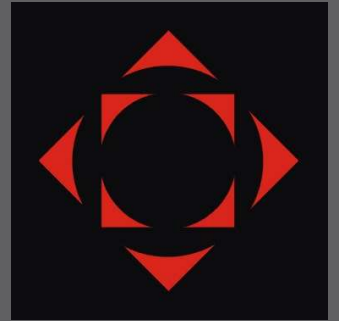


May 19, 2022

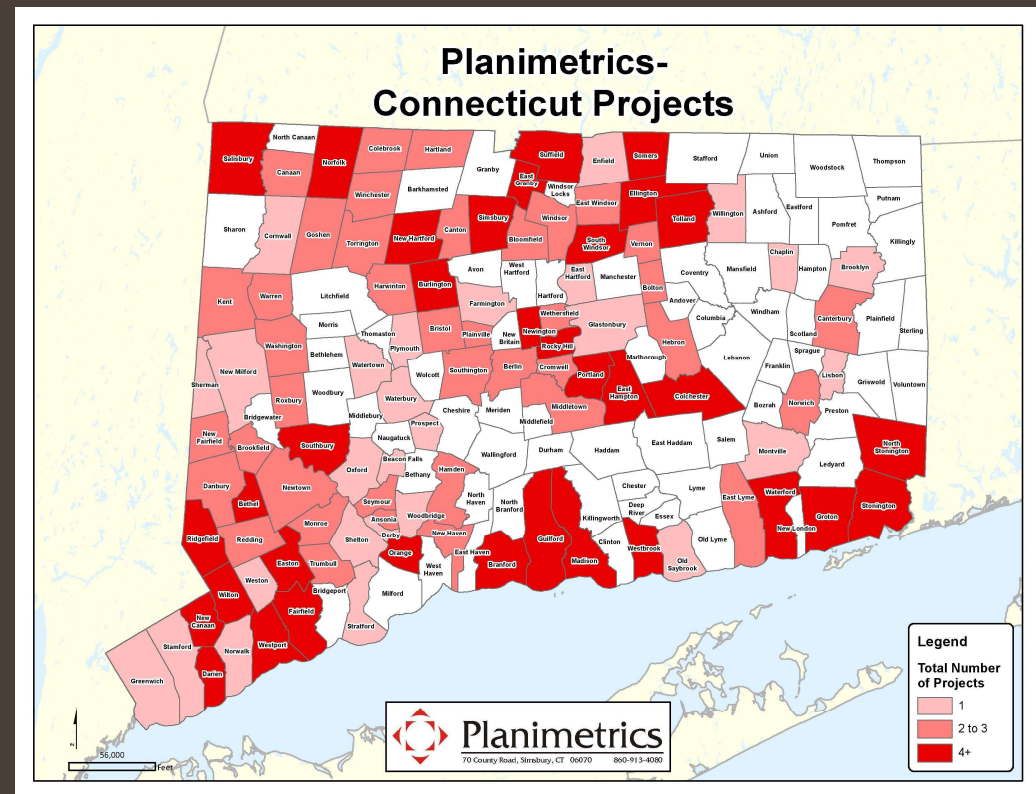
# POCD Working Group

Legislative Commission on Connecticut's Development and Future



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Planimetrics

# Context



# Overview

At the local level, planning and zoning are interconnected

- **Such [zoning] regulations shall be made in accordance with a comprehensive plan**
- Hartford established one of the first City Plan Commissions

Became codified in:

- Standard State Zoning Enabling Act (1922)
- Standard City Planning Enabling Act (1927)

POCD Focus

- Physical, economic, social development
- What do you want to be when you grow up?



# Types of Plans

- **Purpose**
  - Vision attainment
  - Problem resolution
  - Scenario exploration
- **Focus**
  - “Comprehensive”
  - Special Area
  - Special topic
- **Geography**
  - State
  - Regional
  - **Local**

# Common Elements Of Local Plans

**Introduction**

**Sustainability**

(ecologic, social,  
economic, etc.)

**Conservation**

(preserve, protect, etc.)

**Development**

(growth, change, etc.)

**Infrastructure**

(facilities, services, etc.)

**Conclusion /  
Implementation**

# Planning Process

## Plan Preparation (1-2 years)

- **Inventory**
  - Collecting data / identifying issues
  - Community input
- **Assessment**
  - Evaluating alternative outcomes
  - Identifying goals / desired outcomes
- **Recommendations**
  - Policies
  - Action steps
  - Community input

Where we are  
Where we are going

Where we want go

How we get there

## Implementation (8-9 years)

- Implementation
- Course correction



# Considerations

# Opportunities

- Affirm / modify overall vision
- Consensus on future directions
- Efficiency / economy of action
- Create a better place
- Avoid "spot zoning"



## Challenges

- Inertia / Group think / Inability and/or unwillingness to consider alternative futures
- Social media
- Politics



# Possible Local Approaches

## Commission

- Have to balance with application workload
- May not have experience with POCD preparation

## Ad Hoc Committee

- Broader perspectives
- May not have experience with POCD preparation

## Consultant (partial)

- Coaching / advising / supporting
- Public participation
- Mapping / GIS

## Consultant (full)

If lack of staff support,  
complicates / extends process



# Relationship To State Plan

## At present, only minor influence on local POCDs

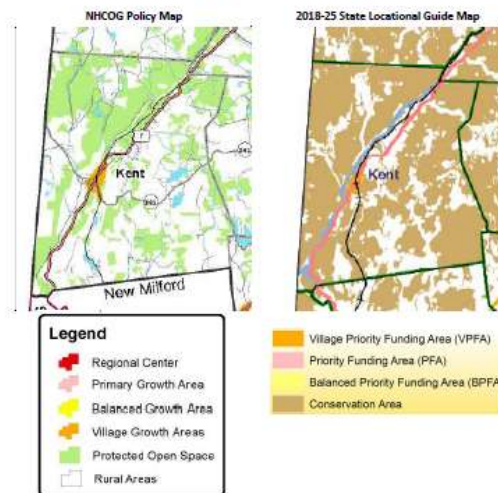
- Consistency with Responsible Growth Policies
- Consistency with Locational Guide Map

### 6.1 Consistency

#### Consistency With State and Regional Plans

In accordance with Section 8-23 of the Connecticut General Statutes, the POCD has been evaluated for consistency and found to be generally consistent with:

- the 2017-27 Regional Plan of Conservation and Development prepared by the Northwest Hills Council of Governments (NHCOG).
- the Locational Guide Map in the 2018-2025 State Conservation and Development Policies Plan (approved by the Legislature in 2022).



#### Consistency With State Growth Principles

In accordance with Section 8-23 of the Connecticut General Statutes, the Plan of Conservation and Development was found to be consistent with statewide growth management principles.

Principle	Findings
1. Redevelop and revitalize regional centers and areas of mixed land uses with existing or planned physical infrastructure.	<b>CONSISTENT</b> – Although Kent is not a “regional center”, the POCD promotes mixed use, pedestrian-friendly development in Kent Center.
2. Expand housing opportunities and design choices to accommodate a variety of household types and needs.	<b>CONSISTENT</b> - The POCD promotes strategies to help provide for housing options that are more affordable and to address the housing needs of an aging population.
3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.	<b>CONSISTENT</b> - The POCD promotes mixed use, pedestrian-friendly development in Kent Town Center (an area with possible future passenger rail service).
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	<b>CONSISTENT</b> - The POCD contains specific strategies to: <ul style="list-style-type: none"> <li>• Promote sustainability / resiliency</li> <li>• Protect natural resources,</li> <li>• Preserve open space, and</li> <li>• Protect historic and scenic resources.</li> </ul>
5. Protect environmental assets critical to public health and safety.	<b>CONSISTENT</b> - The POCD contains recommendations to protect water quality (both surface and ground), preserve floodplain areas, minimize runoff, and other similar strategies.
6. Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.	<b>CONSISTENT</b> - The POCD has been used, and will be used, to coordinate efforts with: <ul style="list-style-type: none"> <li>• Adjacent communities,</li> <li>• Regional organizations, and</li> <li>• State agencies.</li> </ul>

# Relationship To State Plan

## At present, only minor influence on local POCDs

- Consistency with Responsible Growth Policies
- Consistency with Locational Guide Map

## State Plan can lag behind on important issues

- Should be anticipatory / visionary
  - 2017 = prepare affordable housing plans but few did before 2022
- State-wide working groups to identify issues
- Should be 4-year period to prepare / 1 year to adopt with adoption by default

## Key considerations

- No carrots / sticks for consistency
- Do State agencies have to be consistent?

Thank you!