

February 27, 2013

Updated DRAFT GOALS AND STRATEGIES



Overview

On February 13, the Trumbull Planning and Zoning Commission reviewed Booklet 4, which suggested draft goals and strategies that could form the basis of the updated Plan of Conservation and Development. That booklet contained detailed discussion points. The Commission reviewed, discussed and refined the goals and strategies. **Those updated goals and strategies are presented here.**

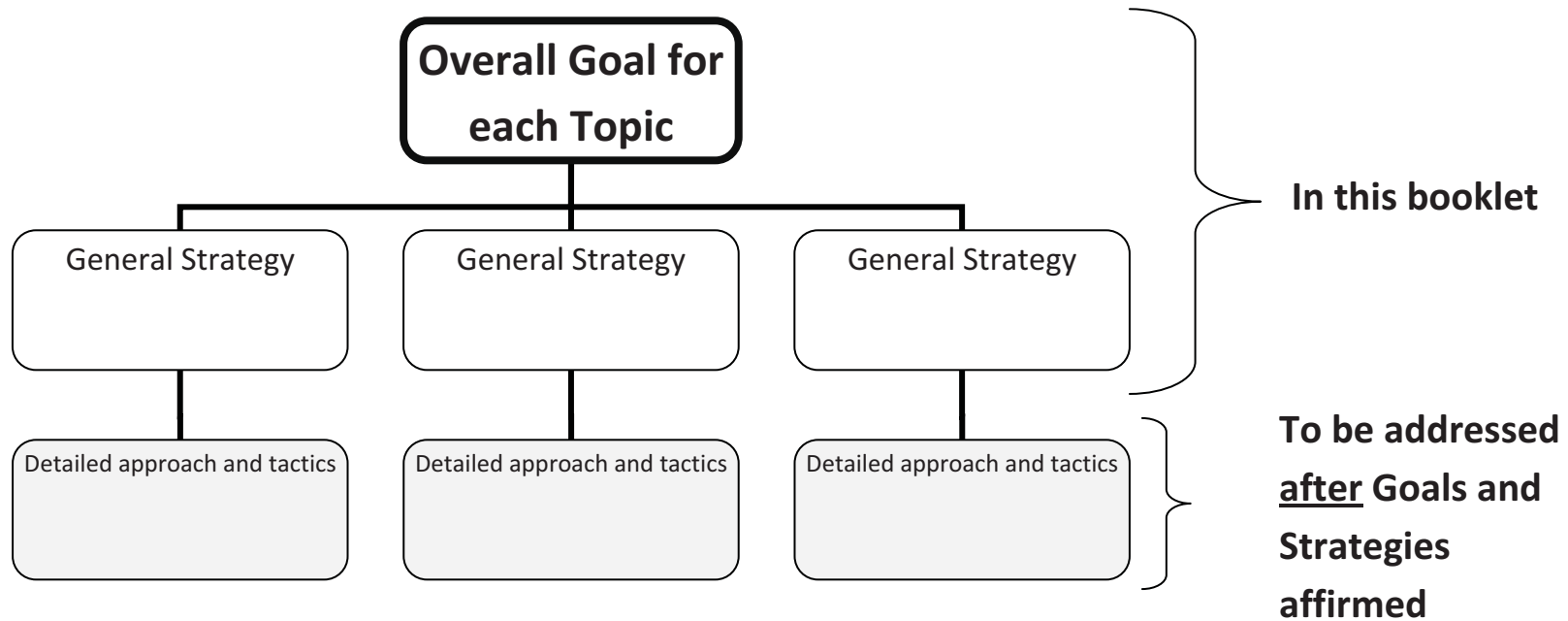
The Commission is seeking feedback from various local commissions at a March 26 meeting. Please refer to Booklet 4 for details behind many of the strategies contained in this document.

Here is a summary of the process and where we are today:

1. Update draft goals and strategies.
2. Meet with local commissions on March 26 to solicit their feedback on draft goals and strategies.
3. Planning and Zoning Commission reconvenes to discuss feedback and suggest additional edits to goals and strategies
4. Create first draft of full Plan, organized around the goals and strategies.
5. Planning and Zoning Commission reviews draft and provides feedback to consultant.
6. Update draft Plan.
7. Seek public input on draft Plan.

We are here.

The booklet is focused on overall goals and strategies. We are not yet at the stage of determine specific actions needed to accomplish the goals and strategies.



Suggested Plan Organization

Updated POCD Chapter	Includes:
1. Introduction	Introduction to Trumbull What is a POCD
2. Conditions and Trends	Summary of key data from Conditions and Trends analysis Regional context History
3. Community Values	Summary of input from public, boards and commissions and others
4. Summary of Goals	List goals by topic
5. Town Character	Physical character and design Historic resources Community spirit and image
5. Development	Development Patterns Business Development Residential Development
6. Conservation	Natural Resources Open Space and Parks
7. Infrastructure	Community Facilities and Utilities Transportation
8. Future Land Use Plan	Future Land Use Plan map Consistency with State and Regional Plan
9. Implementation	Action steps to implement Plan recommendations including who and when

**Covered in
this Report**

Town Character

Goals:

Retain Trumbull's predominantly residential patterns and historic landscapes, while encouraging a strong business base that complements our image. Reinforce our hometown spirit and heritage by building pride within the community and region.

Strategies:

1. Promote Trumbull's image within in the region.
 - Note: The town's image should be spelled out in the above goal.
2. Maintain the tree-lined, residential nature of main roads.
3. Improve design review in commercial areas.
4. Preserve and promote historic resources.
 - Note: The Commission is seeking input from the Historical Society. Refer to Booklet 4, page 5 to possible approaches and tactics to preserve historic resources.
5. Promote community spirit.

Additional Notes:

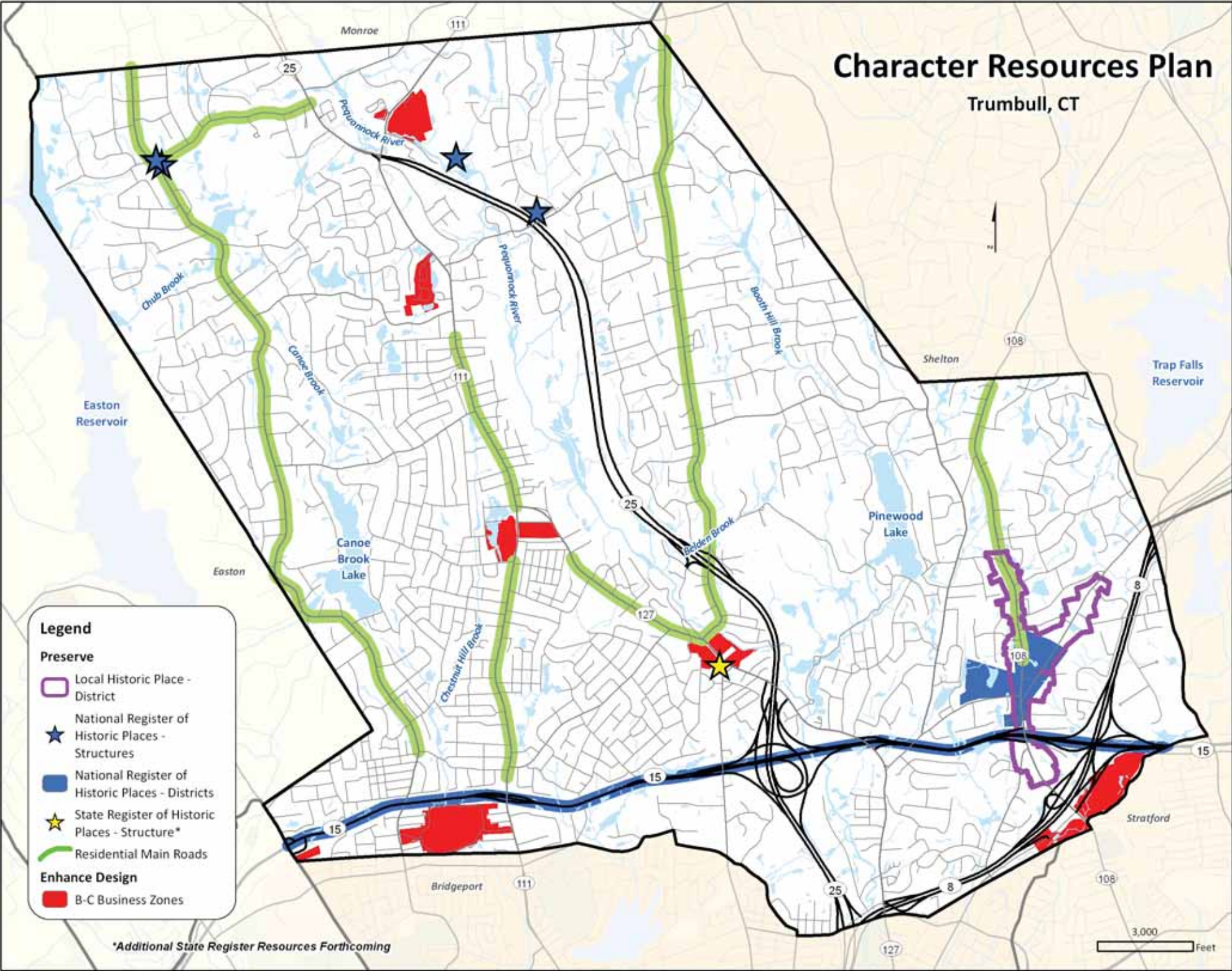
Other topics related to Town Character have their own chapters, such as Open Space and Development Patterns.

The Character Resources Plan map illustrates some of these strategies.

Note that there are additional buildings listed on the State Register of Historic Places, but we do not have information about their location so they do not appear on the map.

Character Resources Plan

Trumbull, CT



*Additional State Register Resources Forthcoming

3,000 Feet

Development

Development Patterns

Goal:

Encourage development patterns and forms that:

- create distinct places that are unique to Trumbull,
- create vibrant business districts,
- enhance the livability of our neighborhoods, and
- respect the natural environment.

Strategies:

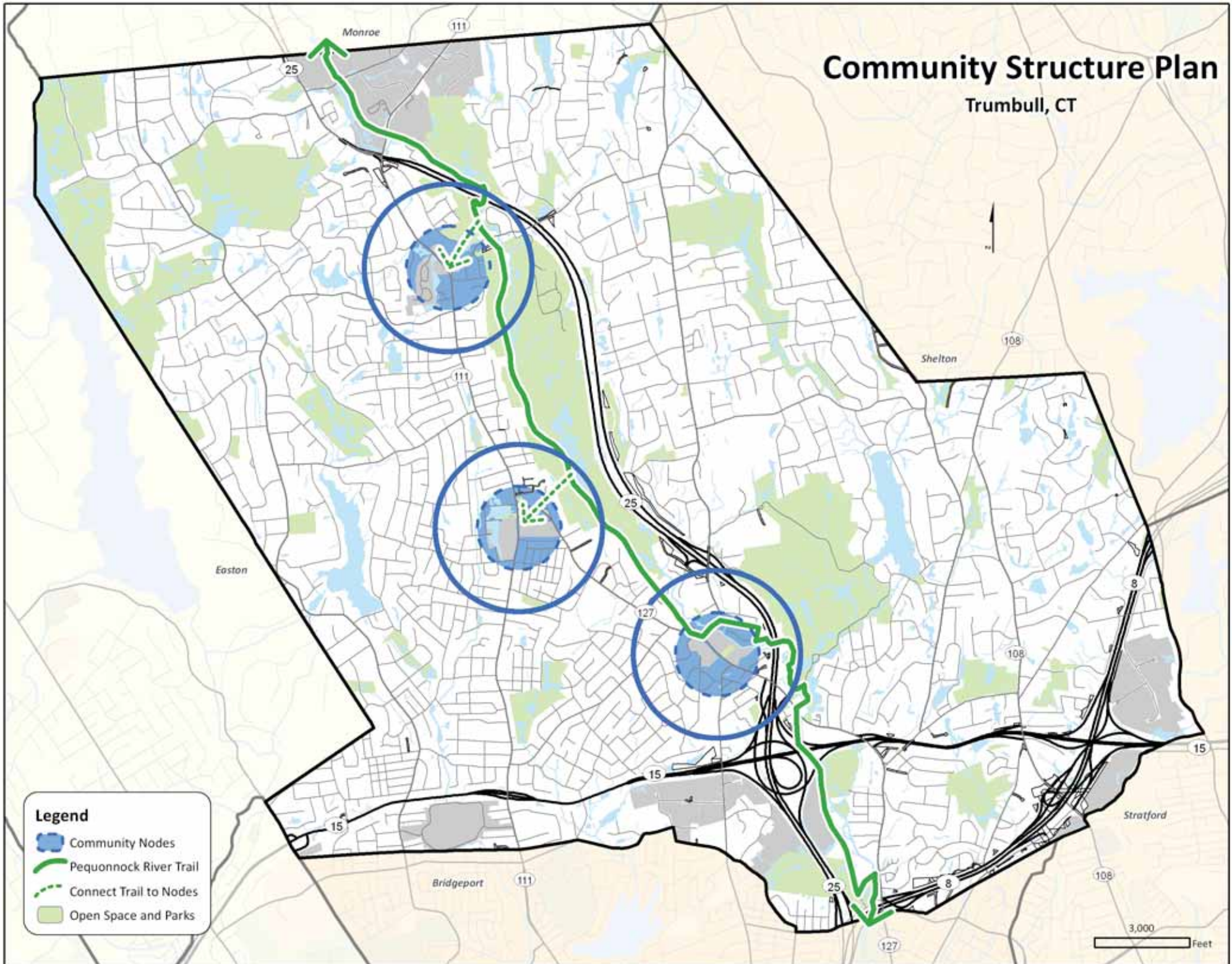
1. Encourage pedestrian-friendly, village style development patterns around the Town Hall node.
 - Note: As discussed in February, the Plan could recommend slight expansions of the commercial zone here, provided there are adequate buffers between commercial and residential areas.
2. Encourage redevelopment and enhancements to the “Town Center” to create a true town center.
3. Continue to encourage village-style development and a mix of uses at Long Hill Green.
4. Link our community nodes together with the Pequonnock River Trail.
5. Continue to discourage strip-style development patterns.

Additional Notes:





The approach and tactics for these areas can include steps to make each area more pedestrian, providing design guidelines, and other ways to create vibrant and identifiable nodes with strong identities.

Community Structure Plan

Trumbull, CT



Legend

-  Community Nodes
-  Pequonnock River Trail
-  Connect Trail to Nodes
-  Open Space and Parks

Business Development

Goal:

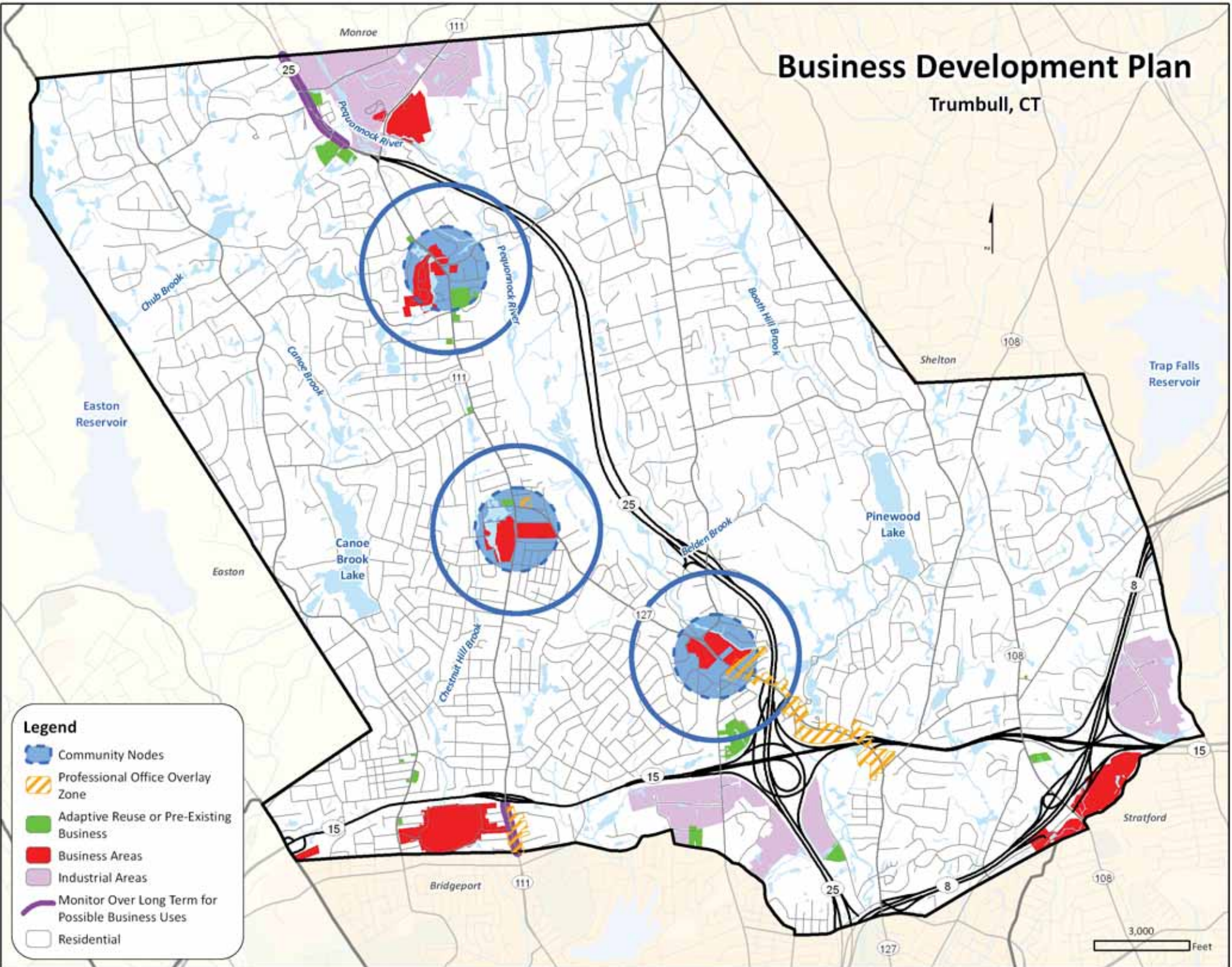
Attract, encourage and support business development to build the tax base, provide jobs and services. Ensure that business development complements and enhances our character.

Strategies:

1. Expand business development opportunities within existing business zones by updated regulations so that Trumbull can better respond to market forces.
 - Note: Based on discussions at the February 13 meeting, two specific approaches / tactics are:
 - increase the allowed height in industrial zones (possibly up to 52 feet)
 - allow a greater range of businesses uses in industrial zones, excluding housing
2. Continue to allow appropriate business uses in some residential areas if the parcel is not viable for residential uses.
 - Note: Zoning regulations have the tools to do this already. The Plan can suggest ways to improve the permit approval process while adequately protecting the residential integrity of the neighborhood.
3. Monitor areas that over the longer term might transition from residential to business uses.
 - Note: This applies to lower Main Street (south of the Merritt Parkway) and the northernmost part of Route 25. These are residential areas today. Should these areas become less viable for residential uses and the property-owners express interest in other options in the future, the Plan can recommend that the Town remain open to a new zoning approach in these areas.
4. Convey a business-friendly attitude.
 - Note: Approaches and tactics to improve the land use permitting process can be addressed here.

Business Development Plan

Trumbull, CT



Legend

- Community Nodes
- Professional Office Overlay Zone
- Adaptive Reuse or Pre-Existing Business
- Business Areas
- Industrial Areas
- Monitor Over Long Term for Possible Business Uses
- Residential



3,000 Feet

Residential Development

Goal:

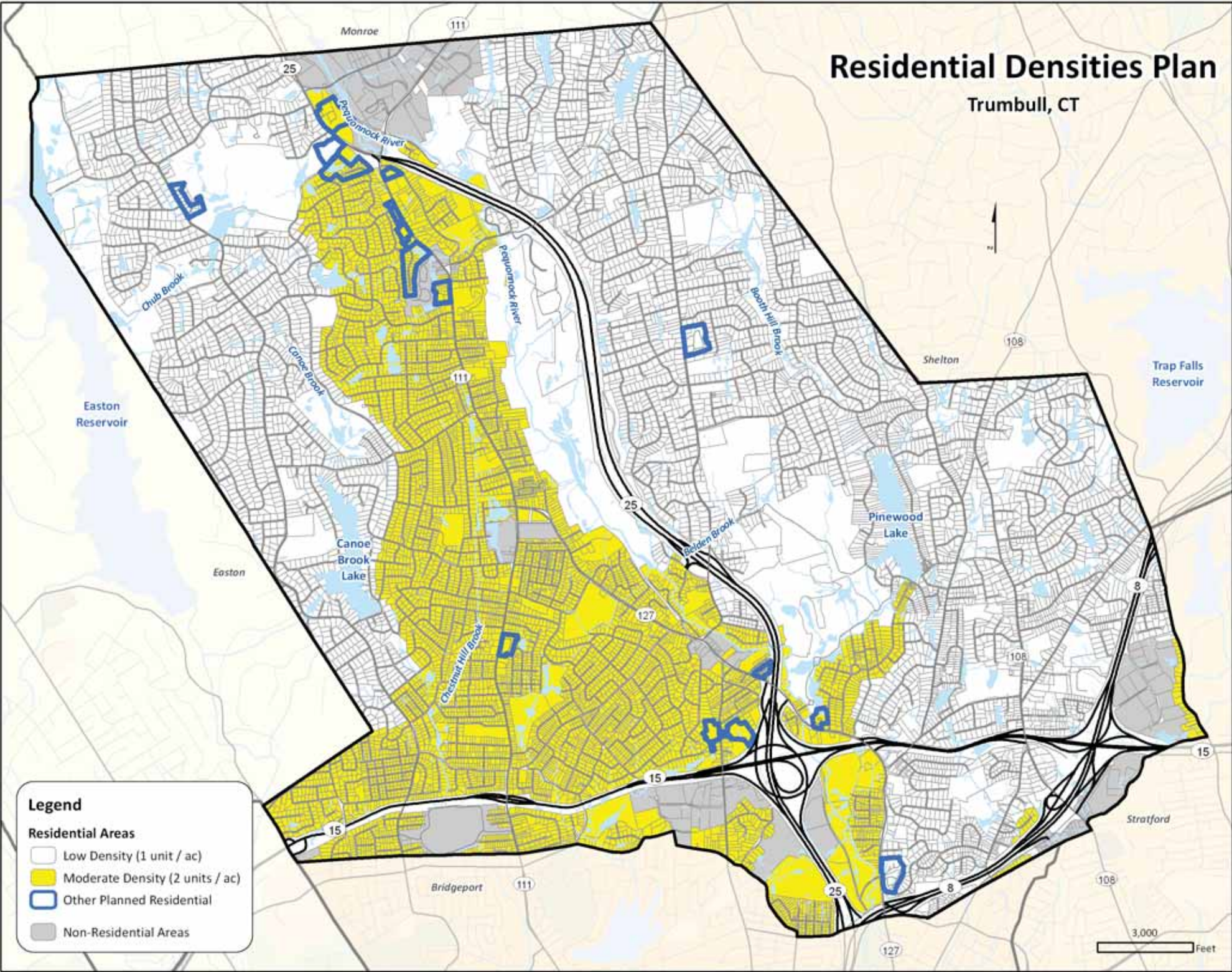
Maintain and preserve Trumbull's existing single-family owner-occupied housing stock and the character of existing neighborhoods while also encouraging new housing opportunities for the elderly and housing affordable to working families and single individuals.

Strategies:

1. Protect residential neighborhoods from incompatible uses and activities.
2. Continue to allow housing alternatives that are appropriate in scale and appearance for its surroundings.
 - Note: This strategy affirms the overall approach taken thus far by Trumbull – respond to housing proposals and ensure that developments are well-designed and appropriately located. The Plan can recommend criteria to guide housing to appropriate locations (rather than identifying specific areas on a map). The criteria can build on those already identified in the zoning regulations.
3. Explore options to increase the percentage of affordable housing units.
 - Note: See page 17 of Booklet 4 for a full range of approaches and tactics. Based on discussions at the February 13 meeting, approaches and tactics to be included in the Plan might include: continue to require a percentage of units in new housing developments are affordable (“inclusionary zoning”), encourage affordable senior / elderly housing, and continue to require that accessory apartments are deed-restricted for affordability.

Residential Densities Plan

Trumbull, CT



Legend

Residential Areas

- Low Density (1 unit / ac)
- Moderate Density (2 units / ac)
- Other Planned Residential
- Non-Residential Areas

3,000 Feet

Conservation

Natural Resources

Goal:

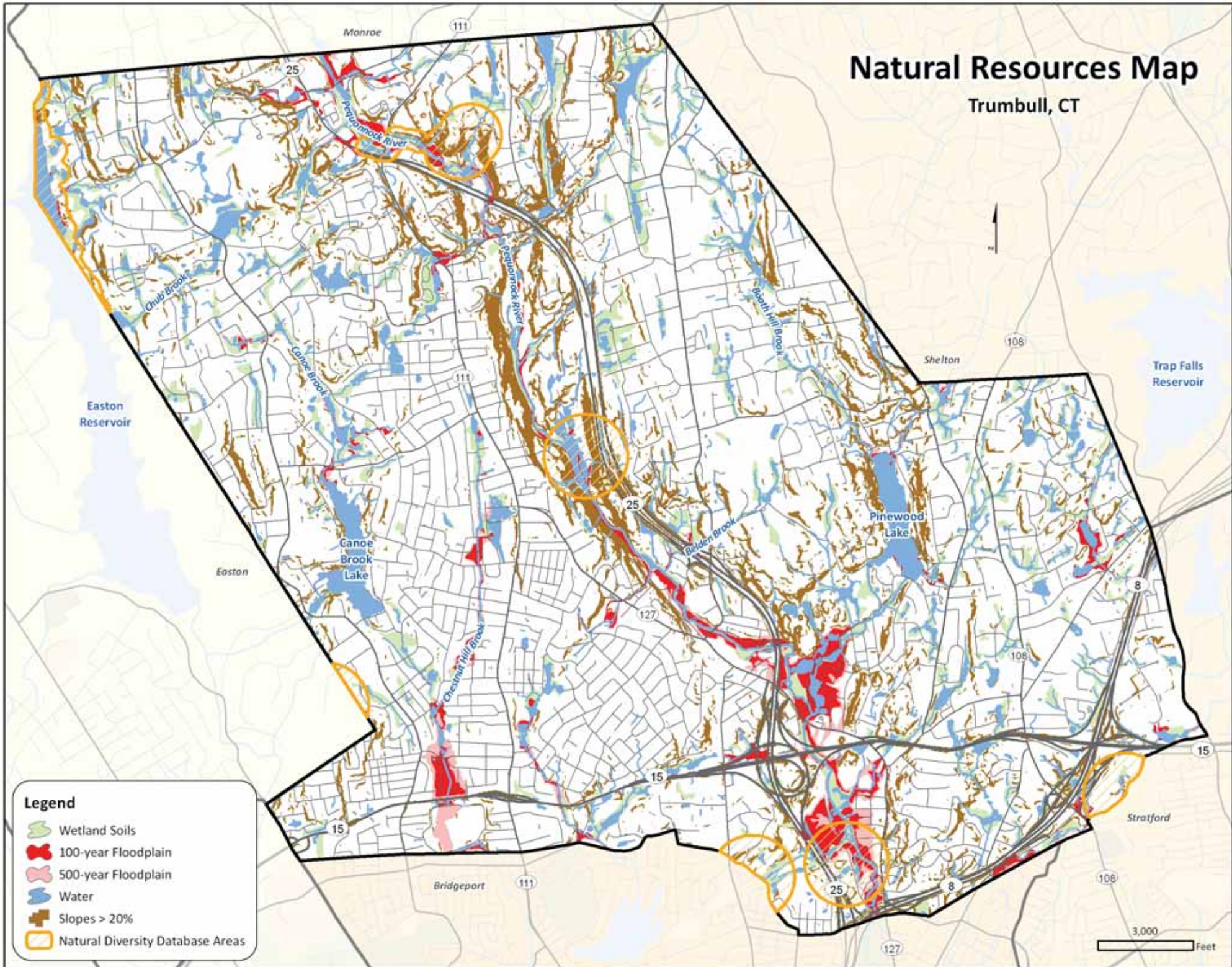
Preserve and expand the ecological, aesthetic, public health and recreational values of Trumbull's natural resources.

Strategies:

1. Incorporate by reference the strategies in the 2011 Pequonnock River Watershed Based Plan.
 - Note: To view the Plan, see the link provided on www.Plan-Trumbull.com. A summary is provided on page 20 of Booklet 4.
2. Where feasible, preserve natural resources as open space (see open space goals).
3. Where preservation is not feasible, design sites to avoid impacts to natural resources and mitigate potential impacts.
4. Address flooding and minimize potential threats from natural hazards.

Natural Resources Map

Trumbull, CT



Legend

- Wetland Soils
- 100-year Floodplain
- 500-year Floodplain
- Water
- Slopes > 20%
- Natural Diversity Database Areas

Open Space

Goal:

Continue to expand and maintain our open space system.

Strategies:

1. Continue to make strategic open space acquisitions to preserve important natural resources and to create a greenway system that connects destinations.
2. Manage existing open space and parks.
3. Capitalize upon and promote the economic opportunities provided by the Pequonnock River Trail and our open space system.
 - Note: Approaches and tactics would include increasing access to the Trail by expanding parking options.

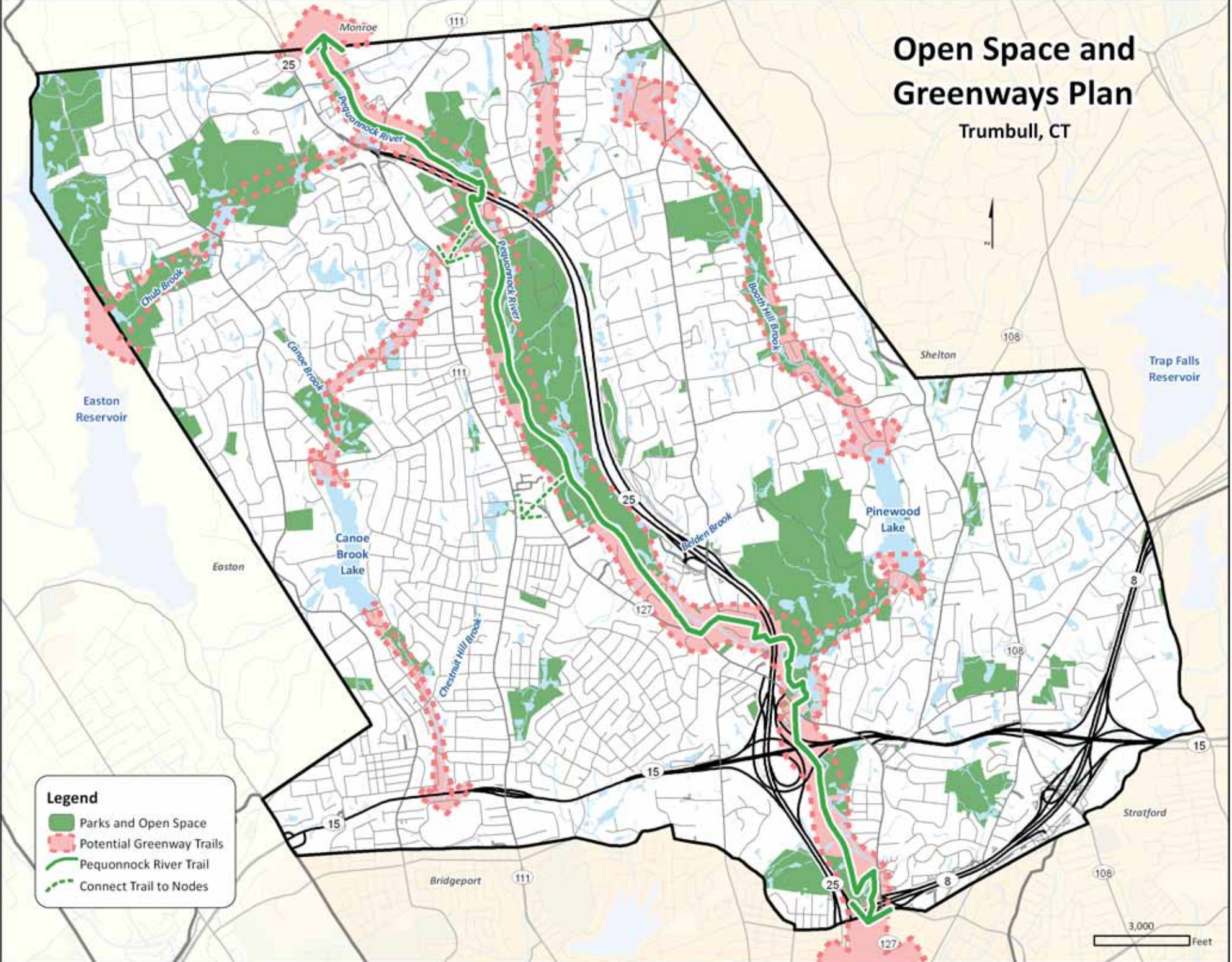
Notes:

A greenway is a corridor of open space or trails that is usually located along a natural corridor such as a river or along rights-of-ways such as utilities or abandoned rail lines.

Efforts to extend and promote the Trail could be discussed in this chapter or in the transportation chapter.

Open Space and Greenways Plan

Trumbull, CT



Legend

- Parks and Open Space
- Potential Greenway Trails
- Pequonnock River Trail
- Connect Trail to Nodes

Infrastructure

Community Facilities and Utilities

Goal:

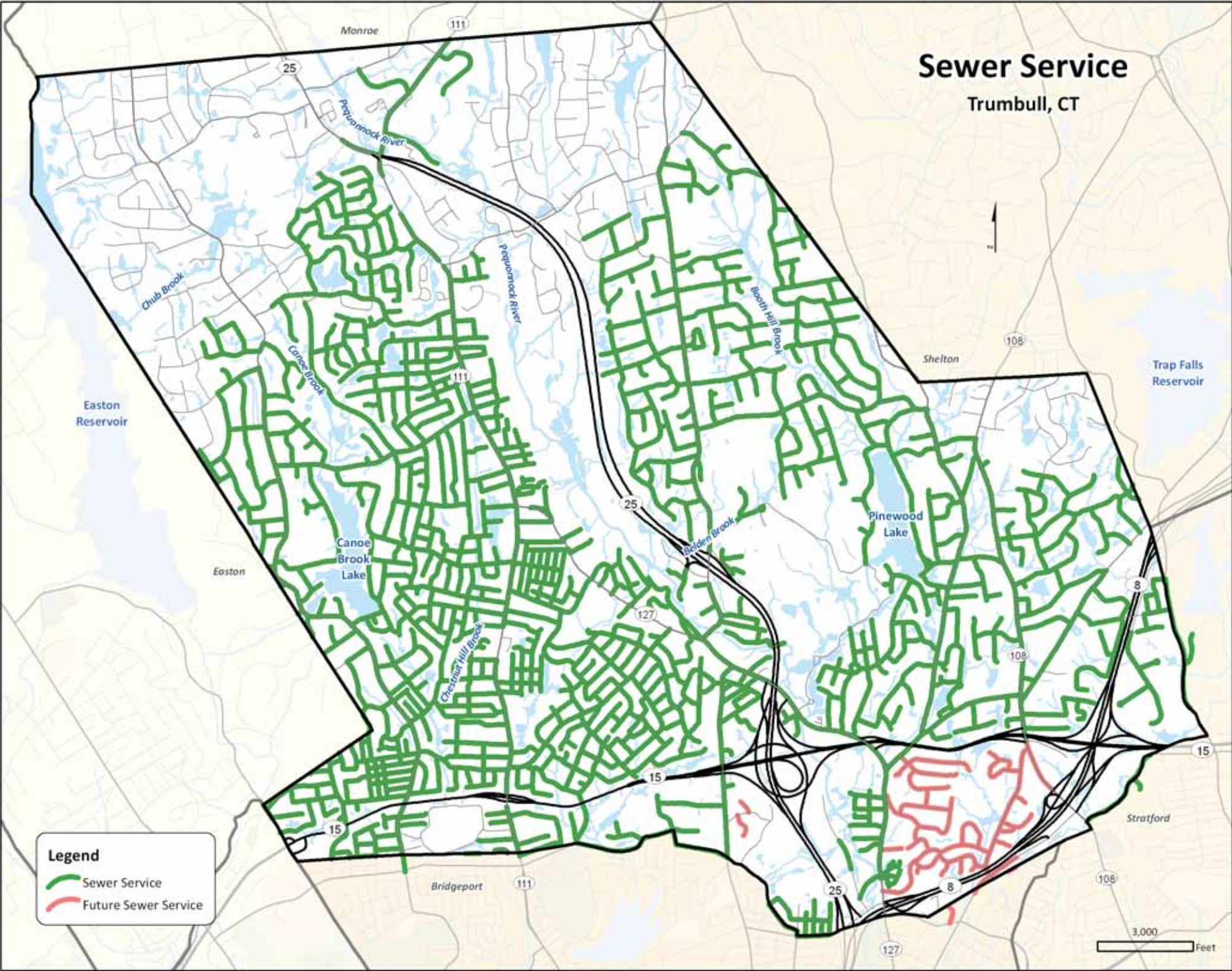
Upgrade and expand services and facilities to enhance their function and appearance for the benefit of Town residents and business owners.

Strategies:

1. Encourage long term planning for future town facilities.
2. Expand and enhance town facilities and services to maintain a high quality of life.
 - Note: The Plan can identify options to meet future facility needs, including a “municipal campus”, community center and senior center, and other needs identified.
3. Continue to improve and expand the sewer system to meet land use goals and protect public health.
4. Work with utility providers to ensure that other utilities (water, gas, electricity, communications, etc.) are available to meet the needs of residents and businesses and to reduce service disruptions.
5. Explore sustainable energy options.
 - Note: Approaches and tactics can include becoming more self-reliant to meet electrical needs, burying utilities to minimize outages, and adopting zoning regulations for alternative energy sources.
6. Promote energy conservation.

Sewer Service

Trumbull, CT



Transportation

Goal:

Maintain and enhance a multi-modal transportation system which balances safety and efficiency with community character.

Strategies:

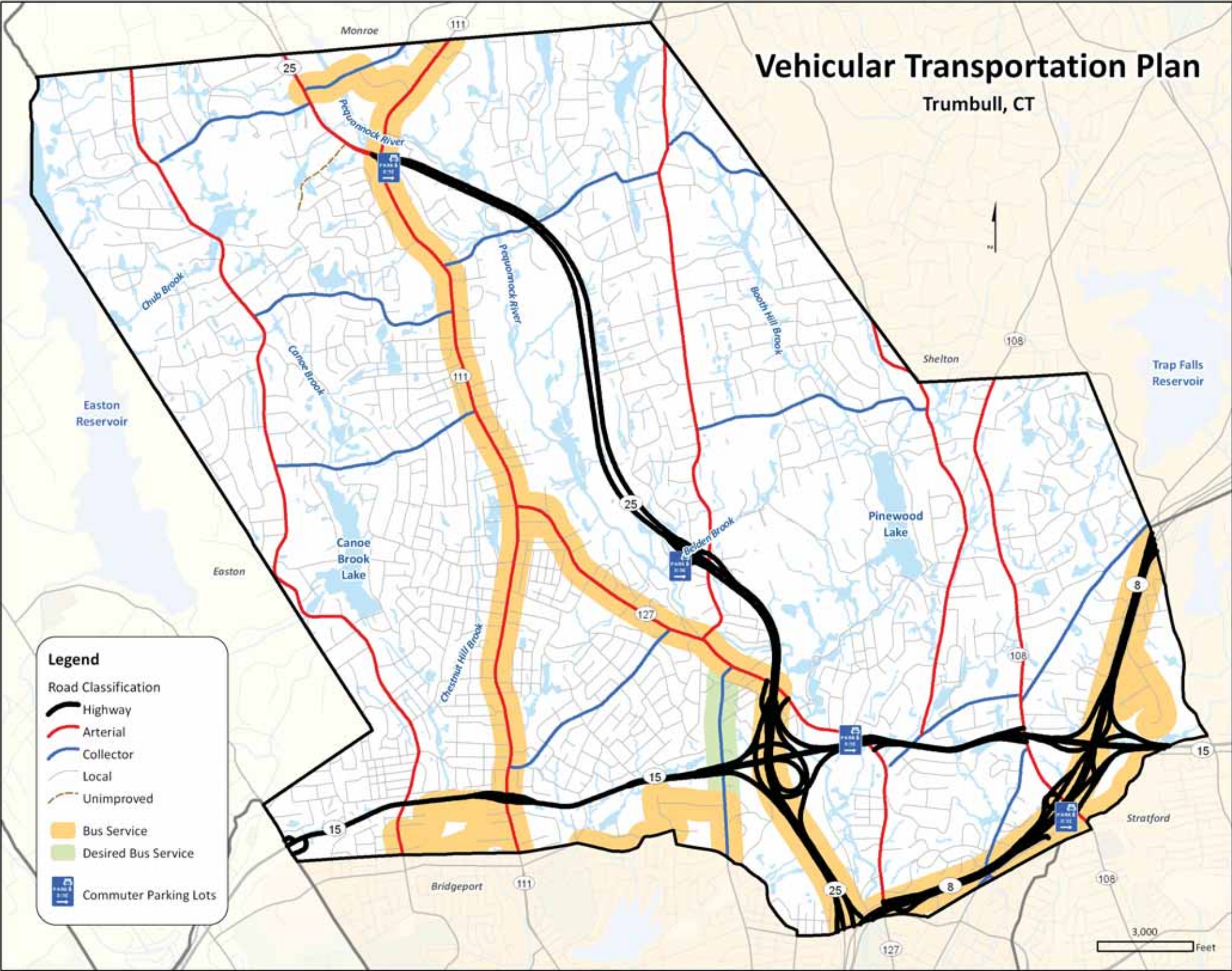
1. Continue road maintenance.
2. When making upgrades and repairs to roads, consider factors in addition to the safe and efficient movement of cars, such as road character, pedestrian and bicyclists, and stormwater management (incorporate “Complete Streets” and “Context Sensitive Solutions”).
 - Notes: The concept of “road diets” would fall under this strategy – reducing unnecessarily wide roads and using “green” approaches to handling stormwater run-off. If data is available, we can try to map priority areas for road diets and green approaches.

The POCD could include a policy that takes a stand on the potential widening of White Plain Roads by the State.

The POCD could also recommend that Trumbull participate in the Safe Routes to School Program, which focuses on providing paths and sidewalks between neighborhoods and schools.
3. Require access management to improve safety and access in business areas.
4. Extend the Pequonnock Valley Trail; identify spurs to activity areas and nodes (e.g., Town Center, Town Hall area, Long Hill).
5. Continue to enhance and extend sidewalks and walking paths.
 - Note: The Plan can include a policy that where bike paths cross roads, they must be signalized. As noted earlier, walkability within the three Community Nodes will also be an important component of the Plan.
6. Encourage improvements to bus service.
 - Note: The Plan can encourage bus stop safety, including the provision of aesthetically appropriate bus shelters. It can also look into shuttle bus service to nearby train stations.

Vehicular Transportation Plan

Trumbull, CT



Legend

Road Classification

- Highway
- Arterial
- Collector
- Local
- Unimproved

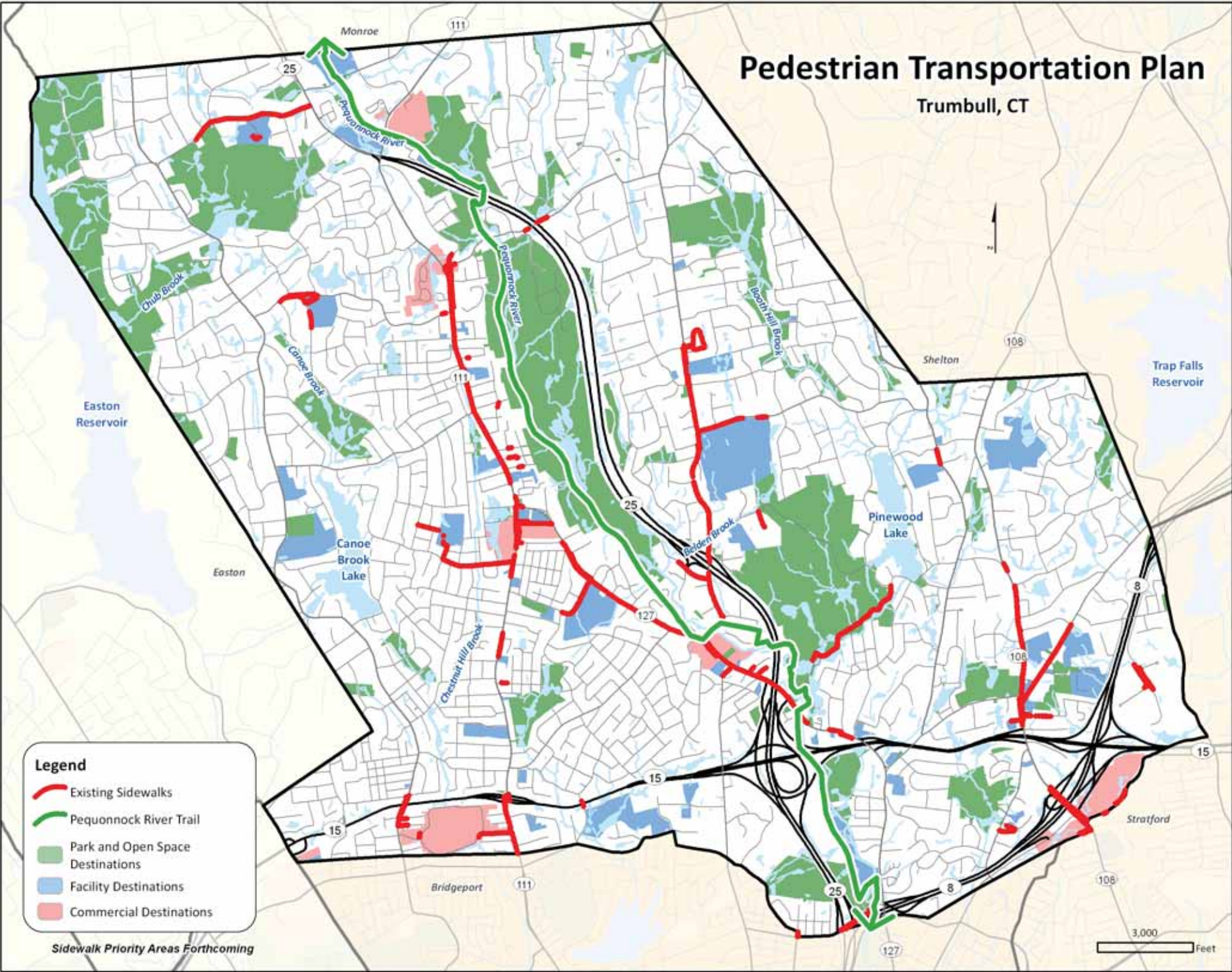
Bus Service

- Bus Service
- Desired Bus Service

Commuter Parking Lots

Pedestrian Transportation Plan

Trumbull, CT



Legend

- Existing Sidewalks
- Pequonnock River Trail
- Park and Open Space Destinations
- Facility Destinations
- Commercial Destinations

Sidewalk Priority Areas Forthcoming

3,000 Feet