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# LISBON

## 2004 Plan of Conservation & Development

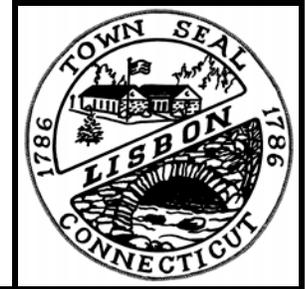


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# TOWN OF LISBON 2004 PLAN OF CONSERVATION AND DEVELOPMENT PREFACE



## About Plans of Conservation and Development

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A Plan of Conservation and Development is a tool for guiding the future of a community. The goals and recommendations of this Plan reflect a consensus built from the work of the Planning and Zoning Commission with input from other boards and commissions and from Lisbon residents.

Lisbon adopted its first Plan of Development in 1970. Significant changes have taken place in Lisbon, in the State, and across the country since that Plan was prepared. Locally, the Town has dealt with challenges and opportunities through effective land use regulation and planning assistance from the Southeastern Connecticut Council of Governments (SECOG). However, as the analyses in this Plan describe, increasing development demand, changing demographics, and growing opportunities call for fresh guidance and creative preparation to lead Lisbon into the 21<sup>st</sup> Century.

## The Planning Process

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Initial efforts in the Plan preparation involved identifying local issues and preparing an inventory and assessment of conditions and trends in Lisbon. The Planning and Zoning Commission then discussed alternative strategies and desirable future outcomes.

Public input was obtained throughout the process by:

- public meetings that generated input and discussion,
- public forums that involved residents in planning for the future,
- surveys of residents at public meetings, and
- other exercises and analyses.

Research and consultation with Town officials, regional planning staff, and other agencies provided much of the background information for this Plan. Proven strategies adopted by other communities were reviewed for appropriate application to Lisbon.

Finally, a set of strategies and a recommended implementation process were devised to provide the necessary guidance for the community to achieve the objectives set out by the Plan.

## Other Information

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In addition to this Plan, other relevant information has included workbooks (booklets on different topical issues) prepared during the process for participants, previously adopted plans, and materials. The workbooks were placed at Town Hall for residents to review during the process.

In the case of conflict between this Plan and such other information, the recommendations of the adopted Plan take precedence.

## Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that the Planning and Zoning Commission prepare, adopt, and amend a Plan of Conservation and Development for Lisbon.

### **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.