

AGENDA

Steering Committee Meeting #1

Thursday, April 28, 2016, 4:00 p.m. to 5:30 p.m.

at West Haven City Hall, 3rd Floor Conf. Rm., 355 Main Street

At this meeting, we will:

1. Introduce Ourselves
2. Discuss Roles/Responsibilities of the Steering Committee
3. Review the Project Schedule
4. Review the Draft FAQ
5. Look at POCD Requirements, Components, and the Preliminary Table of Contents/Structure of the Plan
6. Discuss Public Engagement Methods/Plan

Included with this agenda are several of the items referred to in the agenda above. You may visit www.planwesthaven.com to see the initial draft of the website for the project, which we will discuss further at the meeting.

The meeting will be facilitated by Neil Desai and Jonas Maciunas of The RBA Group.

DRAFT

FAQ: Frequently Asked Questions

1. What is a Plan of Conservation & Development (POCD)?

A Plan of Conservation and Development (POCD) is a guidance document that sets goals, policies, and priorities for the physical, economic, environmental, and social future of a community. State law requires every municipality in Connecticut to adopt a POCD. This type of document is commonly referred to as a “Master Plan” or “Comprehensive Plan” in other states.

2. Does the City already have a POCD? Why is a new one being developed?

The City’s current POCD was adopted in 2004. Connecticut State law requires that municipalities review their existing POCD and adopt an amended or new POCD at least every 10 years. Besides our City needing to meet the statutory requirements of the state, it is now an opportune time plan for West Haven’s future over the next decade. Several important questions that the POCD might address include:

- *What is the vision for the City’s waterfront? What steps should the City take to revitalize this area?*
- *How can the West Haven Green and surroundings become an even more active and important community hub?*
- *What will it take to improve the connection between the new station and downtown?*
- *As UNH expands, how can this growth be leveraged or shaped so that it also enhances/improves the City?*
- *Route 1 is a key connection to Milford, Orange, and New Haven. Is it performing the way that it should be?*
- *The new Metro-North station has been very successful. How should we integrate anticipated development around it and make connections to downtown and other neighborhoods?*
- *How can Frontage Road be positioned to foster business development and growth?*
- *What are our top priorities?*

3. How does the POCD relate with zoning?

While the POCD itself is not a regulatory document, it does have an important relationship with zoning regulations. Zoning regulations need to be consistent with the goals and policies in a community’s POCD. As such, zoning is an important tool for implementing a community’s POCD. The POCD itself can include recommendations for changing or creating new zoning regulations.

4. Does the State have any specific requirements for a POCD?

Yes. Connecticut General Statute 8-23 details various requirements for a community’s POCD, among them the following:

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- A statement of policies, goals and standards for the physical and economic development of the municipality.
- Recommendations for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and including a map showing such proposed land uses.
- That recommendations be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound.

The Statute also include a list of topics that a POCD may include, such as improvements to public facilities and plan implementation programs. Furthermore, the Statute contains details on requirements during the adoption process for noticing, agency approvals, and public hearings.

5. Who will be involved in creating the POCD?

Through a competitive request for proposal process, the City hired a consulting team led by Norwalk-based The RBA Group (RBA) to help create this plan. RBA's work will be managed directly by the City's Department of Planning & Development.

The Mayor has also convened a POCD Steering Committee comprised of residents, local officials, and other community stakeholders that will meet throughout the planning process with RBA and the City as the planning process moves forward. The Steering Committee will advise on topics such as public outreach and engagement, engaging local institutions, and identifying issues and opportunities.

Ultimately, the City's Planning & Zoning Commission is the body that has the authority to review and adopt the POCD.

6. How can I be involved in the process of developing the POCD?

There will be several avenues through which residents and other stakeholders will be able to participate in the planning process, including online venues and in-person workshops and open houses. The specific methods, details, and schedule will be developed during the month of March, in coordination with the Steering Committee, and finalized in April.

7. What is the timeline for completing the POCD? What happens after the POCD is adopted?

The Plan is expected to take approximately nine months to complete. Once it is adopted, the POCD is a living document that should be periodically reviewed and maintained and, if necessary, revised or amended. Furthermore, the City may prepare more detailed or specific plans for certain districts or neighborhoods, should the need arise.

SUMMARY OF STATE OF CONNECTICUT REQUIREMENTS FOR A PLAN OF CONSERVATION & DEVELOPMENT (POCD)

(excerpts from State of CT Public Act No. 07-239)

In preparing such plan, the commission or any special committee shall consider the following:

- (1) The community development action plan of the municipality, 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 development adopted pursuant to section 8-35a, physical, social, economic and governmental conditions and trends.
- (7) 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.
- (8) The objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, and protection and preservation of agriculture.

Such plan of conservation and development shall

- A. Be a statement of policies, goals and standards for the physical and economic development of the municipality.
- B. Provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate.
- C. Be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent
 - i. To have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and
 - ii. To promote such development patterns and land reuse,
- D. Recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes and include a map showing such proposed land uses.
- E. Recommend the most desirable density of population in the several parts of the municipality.

- F. Note any inconsistencies with the following growth management principles:
- i. Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;
 - ii. Expansion of housing opportunities and design choices to accommodate a variety of household types and needs;
 - iii. Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;
 - iv. Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;
 - v. Protection of environmental assets critical to public health and safety; and
 - vi. Integration of planning across all levels of government to address issues on a local, regional and state-wide basis,
- G. 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.
- H. 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 housing plan 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 preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.

For any municipality that is contiguous to Long Island Sound, such plan shall be:

- A. Consistent with the municipal coastal program requirements of sections 22a-101 to 22a-104, inclusive.
- B. Made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and
- C. Designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound.

Such plan may show the commission's and any special committee's recommendation for:

- (1) Conservation and preservation of traprock and other ridgelines,
- (2) Airports, parks, playgrounds and other public grounds,
- (3) The general location, relocation and improvement of schools and other public buildings,
- (4) The general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes,
- (5) The extent and location of public housing projects,
- (6) Programs for the implementation of the plan, including
 - (A) a schedule,
 - (B) a budget for public capital projects,
 - (C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations,
 - (D) plans for implementation of affordable housing,
 - (E) plans for open space acquisition and greenways protection and development, and
 - (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27,
- (7) Proposed priority funding areas, and
- (8) Any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality.