



Overview

Implementation of the Plan is the main purpose of the planning process and should be an ongoing priority.

Portland should implement the Plan ...

T. Implement The Plan

T.1. Implement The Plan

Through the process of preparing this Plan, issues and opportunities affecting Portland have been identified and strategies have been developed. If Portland is to take charge of its future, implementing the strategies and recommendations outlined in this Plan is important.

The Planning and Zoning Commission can implement many of the recommendations of the Plan of Conservation and Development through regulation amendments, application reviews, and other means. However, other recommendations may require cooperation with and action by other local boards and commissions such as the Board of Selectmen and similar agencies.

Yet, if the Plan is to be realized, it must serve as a guide to all residents, businesses, builders, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of Portland.

While some recommendations can be carried out in a relatively short period of time, others may only be realized by the end of the planning period or beyond. Since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

Tools that have been shown to be effective at implementing POCD recommendations and are recommended for Portland are described on the following pages.

Policies
1. Make implementation of the Plan an ongoing priority.
2. Maintain the POCD by regularly reviewing the policies and action items associated with the different strategies.
Action Items
3. Use implementation tables to prepare an annual implementation program of issues to be addressed by boards and commissions.

Ribbon Cutting



T.2. Create A Plan Implementation Committee

A Plan Implementation Committee (PIC) is an effective way to help implement the Plan. An “ad hoc” committee made up of residents and representatives of local boards would be a significant step towards including a variety of Town agencies in implementing the Plan and monitoring progress. This Committee should provide status reports to the Planning and Zoning Commission, Board of Selectmen, and others.

The PIC should meet two to four times a year to establish priorities and guide implementation of the Plan’s recommendations. In addition, the Committee should assess the status of specific recommendations, establish new priorities, and suggest new implementation techniques.

The PIC can prepare implementation schedules and/or develop an annual implementation program of issues to be addressed by boards and commissions.

As the ultimate responsible agency, the Planning and Zoning Commission can also assume the responsibility for coordinating implementation of the Plan’s recommendations.

Action Items
1. Establish a Plan Implementation Committee to help implement the POCD.

CASE STUDY – Policies And Action Items

Recommendations in each section of the POCD have been broken into “policies” and “action items.”

Policies are long-term guidelines that do not readily lend themselves to a specific schedule or measurement. Policies might be used by the Planning and Zoning Commission or other agency to determine if a proposed activity is consistent with the POCD.

Action Items on the other hand, are specific actions that can typically be scheduled, completed, and evaluated. These are discrete work items, which can and should be completed to implement the strategies recommended in this POCD.

Collaborative Model



T.3. Use the Plan To Guide Municipal Spending

A Plan of Conservation and Development can also be used as a guide to two key elements of municipal activity:

- Annual operating budget
- Long-term capital budget

While the POCD does not generally address the day-to-day activities of municipal departments and agencies, it can help improve the overall efficiency of municipal government if those activities are in general accordance with the long-term goals of the community. Communities that have used the POCD to guide the preparation of the operating budget have realized some of the greatest improvements and efficiencies from having prepared a POCD.

The Capital Improvement Program (CIP) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist.

The Plan contains several proposals whose implementation may require the expenditure of Town funds. The Plan recommends that these and other items be included in the Town's CIP and that funding for them be included as part of the Capital Budget.

Policies
1. Use the POCD as a guide when preparing the annual operating budget.
2. Use the POCD as a guide when preparing the annual capital budget and the multi-year Capital Improvement Program.

T.4. Promote Inter-Municipal Cooperation

Portland can continue to work with other towns in the region, the Council of Governments, the State of Connecticut, and other agencies to explore opportunities where common interests coincide.

Policies
1. Continue to work with other towns in the region, the Council of Governments, the State of Connecticut, and other organizations to explore opportunities where common interests coincide.

T.5. Use the Plan To Guide PZC Decisions

Using the Plan of Conservation and Development as a basis for land use decisions by the Planning and Zoning Commission will help accomplish the goals and objectives of the Plan. All land use proposals should be measured and evaluated in terms of the Plan and its various strategies.

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning and Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting.

Policies
1. Use the POCD as a basis for land use decisions by the Planning and Zoning Commission and Zoning Commission.
2. Use the POCD as a guide when reviewing referrals of municipal improvements under CGS Section 8-24.

T.6. Update Zoning and Subdivision Regulations

Many of the recommendations in the Plan of Conservation and Development can be implemented by the Planning and Zoning Commission through application reviews. However, this is only true if the regulations reflect the recommendations of the Plan.

In the near future, the Planning and Zoning Commission should undertake a comprehensive review of the subdivision regulations and the Zoning Commission should similarly review the zoning regulations and zoning map, making whatever revisions are necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

The importance of updating local regulations as soon as possible cannot be over-emphasized.

Action Items
1. Undertake a comprehensive review of the subdivision regulations.
2. Undertake a comprehensive review of the zoning regulations and zoning map.

Implementation Tables

Implementation tables summarizing the strategies, policies and action steps from the preceding sections of the POCD are contained in the Implementation Element (a separate document).

The tables identify a “leader” for each policy and action step and may include one or more “partners.”

The “leader” is the entity considered most likely to bear responsibility for implementing the policy or completing the action step.

Partners are other entities likely to be involved in implementation.

The “leaders” and “partners” for each policy and action item are identified in the Implementation Element.