



## Overview

Portland derives much of its character and quality of life from its unique combination of natural, historic, and scenic resources. The Connecticut River, which wraps around the Town on the west and south, and the forested hills to the north and east, led to the growth of the Town's historic industries. These resources are key elements of the Town's character.

By protecting these important resources and guiding future development, Portland can maintain and enhance community character and quality of life for generations to come.

***Portland will preserve and celebrate the natural, historic, and other community resources that provide Portland with its sense of place and help define its character.***

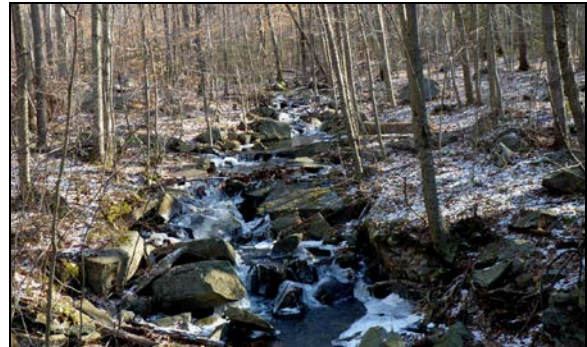
Strategies to help attain this overall vision include the following:

- Protect natural resources
- Preserve the town's unique geology
- Preserve open space
- Protect historic resources
- Protect Portland's unique character

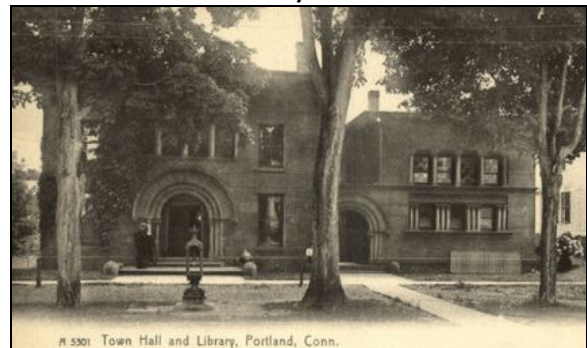
### Natural Resources



### Open Space



### Community Character



## F. Protect Natural Resources

Conservation of natural resources in Portland is important for preserving environmental functions, maintaining biodiversity and preventing damage to the environment.

***Protecting natural resources is important to maintaining community character and the overall quality of life in Portland.***

Many of the recommendations in this section of the POCD come from the “Natural And Cultural Resources / Open Space And Recreation” document prepared by the Conservation Commission in the year 2000. This document contains important information about protecting resources in Portland.

### F.1. Protect Water Quality

Water quality is an important issue in Portland because many people rely on water from local wells. Water quality is also an important contributor to overall environmental health.

There are now two State-defined “aquifer protection areas” in Portland. These were identified by delineating areas which contribute water to public supply wells. The Town has adopted State-mandated regulations to manage land use activities in these areas and has designated the Planning and Zoning Commission as the regulatory agency.

Still, it is just as important to protect water quality in other areas of Portland as well.

| Policies  |
|---|
| 1. Continue to protect water quality.   |
| 2. Maintain regulations to protect identified aquifer protection areas.   |
| 3. Continue to ensure that local septic systems function effectively.   |
| Action Items  |
| 4. Amend local regulations to include “low impact development” (LID) strategies and reduce the water quality of impacts of new development. |
| 5. Consider extending water quality provisions from the State-defined aquifer protection areas to other parts of Portland.                  |
| 6. Conduct public education about protecting water quality (including reducing fertilizer, herbicide and pesticide use).                    |

**F.2. Protect Other Water Resources**

Portland contains a number of water resources that provide recreational, environmental, and economic benefits to the Town:

- Connecticut River
- Portland Reservoir
- Great Hill Pond
- Jobs Pond
- Kelsey Pond

In addition to these water bodies, Portland has a number of watercourses and associated streambelt resources (wetlands, floodplains, habitat, etc.). Portland should continue to promote protection of streambelt areas in order to help minimize pollution, protect the ecosystem, provide and promote recreational areas, reduce flood damage and promote the scenic and natural beauty of the community.

| Policies  |
|---|
| 1. Continue to preserve riparian buffers along wetlands and watercourses.   |
| 2. Maintain upland review areas and vegetated buffers adjacent to wetlands and watercourses in order to protect these resources.              |
| 3. Maintain regulations regulating the placement of structures near water resources.  |
| 4. Maintain floodplain regulations to manage activities in areas prone to flooding.   |
| Action Items  |
| 5. Develop use restrictions for Portland Reservoir to help prevent contamination but will permit environmentally friendly passive recreation. |
| 6. Consider a Pond Overlay Zone.  |

**CASE STUDY- Connecticut River**

The Connecticut River is New England’s longest river. The upper reaches of the watershed extend into Canada.

The river’s name reportedly comes from a Native American phrase *meaning long tidal river*. In fact, the tidal influence extends about 25 miles up the river from Long Island Sound to Portland.

The river has long been an important resource for the region in terms of ecology, economy, society, and transportation. The Connecticut River is an important part of the history of Portland and an important asset to the community.

Portland has the longest reach of the Connecticut River within its borders of any community in Connecticut.

**Connecticut River**



**F.3. Protect Other Natural Resources**

Portland also contains other natural resources worthy of preservation or protection.

The Connecticut Department of Energy and Environmental Protection (DEEP) has identified more than half of Portland’s land area as possibly containing rare and endangered species, species of special concern, and other sensitive or unique resources (called the Natural Diversity Database or “NDDB”). To help protect these resources, the Town should require that anyone requesting a development approval or permit in these areas contact the DEEP to ensure that the sensitive resource will be considered as part of the development plans.

Portland contains some good examples of “fanglomerates” and other geological formations and these resources should be preserved to the extent feasible.

| Policies     |   |
|--------------|---|
| 1.           | Continue to protect other important natural resources in Portland.                                      |
| 2.           | Seek to maintain unfragmented forest areas for wildlife habitat and community character.                |
| 3.           | Protect “fanglomerates” and other unique geologic formations in Portland.                               |
| 4.           | Continue to require applicants in NDDB areas seek input from the DEEP prior to obtaining local permits. |
| 5.           | Discourage the introduction of non-native species in Portland.  |
| Action Items |   |
| 6.           | Maintain the “Natural And Cultural Resources / Open Space And Recreation” document from the year 2000.  |

**CASE STUDY - Fanglomerates**

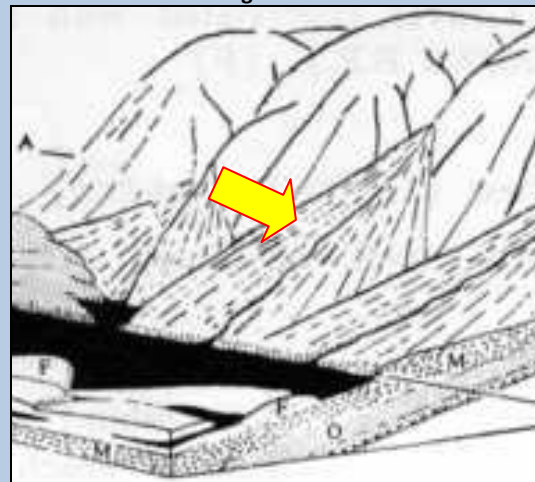
Portland is the location of some interesting geologic formations.

Millions of years ago, steep streams cut into the landscape at that time washed a mix of boulders and cobbles downstream and deposited them in a “fan-shaped” outwash area. This fan-shaped conglomeration of materials is known as a fanglomerate. In some cases, the original landscape has eroded away but the outwash area remains.

Portland has at least three fanglomerate areas and they are often visited by geology classes to study these geologic formations. They are located:

- east of the High School,
- north of Grandview Terrace, and
- west of Route 17 and south of the Glastonbury town line.

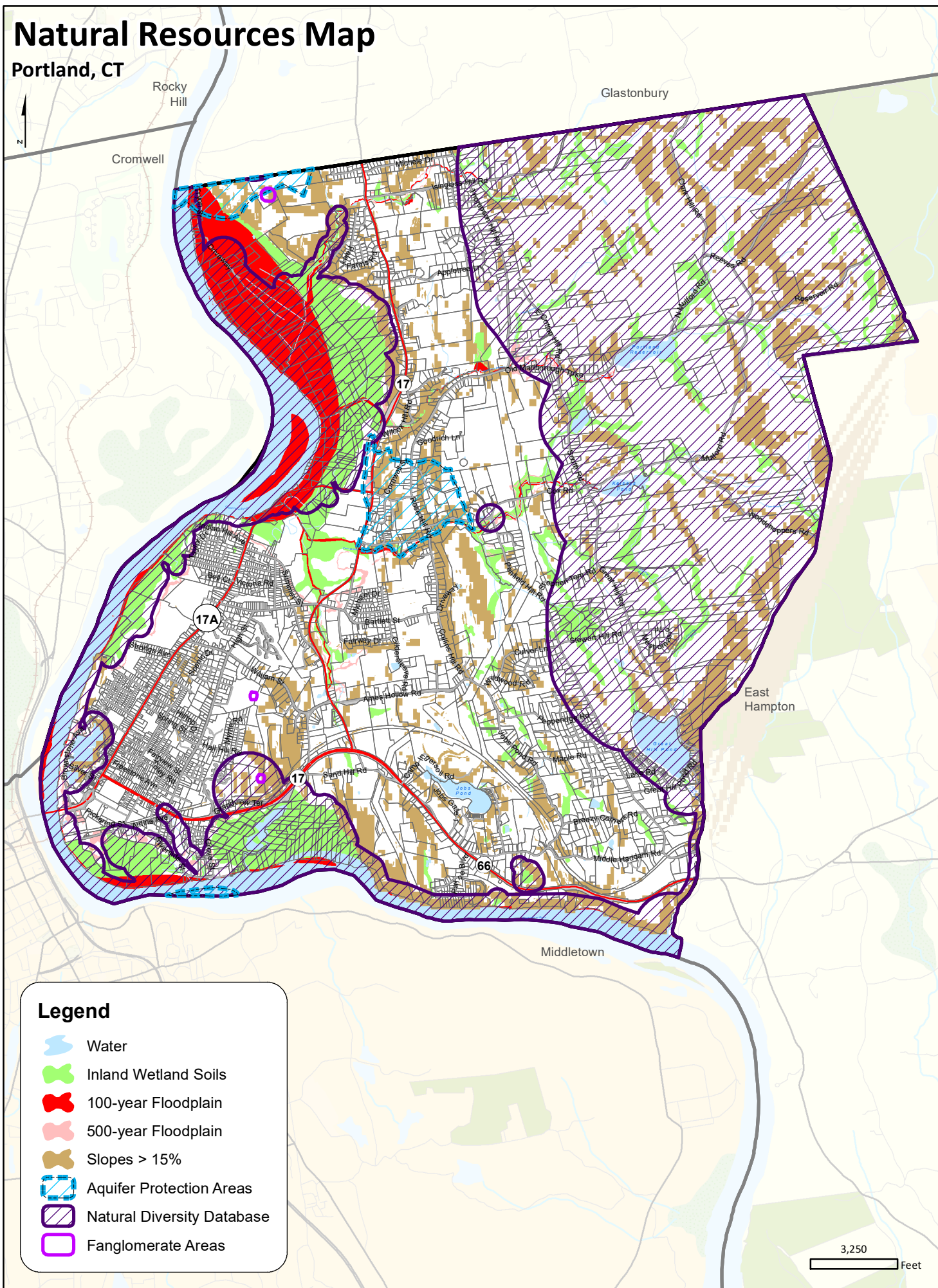
**Fanglomerate**





# Natural Resources Map

Portland, CT



## Legend

-  Water
-  Inland Wetland Soils
-  100-year Floodplain
-  500-year Floodplain
-  Slopes > 15%
-  Aquifer Protection Areas
-  Natural Diversity Database
-  Fanglomerate Areas

3,250 Feet

## G. Preserve Open Space

Preserving open space in Portland will help conserve important natural resources, protect community character, provide fiscal benefits, and enhance the quality of life for residents.

***Preserving open space is important to maintaining community character and the overall quality of life.***

In order to ensure that there will be sufficient open space in the future, attention must be paid to identifying and preserving additional open space today. Regulation, donation, land purchase, and collaboration with an array of partners are some of the tools the Town can use to protect open space. The Town will need to pursue multiple strategies simultaneously in order to preserve its valuable open spaces and protect the community character.

### Types of Open Space

**Dedicated Open Space** - Land preserved as open space, usually with some form of public use allowed.

**Managed Open Space** - Land used for another purpose (such as a golf course or water reservoir) which provides some open space benefit. Public use is not guaranteed.

**Perceived Open Space** - Land that looks or feels like open space (such as a farm field or private woodlands) but is not protected.

### CASE STUDY – Open Space Preservation

Many communities that are more developed than Portland wish they had preserved more open space when they had the chance.

Portland residents may not feel the urgency of preserving open space since about one-third of the land area has been permanently preserved as open space and another one-third of the land area is undeveloped land that is privately owned (but looks like open space). However, it is important for Portland residents to recognize that this privately owned land could be developed in the future. Once it has been developed, it will no longer make the same contribution to the overall character of the community or be available to enhance the quality of life of all residents and visitors.

Even now, Portland should strive to preserve the open spaces it wants to preserve for all time.

Open Space



**G.1. Preserve Desirable Open Spaces**

In order to help achieve Portland’s land use and open space goals, the Town should continue to identify desirable open spaces for preservation. The Conservation Commission maintains a list of desirable properties for consideration by the Planning and Zoning Commission, the Board of Selectmen, and others.

These desirable open spaces should be linked, to the maximum amount practicable, in order to create greenway trails and wildlife corridors. When open space areas are interconnected into meaningful systems for people, plants, and animals, the value of the open space system increases exponentially.

For example, land along the Connecticut River would contribute to a meaningful overall open space system within Portland and the Region. In addition, the former Air Line Railroad corridor is in the process of being converted to a regional greenway trail and this will help interconnect open spaces within Portland and help connect Portland with other communities.

The Town can use the map as a guide for possible future open space acquisitions. The Planning and Zoning Commission should use the map as a reference in the subdivision process to obtain the most desirable open spaces.

| Policies  |
|---|
| 1. Continue efforts to preserve open space in Portland.   |
| 2. Maintain an inventory of existing open spaces.   |
| 3. Establish an interconnected system of open space in order to create greenway trails and wildlife corridors.  |
| 4. Continue efforts to establish a regional open space resource along the Connecticut River.  |
| 5. Support efforts (such as those by the State of Connecticut) to increase the amount of preserved open space along the Connecticut River, especially in the Wangunk Meadows and Pecauset Pond areas. |
| 6. Expand access to the Connecticut River for people and boats.   |
| 7. Encourage expansion of the Meshomasic State Forest and the acquisition / preservation of adjacent properties.  |
| Action Items  |
| 8. Identify desirable open space areas for future preservation.   |
| 9. Develop appropriate river access points for canoes, kayaks and boats.  |
| 10. Maintain open space areas appropriate for their use and activity.   |
| 11. Seek to provide water access for fishing and boating (such as canoes and kayaks).   |

**G.2. Enhance Open Space Preservation Tools**

There are several methods available to a municipality for acquiring property and Portland uses most of them. The Town should continue to utilize these methods of preserving open space.

Through land use regulations, the Town can require that a certain percentage of land area be set aside as part of a subdivision. Portland presently requires that 15 percent of the land area of the subdivision be preserved as open space. This provision should be increased.

The open space provisions in the Subdivision Regulations can be enhanced by establishing a fee-in-lieu of open space provision (as authorized by CGS Section 8-25). This provision will give the Commission the option to acquire land in a subdivision when it contributes to an overall open space system but accept a fee if the proposed land dedication would result in a small or isolated parcel with little open space value.

Collaborating with others can also be an effective tool to help with the preservation of open space. Potential partners include the CT DEEP, The Nature Conservancy, the Middlesex Land Trust, Mattabassett Audubon Society, and private property owners.

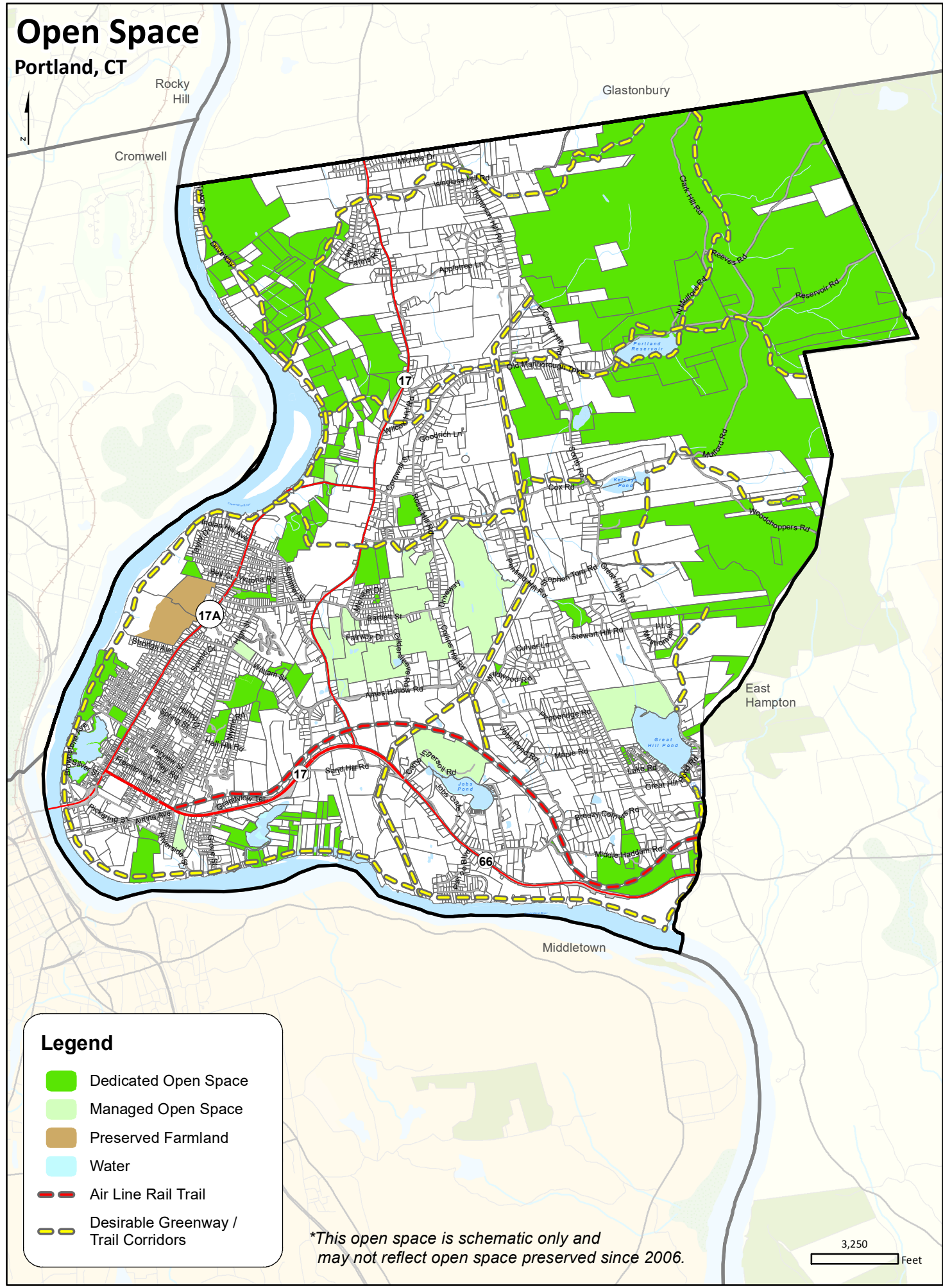
While acquiring land as open space offers the most community benefits, acquiring conservation easements or development restrictions may be appropriate in a few situations.

| Policies  |
|---|
| 1. Seek to maximize the preservation of open space as part of new development.                    |
| 2. Be prepared to preserve open space areas as opportunities arise.                               |
| 3. Continue to collaborate with other organizations to preserve and manage open space properties. |
| 4. Continue to seek grants for preservation of desirable open space areas.                        |
| 5. Promote “open space development” patterns when residential development occurs.                 |
| 6. Encourage open space philanthropy.   |
| 7. Contribute funds for open space preservation from the operating budget or a bond issue.        |
| Action Items  |
| 8. Create an Open Space Fund to set aside funds for open space preservation.                      |
| 9. Adopt a fee-in-lieu-of-open space provision in the subdivision regulations.                    |
| 10. Adopt regulations to allow off-site dedication of open space.                                 |
| 11. Increase the open space set-aside requirement in a subdivision from 15 percent to 20 percent. |



# Open Space

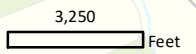
Portland, CT



**Legend**

- Dedicated Open Space
- Managed Open Space
- Preserved Farmland
- Water
- Air Line Rail Trail
- Desirable Greenway / Trail Corridors

*\*This open space is schematic only and may not reflect open space preserved since 2006.*



## H. Support Farms And Farming

Thanks to the rich agricultural soils found throughout Portland and especially along the Connecticut River, the Town has a long and proud agricultural heritage. Portland has approximately 1,000 acres of agricultural lands producing a range of agricultural products including bedding plants; nursery stock and a variety of fruits, vegetables, flowers, and trees.

For Portland, supporting farms and farming is a strategy that will contribute to the Town’s economic health, help preserve food sources, and preserve community character.

***Farms and farming contribute to the Town’s economic health, help preserve food sources, and preserve community character.***

Portland Farm



As the Town continues to develop residentially, conflicts between farms and residents may increase over such issues as odors, wandering livestock, noise, trespass, etc. Portland should adopt a “right to farm” policy that supports agricultural activities by protecting farmers from nuisance claims that may arise from the normal operation of their farm in close proximity to residential development.

One way of supporting farms and farming is by preserving prime farmland through a program that purchases development rights from farmers. The State of Connecticut operates a Farmland Preservation Program, a voluntary program that accomplishes four things:

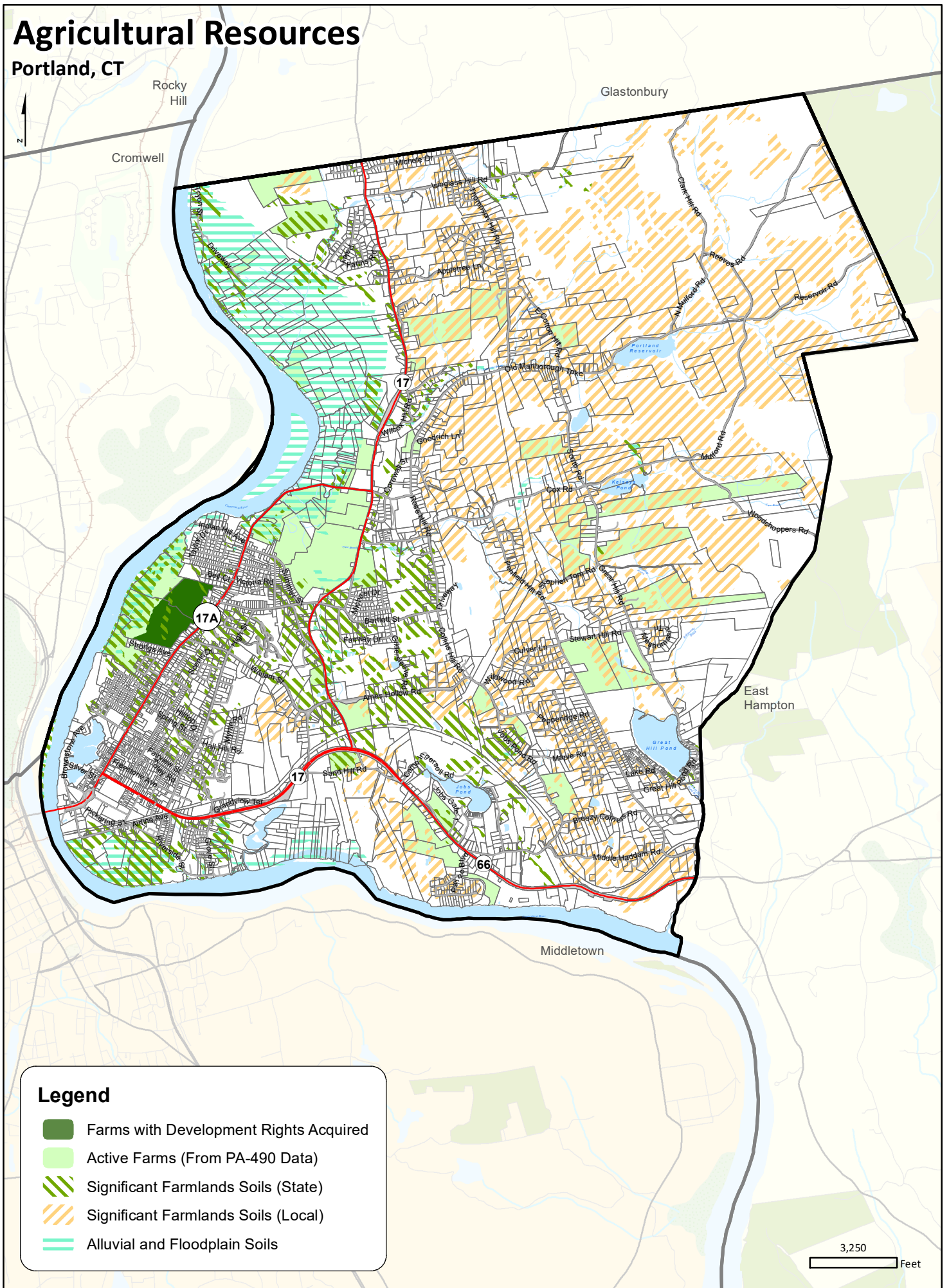
- Allows farms to remain in private ownership and farmed in perpetuity;
- Prevents farmland from ever being developed;
- Provides farmers with an influx of cash, eliminating the need to sell all or part of a farm for development; and
- Reduces the taxable value of the land, making farming more viable.

| Policies   |
|--|
| 1. Continue to support farms and farming in Portland.  |
| 2. Encourage local farms to participate in the Connecticut Farmland Preservation Program.  |
| 3. Continue the farm assessment program (P.A. 490) in order to help farms and farming.   |
| 4. Seek to preserve farmland soils of statewide significance and those identified by the US Department of Agriculture as local important farmland. |
| Action Items   |
| 5. Review local regulations to understand whether they reflect current farming needs.  |
| 6. Adopt a “right-to-farm” policy to protect agricultural uses.  |



# Agricultural Resources

Portland, CT



## Legend

- Farms with Development Rights Acquired
- Active Farms (From PA-490 Data)
- Significant Farmlands Soils (State)
- Significant Farmlands Soils (Local)
- Alluvial and Floodplain Soils

3,250 Feet

## I. Preserve Historic Resources

Portland is rich in history – in terms of events, activities, buildings and other resources – and these historical resources contribute to the character of the community. It is important that historic sites and structures be preserved in order to pass along some of Portland’s history to future generations.

***Preserving historic resources is important to maintaining Portland’s community character.***

More information about the history of Portland and historic resources in the community can be found in The History and Architecture of Portland, written by J.P. Loether, G.L. Porteus, and D.D. Sherrow in 1980, and other books available at the Portland Library.

Portland’s Octagonal Houses



### I.1. Continue to Protect Historic Resources

Portland should continue to protect and preserve historic resources.

The Historic Resources Inventory for Portland is composed of the sites and structures listed on the Historic Resources map on page 43 and those listed in the book entitled The History and Architecture of Portland, with updates as specified in the Implementation plan. Also to be considered as historically significant are Portland’s burying grounds, stone walls, stone foundations and sites of commemorative plaques marking lost structures. These are considered the basis for a comprehensive preservation plan for Portland.

Portland is somewhat unique in that the different eras in its history (ship-building, quarrying, etc.) are all represented in its historic resources and the resources range from worker housing for the many immigrants who worked in the Town’s early industries all the way to the larger, grander houses of the proprietors.

| Policies   |
|--|
| 1. Continue to protect historic resources.   |
| 2. Work with property owners and other partners to maintain, restore, and promote Portland’s historic resources. |
| 3. Maintain the Historic Resources Inventory.  |
| 4. Consider establishment of a local historic district supported by affected property owners.                    |
| 5. Add additional sites and structures to the Historic Resources Inventory as appropriate.                       |
| Action Items   |
| 6. Implement actions to protect historic resources.  |
| 7. Place a map on the Town Green pointing out historic buildings and sites.                                      |

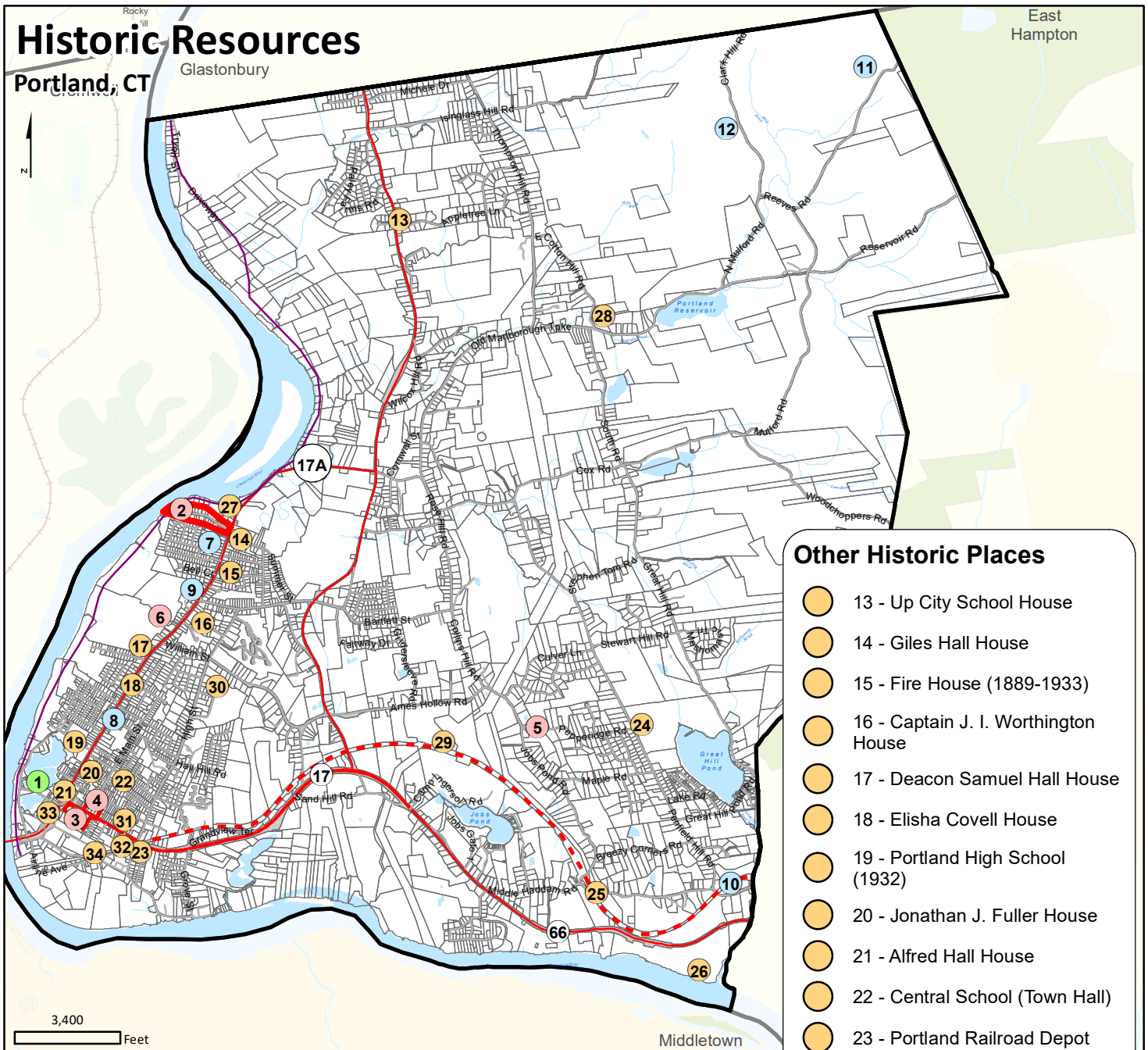


# Historic Resources

Portland, CT

Glastonbury

East Hampton



3,400

Feet

## National Historic Landmark



1 - Portland Brownstone Quarries

## National Register of Historic Places



National Historic District



2 - Indian Hill Avenue Historic District



3 - Marlborough Street Historic District



4 - Williams and Stancliff Octagon Houses



5 - Daniel and Mary Lee Houses



6 - White - Overton - Callander House

## State Register of Historic Places



7 - George Lewis Jr. House



8 - Trinity Episcopal Church



9 - Civil War Monument



10 - George S. Hubbard Farmstead



11 - Nike Missile Site - Command



12 - Nike Missile Site - Launch

## Other Historic Places



13 - Up City School House



14 - Giles Hall House



15 - Fire House (1889-1933)



16 - Captain J. I. Worthington House



17 - Deacon Samuel Hall House



18 - Elisha Covell House



19 - Portland High School (1932)



20 - Jonathan J. Fuller House



21 - Alfred Hall House



22 - Central School (Town Hall)



23 - Portland Railroad Depot



24 - Penfield Hill School



25 - Stone Arch Railroad Bridges



26 - St. Clements / Howard A. Taylor



27 - Indian Burial Grounds



28 - Bucks Hollow



29 - Railroad Bed



30 - Capt. Ebenezer Smith House



31 - George Ranney Jr. House



32 - John Ramberg House



33 - Laverty's Tavern



34 - Pickering Governor Co.

**1.2. Adjust Adaptive Reuse Strategies**

The phrase “adaptive reuse” refers to the use of a structure that differs from its traditional use, particularly when the new use helps preserve a historic building. In Portland, Section 10.6 of the Zoning Regulations allows the Commission to consider or require adaptive reuse when a property is identified in the POCD.

Since the Commission wants to encourage preservation of historic buildings, it should review the effectiveness of the current zoning regulations and see if there are ways to create more “carrots” that will encourage developers and property owners to preserve historic buildings.

| Policies  |
|---|
| <ol style="list-style-type: none"> <li>1. To help preserve historic structures, allow for adaptive reuse when and where appropriate.</li> </ol>   |
| Action Items  |
| <ol style="list-style-type: none"> <li>2. Review the effectiveness of Section 10.6 of the zoning regulations and see if there are ways to create more “carrots” that will encourage developers and property owners to preserve historic buildings.</li> </ol> |

**Example Of Adaptive Re-Use**



**Other Historic Resources**

Some other unique resources for consideration include:

- Large brownstone tunnel that allows drainage beneath the railroad bed, off Grandview Terrace
- Remains of a large stone bridge that connected Old Marlborough Turnpike with Wilcox Hill Road
- Dams along Cox Brook, including at least one west of the Rose Hill intersection
- Dam and pond west of Route 17 on Hale Brook
- Remains of dam and foundation on Hale Brook east of Route 17, labeled, “distillery” on 1874 town map
- Remains of dam for sawmill on Reservoir Brook, near East Cotton Hill Road

**Railroad Bridge Over Middle Haddam Road**



**1.3. Preserve And Celebrate Portland's Quarries**

The quarries in Portland are an important part of the history of the community. While most people immediately think of the Portland brownstone quarries, there were other quarries as well.

The Portland brownstone quarries may have been the most significant because the stone, considered to be of exceptionally high quality and adaptive to fine carving and polishing, was used in many cities and important buildings over a wide area. By the late 1800s, brownstone quarry operations employed 1,500 men and 25 ships transported stone to Boston, New York, Philadelphia, San Francisco, and London for public buildings, schools, colleges, and private residences. By 1926, architectural styles and construction methods changed and demand for the stone decreased and there were only intermittent operations. The quarries were permanently shut after a major flood in 1936.

Due to the significance of local quarry operations, the community should consider ways to establish a quarry museum and/or preserve remaining quarry sites to the extent possible.

| Policies  |
|---|
| 1. Seek to preserve and celebrate Portland's quarries.  |
| 2. Collect and retain artifacts, and mineral samples from the Town's historic quarries for inclusion in a quarry preservation museum. |
| 3. Consider ways to preserve remaining quarry sites to the extent possible.   |
| 4. Consider ways to establish a local quarry museum.  |
| Action Items  |
| 5. Implement actions to preserve and celebrate Portland's quarries.   |

**Portland Quarries**

**North Quarry / South Quarry:** Acquired by the Town, the property on Brownstone Avenue is now leased to a private operator who operates a recreational park.

**Strickland Quarry:** Consists of several quarry holes located in a series of north/south ridges in the eastern uplands off Rose Hill and Collins Hill Roads.

**Hale Quarry:** This quarry is located south of Isinglass Road.

**Case Quarry:** This quarry is located off East Cotton Hill Road.

**Stewart Hill Quarry:** This granite quarry is located northeast of Great Hill Road.

**Other Bedrock Quarries:** According to the Citation List and References Cited for Bedrock Mines and Quarries of Connecticut by Robert J. Altamura of the Connecticut Geological and Natural History Survey, there are many more bedrock quarries located throughout Portland.

Hale Quarry



#### **I.4. Protect Archaeological Resources**

Archaeological resources (pottery, tools, campsites and other evidence from past cultures and the way people lived) are a component of historic resources.

There are a number of areas in Portland that have been identified as having high archaeological sensitivity. This does not mean that archaeological resources will be found there, only that conditions exist which would suggest that such resources could be there.

Development activities can jeopardize archaeological sites, which are often fragile and not immediately apparent. Attention should be given to ensuring that archaeological resources are not needlessly damaged or destroyed by land use development and other activities. The goal is not to prevent development of sites which may contain archaeological resources but to collect and document any resources that may be found in order to increase our understanding of the history of this area and its inhabitants.

When development activities are proposed in areas which have high archaeological sensitivity, the applicant should be required to contact the Office of the State Archeologist to determine whether an archaeological review is appropriate or whether another approach might be prudent.

**Archaeological Investigation**

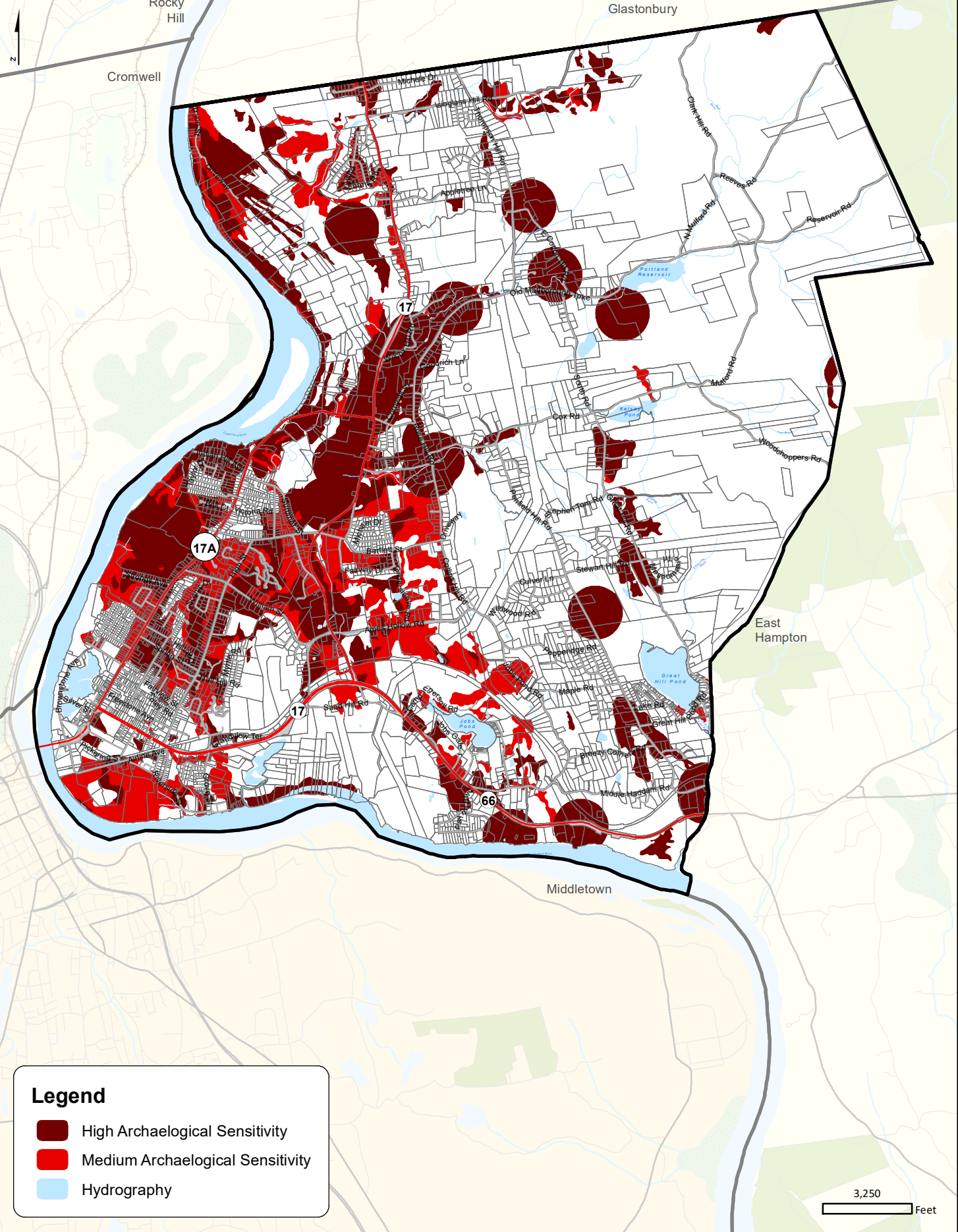


| <b>Policies</b>   |
|---|
| 1. Maintain an archaeological sensitivity map.  |
| 2. Collaborate with organizations involved in archaeological research.  |
| <b>Action Items</b>   |
| 3. Change regulations to require new development in areas with high archaeological sensitivity to contact the Office of the State Archeologist. |






# Archaeological Resources

Portland, CT



## Legend

-  High Archaeological Sensitivity
-  Medium Archaeological Sensitivity
-  Hydrography

3,250 Feet

## J. Preserve Character Resources

The “character” of Portland is something that is commonly mentioned by residents and visitors as one of the defining attributes of the community. Preserving and enhancing the things that contribute to this sense of character is a key recommendation of the Plan.

***Character resources should be preserved since they contribute to Portland’ character and quality of life.***

In order to retain the special characteristics that make Portland special, efforts to preserve community character must continue and be given priority. This Plan recommends and urges the Town to seek and use every possible legal and policy device available to enable Portland to protect its special qualities and unique characteristics.

Scenic Character



## J.1. Preserve Scenic Resources

Portland has a number of scenic areas and the preservation of these scenic resources (roads, views, vistas) is an important recommendation of the Plan. Scenic views and vistas should be considered in development decisions as they provide visual relief and enhance the private development as well as the community at large. Conservation easements should be sought where appropriate.

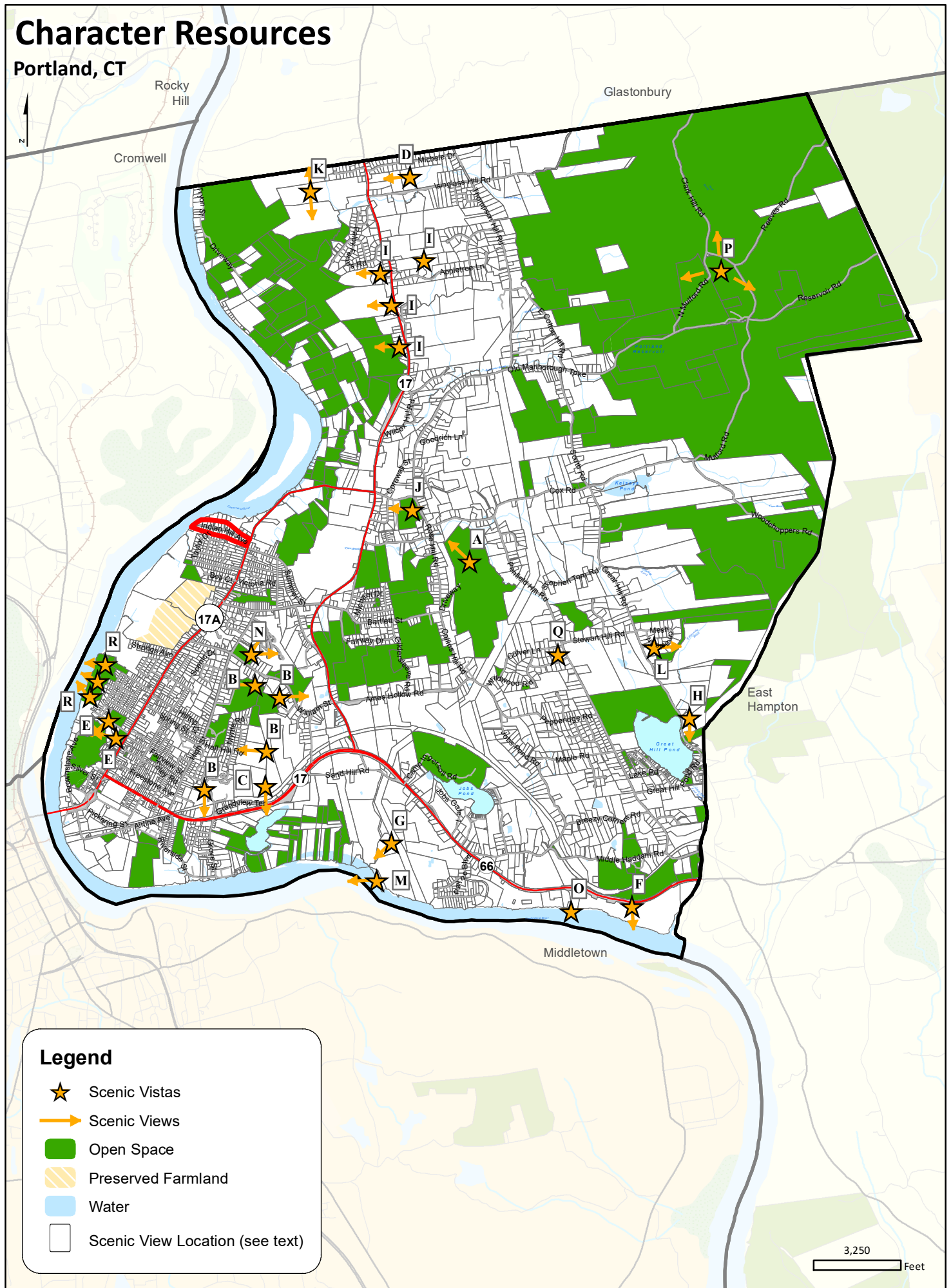
| Policies   |
|--|
| 1. Continue efforts to preserve scenic views and vistas.                                 |
| 2. Encourage maintenance of the scenic view or vista when threatened by a development.   |
| Action Items   |
| 3. Update the Scenic Resources Plan for views, vistas, roads and other scenic resources. |
| 4. Consider adopting a scenic road ordinance.  |

### Scenic Views and Vistas (keyed to map on facing page)

- A. Collins Hill (1x)
- B. Crow Hill (3x)
- C. Hoboes” Inn (1x)
- D. Ridge at Isinglass Hill / Michele Drive (1x)
- E. Brownstone Quarries (2x)
- F. St. Clements (1x)
- G. Strait’s Hill (1x)
- H. Great Hill (1x)
- I. Route 17 Corridor (4x)
- J. John Bransfield Park (1x)
- K. Dufford Orchard at Simpson / Walnut Hill (1x)
- L. Stewart Hill Quarry (1x)
- M. Bodkin Rock (1x)
- N. William Street / Swedish cemetery (1x)
- O. Paper Rock (1x)
- P. Big Pines (1x)
- Q. Big Oaks / Culver Lane (1x)
- R. Riverfront Park (3x)

# Character Resources

Portland, CT



## Legend

- ★ Scenic Vistas
- Scenic Views
- Open Space
- ▨ Preserved Farmland
- Water
- Scenic View Location (see text)

3,250 Feet



## J.2. Preserve Undeveloped Land

Working lands, undeveloped land, and land in its natural state contributes to the overall character of a community. Preserving land in an undeveloped state as long as possible will help Portland preserve its rural character for as long as possible.

One way to preserve private lands in an undeveloped state is through the use of the Public Act 490 program (CGS 12-107). This program assesses such lands based on its “use value” rather than its market value. Since the use value is significantly less than market value, this makes undeveloped land less expensive to own and property owners are likely to keep it undeveloped.

The PA-490 program is available to land used for:

- Farm
- Forest parcels of 25+ acres, and
- A local option as determined by the Town.

State criteria determine what land is eligible for the farm and forest elements of the program. On the other hand, a Town can institute its own “local option” program (also called the “open space assessment program”) and Portland may wish to consider doing this.

| Policies   |
|--|
| 1. Continue to use the PA 490 program to help preserve undeveloped land longer.  |
| Action Items   |
| 2. Consider adopting a PA-490 assessment program for forest parcels less than 25 acres in size or for other undeveloped lands. |

## J.3. Protect Portland’s Trees

Another of Portland’s assets is its trees. In addition to the numerous trees in the State Forest, there are also beautiful trees throughout Portland including many on large wooded lots, and along tree-lined streets. These trees contribute to the overall character of the community and should be preserved.

Portland is also home of some of Connecticut’s largest trees of certain species and these “notable trees” should be preserved as well.

### Notable Trees of Portland

| Popular Name              | Location             |
|---------------------------|----------------------|
| Northern Catalpa          | 121 Great Hill Rd.   |
| Cutleaf Silver Maple      | 311 Main St.         |
| Dunkeld Larch             | 695 Glastonbury Tpke |
| Cawara False Cypress      | 505 Main St.         |
| Silk Tree aka Mimosa      | St Clements/Rte 66   |
| American Holly            | 460 Main St.         |
| Kwanzan Cherry            | 533 Main St.         |
| Variegated Sycamore Maple | 533 Main St.         |

| Policies  |
|---|
| 1. Continue to protect and preserve trees in Portland. Establish a tree replacement protocol to address felled trees. |
| 2. Protect the “notable trees” in Portland.   |
| Action Items  |
| 3. Explore and implement appropriate tree protection strategies.  |

### Tree Recognition Plaque





**J.4. Enhance The Design Review Process**

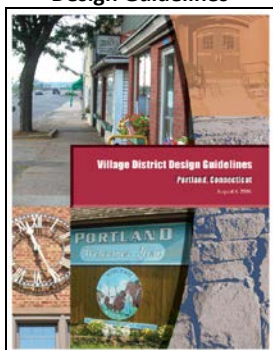
Following adoption of the 2006 POCD, Portland established design guidelines for the “village district” area. These guidelines help guide applicants in preparing development projects so that they enhance the Town Center.

However, residents have indicated they care about the design of new commercial, industrial, multi-family, and institutional development in other parts of the community as well. Portland should consider extending design review to such projects in other areas and adjusting the design guidelines as necessary.

Portland should consider establishing a Design Review Committee to help guide applicants and implement the design guidelines.

| Policies     |  |
|--------------|--|
| 1.           | Maintain a design review process.  |
| Action Items |  |
| 2.           | Establish a Design Review Committee to help guide applicants and implement the design guidelines.  |
| 3.           | Extend design review to new commercial, industrial, multi-family, and institutional development in areas outside the “village district.” |
| 4.           | Adjust the design guidelines to guide projects outside of the village district area.   |

**Design Guidelines**



**J.5. Preserve Other Character Elements**

There are also other ways Portland can enhance community character:

- Promoting community events
- Supporting community organizations
- Preserving stone walls
- Controlling illumination and maintaining “dark skies”
- Controlling clear cutting of trees
- Waiving building permit fees for maintenance / improvement (but not expansion or addition) of a residential home
- Encouraging private activities that enhance character

| Policies     |  |
|--------------|--|
| 1.           | Promote local programs and events to raise Portland’s visibility as a special place and add to community spirit and character. |
| 2.           | Maintain a community calendar on the Town’s internet web site to inform people of upcoming events.                             |
| 3.           | Encourage and support local organizations that help build community spirit.  |
| 4.           | Seek to preserve historic stone walls.   |
| 5.           | Continue to manage illumination and protect night skies from light pollution.  |
| 6.           | Ensure reclamation / restoration of sand and gravel excavation sites for appropriate future uses.                              |
| Action Items |  |
| 7.           | Review sand and gravel excavation regulations.   |

## K. Promote Sustainability / Resiliency

Sustainability and resiliency will be important concepts for Portland to work towards in the coming years.

***Sustainability and resiliency are expected to be important issues in Portland in the future.***

### K.1. Promote Sustainability

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.

In the future, Portland will strive to be a “greener” community by:

- Promoting energy conservation and evaluating alternative approaches for municipal energy use (heating, lighting, equipment, building envelope, electrical consumption, electrical generation, and vehicles)
- Promoting water conservation
- Promoting waste reduction / recycling
- Educating residents about sustainability concepts

| Policies  |
|---|
| 1. Promote energy conservation / sustainability.                                    |
| 2. Promote water conservation.  |
| 3. Promote waste reduction / recycling.   |
| 4. Educate residents about sustainability concepts.                                 |
| Action Items  |
| 5. Investigate opportunities to install additional solar panels on Town facilities. |

### K.2. Promote Resiliency

For the purposes of this Plan, the term “resiliency” refers to the community’s ability to readily recover from sudden changes or adversity. Portland has been affected in recent years by some unusual weather events and trends seem to indicate that this trend will continue.

Preparedness for possible future emergency situations is important. Portland should continue to review and improve hazard mitigation plans for recurring events, such as flooding. In addition, Portland will continue efforts to assess the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to such events, prepare for recurring events, and respond to such events when they occur.

Portland will also continue to review and improve emergency preparedness plans (single events) in order to be able to respond to these events in the future.

| Policies   |
|--|
| 1. Continue to review and improve hazard mitigation plans for recurring events, such as flooding.  |
| 2. Continue to review and improve emergency preparedness plans.  |
| Action Items   |
| 3. Assess the vulnerability of infrastructure (e.g., utilities, transportation, structures) to natural events, prepare for recurring events, and respond to such events when they occur. |
| 4. Consider ways to provide redundant power supplies for shelters and other community facilities.  |