



Lower Connecticut River Valley Council of Governments

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Regional Planning Committee

October 14, 2026

Ms. Robin Newton, Town Planner
Town of Durham
30 Town House Rd.
Durham, CT 06422

SUBJECT: Durham's Draft Plan of Conservation & Development

Dear Ms. Newton:

Pursuant to Section 8-23(h)4 of the Connecticut General Statutes, which requires submission of plans of conservation & development to the council of governments for review and comment, the Durham Planning & Zoning Commission has referred the referenced plan to the RiverCOG Regional Planning Committee for review. An advisory report by the COG is to provide findings regarding the consistency of the proposed plan with (A) the regional plan of conservation and development, (B) the state plan of conservation and development, and (C) the plans of conservation and development of other municipalities in the area of operation of the COG. State statutes don't require a local POCD to be consistent with the regional, state, and local plans, but require the COG to report on such consistency. This review is being conducted to provide the advisory report for the Commission's public hearing, scheduled to commence on November 4, 2026.

Consistency with the 2021 – 2031 Lower CT River Valley Plan of Conservation & Development (RPOCD)

As noted in the plan, the goals established in Durham's draft POCD are substantially consistent with those in the RPOCD. There is strong alignment in the goals of housing diversity, climate resilience and hazard mitigation, economic development, and conservation. Areas of intended growth and conservation are functionally consistent with the regional future land use map, other than the one potential growth area acknowledged along the Rt. 79 corridor. RiverCOG applauds the addition of this area in Durham's Future Land Use (FLU) map.

Consistency with the 2025 – 2030 Connecticut Conservation & Development Policies Plan

As noted in the draft POCD, Durham's plan is consistent with the state plan. In particular, the plan advances the six growth management principles outlined in the state plan by supporting housing choice, stewardship of resources, addressing climate resiliency, focusing housing and economic development, and farmland preservation. In addition, the Durham FLU map aligns well with the mapped areas in the state plan, with the exceptions that Durham notes for promotion of limited development along the Routes 79 & 68 corridors.

Consistency with other municipal plans

The RiverCOG region is generally made of up of communities with similar goals, demographics, and needs, causing the POCDs of the municipalities within the region to be fairly consistent with each other. Therefore, the committee will compare future land uses amongst bordering towns to ensure that no competing interests near town boundaries are included within.

Durham's shared borders with Middlefield have similar current and future land uses and are interconnected by open space, light residential, transportation corridors, and waterways. These towns also have similar interest in preserving open space and share development and conservation frameworks.

Durham is also proximal to Middletown, Haddam, and Killingworth. Though these municipalities' current POCDs contain no future land use maps to compare, their current zoning and open space maps show compatible uses of mostly residential land and open space on shared borders.

Thank you for the opportunity to comment on the draft POCD. If the Commission has any questions regarding this review or any other land use issue, please don't hesitate to contact us at 860-581-8554.

For the Committee,

A handwritten signature in black ink, appearing to read 'ELP', followed by a period.

Eliza LoPresti
Community Planner, RiverCOG