

Overview/Summary of Proposed Revisions to Plan of Conservation & Development

Overview: The current Plan was adopted in 2003 and revised in 2005. Over the past few years some sections of the Plan have been rapidly implemented, particularly the expansion of Ledyard's municipal water system. The recommendations of the land use section chapter have been extensively implemented with several zone changes and regulation changes that have gone into affect. The State Statutes enabling Plans of Conservation & Development have been amended to broaden the scope of what the Plan may address. Finally, the region has experienced tremendous growth pressures in the last few years, the housing markets and economy have been dramatically affected. These triggers are adequate to consider updating the Town's Plan at the 5-year point instead of waiting the full ten years. The revisions outlined generally attempt to delete recommendations that have been implemented, add reinforcing language to recommendations that are a matter of ongoing policy, and discuss next steps in topical areas. In addition, to the revisions in the chapters attached, there will be a need to incorporate other emerging issues such technology, alternative energy, source water protection, and other topics the Planning Commission may wish to specifically address.

Highlights to Language Changes in the Introduction, Section I:

- 1) Language has been added in places to reinforce that the Plan of Conservation & Development is the Town's Master Plan and should be used as a guide by stakeholders for decision making.
- 2) Plan Structure has been updated to mention new Chapters
- 3) Accounts for New State Plan of C&D, Regional Plan, and revisions
- 4) Deletes mention of old plans where needed

Highlights to Changes on Conditions & Trends, Section II:

- 1) Updates population projections with Department of Public Health projections. Base data is still the 2000 Census.
- 2) Language added to account for continued pressure from BRAC process, globalization, and dependence on "service and tourism industries".
- 3) Economic Characteristics updated.
- 4) Housing Characteristics updated with general recommendation to address compact development & higher density housing
- 5) Land Use Trends Updated accounting for acreages of land use types, zoned acreage, developed acreage, and vacant acreage
- 6) Capital Investment Trends Updated to account for capital investments of last few years as well as other needed capital investments that are on the radar to be addressed

Housing, Section III:

No changes proposed yet. Housing Chapter is to be updated as part of the Comprehensive Regulatory Update project. The update will focus on addressing affordable and workforce housing and making recommendations to address these challenges. The existing Chapter does not discuss these issues. The Chapter will also address existing market challenges, supply, demand, and economics of housing.

Utilities, Section IV:

- 1) Calls for Waste Water Facility Plan and focusing future sewer service areas on addressing public health and economic development
- 2) Deletes old discussion of 1997 Highlands upgrade
- 3) Adds language regarding water supply and source protection to tie document in with WPCA's Water Supply Plan. Also hints at Source Water Protection Plan.
- 4) Includes some specific goals to address source water protection excerpted from the draft Source Water Protection Plan
- 5) Deletes old recommendations concerning source water protection in favor of draft SWPP.
- 6) Adds language suggesting tie-ins with SCWA Community Well Systems
- 7) Adds and deletes language under regional water supply system to address history of that project
- 8) Existing and Future Water Main Map drafted – could be a useful visual to complement this section.
- 9) Adds language summarizing recent changes in alternative energy legislation and making broad exploratory recommendations – if energy audit assistance comes through from the Connecticut Center for Advanced Technology this section could be expanded to become its own chapter

Transportation & Roads, Section V:

- 1) Language added to detail capital investment trend in road restoration and delete former capital investment trend. Financial strategy added to match sources and uses of funds for road restoration.
- 2) Language added to address plans for SEAT Transit stop in Ledyard Center
- 3) Language added to recommend capital improvement program support for a sidewalk program in Ledyard Center and Gales Ferry Design District
- 4) Other discussion may be added via "Road Plan" update including map identifying future cuts and connections and discussion of road standards

Development & Land Use Management, Section VI:

- 1) Added discussion of growth management tools, what tools are available, and the limiting of effect of statutory enabling legislation on use of other tools
- 2) Updated stats on open space, added and deleted discussion in background about what qualifies as open space and open space issues

- 3) Added language about increasing densities and open space set asides where infrastructure makes it possible in conservation subdivisions
- 4) Updated discussion of open space, impervious surface areas, and stormwater runoff – also added anticipated reference to Source Water Protection Plan
- 5) Other sections with open space discussion should be deleted or adjusted to accommodate incorporation of the open space plan.
- 6) CAM subsection – changed dates and added Erickson Park discussion to Thames River Public Access
- 7) CAM subsection – deleted recommendation on Harbor Management Commission
- 8) Historic Preservation subsection – added recommendation on maintaining regulations that protect cultural and historic resources
- 9) Economic Development subsection – added discussion of recent initiatives by the EDC, deleted discussion of initiatives completed several years ago
- 10) Economic Development subsection – added discussion about service and tourism industry trends
- 11) Economic Development subsection – updated wage information
- 12) Economic Development subsection – added specificity to infrastructure targets (Route 12 & Ledyard Center)
- 13) Economic Development subsection – added discussion regarding financing options under building new infrastructure strategy
- 14) Economic Development - Updated discussion of design district zoning in Gales Ferry
- 15) Economic Development – Incorporated recommendation for Economic Development Strategy Plan on Clark Farm/Tree Farm
- 16) Ledyard Center subsection – added reinforcing language RE Village District changes and Ledyard Town Center Committee report
- 17) Ledyard Center subsection – updated traffic stats – no new projections available
- 18) Ledyard Center subsection – reinforced recommendation to use site plan and special permit as tools for managing access
- 19) Ledyard Center subsection – integrated SEAT bus stop
- 20) Ledyard Center subsection – added discussion of Ledyard Center SCWA system to Fairway Drive completion discussion
- 21) Ledyard Center subsection – incorporated some discussion RE Fairgrounds/Town Green from Ledyard Town Center Committee efforts
- 22) Ledyard Center subsection – added discussion about zoning and infrastructure under expanding commercial development
- 23) Ledyard Center subsection - Deleted discussion about completed projects
- 24) Gales Ferry Village – deleted completed recommendations for rezoning and expanding Gales Ferry Design District
- 25) Gales Ferry Village – deleted recommendation on former Gales Ferry School
- 26) Land Use Regulations subsections – deleted discussion of changes that have been completed from earlier Plan
- 27) Land Use Regulations subsections – added discussion of zoning reg changes to reduce variances, transfer of development rights conditional on infrastructure, and limiting further zone changes for Gales Ferry and Ledyard Center in favor of infill

- 28) Land Use Regulations subsections – added several recommendations regarding consistency, review process, and design manuals
- 29) Land Use Regulations subsections - Deleted former discussion about rezoning the LCDD that has been completed
- 30) Land Use Regulations subsections – Added stats about new lots under discussion of subdivision regulations
- 31) Land Use Regulations subsections – Added discussion about open space set asides as part of subdivision review
- 32) Land Use Regulations subsections – updated discussion of Inland Wetland & Watercourses to reflect modern role of IWW Commission

Community Facilities, Section VII:

- 1) Added discussion of School Capital Needs and deleted old discussion of completed projects
- 2) Libraries – updated discussion with history of referendum efforts
- 3) Roads and Public Works – updated discussion of completed projects
- 4) Water and Sewer Infrastructure – Added discussion of recent CIP trends and suggested next steps
- 5) Town Hall – added discussion about space needs and the potential use and value of general government space and presence in Ledyard Center
- 6) Recreation – added discussion of recent trends in capital investment, also integrated discussion of open space, and need to do other better programming and planning to evaluate balance of active recreation uses
- 7) Other Land – added discussion of entire section –

Local Government, Section VIII:

- 1) Entire section is new

Implementation, Section IX:

- 1) Entire section is new

Need for other Chapters/Sections:

Dedicated Chapter on Energy Issues?
Telecommunications?
State & Regional Plan Conflicts?
Other maps desired?
What else?