

Southbury 2012 Plan of Conservation and Development Implementation Guide, April 2013



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IMPLEMENTATION OVERVIEW

Introduction

The Planning Commission has the primary responsibility of implementing many of the recommendations in the Plan of Conservation and Development (POCD), such as when it reviews land use applications. Other recommendations require the cooperation of and actions by other local boards and commissions, including the Board of Selectmen, Water Pollution Control Authority, etc. To be successfully realized, the POCD should serve as a guide to all residents, applicants, agencies, and individuals interested in the conservation and orderly growth of Southbury.

About this Document

This Implementation Element summarizes the Program Steps contained in the POCD, assigns a priority level to those Program Steps that are tasks, and indicates which entities would help implement each Program Step. It is envisioned that the Planning Commission and other entities will review and update this Implementation Element annually to clear completed tasks and re-adjust priorities as needed. An annual review will help to ensure that the work program for the coming year and beyond reflects fiscal and operational capabilities and the evolving needs of the Town.

The topics in this Implementation Element are organized under three themes:

Theme	Chapters from POCD	
Conservation	5 - Community Character 6 - Natural Resources 7 - Pomperaug Aquifer	8 - Open Space & Greenways 9 - Historic Resources
Development	10 - Community Structure 11 - Special Places	12 - Housing & Residential Strategies 13 - Economic Development
Infrastructure	14 - Community Facilities & Services 15 - Circulation	16 - Utilities

IMPLEMENTATION OVERVIEW

Implementation Tools

There are several tools that are available to implement the Plan's recommendations. These tools can influence the pattern, character, and timing of future development in Southbury - either public or private - so that it is consistent with and promotes the goals, policies, and program steps of the Plan of Conservation and Development.

Annual Work Program - The implementation schedules that follow can be used by the Planning Commission to develop an annual work program. Other boards and commissions can also use it to guide their annual work programs.

Application Review - Using the Plan of Conservation and Development as a basis for land use decisions by the Planning Commission will help accomplish the program steps of the Plan. All land use proposals should be measured and evaluated for consistency with the goals, policies and program steps in the POCD.

Zoning and Subdivision Regulations - The Zoning and the Subdivision Regulations provide specific criteria for land development. Thus, these regulations are important tools to implement the recommendations of the Plan. Accordingly, these regulations should be reviewed and updated to ensure that their standards and procedures comply with the POCD's recommendations.

Capital Budget - The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within fiscal constraints. The POCD contains several proposals (such as land acquisition or community facility development) for which implementation will require the expenditure of town funds. The Plan recommends that these items be included in the town's Capital Improvements Program and that funding for them be included at the appropriate time as part of the Capital Budget.

Referral of Municipal Improvements - Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Board of Selectmen. Referrals should be reviewed based on consistency with the POCD. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements.

IMPLEMENTATION OVERVIEW

Implementation Tables

The Implementation Tables contain the following information:

Program Step # in POCD

Chapter in POCD

For Tasks only, a time frame for completion

Which entity would likely take the initial lead and which other entities would likely be involved in implementing

COMMUNITY CHARACTER (CH. 5)		TIME FRAME			ENTITIES	
	# PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	2 Continue to protect stone fences and walls during the development review process.		<i>ongoing</i>			
T	3 Ensure the Scenic Road Ordinance has adequate provisions to ensure that road improvements are reviewed for impact to the road's character and that the ordinance is enforced.					

S = strategy
T = task (row is shaded for tasks)

Program Step in POCD. Note that some are edited for brevity. Refer to POCD for full Program Step

Please note the following:

- **Strategies** are long-term and continuing policies that do not readily lend themselves to a specific schedule or measurement. Their implementation is ongoing and never completed.
- **Tasks** are specific actions that can typically be completed. Therefore a suggested timeframe is identified for each Task. The timeframes are:
 - **Short:** 1 to 3 years
 - **Medium:** 4 to 6 years
 - **Long:** 7 plus years

IMPLEMENTATION OVERVIEW

- **Initial Lead and Partners** – The initial lead is the board, commission or department/staff who would most likely take the lead with implementing the task or strategy because it generally falls within their jurisdiction or area of expertise. Partners are others that would likely also play a role in implementation. In cases where a “partner” rather than the initial lead has ultimate responsibility for adopting or approving the outcome (e.g., a new ordinance), an “*” is placed next to that entity.

Code	Description	Code	Description	Code	Description
BOE	Board of Education (Region 15)	HTRC	Historical Tree Restoration Commission	PW	Public Works
BOF	Board of Finance	IWC	Inland Wetlands Commission	RES	Residents
BOS	Board of Selectmen	SLT	Land Trust	RPAC	Rural Preservation Advisory Committee
CC	Conservation Commission	PC	Planning Commission	STAFF	Town Staff
EDC	Economic Development Commission	PDDH	Pomperaug District Dept. of Health	WPCA	Water Pollution Control Authority
HBC	Historic Buildings Commission	PRC	Parks and Recreation Commission	ZC	Zoning Commission
HDC	Historic District Commission	PRWC	Pomperaug River Watershed Coalition	OTHER	Other boards, agencies or persons

CONSERVATION

COMMUNITY CHARACTER (CH. 5)			TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Provide guidance to landowners on protecting and rebuilding stone fences and walls.		<i>ongoing</i>		PC	HDC, ZC
S	2	Continue to protect stone fences and walls during the development review process.		<i>ongoing</i>		PC	ZC
T	3	Ensure the Scenic Road Ordinance has adequate provisions to ensure that road improvements are reviewed for impact to the road's character and that the ordinance is enforced.	✓			PC	BOS, OTHER
S	4	Consider purchasing the development rights of farms (or encouraging the State to do so) in order to preserve working farms.		<i>ongoing</i>		RPAC	PC, BOS
T	5	Adopt a Right To Farm Ordinance.	✓			BOS	OTHER
T	6	Work with the Zoning Commission to ensure that the zoning regulations are farm-friendly.	✓			Staff	ZC, PC
T	7	Require new residential subdivisions and residential planned developments to provide a buffer when located adjacent to farmland.	✓			PC	ZC
S	8	Continue to provide for and support venues for selling farm products.		<i>ongoing</i>		PC	BOS
S	9	Enforce regulations to lessen the adverse effects of light and noise pollution from business and recreation activities near residential areas.		<i>ongoing</i>		Staff	ZC, PC

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COMMUNITY CHARACTER (continued)				TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS	
S	10	Monitor improvement projects for the Interstate 84 corridor to ensure that the visual appeal and scenic views of the community from the corridor are maintained. Oppose any proposal for sound barriers and maintain the horizon line to the maximum extent possible. Any significant alteration of the horizon line by means of earth removal or re-grading should be avoided.		<i>ongoing</i>		PC	ZC, BOS	
T	11	Update zoning and subdivision regulations to protect scenic ridgelines and hillsides.		✓		ZC	PC, STAFF	
S	12	Where possible, preserve ridgelines and hillsides as open space or obtain easements for protection of their scenic value.		<i>ongoing</i>		CC	PC, ZC	
S	13	Where protection is not possible, carefully review development applications on hilltops and ridgelines to minimize disturbances.		<i>ongoing</i>		PC	ZC	
S	14	Continue to apply the 1991 "Main Street South Planning Guidelines" and "Streetscape Plan Main Street South" to development projects.		<i>ongoing</i>		PC	BOS	
T	15	Consider extending design and streetscape guidelines to other parts of Town.		✓		PC	BOS	
S	16	Work with the Waterbury / Oxford airport to help minimize the air traffic and ground operation noise. Maintain contact with State regarding the airport to assure airport growth is controlled or limited, that runways are not expanded to the detriment of residential areas, and that flight paths are not allowed over Southbury's residential areas.		<i>ongoing</i>		BOS	PC, ZC	
S	17	Support the efforts of the Historical Tree Restoration Committee to preserve and enhance public trees.		<i>ongoing</i>		PC	BOS, HDC	

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COMMUNITY CHARACTER (continued)			TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	18	Advise applicants on appropriate tree plantings and measures to preserve trees during and after construction.		<i>ongoing</i>		HTRC	PC, PW
S	19	Conduct follow-up evaluations on new development when construction is completed to ensure that new plantings comply with development approvals and one year after construction to ensure plantings are maintained.		<i>ongoing</i>		HTRC	PW, RES
S	20	Continue to hold community events on town land.		<i>ongoing</i>		BOS	PRC, RES
T	21	Establish a Distinguished Volunteer recognition system to encourage volunteerism.	✓			BOS	SLT, BOE

NATURAL RESOURCES (CH. 6)			TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Develop local standards and criteria for protection of the environment where appropriate to supplement State and Federal criteria, and to carry out local responsibility.		<i>ongoing</i>		STAFF	IWC, PC, ZC
S	2	Adjust local land use development criteria to fit the natural capacity of the land, recognizing both opportunities where there are slight limitations and constraints, and where there are moderate to severe limitations. This should include consideration of density standards consistent with goals of the Plan.		<i>ongoing</i>		ZC, PC, IWC	STAFF

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CONSERVATION

NATURAL RESOURCES (continued)			TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	3	Continue pre-application meetings to review ecologically sensitive areas and other areas of concern so that the applicant can address them prior to submission of a formal application.		<i>ongoing</i>		STAFF	OTHERS
S	4	Continue to require erosion and sedimentation control measures for all projects involving a land disturbance of ½ acre or greater.		<i>ongoing</i>		STAFF	IWC
T	5	Identify areas prone to drainage problems and consider decreasing the ½ acre threshold for erosion and sediment review in these areas.	✓			STAFF	IWC
S	6	Continue to ensure that mining and excavations do not impact natural resources.		<i>ongoing</i>		ZC	PC
T	7	Incorporate Low Impact Development (LID) techniques into land use regulations and Town projects.		✓		STAFF	PC, ZC, IWC
T	8	Conduct drainage studies of flood prone locations and of local areas, such as Main Street South, where land is committed to more intensive building development.	✓			PW	PRWC
S	9	Continue to implement the Town's 2009 Natural Hazard Pre-Disaster Mitigation Plan.		<i>ongoing</i>		STAFF	OTHERS
S	10	Continue strict administration of flood plain management ordinances and regulations and incorporate additional measures as necessary.		<i>ongoing</i>		STAFF	OTHERS
S	11	Continue careful administration of the wetlands and watercourse regulatory program.		<i>ongoing</i>		IWC	STAFF
T	12	Require the identification of unique wildlife habitat areas on site plans.		✓		IWC	PC, ZC, STAFF
S	13	Encourage developers to incorporate habitat-friendly design elements.		<i>ongoing</i>		IWC	STAFF
T	14	Consider adopting a residential fuel tank ordinance to protect ground water supplies.		✓		BOS	PDDH, PRWC, STAFF

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NATURAL RESOURCES (continued)

	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
T	15	Consider adopting regulations and standards to minimize degradation of water quality from non-point discharges.	✓			IWC	PRWC, ZC, PC
S	16	Encourage residents and businesses to minimize the pollution potential from pesticides, fertilizers, household hazardous wastes, medical wastes (adhere to the Federal waste disposal program) and other pollutants.		<i>ongoing</i>		PDDH, PRWC	OTHERS
S	17	Endorse clean commercial and industrial economic uses to lessen development impacts on air quality.		<i>ongoing</i>		PDDH, PRWC	OTHERS
T	18	Identify preferred and allowable clean commercial and industrial economic uses.		✓		PRWC	OTHERS
S	19	Identify and minimize traffic congestion to help improve local air quality.		<i>ongoing</i>		PC	BOS

POMPERAUG AQUIFER (CHAPTER 7)

	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
T	1	Identify types of land uses and building occupancies that pose a possible compromise to the quality of the Pomperaug Aquifer with a view to regulating or prohibiting such uses and occupancies.	✓			ZC	PC, WPCA
T	2	Review the potential benefits of changes to road and curbing standards with a goal of reducing the amount and concentration of stormwater runoff.		✓		PW	PRWC, IWC, PC

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CONSERVATION

POMPERAUG AQUIFER (continued)				TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS	
S	3	Maintain a land use and water quality monitoring program, for existing uses and changes in occupancy, with regard to potential sources of toxic and hazardous substances that could degrade or contaminate the Aquifer.		<i>ongoing</i>		PRWC	ZC, PC, WPCA, STAFF	
S	4	Work with appropriate State agencies and local representatives to State government with a view: (a) to recognizing local, long term water supply needs, (b) maintaining the recharge versus draw balance in the Aquifer, and (c) limiting and budgeting the export of water from the aquifer recharge area.		<i>ongoing</i>		PRWC	BOS, PDDH	
S	5	Work directly with the active organizations, i.e. Pomperaug River Watershed Coalition, the Pomperaug District Department of Health, and Water Pollution Control Authority, to help monitor and protect water quality.		<i>ongoing</i>		BOS	PDDH	
S	6	Use available mapping technology and data to monitor harmful uses within both the watershed and the sensitive aquifer primary recharge areas.		<i>ongoing</i>		PDDH	PRWC, ZC, PC	
S	7	Encourage residents and businesses to conserve water.		<i>ongoing</i>		PRWC	PDDH	
S	8	Promote the recycling of water (use of "gray water"), where allowed by the State.		<i>ongoing</i>		PDDH	PRWC	
T	9	Adopt a drought ordinance.		✓		PRWC	BOS	
S	10	Annually review aquifer withdrawal data and participate in permit reviews.		<i>ongoing</i>		PRWC	OTHERS	
S	11	Stay involved in regional discussions on prioritizing water uses and encourage the creation of a regional water allocation plan.		<i>ongoing</i>		BOS	PRWC	

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CONSERVATION

OPEN SPACE & GREENWAYS (CHAPTER 8)				TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS	
T	1	Conserve open space areas so as to meet and exceed the goal of 25% by 2025.			✓	BOS	OTHERS	
S	2	Continue research, based on the recommendations of the RPAC, to prioritize open space locations.		<i>ongoing</i>		RPAC	CC	
S	3	Continue to designate a minimum of 15% open space in all subdivisions and collect funds where dedication is not possible.		<i>ongoing</i>		PC	CC, OTHERS	
S	4	Promote and inform residents about the economic long-term benefit of open space in addition to the other basic reasons for open space preservation.		<i>ongoing</i>		RPAC	OTHERS	
S	5	Assure that the Town maintains and consistently contributes to a dedicated open space fund.		<i>ongoing</i>		BOS	BOF, RPAC	
S	6	Monitor and annually report on the use of open space funds.		<i>ongoing</i>		PC	BOS, RPAC	
S	7	Support increasing municipal funds for open space acquisition.		<i>ongoing</i>		RES	RPAC, BOS, BOF, CC, PRC	
S	8	Continue to pursue other open space preservation techniques such as “rights of first refusal” for significant parcels, purchase of development rights (especially for agricultural uses), and cooperative efforts with other organizations.		<i>ongoing</i>		BOS	RPAC, OTHERS	
S	9	Support and encourage other organizations seeking to preserve and protect open space and the surrounding area including, Southbury Land Trust, State of Connecticut, and Pomperaug River Watershed Coalition.		<i>ongoing</i>		BOS	RES, RPAC	
T	10	Determine appropriate zoning for areas that provide open space benefits but are not protected open space (i.e., the “perceived” open space).		✓		PC, ZC		

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OPEN SPACE & GREENWAYS (continued)							
	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	11	Support and encourage the creation of greenways along the Pomperaug River and Housatonic River.		ongoing		CC	SLT, RPAC, PRWC
T	12	Create an inventory of existing trails and establish a system of monitoring and maintenance as a necessary key element in connecting open space and recreation areas into an integrated system.	✓			CC	SLT, PRC, PW
S	13	Continue to work with the State of Connecticut to develop public trails on their lands in Southbury.		ongoing		BOS	CC, PRC
S	14	Promote “friend-of” groups or other volunteer groups to be active stewards of open space and recognize their accomplishments.		ongoing		BOS	CC, RPAC, RES
S	15	Maintain the Public Act 490 program in Southbury.		ongoing		PC, BOS	OTHERS
S	16	Educate property owners as to their eligibility for PA-490 designation.		ongoing		STAFF	OTHERS

HISTORIC RESOURCES (CHAPTER 9)							
	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Continue to survey, identify & research Southbury’s historic & cultural resources, including buildings & places of historic interest.		ongoing		HDC, HBC	STAFF
T	1	Update the Cultural Resources Inventory.		✓		HDC	STAFF
S	2	Support activities & programs that conserve historic resources & make wise use of existing buildings & sites.		ongoing		BOS	HDC, HBC

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HISTORIC RESOURCES (continued)				TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS	
S	3	Support expansion or designation of new Historic Districts, including expansion of boundaries for Historic District Number 1.		<i>ongoing</i>		HDC, RES		
T	4	Consider establishing a "Local Register of Historic Places."		✓		HDC		
T	5	Consider adopting additional Village Districts where desirable to protect historic resources.		✓		PC	ZC	
S	6	Continue to provide incentives to retain significant historical structures, including adaptive reuse where appropriate.		<i>ongoing</i>		PC	HBC, HDC, OTHERS	
T	6	Adopt new incentives to retain significant historical structures, including adaptive reuse where appropriate.		✓		HDC	PC, ZC	
S	7	Assist the owners of historic buildings in finding funding for improvements and restoration.		<i>ongoing</i>		HBC	OTHERS	
S	8	Maintain the demolition delay ordinance.		<i>ongoing</i>		STAFF	HBC	
T	8	Consider increasing the demolition delay to up to 180 days.	✓			BOS	HDC, HBC, STAFF	
S	9	Monitor the condition of those historic resources that have fallen into disrepair and establish communication with the owners to discuss options.		<i>ongoing</i>		HBC		
T	10	Consider adopting a blight ordinance.	✓			BOS		
S	11	Review the impact of each development project upon the integrity of historic buildings, places, trees, and areas.		<i>ongoing</i>		PC	ZC	
S	12	Strongly support at the national, state and local levels further protection of the Southbury Training School through historic preservation methods.		<i>ongoing</i>		BOS	HBC, HDC, OTHERS	

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DEVELOPMENT

COMMUNITY STRUCTURE (CHAPTER 10)							
	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Implement the plans for Southbury Center, Southford, and Strongtown and update as need.		<i>ongoing</i>		PC	ZC
T	2	Look for opportunities to provide welcome signs at gateways, as appropriate.	✓			PC	ZC
S	3	Exit 14 Gateway: Preserve the appearance by ensuring that development at this highly visible location adds to the gateway impression.		<i>ongoing</i>		PC	ZC
S	3	Exit 14 Gateway: Encourage the buffering of the commuter parking lot.		<i>ongoing</i>		BOS	PC, HTRC, STATE
S	4	Exit 15 Gateway: Maintain and enhance the landscaped center island at the Exit 15 Gateway.		<i>ongoing</i>		HTRC	STATE
S	4	Exit 15 Gateway: Coordinate with ConnDOT to ensure that interstate signage and plantings are compatible.		<i>ongoing</i>		HTRC	STATE
S	4	Exit 15 Gateway: Encourage improvements to the appearance of Southbury Plaza as viewed from I-84 and the exit ramp.		<i>ongoing</i>		ZC	HTRC, STATE
S	4	Exit 15 Gateway: Encourage the buffering of the commuter parking lot.		<i>ongoing</i>		HTRC	STATE
S	5	Exit 16 Gateway: Improve plantings, berms and buffering as viewed from I-84.		<i>ongoing</i>		HTRC	STATE
S	5	Exit 16 Gateway: Encourage improvements to the back sides of businesses that can be seen from this gateway		<i>ongoing</i>		PC	ZC
S	6	Route 6 Gateway from Woodbury: Maintain the existing historic and country feel of the area.		<i>ongoing</i>		HDC	STATE
S	6	Route 6 Gateway from Woodbury: Monitor proposed developments in Woodbury that might impact the gateway.		<i>ongoing</i>		STAFF	OTHERS
S	7	For the Route 67 Gateway from Oxford: Implement the recommendations in the 2006 POCD for Southford.		<i>ongoing</i>		State	PC
S	7	For the Route 67 Gateway from Oxford: Add buffering and improve plantings		<i>ongoing</i>		State	HTRC

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DEVELOPMENT

SPECIAL PLACES (CHAPTER 11)							
	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
Southbury Training School							
T	1	Work with partners, including the Southbury Land Trust and other organizations, the State, and legislators to obtain permanent protection of approximately 1,100 acres for agriculture and open space.	✓			BOS	PC, RPAC, SLT
T	2	Establish an independent committee.	✓			BOS	OTHERS
T	3	Obtain community input to articulate a specific vision for the future uses.	✓			PC	OTHERS
T	4	Undertake a study to determine favorable uses for the built portion of the site.	✓			PC	OTHERS
T	5	Update zoning to reflect the results of the study.	✓			STAFF	ZC
Southbury Center							
S	1	Continue to implement the Plans for this area.		<i>ongoing</i>		PC	ZC
T	2	Consider updating the Plans to account for new development, infrastructure improvements and other changes over the last 20 years. Rethink the placement and visibility of parking areas.		✓		PC	ZC
S	3	Encourage landowners to undertake aesthetic improvements.		<i>ongoing</i>		STAFF	PC, RES
S	4	Ensure that town actions (e.g., road improvements, sidewalk installations, new or expanded facilities) are consistent with the goals and policies.		<i>ongoing</i>		PC	OTHERS
S	5	Maintain the streetscape, including sidewalks and crosswalks, for aesthetics and for pedestrian safety.		<i>ongoing</i>		PC	OTHERS

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SPECIAL PLACES (continued)				TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS	
Southford								
S	1	Maintain the Village District designation for Southford.		<i>ongoing</i>		PC	ZC	
S	2	Implement the development standards, traffic management techniques, aesthetic improvements and other recommendations identified in the Southford POCD.		<i>ongoing</i>		PC	ZC	
S	3	Encourage existing businesses to upgrade sites, landscaping, and parking areas.		<i>ongoing</i>		PC	ZC	
T	4	Review and enhance buffering, lighting and visibility standards to maintain the quality of life in adjacent residential neighborhoods.	✓			PC	ZC	
S	5	When ConnDOT plans improvements to Route 67, encourage improvements that enhance the village nature.		<i>ongoing</i>		PC	ZC	
Strongtown								
S	1	Use the 1998 Plan for Strongtown as a policy guide for this area.		<i>ongoing</i>		PC	ZC	
T	2	Update the Plan to address changes and to reassess regional impacts to this area.			✓	PC	OTHERS	
S	3	Continue to monitor proposed development in neighboring communities and assess potential impacts to Strongtown.		<i>ongoing</i>		STAFF	OTHERS	
S	4	Encourage roadway improvements to address safety concerns, as needed.		<i>ongoing</i>		BOS	OTHERS	

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DEVELOPMENT

HOUSING & RESIDENTIAL STRATEGIES (CHAPTER 12)

	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Monitor trends, as compiled by others, in housing development in Southbury, and neighboring towns, with particular regard to costs, family composition, and the type and amount of land that is utilized.		<i>ongoing</i>		OTHERS	STAFF
S	2	Continue to support a variety of means that may lower or mitigate rising housing costs, with regard to modified road and subdivision standards, and manufactured residential dwellings.		<i>ongoing</i>		PC	ZC
T	3	Determine appropriate tools that might help preserve existing housing units that are “naturally” affordable.		✓		PC	ZC
T	4	Study locations that may be suitable for cluster, multi-family, and where existing densities should be maintained (see details on p. 12-8 of POCD).		✓		PC, ZC	STAFF
T	5	Update zoning and use other mechanisms for determining the location and standards for residential clusters and multi-family dwellings with predetermined criteria and guidelines.		✓		STAFF	ZC
S	6	Continue to use technical supplement to evaluate and encourage proposals for cluster housing when it meets the criteria defined in the POCD.		<i>ongoing</i>		STAFF	ZC, PC
S	7	Continue to use technical supplement to evaluate and consider proposals for multi-family housing when it meets the criteria defined in the POCD.		<i>ongoing</i>		STAFF	ZC, PC

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DEVELOPMENT

ECONOMIC DEVELOPMENT (CHAPTER 13)				TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS	
S	1	Monitor trends in commercial and economic development within Southbury and in neighboring communities.		<i>ongoing</i>		EDC		
T	2	Review and update standards for the best use of pre-designated commercial and economic development sites, implementing quality design criteria through zoning and other design review techniques.	✓			ZC	PC	
S	3	Continue to encourage appropriate business development at the Corporate Park, as outlined in the POCD.		<i>ongoing</i>		EDC	PC, ZC, BOS	
S	4	Monitor the status of business use at the IBM site and support continued office or corporate use.		<i>ongoing</i>		EDC		
T	4	Begin to explore re-use opportunities for IBM site	✓			EDC		
T	5	Explore policies that can spur the re-use of vacant buildings.	✓			EDC		
T	6	Develop quantitative tools and techniques for economic development projects of major scope.	✓			EDC	PC	
S	7	Encourage the private sector to provide arts, entertainment, and cultural uses in Southbury.		<i>ongoing</i>		BOS	EDC	
S	8	Coordinate economic development initiatives with planning goals in advance of initial discussions with developers.		<i>ongoing</i>		PC	EDC	
S	9	Ensure the Town has a clear economic development mission and the resources and tools to achieve economic development goals.		<i>ongoing</i>		EDC	BOS, OTHERS	
S	10	Consider economic development opportunities, including cultural facilities, when planning for the future use of the Southbury Training School.		<i>ongoing</i>		STAFF	EDC	

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INFRASTRUCTURE

COMMUNITY FACILITIES & SERVICES (CHAPTER 14)							
	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Use technology to help meet functional and spatial needs of departments.		<i>ongoing</i>		STAFF	BOS, OTHER
S	2	Aim to meet space needs through the repurposing and reconfiguration of existing town owned buildings.		<i>ongoing</i>		STAFF	OTHER
S	3	Continue to make existing town buildings more energy-efficient and ensure that new town buildings meet or exceed prevailing energy conservation standards.		<i>ongoing</i>		STAFF	OTHER
T	4	If warranted by growth in the area, consider including funding for space and equipment for the Purchase Fire House in the Capital Improvement Budget to ensure it is available in a timely manner.		✓		BOF	BOS
T	5	Establish a new site for the DPW.		✓		PW	BOS, PC, OTHER
S	6	In light of decreasing enrollments, carefully evaluate additional space needs for the Region 15 School District.		<i>ongoing</i>		BOE	OTHER
T	7	Investigate establishment of a Community Center.	✓			PRC	RES
S	8	Encourage the establishment of cultural facilities by the public, non-profit or private sectors.		<i>ongoing</i>		RES	OTHER
T	9	Consider establishing a Commission for the Arts.	✓			RES	OTHER
S	10	Continue efforts to preserve and expand the amount of land for passive recreational.		<i>ongoing</i>		RPAC	CC, PC, SLT
S	11	Interconnect passive recreation areas (and other areas) with a network of trails and greenways and use this philosophy to guide land acquisition efforts.		<i>ongoing</i>		PC	CC, PRC, SLT, PRWC, OTHER
S	12	Encourage new equipment purchases to be suitable for existing roads to avoid later widening roads to fit equipment.		<i>ongoing</i>		PW	BOS, OTHER
S	13	Maintain appropriate building architecture and design for the Town Government Center		<i>ongoing</i>		PC	BOS, OTHER

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COMMUNITY FACILITIES & SERVICES (continued)

	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
T	14	Develop a program of incentives to keep volunteerism at levels sufficient for the needs of the town and for the fire and ambulance associations to function.	✓			BOS	OTHER
T	15	Determine overall standards for minimizing impacts to residential areas from active recreation areas.		✓		PC, ZC	
S	16	Continue to balance the need for the recreation opportunities of residents with preserving the residential character of adjacent neighborhoods.		<i>ongoing</i>		PC	PRC
T	17	Improve water-based facilities and activities, including the Town Beach, boat launches, and pool.		✓		PRC	BOS, PW

CIRCULATION (CHAPTER 15)

	#	PROGRAM STEP	TIME FRAME			ENTITIES	
			SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Maintain a continuing traffic monitoring and count program, whereby significant changes are identified and LOS is evaluated.		<i>ongoing</i>		PC	ZC, OTHER
S	2	Analyze the traffic impact of significant new development projects (see details on p. 15-9 of POCD).		<i>ongoing</i>		PC, ZC	OTHER
S	3	Account for and mitigate the impact which traffic capacity improvements may have upon landscaping, appearance along streets and upon the convenience of pedestrian travel.		<i>ongoing</i>		PC	HTRC, OTHER
S	4	Monitor state highway improvement projects and participate in preliminary planning when there is a potential impact on the Town.		<i>ongoing</i>		PW	BOS, PC

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CIRCULATION (continued)			TIME FRAME			ENTITIES	
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	5	Monitor new land uses in adjacent towns near Exit 16 and Strongtown Road in regards to traffic impacts.		<i>ongoing</i>		OTHERS	PC, STAFF
S	6	Monitor development of the R-60C zone near Exits 13 and 14 and consider the potential impact of future development and include anticipated travel impact. Perform "most likely" and "worst case" development analyses.		<i>ongoing</i>		PC	ZC
S	7	Continue the policy that no development of buildings and structures is to occur when sole access to the premises would be from a Town Road or Highway identified as "impassable".		<i>ongoing</i>		PC	ZC, BOS
S	8	New subdivision roads and substantial generators of traffic are to connect to State Highways or to Town Roads and Highways identified as "Improved" and having pavement and other improvements capable of safely accommodating projected traffic without congestion.		<i>ongoing</i>		PC	ZC, BOS
S	9	Where feasible, improve road connections especially when new residential development or subdivisions are proposed.		<i>ongoing</i>		PC	BOS
T	10	Update the Main Street South traffic analysis report.	✓			PC	BOS
T	11	Consider enhancements to Main Street South to improve the appearance and calm traffic.	✓			PC	BOS
S	12	Ensure that road improvement projects along the Town Center Spine and in Nodes consider pedestrian and bicyclists needs (see Map 9 in POCD).		<i>ongoing</i>		PC	BOS
S	13	Continue to support a Transit Center to provide bus service to out-of-town locations.		<i>ongoing</i>		EDC	BOS
S	14	Continue to extend the sidewalk network in the "Sidewalk and Streetscape Improvement Areas."		<i>ongoing</i>		BOS	PW, PC

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CIRCULATION (continued)		TIME FRAME			ENTITIES		
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	15	Upgrade and maintain crosswalks to be more pedestrian-friendly.		<i>ongoing</i>		OTHERS	PW, BOS
S	16	Monitor the condition of sidewalks and plan for their long-term maintenance.		<i>ongoing</i>		PW	
S	17	Look for opportunities to accommodate bicyclists on roads and through the creation of bike paths, such as along old rights-of-way.		<i>ongoing</i>		PC	PRC, PW, OTHER
S	18	Look for opportunities to connect destinations with walking and bike paths.		<i>ongoing</i>		PC	PRC, PRWC, OTHER

UTILITIES (CHAPTER 16)		TIME FRAME			ENTITIES		
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	1	Support planning for a well-balanced HWCo system taking into account long-range local needs, safe draw from the Pomperaug Aquifer, and potential development of additional groundwater supply sources.		<i>ongoing</i>		PRWC	PDDH
S	2	Annually review aquifer withdrawal data and participate in permit reviews. Assure that the usage profiles are consistent with the predicted drawdown rates.		<i>ongoing</i>		PRWC	PDDH, PC, ZC
S	3	Work with state agencies and local representatives to state government to (1) recognize local, long term water supply needs, (2) maintain the recharge versus draw balance in the Pomperaug Aquifer, and (3) limit and budget the export of water from the Pomperaug Aquifer recharge area.		<i>ongoing</i>		PRWC	OTHER

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UTILITIES (continued)		TIME FRAME			ENTITIES		
	#	PROGRAM STEP	SHORT	MEDIUM	LONG	INITIAL LEAD	PARTNERS
S	4	Require full documentation for any newly proposed community water systems to ensure that there will be adequate supplies (including during periods of adverse climate conditions and high draw down from existing and planned water users), appropriate design, evidence of maintenance, and proper operational and fiscal management.		<i>ongoing</i>		OTHER	PDDH
T	5	Implement the administrative and educational measures necessary to support the sewer avoidance program.		✓		WPCA	OTHER
T	6	Update, as necessary, the Zoning Regulations to reflect the recommendations of the Water Pollution Control Authority's most current "Waste Water Facilities Plan."	✓			ZC	WPCA
T	7	Establish programs for septic tank surveys and inspections and mandatory septic system pumpouts.		✓		WPCA, PDDH	PRWC, BOS
S	8	Continue to require that new utilities be placed underground.		<i>ongoing</i>		PC	ZC
S	9	Strive to place existing utilities underground, especially in commercial areas such as the Main Street Center area.		<i>ongoing</i>		BOS	OTHER
S	10	Continue with the necessary but limited extent of tree trimming to help maintain community character.		<i>ongoing</i>		PW	HRTC, PC
S	11	Coordinate with electrical providers prior to tree trimming.		<i>ongoing</i>		HRTC	PW, OTHERS
T	12	Review the Zoning Regulations to identify opportunities for renewable energy sources.		✓		ZC	PC, STAFF

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