



KENT CONNECTICUT
2012 PLAN OF CONSERVATION AND DEVELOPMENT

STATE OF OUR TOWN
CONDITIONS AND TRENDS

June 2010



KENT PLANNING AND ZONING COMMISSION

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STATE OF OUR TOWN

INTRODUCTION AND OVERVIEW

INTRODUCTION

Connecticut General Statutes Section 8-23 requires that Connecticut municipalities “prepare or amend and ... adopt” a Plan of Conservation and Development at least once every ten years. Kent last adopted a comprehensive Plan in 2001 and readopted it in 2004.

The Statutes provide a series of guidelines and requirements for the Plan of Conservation and Development, as summarized in Tables 1 and 2. Recent Statutory amendments provide for potential fiscal penalties, in the form of disqualification for discretionary State grant funding, to Towns without a current Plan.

The Kent Planning and Zoning Commission has undertaken the preparation of a new Plan of Conservation and Development not only to comply with statutory guidelines, but also to continue the Town’s forward thinking to manage growth and sustain the small town values that define Kent.

This *State of Our Town Report* represents the first step in the planning process, providing an update on demographic, housing, economic and fiscal, environmental, and other conditions and trends.

Table 1: Statutory Issues for Municipal Plans

- Affordable Housing; Surface and Ground Drinking Water Supplies; Development Patterns; Physical, Social, Economic and Governmental Conditions and Trends; Energy-efficiency; Agriculture.
- Physical and Economic Development; Public Accessways; Compact, Transit Accessible, Pedestrian-oriented Mixed Use Development Patterns; Proposed Land Uses; Desirable Density of Population; Housing Choice
- Ridgelines; Airports, Parks, Playgrounds and Other Public Grounds; Schools and Other Public Buildings; Public Utilities and Terminals; Public Housing Projects
- Implementation of the Plan: Schedule; Capital Budget; Enactment and Enforcement of Controls, Codes, and Safety Regulations; Implementation of Affordable Housing; Open Space and Greenways Protection and Development; Plans for Corridor Management Areas; Proposed Priority Funding Areas; and Any Other Recommendations

OVERVIEW

As detailed in this *State of Our Town Report*, Kent has undergone several changes over the past ten years. Like many Connecticut Towns, Kent faces continued pressure from residential development that can threaten the scenic, natural, historic and environmental resources that are highly valued by the community. At the same time, Kent supports a vibrant and economically important commercial village that provides the community with shopping, social, and cultural opportunities that are highly valued by residents and visitors.

Additionally, recent changes to the Statutes concerning municipal Plans will require consideration of “growth management principles” as summarized in Table 2. Several of these principles address issues of limited relevance to small communities such as Kent; however, the 2011 Plan will consider these principles and apply them where appropriate.

Finally, in the nearly ten years since the current Plan was adopted, the State and the Country have encountered new or renewed challenges that have implications for even small towns like Kent.

These and other developments clearly warrant a renewed look at the goals and objectives that will guide Kent’s future, as well as revisions and updates to the strategies and actions necessary to achieve those goals.

Kent has been diligent in preparing and updating plans for the Community dating to 1975 with revisions in 1989 and 2001. These Plans provide additional guidance for preparing the 2011 Plan.

Table 2: Statutory Growth Management Principles

- Redevelopment and Revitalization of Commercial Centers and Areas of Mixed Land Uses with Existing or Planned Physical Infrastructure
- Expansion of Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
- Concentration of Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options and Land Reuse
- Conservation and Restoration of the Natural Environment, Cultural and Historical Resources and Existing Farmlands
- Protection of Environmental Assets Critical to Public Health and Safety
- Integration of Planning Across All Levels of Government to Address Issues on a Local, Regional and State-wide Basis



Pictures Source: Kent Visual Inventory



WHY WE PLAN

A Plan of Conservation and Development is an advisory document, intended to guide the Town's responses to statutory mandates, land use controls, municipal investments, and other Town functions. At the same time, a Plan provides a community with an understanding of the assets and resources that establish its character and the quality of life that its residents embrace.

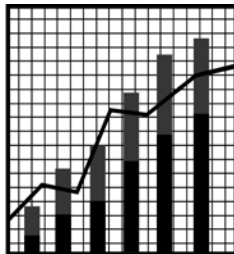
A current Plan is necessary for the evaluation of public improvements and the municipal purchase or disposal of property. The Planning and Zoning Commission must evaluate such proposals in the context of the Plan of Conservation and Development and issue a report endorsing or rejecting such action.

Similarly, proposed new or revised zoning regulations or districts must be reviewed by the Planning and Zoning Commission for consistency with a current Town Plan. Additionally, some grant programs also require proposals to conform to the local Plan.

A recent statutory change increases the importance of having a current Plan. Beginning in 2012, towns without a current Plan may not be eligible for discretionary State funding, such as Small Town Economic Assistance Program grants and Open Space Acquisition grants. This creates a powerful incentive for Towns to maintain a current Plan.

And finally, preparation of a Plan of Conservation and Development provides an opportunity for a community to reassess its overall goals, engage and inform the current residents, and reaffirm the community's commitment to preserving and sustaining the Town's defining qualities.





STATE OF OUR TOWN DEMOGRAPHICS

Demographic conditions and trends, concerning numbers, age, distribution and other population characteristics, provide important guidance for issues that must be addressed by planning.

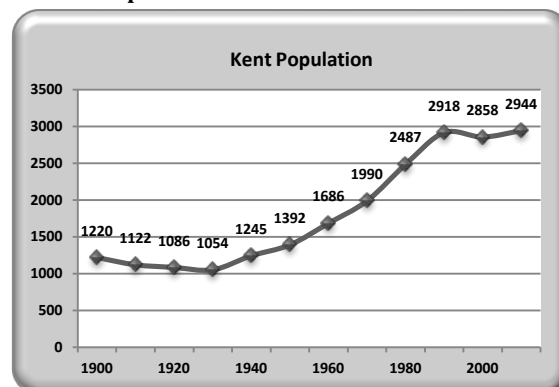
POPULATION GROWTH

Kent's population has grown steadily since the 1950's, following the post-war pattern experienced by many suburban areas of the country (see Table 3 and Charts 1 and 2, below). In 2000, Kent's population was 2,858 residents in 1,143 households, for an average household size of 2.43 (US Census 2000).

There are a variety of reasons for the continuation of this trend into the 1990's and the 21st century in towns like Kent, not the least of which is the basic desire of homeowners to live in an attractive, conveniently located, and comfortable community. Other quality-of-life factors, such as schools, public safety, and cultural and recreational amenities also contribute to the popularity of small towns.

Kent's growth rate between 2000 and 2008 is compared to several area towns in Figure 4 (page 17).

Chart 1: Population



Source: US Census; Connecticut DPH

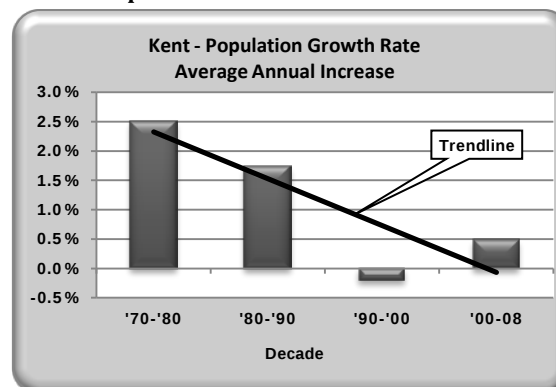
Although Kent's population has increased by nearly 20% (457 residents) since the 1980 census, the average annual growth rate has actually declined since the 1980s, as shown on Chart 2.

Table 3: Kent's Growth

Year	Population	Change by Decade
1900	1220	
1910	1122	- 8.03%
1920	1086	- 3.21%
1930	1054	- 2.95%
1940	1245	18.12%
1950	1392	11.81%
1960	1686	21.12%
1970	1990	18.03%
1980	2487	24.97%
1990	2918	17.33%
2000	2858	- 2.05%
2010	2979	4.20%

Source: US Census

Chart 2: Population Growth Rate



Source: US Census; Connecticut DPH

POPULATION PROJECTIONS

Population growth projections, while often somewhat speculative, are nonetheless essential to provide a framework for town planning. The State of Connecticut State Data Center at the University of Connecticut has recently published growth rate projections for Connecticut towns. Tables 4 and 5 and Charts 3 and 4 show Kent's projected population and growth rates for 5-year increments through 2030. Kent's population is projected to increase slightly over the next 25 years, although at a declining rate.

However, the projections from the Connecticut State Data Center appear to understate near term population growth for Kent: the projected 2010 population of 2,857 is below the actual US Census figure of 2,979. The CtSDC is expected to update its projections; therefore, these projections should only be considered reference estimates.

As projected for most Connecticut communities, and the State as a whole, Kent is expected to see an increase in the number of residents 65 and older over the next 20 years. Also like many Connecticut towns, Kent may expect to lose 20 – 34 year olds over the next 25 years. Table 6 and Chart 5 illustrate these trends.

Table 7 and Chart 6 show the residency history of people living in Kent. Interestingly, over 50% of residents in 2000 moved into or within Kent over the previous 10 years.

Chart 7 compares Kent's projected population growth rate with that of the State as a whole.

The population projection data presented here are taken from the Connecticut State Data Center (CSDC) *2010-2030 Population Projections*, published in 2007. The CSDC description of the projections is provided below. Historic and current population data is from the US Census and the Connecticut Department of Public Health (CTDPH).

Population projection data source: Rodriguez, Orlando, 2007. [Kent, CT Population Projection from 2010 to 2030 by Age, Ethnicity and Sex Distributions](#), Connecticut State Data Center, University of Connecticut, Storrs, Connecticut

Historic and Actual population data source: US Census, Connecticut Department of Public Health

From the introduction to *CT Population Projection from 2010 to 2030 by Age, Ethnicity and Sex Distributions*: "The calculations and assumptions that form the basis for these population projections are drawn from historical patterns of population change. Thus, these projections reveal how populations may evolve over the next twenty-five years - if these historical patterns continue to hold true. However, there is no guarantee that the projected trends will occur. A host of external influences, such as public policy initiatives at the state and federal levels or significant shifts in economic structure, may lead to new patterns of change in the population."

KENT: THE STATE OF OUR TOWN

Table 4: Kent Population Projections

Year	Population
2010*	2,979
2015	3,213
2020	3,377
2025	3,484
2030	3,525

*Actual 2010 US Census

Table 5: Kent Growth Rate Projections

Year	Five Year Growth Rate
2000 - 2005	3.68%
2005 - 2010	5.72%
2010 - 2015	5.52%
2015 - 2020	5.11%
2020 - 2025	3.18%
2025 - 2030	1.18%

Table 6: Kent Historic and Projected Age Distribution

Age Group	1990	2000	2030
0-19	757	521	795
20-34	539	720	455
35-64	1185	842	1092
65+	437	503	983

Table 7: Year of Residency Establishment

Year	Percent	Number
1990 - 2000	53%	603
1980 - 1989	22%	246
1970 - 1979	10%	118
1969 or earlier	15%	176
Total		1143

Source: US Census 2000

Chart 3: Projected Population

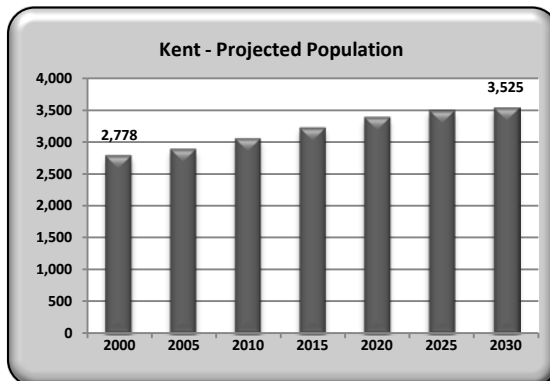


Chart 4: Project Population Growth Rate

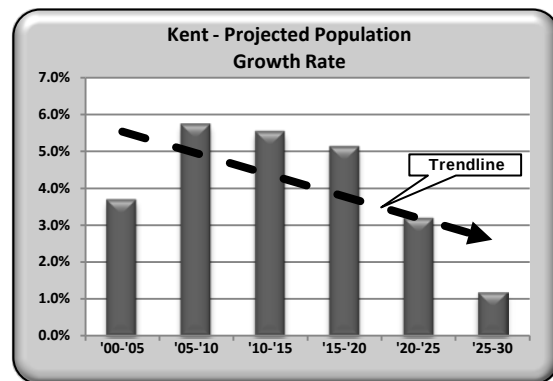
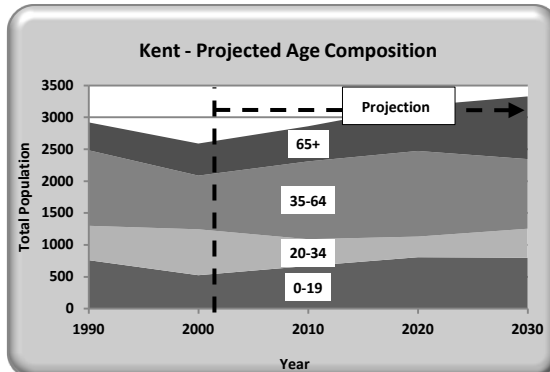


Chart 5: Projected Age Composition



Sources: CSDC; US Census; CTDPH

Chart 6: Year Householder Moved

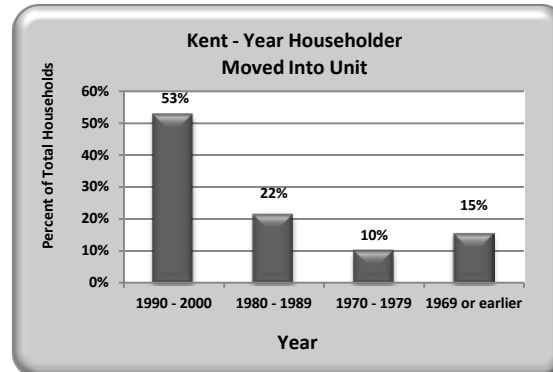
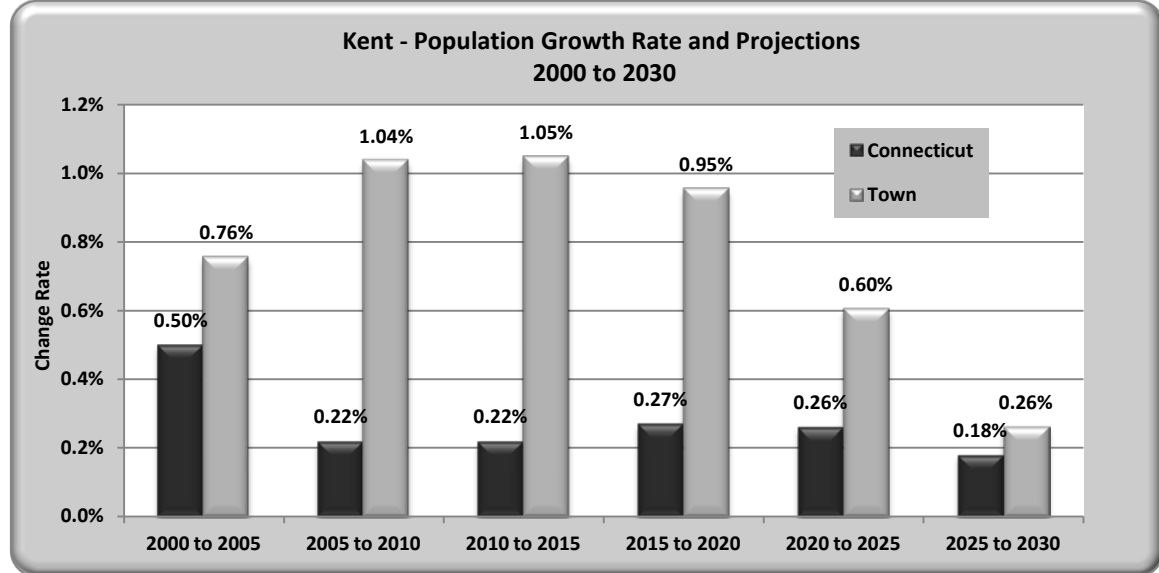


Chart 7: Population Growth Rate and Projections



Source: Connecticut State Data Center

POPULATION DENSITY

As a rural community, Kent exhibits one of the lowest population densities in the State, ranking 162nd out of 169 Connecticut towns. Table 8 compares Kent's population density to several other area towns.



Table 8: 2009 Population Density

Town	Persons/ Sq.Mi.	2000-2008 Population Growth
New Milford	460	4.49%
Washington	96	1.70%
Salisbury	69	-0.48%
Kent	61	3.01%
Warren	53	10.45%
Sharon	51	1.55%
Norfolk	36	-0.78%
Cornwall	32	3.28%

Source: OPM Municipal Fiscal Indicators; Population Division, US Census

SCHOOL ENROLLMENT

Anticipating the need for education facilities and resources is an important component of long range municipal planning. Kent is part of the six-town Region 1 school district. K – 8 grade education is provided at the Kent Center School and grades 9 – 12 attend the Region 1 Housatonic Valley High School.

In addition to planning for school facility needs, municipal facility and fiscal planning considerations benefit from an understanding of anticipated student populations.

Recent trends and projections throughout Connecticut appear to indicate declining student-age populations in many towns. The current enrollment at the Kent Center School is 268 pupils (March 2010).

Enrollment projections for the Region 1 school system have been prepared for the administration by the New England School Development Council. Table 9 summarizes the historic and projected enrollments for the Kent Center School and the Housatonic Valley Regional High School. These data are illustrated on Chart 8. The full report of NESDEC should be consulted for additional details.

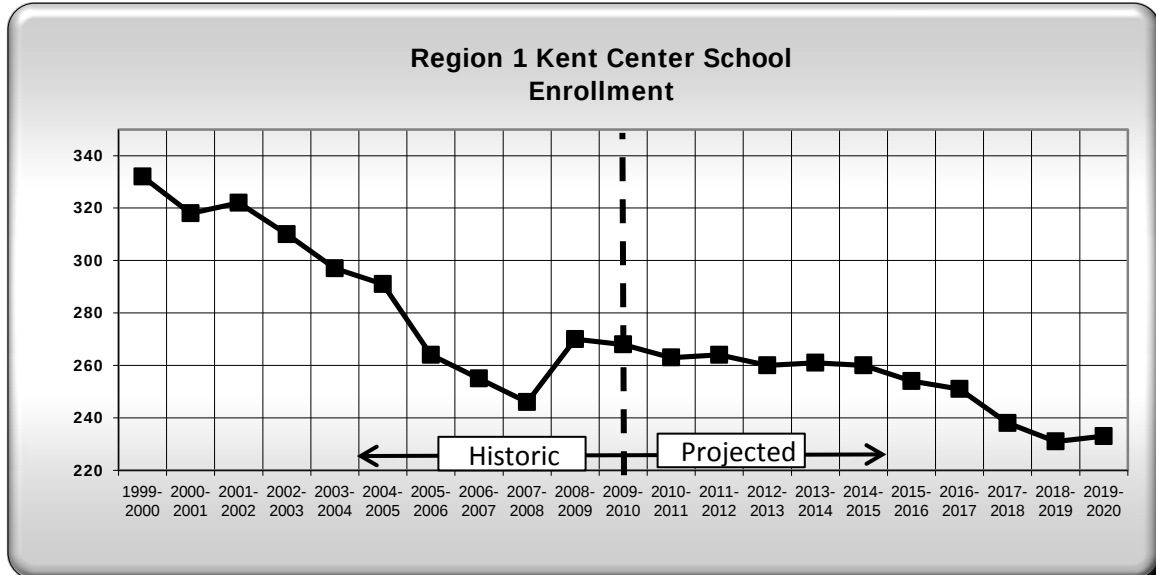
A typical concern about new housing development is the potential educational costs associated with new students. According to a recent study by the Rutgers University Center for Urban Policy Research (*Residential Demographic Multipliers*, Rutgers University, Center for Urban Policy Research 2006), in Connecticut the average number of school age children in a four bedroom detached single family dwelling is 1.07 and in a three bedroom unit it is 0.66.

Table 9: Region 1 School Population

School Year	Enrollment	
	Kent Center School	Housatonic Regional School
1999-2000	332	558
2000-2001	318	559
2001-2002	322	565
2002-2003	310	586
2003-2004	297	596
2004-2005	291	610
2005-2006	264	626
2006-2007	255	561
2007-2008	246	556
2008-2009	270	557
2009-2010	268	509
2010-2011	263	511
2011-2012	264	477
2012-2013	260	444
2013-2014	261	453
2014-2015	260	442
2015-2016	254	451
2016-2017	251	451
2017-2018	238	441
2018-2019	231	459
2019-2020	233	453

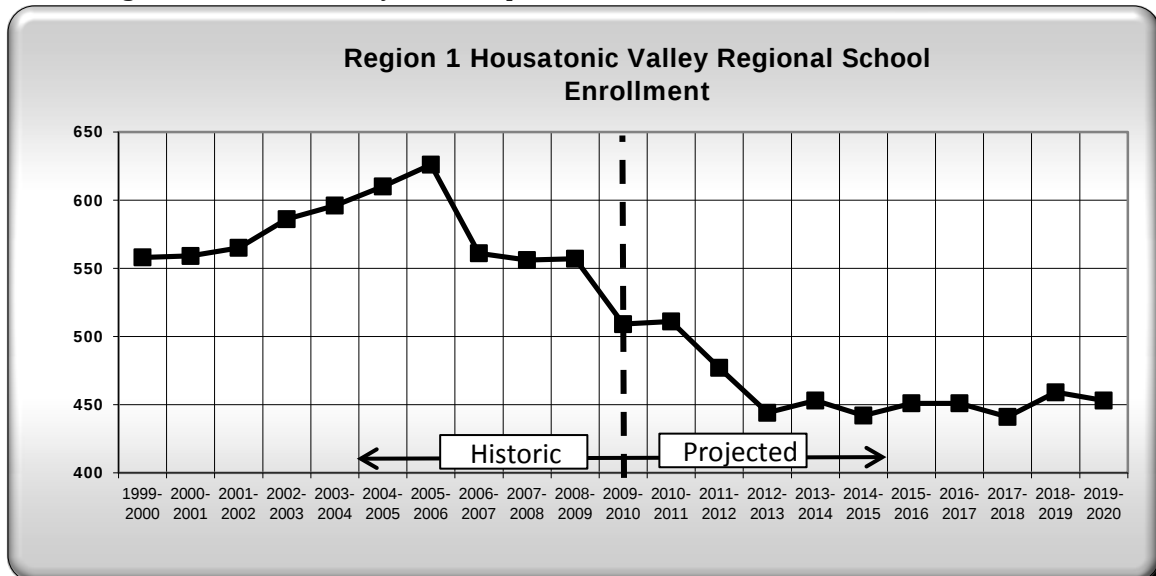
Source: NESDEC Projections 2010

Chart 8: Region 1 Kent Center School Population



Source: NESDEC, Region 1 Schools 2010

Chart 9: Region 1 Housatonic Valley School Population



Source: NESDEC, Region 1 Schools 2010

INSTITUTIONAL AND SEASONAL POPULATIONS

The several private schools and private camps and institutions in Kent contribute a significant increase to the Town's population not reflected in Census figures. Data summarizing these populations, including staff, are provided in Table 10.

Table 10 shows that institutions, including private schools, add up to 1,300 people to the Town's population over the school year, approximately 750 people for seasonal facilities, and 6,000 to 7,000 attendees at 2 – 3 day events during summer months. Although these populations are typically less mobile or are of very short duration, they do create demands on municipal facilities and services and should be considered in the Town Plan.

Table 10: Institutional and Seasonal Populations

Institution	Population
Kent School	631
South Kent School	196
Marvelwood	213
High Watch	80
Specialty Care	200
Club Getaway	750
Jazz Festival (3 days)	+/- 4,500
Film Festival (3 days)	+/- 1,500
Litchfield Antiques Show (2 days)	+/- 500

Source: Websites; Interviews

*STATE OF OUR TOWN***HOUSING**

For small towns like Kent, housing is a major issue. New housing developments, while infrequent, can have impacts on neighborhoods, infrastructure needs, and municipal services. From a different perspective, high housing cost precludes many from living in Kent, threatening the long term social and economic vitality of the community. It is important, therefore, to closely monitor housing conditions and seek strategies to address these and other related issues.

HOUSING DATA AND TRENDS

Like most Connecticut towns, Kent has experienced a slowdown in residential development as the housing market has consolidated. As Table 11 shows, annual permits for new houses have dropped from a high of 30 in 1995 to seven in 2009, averaging 13 over the past 19 years.

Table 12 and Charts 10 - 13 summarize housing characteristics from the 2000 Census and local data. For historic perspective, Chart 9 shows the history of residential development in Kent, clearly reflecting the post-World War II suburban boom and the economic cycles experienced since then.

Table 12: Housing Characteristics**2000**

Occupied Housing Units	1,143
Owner Occupied	836
Renter Occupied	307
Average Household Size	2.43
% Single Occupant	28.3%

1990

Occupied Housing Units	1,153
Owner Occupied	751
Renter Occupied	402
Average Household Size	2.42
% Single Occupant	26.4%

Source: US Census 2000

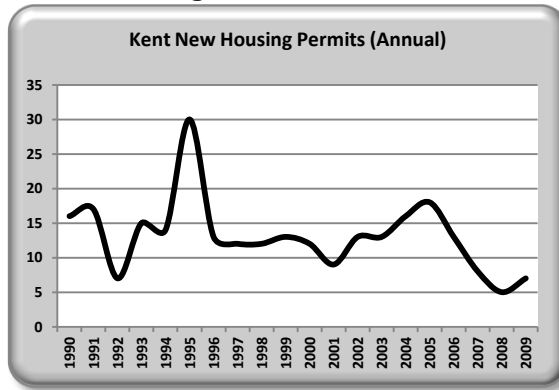
Table 11: New Home Building Permits

Year	Number
1990	16
1991	17
1992	7
1993	15
1994	14
1995	30
1996	13
1997	12
1998	12
1999	13
2000	12
2001	9
2002	13
2003	13
2004	16
2005	18
2006	13
2007	8
2008	5
2009	7
Average	13

Source: DECD Annual Housing Permit Data by Town

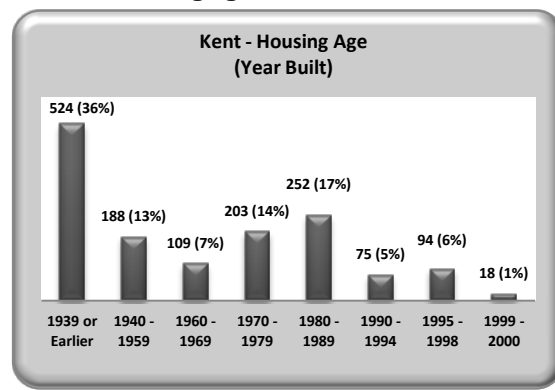
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Chart 10: Housing Permits



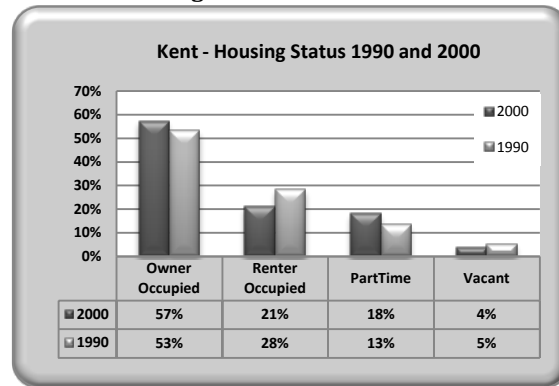
Source: DECD Annual Housing Permit Data by Town

Chart 11: Housing Age



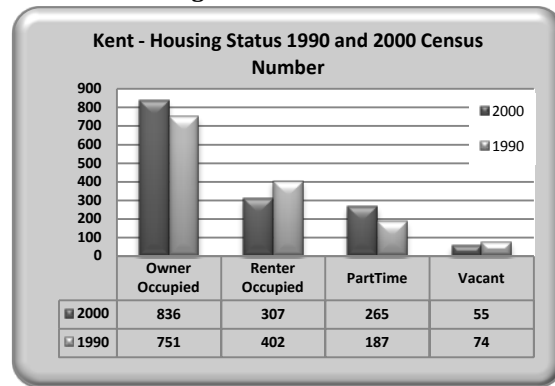
Source: US Census 2000

Chart 12: Housing Status



Source: US Census 1990, 2000

Chart 13: Housing Status



Source: US Census 1990, 2000



Photos Source: Kent Visual Inventory



HOUSING DIVERSITY AND AFFORDABILITY

Kent, along with the State of Connecticut as a whole, faces a challenge that has wide-ranging social and economic implications. As noted in the section on Demographics, above, Connecticut and many of its communities are losing the ability to retain and attract young residents. At the same time, many older residents who may wish to remain in the area, but who no longer care to support and maintain a large property, are unable to find alternative housing more suitable to their needs. A major cause of this trend is the cost of housing.

Chart 14 and Figure 1 illustrate the status of affordable housing availability in several area towns, as defined by the Affordable Housing Appeals Act (CGS §8-30g). These data demonstrate the continuing exposure of communities like Kent to the appeals provisions that can override local land use regulations where less than 10% of a town's housing units are considered affordable.

Recognizing the need for affordable housing throughout Connecticut, the State Legislature recently authorized the adoption of special Incentive Housing Zones, where higher density housing with an affordable component can be developed subject only to design standards and exempt from spot zoning prohibitions.

Information about housing sale price and price change is provided in Tables 13 and 14, Chart 15, and Figure 2. This information, however, is only useful for comparison purposes, since the data is based on small samples (number of sales). Additionally, this data will be updated prior to the Plan completion to reflect the significant decline in housing prices over the past two years.

Table 13: 2007 Median House Price

Norfolk	\$303,500
Kent	\$340,000
New Milford	\$355,000
Sharon	\$367,000
Warren	\$375,000
Salisbury	\$558,750
Cornwall	\$586,725
Washington	\$600,000
Litchfield County	\$265,000

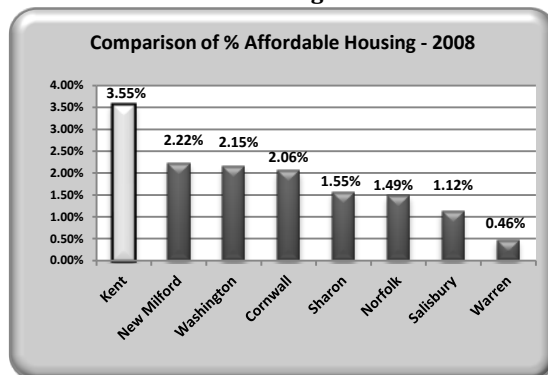
Source: CERC Municipal Profiles 2010

Table 14: Kent Housing Sales

Year	# of Sales	Median Price
1990	20	\$170,000
2000	57	\$230,000
2005	36	\$388,750
2007	25	\$340,000
2008	30	\$382,500
Average	24	\$302,250

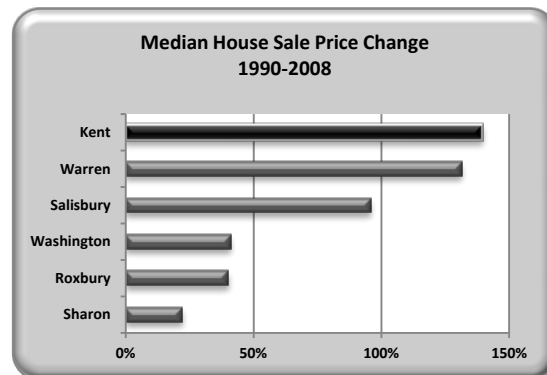
Source: The Warren Group 2008 (NWCCOG)

Chart 14: Affordable Housing



Source: Connecticut DECD Affordable Housing Appeals List 2008

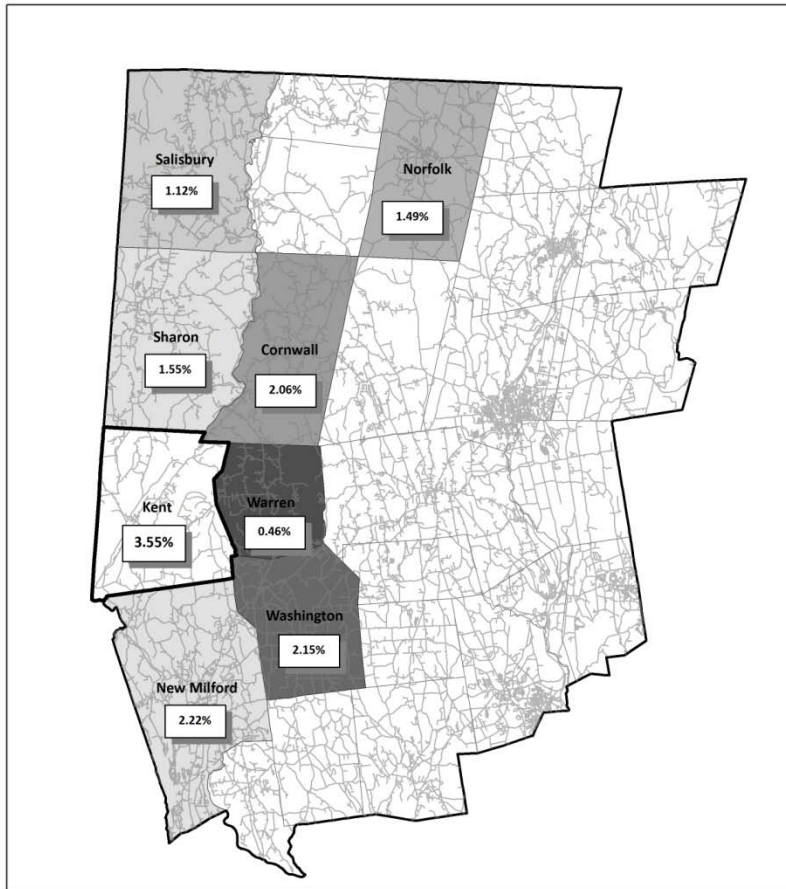
Chart 15: House Sale Price



Source: The Warren Group 2008 (NWCCOG)

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Figure 1: Affordable Housing Comparison



Designated Affordable Housing (2008) by Town
per CGS 8-30g
State of Our Town
Kent 2011 Plan of Conservation and Development

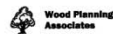
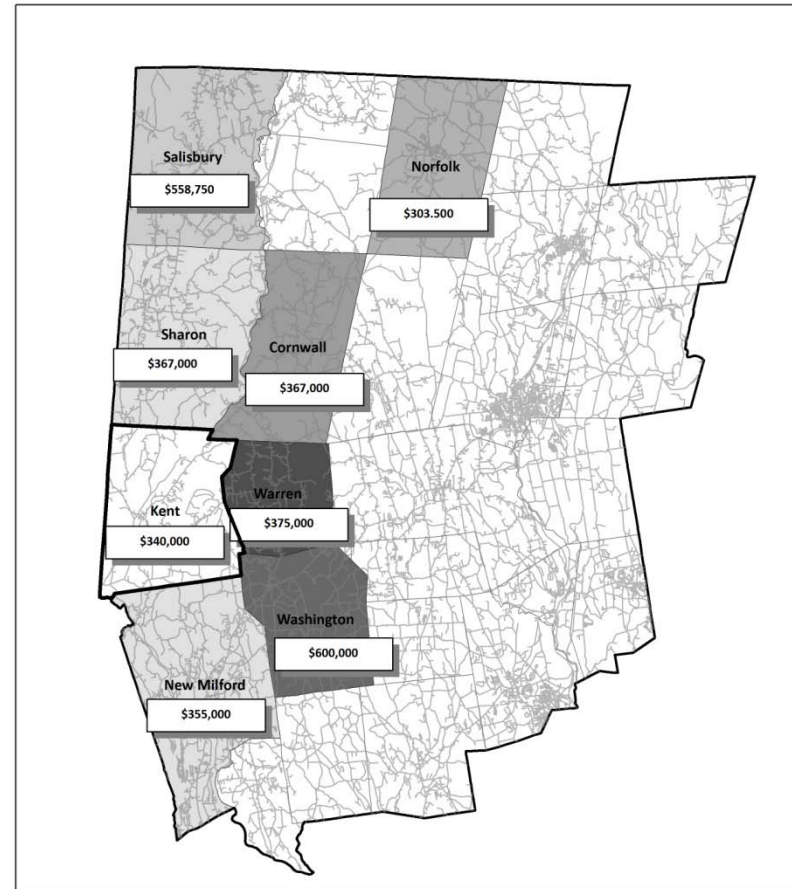


Figure 2: House Price Comparison



2007 Median House Sales Price
CERC 2009 Town Profiles
State of Our Town
Kent 2011 Plan of Conservation and Development

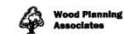
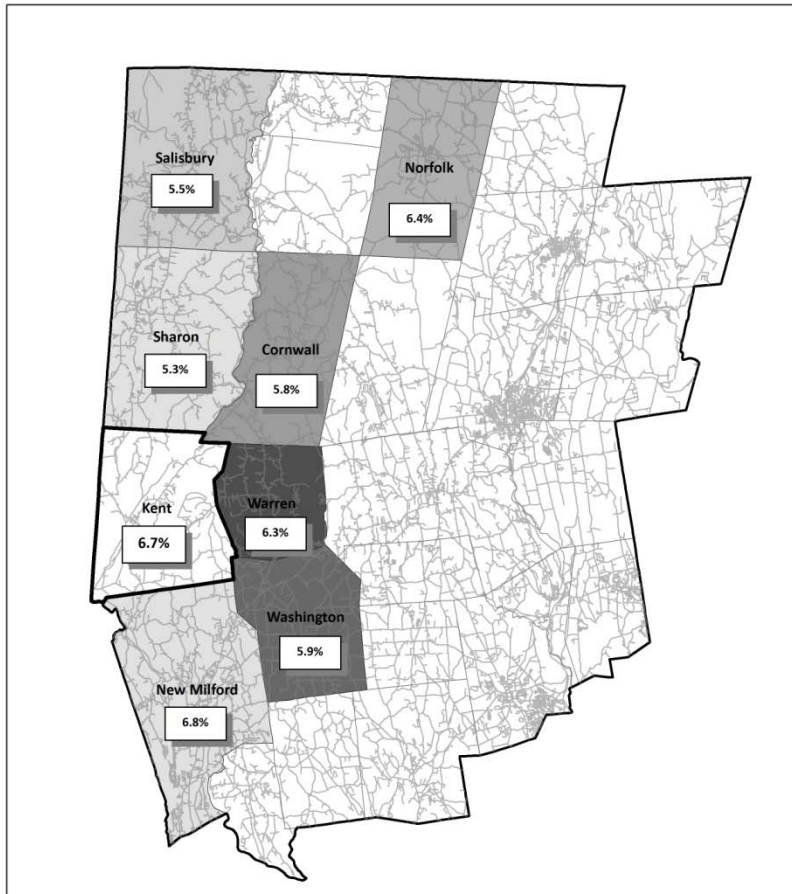


Figure 3: Unemployment Rate Comparison

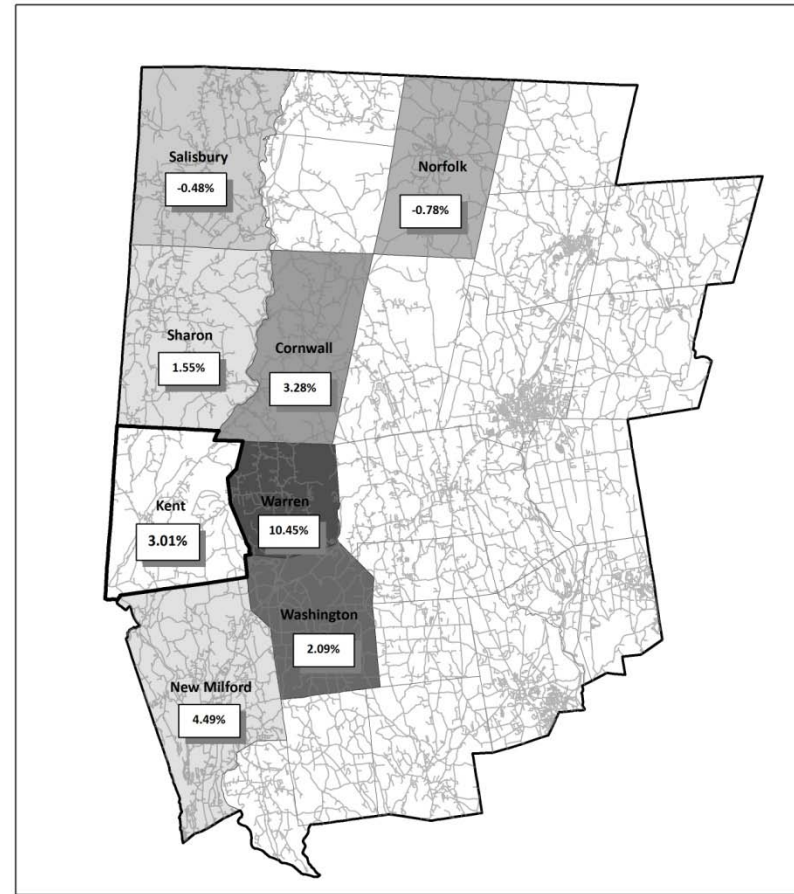


2009 Average Unemployment Rate
per CT State Labor Department

State of Our Town
Kent 2011 Plan of Conservation and Development

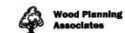


Figure 4: Population Growth Rate Comparison



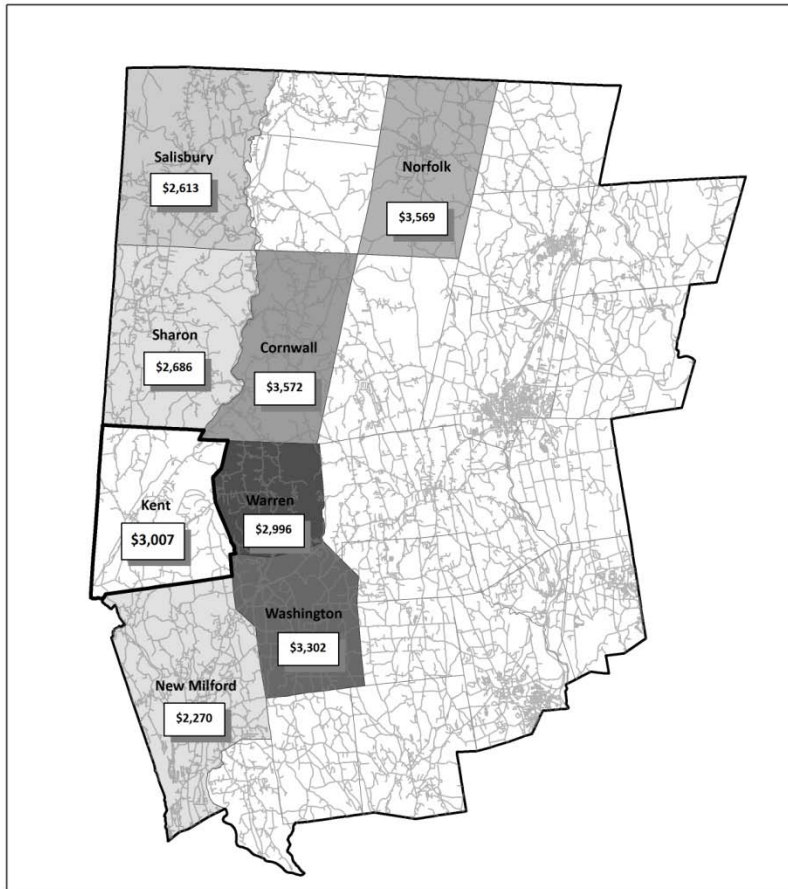
2000 - 2008 Population Growth Rate

State of Our Town
Kent 2011 Plan of Conservation and Development



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Figure 5: Tax Levy per Capita Comparison

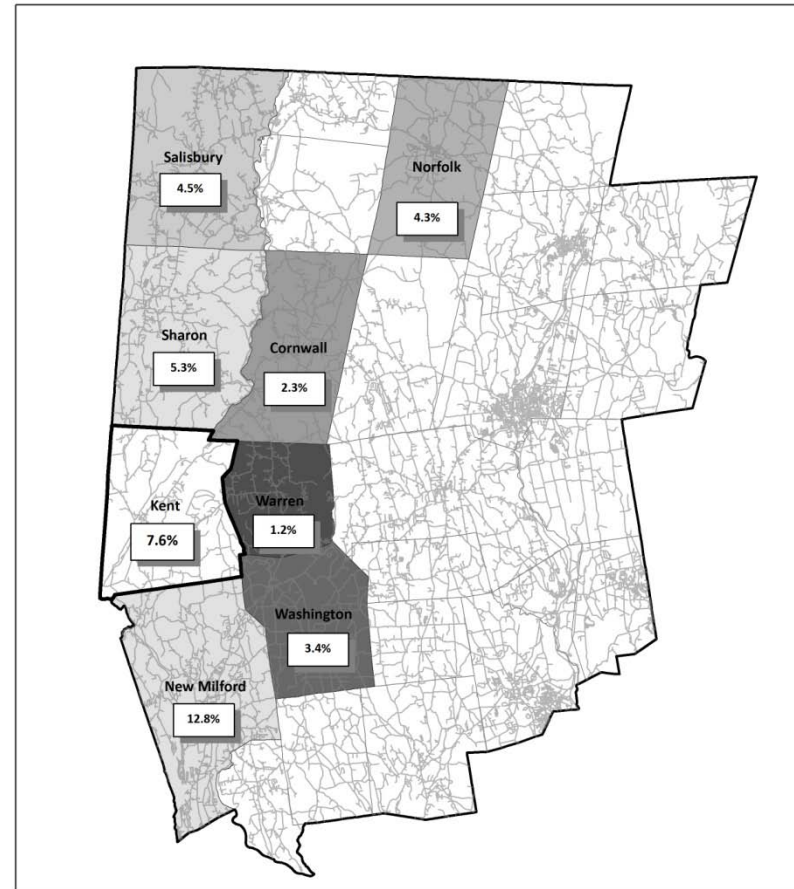


2008 Tax Levy per Capita
OPM Municipal Fiscal Indicators

State of Our Town
Kent 2011 Plan of Conservation and Development



Figure 6: Commercial Industrial Grand List Comparison



Commercial/Industrial Component of Municipal Grand Lists 2007
OPM Municipal Fiscal Indicators November 2008

State of Our Town
Kent 2011 Plan of Conservation and Development





STATE OF OUR TOWN

FISCAL AND ECONOMIC CONDITIONS

Managing municipal budgets is an increasing challenge, due at least in part to Connecticut's reliance on local property taxes to fund education along with all other municipal services. Conservation and development plans do not directly address budget issues, but an understanding of conditions is helpful in developing realistic and achievable strategies to further Plan goals.

MUNICIPAL FINANCES

Tables 15 and 16 and Chart 16 show the recent grand list components and history for Kent.

Chart 17 and Figure 5 compare the tax levy per capita of several area towns. Tables 17 and 18 and Charts 18 and 19 document the growth in operating and education expenditures over the past six years.

Figure 6 compares the commercial and industrial component of municipal grand lists for area towns. Of the eight towns compared, only New Milford has a higher proportion of its grand list in commercial or industrial use.

Table 15: Kent 2008 Grand List Assessment

Residential	\$371,591,626
Commercial/Industrial/Utility	36,629,005
Personal Property	12,049,015
Motor Vehicle	25,061,951
Total Net Assessment	\$481,960,605

Source: OPM Municipal Fiscal Indicators; Totals may vary due to rounding

Table 16: Kent Net Grand List History

2004	\$318,594,514	
2005	\$445,949,826	4.0%
2006	\$457,443,014	2.6%
2007	\$467,432,051	2.2%
2008	\$472,403,647	1.1%

Source: Connecticut Secretary of State; OPM Municipal Fiscal Indicators

Table 17: Annual Expenditures

	Operating	Education
2003	\$2,935,603	\$4,654,201
2004	\$2,957,642	\$4,844,161
2005	\$3,075,379	\$5,113,182
2006	\$3,153,804	\$5,516,979
2007	\$3,270,686	\$5,915,841
2008	\$3,366,717	\$7,088,353

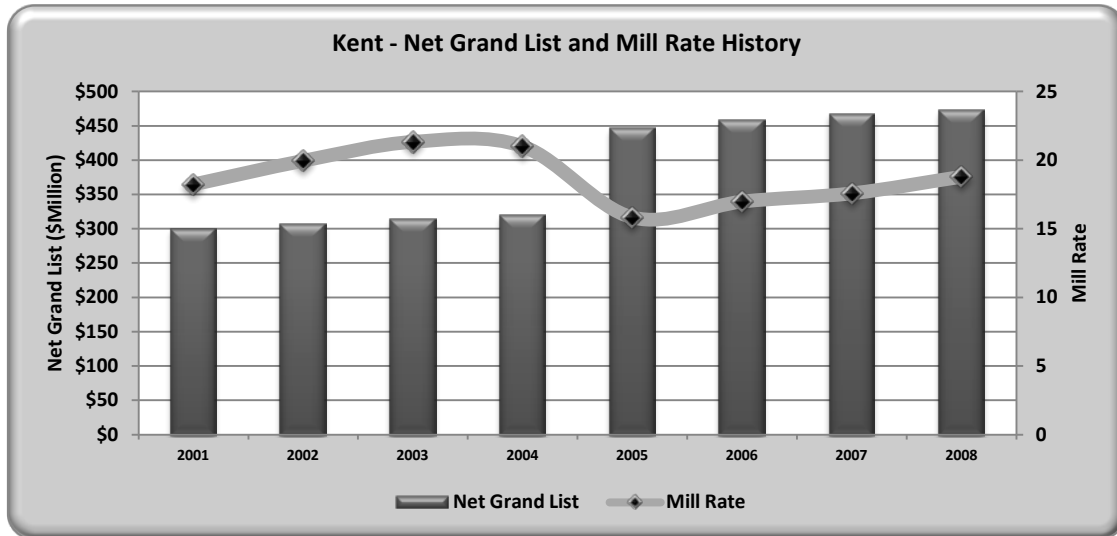
Source: OPM Municipal Fiscal Indicators;

**Table 18: Annual Expenditure Increase
(over prior year)**

	Operating	Education
2004	0.75%	4.08%
2005	3.98%	5.55%
2006	2.55%	7.90%
2007	3.71%	7.23%
2008	2.94%	19.82%

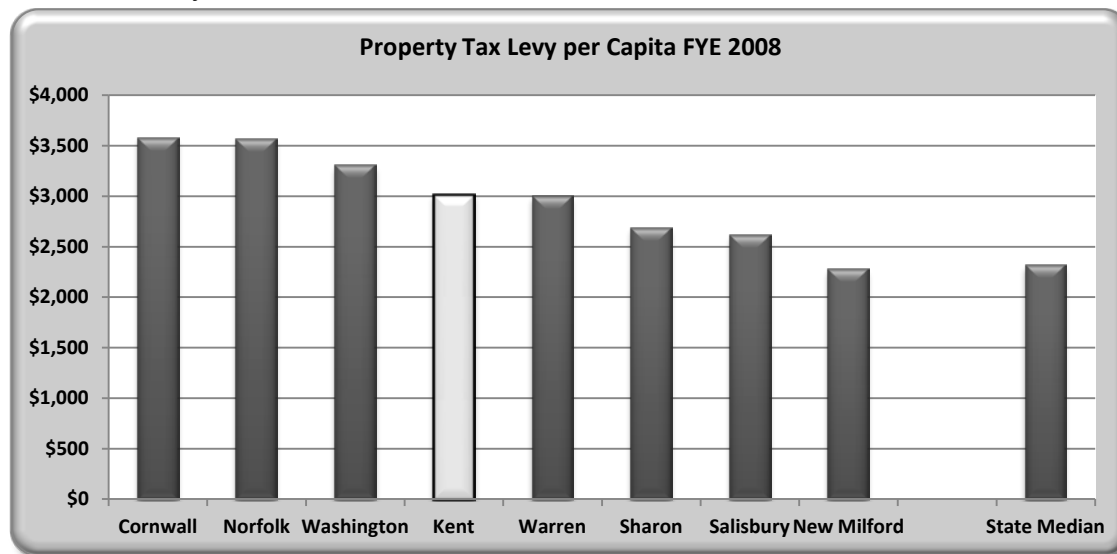
KENT: THE STATE OF OUR TOWN

Chart 16: Grand List and Mill Rate



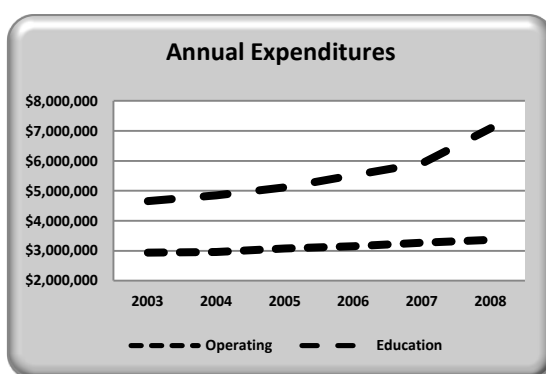
Source: Connecticut Secretary of State; OPM Municipal Fiscal Indicators

Chart 17: Tax Levy



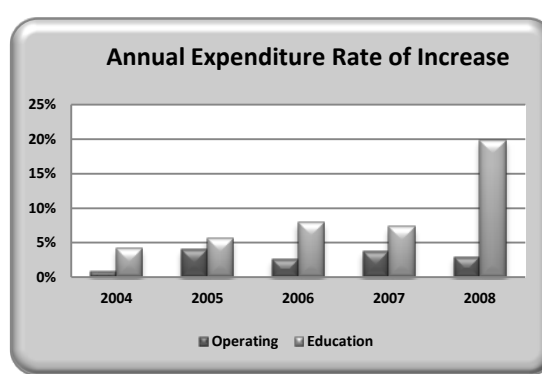
Source: Connecticut Secretary of State; OPM Municipal Fiscal Indicators

Chart 18: Expenditures



Source: OPM Municipal Fiscal Indicators

Chart 19: Expenditure Growth Rate



EMPLOYMENT

Household income for Kent in 1999 is shown in Table 19 and compared to the State and Nation.

According to the Connecticut State Labor Department, 1,547 of Kent's 1,613 residents considered in the labor force were working in 2008. Chart 20 illustrates the unemployment trend over the past 10 years. Figure 3 (page 17) compares the most recent (2009) average annual unemployment rate for Kent and area towns from the Connecticut State Department of Labor.

According to data from the Connecticut Department of Revenue Services, retail sales of goods in Kent by 270 taxpayers in 2007 totaled \$43,000,430.

Table 19: Household Income 1999

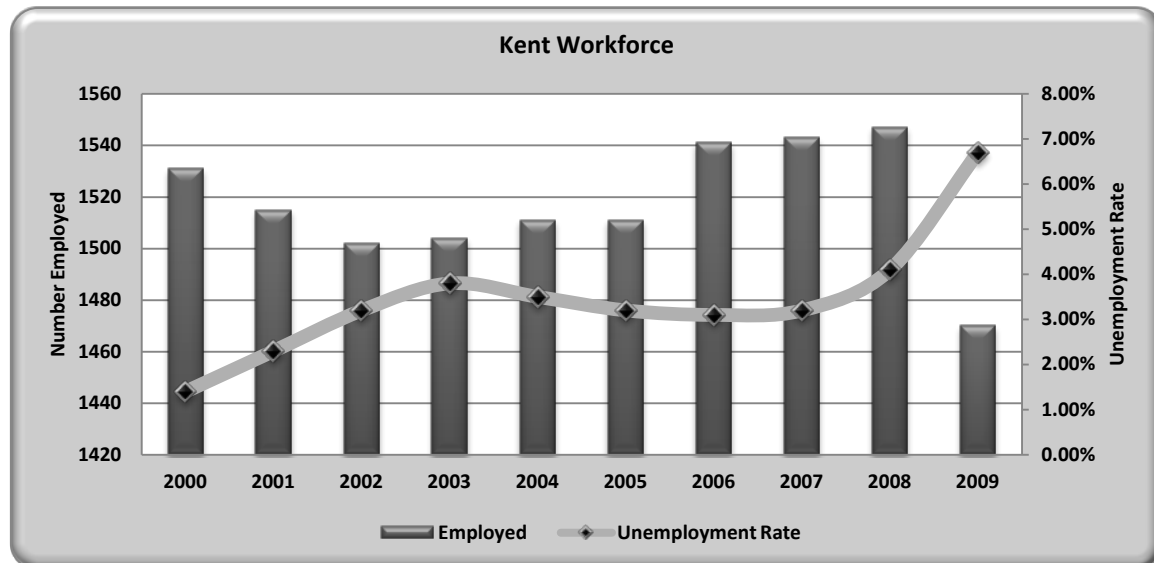
Income	Number	Percent
<\$10,000	56	5%
\$10,000 – \$49,999	457	40%
\$50,000 – \$99,999	402	35%
\$100,000 – \$199,999	117	10%
>\$200,000	112	10%
Total Households	1,144	100%

Median Household Income

Kent	\$53,906
Connecticut	\$53,935
United States	\$41,994

Source: US Census 2000

Chart 20: Workforce



Source: Connecticut State Department of Labor

KENT: THE STATE OF OUR TOWN

Table 20 lists the types of occupations of the Kent labor force from the 2000 Census. Travel times and methods of travel for commuters from Kent are shown on Charts 21 and 22.

Table 21 lists the place of residence for commuters into Kent and the work location for the Kent labor force. 87 residents, or 6% of the workforce, worked at home. These data are from the 2000 Census and should be updated when 2010 Census information is available.

Table 20: Kent – Occupation Categories

	Number	%
Management, professional	590	40%
Service	213	14%
Sales and Office	389	26%
Farming, Fishing, Forestry	5	0.3%
Construction, Extraction, Maintenance	144	9%
Production, Transportation	169	11%

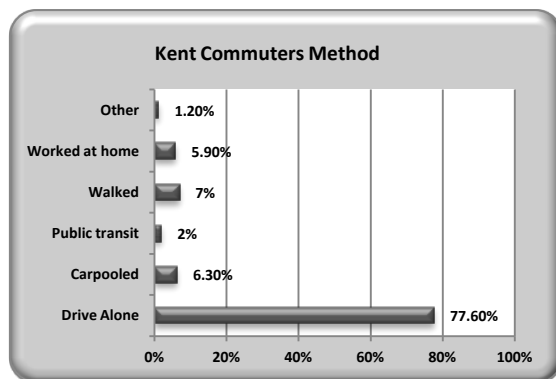
Source: US Census 2000

Table 21: Kent – Place of Work 2008

Into Kent From:	Number	%
Kent	654	56%
New Milford	103	9%
Amenia, NY	68	6%
Dover, NY	65	6%
Litchfield	61	5%
Torrington	57	5%
Cornwall	51	4%
Warren	44	4%
Sharon	42	4%
Danbury	31	3%
From Kent To:		
Kent	654	57%
New Milford	130	11%
Danbury	89	8%
Manhattan, NY	78	7%
Sharon	53	5%
Washington	44	4%
North East, NY	28	2%
Ridgefield	23	2%
North Canaan	22	2%
Litchfield	22	2%

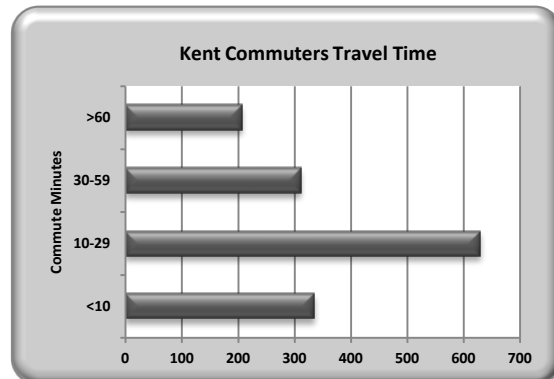
Source: CPEC 2009 Municipal Profile

Chart 21: Commuting Method



Source: US Census 2000

Chart 22: Commuting Time



ECONOMIC DEVELOPMENT

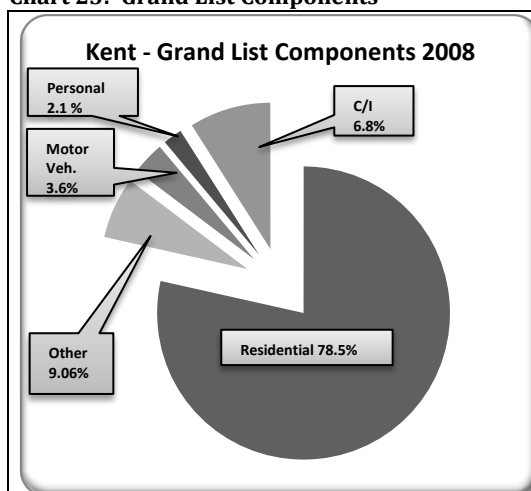
Kent's village center, much of which is in a defined Village District subject to special standards including design standards, constitutes the majority of the Town's economic development.

Table 22 lists the current square footage of commercial and industrial uses in or near the Kent Village Center. Table 23 tabulates the current vacancies in the village retail area, illustrating the ongoing need to promote economic activity to sustain the village center vitality. These data imply a current vacancy rate for commercial use buildings of nearly 10%.

A pending study by the Northwestern Connecticut Regional Planning Collaborative, as of the preparation of this report, will evaluate current conditions, challenges, and opportunities for economic activity in small town village areas throughout the region. The results of that project will be incorporated into the Kent Plan as appropriate.

The fiscal impact of commercial and industrial business in Kent is shown in Chart 23, below.

Chart 23: Grand List Components



Source Connecticut OPM Municipal Fiscal Indicators

Table 22: Kent – Village Center Uses

Use	Total Sq.Ft.	%
Automotive	15,148	3.0
Bank	7,408	1.0
Church	27,297	5.0
Hotel	1,680	0
Industrial	33,800	6.0
Library	8,136	2.0
Light Industry	7,927	1.0
Medical	79,652	15.0
Multi-Family	60,096	11.0
Office	48,311	9.0
Residence	46,072	9.0
Restaurant	27,120	5.0
Retail	117,435	22.0
Municipal	49,315	9.0
Total	529,397	
Total Commercial	296,754	

Source: Kent Tax Assessor's Data

Table 23: Kent – Village Center Commercial Use Vacancies (2009)

Sq. Ft.	Prior Use
1,800	former Blu Grill
1,500	former Strobles Bakery
800	former paint store
800	former retail
5,280	former design studio
3,000	former yarn store
600	former office
560	former office
1,000	former office
1,000	former hair salon
1,250	former wholesale bakery
1,558	former retail
9,000	Former Cyberian Outpost (ground floor)
Total - 28,148	

Source: Northwestern Connecticut Regional Planning Collaborative data; PZC Input

The limited areas zoned for commercial or industrial use are shown on the Village Center Zoning Map (Figure 8).



STATE OF OUR TOWN

LAND USE AND RESOURCE INVENTORY

OVERVIEW

Kent clearly values its natural, historic, and cultural resources very highly. The Town has an active and effective private land trust and a private historical society.

Kent has also created an Energy and Environmental Task Force, charged with reviewing energy use and developing means of reducing energy use and associated environmental impacts.

The Kent Conservation Commission has recently completed an inventory report *Natural and Cultural Riches of Kent, Connecticut*. This inventory provides detailed guidance for resource protection along with a comprehensive set of 14 maps prepared by Housatonic Valley Association staff in conjunction with the Conservation Commission, depicting the Town's natural and cultural resources, land uses and characteristics, and other features. These maps, along with the entire inventory report, should also be used to guide the development of the new Town Plan.

In addition, recently updated land cover and forest fragmentation data from the Center for Land Use Education and Research (CLEAR) provides additional guidance for such future decisions as open space acquisition, zoning and subdivision regulations, municipal facilities siting, and land use decisions generally. This information is summarized in Table 25 and Figures 11 and 12.

These data show that “developed area” in Kent (derived from satellite imagery of surface coverage) increased by 12.2 percent from 1985 to 2006; however the total developed area constitutes only 5.7 percent of the total land area of Kent.

Figure 10 is the Locational Guide Map for Kent from the State Conservation and Development Policies Plan. This map provides some additional information about current and prospective land uses and is also used by the State when decisions are necessary regarding State funding or permitting for such development projects as sewer extensions. Town Plans are expected to be consistent with the State plan, including the designation of conservation, preservation, and development areas.

Nearly one-third of the land area in Kent is protected open space, due primarily to large State and Federal holdings. A tabulation of existing open space in Kent from the *Natural and Cultural Riches* inventory is reproduced in Table 24, below. Consult the inventory for additional detail.

KENT: THE STATE OF OUR TOWN

ZONING

Current zoning patterns are shown on the zoning maps in Figures 7 and 8. As an illustration of the future potential for development in Kent, Figure 9 shows the remaining parcels of 25 acres or more outside of existing preserved open space. The majority of Kent's land area is zoned for residential use, with minimum lot size ranging from one acre to five acres, based on underlying soils types.

Small areas of Town, in the Village Center, are zoned for industrial, commercial, and residential uses under the Kent Village District regulations. Additionally, special resources are protected by overlay districts, including the Lake Waramaug Watershed, Housatonic River, Aquifer Protection, and Horizonline Conservation Districts.

Table 24: Open Space – Town of Kent			
	<i>Acres Owned in Fee</i>	<i>Acres Under Easement</i>	<i>Total % of Town Area</i>
Connecticut-DEP	3,220	100	10.44
USA-NPS	2,333	27	7.42
Weantinoge HLT	594	1,143	5.46
Kent Land Trust	754	624	4.33
Pond Mtn. Trust	774		2.43
TNC of Connecticut	303	13	0.99
Sharon Land Trust	125	137	0.82
Town of Kent	240		0.75
Private	46	18	0.20
Totals	8,389	2,062	32.86

Source: Natural and Cultural Riches of Kent, Connecticut



Figure 7: Current Zoning Map - Town of Kent

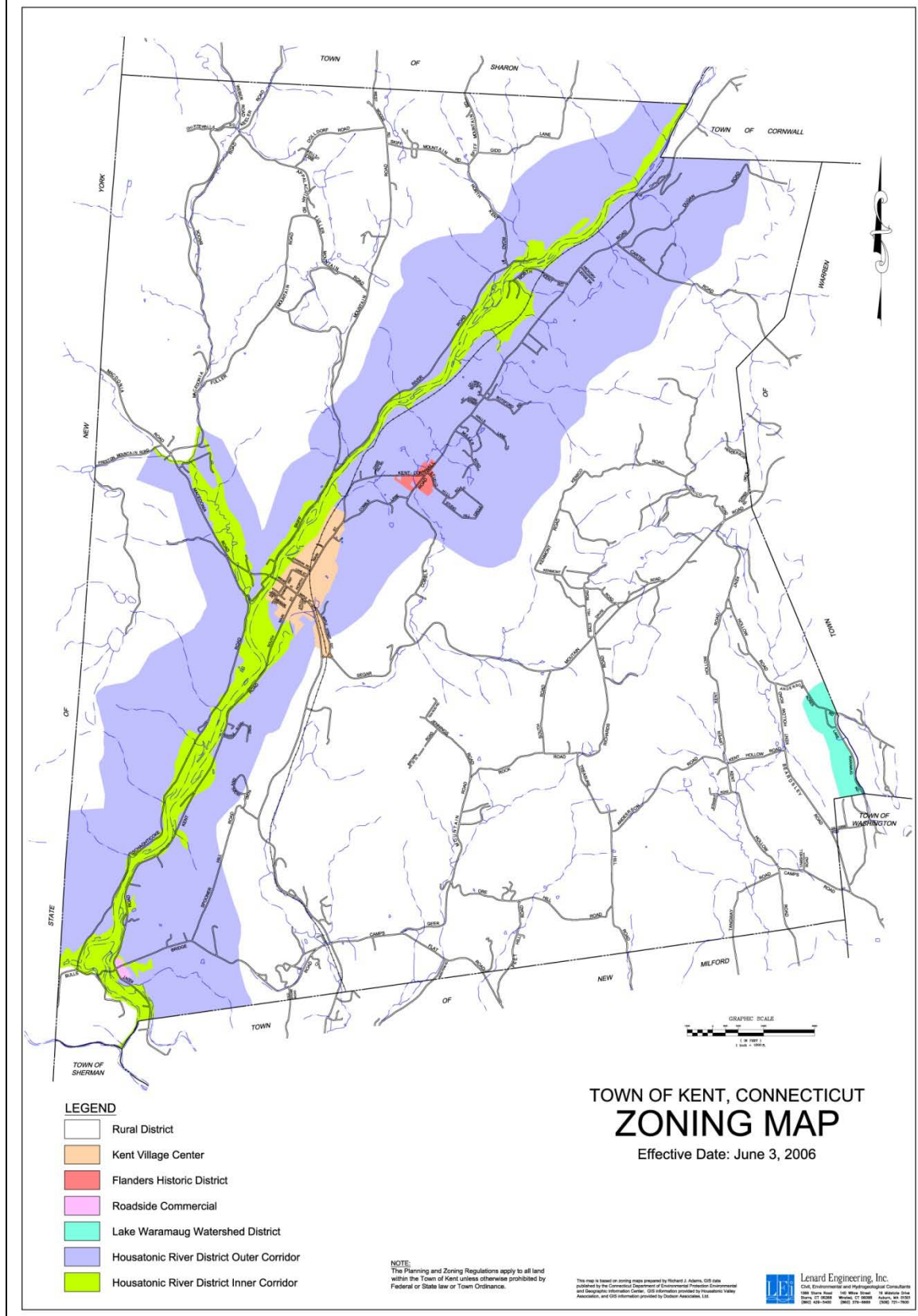


Figure 8: Village Center Zoning Map - Town of Kent

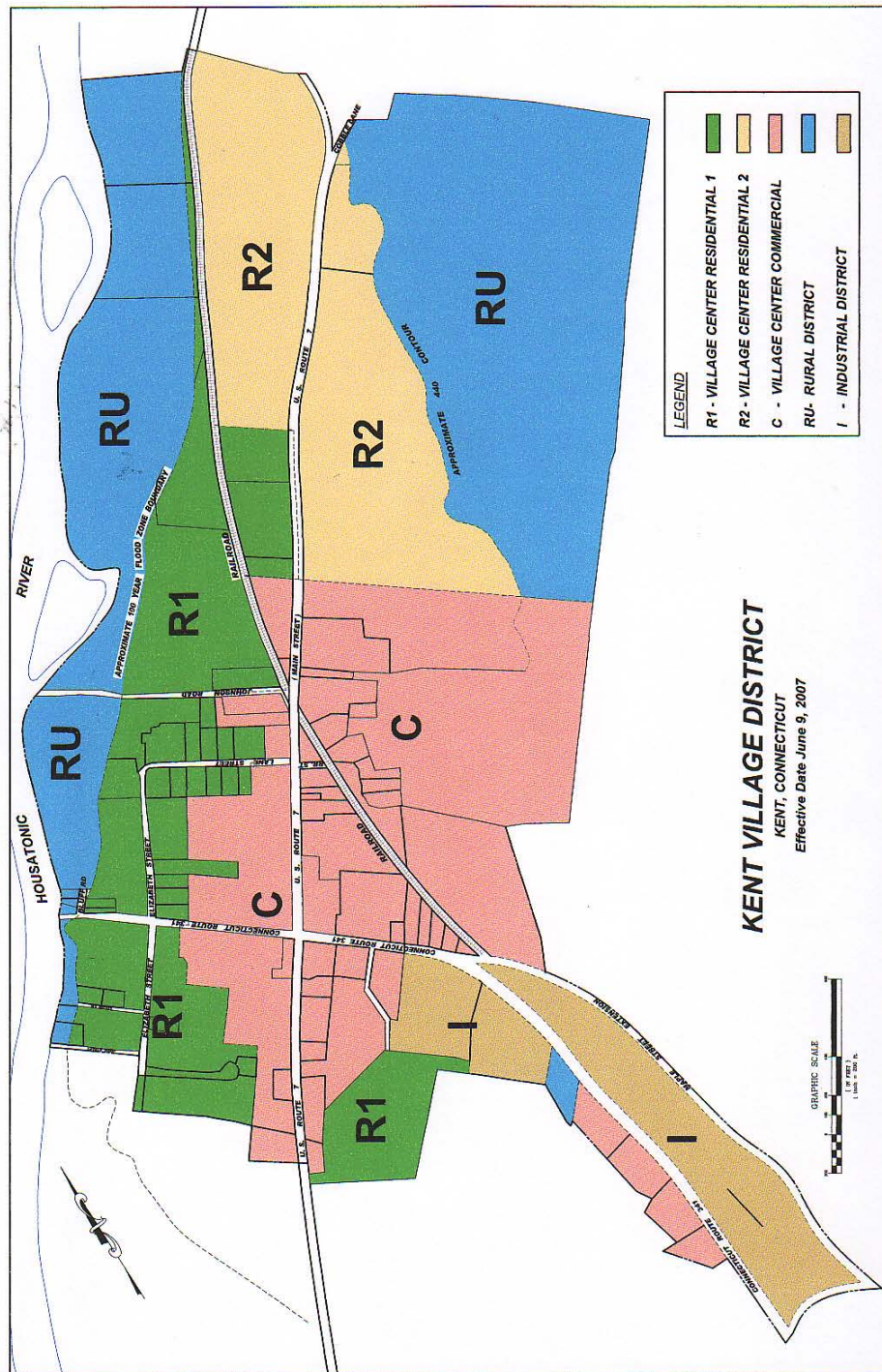


Figure 9: Developable Land – Town of Kent

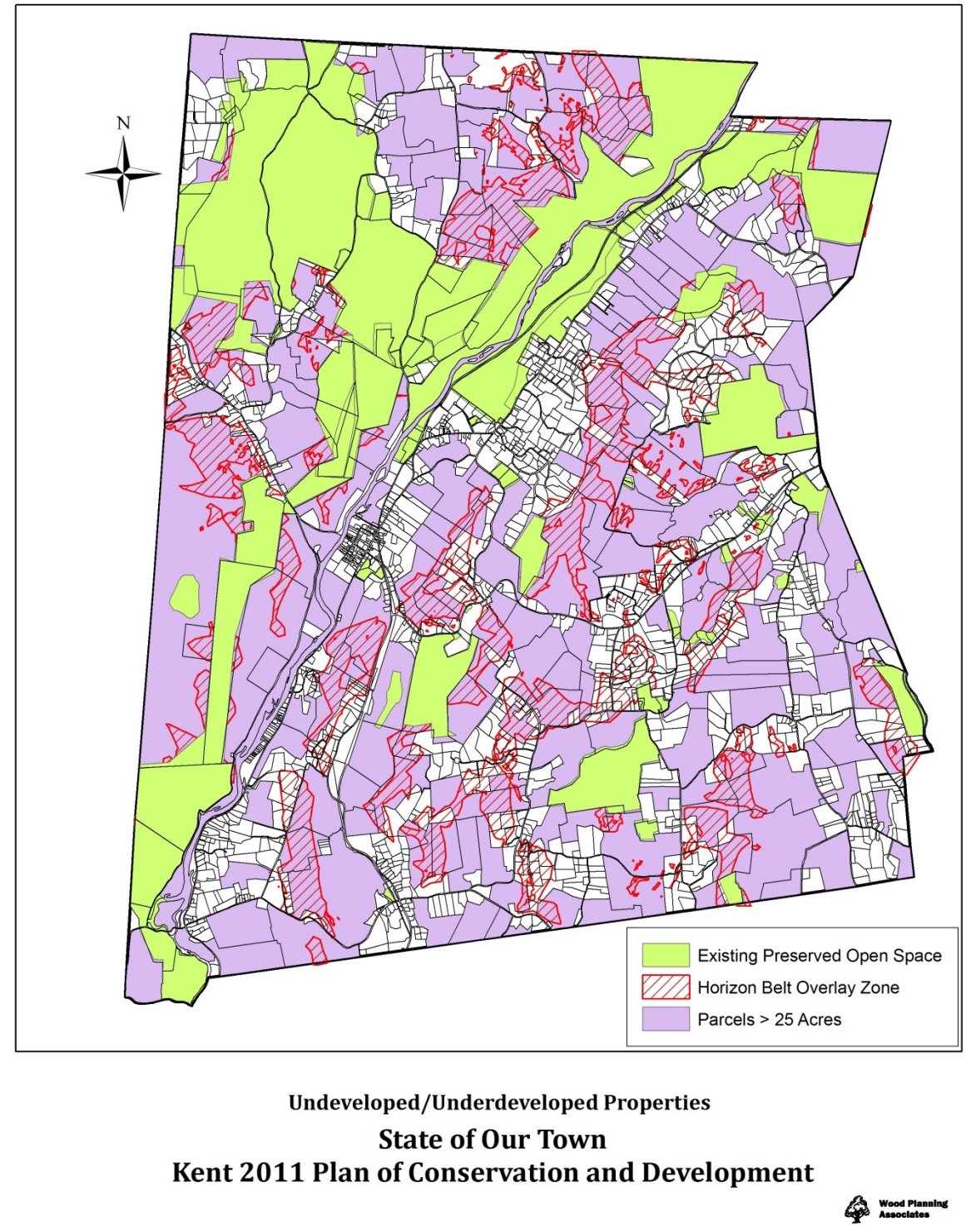


Figure 10: State Plan Locational Guide Map – Town of Kent

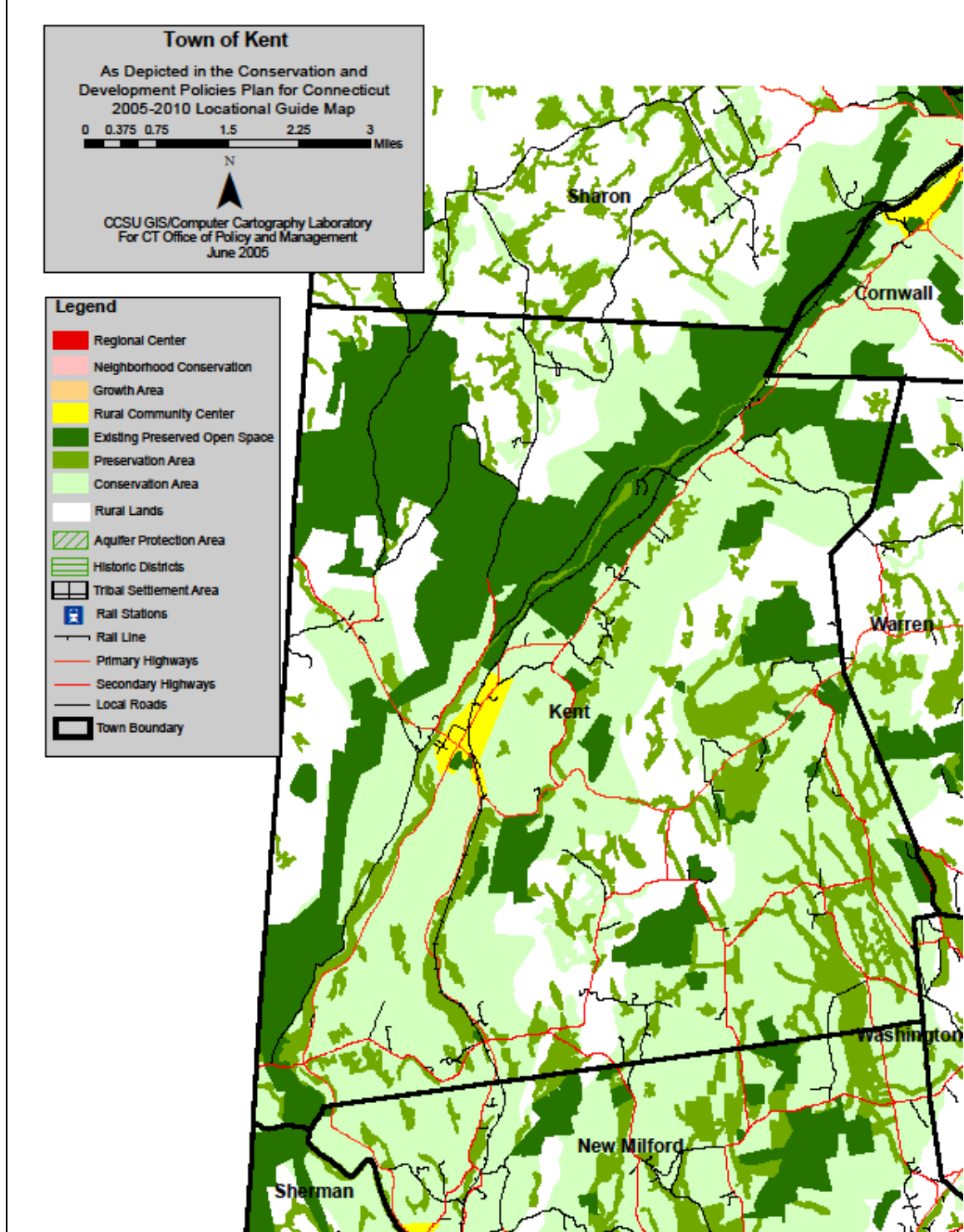


Table 25: Land Cover and Land Cover Change – Town of Kent								
	1985		1995		2006		1985 – 2006 Change	
Category	acres	% of town	acres	% of town	acres	% of town	acres	% change
<u>Developed</u>	1612	5.1%	1752	5.5%	1809	5.7%	196.2	12.2%
<u>Turf & Grass</u>	569	1.8%	630	2%	762	2.4%	193.2	34%
<u>Other Grasses</u>	225	0.7%	230	0.7%	232	0.7%	6.9	3.1%
<u>Agricultural Field</u>	3207	10.1%	3121	9.8%	3062	9.6%	-145.2	-4.5%
<u>Deciduous Forest</u>	21479	67.5%	21400	67.3%	21293	66.9%	-185.2	-0.9%
<u>Coniferous Forest</u>	2759	8.7%	2752	8.7%	2734	8.6%	-25.4	-0.9%
<u>Water</u>	977	3.1%	935	2.9%	915	2.9%	-61.4	-6.3%
<u>Non-forested Wetland</u>	162	0.5%	174	0.5%	177	0.6%	14.9	9.2%
<u>Forested Wetland</u>	793	2.5%	771	2.4%	774	2.4%	-18.9	-2.4%
<u>Tidal Wetland</u>	0	0%	0	0%	0	0%	0	0%
<u>Barren</u>	17	0.1%	36	0.1%	42	0.1%	24.9	147.1%
<u>Utility (Forest)</u>	8	0%	8	0%	8	0%	0	0%
* as a percentage of the 1985 land cover area								
Source: Connecticut Center for Land Use Education and Research (http://clear.uconn.edu/)								

Figure 11: Land Cover – Town of Kent

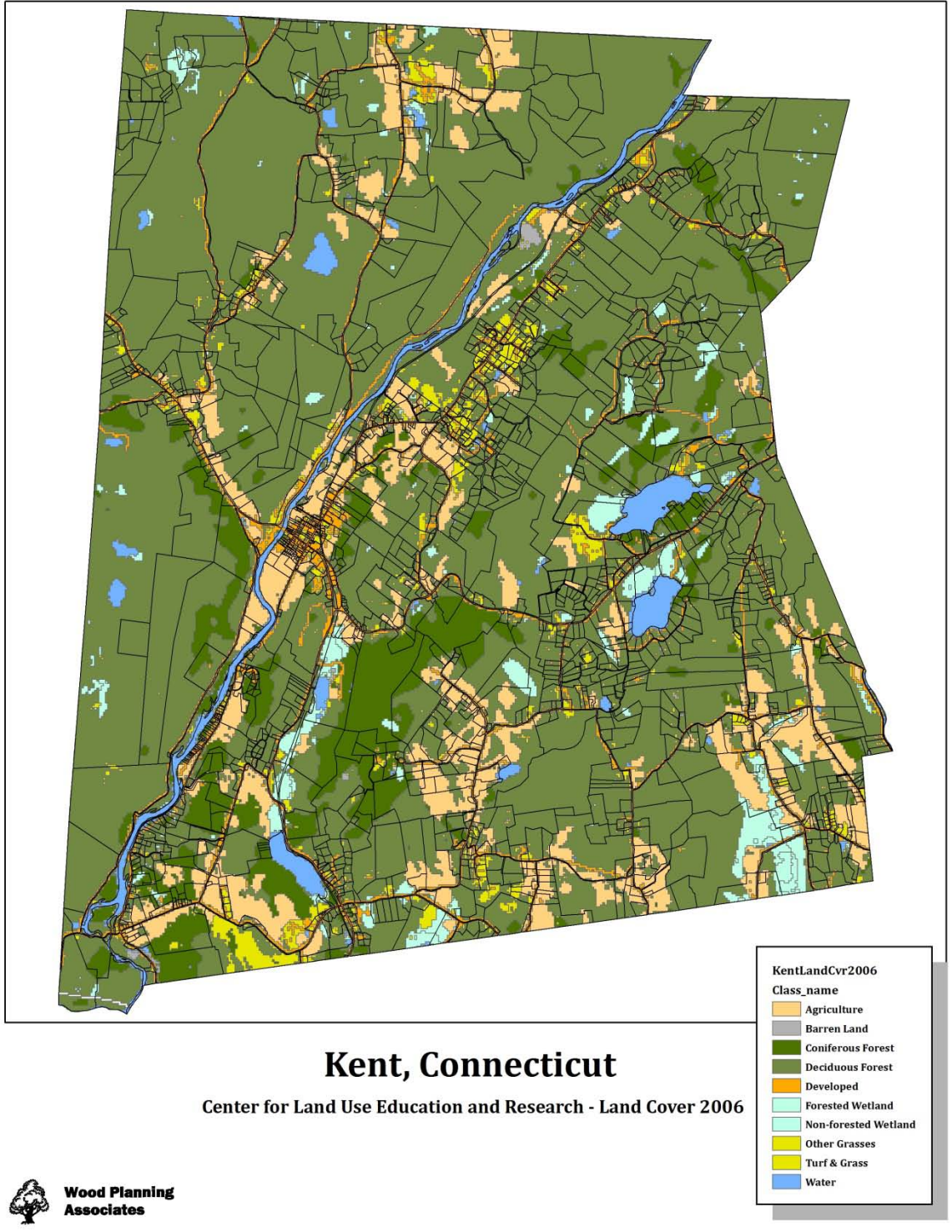
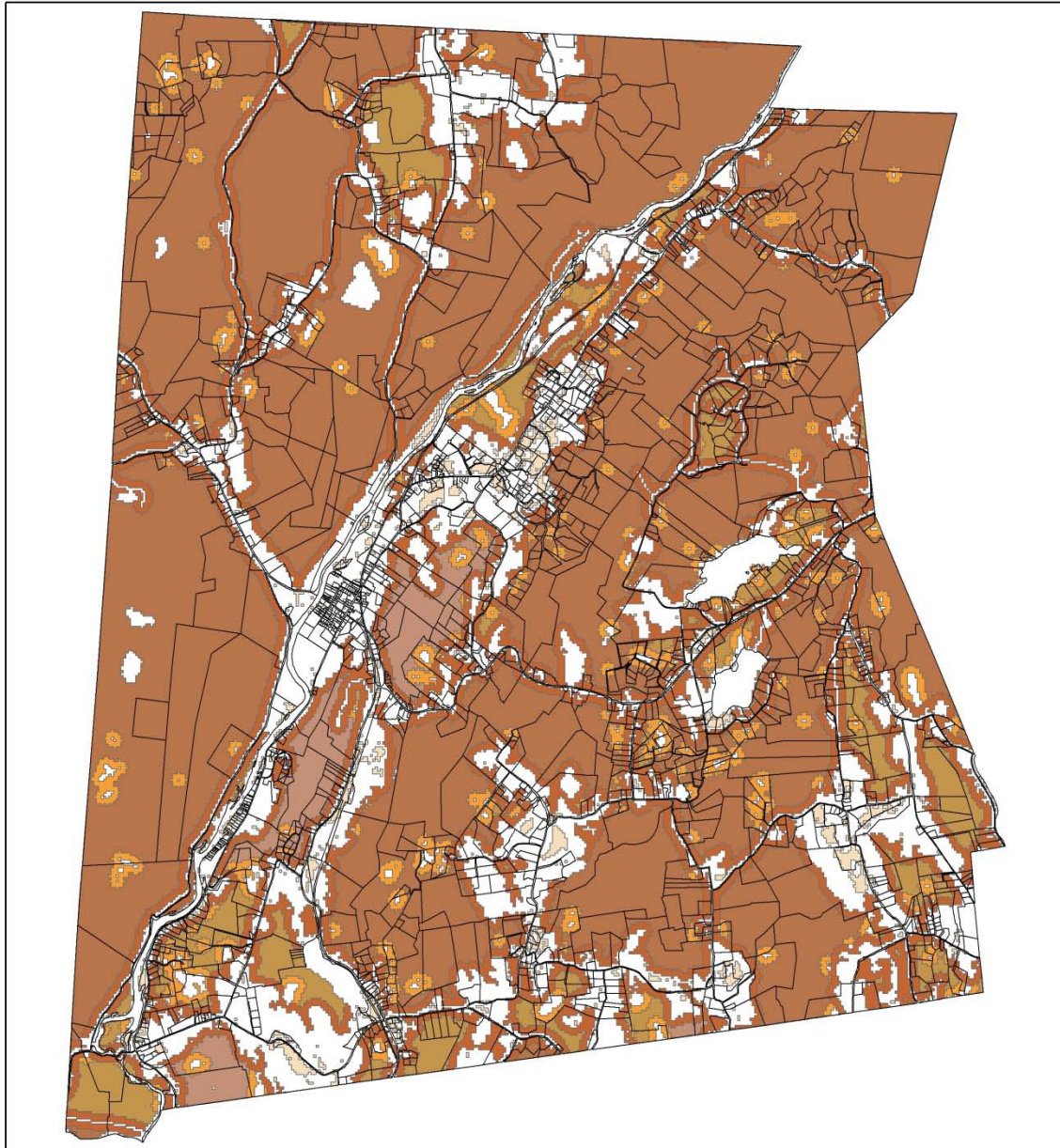


Figure 12: Forest Cover - Town of Kent



Center for Land Use Education and Research - Forest Cover 2006

State of Our Town
Kent 2011 Plan of Conservation and Development



Forest Cover 2006	
	Core Forest (250-500 ac)
	Core Forest (<250 ac)
	Core Forest (>500 ac)
	Edge Forest
	Patch Forest
	Perforated Forest



THE PLAN OF CONSERVATION AND DEVELOPMENT

MUNICIPAL FACILITIES

OVERVIEW

A Plan of Conservation and Development should provide guidance for decisions regarding municipal facilities and properties, such as roads, water and sewer systems, stormwater management structures, libraries, schools, municipal offices, recreational facilities and parks, and public safety facilities. The locations of key municipal facilities, parks, and other town owned properties are shown on Figure 13.

SEWER SYSTEM

Portions of Kent, approximately 500 acres in the Village Center and encompassing the Kent School campus, are served by a municipal sewer system managed by the Kent Water Pollution Control Authority (WPCA). Several large private developments and schools are served by private community sewerage systems. A Draft Water Pollution Control Plan, prepared for the WPCA by Loureiro Engineering Associates, Inc. identifies these areas and potential areas for expansion of the municipal system. The WPCA recommended that the Water Pollution Control Plan and Sewer Service Area Map be incorporated into the new Town Plan.

STREETS AND TRAFFIC

The Town of Kent has over 100 miles of town-maintained streets, in addition to approximately 24 miles of State-maintained roads, as shown on Map #1 in the *Natural and Cultural Riches* inventory. This map may provide the basis for classification of streets in the Town for planning purposes.

Data on average traffic volume is gathered by the Connecticut Department of Transportation and recent data for several important locations along Route 7 are tabulated in Table 26.

PUBLIC WATER SYSTEM

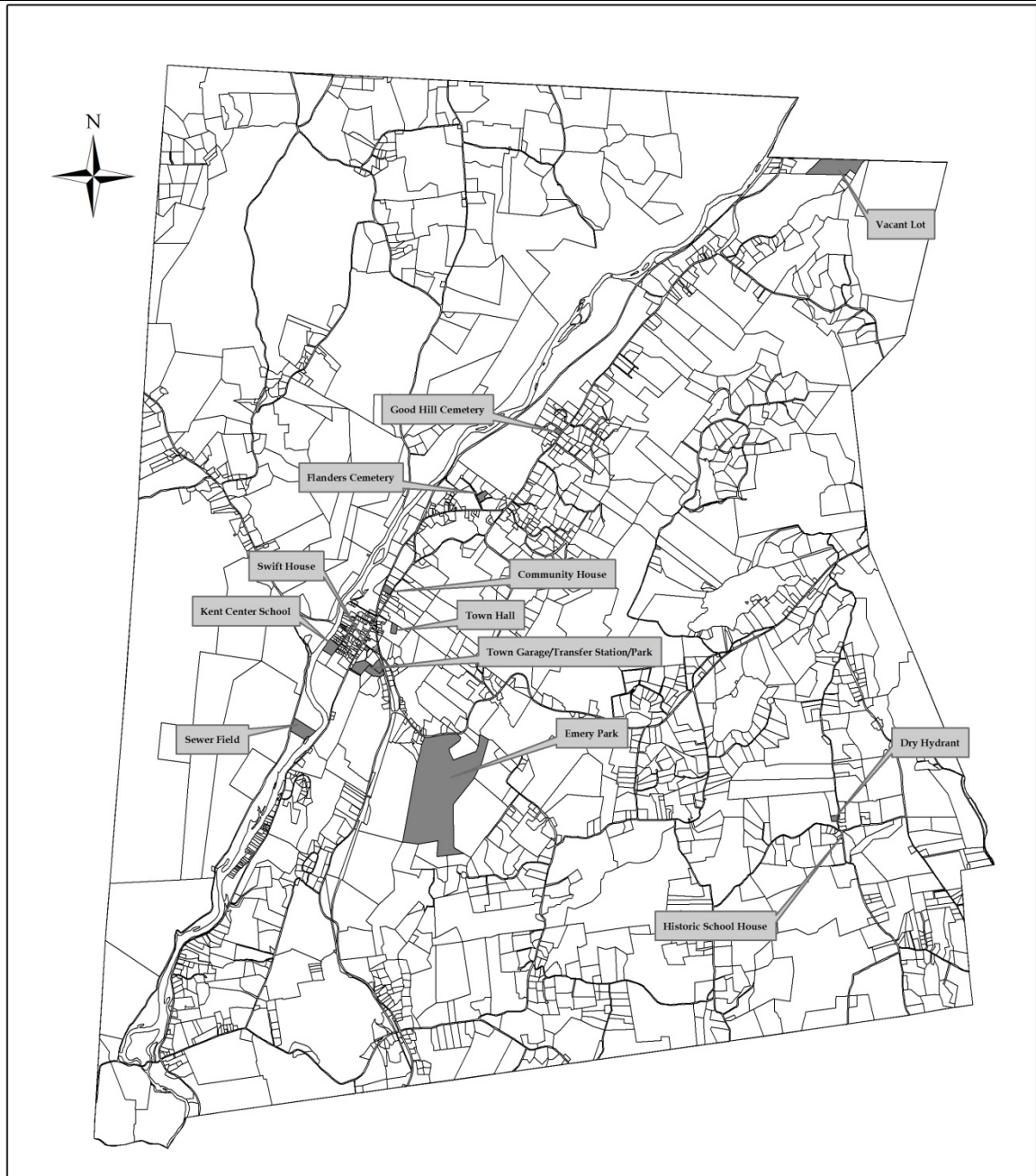
The Kent Village area is served by Aquarion Water Company, which provided approximately 27,170,000 gallons of water to customers in 2008. Average daily demand in February 2010 was 0.0833 million gallon per day compared to the company's current total production capacity of 0.396 million gallons per day. The company expects no need and has no plans for expansion, although it does recommend that the Town adopt a Water Use Restriction Ordinance to be prepared for possible drought conditions in the future. (all information supplied by Aquarion Water Co. 3-22-10)

Table 26: Route 7 Traffic

Rt. 7 Segment Ending at:	Average Daily Trips				
	2007	2005	2003	2000	1996
New Milford Town Line	3500	3400	3700	3800	2700
Route 341	4900	4900	3700	3800	5200
Entrance to Kent Green	6400	5500	6400	No data	5100
Cornwall Town Line	1900	2000	2300	2300	No data

Source: Connecticut DOT Traffic Log Data

Figure 13: Municipal Properties – Town of Kent



Municipal Properties
State of Our Town
Kent 2011 Plan of Conservation and Development





THE PLAN OF CONSERVATION AND DEVELOPMENT

NEXT STEPS

PUBLIC OUTREACH

This report will be made available to Kent residents on the Town's Web Page and with paper copies in the Kent Memorial Library and at the Town Hall.

Subsequently, the Commission will issue a community opinion survey, seeking input from the Town's residents and business owners.

The Commission also intends to convene focus groups for discussions on the key issues.

Based on the results of the outreach effort, the Commission will identify the basic themes that will guide the Plan update and the new or revised strategies that may be necessary.

The Planning Commission will also schedule a public workshop to present the results of its research and analysis and to obtain additional input from the community.

Table 27 lists a number of resources that readers may wish to consult for additional background information on Kent and community planning.

Table 27: Resources

- Previous Kent Plans of Conservation and Development (Land Use Office)
- Connecticut General Statutes Section 8-23
- State Conservation and Development Policies Plan (www.ct.gov/opm)
- Connecticut Office of Responsible Growth (www.ct.gov/opm)

Schedule

The Commission has established the following preliminary schedule for the Plan of Conservation and Development project:

Phase 1: Data, Analysis, and Outreach	Phase 2: Objectives and Strategies	Phase 3: Plan Preparation	Phase 4: Plan Adoption
September 2009 – September 2010	July – October 2010	November 2010 – March 2011	May – July 2011

Comments on this Report and related planning issues for consideration by the Commission may be sent to kentpocd@charter.net.