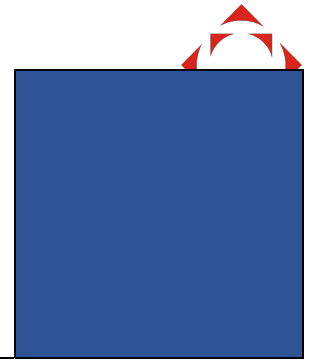


# PLANNING PRIMER FOR CANAAN /FALLS VILLAGE



## Overview

This booklet has been prepared for Canaan / Falls Village residents and other people interested in the formulation of the 2023-33 Plan of Conservation and Development (POCD) for Canaan / Falls Village, Connecticut. The following pages provide general background information and an overview of:

- planning and the community planning process, and
- Plans of Conservation and Development.

## Introduction To Planning

At its most basic level, planning is a process for making informed decisions about the future. So, for a community, planning is intended to make informed decisions about how a community should approach the future in order to:

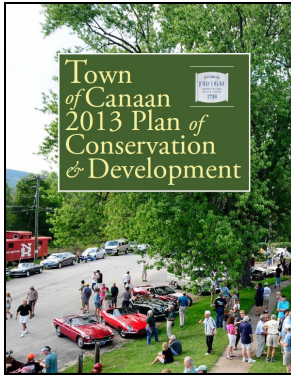
- protect things which are important to the community, and
- attain the things which will enhance the overall health and well-being of the community and the quality of life of its residents.

Much has changed since the current POCD was adopted in 2013. Therefore, it is appropriate that Canaan / Falls Village review the policies in the current POCD to ensure land use and other policies are appropriate for the future.

*“If you don’t  
know where  
you’re going,  
you’ll wind up  
somewhere  
else.”*

Yogi Berra,  
Baseball Legend  
Renowned Punster





### Why Plan?

Canaan / Falls Village is affected by events and trends in the region, the nation, and the world.

A large number of these events and trends are outside of Canaan / Falls Village's control but still affect the municipality and local residents and businesses.

While change cannot be stopped from happening, planning provides the opportunity to:

- focus on the 'bigger picture' and identify significant goals,
- promote overall values and achieve important purposes,
- coordinate efforts and produce consistent results, and
- achieve efficiency and economy in implementation.

## About Plans Of Conservation & Development

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A Plan of Conservation and Development is a document whose purpose is to establish a common vision for the future of a community and then determine policies that will help attain that vision. While its key purpose and function is to address the physical development of a community, it will often address issues related to the economic development and social development.

The goals and recommendations of the Plan are intended to reflect an overall consensus of what is considered desirable for Canaan / Falls Village and its residents in the future.

A Plan of Conservation and Development becomes an official document after a public hearing and adoption by the Canaan / Falls Village Planning and Zoning Commission. Once adopted, the Plan is used to:

- promote sustainability initiatives,
- organize conservation activities,
- guide land use decisions and regulations,
- coordinate public projects, and
- guide how to meet identified public needs.

However, it is important to note that the Plan of Conservation and Development is primarily an advisory document. It is intended to guide local boards, commissions, and officials and to provide a framework for consistent decision-making with regard to conservation and development activities in Canaan / Falls Village over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will only occur with the diligent efforts of the residents and boards, commissions, and officials of the Town of Canaan / Falls Village. The Plan will only be effective if it is understood and supported by the people of Canaan / Falls Village, and implemented by local boards and commissions.

Canaan / Falls Village has prepared Plans of Conservation and Development before and it is intended that this update of the 2013 POCD will continue the tradition of evaluating ways to best address the appropriate conservation and development of Canaan / Falls Village.



## **EXCERPTS FROM CONNECTICUT GENERAL STATUTES 8-23 – PLAN OF CONSERVATION AND DEVELOPMENT**

### **The Commission shall:**

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

### **The Plan shall:**

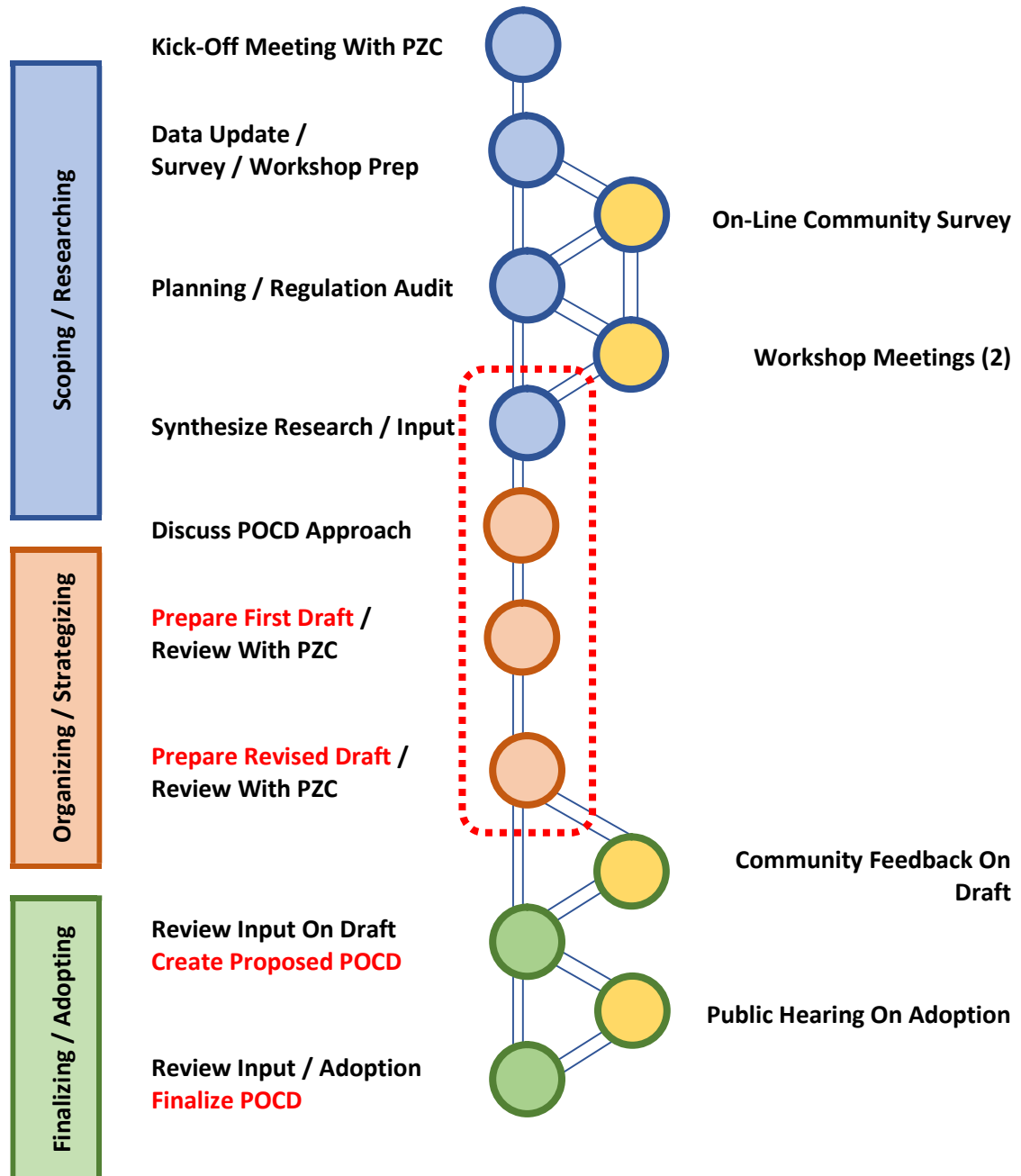
- be a statement of policies, goals and standards for the physical and economic development of the municipality, ...
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most 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.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, 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 ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

### **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.

## Planning Process For Canaan / Falls Village

Given the timeframe desired by the Commission, the following approach to updating the Plan is anticipated.



## Scoping / Researching

The first phase focuses on identifying topics and issues important to the community (Planning and Zoning Commission, residents, property owners, etc.) as well as any issues/concerns that may arise from an independent planning / regulation audit.

### 1. Kick-Off Meeting With PZC

- Confirm project approach
- Discuss planning issues / schedule

### 2. Data Collection/ Survey / Workshop Prep

- Census data / GIS data / Key conditions and trends
- Review of relevant materials
- Prepare for on-line survey / workshop meetings

### 3. On-Line Community Survey

- Prepare / deploy an on-line survey
- Administer survey / report results

### 4. Planning / Regulation Audit

- Planimetrics will conduct an independent audit of key POCD issues/concerns
  - Sustainability / Resiliency
  - Conservation (natural resources, open space, character, spirit, etc.)
  - Development (village center, business, residential, housing, etc.)
  - Infrastructure (community services, transportation, utilities, etc.)

### 5. Workshop Meetings (2)

- Planimetrics will facilitate two (2) workshop meetings with residents, property owners, stakeholders, etc. to generate insight local issues / approaches
  - Sustainability / Resiliency / Conservation
  - Development / Infrastructure

### 6. Synthesize Research / Input

- Planimetrics will summarize findings
  - Census data / GIS data / Key conditions and trends
  - On-Line Community Survey
  - Planning / Regulation Audit
  - Workshop Meetings (2)

## Organizing / Strategizing

The second phase focuses on identifying appropriate strategies in key thematic areas (2023 themes to be decided in conjunction with PZC)

### **7. Discuss POCD Approach**

- Planimetrics will suggest possible POCD strategies for discussion
- Planimetrics will facilitate a discussion regarding possible POCD approaches

### **8. Prepare First Draft / Review With PZC**

- It is noted that the 2013 POCD consisted of 34 pages. It is anticipated that the 2023 update ... will be of similar length and detail.
- It is noted that the 2013 POCD contained two maps – a Future Land Use Map (Appendix C) and a Conservation Resources Map (Appendix D). These maps may be updated.
- A current land use map has not been included in the proposal since the cost/benefit seems unfavorable to the Town.

### **9. Prepare Revised Draft / Review With PZC**

## Finalizing / Adopting

The third phase focuses on sharing the POCD with the community in various ways to get input and feedback and then adopting the POCD.

### **10. Community Feedback On Draft**

- Planimetrics will facilitate a public information meeting with residents, property owners, stakeholders, etc. to get feedback on the draft POCD

### **11. Review Input On Draft / Create Proposed POCD**

- Planimetrics will meet with the PZC to review comments and feedback
- Planimetrics will revise the POCD to reflect PZC guidance

### **12. Public Hearing On Adoption**

- Planimetrics will facilitate the public hearing on adoption

### **13. Review Input / POCD Adoption**

- Planimetrics will facilitate POCD adoption
- Planimetrics will finalize the adopted POCD

## Conceptual Schedule

Based on guidance from the PZC, it is anticipated that the overall schedule will unfold as follows:

	2022			2023											
	O	N	D	J	F	M	A	M	J	J	A	S	O		
<b>1. SCOPING / RESEARCHING</b>															
Kick-Off Meeting With PZC															
Data Collection															
Planning / Regulation Audit															
<b>On-Line Community Survey</b>															
<b>Workshop Meetings</b>															
Synthesize Research / Input															
<b>2. ORGANIZING / STRATEGIZING</b>															
Discuss POCD Approach															
Prepare First Draft / Review With PZC															
Prepare Revised Draft / Review With PZC															
<b>Community Feedback On Draft</b>															
<b>3. FINALIZING / ADOPTING</b>															
Review Input / Finalize POCD															
Statutory 65-Day Notice Period															
Public Hearing On Adoption															
Review Input / POCD Adoption															

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