

FUTURE LAND USE PLAN

16

16.1. Overview

As the Plan is implemented, the map on page 133 illustrates the location and intensity of **future** land uses that are desired. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for Westport.

16.2. Future Land Use Plan Categories

The Future Land Use Plan contains the following categories:

Residential Areas	Areas used or intended for lowest, low, or moderate density residential uses
Business Areas	Areas used or intended for development of business or industrial uses
Open Space	Areas with existing or desirable open space and greenway trails
Community / Institutional	Existing or desired uses that will help meet community needs
Natural Resource Constraints	Areas where natural resource protection is a priority of the Plan
Infrastructure	Sewer Limit Line - the boundary of areas intended to be served with public sewer service

Plan Comparison

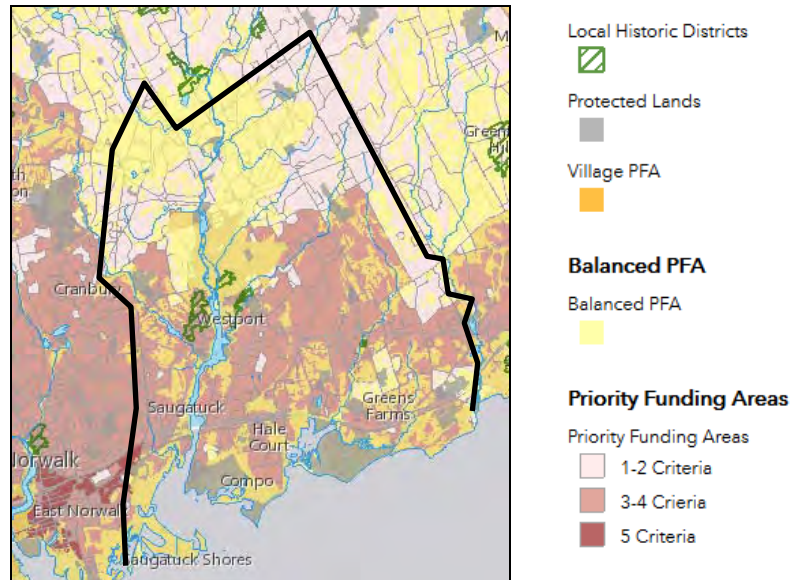
Section 8-23 of the Connecticut General Statutes requires comparison of Westport’s Plan of Conservation and Development with:

- the Locational Guide Map in the Connecticut Conservation and Development Policies Plan, and
- the Regional Plan of Conservation and Development prepared by the Southwest Connecticut Regional Planning Agency in 2006 (an updated regional plan has not yet been issued by the Western Connecticut Council of Governments).

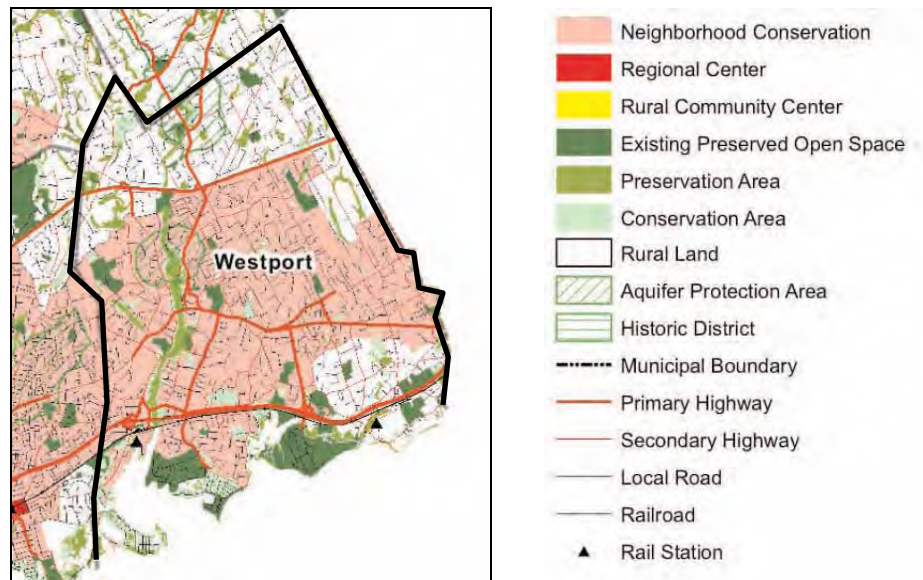
16.3. Consistency With State and Regional Plans

Westport’s Future Land Use Plan was found to be consistent with State and regional plans in terms of identifying areas for conservation and development and relative intensities.

State Plan of Conservation and Development

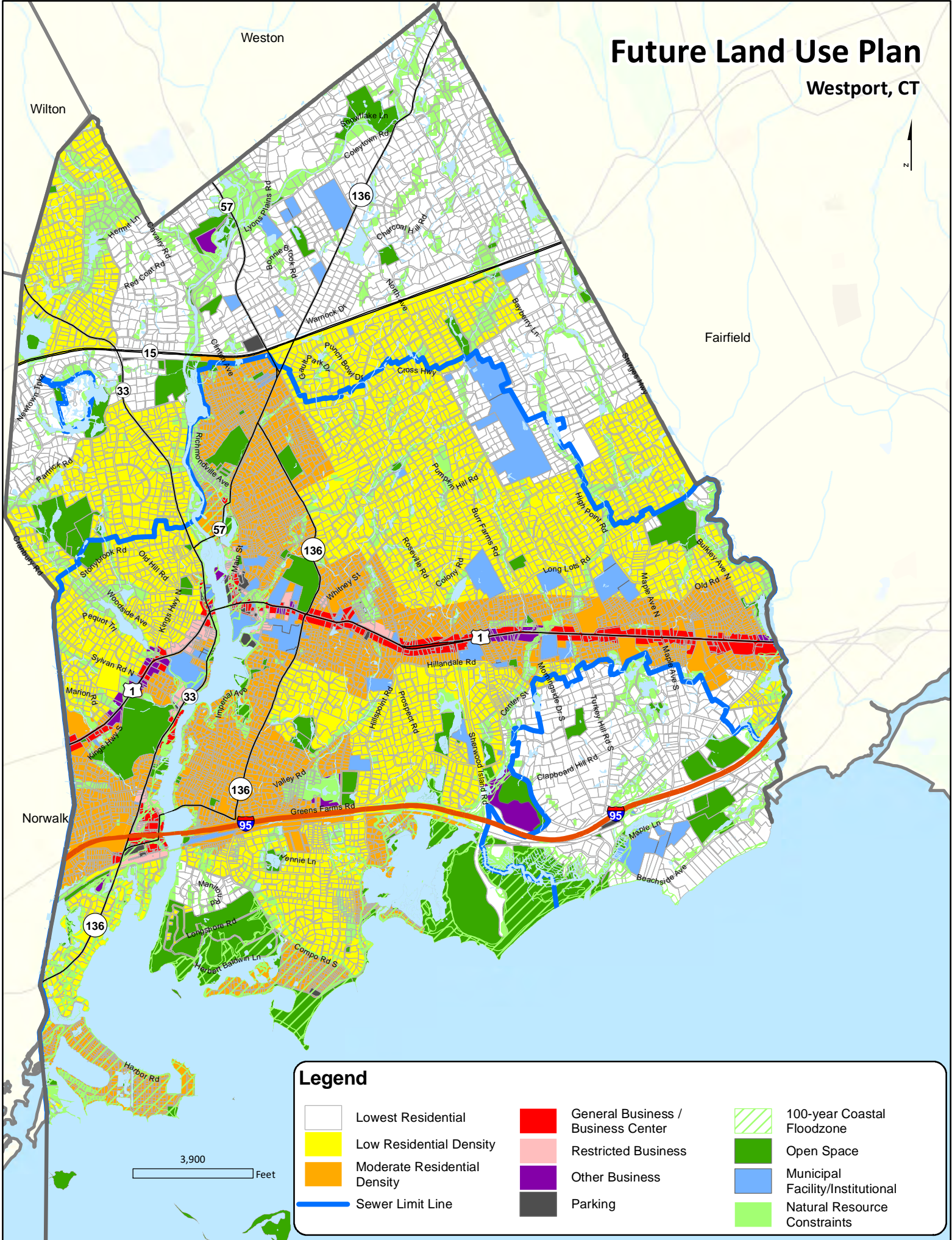


Regional Plan of Conservation and Development (SWRPA, 2006)















Future Land Use Plan

Westport, CT



Legend

- | | | | | | |
|---|------------------------------|---|------------------------------------|---|----------------------------------|
|  | Lowest Residential |  | General Business / Business Center |  | 100-year Coastal Floodzone |
|  | Low Residential Density |  | Restricted Business |  | Open Space |
|  | Moderate Residential Density |  | Other Business |  | Municipal Facility/Institutional |
|  | Sewer Limit Line |  | Parking |  | Natural Resource Constraints |

16.4. Consistency With Growth Principles

In accordance with CGS 8-23, the Plan of Conservation and Development was evaluated for consistency with statewide growth management principles and found to be generally consistent with them.

<p>Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends enhancing and strengthening Downtown Westport and Saugatuck Center as areas of mixed-land uses with existing physical infrastructure.</p>
<p>Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends addressing housing needs and expanding housing opportunities and design choices to accommodate a variety of household types and needs.</p>
<p>Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends enhancing and strengthening Downtown Westport and Saugatuck Center which are along transportation corridors and are intended to support the viability of transportation options while maintaining character.</p>
<p>Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends conserving the natural environment as well as protecting and preserving cultural and historical resources.</p>
<p>Principle 5 – Protect environmental assets critical to public health and safety.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends protecting environmental assets critical to public health and safety such as aquifer protection areas and other natural resources.</p>
<p>Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</p>	<p>FINDING – Consistent</p> <p>The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:</p> <ul style="list-style-type: none"> • adjacent communities, • regional organizations, and • state agencies.

IMPLEMENTATION

17

17.1. Overview

Implementation of the strategies and recommendations of the Plan of Conservation and Development is essential for the planning process to have meaning and value.

Charting The Course



Getting Started



Achieving Results



Monitoring Outcomes



17.2. Implementation Tools And Strategies

While the 2007 POCD recommended the Plan Implementation Committee (PIC) include representatives of boards and commissions, the PIC ended up being chaired by the First Selectman and was comprised mainly of Town Staff and agencies.

Given how effective the PIC was, the “refreshed” PIC could adopt a similar format or try a new approach if that is felt to be more efficient and effective.

Plan Implementation Committee (PIC)

While the statutory responsibility to adopt the POCD rests with the Planning and Zoning Commission, implementation will only occur with the coordinated efforts of residents, businesses, developers, applicants, owners, agencies, and Town officials.

Following adoption of the 2007 POCD, the Town established a Plan Implementation Committee where municipal department heads met regularly to discuss POCD strategies and coordinate and monitor implementation efforts. The Plan Implementation Committee is one reason why many of the recommendations from the 2007 POCD were successfully implemented.

As described on the facing page, this POCD recommends “refreshing” of the Plan Implementation Committee approach to build upon this experience and guide implementation of this POCD. However, the approach recommended in this POCD is to bring local boards and commissions into the implementation process.

Though a Plan of Conservation and Development is by definition a long range strategic document, it should have a dynamic element as well. The PIC may, at its discretion, recommend to the Planning and Zoning Commission that selected sections of the Plan be updated if it seems appropriate to do so.

The PIC should actively seek ways to involve the public in understanding POCD strategies and implementing recommendations.

Implementation Tables

The 2007 POCD contained “yellow pages” in the “Implementation Tools” chapter (Chapter 13) that summarized the POCD recommendations by priority and responsibility.

A similar approach is used as part of this POCD except that the pages are contained in a separate document so that they can be regularly updated, refined, edited, and reprioritized.

“Yellow Pages”

Item	Priority	Who
1. Review and update the POCD implementation strategy...	1	Town
2. Develop a list of implementation tasks...	1	Town
3. Review the POCD implementation strategy...	2	Town
4. Review the POCD implementation strategy...	1	Town
5. Review the POCD implementation strategy...	3	Town
6. Review the POCD implementation strategy...	3	Town
7. Review the POCD implementation strategy...	3	Town
8. Review the POCD implementation strategy...	1	Town
9. Review the POCD implementation strategy...	1	Town
10. Review the POCD implementation strategy...	1	Town
11. Review the POCD implementation strategy...	1	Town
12. Review the POCD implementation strategy...	1	Town
13. Review the POCD implementation strategy...	1	Town
14. Review the POCD implementation strategy...	1	Town
15. Review the POCD implementation strategy...	1	Town
16. Review the POCD implementation strategy...	1	Town
17. Review the POCD implementation strategy...	1	Town
18. Review the POCD implementation strategy...	1	Town
19. Review the POCD implementation strategy...	1	Town
20. Review the POCD implementation strategy...	1	Town
21. Review the POCD implementation strategy...	1	Town
22. Review the POCD implementation strategy...	1	Town
23. Review the POCD implementation strategy...	1	Town
24. Review the POCD implementation strategy...	1	Town
25. Review the POCD implementation strategy...	1	Town
26. Review the POCD implementation strategy...	1	Town
27. Review the POCD implementation strategy...	1	Town
28. Review the POCD implementation strategy...	1	Town
29. Review the POCD implementation strategy...	1	Town
30. Review the POCD implementation strategy...	1	Town
31. Review the POCD implementation strategy...	1	Town
32. Review the POCD implementation strategy...	1	Town
33. Review the POCD implementation strategy...	1	Town
34. Review the POCD implementation strategy...	1	Town
35. Review the POCD implementation strategy...	1	Town
36. Review the POCD implementation strategy...	1	Town
37. Review the POCD implementation strategy...	1	Town
38. Review the POCD implementation strategy...	1	Town
39. Review the POCD implementation strategy...	1	Town
40. Review the POCD implementation strategy...	1	Town
41. Review the POCD implementation strategy...	1	Town
42. Review the POCD implementation strategy...	1	Town
43. Review the POCD implementation strategy...	1	Town
44. Review the POCD implementation strategy...	1	Town
45. Review the POCD implementation strategy...	1	Town
46. Review the POCD implementation strategy...	1	Town
47. Review the POCD implementation strategy...	1	Town
48. Review the POCD implementation strategy...	1	Town
49. Review the POCD implementation strategy...	1	Town
50. Review the POCD implementation strategy...	1	Town
51. Review the POCD implementation strategy...	1	Town
52. Review the POCD implementation strategy...	1	Town
53. Review the POCD implementation strategy...	1	Town
54. Review the POCD implementation strategy...	1	Town
55. Review the POCD implementation strategy...	1	Town
56. Review the POCD implementation strategy...	1	Town
57. Review the POCD implementation strategy...	1	Town
58. Review the POCD implementation strategy...	1	Town
59. Review the POCD implementation strategy...	1	Town
60. Review the POCD implementation strategy...	1	Town
61. Review the POCD implementation strategy...	1	Town
62. Review the POCD implementation strategy...	1	Town
63. Review the POCD implementation strategy...	1	Town
64. Review the POCD implementation strategy...	1	Town
65. Review the POCD implementation strategy...	1	Town
66. Review the POCD implementation strategy...	1	Town
67. Review the POCD implementation strategy...	1	Town
68. Review the POCD implementation strategy...	1	Town
69. Review the POCD implementation strategy...	1	Town
70. Review the POCD implementation strategy...	1	Town
71. Review the POCD implementation strategy...	1	Town
72. Review the POCD implementation strategy...	1	Town
73. Review the POCD implementation strategy...	1	Town
74. Review the POCD implementation strategy...	1	Town
75. Review the POCD implementation strategy...	1	Town
76. Review the POCD implementation strategy...	1	Town
77. Review the POCD implementation strategy...	1	Town
78. Review the POCD implementation strategy...	1	Town
79. Review the POCD implementation strategy...	1	Town
80. Review the POCD implementation strategy...	1	Town
81. Review the POCD implementation strategy...	1	Town
82. Review the POCD implementation strategy...	1	Town
83. Review the POCD implementation strategy...	1	Town
84. Review the POCD implementation strategy...	1	Town
85. Review the POCD implementation strategy...	1	Town
86. Review the POCD implementation strategy...	1	Town
87. Review the POCD implementation strategy...	1	Town
88. Review the POCD implementation strategy...	1	Town
89. Review the POCD implementation strategy...	1	Town
90. Review the POCD implementation strategy...	1	Town
91. Review the POCD implementation strategy...	1	Town
92. Review the POCD implementation strategy...	1	Town
93. Review the POCD implementation strategy...	1	Town
94. Review the POCD implementation strategy...	1	Town
95. Review the POCD implementation strategy...	1	Town
96. Review the POCD implementation strategy...	1	Town
97. Review the POCD implementation strategy...	1	Town
98. Review the POCD implementation strategy...	1	Town
99. Review the POCD implementation strategy...	1	Town
100. Review the POCD implementation strategy...	1	Town

Possible Plan Implementation Committee Approach

To guide implementation of the 2017 Plan of Conservation and Development, the following approach is recommended for consideration:

1. **Establish The Plan Implementation Committee** – A Plan Implementation Committee (PIC) should be organized and be co-chaired by the First Selectman and the Chair of the Planning and Zoning Commission. The PIC should be comprised of:
 - chairs of key boards and commissions,
 - some representatives from key RTM committees, and
 - other invited persons or organizations.
2. **Organize An Annual “Retreat”**– Each year, the PIC should get together to discuss the key priorities for Westport for the next year. The goal of the “retreat” should be to guide what the community can and should do over the coming year or so to implement or amend the recommendations of the POCD. The larger group could break into subgroups organized around the central themes of the POCD.

The “retreat” could be scheduled in August / September (or other time) in order to share the results with local organizations in time to initiate and complete strategies on a timely basis and prior to the preparation of departmental budget requests.

Following the “retreat”, a summary would be circulated to local boards and commissions and municipal departments. The results of the “retreat” should guide:

- the formulation of programs by municipal departments,
 - preparation of the operating and capital budget requests by municipal departments, and
 - the adoption / implementation of strategies by local boards and commissions.
3. **Coordinate Quarterly**– Each calendar quarter, the PIC would reassemble to evaluate progress being made by local agencies to implement the strategies and discuss emerging issues that might suggest refinement in the POCD strategies.
 4. **Refine The Process** – This process could (and should) be refined over time to establish the best process for Westport.

Planning and Zoning Commission

Since the Plan of Conservation and Development serves as a basis for land use decisions by the Planning and Zoning Commission, all land use applications should be measured and evaluated in terms of compliance with the Plan and its various elements.

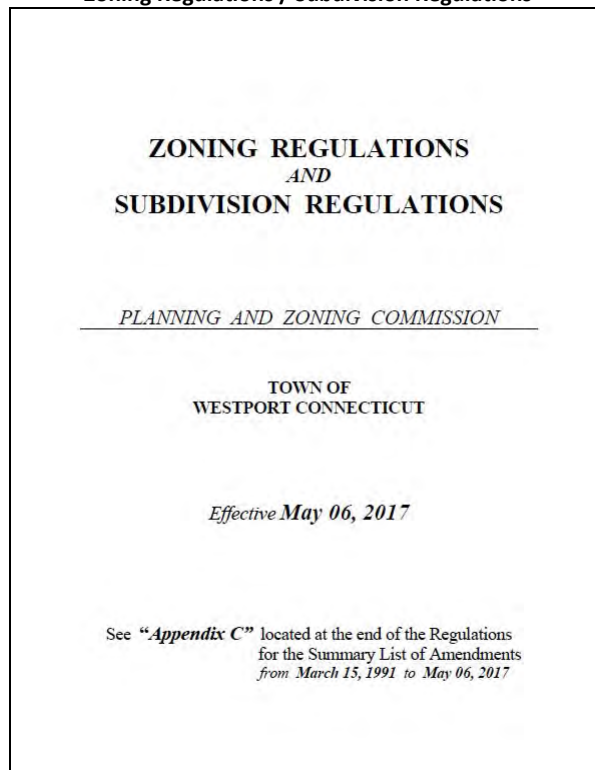
Education about the Plan and overall community objectives also needs to be integrated into customer service, enforcement, and other programs of the Planning and Zoning Department. As part of general permitting and enforcement procedures, it is important to inform people of why programs are important to meeting community goals.

A key next step in the implementation of the POCD is for the Planning and Zoning Commission to undertake a comprehensive review of the Zoning Regulations and the Subdivision Regulations, making whatever revisions are necessary to:

- make the regulations more user-friendly (such as using graphics),
- implement Plan recommendations, and
- promote consistency between the Plan and the Regulations.

Given how unwieldy the regulations appear to have become, this should be an important priority on the part of the Commission.

Zoning Regulations / Subdivision Regulations



Other Boards, Commissions and Departments

Many of the strategies in this Plan are to be implemented by Town departments and elected and appointed boards and commissions, other than the Planning and Zoning Commission. This implementation should be accomplished in a timely manner under the coordination of the PIC.

Operating Budget / Capital Budget

The annual operating budget is the blueprint for spending in Westport and is an essential tool for implementing municipal policy goals. If the annual budget reflects the priorities and recommendations of the Plan, Westport will be successful in accomplishing its overall strategic objectives and “leveraging” private investment in the community.

The same principle holds true for the capital budget. Since the Planning and Zoning Commission has statutory authority (CGS Section 8-24) for review of municipal improvements and the Capital Forecast, the Commission is in a position to provide feedback on whether spending on capital projects also reflects the priorities and recommendations of the Plan.

Other Agencies

Municipal agencies alone cannot implement the Plan. In fact, the most successful implementation will likely involve local organizations, businesses, and residents in ensuring that the Plan is implemented.

A. IMPLEMENTATION	Leader	Partners
1. Re-establish a Plan Implementation Committee to guide and monitor implementation of the POCD.	PZC Town	FS PZC
2. Measure and evaluate all Planning and Zoning applications for consistency with POCD strategies	PZC	
3. Update regulations to implement POCD recommendations.	PZC Town	RTM
<input type="checkbox"/> a. Enforce current regulations.	PZC	
<input type="checkbox"/> b. Undertake a comprehensive review / revision of the Zoning Regulations.	PZC	
4. Encourage the annual operating budget to reflect the priorities and recommendations of the POCD.	PZC Town	FS BOS BOF RTM
5. Encourage the capital budget to reflect the priorities and recommendations of the POCD.	PZC Town	FS BOS BOF RTM
6. Use the CGS 8-24 process for reviewing municipal capital improvements to promote implementation of POCD recommendations.	PZC	
7. Maintain the POCD.	PZC	
<input type="checkbox"/> a. Update the POCD data and policies once the 2020 Census results are released.	PZC	
<i>Code legend is on inside back cover</i>		

18

NEXT STEPS

18.1. Overview

The Plan of Conservation and Development (POCD) has been prepared to meet the challenges that will confront the Town of Westport in the future. The POCD is intended to serve as a guide to be followed in order to enhance the Town's quality of life, the overall economy, and community character.

The POCD is also intended to be flexible enough to allow adjustments that achieve specific goals and objectives while maintaining the integrity of the long-term goals of the community. Still, the most important step of the planning process is implementation of the Plan's strategies, policies, and action steps.

During the next few years, some of the goals will be achieved, some circumstances will undoubtedly change, and some conditions may arise that will suggest that it is time to reconsider some of the POCD strategies, policies, and action steps. Such situations are to be expected. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Westport.

We welcome all Westport residents and others who will join with us in implementing the recommendations of the Plan of Conservation and Development.

ACKNOWLEDGEMENTS



Planning and Zoning Commission

Catherine Walsh	Chair
Paul Lebowitz	Vice- Chair
Chip Stephens	Secretary
Alan Hodge	
Alfred Gratrix	
Danielle Dobin	(from January 2017)
Michael Cammeyer	(from March 2017)
Jon Olefson	Alternate
Deborah Goldfarb	Alternate (from April 2017)
Gregory Rutstein	Alternate (from September 2017)
Aaron Greenberger	(to July 2017)
Andra Vebell	(to January 2017)
David Lessing	(to November 2016)
Jack Whittle	(to November 2016)

Planning and Zoning Staff

Mary Young, AICP	Director
Katherine Daniel	Deputy Director
Andrea Sangrey	Planner (from September 2017)
Keisha Fink	Planner (to September 2017)
Susan Reynolds	Zoning Official
Laurie Montagna	Zoning Official
Nancy Curcio	Administrative Assistant
Annie Alcaraz	Administrative Assistant

Technical Assistance

Glenn Chalder, AICP	Planimetrics
Michael Fazio	New England Geo-Systems



ACKNOWLEDGEMENTS

Town of Westport

James Marpe First Selectman

Avi Kaner Selectman

Helen Garten Selectman

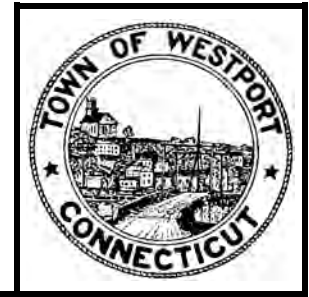
Representative Town Meeting

Velma Heller Moderator

Jeffrey N. Wieser Deputy Moderator

District 1	District 2	District 3
Liz Milwe Matthew Mandell Chris Tait Diane Cady	Neil Phillips Louis M. Mall Catherine Calise Jay Keenan	Lyn Hogan Sylina Levy Melissa Kane Jimmy Izzo
District 4	District 5	District 6
Lisa Parrelli Gray Lynda Kommel-Browne Jeffrey N. Wieser Kristan Hamlin	Peter Gold John F. Suggs Thomas C. Bloch Seth Braunstein	Cathy Talmadge Hope Feller Brandi Briggs Jessica Bram
District 7	District 8	District 9
Jack Klinge Ellen Lautenberg Allen S. Bomes Lauren Karpf	Wendy G. Batteau Carla L. Rea Dee Chapman Lee Arthurs	Andrea L. Moore Jennifer Johnson Charles E. Carey Velma E. Heller

LEGEND FOR LEADERS / PARTNERS



Code	Entity
ALT	Aspetuck Land Trust
ARB	Architectural Review Board
APA	Aquifer Protection Agency
AWC	Aquarion Water Company
BAC	Boating Advisory Committee
BC	Beautification Committee
BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
CC	Conservation Commission
CoC	Chamber of Commerce
DEEP	CT Dept. of Energy and Env. Prot.
CT-DOT	CT Dept. of Transportation
DMA	Downtown Merchants Association
DSC	Downtown Steering Comm.
FD	Fire Department
FECB	Flood & Erosion Control Board
FS	First Selectman
GTF	Green Task Force
HA	Housing Authority
HC/HM	Harbor Committee / Harbor Master
HDC	Historic District Commission
HSC	Human Services Commission
LAC	Land Acquisition Committee

Code	Entity
MN	Metro-North Railroad
PBC	Pedestrian / Bike Committee
PD	Police Department
PIC	Plan Implementation Committee
PRC	Parks / Recreation Commission
PSB	Public Site / Building Commission
PW	Public Works
PZC	Planning / Zoning Commission
RTM	Representative Town Meeting
SC	Shellfish Commission
SCPC	Sasco Creek / Pond Committee
SMPC	Sherwood Mill Pond Committee
SS	Commission for Senior Services
Staff	Town Staff
TA	Traffic Authority
Town	Town Agencies and Officials
TW	Tree Board / Tree Warden
WCOG	Western CT Council of Gov'ts.
WPCA	Water Pollution Control Authority
WTD	Westport Transit District
WWHD	Westport Weston Health District
YC	Youth Commission
ZBA	Zoning Board of Appeals

