

Housing	Strategies	Actions
<p>Guiding Policy: To expand housing options, encourage housing creation in Litchfield, and foster a balance among housing types to promote housing choice for all residents</p> <p>Recommended Policy Champions: Board of Selectman, Litchfield Planning and Zoning Commission</p>	<ol style="list-style-type: none">1. Encourage the development of a variety of housing options for young adults, families, and older residents throughout Litchfield.2. Encourage housing conservation in traditional neighborhoods and continued preservation of traditional neighborhood character.3. Promote development of affordable housing: Utilize zoning tools and state-funded support programs that facilitate the creation of affordable housing.4. Encourage the construction of more affordable housing for young families and moderate income singles, in addition to adding to the number of state-defined affordable units.	<ol style="list-style-type: none">1. Amend zoning to allow for inclusion of high-density housing, independent of commercial uses, in commercially zoned areas.2. Review zoning regulations to identify zoning modifications that may be necessary to support the development of housing in existing sewer service areas.3. Promote energy assistance and other programs to help residents with their housing-related needs.
Land Use	Strategies	Actions
<p>Guiding Policy: To maintain Litchfield’s traditional overall pattern of development while fostering development of key locations along the Old Route 8 and Thomaston boundaries, in the Riverview Commerce Zone.</p> <p>Recommended Policy Champions: Land Use Office, Planning and Zoning Commission, Historic District Commissions, Conservation Commission</p>	<ol style="list-style-type: none">1. Encourage mixed-use and higher density residential development in commercial districts.2. Encourage residential development in areas currently served by sewer infrastructure.3. Continue to preserve historic resources.4. Seek opportunities to permanently protect farm land and open space resources.	<ol style="list-style-type: none">1. Create a community character guide (preferred architectural and site design features) based on the town’s historic architecture and land use.2. Develop design guidelines, based upon the community character guide, that are associated with each zone type. Incorporate those guidelines into the town’s zoning regulations.3. Consider revising zoning to allow for higher density residential development in areas currently served by sewer infrastructure.4. Encourage clustering of homes in new subdivisions (rather than simply permit them). Clustering will assist in reducing the amount of additional roadway that may be necessary to support new development, thereby reducing construction costs, environmental impact, and cost of maintenance. The degree to which homes can be clustered may be limited by septic field requirements.
Conservation, Open Space & Recreation	Strategies	Actions
<p>Guiding Policy: To preserve existing open space, protect sensitive natural resources, and expand access to recreational opportunities for all residents.</p> <p>Recommended Policy Champions: Litchfield Land Use Office, Parks and Recreation Commission, Conservation Commission, partnerships with Litchfield Land Trust and Litchfield Community Greenway Group</p>	<ol style="list-style-type: none">1. Improve access to, and parking for, open space properties.2. Continue to establish greenway linkages between key open space parcels.3. Leverage Litchfield’s recreational assets to foster recreational tourism.4. Pursue public-private partnerships to enable public access to recreational facilities.	<ol style="list-style-type: none">1. Improve public access to information resources about Litchfield’s open spaces.2. Identify unique assets such as historic cemeteries, farm properties and scenic vistas and prioritize the conservation of these sites.3. Develop strategic plan for the acquisition or protection of unique open space and farm properties.4. Support the Litchfield Land Trust in acquiring and/or managing open space.5. Develop a concept plan for connecting the town’s open spaces via a pathway or trail network.6. Further develop the Litchfield Community Greenway between Litchfield’s village centers.7. Coordinate and seek technical assistance from the State of Connecticut Department of Commission on Culture and Tourism to develop a tourism program for Litchfield.8. Collaborate with the Connecticut Parks & Forest Association to promote passive recreation on State Forest land.9. Develop a Litchfield open space brochure to guide both residents and visitors to open spaces and to town recreational facilities.

Economic Development	Strategies	Actions
<p>Guiding Policy: To encourage sustainable economic growth and foster new job creation.</p> <p>Recommended Policy Champion: Economic Development Commission</p>	<ol style="list-style-type: none">1. Expand sewer and water infrastructure in commercial development areas.2. Preserve and enhance the town’s farms as an economic development asset.3. Improve the retail and dining environment in the Litchfield Borough Commercial District.4. Change perceptions that Litchfield is not business friendly.	<ol style="list-style-type: none">1. Provide sewer and water services along Thomaston Road (Riverview Commerce area). Connect to Torrington’s wastewater system where Litchfield currently has an underutilized allocation. Seek grant funding to assist in financing. Establish a sewer tax district to ensure that the cost of infrastructure is carried by properties and development in that area.2. Explore developing a heritage and agricultural tourism program centered on the town’s historic, rural, recreational, and agricultural assets to promote it as a tourism destination. Pursue technical support and grant funding through the Connecticut Commission on Culture and Tourism to support this effort.3. Conduct a market study to determine potential demand for housing, retail and services in the Litchfield Borough Commercial District and along the Route 202 corridor.4. Consider adopting a policy and process to allow short-term or seasonal retail businesses in the Litchfield Borough Commercial District. Review and revise zoning to allow these businesses if established as feasible.5. Support mixed-use, infill development for all historic commercial buildings.6. Assess potential future uses for the Litchfield Courthouse and other vacant facilities.7. Update the town’s website and streamline processes for new businesses to locate and establish in Litchfield.8. Develop a simple and clear permitting process and guidance for businesses seeking to establish themselves in Litchfield, targeted towards retail and restaurant businesses seeking to locate in the Litchfield Borough Commercial District.
Cultural and Historic Resources	Strategies	Actions
<p>Guiding Policy: To promote, protect and enhance the historical, architectural and landscape heritage of Litchfield.</p> <p>Recommended Policy Champions: Borough of Litchfield and Milton Historic District Commissions, Planning and Zoning Commission, Conservation Commission</p>	<ol style="list-style-type: none">1. Encourage adaptive reuse of historic structures, barns, and landscapes.2. Identify areas in need of special historic protection and consider adopting a historic overlay zone in those areas.	<ol style="list-style-type: none">1. Assemble comprehensive inventory and map of Litchfield’s historic landscapes, cemeteries, barns and stone walls. Collect and update information from previous surveys such as the CT Trust barn and farm surveys and various architectural and historic resources surveys. Integrate this data into a GIS system.2. Review the recommendations of the four existing architectural and historic resource surveys of the town’s historic structures and consider adopting an historic overlay zone in those areas and/or nominating individual properties to the state and national historic registers.3. Adopt a 90 day demolition delay ordinance for historic structures throughout the town, not just those located in historic districts.4. Establish priorities for long-term preservation of historic resources and identify issues related to preservation efforts.
Transportation Network	Strategies	Actions
<p>Guiding Policy: To increase opportunities for all modes of travel within Litchfield and maintain the transportation network in a state of good repair.</p> <p>Recommended Policy Champions: Town Engineer/Public Works, Litchfield Land Use Office</p>	<ol style="list-style-type: none">1. Maintain transportation infrastructure at existing or improved levels.2. Seek to expand bicycle and pedestrian facilities.3. Continue to improve safety and traffic conditions throughout the town with a focused effort on major commercial corridors.4. Work with the Northwest Transit District to provide additional transit services to seniors and those without a car.	<ol style="list-style-type: none">1. Conduct comprehensive inventory and assessment of the roadway network and generate a pavement restoration schedule and program. Assemble this information in a GIS database.2. Develop an access management plan for Route 202 that seeks to minimize and consolidate curb cuts along as a means of calming traffic and improving traffic safety.3. Prepare bicycle and pedestrian masterplan for the town as a means of identifying strategic areas for expansion of bicycle and pedestrian facilities.4. Regularly apply to state administered grant programs such as LOTCIP, STEAP, and Local Bridge Improvement programs as a means of funding strategic transportation improvements.

Sewer & Water Infrastructure	Strategies	Actions
<p>Guiding Policy: To maintain sewer and drinking water services in a state of good repair; To ensure that the system is capable of supporting appropriate economic development; To limit system expansion in favor of enhancements to the existing system; and to protect water supply resources.</p> <p>Recommended Policy Champion: Town Engineer/Sewer Department</p>	<ol style="list-style-type: none">1. Address current aging infrastructure issues.2. Prioritize enhancements to the existing water and sewer systems over system expansion.3. Continue investment in conservation as a means of protecting public water supply resources.4. Continue to work with property owners who have failing septic systems.	<ol style="list-style-type: none">1. Inventory town-wide drainage system.2. Document current water and sewer distribution system deficiencies and set priorities for upgrades.3. Make improvements to sewer network to minimize inflow and infiltration.4. Provide sewer and water facilities in Riverview Commerce area, connect to Torrington’s wastewater treatment system.
Schools	Strategies	Actions
<p>Guiding Policy: To maintain and continuously improve school facilities and services and to build educational partnerships.</p> <p>Recommended Policy Champion: Litchfield Board of Education</p>	<ol style="list-style-type: none">1. Pursue educational partnerships with surrounding towns and Region 6 district.	<ol style="list-style-type: none">1. Assemble a task force to pursue the feasibility of partnering with nearby school districts or regionalizing schools.2. Conduct a study of potential cost savings associated with educational partnerships or regionalization.
Governance	Strategies	Actions
<p>Guiding Policy: To provide a high level of service to residents, business and property owners and to ensure fiscal stability for Litchfield.</p> <p>Recommended Policy Champion: Board of Selectmen</p>	<ol style="list-style-type: none">1. Consolidate town facilities, as feasible, while maintaining access and levels of service.2. Improve technology resources within town departments and facilities.3. Pursue expansion and diversification of tax base.4. Pursue grant funding to assist with capital improvements.5. Improve public access to town services.6. Bolster volunteerism and participation in town board and commissions.	<ol style="list-style-type: none">1. Explore feasibility of combining Town Hall and Town Annex functions into one facility.2. Apply for Connecticut Local Capital Improvement Program (LOCIP), Small Town Economic Assistance Program (STEAP), and Small Cities Community Development Block Grant to assist with capital improvements.3. Support expansion of sewer and water infrastructure in commercial development areas (such as the Riverview Commerce area) as a means of bolstering and diversifying tax base.4. Upgrade technology and provide training for staff across departments.5. Improve town website and access to town services via more online services.6. Consider identifying a community ombudsman/help desk person at Town Hall who is accessible online via email to direct residents to needed services.7. Continue to encourage local volunteerism with recognition of local organizations, event sponsors, and programs. Develop a community recognition program to publicize and thank local volunteers for their contributions.