



CONCLUSION

Overview

The Plan of Conservation and Development has been prepared to meet the challenges that will confront the Town of Portland over the next ten years and beyond.

The first step in the planning process was to review the previous POCD (2006) and identify work items that had been accomplished and new priorities for the community. Information was collected, presented, reviewed, and discussed as part of this process.

The second step was to determine what direction the residents of Portland want to take. A municipal survey was conducted to get input from residents about strategies for the future. From this, general goals were developed and refined.

The third step was to identify actions and policies to guide Portland residents and agencies towards achieving their vision. These specific strategies are detailed throughout the Plan.

Despite all of the thought and effort that went into preparing this Plan, the most important step of the planning process is implementation. While the task of implementation falls on all Portland residents, the responsibility for implementing the Plan lies with the Planning and Zoning Commission and other Town agencies.

Conservation



Development



Infrastructure



Future Land Use Plan

The recommendations of each of the preceding chapters can be combined to present an overall Future Land Use Plan for Portland. The Future Land Use Plan is a reflection of the stated goals, objectives, and recommendations of the Plan.

The Future Land Use Plan depicts the Plan's recommendations for the future conservation and development of Portland...

In essence, the Future Land Use Plan is a statement of what the Portland of tomorrow should look like.

Future Land Use Plan Categories

CONSERVATION AREAS

Natural Resources	Areas with significant environmental constraints (wetlands, watercourses, steep slopes, floodplains, etc.) that are high priorities for conservation.
Open Space	Areas currently preserved and/or used for open space purposes
Farms	Areas currently being farmed and where farming is desired in the future.

DEVELOPMENT AREAS

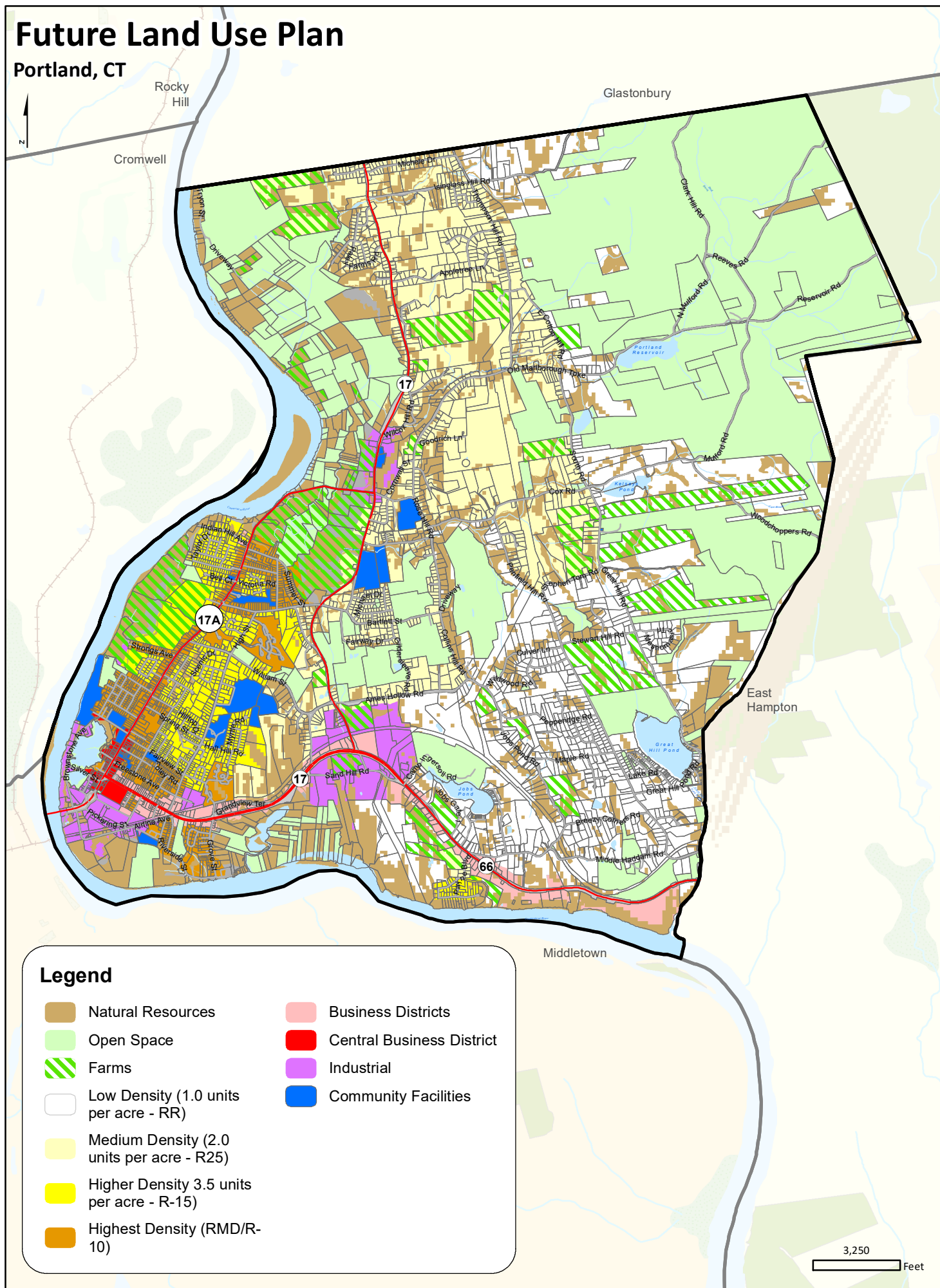
Low Density	Areas where environmental conditions (soil types, terrain, etc.) are suitable for residential densities of approximately one dwelling unit per acre or less.
Medium Density	Areas where environmental conditions are suitable for residential densities of approximately two dwelling units per acre or less.
Higher Density (Town Center residential)	Areas where environmental conditions and infrastructure availability and capacity are suitable for residential densities of approximately four dwelling units per acre or less.
Multi-Family	Areas where multi-family developments exist.
Town Center Business (B-3)	Areas that have been, and are intended to be, developed with mixed land uses in a pedestrian friendly setting.
Business (B-1, B-2)	Areas that have been, and are intended to be, developed with retail, personal service, and office facilities.
Industrial (I, IP, RI)	Areas that have been, and are intended to be, developed with office and industrial development and similar facilities.

OTHER AREAS












Community Facility / Institutional	Areas that have been developed or are intended to develop with community facilities and/or institutional uses.
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Future Land Use Plan

Portland, CT



Legend

 Natural Resources	 Business Districts
 Open Space	 Central Business District
 Farms	 Industrial
 Low Density (1.0 units per acre - RR)	 Community Facilities
 Medium Density (2.0 units per acre - R25)	
 Higher Density 3.5 units per acre - R-15)	
 Highest Density (RMD/R-10)	

3,250 Feet

Plan Consistency

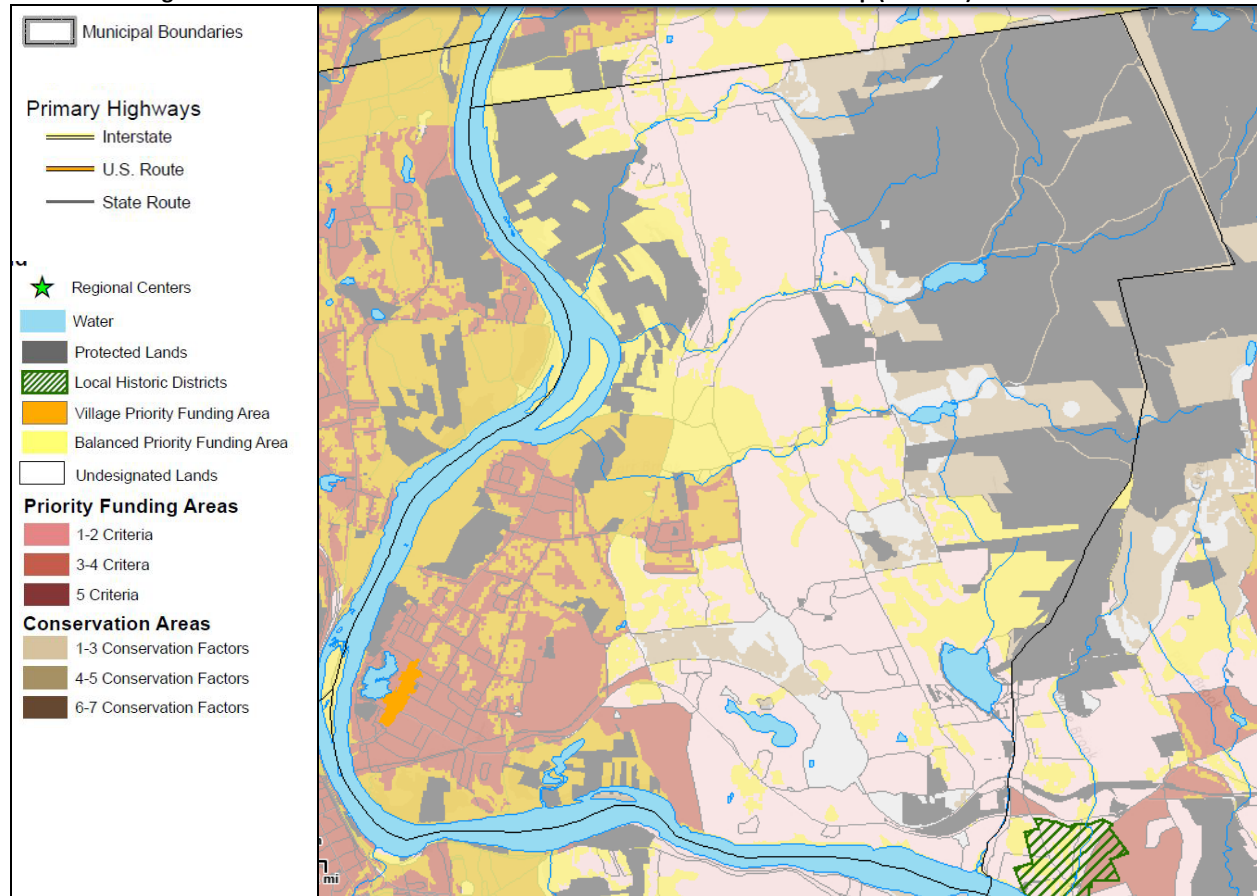
State - Locational Guide Map

In accordance with CGS Section 8-23, this POCD was compared with the 2013-18 State Conservation and Development Policies Plan. This POCD was found to be generally consistent with that Plan and its Locational Guide Map.

Portland's vision for its future conservation and development is generally consistent with the State Locational Guide Map.

State Plan Categories

State Locational Guide Map (2013-18)



State Growth Principles

In accordance with CGS Section 8-23, the Plan of Conservation and Development was evaluated for consistency with statewide growth management principles and found to be generally consistent with those principles.

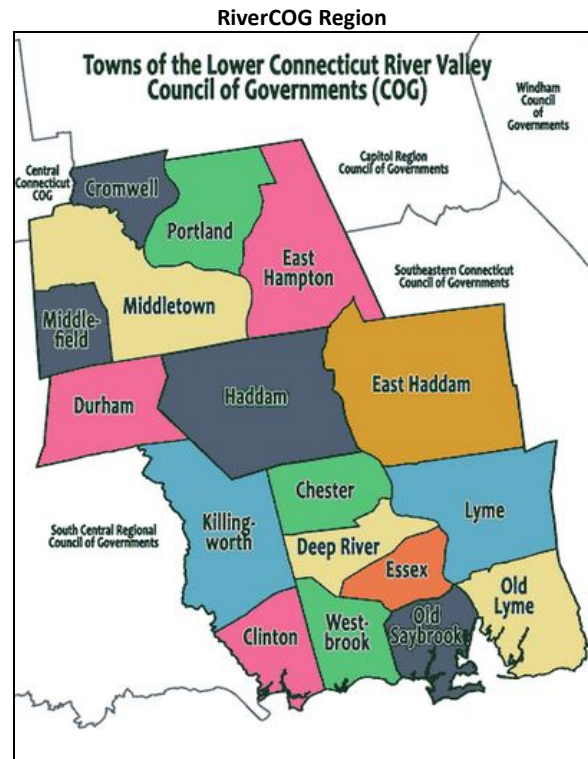
Portland's vision is generally consistent with the State's growth management principles ...

<p>Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</p>	<p>FINDING – Consistent</p> <p>The Plan encourages appropriate growth in the Town Center, which is a mixed use area. This area is served by existing water and sewer infrastructure and infrastructure improvements are planned to meet anticipated needs.</p>
<p>Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.</p>	<p>FINDING –Consistent</p> <p>The Plan recommends that Portland seek to diversify its housing “portfolio” and address recognized housing needs – housing that is more affordable and housing for an aging population.</p>
<p>Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</p>	<p>FINDING – Consistent</p> <p>The Plan continues with the overall zoning framework of more intensive development in the Town Center which is served by bus transit and major transportation routes. Since Portland is on one side of the Arrigoni Bridge (one of only a handful of bridges over the Connecticut River in Connecticut), it is a strategic location to support the viability of transportation options and land reuse.</p>
<p>Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</p>	<p>FINDING – Consistent</p> <p>The Plan identifies the importance of protecting important community resources such as the natural environment, farmland, open spaces, and historic resources.</p>
<p>Principle 5 – Protect environmental assets critical to public health and safety.</p>	<p>FINDING – Consistent</p> <p>The Plan contains recommendations to protect environmental assets critical to public health and safety. In particular, the Plan stresses the importance of protecting water quality.</p>
<p>Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</p>	<p>FINDING – Consistent</p> <p>The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:</p> <ul style="list-style-type: none"> • adjacent communities, • regional organizations, and • state agencies.

Regional Plan

Since the beginning of 2015, Portland has been part of the Lower Connecticut River Valley Council of Governments (RiverCOG) – a regional organization that serves 17 municipalities from the mouth of the Connecticut River upstream to Portland and Cromwell. Prior to that time, Portland was part of the Mid-State Regional Planning Agency.

With the merger of the two regions, RiverCOG decided to prepare a new regional plan with the participation of all the communities in the region. While that Regional Plan has not yet been adopted, it is anticipated that there will be considerable consistency between this municipal POCD, the new regional POCD, and the State Conservation and Development Policies Plan.



From The RiverCOG Website (May 2015)

When the Midstate and Estuary Regions merged in 2012, the PCODs for the two regions were at different stages of development based upon the last time each Plan had been adopted. The CRERPA POCD was almost complete, but because of the imminent merger it was finished without final recommendations and entitled "Report on the Region: Topics, Trends and Tools, 2012 - 2022". Although significant information was compiled for the Midstate POCD, timing was such that no plan or report was available.

As a result, the decision was made to start anew with the Regional POCD that will guide RiverCOG forward for the next decade. The Regional Planning Commission (RPC), the appointed planning arm of the Council of Governments, has started discussion on the POCD and is moving forward to establishing the Plan as soon as possible.

Next Steps

The Plan is intended as a guide to be followed in order to accomplish the overall philosophy of the POCD:

- Maintain Portland's character as a small New England Town,
- Promote business development,
- Develop the riverfront,
- Preserve historic areas,
- Create recreational opportunities,
- Maintain and/or upgrade Portland's infrastructure systems (water, sewer, roads),
- Protect natural resources, and
- Promote a high quality of life for Portland residents.

The POCD outlines policies and action items to help accomplish these overall goals. Implementation of these policies and action items is the next step.

The Plan is intended to be flexible in terms how specific goals and objectives are reached, provided that the long-term goals of the community are achieved.

During the next few years, many of the higher priority action items will be completed and hopefully goals will be achieved. Circumstances will inevitably arise that may suggest that it is time to reconsider the Plan or some of its sections. Such situations should be welcomed since it will mean that the Plan is being actively used and considered by residents.

By preparing this Plan of Conservation and Development, Portland has taken the first step towards creating a better future for the community and its residents.