

FUTURE LAND USE PLAN

7

Overview

The recommendations of each of the preceding chapters are combined into a Future Land Use Plan for New Milford. The Future Land Use Plan is a reflection of the stated goals and recommendations. It is important to note that the Plan is focused on the future – it does not imply that existing houses or businesses must “convert” to the future desired land use.

The Future Land Use Plan and the strategies in this POCD are then compared for consistency with the State Plan and Regional Plan.



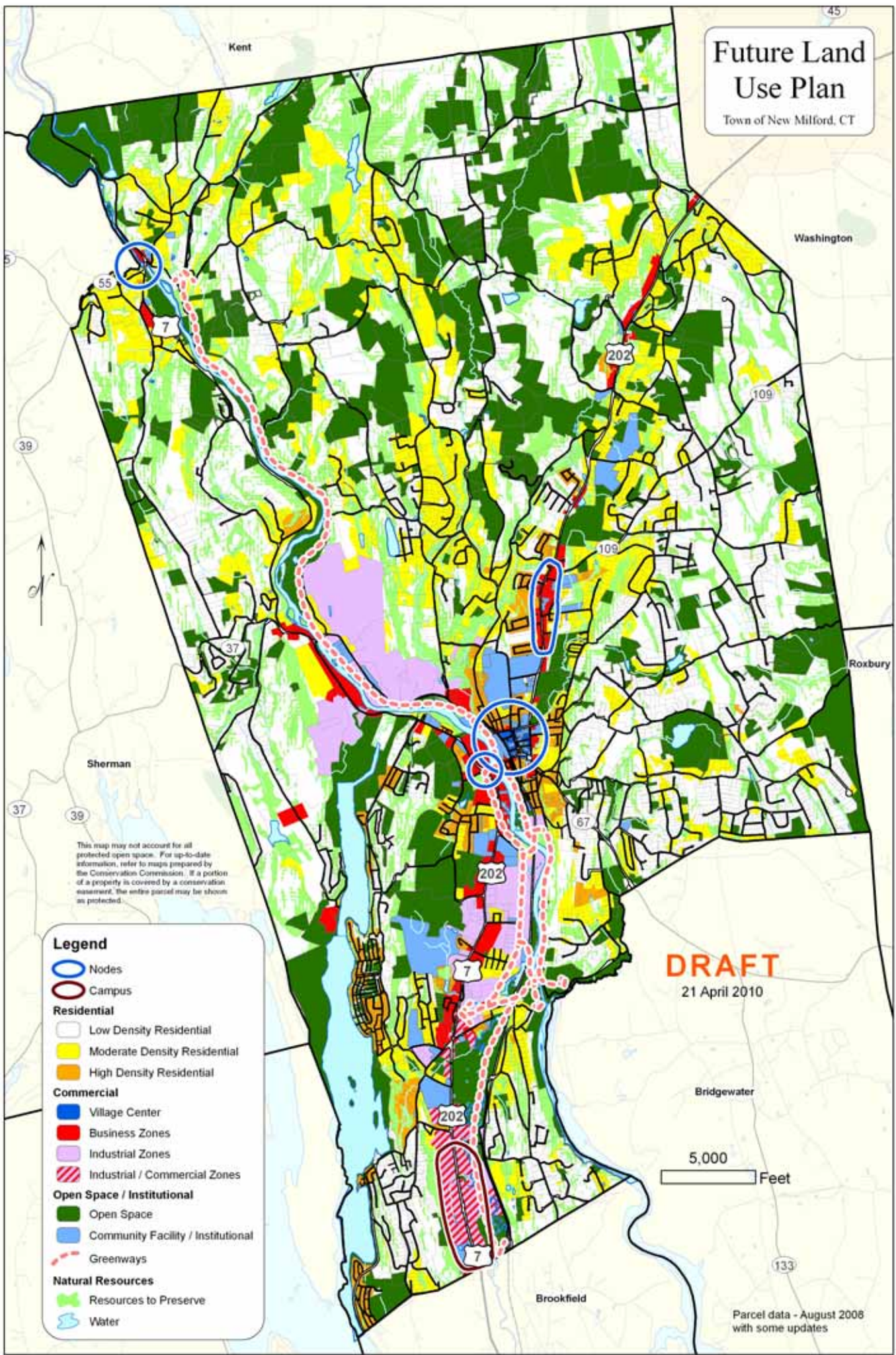
Looking north with Downtown in foreground and the Housatonic River on the left.

Future Land Use Categories

Natural Resources	
Resources to Preserve	Watercourses, wetlands, very steep slopes (> 25%) and 100 year floodplain; represent the highest priorities for preservation.
Residential	
Low Density	Residential development is expected to occur at densities 1 unit per 2 acres or less based on current zoning and ability of soils to support septic systems.
Moderate Density	Where patterns of development would result in typical densities of less than 1 unit per ½ acre to 2 acres.
High Density	Areas with infrastructure where residential densities at greater than 1 unit per half acre is expected to occur.
Business and Other	
Village Center and Nodes	Areas with a mixture of uses in a village setting or with village elements.
Business and Industrial Zones	Areas that have developed or are intended to develop for business or industrial purposes.
Industrial / Commercial Campus	An area for future business development that occurs in a planned campus-like setting.
Open Space and Institutional	
Open Space	Owned by public and private agencies and currently preserved or used for open space purposes and areas that would make a significant contribution to New Milford's open space network if preserved.
Community Facility / Institutional	Existing public facilities and institutional uses.
Greenways	Existing and desired open space corridors or pathways.

Future Land Use Plan

Town of New Milford, CT



This map may not account for all protected open space. For up-to-date information, refer to maps prepared by the Conservation Commission. If a portion of a property is covered by a conservation easement, the entire parcel may be shown as protected.

Legend

- Nodes
- Campus
- Residential**
 - Low Density Residential
 - Moderate Density Residential
 - High Density Residential
- Commercial**
 - Village Center
 - Business Zones
 - Industrial Zones
 - Industrial / Commercial Zones
- Open Space / Institutional**
 - Open Space
 - Community Facility / Institutional
- Greenways
- Natural Resources**
 - Resources to Preserve
 - Water

DRAFT
21 April 2010

5,000 Feet

Parcel data - August 2008
with some updates

Back of Future Land Use Plan

Consistency with State and Regional Plans and Policies

In accordance with Connecticut General Statutes Section 8-23, the New Milford POCD was compared to:

- 2005-2010 Conservation and Development Policies Plan for Connecticut;
- 2009 Regional Plan of Conservation and Development (prepared by HVCEO); and,
- State Growth Principles.

State and Regional Plan Maps

The State and Regional maps are displayed on the following pages. The categories are summarized here.

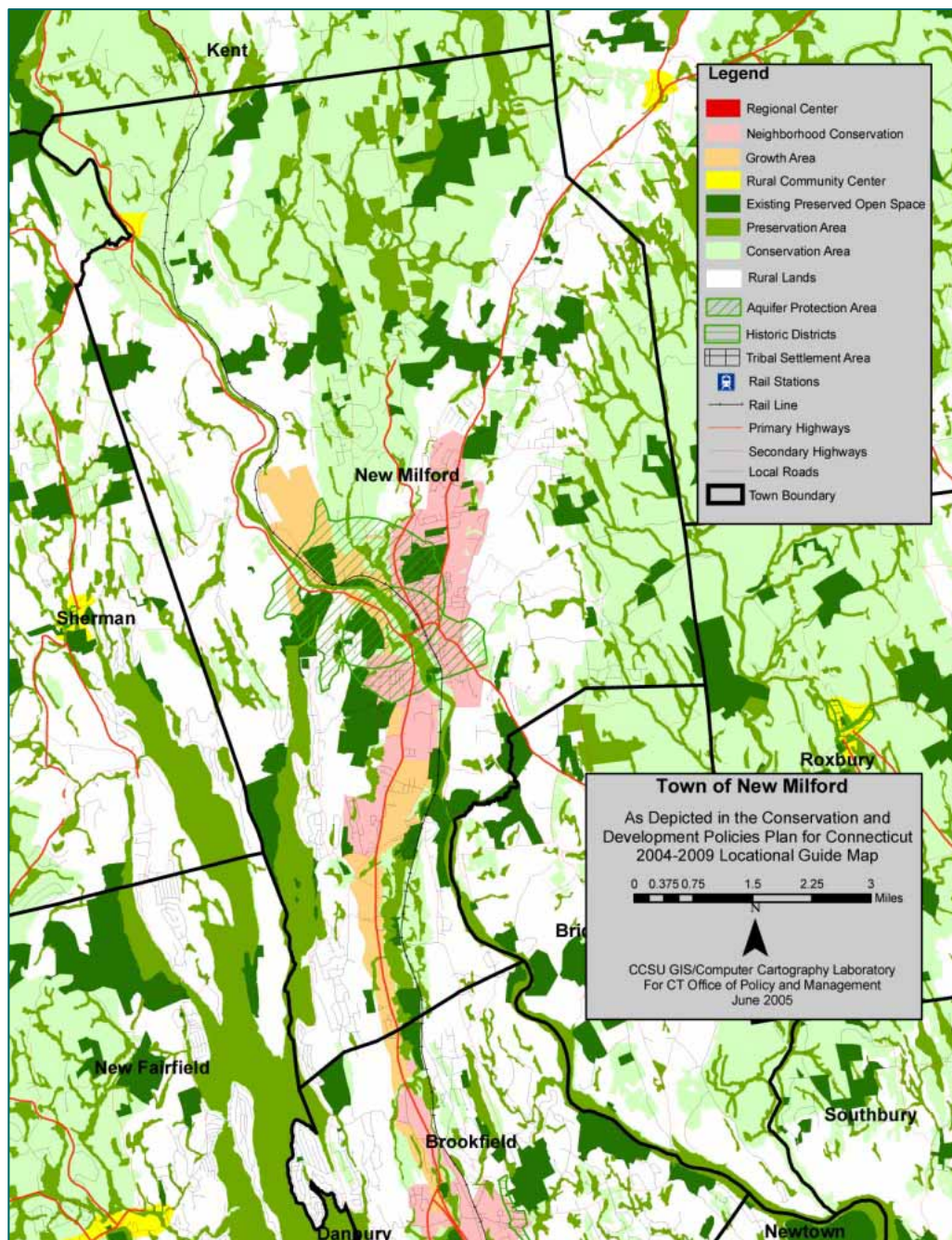
State Policy Areas

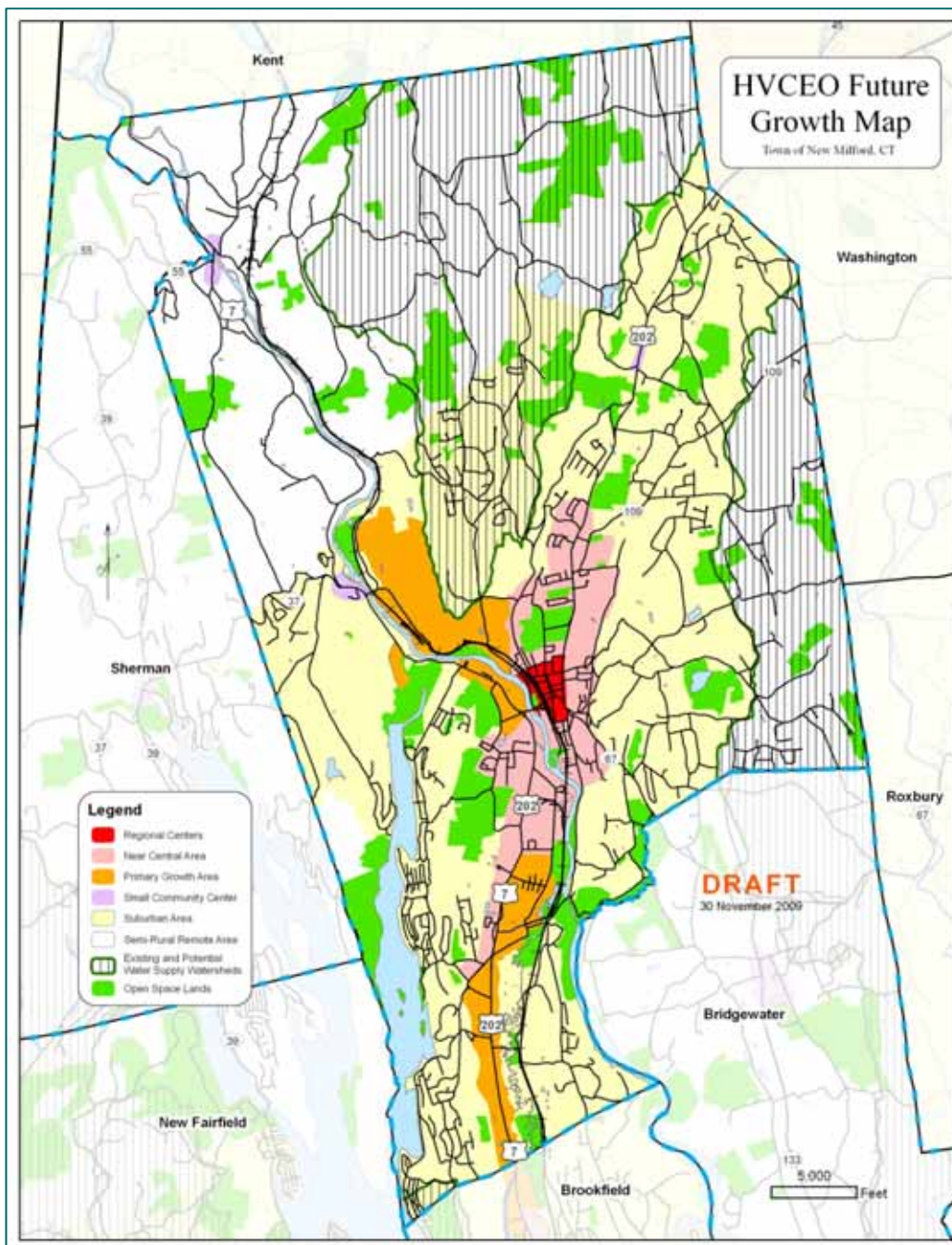
- Neighborhood Conservations Areas – Promote infill development and redevelopment in areas that are generally built up.
- Growth Areas – Support staged urban-scale expansion in areas suitable for long-term economic growth that are currently not built up, but have existing or planned infrastructure.
- Rural Community Centers – Promote concentration of mixed-use development within a village center setting.
- Existing Preserved Open Space – Public and quasi-public land dedicated for open space purposes.
- Preservation Areas – Protect significant resource, heritage, recreation, and hazard-prone areas by avoiding structural development, except as directly consistent with the preservation value.
- Conservation Areas – Plan for the long-term management of lands that contribute to the State’s need for food, water and other resources and environmental quality by ensuring that any changes in use are compatible with the identified conservation value.
- Rural Lands – Protect the rural character of these areas by avoiding development forms and intensities that exceed on-site carrying capacity for water supply and sewage disposal, except where necessary to resolve public health concerns.

Regional Policy Areas

- Regional Center – Central and compact areas containing traditional core business and housing along with institutional services and facilities of regional significance.
- Near Central Areas – Already largely built up that have near central, energy efficient locations. Growth potential for mixed uses and some housing at 3 or more units per acre.
- Primary Growth Area – Usually adjacent to or extension of regional centers and near central areas, but less centralized. Has vacant land for development and capable of being served by infrastructure. Growth potential for mixed uses, some housing at 3 or more units per acre.
- Small Community Center – Best for the grouping of relatively higher intensity uses deemed necessary by the municipality.
- Suburban Area – Lower density, non-central developing areas, generally not served by water or sewer. Plan for overall density of 1 to 2 acres (at least 2 acres if in existing or potential water supply watersheds), encourage conservation subdivisions.
- Semi-Rural Remote Area – Outlying areas where densities even less than the minimums needed to sustain on-site sewage disposal are reasonable to resist growth pressures better channeled to less remote locations.
- Existing and Potential Water Supply Watersheds – As designated in State or municipal plans.
- Open Space Lands

The New Milford POCD is generally consistent with the State and Regional Plan Maps. The POCD guides future business growth generally to those areas identified by the State and Region as suitable for growth. Exception are the small pockets of rural businesses in Northville, which are not accounted for on the State or Regional Map. But these are rural business uses that tend to be smaller scale and do not require the extension of utilities and are therefore compatible with the Rural classification. The POCD also supports future higher density housing in areas near Downtown, along major arterials, and served by infrastructure.





State Growth Principles

The New Milford Plan of Conservation and Development has been evaluated for consistency with the six State Growth Principles.

State Growth Principle	New Milford POCD
Principle 1 - Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure.	FINDING - Consistent The New Milford POCD supports the continuation of Downtown as a hub of activity. Growth is encouraged in areas with existing water, sewer and transportation infrastructure.
Principle 2 - Expansion of housing opportunities and design choices to accommodate a variety of household types and needs.	FINDING - Consistent The POCD promotes housing options and choices through the continued support of efforts by non-profit groups to provide housing, and additional strategies.
Principle 3 - Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.	FINDING - Consistent The POCD encourages business development in appropriate areas such as Downtown and along Route 7.
Principle 4 - Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands.	FINDING - Consistent The POCD provides strategies to protect natural resources, preserve open space, protect farms, and preserve community character, including historical resources.
Principle 5 - Protection of environmental assets critical to public health and safety.	FINDING - Consistent The POCD provides strategies for protecting natural resources, particularly water resources, in addition to other environmental assets.
Principle 6 - Integration of planning across all levels of government to address issues on a local, regional and state-wide basis.	FINDING - Consistent The POCD can be used to coordinate efforts with adjacent communities, regional organizations, and the State. Coordination and cooperation between town boards and commissions and non-profit entities will be critical.

Regional Policies

The New Milford Plan of Conservation and Development has been evaluated for consistency with growth principles contained in the Regional Plan.

Regional Plan Principles

Principle 1 - Municipalities should balance and complement one another within a regional context as recommended by the Responsible Growth definitions and Future Growth categories of this plan.

Principles 2 and 3 - Encourage efforts to provide adequate, high quality water supplies to the Region; protect the long term health of the region's water resources.

Principle 4 - Encourage coordination between local water pollution control authorities, which guide the geographic extent of local sewer development, and local planning commissions, as they prepare the municipal plan of conservation and development.

Principle 5 - Develop a transportation network for our growing region that is consistent with well planned patterns of land development and that effectively integrates energy conservation, air quality goals, environmental quality, and environmental integration.

Principle 6 – Update town plans and land use regulations to curb energy use and moderate global warming

Principle 7 – Expansion of housing opportunities and design choices to accommodate the region's variety of household types and needs.

Principle 8 – Diversified economic growth producing quality jobs and tax revenue, well coordinated with other regional elements.

New Milford POCD

FINDING - Consistent

New Milford is a regional sub-center that provides jobs, goods, and services to local and regional residents and the POCD supports a continuation of this role. The POCD also accounts for protecting resources that are critical to the well-being of the region (e.g., water) and supports the provision of housing for the region's residents and workers.

FINDING - Consistent

The POCD promotes water quality protection by reducing storm water flows and other measures and the continued protection of current and future public supplies. The POCD supports the continued protection of Candlewood Lake, the Housatonic River and other water resources.

FINDING - Consistent

The POCD highlights the importance of ensuring that sewer service area expansions do not induce growth in locations and densities that are inconsistent with the POCD.

FINDING - Consistent

The POCD supports transit options, including the re-establishment of passenger rail service and expansion of bus service. The POCD also outlines a context-sensitive approach to road classification.

FINDING - Consistent

The POCD supports patterns of development that focus residential and business growth in central areas and areas served by existing or planned public transportation.

FINDING- Consistent

The POCD promotes housing options and choices through the continued support of efforts by non-profit groups to provide housing, and additional strategies.

FINDING- Consistent

The POCD encourages business development in appropriate areas, to enhance businesses zones, and to maintain and enhance the Downtown as a hub of civic, business, and residential activity.

Regional Plan Principles

Principle 9 – Preserve ample open space and develop recreational opportunities for the Region’s future population.

Principles 10 and 11 – Reintroduce into municipal zoning codes some controlled mixing of compatible land uses in select locations. Use this technique as part of transit oriented development to increase the market for rail passenger service. Reinforce, intensify, and foster mixed-use neighborhoods at existing and proposed passenger rail stations.

Principle 12 – To significantly increase sidewalk development and improve pedestrian amenities in the Region, especially in coordination with mixed use and transit oriented developments.

New Milford POCD

FINDING- Consistent

The POCD promotes the preservation of open space and greenways, continuing efforts to acquire open space and create greenways, and managing and maintaining existing open space areas.

FINDING- Consistent

The POCD supports mixed uses Downtown, which is served by bus service and may be served in the future by passenger rail service.

FINDING-Consistent

The POCD supports improving the viability of walking and bicycling around town.