissions and staff and shared with local, regional, state and federal organizations whenever possible. The document does not need to remain unchanged for ten years, and may be amended from time to time as concerns or opportunities arise or as sentiment changes.

