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CONSERVATION & DEVELOPMENT POLICIES: A PLAN FOR CONNECTICUT



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Conservation & Development Policies: A Plan for Connecticut

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BACKGROUND

In 1971, House Joint Resolution No. 40 called for the development of a state plan of conservation and development (State C&D Plan). A plan was published on September 27, 1974, and it served as the official policy for the Executive Branch in matters pertaining to land and water resource conservation and development, in accordance with Executive Order No. 28.

In 1976, the General Assembly established a process for direct legislative participation in the preparation, adoption, and implementation of the State C&D Plan. That process, as amended from time to time, is codified in Section 16a-24 through Section 16a-33 (Chapter 297) of the Connecticut General Statutes (CGS). The Office of Policy and Management (OPM) is responsible for administering the State C&D Plan revision process on a recurring 5-year cycle, under the oversight of the Continuing Legislative Committee on State Planning and Development (Continuing Committee).

The General Assembly adopted the first State C&D Plan in 1979, with subsequent revisions adopted in 1983, 1987, 1992, 1998, and 2005. Although the current Plan covers the period 2005-2010, it remains in effect until the General Assembly formally adopts the 2013-2018 State C&D Plan as anticipated in 2013 (per Public Act 09-230, as amended by Public Act 10-138).

Once the 2013-2018 State C&D Plan is adopted, in accordance with CGS Section 16a-30, state agencies will proceed to implement the Plan pursuant to the requirements of CGS Section 16a-31 and Section 16a-35d. (Note: This latter section is codified in CGS Chapter 297a, which entails new requirements for Priority Funding Areas that take effect upon adoption of the 2013-2018 State C&D Plan.)

Finally, CGS Section 16a-32 provides a mechanism for amending the State C&D Plan in between the statutory five-year revision cycle, and it also requires OPM to report annually by February 15th on the extent to which state sponsored actions were in conformity with the Plan.

APPLICATION OF THE PLAN

CGS Section 16a-31 requires state agencies to determine the consistency of their proposed actions with the State C&D Plan, whenever they undertake any of the following actions with state or federal funds:

- (1) The acquisition of real property when the acquisition costs are in excess of two hundred thousand dollars;
- (2) The development or improvement of real property when the development costs are in excess of two hundred thousand dollars;
- (3) The acquisition of public transportation equipment or facilities when the acquisition costs are in excess of two hundred thousand dollars; and
- (4) The authorization of each state grant, any application for which is not pending on July 1, 1991, for an amount in excess of two hundred thousand dollars, for the acquisition or development or improvement of real property or for the acquisition of public transportation equipment or facilities.

State statutes also require OPM to review each Bond Commission agenda and issue an advisory statement on the extent to which the items on the agenda are consistent with the State C&D Plan. Also, OPM reviews draft state agency plans for consistency with the State C&D Plan, when they are in the process of being updated. Finally, OPM provides advisory statements, upon request by another state agency, on the extent to which a proposed action is consistent with the State C&D Plan.

Effective upon adoption of the 2013-2018 State C&D Plan by the General Assembly, CGS Section 16a-35d further requires that no state agency provide funding for a “growth-related project” that is outside the boundaries of priority funding areas, unless it meets any of the listed criteria for exceptions. (See New Statutory Requirements below.)

NEW STATUTORY REQUIREMENTS

There have been some significant amendments to state planning statutes since the current State C&D Plan was adopted in 2005:

- Public Act 05-205 expands the definition of “funding” to include “any form of assurance, guarantee, grant payment, credit, tax credit or other assistance, including a loan, loan guarantee, or reduction in the principal obligation of or rate of interest payable on a loan or a portion of a loan”, as well as require OPM to develop recommendations for the delineation of boundaries of “priority funding areas”. (CGS Sec. 16a-35c through Sec. 16a-35h)
- Public Act 08-182 outlines new performance-based planning and programming requirements. Although this Draft includes examples of performance indicators for measuring progress, OPM recognizes that there still needs to be broad consensus developed around a set of meaningful and measurable performance indicators. OPM views the establishment of benchmarks for each Growth Management Principle as a longer term goal that will be addressed only after a high degree of confidence has been developed around the baseline data to be collected on the performance indicators. (CGS Sec. 16a-27(e))
- Public Act 09-230 defines “principles of smart growth” and Public Act 10-138 requires state agencies to consider whether certain grant application proposals comply with such principles. (CGS Sec. 4-37I)
- Public Act 10-138 directs OPM to develop a new process for the revision, adoption, implementation and amendment of the State C&D Plan, and to submit a draft of such process to the Continuing Committee. OPM submitted said report in January 2011 and has proceeded to implement the new process accordingly, so that the “planning policies of different levels of government are compared and differences between such policies are reconciled with the purpose of attaining compatibility between local, regional and state plans.” A summary of this “Cross-Acceptance Process” is included below.

CROSS-ACCEPTANCE PROCESS

Due to the desire of many for a more bottom-up approach to the State C&D Plan revision process, OPM proceeded to implement the new cross-acceptance process as described in its January 2011 report to the Continuing Committee. Following the report’s submission, OPM conducted *initial outreach* workshops over the next several months, which are summarized in Attachment B. OPM incorporated its findings from these workshops in the initial Draft 2013-2018 C&D Plan that was submitted to the Continuing Committee in December 2011 for a required 90-day review.

From January through March 2012, OPM proceeded to implement the *plan comparison* phase of the cross-acceptance process. During this period, OPM conducted fourteen regional workshops and various coordinating meetings with state agencies, which are summarized in Attachment C. The Continuing Committee opted not to comment during this early review period.

In total, 136 municipalities and 14 Regional Planning Organizations (RPOs) participated in the voluntary *plan comparison* phase. The participating municipalities and RPOs reviewed their respective plans of conservation and development to determine the extent to which they were compatible with the planning policies of the initial Draft C&D Plan. That effort, combined with input from affected state agencies, provided OPM with general

consensus in support of the policies listed under each Growth Management Principle. The outcome of the *plan comparison* phase provided OPM with the basis for producing this revised Draft C&D Plan for public review and comment.

The public comment period will run from May through September 2012, and OPM will coordinate with RPOs to schedule public hearings in each of the state's fourteen planning regions. In addition to the statutory public hearing requirements, any municipality that wishes to continue its participation in the voluntary cross-acceptance process may request, through its RPO or other designated regional cross-acceptance facilitator, an informal workshop to discuss any element(s) of the Draft C&D Plan. Such workshops are intended to provide local and regional officials with additional opportunities to address any unresolved issues or to seek clarification on the Draft C&D Plan before progressing to the *plan negotiation* phase of the cross-acceptance process.

Upon conclusion of the public hearings in September 2012, OPM will begin scheduling *plan negotiation* meetings when requested by an RPO or other designated regional cross-acceptance facilitator on behalf of its municipalities. These meetings are intended to address any remaining unresolved issues before the regional and state negotiating entities set out to draft an optional Statement of Agreements and Disagreements for inclusion in OPM's recommended Draft C&D Plan that will be submitted to the Continuing Committee prior to the start of the 2013 legislative session. The inclusion of such statements in the recommended Draft C&D Plan is intended to provide state legislators with information pertaining to their constituent municipalities' level of support for the Draft 2013-2018 State C&D Plan when it is considered for adoption by the General Assembly.

FORMAT OF THE PLAN

The State C&D Plan is defined in CGS Section 16a-25 as "the text of such plan and any accompanying locational guide map." In order to address the new statutory requirements noted above, OPM is taking a stepped approach to building consensus on potential changes to both the text and map components of the Plan.

The text of the State C&D Plan is presented in a new condensed format that is built around six Growth Management Principles:

- 1) Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
- 2) Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
- 3) Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options
- 4) Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands
- 5) Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety
- 6) Promote Integrated Planning Across all Levels of Government to Address Issues on a Statewide, Regional and Local Basis

Not only do the Growth Management Principles serve as the chapters of the State C&D Plan, but municipalities and RPOs must also consider these principles when they update their respective plans of conservation and development (CGS Sections 8-23 and 8-35a). Therefore, it is important that the State C&D Plan clearly convey itself in a manner that municipalities, RPOs and state agencies can all relate to.

Each Growth Management Principle begins with a brief summary statement of its objectives. This is followed by:

- A list of relevant policy statements that provide the basis for state agencies to assess the consistency of their proposed plans and actions with the State C&D Plan (Note: OPM recognizes that a number of policy statements can apply to more than one Growth Management Principle; however, there was an intentional effort to limit such cross-references. Whenever a state agency must make a determination of consistency for a proposed action with the State C&D Plan, it shall not be limited to citing any policies contained in the Plan – regardless of the particular Growth Management Principle under which the policy statement appears.);
- A list of plans prepared by state agencies under state or federal law, which are reviewed by OPM for consistency with the State C&D Plan prior to their adoption. Links to such agency plans are intended to provide interested parties with access to more detailed information and policy guidance on various subject matters;
- A list of examples of performance indicators for measuring progress in implementing the State C&D Plan, including financial indicators;
- A reference to relevant Principles of Smart Growth, as defined in Public Act 09-230 and listed in Attachment D. This reference is included to assist state agencies in complying with CGS Section 4-37I, which requires agencies to consider whether certain grant applications under their purview comply with some or all of the Principles of Smart Growth; and
- A map that reflects the geographic areas generally supported by the policies of the particular Growth Management Principle. Each map is based on a limited number of criteria and, therefore, is intended for illustrative purposes only.

In addition to the changes to the text noted above, the Locational Guide Map component of the State C&D Plan has also undergone significant changes. With the priority funding area legislation set to take effect upon adoption of the 2013-2018 State C&D Plan, OPM recognizes that there may be greater interest in the Plan's Locational Guide Map. As a result, OPM has devoted a separate chapter to the Locational Guide Map, which describes the role of the Map, its use and application, and the criteria for delineating the boundaries of Priority Funding Areas.

Finally, Attachment A lists a number of Examples of State Agency-Administered Programs. This list was developed with input from state agencies and serves as a general guide for agency staff to locate relevant policies for consideration when determining the consistency of their proposed actions. Attachment A is also intended to help fulfill some of the new requirements of CGS Section 16a-27(e), such as identifying potential funding sources and the entity responsible for program implementation.

GROWTH MANAGEMENT PRINCIPLE #1

Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure

A region's development potential is highly correlated with its accessibility to urban-scale infrastructure. Connecticut has invested significant resources in the physical infrastructure of its cities and towns to provide for wastewater treatment capacity, potable water supplies, highways and railways, air and sea ports, broadband access, energy generation and transmission, and other related facilities. In order to help position the state for growth, state agencies, regional planning organizations, municipalities, private developers, and other stakeholders must coordinate their actions to leverage these assets in a manner that will take full advantage of Connecticut's strategic location within the Northeast Megaregion, while also proactively addressing the needs and desires of a changing demographic base.



Shelton Downtown Revitalization Project – Various uses include a farmer's market, Veteran's Memorial, River walk, and Condominiums. Photo Credit: Shelton Economic Development Corporation

Repairs and upgrades to the state's aging, and sometimes underutilized, infrastructure represent a significant ongoing cost to taxpayers, who sometimes view investments in new or expanded infrastructure and facilities as a more cost-effective and preferred use of their tax dollars. Compounding this perception is the fact that deferred maintenance is typically a less controversial option for balancing government operating budgets than cutting public services. Over time, the cumulative effect of deferred maintenance can create an unsustainable long-term financial burden on taxpayers.

A life-cycle cost analysis can raise important considerations about taxpayers' long term liability associated with maintaining an ever-expanding infrastructure base. For example, timely repairs and upgrades to aging infrastructure can save taxpayers money by extending an asset's useful life and forestalling the need for costlier renovations or replacement in the future. Such an analysis can also provide a better understanding of the combined total capital and operational costs associated with a proposed project. In addition, it can provide a context for considering a project's other potential costs or benefits to the environment that may not be easily quantified, such as greater energy efficiency, water conservation, pollution prevention, and historic preservation.

State Agency Policies:

- **ENSURE** the safety and integrity of existing infrastructure over its useful life through the timely budgeting for maintenance, repairs and necessary upgrades;
- **FOCUS** on infill development and redevelopment opportunities in areas with existing infrastructure, which are at an appropriate scale and density for the particular area;
- **ENCOURAGE** multidisciplinary approaches to infrastructure planning and design. For example, for transportation projects in areas with combined sewers, seek to preserve the functional capacity of

wastewater treatment plants by designing projects that enhance the infiltration of stormwater generated by the existing street network and other impermeable surfaces through measures such as pervious pavement material and the incorporation of urban green spaces;

- **COORDINATE** the timing of any planned expansion of existing infrastructure to meet state and regional growth objectives;
- **UNDERTAKE** a life-cycle cost analysis for any proposed action involving the expansion of infrastructure beyond the current limits of the existing or planned service area for the particular form(s) of infrastructure, except when necessary to address immediate public health and safety concerns;
- **PROMOTE** the continued use or adaptive reuse of existing facilities and developed property, including brownfields in strategic locations;
- **PROACTIVELY IDENTIFY AND MARKET** available properties that are currently served by infrastructure and that could meet the needs of new or expanding businesses, especially those within close proximity to existing industry clusters;
- **PROMOTE** supportive land uses around rail stations, airports and sea ports, and discourage uses that are not dependent upon, or complimentary to, the available infrastructure;
- **UTILIZE** the state's strategic location and infrastructure to promote expansion of markets for Connecticut grown and manufactured products;
- **ENCOURAGE** local zoning that allows for a mix of uses to create vibrant central places where residents can live, work, and meet their daily needs without having to rely on automobiles as the sole means of transport;
- **PROMOTE** urban areas as centers for arts, entertainment and culture, while also supporting community-based agriculture and historic preservation;
- **CAPITALIZE** on opportunities to develop and deploy innovative energy technologies, and promote distributed generation facilities where practicable to address localized load management issues; and
- **MINIMIZE** the potential impact from natural hazards, such as flooding, high winds and wildfires when siting future infrastructure and developing property.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

- Master Transportation Plan (DOT) (includes listing of major transportation projects and plans per CGS Section 16a-27) <http://www.ct.gov/dot/lib/dot/documents/dpolicy/mtp/2011mtp.pdf>
- Economic Strategic Plan (DECD) http://www.ct.gov/ecd/lib/ecd/connecticut_esp-final.pdf
- Comprehensive Energy Plan for Connecticut (DEEP) New requirement per Section 51 of Public Act 11-80

Examples of Performance Indicators for Measuring Progress:

- Percentage of State capital investments in Priority Development Areas
- Number of new businesses registered in Priority Development Areas compared to total statewide new business registrations
- Percent increase in development in Priority Development Areas
- Number of businesses started or expanded in Priority Development Areas
- Number of brownfield sites/acres redeveloped
- Percent of state highways and bridges in fair or better condition
- Number of historic facilities preserved in Priority Development Areas
- Number of registered farmers markets in Priority Development Areas

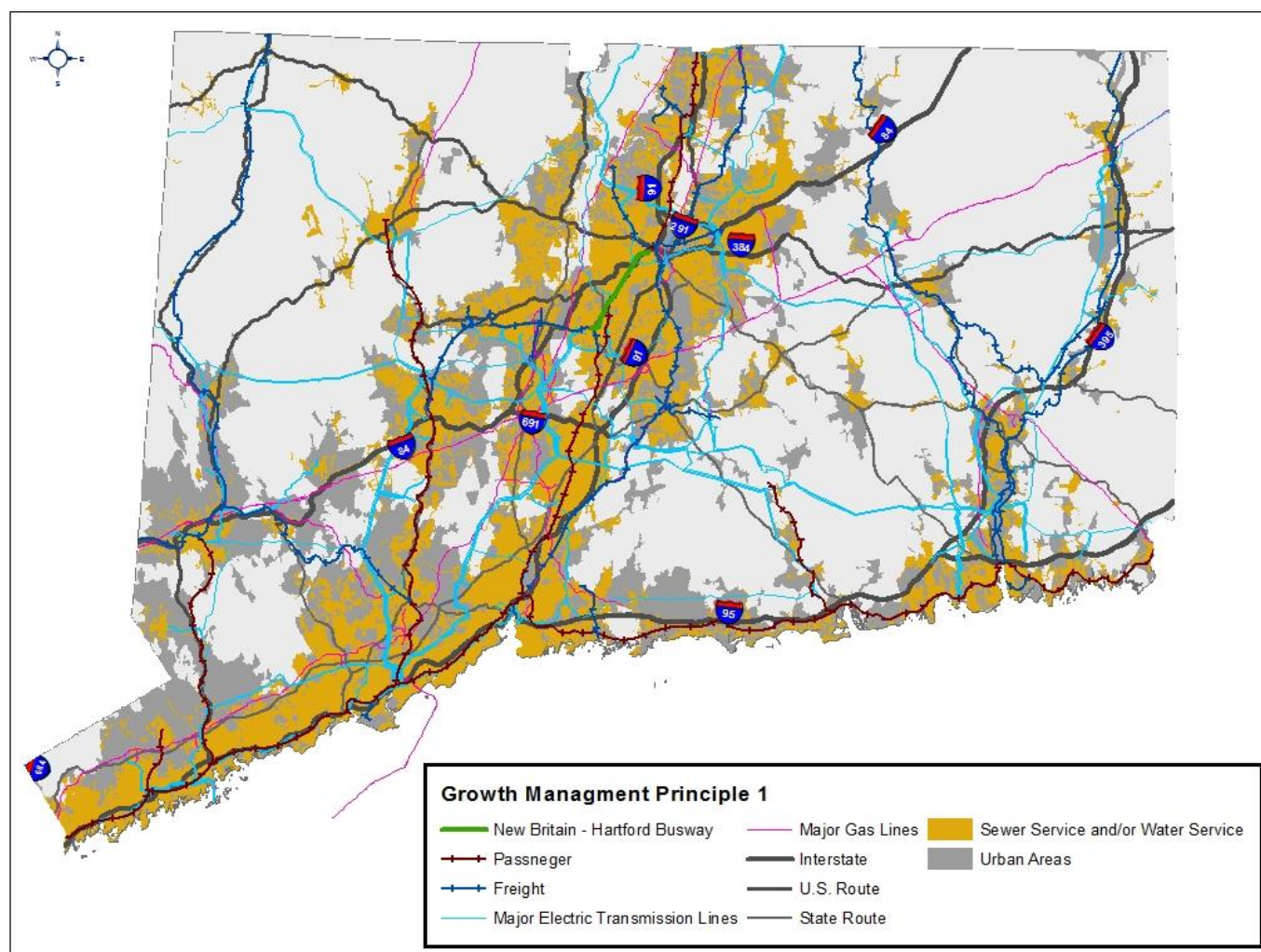


Approaching the I-84/Route 8 Interchange known as the "Waterbury Mixmaster"
Photo: Joe Perrelli, COGCNV

Geographic Depiction of GMP 1

The following map reflects the geographic areas generally supported by the policies of GMP 1. State-sponsored efforts to redevelop and revitalize regional centers and areas with existing or currently planned infrastructure are broadly illustrated by these map criteria:

- 1) Public Water and Sanitary Sewer Service Areas;
- 2) Primary Highways
- 3) Rail Lines and Busways;
- 4) Major Electricity and Gas Transmission Lines; and
- 5) U.S. Census Bureau-Delineated Urban Areas.



GROWTH MANAGEMENT PRINCIPLE #2

Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

Demographic trends indicate that Connecticut's population, along with most of the nation, is aging. The sheer magnitude of the number of members in the "baby boom" generation, combined with increased life expectancy, will have profound effects on our communities and society in general well into the future. Notably, the "millennial" generation, whose members are now entering the 25 to 34 year old age group, outnumbers the "baby boom" generation. The different needs and desires of these two large generations will present unprecedented challenges, as well as opportunities, for the state and its communities to attract and retain a diverse and innovative citizenry.

In order to expand the economy and promote a vibrant population, state and local governments must proactively address current policies and regulations that hinder private developers from building the types of housing options and lifestyle amenities that the market demands. The high cost of housing is often cited as one of the primary factors why Connecticut has lost a large percentage of its young adult population over the past twenty years. However, a number of municipalities are positioned to create higher density, mixed-income housing stock in areas that are within walking distance to retail, recreational and cultural attractions, jobs and public transit. Coordinated marketing of each region's unique assets and lifestyle amenities will help to attract prospective developers, employers and residents, while also providing new housing options for the local workforce.



The Olde Oak Village in Wallingford incorporates attractive affordable and market rate homes. Photo Credit: Partnership for Strong Communities

State Agency Policies:

- **ENHANCE** housing mobility and choice across income levels and promote vibrant, mixed-income neighborhoods through both ownership and rental opportunities;
- **SUPPORT** adaptive reuse of historic and other existing structures for use as residential housing;
- **PROVIDE** favorable loan terms for multifamily housing and mixed-use properties in targeted areas;

- **MARKET** urban communities to people most likely attracted to working and/or living in urban environments, such as young people and “empty nesters”;
- **SUPPORT** local efforts to develop appropriate urban infill housing and neighborhood amenities to make better use of limited urban land;
- **PROMOTE** housing and/or affordable housing as part of mixed use and transit-oriented developments within walking distance to public transportation facilities;
- **IDENTIFY** innovative mechanisms, utilizing decentralized or small-scale water and sewage systems, to support increased housing density in village centers and conservation subdivisions that lack supporting infrastructure; and
- **ENCOURAGE AND PROMOTE** access to recreational opportunities, including trails and greenways, for affordable and mixed-income housing.

Plans Prepared by State Agencies under State or Federal Law:

- State Long-Range Housing Plan (DECD)
http://www.ct.gov/ecd/lib/ecd/2010-15_slrhp_-_final_.pdf
- Annual Action Plan for Housing and Community Development (DECD)
http://www.ct.gov/ecd/lib/ecd/housing_plans/final_action_plan.pdf

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Examples of Performance Indicators for Measuring Progress:

- Number of new affordable housing units created
- Number of towns with 10% of their housing stock designated affordable
- Number of towns with approved Incentive Housing Zone overlays
- Percentage of population in high density areas (1,000 per sq mi)
- Percentage of renters paying more than 30% of income on rent



Historic 1855 Wauregan Hotel turned into a mixed use project comprising of 70 units moderate income housing, 4,000 s.f. of retail space, ballroom restoration, and 100-space parking garage

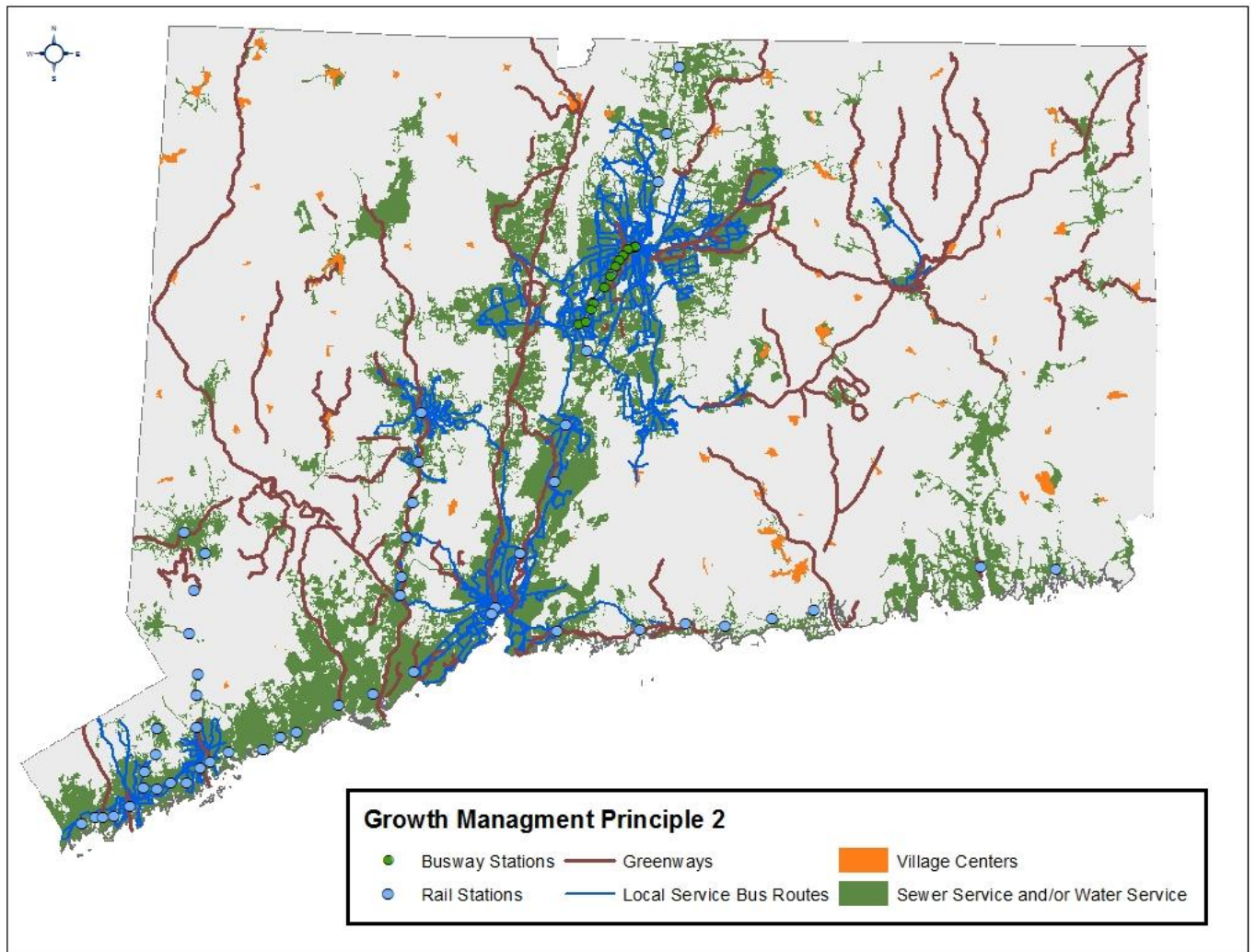
Photo Credit: Partnership for Strong Communities

Geographic Depiction of GMP 2

The following map reflects the geographic areas generally supported by the policies of GMP 2. State-sponsored efforts to expand housing opportunities and design choices to accommodate a variety of household types and needs are broadly illustrated through the following map criteria:

- 1) Public Water and Sanitary Sewer Service Areas;
- 2) Village Centers (derived from the 2005-2010 C&D Plan's "Rural Community Centers");
- 3) Rail and Busway Station Areas;
- 4) Local Bus Routes; and
- 5) Greenways (for more detail, please see:

http://www.ct.gov/dep/cwp/view.asp?a=2707&q=323852&depNav_GID=1704&depNavPage=%7C



GROWTH MANAGEMENT PRINCIPLE #3

Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options

Transportation corridors and hubs are critical assets that affect Connecticut's ability to compete for economic development. In addition to providing expanded business access to markets, they provide residents with access to jobs, education, recreation and other daily activities. In order to fully leverage their ability to generate new economic growth, land use decisions within such corridors and around hubs must include a mix of complementary strategies that target the long-term development goals of each region.

While improving access to the New York and Boston metropolitan area markets is a key transportation goal for the state, it is even more essential that the points in between (i.e., Connecticut's cities and towns) are integrated into the economic fabric of the greater region and its labor market. Experiences in other states have shown that transit hubs can be effective drivers of new office, commercial, and residential development. Regional coordination will be needed to maximize state investments in the transportation infrastructure through transit-supportive land use regulations around hub and station areas, effective feeder and connector services within the corridor, and access management planning to preserve the highway capacity on urban arterial roads with significant commercial development.



Aerial view of the new State St. Station in New Haven

State Agency Policies:

- **PROMOTE** compact, pedestrian-oriented, mixed use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers;
- **ENCOURAGE** a network of pedestrian and bicycle paths and greenways that provide convenient inter- and intra-town access, including access to the regional public transportation network;
- **IMPROVE** transit service and linkages through better integration of all transportation options and advances in technology, to provide competitive modal choices, safety and convenience;
- **COORDINATE** with host municipalities on supportive land use regulations, such as transit-oriented development overlay zones and freight villages where practicable, to make the most effective use of transportation facilities for the movement of people and/or goods;
- **IDENTIFY** brownfields and other strategic sites that are (1) within one-half mile/walking distance of public transportation facilities and/or (2) near other inter-modal transportation nodes and facilities, and consider them for designation as pre-approved development areas; and

Applicable Principles of Smart Growth

Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

- **RESTORE** strategic shipping channels and pier areas to their authorized depths when dredging is required to accommodate regional economic development plans;

Plans Prepared by State Agencies under State or Federal Law:

Strategic Long-Range Transportation Plan, 2009-2035 (DOT)

<http://www.ct.gov/dot/cwp/view.asp?a=3531&q=259760>

Connecticut Statewide Bicycle and Pedestrian Transportation Plan (DOT)

<http://www.ct.gov/dot/cwp/view.asp?a=1390&q=259656>

Connecticut State Rail Plan (DOT)

<http://www.ct.gov/dot/cwp/view.asp?a=1386&q=437648&PM=1>

Connecticut Statewide Airport System Plan (DOT)

<http://www.ct.gov/dot/lib/dot/documents/dpolicy/ExecutiveSummary.pdf>

Examples of Performance Indicators for Measuring Progress:

- Number of passengers using public transportation
- Number of locally-designated transit-oriented development zones (i.e., TOD overlay zone)
- Percent of Surface Transportation Program funds used for bicycle/pedestrian access
- Percent of state capital investments made within ½ mile of a rail station or a bus rapid transit (BRT) station
- Number of housing units/amount of commercial building space built or renovated within ½ mile of a rail station or a bus rapid transit (BRT) station
- Number of Bradley International Airport passengers
- Volume of goods transported by mode within and through Connecticut
- Average per rider subsidy by mode/service

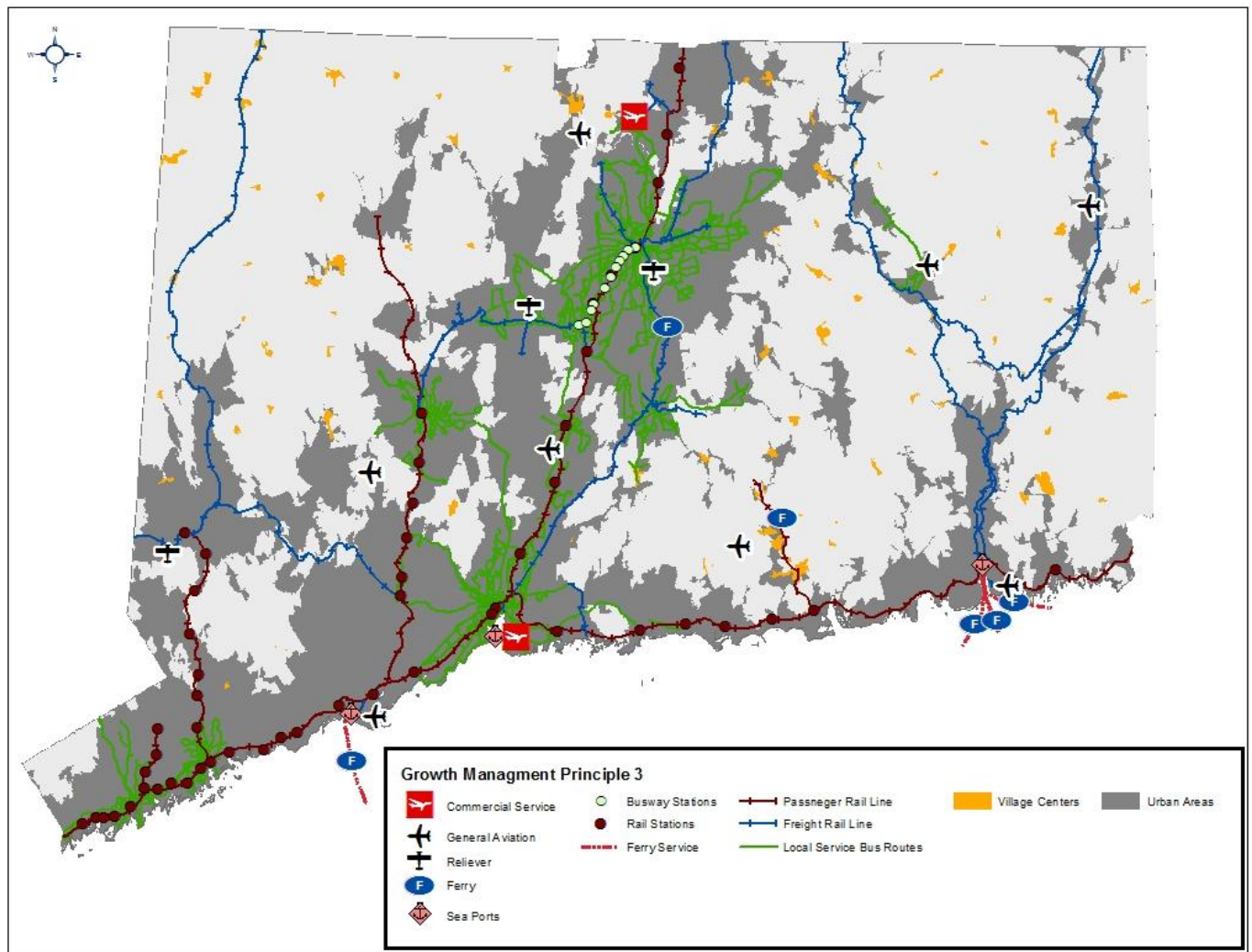


Port of New London

Geographic Depiction of GMP 3

The following map reflects the geographic areas generally supported by the policies of GMP 3. State-sponsored efforts to concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options are broadly illustrated through the following map criteria:

- 1) Rail and Busway Stations;
- 2) Passenger Rail and Freight Rail Lines
- 3) Commercial, General Aviation & Reliever Airports;
- 4) Deep Water Seaports;
- 5) Ferry Service
- 6) Local Bus Routes;
- 7) U.S. Census Bureau-Delineated Urban Areas; and
- 8) Village Centers (derived from the 2005-2010 C&D Plan's "Rural Community Centers").



GROWTH MANAGEMENT PRINCIPLE #4

Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands

It is widely recognized that Connecticut's natural, cultural and historical resources, along with its rural landscapes, have intrinsic values which contribute to the state's high quality of life. Less obvious are the functional values that these resources provide, such as storm water management, flood control, oxygen production and carbon storage, and the filtration and purification of water for human consumption and habitat preservation. Similar to the need to maintain the physical infrastructure of cities and towns, there is a corresponding need to strategically invest in and maintain a system of "green infrastructure", which relies upon natural landscape features and ecosystems to perform or supplement the types of functions performed by costlier human-engineered systems.



"Too often communities focus on developing land versus preserving agriculture. Both have their pluses, but only agriculture provides sustainable value in terms of the environment, municipal finance, aesthetics, and food security, which can be appreciated by everyone." – Philip Chester, Lebanon Town Planner
 Graywall Farm s– Lebanon, CT: Photo Courtesy of Robin Chesmer

Furthermore, a number of Connecticut industries, such as agriculture and aquaculture, outdoor recreation, and culture and tourism, are important contributors to the state economy and to the communities in which they are based. Since the economic value of such industries is oftentimes derived from the natural and cultural resources upon which they are based, it is critical that public and private interests take a strategic and coordinated approach to protecting and/or managing the long-term viability of both the conservation and development functions of such resources.

Rural communities in Connecticut, which typically lack urban-scale infrastructure, face especially difficult challenges to grow in a manner that is consistent with their rural character. Their growth prospects are oftentimes perceived to be limited to strip commercial development along rural highways. While the conservation of open space

and farmland can have a net positive impact on the local tax base and the region's quality of life, there should also be complementary efforts to plan for the development of new, or the expansion of existing, village-scale mixed use centers. Decentralized water and wastewater systems, along with cluster development techniques, can accommodate growth without the need for more costly expansions of water and sewer infrastructure.

State Agency Policies:

- **CONTINUE TO PROTECT** permanently preserved open space areas and facilitate the expansion of the state's open space network through public-private partnerships for the acquisition and maintenance of important multi-functional land;
- **LIMIT** improvements to permanently protected open space areas to those that are consistent with the long-term preservation and appropriate public enjoyment of the natural resource and open space values of the site;

- **PROTECT AND PRESERVE** natural areas, Connecticut Heritage Areas, and archaeological areas of regional and statewide significance;
- **ENCOURAGE** collaborative ventures with municipal and private entities to provide a system of appropriately preserved and managed natural areas and resources that allow for a diversity of well-functioning habitats and the sustainable use of resources;
- **SEEK TO ACHIEVE** no-net-loss of wetlands through development planning that: 1) avoids wetlands, whenever possible; 2) minimizes intrusions into wetlands when impacts are unavoidable; 3) mitigates any resulting impacts through wetland enhancement or creation; and 4) encourages ongoing maintenance of functional wetlands.
- **REVITALIZE** rural villages and main streets by promoting the rehabilitation and appropriate reuse of historic facilities, such as former mills, to allow a concentration of higher density or multiple use development where practical and consistent with historic character;
- **ENCOURAGE** municipalities to build capacity and commitment to agricultural lands preservation;
- **DEVELOP**, through the Governor's Council on Agricultural Development, a comprehensive Statewide Food and Agriculture Policy Plan;
- **PROMOTE** agricultural businesses and supportive industries that are vital to the local and regional economy, while simultaneously preserving prime farmland through the acquisition of development rights and, to the extent practical, the avoidance, minimization, and/or mitigation of the loss or conversion of prime farmland associated with state-sponsored development actions;
- **PROMOTE** Connecticut's commercial and recreational fishing and aquaculture industries consistent with marine productive capacities and environmental protections;
- **UTILIZE** the landscape to the extent practical to maintain or restore natural hydrologic processes and to help meet or exceed state and federal water quality standards, so that the state's waters can support their myriad functions and uses;
- **MANAGE** water resource conflicts by balancing the competing needs of water for human consumption, waste assimilation, habitat sustainability, recreation, power production, and transporting people and goods;
- **RELY** upon the capacity of the land to provide drinking water and wastewater disposal needs in rural areas. Support the introduction or expansion of public water and sewer services in such areas only when there is a demonstrated environmental, public health, public safety, economic, social, or general welfare concern and then introduce such services only at a scale which responds to the existing need without serving as an attraction to more intensive development;

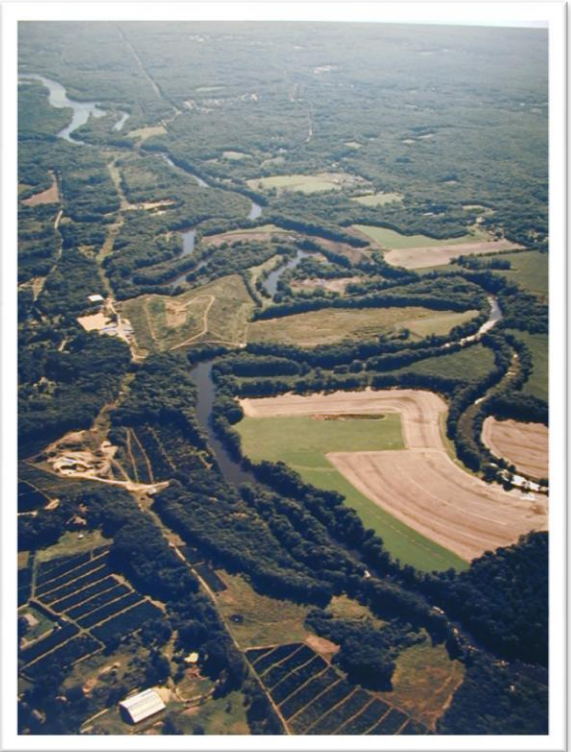
Applicable Principles of Smart Growth

Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

- **UNDERTAKE** development activities within coastal areas and river corridors in an environmentally sensitive manner consistent with statutory goals and policies set forth in the Connecticut Coastal Management Act and the Multiple Use Rivers Act; and
- **PROMOTE** innovative land conservation and banking practices that further local, regional and state conservation and development objectives, and minimize the need to expand infrastructure to support new development in rural areas.

Plans Prepared by State Agencies under State or Federal Law:

- State Historic Preservation Plan (DECD)
http://www.ct.gov/cct/lib/cct/state_historic_preservation_plan_ic.pdf
- The Green Plan: Guiding Land Acquisition and Protection in Connecticut (DEEP)
http://www.ct.gov/dep/lib/dep/open_space/green_plan.PDF
- Connecticut Statewide Comprehensive Outdoor Recreation Plan (DEEP)
http://www.ct.gov/dep/lib/dep/outdoor_recreation/scorp/2011_ct_scorp_reviewdraft.pdf
- Connecticut Forest Resource Assessment and Strategy (DEEP)
http://www.ct.gov/dep/lib/dep/forestry/assessment_and_strategy/assessment_strategy.pdf
- Connecticut's Comprehensive Wildlife Conservation Strategy (DEEP)
http://www.ct.gov/dep/cwp/view.asp?a=2723&q=329520&depNav_GID=1719
- Natural Hazard Mitigation Plan (DEEP)
http://www.ct.gov/dep/cwp/view.asp?a=2720&q=325652&depNav_GID=1654



"The Last Green Valley" – Northeastern CT: Aerial from www.alsweetnam.com

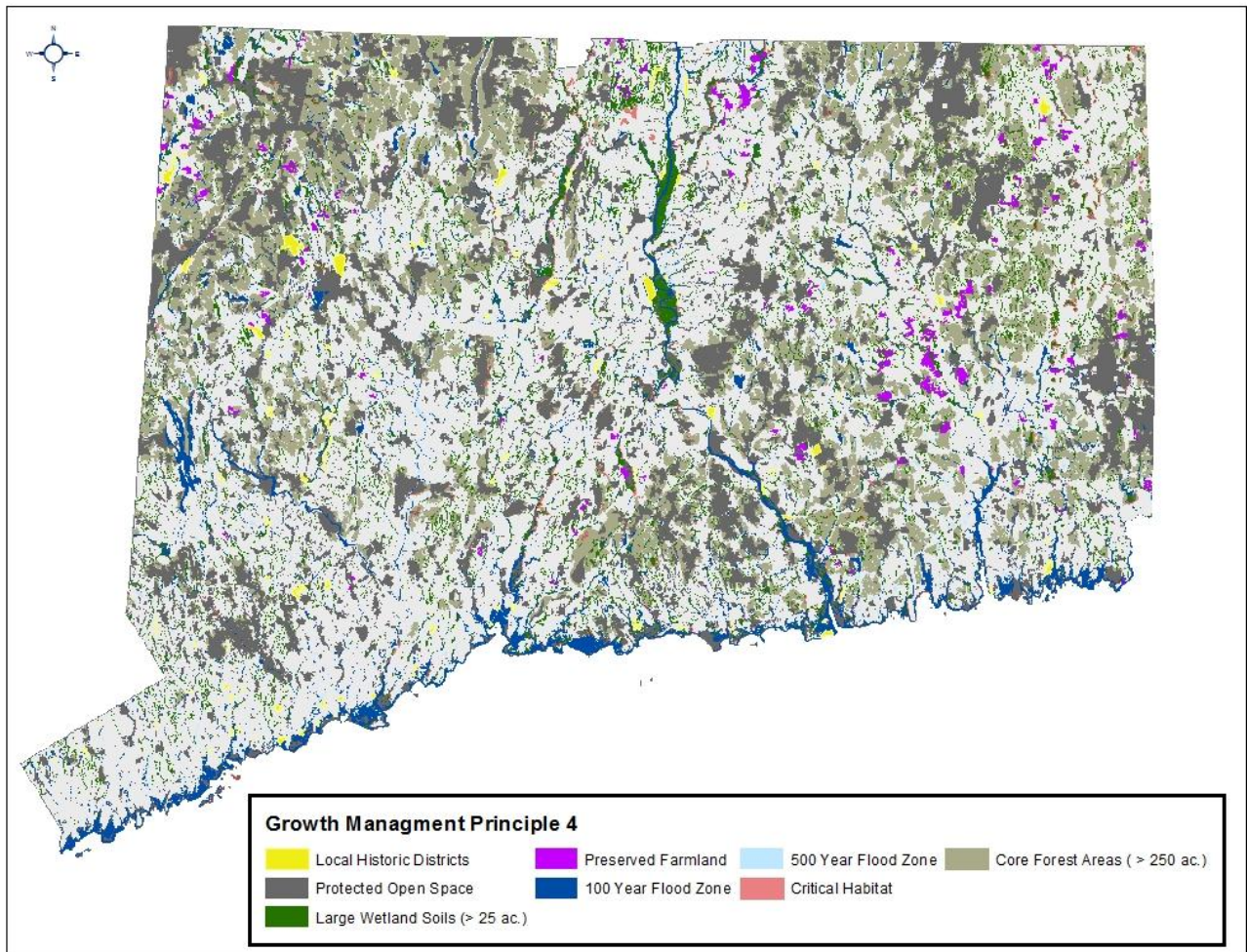
Examples of Performance Indicators for Measuring Progress:

- Acreage of preserved/protected open space
- Acreage of land being farmed in Connecticut
- Acreage of preserved farmland
- Percentage of Connecticut consumer dollars spent on locally produced farm products
- Total value of Connecticut's agricultural industry
- Number of beach closings
- Acres of Inland Wetlands affected by activities subject to local or state permits
- Tons of Nitrogen delivered to Long Island Sound from Connecticut
- Oxygen depletion in Long Island Sound
- Miles of stream supporting wild brook trout

Geographic Depiction of GMP 4

The following map reflects the geographic areas generally supported by the policies of GMP 4. State-sponsored efforts to conserve and restore the natural environment, cultural and historical resources, and traditional rural lands are broadly illustrated through the following map criteria:

- 1) Critical Habitat;
- 2) Protected Open Space;
- 3) Large Wetlands;
- 4) Preserved Farmland;
- 5) Local Historic Districts
- 6) 100 year Flood Zones; and



GROWTH MANAGEMENT PRINCIPLE #5

Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety

Among the competing interests faced by land use decision-makers, none is of greater importance than protecting the public health and well-being of Connecticut's citizens. Best practices for protecting the air we breathe, the water we drink, and the food we eat are rooted in the value Connecticut has placed upon its environment and working lands when planning for the future. Protecting and maintaining the functional qualities of natural systems is vital to maintaining our quality of life.

A number of regulatory programs of state agencies are intended to protect Connecticut's residents by maintaining healthy air quality, ensuring a safe and adequate drinking water supply, requiring proper waste management and material handling, and preventing the spread of contagious diseases. Furthermore, planning for Connecticut's energy future will have particularly broad implications on our environment and society. Regulatory approaches that are environmentally sound, allow for least-cost compliance options, provide operational flexibility, and offer incentives for pollution prevention should be actively pursued wherever practical to reduce the time and cost associated with doing business in Connecticut.

It is also important that municipal land use commissions fully consider the broader regional implications of their decision-making processes, whenever there are potential impacts to the integrity of environmental assets and working lands that are critical to the well-being of citizens beyond their local boundaries.

State Agency Policies:

- **UTILIZE** a multiple barrier approach, including source water protection and appropriate treatment, to ensure the availability of safe and adequate public water supplies that meet or exceed state and federal drinking water standards;
- **IDENTIFY** water supply resources sufficient to meet existing demand, to mitigate water shortages during droughts, and to meet projected growth and economic development over at least the next 50 years;
- **ENSURE** that water conservation is a priority consideration in all water supply planning activities and regulatory decisions;
- **UTILIZE** an integrated watershed management approach to ensure that high quality existing and potential sources of public drinking water are maintained for human consumption;
- **MANAGE** development activities within floodplain areas in an environmentally sensitive



Barkhamsted Reservoir



The Connecticut River flooding in Great River Park, East Hartford

manner and seek to prevent the loss of life and property in floodways by maintaining dikes, channels, dams, and other barriers;

- **PRESERVE** and maintain traditional working lands for the production of food and fiber, and support niche agricultural operations that enhance community food security throughout Connecticut;
- **ATTAIN** National Ambient Air Quality Standards with emphasis on cost-effective strategies and effective enforcement of regulated sources;
- **REDUCE** carbon dioxide emissions in this state consistent with the recommendations of the Connecticut Climate Change Action Plan;
- **PROMOTE** transportation alternatives to the automobile, such as bicycling, walking, and public transportation as a means to reducing energy consumption, air pollution, and obesity-related health care costs;
- **EMPHASIZE** pollution prevention, the efficient use of energy, and recycling of material resources as the primary means of maintaining a clean and healthful environment; and
- **PROACTIVELY ADDRESS** climate change adaptation strategies to manage the public health and safety risks associated with the potential increased frequency and/or severity of flooding and drought conditions, including impacts to public water supplies, air quality and agriculture/aquaculture production.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

- State Solid Waste Management Plan
http://www.ct.gov/dep/lib/dep/waste_management_and_disposal/solid_waste_management_plan/swmp_final_chapters_and_execsummary.pdf
- Connecticut Drought Preparedness and Response Plan
[http://www.ct.gov/waterstatus/lib/waterstatus/Drought Preparedness & Response Plan.pdf](http://www.ct.gov/waterstatus/lib/waterstatus/Drought_Preparedness_&_Response_Plan.pdf)
- Connecticut Climate Change Action Plan
[http://ctclimatechange.com/wp-content/uploads/2009/03/CT Climate Change Action Plan 2005.pdf](http://ctclimatechange.com/wp-content/uploads/2009/03/CT_Climate_Change_Action_Plan_2005.pdf)
- State Natural Disaster Plan
[http://www.ct.gov/demhs/lib/demhs/plans/connecticut natural disaster plan - 2009.pdf](http://www.ct.gov/demhs/lib/demhs/plans/connecticut_natural_disaster_plan_-_2009.pdf)



Household Hazardous Waste collection facility in Essex, established by the CT River Estuary Regional Planning Agency. Photo Credit: CRERPA

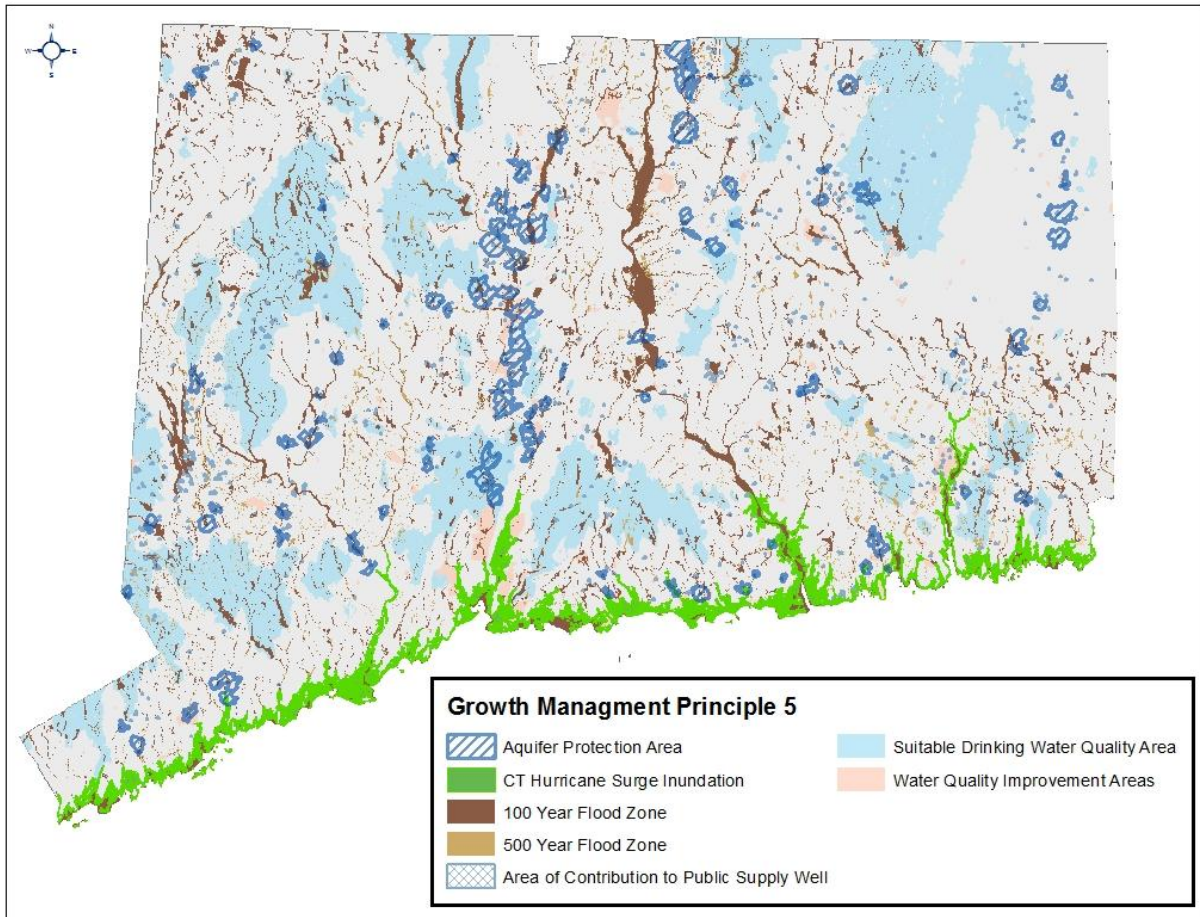
Examples of Performance Indicators for Measuring Progress:

- Percent of public water systems meeting drinking water quality standards
- Number of “Good Air Days”
- Pollution Index Values (average of all measured air pollutants)
- Amount of municipal solid waste sent to landfills
- Number of school systems, restaurants and state institutions contracting with Connecticut farms

Geographic Depiction of GMP 5

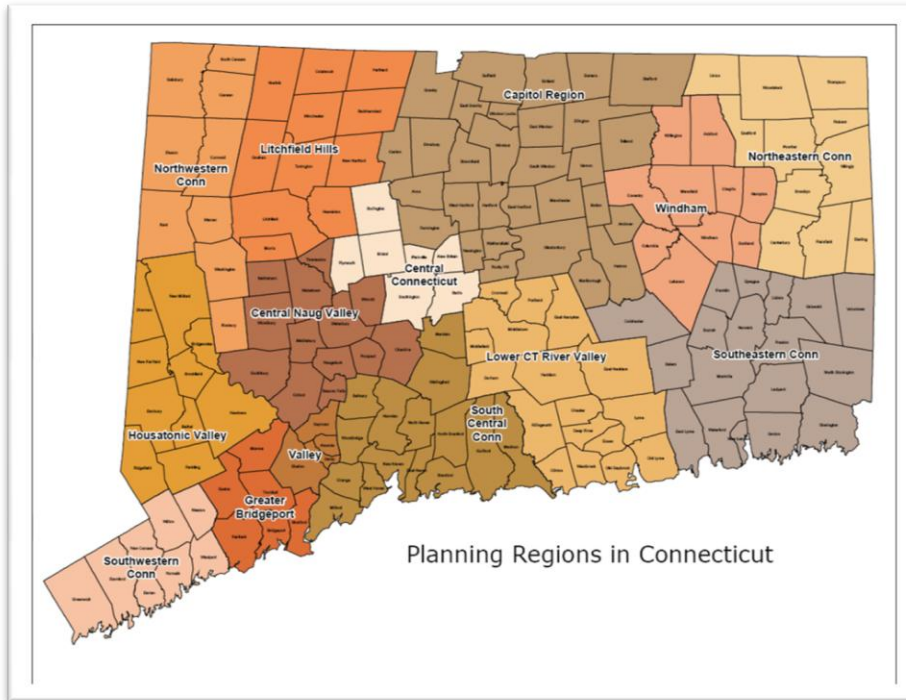
The following map reflects the geographic areas generally supported by the policies of GMP 5. State-sponsored efforts to protect and ensure the integrity of environmental assets critical to public health and safety are broadly illustrated through the following map criteria:

- 1) Aquifer Protection Areas;
- 2) CT Hurricane Surge Inundation;
- 3) Area of Contribution to Water Supply Well;
- 4) Suitable Drinking Water Quality Areas;
- 5) Water Quality Improvement Areas; and
- 6) 100 year Flood Zones.



GROWTH MANAGEMENT PRINCIPLE #6

Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis



In order for Connecticut to compete and thrive in the global economy over the coming years and decades, the constituent units of state, regional and municipal government must leverage their myriad assets in a manner that will enhance the vibrancy of the overall state economy and its populace. While Connecticut is considered a small state in geographic terms, it must also be recognized that there is a wealth of diversity and character that defines each of its regions.

In order to better capture the unique qualities of each region, Public Act 10-138 requires that the 2013-2018 State C&D Plan

revision be prepared through a new process known as “cross-acceptance.” The Act defines cross-acceptance as “a process by which planning policies of different levels of government are compared and differences between such policies are reconciled with the purpose of attaining compatibility between local, regional and state plans.”

OPM will continue to facilitate the cross-acceptance process on a voluntary basis with regional planning organizations and their member municipalities, state agencies and the public, in order to develop consensus around a set of conservation and development priorities for each region. Once this is accomplished, there will be a reciprocal responsibility for both local land use decision-makers and state agencies to plan and act according to the regional growth strategies.

State Agency Policies

- **DEVELOP AND IMPLEMENT** a robust framework for geographic information sharing that will service the common needs of all users and permit the orderly storage, organization, and handling of large amounts of geographic data;
- **INITIATE** a progressive program for the sharing of planning data among state agencies, regional planning organizations, and municipalities;
- **SUPPORT** the creation of an objective and uniform public water and sewer need assessment protocol that considers the capacity of the land to accommodate decentralized water and sewage systems for existing and future development needs;

- **PROVIDE** advisory statements to state agencies as required under CGS Section 16a-31 when they prepare required programmatic plans and undertake certain actions using state or federal funds, to ensure that the State C&D Plan is implemented on a consistent basis;
- **ASSIST** municipalities and regional planning organizations in the planning and implementation of cooperative ventures that are intended to reduce the property tax burden on residents, while providing essential services and equipment more efficiently; and
- **ENCOURAGE** regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address region-specific needs.

Plans Prepared by State Agencies under State or Federal Law:

- State Facility Plan
http://www.ct.gov/opm/lib/opm/assets/facilityplans/state_facility_plan_-_2011-2016.pdf

Examples of Performance Indicators for Measuring Progress:

- Number of municipalities and regional planning organizations in compliance with the 10-year requirement for updating their plans of conservation and development;
- Number of municipalities that have adopted the CT Geospatial Information Systems Council-endorsed parcel standard;
- Number of applications received by OPM for interim changes to the State C&D Plan;
- Number of new cooperative ventures (inter-municipal and regional) for sharing regional services or equipment; and
- Estimated annual cost savings from cooperative ventures begun under the Regional Performance Incentive Program and the Inter-town Capital Equipment Sharing Program.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G



Land Use Academy Training by the University of Connecticut Center for Land Use Education and Research (CLEAR) at Uconn. Photo Credit: Uconn CLEAR

LOCATIONAL GUIDE MAP

Background

CGS Section 16a-31(a) requires state agencies to determine the consistency of their proposed actions with the State C&D Plan. CGS Section 16a-25 defines the State C&D Plan as “the text of such plan and any accompanying locational guide map.” Whenever a state agency is uncertain of a proposed action’s consistency with the State C&D Plan, it shall request an advisory report from OPM under CGS Section 16a-31(b).

Past revisions of the State C&D Plan included policies in both the Plan text and the locational guide map (LGM), in order to assist state agencies in determining the consistency of their proposed actions. The LGM policies included four “development” classifications (i.e., Regional Centers, Neighborhood Conservation Areas, Growth Areas & Rural Community Centers) and four “conservation” classifications (Existing Preserved Open Space, Preservation Areas, Conservation Areas & Rural Lands).

The existence of both text and map policies increasingly caused confusion over recent years, leading some individuals to believe that the LGM alone could be relied upon for determining a proposed action’s consistency with the State C&D Plan. This was never intended to be the case, nor is it the case with this new LGM.

Role of the Locational Guide Map

The new requirements associated with the Priority Funding Area (PFA) statutes have necessitated a shift in the role of the LGM. First and foremost, the LGM no longer reflects its traditional policy-based classifications noted above. Instead, the LGM more generally reflects the predominant existing conditions associated with the map criteria used to delineate the boundaries of PFAs (see below).

In order to more appropriately reflect the diversity of state agency administered programs, such as identified in Appendix A, OPM recommends that the LGM criteria be used to separate PFAs into both Priority Development Areas and Priority Conservation Areas. The intended result of this distinction is a better integration of the LGM with the Growth Management Principles and associated policies in the text.

This new role is intended to serve two purposes: 1) it reinforces the policies contained in the text of the State C&D Plan as the primary determinant of consistency for a proposed action; and 2) it ensures that any LGM reference is a secondary consideration only after a proposed action has been deemed consistent with the policies of the State C&D Plan. This will allow state agencies to operate with sufficient discretion and transparency, as afforded to them in CGS Section 16a-35d.

Use and Application of the Locational Guide Map

After a sponsoring agency determines that a proposed action is consistent with the C&D Plan policies, it shall consult the LGM to determine whether the proposed action falls within a PFA.

The PFA exception process provided in CGS Section 16a-35d recognizes that the scale of the State C&D Plan’s LGM cannot accurately reflect the land use detail of a municipal plan of conservation and development prepared under CGS Section 8-23. The PFA exception process provides a mechanism for state agencies to consider funding projects that have been deemed consistent with the State C&D Plan policies and are locally supported, even though they may not be located in a PFA. CGS Section 16a-35d(c) requires agencies to report annually on grants provided for such projects located outside of a PFA, and the reasons therefore.

While the LGM attempts to make a general distinction between Priority Development Areas and Priority Conservation Areas, the PFA exception process enables an agency such as the Department of Agriculture to support community-based agriculture in urban areas and, likewise, an agency such as the Department of Economic and Community Development (DECD) to support rural community development, when appropriate. Similarly, in areas that do not contain conservation or development criteria (i.e., Undesignated Areas), an agency may also consider funding a proposed action that has been deemed consistent with the policies of the State C&D Plan and has fulfilled the procedural requirements of the PFA exception process. An agency may also exercise its discretion to not fund a project, even one that has been deemed consistent with the State C&D Plan and is located in the appropriate PFA.

Finally, the definition of “growth-related project” in CGS Section 16a-35c provides several examples of state agency actions that are exempt from the PFA requirements, including:

- maintenance, repair, additions or renovations to existing facilities, acquisition of land for public safety telecommunications towers, parks, conservation and open space, and acquisition of agricultural, conservation and historic easements;
- funding for certain single or multi-family housing projects and projects that promote fair housing choice and racial and economic integration;
- projects at existing facilities needed to comply with state environmental or health laws or regulations;
- school construction projects funded by the Department of Education;
- libraries, municipally owned property or public buildings used for government purposes.

Locational Guide Map Criteria

Priority Development Areas

Priority Development Areas are delineated based on conditions that exist at the Census Block level, which is the smallest geographical unit delineated by the U.S. Census Bureau. Census Blocks are statistical areas which in Connecticut are typically bounded by visible features, such as streets, roads, streams, and railroad lines. Generally, Census Blocks in denser urban communities are small in area, such as a block in a city that is bounded on all sides by streets. However, Census Blocks in suburban and rural areas may be large, or irregular, and bounded by a variety of features, such as roads or streams. The use of Census Blocks is intended to allow for greater flexibility in the application and use of the LGM reflecting characteristics of an area. For example, a specific Census Block may be partially served by public water and/or sewer, and thus the entire block would appear to be served by these utilities. Any such limitations in the use of Census Blocks in this LGM should not be construed as influencing local land use and zoning decisions or municipal plans of conservation and development; nor should it create any expectation for future utility service where none currently exists.

Priority Conservation Areas

Priority Conservation Areas are delineated based on more natural conditions that reflect environmental or natural resource values. In contrast to the Priority Development Areas, which are based on man-made Census Blocks, Priority Conservation Areas are based on existing environmental conditions, such as soils or elevation, which typically do not have visible boundaries. Like Priority Development Areas, these areas are not defined based on zoning or land use, but rather the presence of natural resources or areas that contribute to the conservation or protection of those resources. Explain why open space and protected farmland are shown as gray.

Additional Considerations:

- 1) *Balanced Growth Areas* – Areas that meet the criteria of both Priority Development Areas and Priority Conservation Areas are classified as Balanced Growth Areas. State agencies that propose certain actions in these areas must provide balanced consideration of all factors in determining the extent to which it is consistent with the policies of the State C&D Plan. For example, a state-sponsored development action (e.g., business expansion) proposed in a Balanced Growth Area that is also characterized as a Drinking Water Supply Watershed would need to consider the integrity of the drinking water supply in determining the consistency of its proposed action. Likewise, a state-sponsored conservation action (e.g., farmland preservation) in a Balanced Growth Area that includes water and sewer utilities would need to consider the viability of the operation as well as other local and regional interests.
- 2) *Village Growth Areas* – In the state's more rural municipalities, traditional village centers are considered to be Priority Funding Areas. The inclusion of Village Growth Areas is intended to recognize the unique characteristics and development needs of these areas, in accordance with CGS Section 16a-35e. Village Growth Areas are based on the boundaries of the former Rural Community Center classification from the 2005-2010 State C&D Plan. Such boundaries will be modified, as necessary, upon consideration of municipal input and public comments.
- 3) *Undesignated Areas* – Undesignated Areas on the LGM are typically rural in nature and lack the criteria necessary for being delineated as either Priority Development or Priority Conservation Areas.

LGM Classifications:

Priority Development Areas are classified by Census Blocks that include:

- Designation as an Urban Area or Urban Cluster in the 2010 Census
- Boundaries that intersect a ½ mile buffer surrounding existing or planned mass-transit stations
- Existing or planned sewer service
- Existing or planned water service
- Local bus service

Consider impervious surfaces data as a development factor, especially to capture existing industrial zones that may not be served by utilities. What might be potential consequences?

Note: Additional priority is assigned to a Census Block that meets any of the above criteria and is located within a Distressed Municipality, Targeted Investment, or Public Investment Community

Priority Conservation Areas include:

- Core Forest Areas Greater than 250 acres based on the 2006 Land Cover Dataset
- Existing or potential drinking water supply watersheds
- Aquifer Protection Areas
- Wetland Soils greater than 25 acres
- Prime or locally important agricultural soils greater than 25 acres
- Category 1, 2, or 3 Hurricane Inundation Zones
- 100 year Flood Zones
- Critical Habitats

ATTACHMENT A

Examples of State Agency-Administered Programs

Program Name	Administering Agency	GMP 1	GMP 2	GMP 3	GMP 4	GMP 5	GMP 6
Small Town Economic Assistance Program	Various						
Housing for Economic Growth Program/Incentive Housing Zones	OPM						
Inter-town Capital Equipment Purchasing Incentive Program	OPM						
Main Street Investment Fund	OPM						
Regional Performance Incentive Program	OPM						
Regional Planning State Grant-in-Aid	OPM						
Drinking Water State Revolving Loan Fund	DPH						
Congestion Mitigation and Air Quality Improvement Program	DOT						
Federal Transit Administration Programs – Sections 5307, 5309 & 5311	DOT						
FHWA/FTA Consolidated Planning Grant	DOT						
Highway Bridge Replacement and Rehabilitation Program	DOT						
Interstate Maintenance Program	DOT						
Scenic Byways Program	DOT						
Special Transportation Fund/Special Tax Obligation Bonds	DOT						
Surface Transportation Program	DOT						
Town Aid Road Program	DOT						
Transit-Oriented Development Pilot Program	DOT						
Transportation Enhancement Program	DOT						
Transportation, Community and System Preservation Program	DOT						
Agricultural Viability Grant Program	DOAg						
Community Farms Preservation Program	DOAg						
CT Grown Program	DOAg						
Environmental Assistance Program	DOAg						
Farmers' Market Nutrition Program - WIC & Seniors	DOAg						
Farmland Preservation Program	DOAg						
Farmland Restoration Program	DOAg						
Farm-to-Food Service Programs	DOAg						
Good Ag Practices & Good Handling Practices Inspection Program	DOAg						
Small Poultry Processors Inspection Program	DOAg						
Aquifer Protection Area Program	DEEP						
Clean Water Fund	DEEP						
Coastal Management Program	DEEP						
Lakes Grant Program	DEEP						

Nonpoint Source Management Grant Program – Section 319	DEEP						
Open Space and Watershed Land Acquisition Grant Program	DEEP						
Recreation and Natural Heritage Trust Program	DEEP						
Recreational Trails Program	DEEP						
Underground Storage Tank Petroleum Clean-up Program	DEEP						
Urban Forestry Program	DEEP						
Abandoned Brownfield Cleanup Program	DECD/DEEP						
Brownfield Remediation and Revitalization Program	DECD/DEEP						
Special Contaminated Property Remediation & Insurance Fund	DECD/DEEP						
Urban Sites Remedial Action Program	DECD/DEEP						
Affordable Housing Program/Flex	DECD						
Community Development Block Grant: Small Cities	DECD						
Comprehensive Economic Development Strategies Program	DECD						
EPA Brownfield Assessment Grant Program	DECD						
EPA Statewide Revolving Loan Fund	DECD						
Federal Historic Preservation Tax Incentive	DECD						
Historic Homes/Structures Rehabilitation Tax Credit Programs	DECD						
Historic Preservation Survey and Planning Grants Program	DECD						
Historic Preservation Tax Credit	DECD						
Historic Restoration Fund Program	DECD						
HOME Investment Partnerships Program	DECD						
Housing Trust Fund	DECD						
Manufacturing Assistance Act Program	DECD						
Municipal Brownfield Grant Program	DECD						
Municipal Development Projects Program	DECD						
Urban Action Program	DECD						
Urban and Industrial Sites Reinvestment Tax Credit Program	DECD						
Grants to Private, Non-Profit Organizations for Construction or Renovation	DCS						
Public Works Capital Projects Fund	DCS						
Community Investment Act – Affordable Housing *	CHFA						
Low-Income Housing Tax Credit Program *	CHFA						
State Housing Tax Credit Contribution Program *	CHFA						
Clean Energy Fund *	CEFIA						
Economic Inducement Financing *	CDA						
Energy Project Financing *	CDA						
Tax Incremental Financing Program *	CDA						
URBANK *	CDA						

* **Note:** Programs administered by the state's quasi-public agencies are not required by statute to be consistent with the State C&D Plan. However, they are listed here because such agencies make every effort to implement their programs in a manner that is consistent with the State C&D Plan.

ATTACHMENT B

**Initial Outreach on the 2013-2018 State C&D Plan Revision Process
(February 2011 – September 2011)****State Agency Workshops**

1. March 2, 2011 DECD, DEP, DOAg, DOT, DPH, DPW, CDA, CHFA, SHPO

Regional Workshops

1. March 3, 2011 Southwestern Planning Region
2. March 23, 2011 Central CT Planning Region
3. March 29, 2011 Litchfield Hills Planning Region
4. March 29, 2011 Northeastern CT Planning Region
5. April 4, 2011 Greater Bridgeport Planning Region
6. April 6, 2011 Central Naugatuck Valley Planning Region
7. April 7, 2011 Windham Planning Region
8. April 11, 2011 Lower CT River Valley Planning Region
9. April 14, 2011 South Central CT Planning Region
10. April 20, 2011 Housatonic Valley Planning Region
11. April 27, 2011 Southeastern CT Planning Region
12. June 21, 2011 Capitol Planning Region

Note: Northwestern CT and the Valley Planning Regions reported insufficient interest for organizing regional workshops. Member municipalities of those regions were invited to attend workshops in their respective neighboring regions of Litchfield Hills and Greater Bridgeport.

Outreach to Other Organizations (upon request)

1. April 5, 2011 CT Partnership for Strong Communities
2. April 5, 2011 CT Water Planning Council
3. April 29, 2011 CT Association of Water Pollution Control Authorities
4. May 20, 2011 CT Water Works Association – Legislative Committee
5. June 10, 2011 CT Chapter of the American Planning Association – Hot Topics in
Land Use Law and Practice Forum
6. June 15, 2011 CT Farmland Preservation Advisory Board
7. July 25, 2011 The Nature Conservancy in Connecticut, Connecticut Fund for the
Environment, CT Forest and Park Association, 1000 Friends of
Connecticut, CT Audubon Society, CT League of Conservation Voters,
CT Land Conservation Council, CT Chapter of the Sierra Club
8. August 3, 2011 Middlesex Chamber of Commerce – Environment, Land Use and
Energy Committee
9. September 15, 2011 CT Bicycle and Pedestrian Advisory Board

ATTACHMENT C

Comparison of Municipal and Regional Plans of Conservation and Development with the Initial Draft of the 2013-2018 State C&D Plan (January 2012 – February 2012)

State Agency Workshops

- | | |
|---------------------|---|
| 1. January 11, 2012 | DECD, DEEP, DOAg, DOT, DPH, DCS, CDA*, CHFA*, CI* |
| 2. January 30, 2012 | DEEP |
| 3. January 30, 2012 | DOT |
| 4. February 2, 2012 | DPH |

* quasi-public agency

Plan Comparison Workshops

- | | |
|-----------------------|--|
| 1. January 17, 2012 | Southeastern CT Planning Region |
| 2. January 19, 2012 | Valley Planning Region |
| 3. January 24, 2012 | Capitol Planning Region |
| 4. January 31, 2012 | Central Naugatuck Valley Planning Region |
| 5. February 1, 2012 | Southwestern Planning Region |
| 6. February 2, 2012 | Central CT Planning Region |
| 7. February 7, 2012 | Northeastern CT Planning Region |
| 8. February 8, 2012 | Greater Bridgeport Planning Region |
| 9. February 9, 2012 | Housatonic Valley Planning Region |
| 10. February 15, 2012 | Litchfield Hills Planning Region |
| 11. February 16, 2012 | Lower CT River Valley Planning Region |
| 12. February 17, 2012 | Windham Planning Region |
| 13. February 23, 2012 | South Central CT Planning Region |
| 14. March 8, 2012 | Northwestern CT Planning Region |

ATTACHMENT D

Summary of Workshops and Public Hearings on the Revised Draft of the 2013-2018 State C&D Plan (April 2012 – October 2012)

State Agency Workshops

May 8, 2012	DEEP
1. June 1, 2012	DECD, DEEP, DOAg, DOT, DPH, DCS, CDA*, CHFA*
2. August 1, 2012	DEEP, DOAg
3. August 2, 2012	DEEP
4. August 3, 2012	DPH

* quasi-public agency

Regional Map Workshops

1. January 17, 2012	Southeastern CT Planning Region
2. January 19, 2012	Valley Planning Region
3. January 24, 2012	Capitol Planning Region
4. January 31, 2012	Central Naugatuck Valley Planning Region
5. February 1, 2012	Southwestern Planning Region
6. February 2, 2012	Central CT Planning Region
7. February 7, 2012	Northeastern CT Planning Region
8. February 8, 2012	Greater Bridgeport Planning Region
9. February 9, 2012	Housatonic Valley Planning Region
10. February 15, 2012	Litchfield Hills Planning Region
11. February 16, 2012	Lower CT River Valley Planning Region
12. February 17, 2012	Windham Planning Region
13. February 23, 2012	South Central CT Planning Region
14. March 8, 2012	Northwestern CT Planning Region

Regional Public Hearings

1. June 12, 2012	Central Naugatuck Valley Planning Region
2. June 19, 2012	Housatonic Valley Planning Region
3. June 26, 2012	Valley Planning Region
4. June 27, 2012	Greater Bridgeport Planning Region

5. June 28, 2012 Southwestern Planning Region
6. August 29, 2012 Windham Planning Region
7. September 10, 2012 Southeastern CT Planning Region
8. September 18, 2012 Litchfield Hills and Northwestern CT Planning Regions (combined)
9. September 27, 2012 South Central CT Planning Region

Outreach to Other Organizations

- | | |
|---------------|---|
| May 11, 2012 | CAWPCA |
| June 22, 2012 | CCAPA Hot Topics in Land Use and Law |
| July 27, 2012 | About Weston Public Access (aired Aug. – Sept.) |

ATTACHMENT E

“Principles of Smart Growth” as defined by Public Act 09-230

“Principles of smart growth” means standards and objectives that support and encourage smart growth when used to guide actions and decisions, including, but not limited to, standards and criteria for:

(A) integrated planning or investment that coordinates tax, transportation, housing, environmental and economic development policies at the state, regional and local level,

(B) the reduction of reliance on the property tax by municipalities by creating efficiencies and coordination of services on the regional level while reducing interlocal competition for grand list growth,

(C) the redevelopment of existing infrastructure and resources, including, but not limited to brownfields and historic places,

(D) transportation choices that provide alternatives to automobiles, including rail, public transit, bikeways and walking, while reducing energy consumption,

(E) the development or preservation of housing affordable to households of varying income in locations proximate to transportation or employment centers or locations compatible with smart growth,

(F) concentrated, mixed-use, mixed income development proximate to transit nodes and civic, employment or cultural centers, and

(G) the conservation and protection of natural resources by (i) preserving open space, water resources, farmland, environmentally sensitive areas and historic properties, and (ii) furthering energy efficiency

CGS Sec. 4-37I states, “When considering any grant application submitted in connection with a proposed development, rehabilitation or other construction project, a state agency shall consider whether such proposal complies with some or all of the principles of smart growth provided in Section 1 of Public Act 09-230*.

*Note: Section 1 of Public Act 09-230 is special in nature and therefore has not been codified but remains in full force and effect according to its terms.

ATTACHMENT F

Glossary of Terms

Connecticut Heritage Area – “a place within the state that has been identified by the General Assembly as having significant historic, recreational, cultural, natural and scenic resources that form an important part of the state’s heritage.” (CGS Sec. 23-81)

Note: CGS Sec. 23-81a states that the “General Assembly recognizes two Connecticut Heritage Areas: (1) The Quinebaug and Shetucket Rivers Valley National Heritage Corridor, and (2) the Upper Housatonic Valley National Heritage Area.”

Freight Village (a.k.a. Integrated Logistics Center) – “A defined area within which all activities relating to transport, logistics and the distribution of goods, both for national and international transit, are carried out by various operators.”

Howard J. Mann, Manager, Freight Planning, NYMTC, “Freight Village: What it is; What it does; Feasibility in NYMTC Region”

Infrastructure – “The physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions”, such as roadways, rail stations, rail lines, airports and facilities, wastewater treatment facilities, pump stations and collection systems, public water supply treatment facilities, [electrical grids](#), [telecommunications](#), etc.

Fulmer, Jeffrey (2009). “What in the world is infrastructure?” PEI Infrastructure Investor (July/August): 30–32.

Life-Cycle Costs – The total costs of ownership of an asset or facility from its inception to the end of its useful life. The costs include the design, engineering, construction, operation, maintenance, and repair of the asset. Life-cycle costs provide the information to compare project alternatives from the perspective of least cost of ownership over the life of the project or asset. Life-cycle cost calculations use the “time value of money” concept to evaluate alternatives on a common basis. Net Present Value (NPV) computations bring all anticipated expenses of a project or asset, over its entire useful life, to a present day value that is then used for comparison with other alternatives.

CT Siting Council Investigation into the Electric Transmission Line Life-Cycle Costs – Draft Report dated March 16, 2012

Natural Area – “an area of land or water, or land and water, containing, or potentially containing, plant or animal life or features of biological, scientific, educational, geological, paleontological, or scenic value worthy of preservation in their natural condition” (CGS Sec. 23-5b)

Northeast Megaregion – The string of metropolitan areas from Boston, MA to Washington, DC

Regional Center – Municipalities identified as such on the 2013-2018 State C&D Plan's Locational Guide Map

Transit-Oriented Development – “the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services” (CGS Sec. 13b-79kk)

Waters (of the State) – “all tidal waters, harbors, estuaries, rivers, brooks, watercourses, waterways, wells, springs, lakes, ponds, marshes, drainage systems and all other surface or underground streams, bodies or accumulations of water, natural or artificial, public or private, which are contained within, flow through or border upon this state or any portion thereof” (CGS Sec. 22a-367)

State Agency Acronyms

OPM - Office of Policy and Management

DPH - Department of Public Health

DOT - Department of Transportation

DOAg - Department of Agriculture

DEEP - Department of Energy and Environmental Protection

DECD - Department of Economic and Community Development

DCS - Department of Construction Services

CHFA - Connecticut Housing Finance Authority

CEFIA - Clean Energy Finance and Investment Authority

CDA - Connecticut Development Authority