

PAST AND PRESENT LISBON

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History of Lisbon

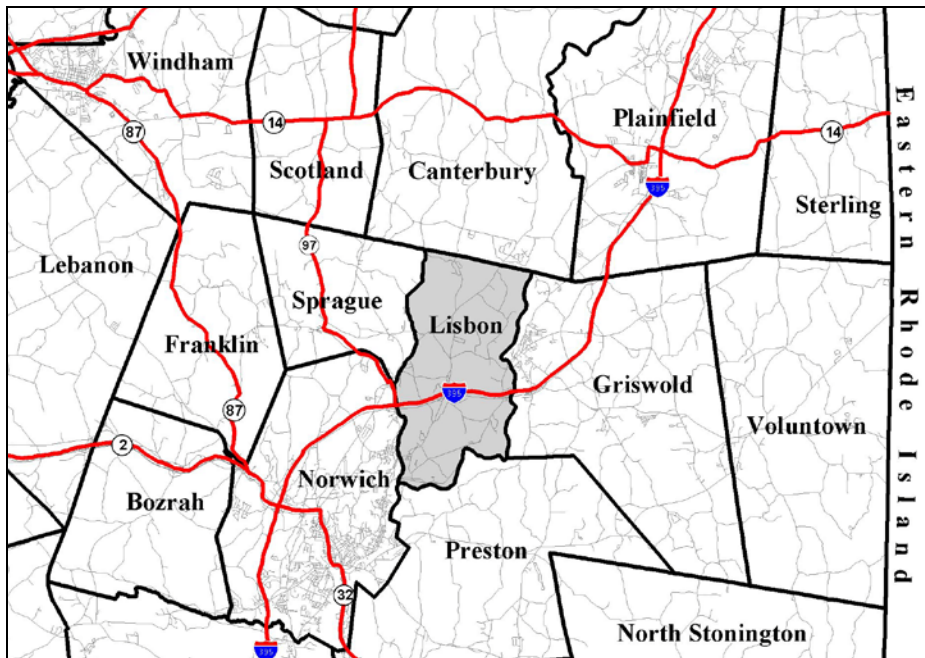
Early History and Settlement Patterns

In 1659, Major John Mason of Saybrook and others acquired land from Uncas, the chief of the Mohegan tribe, in the area that we now know as Norwich and part of Lisbon. Over time, as the area population expanded, settlers dispersed seeking suitable land. While the Quinebaug (“long river”) and Shetucket (“confluence”) rivers briefly deterred this dispersion, eventually homesteads and farms were established in the area now known as Lisbon.

In 1761, an area that included the northwestern part of Newent Parish split from Norwich and became a separate ecclesiastical society known as Hanover Parish. In 1786, area residents were granted permission by the General Assembly to incorporate as the Town of Lisbon, named for the capital of Portugal. In 1861, the parishes and villages of Hanover, Versailles, and Baltic split from Lisbon and incorporated as the Town of Sprague.

“If we could first know where we are, and whither we are tending, we could better judge what to do, and how to do it.”

Abraham Lincoln



Post-War Suburbanization

Lisbon was essentially an agricultural community for most of its history. After World War II, however, the proliferation of the automobile, government policies that promoted new housing construction, and the growing post-war economy of the region resulted in new growth in Lisbon with the population more than doubling between 1950 and 1970.

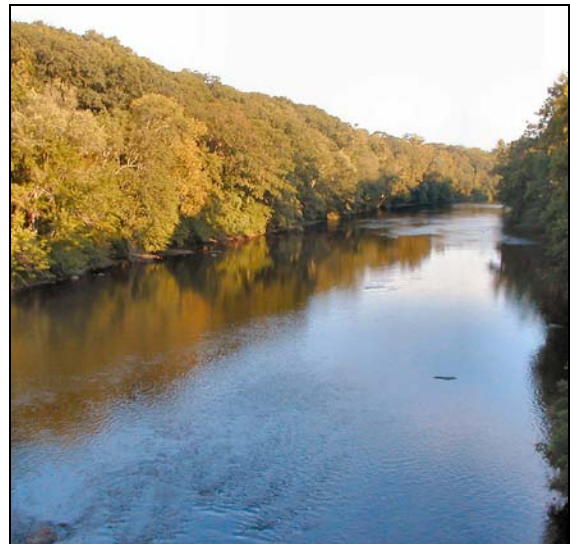
While the pace of population growth has slowed in the 1980s and 1990s, the completion of the Connecticut Turnpike (I-395) brought direct interstate access to Lisbon, and facilitated major commercial and industrial developments in the Town. A regional waste-to-energy facility and a large regional commercial center have been developed in Lisbon over the past decade, highlighting the need for the community to plan now for its future.

Today, Lisbon is an attractive place of residence for people who work in southeastern Connecticut due to its rural character, its good school system, and its strong tax base. Because of these favorable circumstances, Lisbon could experience a surge in growth over the coming decade and beyond. Planning for this potential is both appropriate and timely.

Shetucket Bike Path



Shetucket River

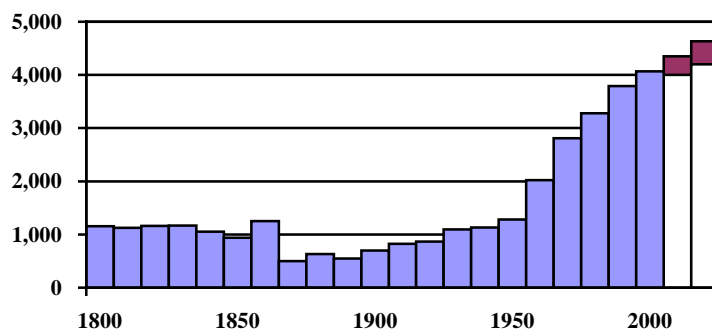


People of Lisbon

According to the Census, Lisbon had a year 2000 population of 4,069 people. This represents an increase of 279 people (7.4 percent) from the 1990 Census.

During the 1990s, Lisbon grew at a rate twice as fast as that for the State of Connecticut (3.6 percent during the same period). In fact, over the past 50 years, the growth rate in Lisbon has exceeded that for the state as a whole. In Lisbon, the periods of fastest growth were during the 1950s (58%) and 1960s (39%). While the rate of growth has slowed in recent years, Lisbon is still growing.

Connecticut Office of Policy and Management population projections, which are widely considered to be outdated, project Lisbon growing to 4,200 people by 2020. For planning purposes, a high growth projection was developed based on a continuation of the actual growth rate between 1990 and 2000. This growth rate would result in a population of approximately 4,630 by 2020.



Dynamics of Population Change

Population growth in a community can occur due to natural increase (more births than deaths) and/or net migration (more people moving in than out). Lisbon experienced significant net in-migration and natural increase during the 1960s. Both growth factors moderated somewhat during the 1970s. During the 1980s, the amount of net in-migration increased significantly while the amount of natural increase slowed. Then, during the 1990s, growth due to natural increase accelerated while net-in-migration slowed.

Components of Population Change

	1960s	1970s	1980s	1990s
Total Change	789	471	511	279
Change Due To Natural Increase (Decrease)	303	179	94	176
Births	462	397	319	418
Deaths	159	218	225	242
Change Due To Net Migration	486	292	417	103

US Census, Connecticut Health Department reports,

Population Growth

Year	Population	
1800	1,158	
1810	1,128	
1820	1,159	
1830	1,166	
1840	1,052	
1850	938	
1860	1,252	
1870	502	
1880	630	
1890	548	
1900	697	
1910	824	
1920	867	
1930	1,097	
1940	1,131	
1950	1,282	
1960	2,019	
1970	2,808	
1980	3,279	
1990	3,790	
2000	4,069	
	<i>Low</i>	<i>High</i>
2010	4,000	4,350
2020	4,200	4,630

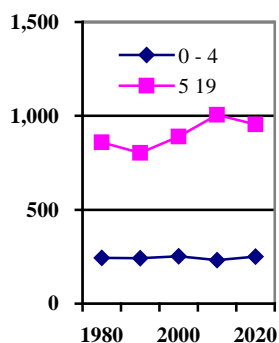
1800 - 2000 Census. Projections from the CT Office of Policy & Management (1995.1). High Growth based on 1990-2000 rate.

Growth Rate

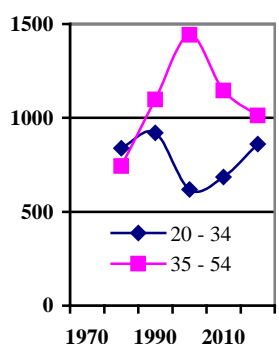
	Lisbon	State
1900s	18%	23%
1910s	5%	24%
1920s	27%	16%
1930s	3%	6%
1940s	13%	17%
1950s	58%	26%
1960s	39%	20%
1970s	17%	3%
1980s	16%	6%
1990s	7%	4%

1900 - 2000 Census.

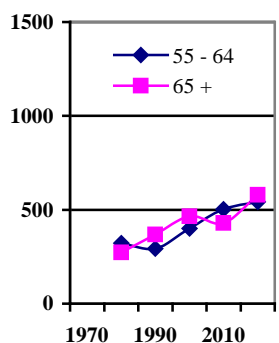
Children (Ages 0 - 19)



Adults (Ages 20 - 54)



Mature Adults (Ages 55+)



Changing Age Composition

While overall population growth is important, the changing age composition of a community is also significant for planning purposes. The age composition of a community can be considered to include three major age groups with differing needs or concerns - children (ages 0-19), adults (ages 20-54), and mature residents (ages 55 and up). In addition, each group can be further broken down into two or more sub-groups.

Over the past twenty years, the most noticeable trends in Lisbon are a decrease (302 residents) in the number of residents aged 20 to 34 and a net increase in:

- the number of residents above age 35 (550 people), and
- the number of residents under age 20 (98 people).

Ages	Actual			Projections	
	1980	1990	2000	2010	2020
0-4	243	242	253	232	251
5-19	859	802	889	1,005	955
20-34	838	921	619	686	860
35-54	744	1,097	1,442	1,145	1,012
55-64	322	293	401	502	542
65 +	273	368	465	430	580
Total	3,279	3,723	4,069	4,000	4,200

1980 - 2000 US Census and OPM Projections (1995)

The projections in the table above were prepared by the Connecticut Census Data Center in 1995 and do not include the 2000 Census results. Therefore, this Plan also considers a high population growth scenario, noted on the previous page.

Over the next twenty years, demographic trends in Lisbon may include:

- a growing population of older adults as the “baby boom” (people born between 1945 and 1965) ages, and
- a possible increase in the number of school-age children until 2010.

Description	Age Range	Needs	Projection to 2020
Infants	0 to 4	<ul style="list-style-type: none"> • Child Care 	Stable to 2020
School-Age	5 to 19	<ul style="list-style-type: none"> • School facilities • Recreation facilities • Recreation programs 	Possible peak around year 2010
Young Adults	20 to 34	<ul style="list-style-type: none"> • Rental housing • Starter homes • Social destinations 	Possible increase to year 2020
Middle Age	35 to 54	<ul style="list-style-type: none"> • Family programs • Trade-up houses 	Possible decrease to year 2020 as “baby boom” ages
Mature Adults	55 to 64	<ul style="list-style-type: none"> • Smaller homes • Second homes 	Projected increase to year 2020
Retirement Age	65 and over	<ul style="list-style-type: none"> • Tax relief • Housing options • Elderly programs 	Projected increase to year 2020

Housing

According to the U.S. Census Bureau, Lisbon had 1,563 housing units in the year 2000. This represents an increase of 163 housing units (11.6 percent) since the 1990 Census. In comparison, the number of housing units in Connecticut grew by less than half this rate (4.9 percent) during this same period.

Housing Growth

As shown in the sidebar, housing growth in Lisbon slowed in the past decade compared to prior decades. However, Lisbon's housing growth has been higher than many of the nearby communities during the past twenty years.

Housing Growth (ranked by 1990s percent growth)

	1970s	%	1980s	%	1990s	%
Canterbury	390	50%	380	32%	206	13%
Preston	284	26%	328	24%	212	13%
Lisbon	274	32%	274	24%	163	12%
Griswold	772	29%	803	24%	319	8%
Sprague	161	18%	54	5%	55	5%
Connecticut	177,277	18%	161,970	14%	65,125	5%
Norwich	1,109	8%	1,207	8%	128	1%

US Census Bureau

Housing Types

In terms of housing mix, Lisbon has more single-family detached units and other housing units (such as mobile homes) than most of the surrounding communities. On the other hand, Lisbon has fewer multi-family housing units (2 or more units) when compared to many surrounding communities and the state average.

2000 Housing Mix
(ranked by percent one unit detached)

	Total Housing Units	Percent 1-unit Detached	Percent 2 - 4 Units	Percent 5+ Units	Percent Other
Preston	1,901	92%	6%	1%	1%
Canterbury	1,762	90%	4%	3%	3%
Lisbon	1,563	83%	8%	1%	8%
Griswold	4,530	65%	19%	10%	5%
Connecticut	1,385,975	59%	18%	17%	9%
Sprague	1,164	57%	33%	5%	1%
Norwich	16,600	43%	29%	23%	4%

2000 US Census

Lisbon Housing Growth

	Units Added	Percent Change
1970-1980	274	32%
1980-1990	274	24%
1990-2000	163	12%

1980 - 2000 US Census

Approximately
37% of the area of
Lisbon is:

- *developed for residential, business, or industrial purposes, or*
- *committed to a specific use such as open space or municipal use.*

Land Use

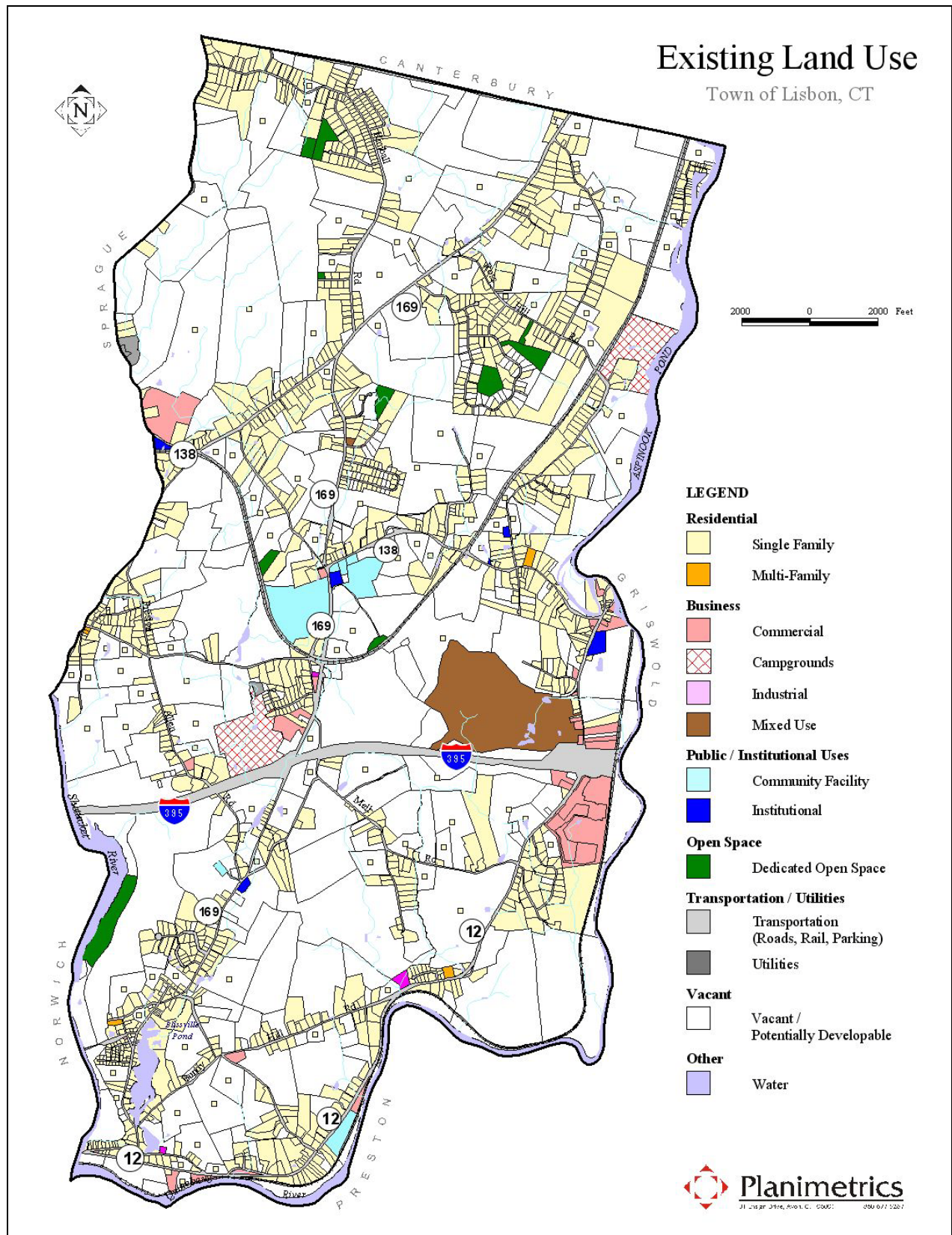
Lisbon contains approximately 10,685 acres (16.7 square miles) of area within its municipal boundaries. The land use survey found that 3,962 acres or 37% of the land is either developed for residential, business, or industrial purposes, or committed to a specific use such as open space or municipal use.

Residential land (2,590 acres) accounts for more than two-thirds (65%) of the developed land. The next major land use category is the amount of land in roads (560 acres). Approximately 346 acres are used for business purposes and this represents about 9% of all developed land in Lisbon. Existing land use is shown on the map on the facing page.

2002 Lisbon Land Use

Use	Acres	Percent Of Committed Land	Percent Of Total Land
Residential	2,590	65%	24%
Single Family	2,582		
Multi-Family	8		
Business	346	9%	3%
Commercial	177		
Comm. Rec. (Campgrounds)	119		
Industrial	27		
Mixed Use	23		
Open Space	115	1%	1%
Dedicated Space	91		
Managed Space	25		
Public / Institutional Uses	114	3%	1%
Community Facilities	98		
Institutional	16		
Transportation / Utilities	568	14%	5%
Road / Railroad ROW	560		
Utilities	8		
Parking			
Water	290	7%	3%
Water	290		
Developed / Committed	3,962	100%	37%
Vacant / Potentially Developable	6,663		63%
Total Land Area	10,685		100%

Planimetrics (Totals may not add due to rounding). Land use information from Lisbon with field updates by Planimetrics.



Zoning In Lisbon

Lisbon contains three zoning districts for residential development. The minimum lot size requirements in these districts are 40,000 square feet in the R-40 District, 60,000 square feet in the R-60 District, and 80,000 square feet in the R-80 District.

Lisbon has four zoning districts for business development. These zones include two business village districts (BV-I and BV-II) and two industrial park districts (IP-I and IP-II) although no land areas have been designated in the IP-II zoning designation.

The main distinction between the business village districts is that the BV-II district allows gasoline sales and drive-up windows as a conditional use. The main distinction between the industrial park districts is that the IP-I district allows waste-to-energy plants (and associated uses) and the subdivision of previously approved large-scale retail developments as a conditional use.

Current zoning designations are depicted on the map on the facing page.

Residential Development Potential (Buildout)

The land use survey identified 6,663 acres of land that are currently vacant or that may be capable of supporting additional development in the future. Based on the present regulations, future development may occur on properties that:

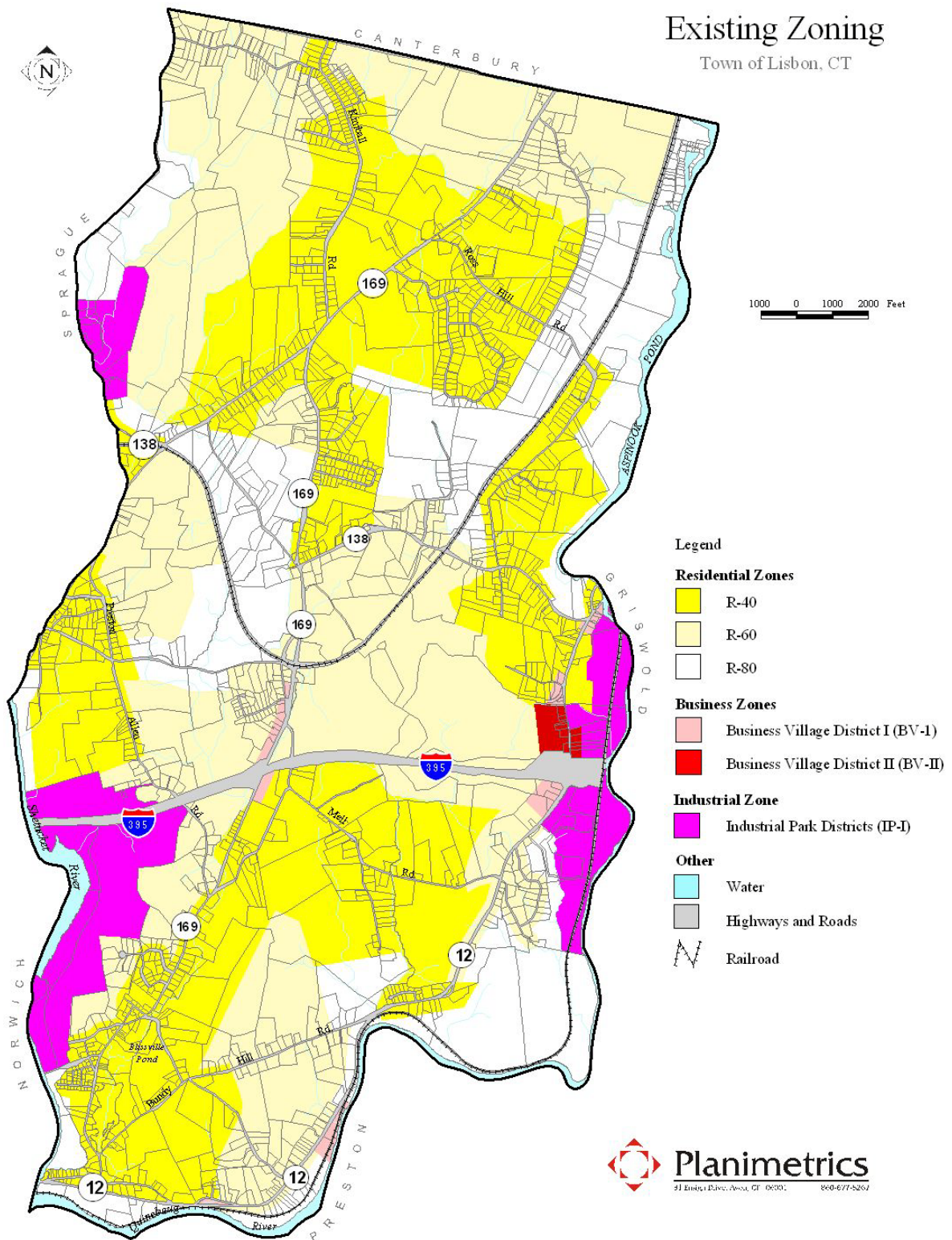
- are currently vacant,
- have land area available for future development, or
- are redeveloped.

After considering current zoning and development constraints (wetlands, steep slopes, and floodplain areas), it is estimated that the potentially developable land area in Lisbon that is residentially zoned may support the construction of approximately 3,000 additional housing units in the future. This estimate does not include potential consolidation/resubdivision of property, potential rezoning to multi-family use or possible conversion of public, semi-public, or institutional lands to development.

At current household sizes (2.67 persons), these new housing units might result in the addition of approximately 8,000 new residents in the future.

In other words, Lisbon's land area is about one-third developed at the present time. Development of the remaining potentially developable land could result in

- a community of about 4,500 housing units and
- a population of about 12,000 residents.



Economy of Lisbon

Amount of Employment

According to the Connecticut Labor Department, there were 600 non-agricultural jobs in Lisbon in the year 2000. This is an increase from the 440 jobs reported in 1990. This data does not completely reflect the recent opening of Lisbon Landing businesses and the employment gains that will be reflected when all businesses are open. The most recent data (June 2001) reported that local employment had increased to 740 jobs.

Employment growth has been steady in Lisbon over the past two decades and employment has grown much faster than in the State as a whole.

Types of Jobs in Lisbon

The following chart shows how the Lisbon economy has changed over time by looking at the types of jobs located in Lisbon. As for most areas of Connecticut, the Lisbon economy is moving away from goods-producing industries (such as manufacturing) to an economy based on trade and services. With the opening of Lisbon Landing, this trend will be especially noticeable when updated statistics are made available.

Types of Jobs in Lisbon				
	1970	1980	1990	2000
Goods Producing Industries Construction, Manufacturing	82	70*	70*	70
Trade Retail, Wholesale	22	40	200	230
Services Services, Transportation, Communication, Utilities, Finance, Insurance & Real Estate, Government	189	120*	170*	300
Total Non-agricultural Employment	293	230	440	600

Connecticut Department of Labor (* estimated)

Fiscal Overview

Expenditures

Expenditures are the major component of the municipal fiscal equation. The annual budget in Lisbon is approximately \$8.2 million dollars with education being the highest category of expenditures.

On a per capita basis, overall expenditures in Lisbon are below the State average. Lisbon spends less than the State average on all categories of expenditures except for education. This is reflection of the high priority that Lisbon has given to providing educational services.

2000-2001 per Capita Expenditures

	Lisbon	Rank (N=169)	Connecticut
Education	\$1,499	72	\$1,386
Fire	\$24	123	\$93
Police	\$22	141	\$162
Debt Service	\$94	132	\$181
Public Works	\$179	108	\$191
Other Expenditures	\$285	n/a	\$431
Total	\$2,103	135	\$2,444

2000 – 2001 Connecticut Policy & Economic Council

2000-2001 per Capita Expenditure Comparison (Ranked by Per Capita Expenditure)

	2000 Population	Expenditures (Millions)	Per Capita
Connecticut	3,405,565	\$8,322.7	\$2,444
Griswold	10,807	\$26.1	\$2,415
Canterbury	4,692	\$10.8	\$2,299
Norwich	36,117	\$82.2	\$2,277
Lisbon	4,069	\$8.6	\$2,103
Preston	4,688	\$9.8	\$2,091
Sprague	2,971	\$6.1	\$2,040

2000-2001 Connecticut Policy & Economic Council

1999 Tax Base Composition

	Percent Business
Sprague	33%
Norwich	30%
Connecticut	26%
Lisbon	21%
Griswold	16%
Preston	11%
Canterbury	7%

CT Policy & Economic Council

Revenue

Lisbon received a considerable amount of state aid on a per capita basis in the 2000-2001 fiscal year. As a result, the amount of revenue raised from property taxes was much less than the state average on a per capita basis.

2000-2001 per Capita Revenue Distribution

	Lisbon	Percent	Connecticut	Percent
Current Taxes	\$726	34%	\$1,612	66%
State Aid	\$1,014	47%	\$627	26%
Surplus	\$0	0%	\$39	2%
Other	\$410	19%	\$166	7%
Total	\$2,150	100%	\$2,444	100%

2000-2001 Connecticut Policy & Economic Council

2000-2001 per Capita Revenue Comparison (Ranked by Per Capita Property Tax Revenue)

	Current Taxes	State Aid	Per Capita
Connecticut	\$1,612	\$627	\$2,444
Norwich	\$1,092	\$926	\$2,277
Canterbury	\$1,030	\$1,176	\$2,299
Sprague	\$1,008	\$943	\$2,040
Preston	\$909	\$965	\$2,091
Griswold	\$836	\$1,201	\$2,415
Lisbon	\$726	\$1,014	\$2,150

2000-2001 Connecticut Policy & Economic Council

Tax Base

Lisbon's Equalized Net Grand List (the total estimated market value of all taxable property in town) was about \$280 million as of 1999, the most recent year for which data is available. This does not reflect the full investment of the Lisbon Landing commercial development.

Lisbon's tax base is only slightly more dependent on residential property than the state average since about 21 percent of the Grand List comes from business property while the state average is 26 percent. Lisbon is ranked 70th in the state for the amount of business property value as a percent of the Grand List.