

## OPEN SPACE PLAN DISCUSSION ITEM

### PROCESS/COMMENTS

As part of the Commission's recommendation for the most desirable use of land within the Town for residential, recreational, commercial, industrial and other purposes (open space), the Open Space Plan is proposed as an addendum to the 2019 Plan of Conservation and Development. As noted in the Charter, the Commission must hold a public hearing when the final draft is ready.

At the Workshop held on the Open Space Plan at the end of September, the following comments were made:

- 1) Add more to the Executive Summary to be a summary of the Plan contents. Maybe use the bullets from the presentation given.
- 2) Reword the description of P&Z open space requirement so the value of smaller pieces of open space / green area preservation acquired through the subdivision process are acknowledged.
- 3) Consider adding recommendation that P&Z revise regulations to
  - a) better define what can be included in open space. For example, suggest we disallow all infrastructure particularly drainage
  - b) add standards for the evaluation of the set asides- maybe list some? (page 26 but here again it should not just be the ecological value of large tracts but also the life quality, heat island, carbon sequestration benefits for communities of retaining some green in subdivisions)
  - c) revise acreage requirements and standards for conservation zones.
- 4) Consider a recommendation on page 28 that working groups be formed to evaluate the concepts listed for financing open space.
- 5) In what is currently the third paragraph of Executive summary, can you add reference to P&Z stewardship?
- 6) In same section, add reference to the importance of integrated Land Use Planning.
- 7) Typos. The dedicated open space number is sometimes 3,891 and others 3,981. The Greenwich open space table on page 9 has Xs.

**It is recommended that** the Commission discuss the impact on any future Municipal Improvement since the Open Space Plan is proposed as an addendum to the Plan of Conservation and Development. The deadline for submission to the December RTM meeting is November 18. A Public Hearing of the Commission should be scheduled with the final draft of the Open Space Plan in advance of that date.

### TOWN CHARTER ON PLAN OF DEVELOPMENT:

- **Sec. 92. - Plan of Development.**

The Commission shall prepare and adopt and may amend a plan for the development of the Town. Such plan shall be known as the "Plan of Development" and shall be so prepared that all or portions thereof may be adopted by the Town Meeting. The plan shall be based on studies of physical, social, economic and governmental conditions and trends and shall be designed to promote the development of the Town and the general welfare and prosperity of its people.

(S.A. 469 § 10, 1951.)

- **Sec. 93. - Plan adoption and amendment.**

The Commission may adopt the Plan of Development by a single resolution or may, by successive resolutions, adopt parts of the plan and amendments thereto. The Commission may, from time to time, amend, extend or add to the Plan of Development or parts thereof whenever changed conditions or further studies by the Commission indicate the advisability of such amendment, extension or addition.

(S.A. 469 § 11, 1951.)

- **Sec. 94. - Contents of Plan.**

The Plan of Development shall show the Commission's recommendation for the most desirable use of land within the Town for residential, recreational, commercial, industrial and other purposes; for the most desirable density of population in the several parts of the town; for a system of streets and drains, for parks, for the general location, relocation and improvement of public real property and public buildings, including schools; for the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes; and for the location of public housing projects. Such other recommendations may be made by the Commission and included in the plan as will, in its judgment, be beneficial to the town.

(S.A. 469 § 12, 1951.)

- **Sec. 95. - Plan adoption; procedure.**

Prior to the adoption of any plan of development, or any part thereof, or any amendment thereto, the Commission shall file, in the office of the Town Clerk, a copy thereof with accompanying maps, diagrams, charts, descriptive matter and reports and shall hold at least one (1) public hearing thereon after public notice.

(S.A. 469 § 13, 1951.)

- **Sec. 96. - Approval of Plan by Representative Town Meeting.**

October 7, 2022

After the adoption by the Commission of any plan of development, or any part thereof, or any amendment thereto, a copy thereof, with accompanying maps, diagrams, charts, descriptive matter and reports shall be certified to the Representative Town Meeting for its approval or rejection. Such Plan of Development, or any part thereof, or amendment thereto, shall take effect upon approval by the Representative Town Meeting. After the approval of such Plan of Development, or any part thereof, or amendment thereto, by the Representative Town Meeting, a copy thereof with accompanying maps, diagrams, charts and descriptive matter certified by the clerk of the Representative Town Meeting shall be filed in the office of the Town Clerk.

(S.A. 469 § 14, 1951.)

- **Sec. 97. - Plan of Development; purpose.**

The approval by the Representative Town Meeting of any plan of development, or any part thereof, or any amendment thereto, is hereby declared to be to conserve and promote the public health, safety and general welfare.