



## Purpose of the Plan

This Plan of Conservation and Development is intended to be a tool for guiding the future conservation and development of Portland.

To do this, the Plan:

- Organizes and states the community’s vision for its future,
- Recommends strategies which will help attain the vision, and
- Identifies action items that, when implemented, will help accomplish the strategies and attain the vision.

As Portland residents and officials implement this Plan, those efforts will help focus in special areas, protect important resources, guide appropriate development, and address community needs. Overall, these efforts will help to protect community character and enhance the quality of life of current and future residents.

***This Plan was adopted on March 3, 2016 with an effective date of March 14, 2016.***

## Configuration of the Plan

Portland’s 2016 Plan of Conservation and Development (POCD) consists of two elements.

This part - the “Strategic Element” - is a statement of strategic directions considered integral to the vitality, livability, and quality of life in Portland. It is “big picture” and strategic in nature so that Portland residents will use it to discuss and refine the major directions of the community.

The companion part – the “Implementation Element” – organizes tasks and action items to accomplish the strategies. It also identifies the entity responsible for completing the action item and the anticipated timeframe for completion.



## Preparation of the Plan

The Planning and Zoning Commission prepared this POCD update with the assistance of Town Staff and a consultant. The Commission reviewed the 2006 Plan and discussed the strategies and recommendations in that Plan and made revisions and refinements to reflect the issues anticipated to affect the community in the coming years. Portland residents participated in public meetings and workshops on the POCD.

Before adopting the Plan, the Planning and Zoning Commission evaluated ways to promote implementation of the various policies and action items. The proposed Plan was then referred to the Board of Selectmen for review and comment prior to holding a public hearing on adoption.

***This Plan has been prepared in accordance with Section 8-23 of the Connecticut General Statutes.***

Autumn Scene



## EXCERPTS FROM CGS 8-23 – PLAN OF CONSERVATION AND DEVELOPMENT

### The Commission shall:

- prepare, adopt and amend a plan of conservation and development ...

### The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ...
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality.
- be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- make provision for the development of housing opportunities ... for all residents of the municipality and the planning region ...
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...

### The Plan may:

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

## Overall Plan Direction

The overall philosophy of the Plan is as follows:

### ***Portland will:***

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

To help demonstrate how this overriding philosophy will be applied, the plan has been organized around the following strategic themes:

- Focusing on priority issues
- Protecting important resources (conservation)
- Guiding appropriate development (development)
- Addressing community needs (infrastructure)
- Implementation

## Key Strategies

The recommendations related to each of these strategic themes are presented below:

### **Focusing On Priority Issues**

#### **A. Strengthen The Town Center**

- A.1. Strengthen the Town Center
- A.2. Encourage / Require Good Building Design
- A.3. Humanize the Streetscape
- A.4. Improve Vehicular and Parking Amenities
- A.5. Organize Activities In The Town Center

#### **B. Promote Appropriate Redevelopment of Elmcrest**

- B.1. Promote Appropriate Redevelopment of Elmcrest

#### **C. Continue To Enhance The Riverfront**

- C.1. Promote Riverfront Redevelopment
- C.2. Enhance Connections To The Town Center
- C.3. Enhance the Riverfront

#### **D. Address Industrial Zoning**

- D.1. Address Industrial Zoning

#### **E. Establish The Air Line Trail**

- E.1. Establish The Air Line Trail

**Town Center**



**Protecting Important Resources**

- F. Protect Natural Resources**
  - F.1. Protect Water Quality
  - F.2. Protect Other Water Resources
  - F.3. Protect Other Natural Resources
- G. Preserve Open Space**
  - G.1. Preserve Desirable Open Spaces
  - G.2. Enhance Open Space Preservation Tools
- H. Support Farms And Farming**
  - H.1. Support Farms And Farming
- I. Preserve Historic Resources**
  - I.1. Continue to Protect Historic Resources
  - I.2. Adjust Adaptive Reuse Strategies
  - I.3. Preserve And Celebrate Portland's Quarries
  - I.4. Protect Archaeological Resources
- J. Preserve Character Resources**
  - J.1. Preserve Scenic Resources
  - J.2. Preserve Undeveloped Land
  - J.3. Protect Portland Trees
  - J.4. Enhance The Design Review Process
  - J.5. Preserve Other Character Elements
- K. Promote Sustainability / Resiliency**
  - K.1. Promote Sustainability
  - K.2. Promote Resiliency

**Character Assets**



**Guiding Appropriate Development**

- L. Promote Economic Development**
  - L.1. Support Existing Businesses
  - L.2. Address Business Zones, Locations And Uses
  - L.3. Attract New Economic Development
  - L.4. Support Economic Development Efforts
- M. Guide Residential Development**
  - M.1. Protect Existing Neighborhoods
  - M.2. Encourage Conservation Subdivisions
  - M.3. Manage Multi-Family Conversions
  - M.4. Address Housing Needs

**Business Development**



**Residential Development**



## Addressing Infrastructure Needs

- N. Address Community Facility Needs**
  - N.1. Address Community Facility Needs
- O. Address Vehicular Transportation**
  - O.1. Maintain and Improve Roadway Conditions
  - O.2. Maintain A Functional Road Network
- P. Support Walking**
  - P.1. Support Walking
- Q. Support Cycling**
  - Q.1. Support Cycling
- R. Enhance Transit Services**
  - R.1. Enhance Transit Services
- S. Provide For Utility Services**
  - S.1. Maintain And Enhance the Sewer System
  - S.2. Maintain And Enhance the Water System
  - S.3. Manage Stormwater Runoff
  - S.4. Address Other Infrastructure Needs

Greenway Trails



## Implementation

- T. Implement The Plan**
  - T.1. Implement The Plan
  - T.2. Create A Plan Implementation Committee
  - T.3. Use the Plan To Guide Municipal Spending
  - T.4. Promote Inter-Municipal Cooperation
  - T.5. Use the Plan To Guide PZC Decisions
  - T.6. Update Zoning and Subdivision Regulations

Implementation



## Use of the Plan

This Plan is intended to provide a framework for consistent decision-making by all Portland officials, boards, commissions, and residents.

Although the Plan was adopted by the Planning and Zoning Commission, other boards and commissions have been involved in its preparation so that it represents a broad view of strategies and outcomes that are considered beneficial for the long-term health and success of the entire community.

While generally intended to guide conservation and development over the course of a decade, this Plan will lay the foundation for long-term goals reaching far into the future.

**Plan Implementation Committee**



## Maintenance of the Plan

A POCD is intended to be a dynamic document. As circumstances change and as strategies are implemented and evaluated, the POCD should be refined to address new issues, adjust a course of action, or refine strategies.

It is envisioned that the Strategic Element will be occasionally reviewed to ensure that the strategic directions are appropriate for addressing the issues facing the community. While it is not anticipated that the strategic vision of the community will change significantly over time, the POCD should still be regularly reviewed.

The POCD recommends establishment of a Plan Implementation Committee to regularly review the POCD recommendations to ensure that the work program and tasks for the coming year (and beyond) reflect fiscal and operational capabilities. The Plan Implementation Committee would also update the implementation tables as tasks are completed and new tasks identified.

The challenge for the Planning and Zoning Commission will be to keep the Plan up-to-date and implementation on-course in the face of changing community priorities.