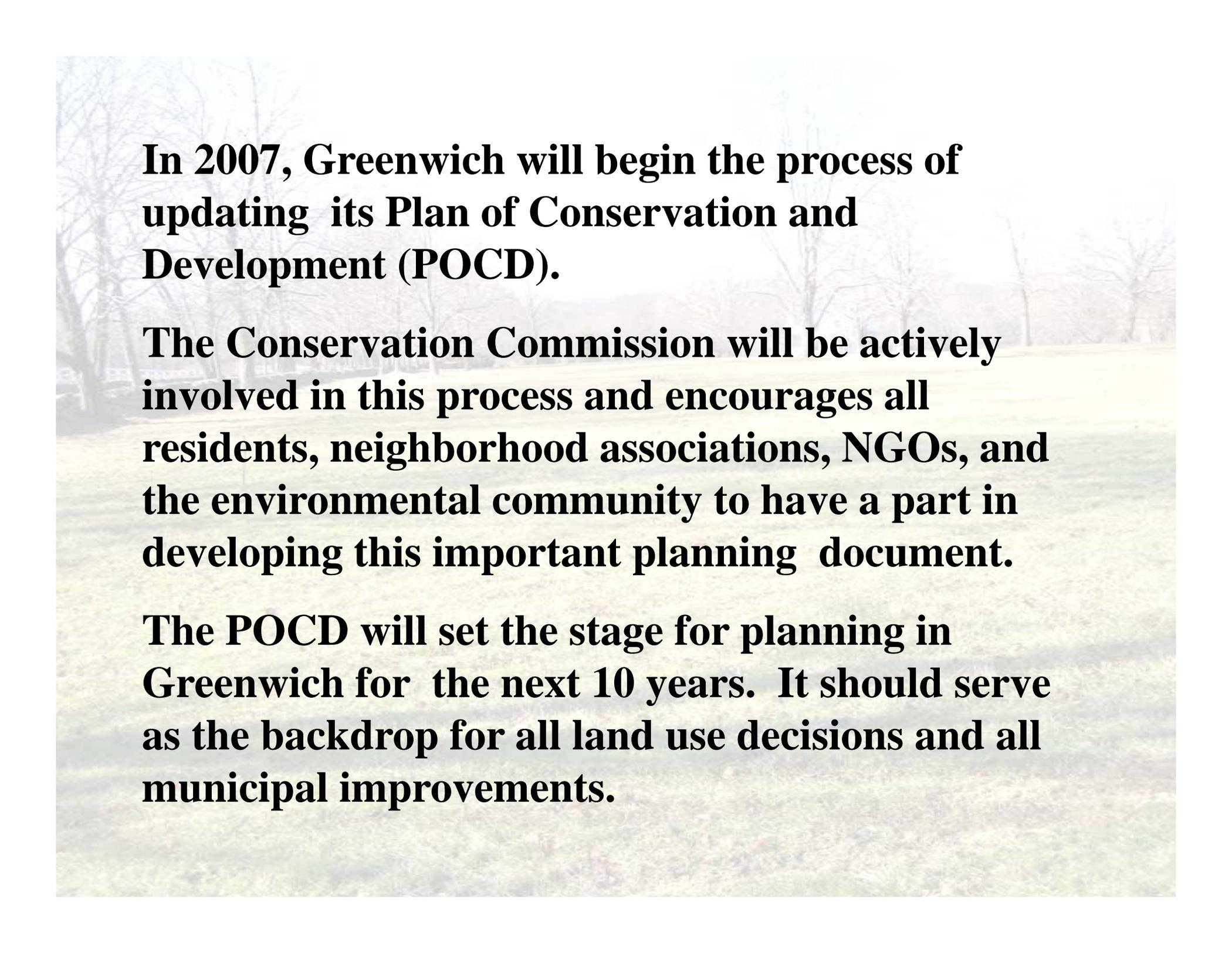


**The Role of Conservation
in Greenwich's Plan of
Conservation and Development**

**Presented by
Denise Savageau
Conservation Director**

**2007 Conservation Lecture Series
Garden Education Center**



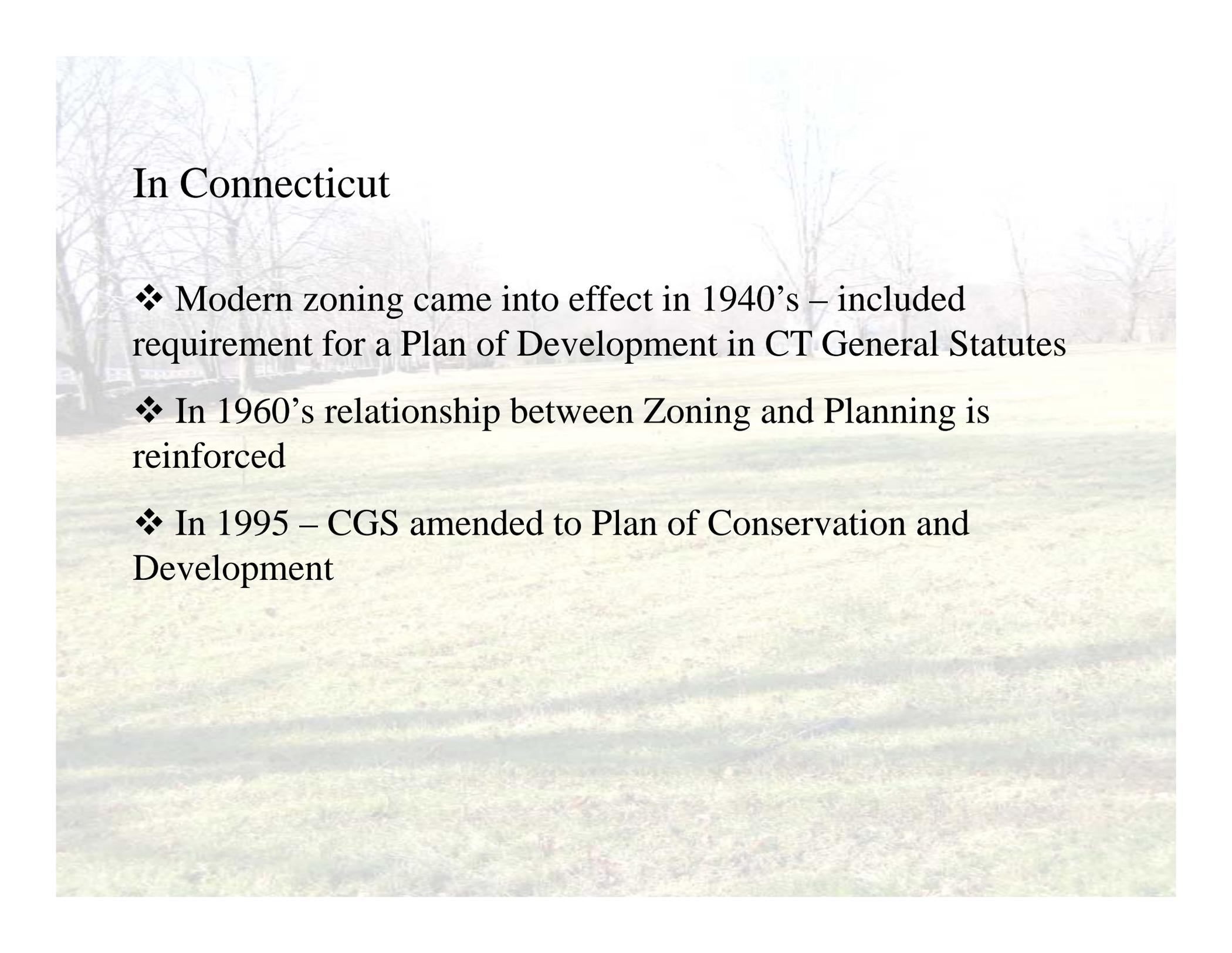
In 2007, Greenwich will begin the process of updating its Plan of Conservation and Development (POCD).

The Conservation Commission will be actively involved in this process and encourages all residents, neighborhood associations, NGOs, and the environmental community to have a part in developing this important planning document.

The POCD will set the stage for planning in Greenwich for the next 10 years. It should serve as the backdrop for all land use decisions and all municipal improvements.

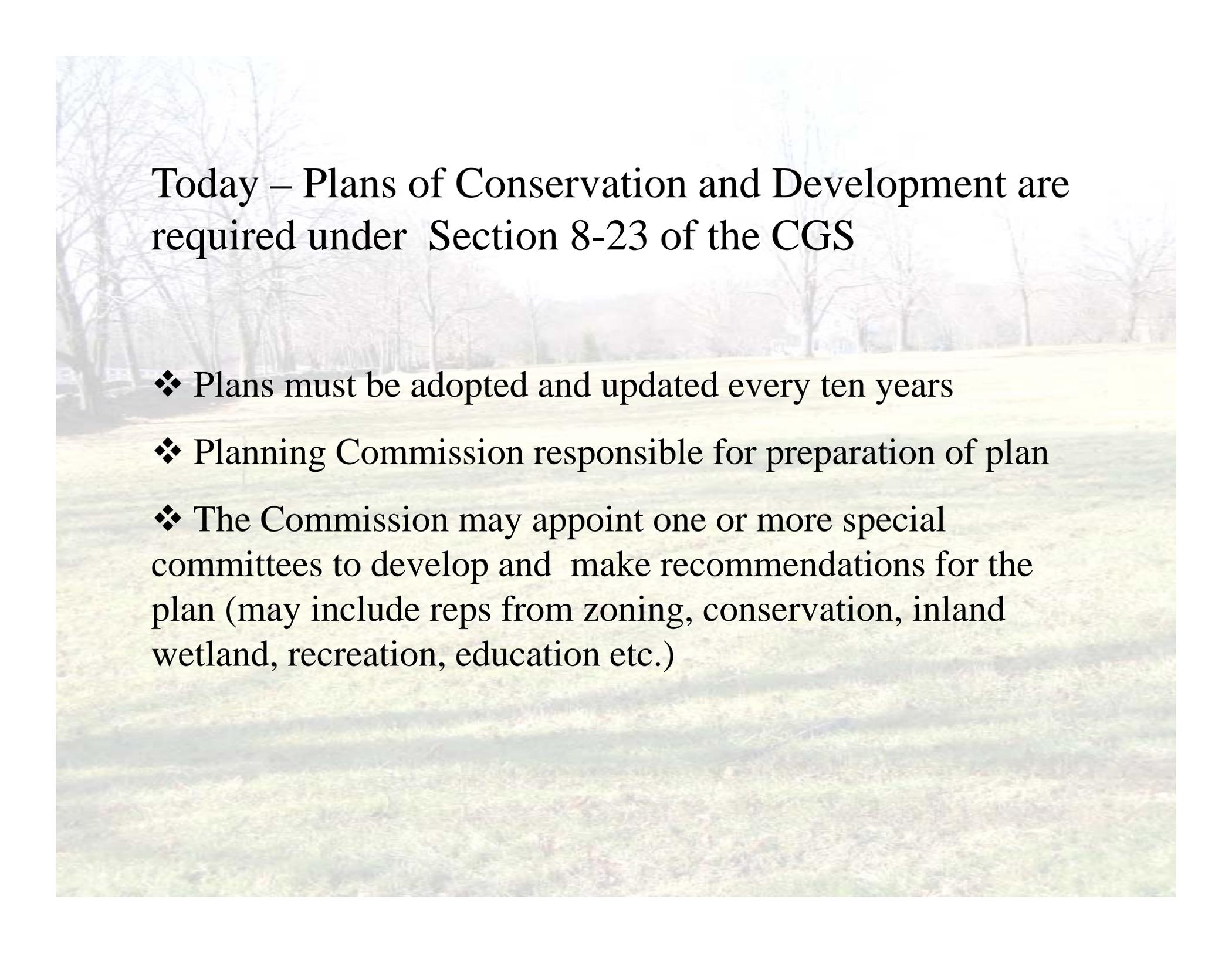
Brief History of Planning and Zoning

- ❖ In late 1900's citizens became interested in the "City Beautiful" and began planning movement
- ❖ Gained momentum following World War I in response to rapid development – 1916 NYC adopts first zoning regs – moved from "City Beautiful" to "City Practical" movement
- ❖ In 1920's U.S. Dept of Commerce passed Standard State Zoning Enabling Act
 - ❖ Establish first planning commissions
 - ❖ Allowed for subdivision regulations
 - ❖ Developed concept of a Master Plan



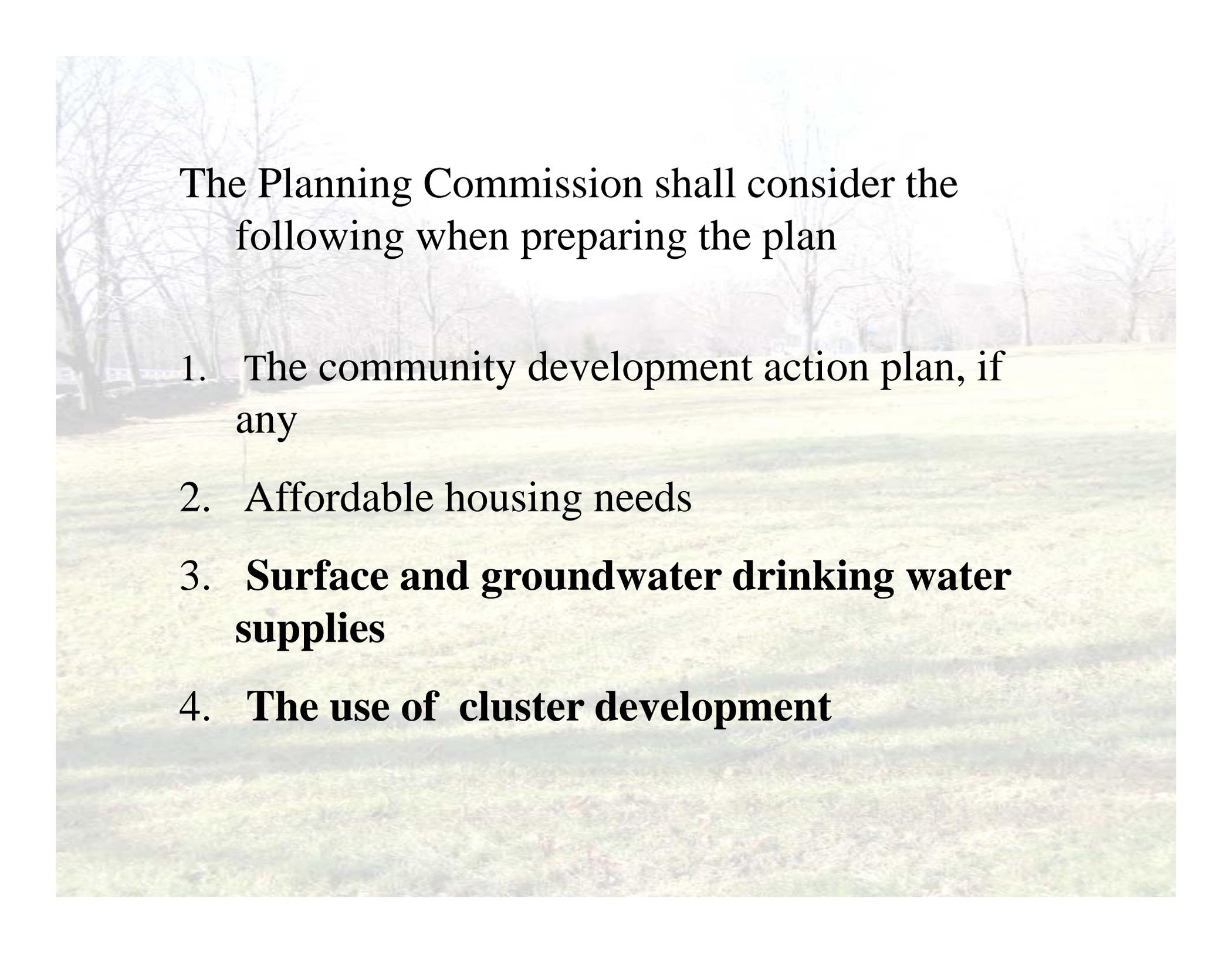
In Connecticut

- ❖ Modern zoning came into effect in 1940's – included requirement for a Plan of Development in CT General Statutes
- ❖ In 1960's relationship between Zoning and Planning is reinforced
- ❖ In 1995 – CGS amended to Plan of Conservation and Development



Today – Plans of Conservation and Development are required under Section 8-23 of the CGS

- ❖ Plans must be adopted and updated every ten years
- ❖ Planning Commission responsible for preparation of plan
- ❖ The Commission may appoint one or more special committees to develop and make recommendations for the plan (may include reps from zoning, conservation, inland wetland, recreation, education etc.)



The Planning Commission shall consider the following when preparing the plan

1. The community development action plan, if any
2. Affordable housing needs
3. **Surface and groundwater drinking water supplies**
4. **The use of cluster development**



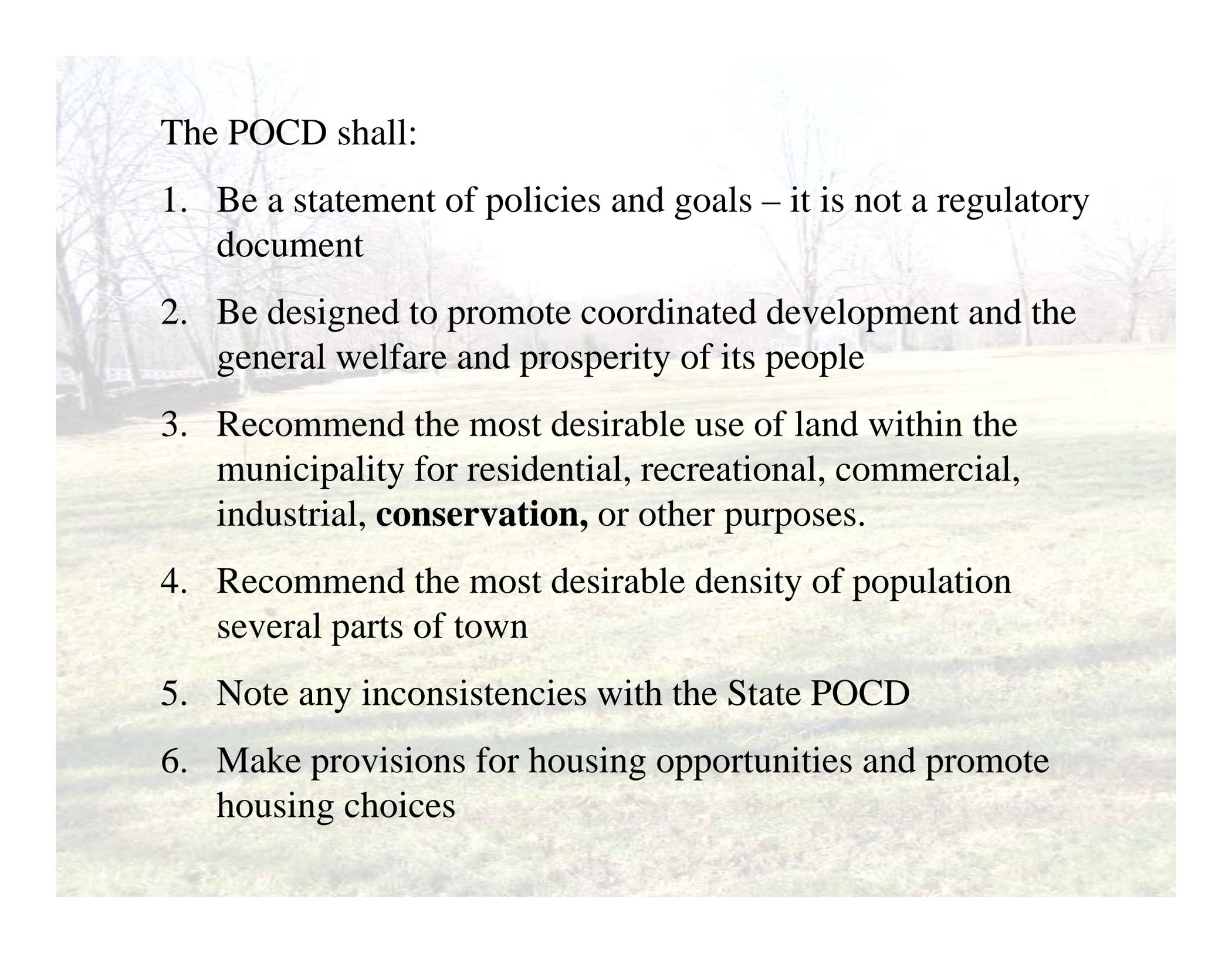
The Planning Commission shall consider the following when preparing the plan (cont.)

5. The Regional Plan of Conservation Development (SWRPA)

6. **Physical**, social, economic, and governmental trends

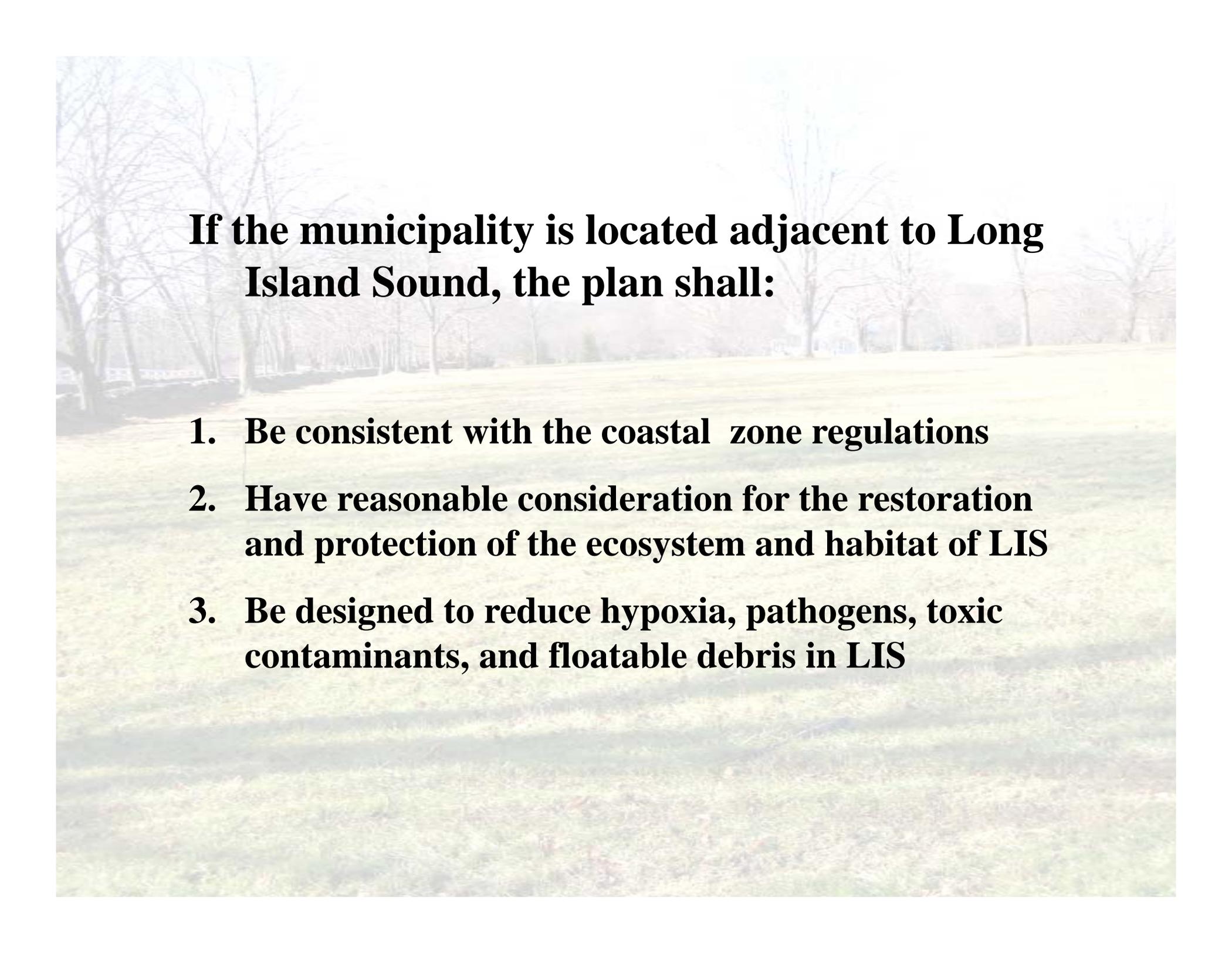
7. The **needs** of the community

8. **Energy efficient patterns of development**



The POCD shall:

1. Be a statement of policies and goals – it is not a regulatory document
2. Be designed to promote coordinated development and the general welfare and prosperity of its people
3. Recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, **conservation**, or other purposes.
4. Recommend the most desirable density of population several parts of town
5. Note any inconsistencies with the State POCD
6. Make provisions for housing opportunities and promote housing choices



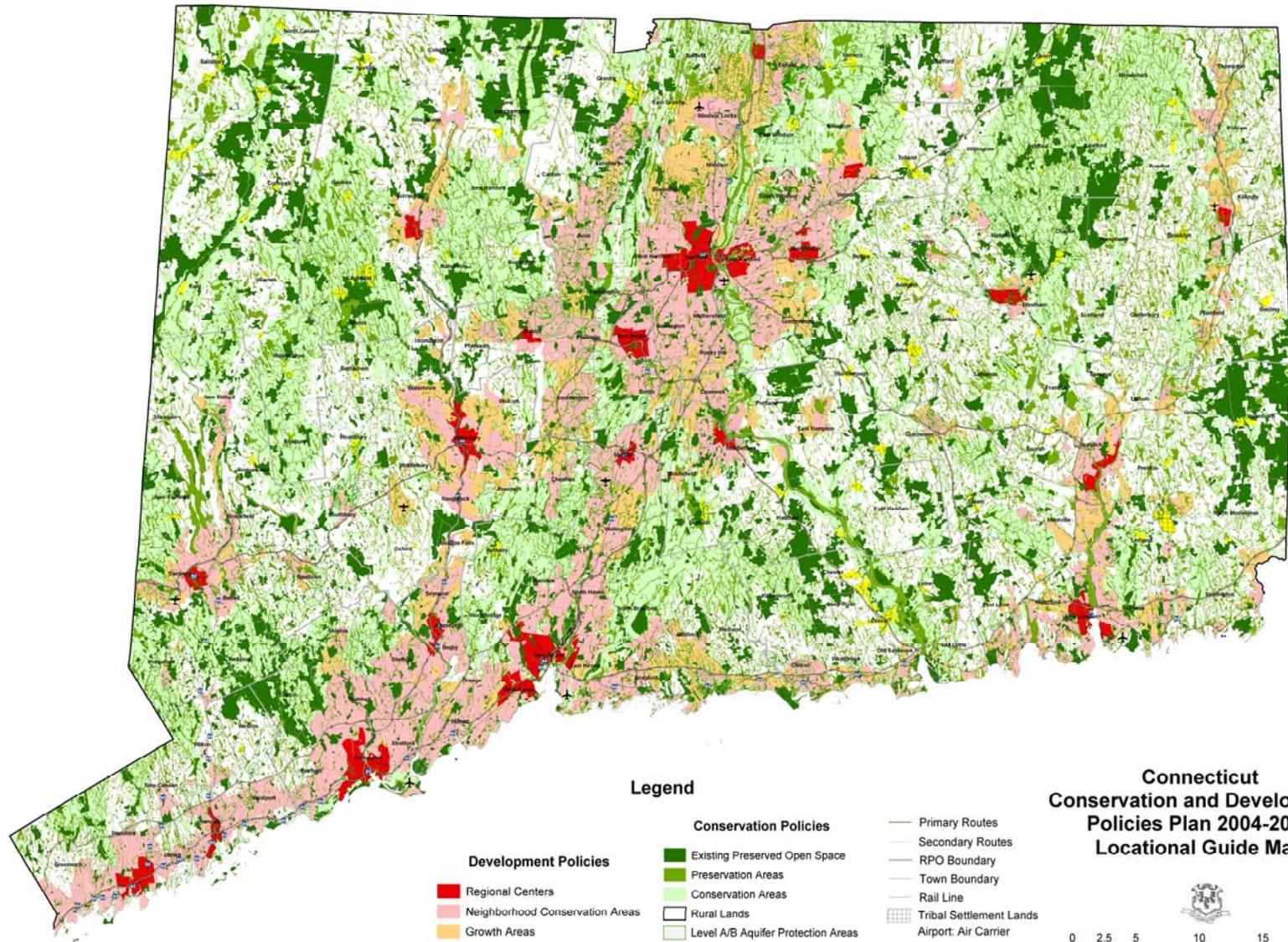
If the municipality is located adjacent to Long Island Sound, the plan shall:

- 1. Be consistent with the coastal zone regulations**
- 2. Have reasonable consideration for the restoration and protection of the ecosystem and habitat of LIS**
- 3. Be designed to reduce hypoxia, pathogens, toxic contaminants, and floatable debris in LIS**



The plan may include recommendations for :

- 1. Conservation of ridgelines**
2. A system of roadways
- 3. Airports, parks, playgrounds, and other public grounds**
4. The general location, relocation, and improvement of public buildings
5. The general extent of utilities (sewers, water etc)
6. The extent and location of public housing projects
7. Programs for implementation of the plan
(e.g. schedule, CIP budget, plans for affordable housing,
plans for open space acquisition)
- 8. Any other recommendation beneficial to the municipality**



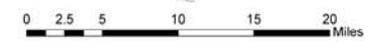
Legend

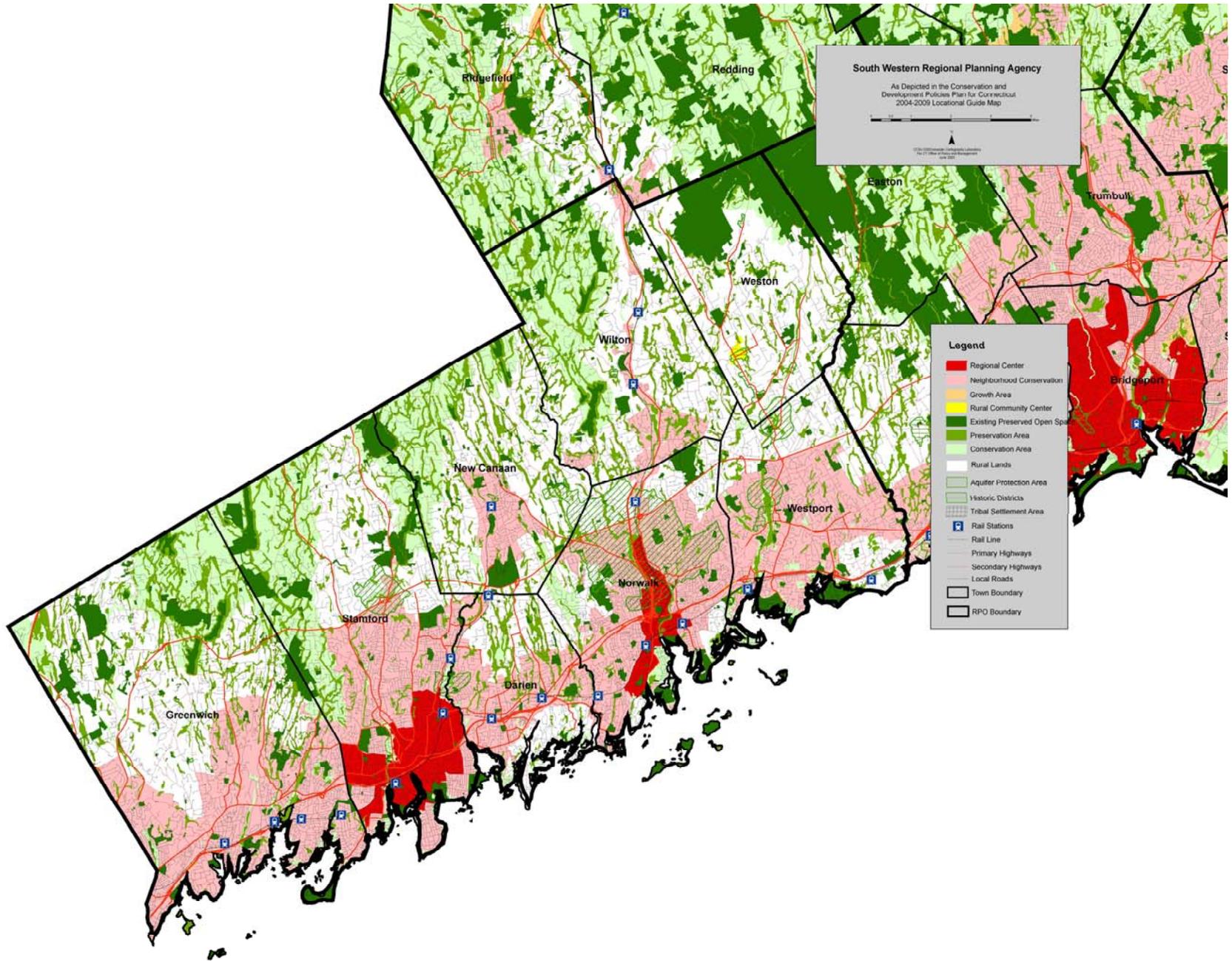
- Development Policies**
- Regional Centers
 - Neighborhood Conservation Areas
 - Growth Areas
 - Rural Community Centers

- Conservation Policies**
- Existing Preserved Open Space
 - Preservation Areas
 - Conservation Areas
 - Rural Lands
 - Level A/B Aquifer Protection Areas
 - Historic Areas

- Primary Routes
- Secondary Routes
- RPO Boundary
- Town Boundary
- Rail Line
- Tribal Settlement Lands
- Airport: Air Carrier
- Airport: General Aviation

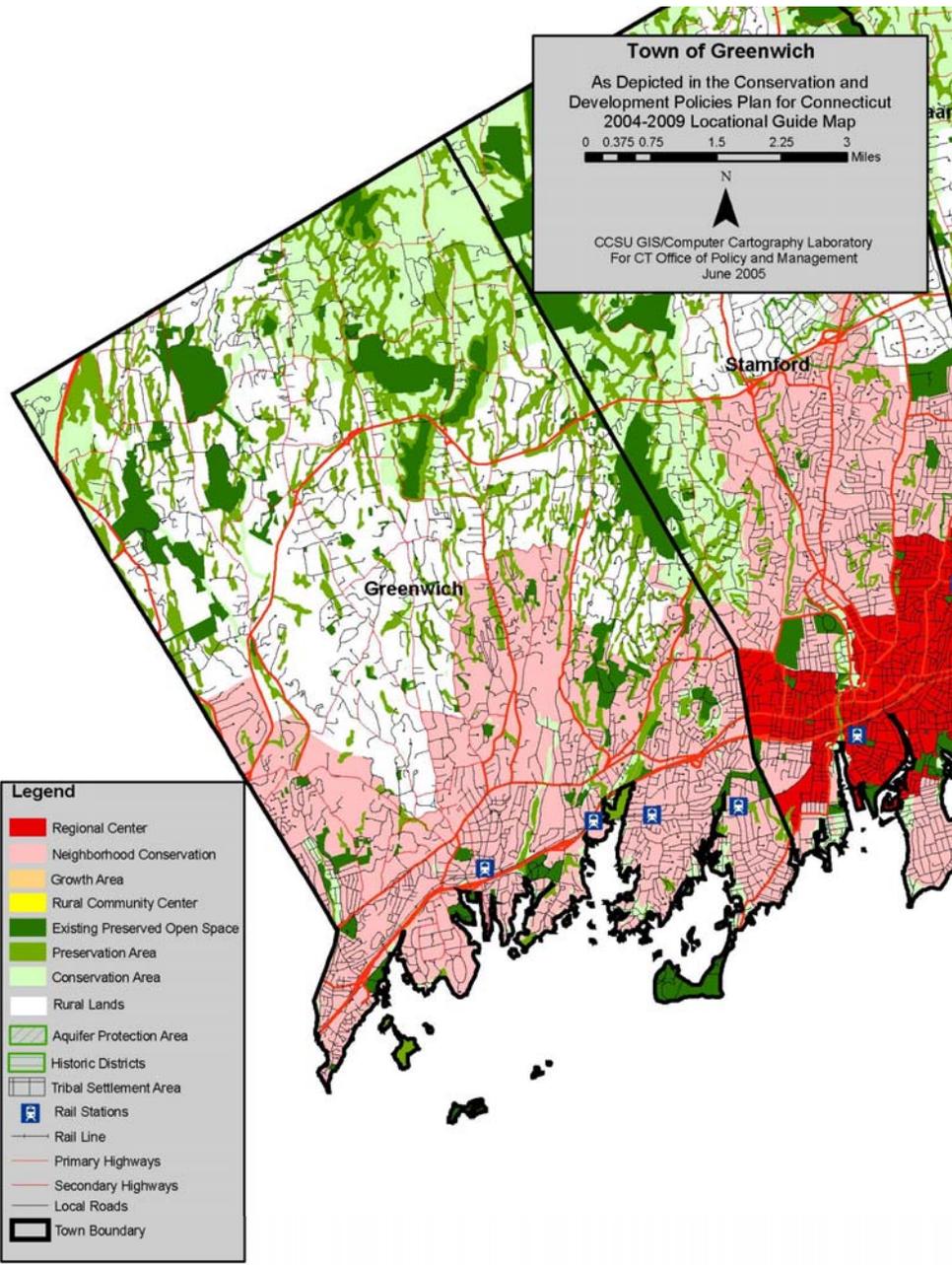
**Connecticut
Conservation and Development
Policies Plan 2004-2009
Locational Guide Map**

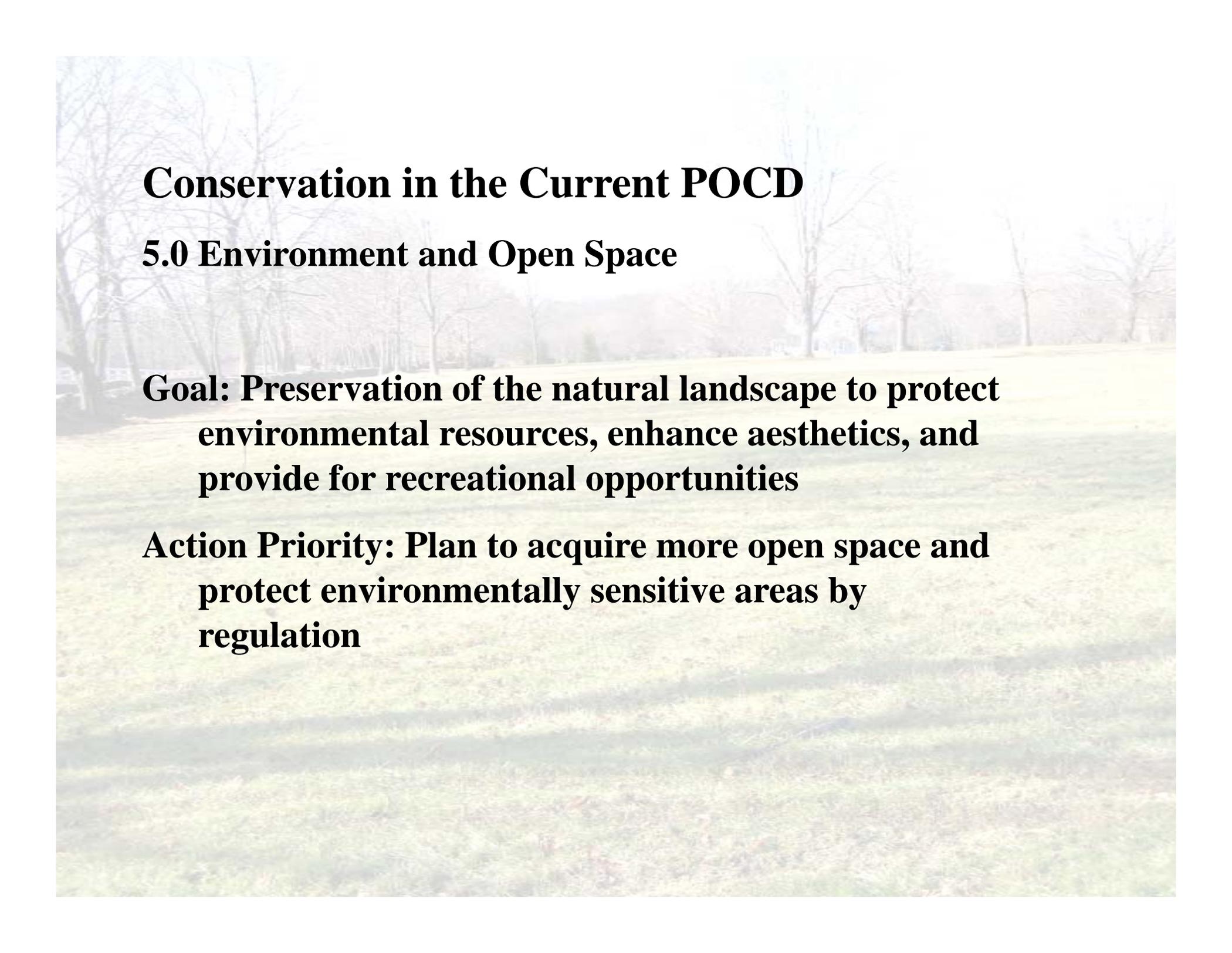




South Western Regional Planning Agency
 As Depicted in the Conservation and
 Development Policies Plan for Connecticut
 2004-2009 Locational Guide Map

- Legend**
- Regional Center
 - Neighborhood Conservation
 - Growth Area
 - Rural Community Center
 - Existing Preserved Open Space
 - Preservation Area
 - Conservation Area
 - Rural Lands
 - Aquifer Protection Area
 - Historic Districts
 - Tribal Settlement Area
 - Rail Stations
 - Rail Line
 - Primary Highways
 - Secondary Highways
 - Local Roads
 - Town Boundary
 - RPO Boundary



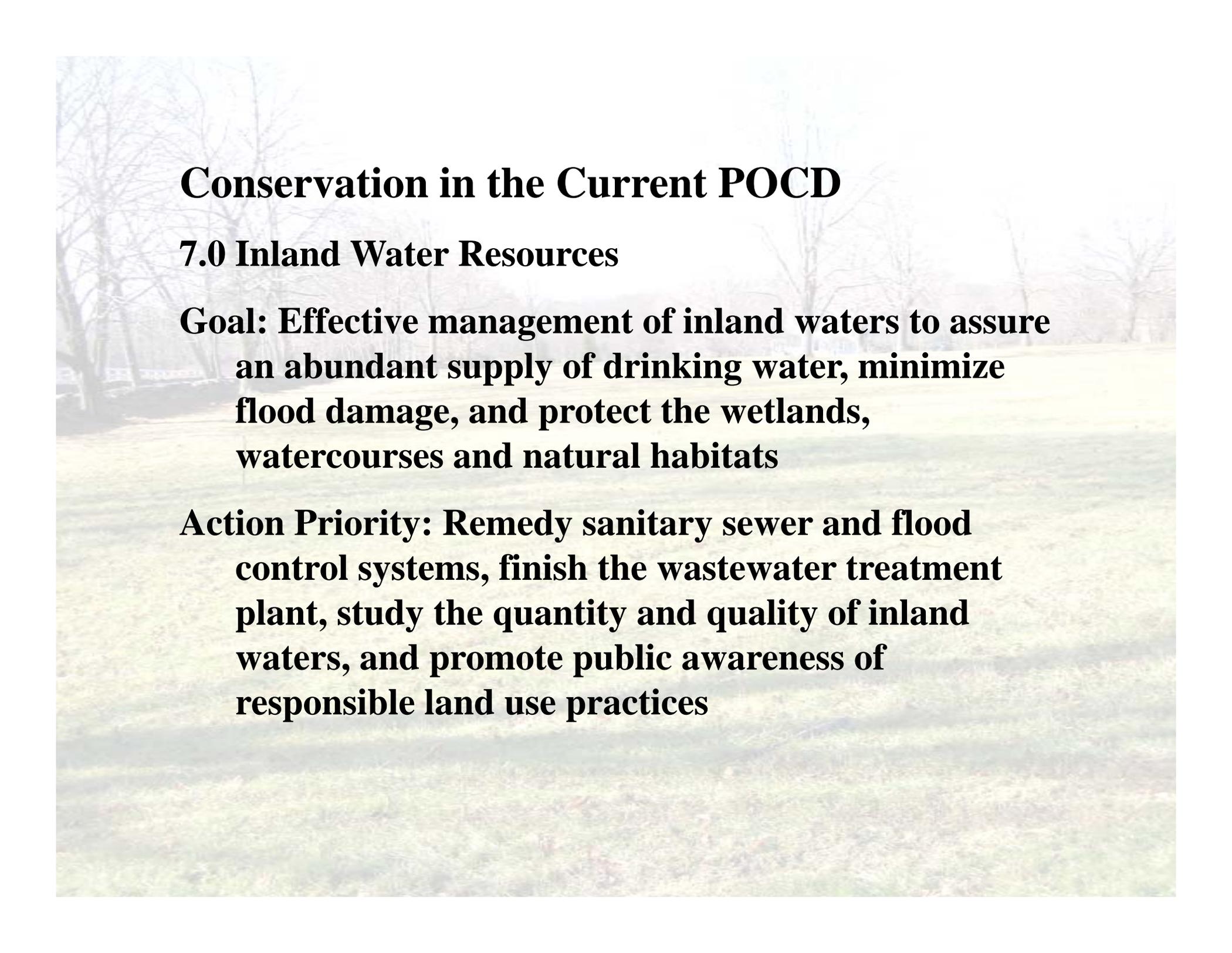


Conservation in the Current POCD

5.0 Environment and Open Space

Goal: Preservation of the natural landscape to protect environmental resources, enhance aesthetics, and provide for recreational opportunities

Action Priority: Plan to acquire more open space and protect environmentally sensitive areas by regulation

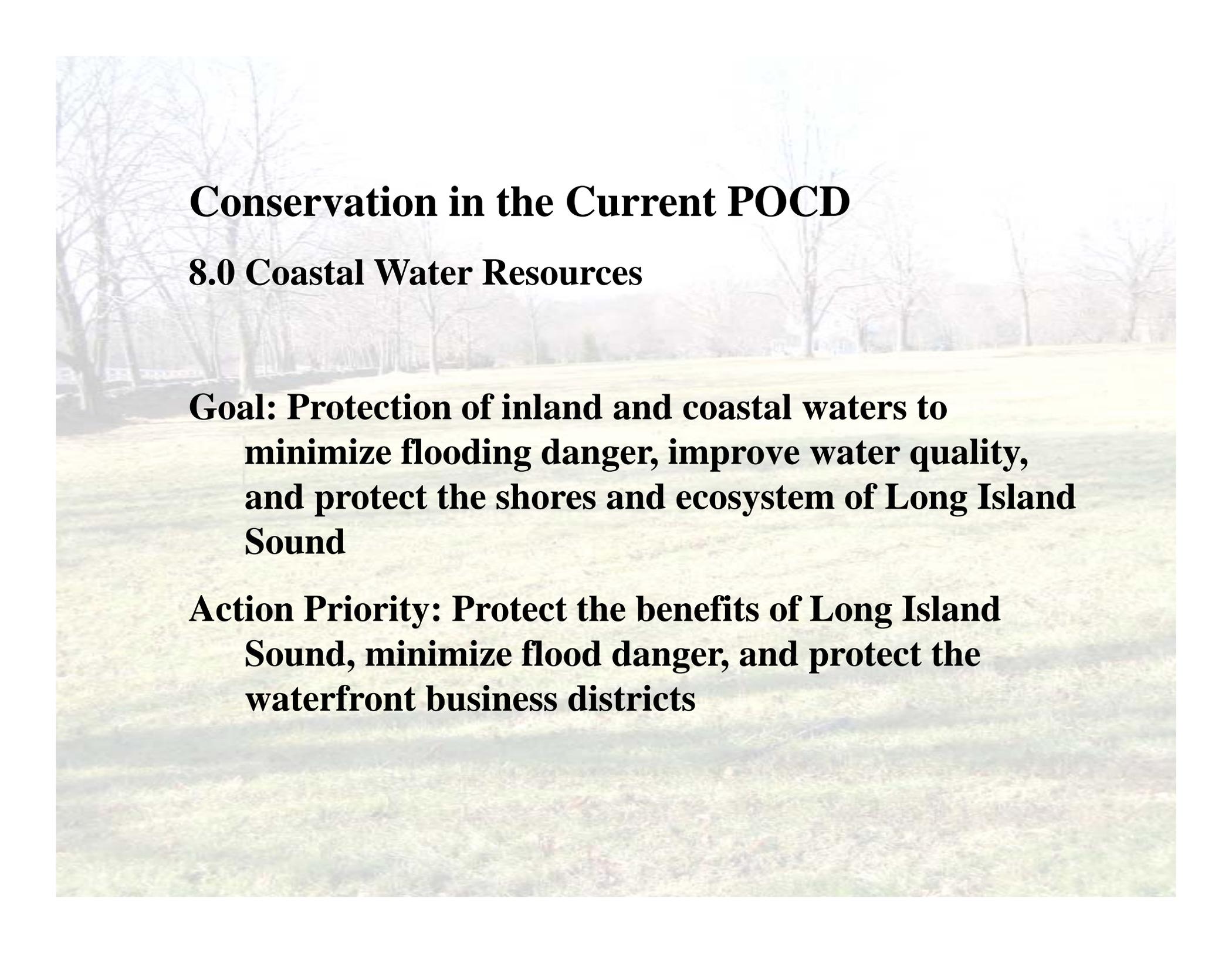


Conservation in the Current POCD

7.0 Inland Water Resources

Goal: Effective management of inland waters to assure an abundant supply of drinking water, minimize flood damage, and protect the wetlands, watercourses and natural habitats

Action Priority: Remedy sanitary sewer and flood control systems, finish the wastewater treatment plant, study the quantity and quality of inland waters, and promote public awareness of responsible land use practices



Conservation in the Current POCD

8.0 Coastal Water Resources

Goal: Protection of inland and coastal waters to minimize flooding danger, improve water quality, and protect the shores and ecosystem of Long Island Sound

Action Priority: Protect the benefits of Long Island Sound, minimize flood danger, and protect the waterfront business districts

Additional Conservation Items that should be added to or given greater emphasis in 2007

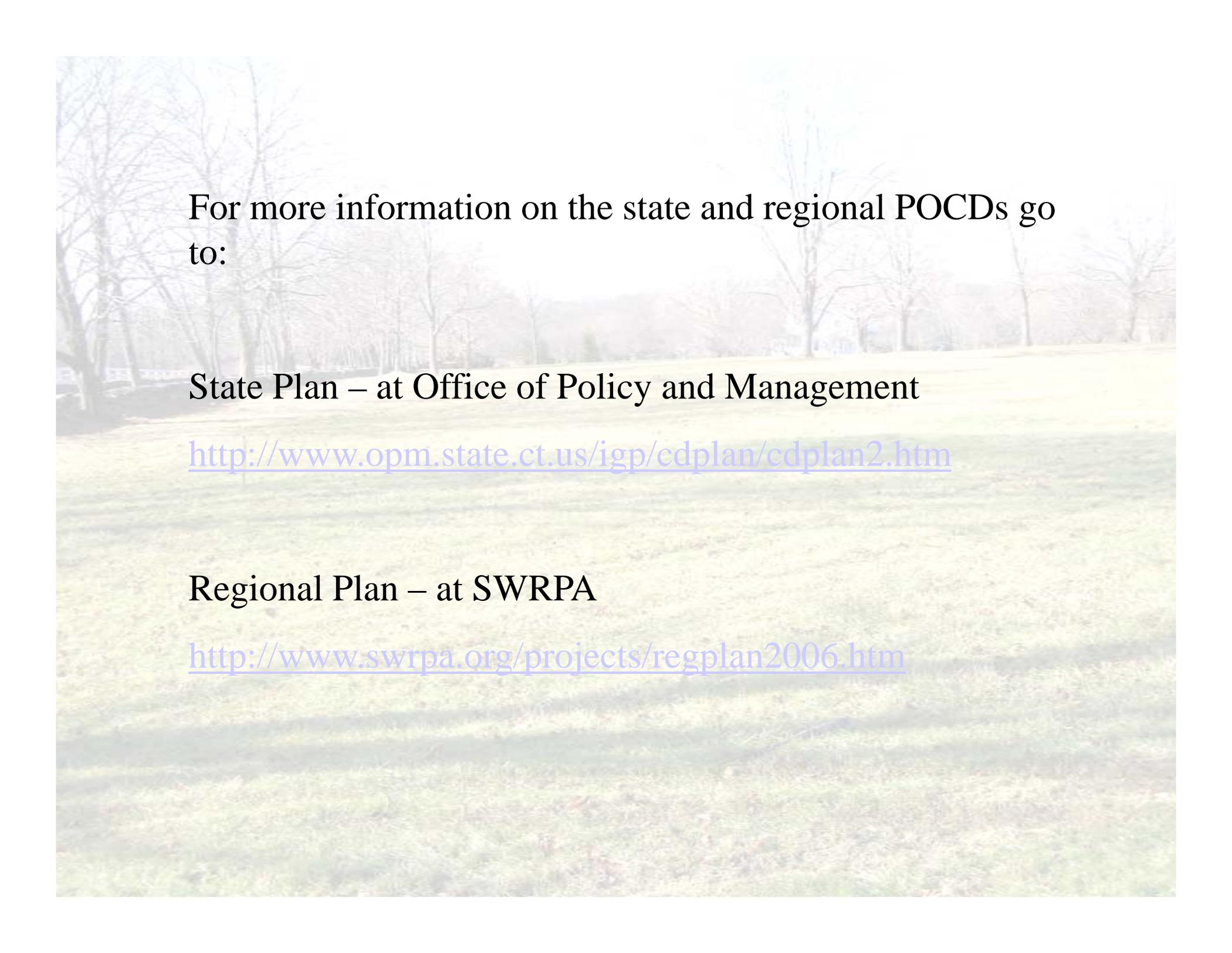
- 1. Green Infrastructure – Community forestry**
- 2. Benthic resources – shellfish, tidal etc**
- 3. Visual/aesthetics**
- 4. Flood- FEMA - increase**
- 5. Noise/light Pollution**
- 6. Energy Conservation – Green Buildings**
- 7. Recycling**
- 8. Enforcement**
- 9. Wildlife Management**
- 10. Quality of set asides – invasives**
- 11. Park plans that include conservation**
- 12. More emphasis on cultural resources**

What's Next?

- ❖ P&Z is in the process of hiring a consultant to lead the planning process – should have on board this spring**
- ❖ A series of public meetings will be held to get input from residents on the plan**
- ❖ The plan will be put together by a committee (P&Z and/or special committee they designate with consultant)**
- ❖ The final draft will be presented at a series of public hearings for adoption by P&Z and RTM**

What can I do to get involved

- ❖ Be prepared – especially if you are with a group – get consensus on message**
- ❖ Attend public meetings – to listen and to give input**
- ❖ Comment on the final draft – don't leave it for others.**



For more information on the state and regional POCDs go to:

State Plan – at Office of Policy and Management

<http://www.opm.state.ct.us/igp/cdplan/cdplan2.htm>

Regional Plan – at SWRPA

<http://www.swrpa.org/projects/regplan2006.htm>