

CONCLUSION AND IMPLEMENTATION

7

Lisbon's Vision

Lisbon residents clearly appreciate the character, amenities, and opportunities that define our community. This Plan of Conservation and Development identifies the critical issues that must be faced over the next ten years and beyond to address a vision for Lisbon:

Lisbon will guide future growth and change to

- *Protect its rural character,*
- *Provide a strong economic base, and*
- *Enhance the quality of life for its residents.*

To achieve this vision, Lisbon will pursue four guiding objectives:

- *Preserve community character,*
- *Establish an efficient Town Center and municipal campus,*
- *Guide residential growth, and*
- *Encourage economic development.*

For each objective, the Plan identifies a focused set of challenging, yet achievable, strategies and action steps. These are summarized in the implementation table provided in each Chapter and in the complete implementation table below.

Plan Consistency

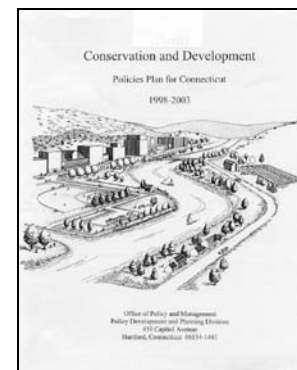
This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation and Development and found to be generally consistent with that Plan.

In addition, it was compared with the Draft Locational Guide Map being considered for the 2004-2009 State Plan of Conservation and Development and found to be generally consistent with that Plan.

*“Undertake not
what you cannot
Perform but be
careful to keep
your Promise.”*

George Washington

State Plan



Legend

Objective	The guiding objectives of this Plan
Strategy	The implementation components of each theme
Action	A brief description of the task
Primary	The organization most responsible for implementation
Others	Other organizations that will assist with implementation
Timeline	1: immediate 2: 1-5 years 3: 1-10 years
Done	A checkbox for designating a task that has been implemented

Abbreviations

BOS	Board of Selectmen
BOF	Board of Finance
BOE	Board of Education
CC	Conservation Commission (future)
IWA/CC	Inland Wetlands and Conservation Commission (current)
IWWA	Inland Wetlands and Watercourses Agency (future)
OSC	Open Space Committee (future)
PZC	Planning and Zoning Commission
PR	Parks and Recreation
PW	Public Works Department

Future Land Use Plan

The Future Land Use Plan on the facing page provides a graphic representation of the zoning, structural, and other physical concepts discussed in this Plan.

Implementation

There is little doubt that the most important step of the planning process will be implementation of the recommended strategies. For this, the Plan calls on all Lisbon residents to ensure that the vision of the community's future is realized.

The Plan proposes to establish an implementation subcommittee of the Planning and Zoning Commission, which will work with the Board of Selectmen, other town agencies and officials, and Lisbon residents and business people to develop a program and schedule for conducting the evaluations, studies, development of regulations, organizational tasks, and program development outlined in this Plan.

This Chapter provides a complete set of the objectives and strategies developed to guide implementation of the Plan of Conservation and Development for Lisbon. Although all of the strategies are considered important, an appropriate time-frame is provided for each. The implementation tables are organized as follows. Column headings are described in the sidebar.

Objective Strategy

Action	Primary	Others	Timeline	Done
1.	PZC			<input type="checkbox"/>
2.	PZC	CC		<input type="checkbox"/>
3.	CC	IWWA PZC		
4.	BOS	OSC		

It is important to recognize that the following objectives are the main policy statements and planning goals of the Town of Lisbon. The strategies associated with each objective identify specific initiatives intended to help implement the strategy.

Issues will arise in the future that are not identified specifically in the Plan. In such situations, the overall strategies of the Plan will be the benchmarks used in evaluating whether a proposed activity or proposal is consistent with the Plan.

It should also be recognized that objectives and strategies will evolve over time as implementation or new situations provide insight into desirable policy directions. In other words, the Plan is not a static document and will continue to be reviewed and refined over time.

These implementation guides are intended to be used and refined over time as strategies are implemented and as priorities may change.

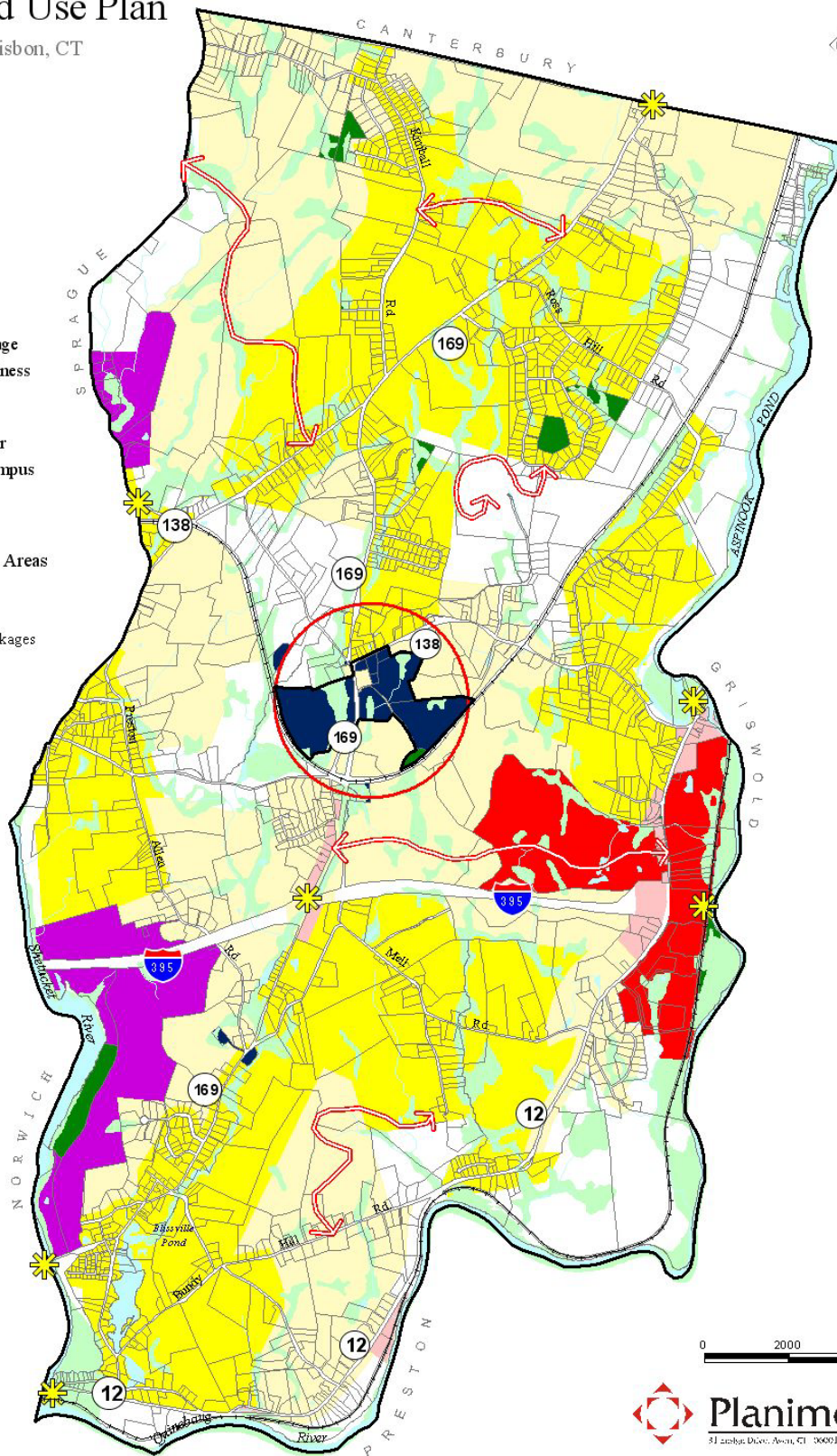
The priorities outlined on the following pages may be adjusted due to resource constraints (fiscal or staff) or changing policy issues.

Future Land Use Plan

Town of Lisbon, CT

Legend

- Open Space
- Business Village
- Regional Business
- Industrial
- Town Owned
- Newent Center
- Municipal Campus
- R40
- R60
- R80
- Conservation Areas
- Gateways
- Future Road Linkages



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Preserve Community Character

A. Open Space

Action	Primary	Others	Timeline	Done
1. Adopt the Open Space Plan as part of this Plan of Conservation and Development.	PZC	IWW/C C	1	
2. Assign implementation of the Open Space Program to the Conservation Commission.	BOS		1	
3. Establish open space land acquisition fund, consider bond issuance for open space, and consider annual appropriation based on Open Space Committee recommendations.	BOS, BOF	CC	OSIC	1,3
4. Prepare, implement, and regularly update open space action plan: <ul style="list-style-type: none"> Review and refine priorities Identify and evaluate resources Evaluate existing municipal properties Develop evaluation tools Recommend subdivision set-aside priorities Identify and seek funding, grants, donations, etc. Evaluate PA 490 program for open space land 	CC	BOS	BOF	2

B. Environmental Regulation

Action	Primary	Others	Timeline	Done
1. Create separate Inland Wetlands and Watercourses Agency and Conservation Commission	BOS	IWA/C C	1	
2. Revise and update subdivision regulations	PZC		1	
3. Strengthen wetlands and water resource protections	IWA	CC	2	
4. Evaluate and revise environmental and site development monitoring and inspection procedures, including fees	PZC, IWWA		2	

C. Historic Resources and Welcoming Gateways

Action	Primary	Others	Timeline	Done
1. Continue support for Lisbon Historic Society	All		3	
2. Consider adoption of demolition delay ordinance	PZC		3	
3. Establish welcoming elements at entrances to Town, into Newent Center, and at Lisbon Landing	BOS	PW	Private	2
4. Identify potential partner organizations to contribute or cooperate with gateway elements, including restoration of railroad trestles	BOS		2	

Establish an Efficient Town Center

A. Pedestrian and Vehicle Access

Action	Primary	Others	Timeline	Done	
1. Consider development of sidewalk system connecting municipal properties and private institutions in Newent area.	BOS	PW, PR	BOE	1	
2. Evaluate future Connecticut Department of Transportation plans for Route 169/138 intersection and propose appropriate alternatives, such as roundabout design.	BOS			2	
3. Seek funding for sidewalks and other Newent area improvements through Small Town Economic Assistance grants, Federal TEA grants, Quinebaug-Shetucket Rivers Valley Corridor programs, other sources.	BOS	PW, PR	BOE	2	

B. Municipal Facilities

Action	Primary	Others	Timeline	Done
1. Conduct municipal space needs and facility availability including offices, public works, public safety, schools, recreation, and community center.	BOS	PW	1, 3	
2. Set goals for expanding town office capacity, relocating public works and public safety functions, establishing a community function center, and planning for future school facilities.	BOS	PW	2	
3. Initiate site assessment of municipal properties in Newent area for establishment of integrated municipal campus.	BOS		2	
4. Monitor properties abutting existing municipal properties or located on State highways in Newent area for possible acquisition by the Town.	BOS	PW	2	

C. Special Design District

Action	Primary	Others	Timeline	Done
1. Consider establishment of special Newent Center Village Design District, subject to special permits for defined commercial uses consistent with overall goals for Newent.	PZC		2	
2. Develop standards for defined commercial and mixed uses, based on current home occupation standards and definitions, to address specific village design standards.	PZC		2	

D. Newent Village Center Study

Action	Primary	Others	Timeline	Done	
1. Establish an ad hoc study committee to conduct a comprehensive study of the Newent Center area including <ul style="list-style-type: none">Municipal space needs assessment and design of municipal campus to integrate services, recreation, schools, and related facilities;Zoning and other approaches to enhancing and preserving the essence of Newent, including special design district concepts and standards and preservation of historic assets; andDesigns and plans for accessible and safe pedestrian circulation inside and outside the area with sidewalks, pedestrian paths, and trails.	BOS	PZC	BOE, PR, PW	1, 3	

Guide Residential Growth

A. Zoning Concepts

Action	Primary	Others	Timeline	Done
1. Revise zoning regulations to provide buildable area, density-based standards for parcel subdivision.	PZC		1	

B. Update and Refine Subdivision Regulations

Action	Primary	Others	Timeline	Done
1. Evaluate and develop standards to encourage conservation design subdivisions, within maximum density limits or as permitted under revised zoning density standards, to maximize preservation of open space and reduce environmental and aesthetic impacts of development, including <ul style="list-style-type: none"> Road design standards, Cul-de-sac specifications, Drainage design options. 	PZC	PW	2	
2. Revise subdivision regulations to set minimum open space set-aside, define criteria for such open space, and permit a fee-in-lieu of open space where appropriate.	PZC	OSC	2	

C. Housing Diversity

Action	Primary	Others	Timeline	Done
1. Evaluate regulatory standards to encourage affordable housing and promote housing diversity.	PZC		3	
2. Consider regulations permitting development of congregate housing and assisted living facilities.	PZC		3	
3. Consider regulation revisions to encourage housing options, such as mixed residential uses in village areas.	PZC		3	
4. Support public and private efforts to develop elderly housing.	PZC		3	

Encourage Economic Development

A. Route 12 Commercial Corridor

Action	Primary	Others	Timeline	Done	
1. Restructure the zoning districts to establish new Regional Commercial and Business Village Districts.	PZC			1	
2. Develop regulatory standards for Business Village District, including parking, access, and other standards to encourage mixed-0use, pedestrian friendly development and discourage strip development.	CC	PZC		2	
3. Define permitted uses in the Regional Commercial district to exclude incompatible industrial or other uses.	PZC			1	
4. Review standards (coverage setbacks, height, parking, access, etc.) applying to Regional Commercial uses as defined to ensure appropriateness.	PZC			1	
5. Seek ways to protect additional flood plain and agricultural land along the Quinebaug River adjoining the Route 12 commercial districts.	PZC	OSC	BOS	2	
6. Consider potential for through connector road from Route 12 to Route 169 in evaluation of any site development proposals for intervening parcels adjoining I-395.	PZC	BOS		3	
7. Evaluate the need for improvements to public transportation to the Route 12 Commercial Corridor and work with the Transportation District and Regional Planning Agency to effect necessary improvements.	BOS			3	

B. Other Commercial Areas

Action	Primary	Others	Timeline	Done
1. Retain Industrial Park districts on Lisbon's western border; monitor conditions and be prepared to address new development proposals.	PZC	BOS	3	
2. Evaluate reverting Route 169 Business Village District to residential district.	PZC		2	
3. If Route 169 Business Village District is retained, consider revisions to Business Village regulations to address parking, access, and other standards to encourage mixed-use, pedestrian friendly development and discourage strip developments.	PZC		3	

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