



Southbury 2022

Plan of Conservation and Development

Implementation Guide

April 2023

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Introduction

The Planning Commission has the primary responsibility of implementing many of the recommendations in the Plan of Conservation and Development (POCD), such as when it reviews land use applications. Other recommendations require the cooperation of and actions by other local boards and commissions, including the Board of Selectman, Water Pollution Control Authority, etc. To be successfully realized, the POCD should serve as a guide to all residents, applicants, agencies, and individuals interested in the conservation and orderly growth of Southbury.

About this Document

This Implementation Guide summarizes the Program Steps contained in the POCD, assigns a priority level to those Program Steps that are tasks, and indicates which entities would help implement each Program Step. It is envisioned that the Planning Commission and other entities will review and update this Implementation Guide annually to clear completed tasks and re-adjust priorities as needed. An annual review will help to ensure that the work programs for the coming year and beyond reflects fiscal and operational capabilities and the evolving needs of the Town.

The topics in this Implementation Guide are organized under three themes:

Conservation	5-Community Character 6-Natural Resources 7-Pomperaug Aquifer	8-Open Space & Greenways 9-Historic Resources
Development	10-Community Structure 11-Special Places	12-Housing & Residential Strategies 13-Economic Development
Infrastructure	14-Community Facilities & Services 15-Circulation	16-Utilities

Implementation Overview

Implementation Tools

There are several tools that are available to implement the Plan's recommendations. These tools can influence the pattern, character, and timing of future development in Southbury – either public or private – so that it is consistent with and promotes the goals, policies, and program steps of the Plan of Conservation and Development.

Annual Work Program – The implementation schedules that follow can be used by the Planning Commission to develop an annual work program. Other boards and commissions can also use it to guide their annual work programs.

Application Review – Using the Plan of Conservation and Development as a basis for land use decisions by the Planning Commission will help accomplish the program steps of the Plan. All land use proposals should be measured and evaluated for consistency with the goals, policies and program steps in the POCD.

Zoning and Subdivision Regulations – The Zoning and the Subdivisions Regulations provide specific criteria for land development. Thus, these regulations are important tools to implement the recommendations of the Plan. Accordingly, these regulations should be reviewed and updated to ensure that their standards and procedures comply with the POCDs recommendations.

Capital Budget – The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within fiscal constraints. The POCD contains several proposals (such as land acquisition or community facility development for which implementation will require the expenditure of town funds.

Referral of Municipal Improvements – Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by the Board of Selectmen. Referrals should be reviewed based on consistency with the POCD. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements.

Implementation Tables

Strategies and Tasks

Strategies are long-term and continuing policies that do not readily lend themselves to a specific or measurement. Their implementation is ongoing and never completed.

Tasks are specific actions that can typically be completed. Therefore a suggested timeframe is identified for each Task.

Timeframes are

- Short 1 to 3 years
- Medium 4 to 6 years
- Long 7 plus years

Initial Lead and Partners

The initial lead is the board, commission, or department/staff who would most likely take the lead with implementing the task or strategy because it is general falls within their jurisdiction or area of expertise. Partners are others that would likely also play a role in implementation. In cases where a “partner” rather than the initial lead has ultimate responsibility for adopting of approving the outcome (e.g., a new ordinance), an “*” is placed next to that entity.

Code	Description	Code	Description	Code	Description
AC	Animal Control	ETF	Energy Task Force	RPAC	Rural Preservation Advisory Committee
AHC	Affordable Housing Committee	HD	Health District	SPC	Strategic Planning Commission
APA	Aquifer Protection Agency	HBC	Historic Building Commission	STAFF	Town Staff
BOE	Board of Education (Region 15)	HDC	Historic District Commission	SS	Sustainable Southbury
BOF	Board of Finance	HTRC	Historical Tree Restoration Commission	SLT	Southbury Land Trust
BOS	Board of Selectmen	LU	Land Use	WPCA	Water Pollution Control Authority
CC	Conservation Commission	PRWC	Pomperaug River Watershed Coalition	OTHER	Other boards, agencies, or persons
ED	Economic Development	PW	Public Works	NVCOG	Naugatuck Valley Council of Governments
EM	Emergency Management	RES	Residents		

Conservation

Chapter 5: SMALL TOWN COMMUNITY SETTING & AESTHETICS							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	1	Provide guidance to landowners on protecting and rebuilding stone fences and walls.		ONGOING		LU	HDC
S	2	Continue to protect stone fences and walls during the development review process.		ONGOING		LU	
T	3	Ensure the Scenic Road Ordinance has adequate provisions to ensure that road improvements are reviewed for impact on the road character and that the ordinance is enforced.	X			PC	BOS, OTHER
S	4	Consider purchasing the development rights of farms (or encouraging the State to do so) in order to preserve working farms.		ONGOING		RPAC	LU, BOS
T	5	Adopt a Right-to-Farm Ordinance.	X			BOS	OTHER
T	6	Work with the Zoning Commission to ensure that the zoning regulations are farm friendly.	X			STAFF	LU
T	7	Require new residential subdivisions and residential planned developments to provide a buffer when located adjacent to farmland, scenic roads, commercial or residential uses.	X			LU	
S	8	Continue to provide for and support venues for selling farm products.		ONGOING		LU	BOS
S	9	Enforce regulations to lessen the adverse effects of light and noise pollution from business and recreation activities near residential areas, including the Waterbury Oxford Airport and the power plant in Oxford - CPV Towantic Energy Center.		ONGOING		STAFF	LU
S	10	Monitor improvement projects for the Interstate 84 corridor to ensure that the visual appeal and scenic views of the community from the corridor are maintained. Oppose any proposal for sound barriers and maintain the horizon line to the maximum extent possible. Any significant alteration of the horizon line by means of earth removal or re-grading should be avoided.		ONGOING		LU	BOS
T	11	Update zoning and subdivision regulations to protect scenic ridgelines and hillsides.		X		LU	STAFF
S	12	Where possible, preserve ridgelines and hillsides as open space or obtain easements for protection of their scenic value.		ONGOING		CC	LU
S	13	Where protection is not possible, carefully review development applications on hilltops and ridgelines to minimize disturbances.		ONGOING		LU	LU
S	14	Continue to apply the Streetscape Plan for Main Street South (which includes the Main Street South Planning Guidelines), 2014 to development projects.		ONGOING		LU	BOS
T	15	Consider extending design and streetscape guidelines to other parts of the Town.		X		PC	BOS

Chapter 5: SMALL TOWN COMMUNITY SETTING & AESTHETICS							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	16	Work with the Waterbury - Oxford airport to help minimize air traffic and ground operation noise. Maintain contact with State regarding the airport to assure airport growth is controlled or limited, and that runways are not expanded to the detriment of residential areas.		ONGOING		BOS	LU
S	17	Support the efforts of the Historical Tree Restoration Committee to preserve and enhance public trees.		ONGOING		PC	BOS, HDC
S	18	Advise applicants on appropriate tree plantings and measures to preserve trees during and after construction.		ONGOING		HTRC	LU, PW
S	19	Conduct follow-up evaluations on new development when construction is completed to ensure that new plantings comply with development approvals and maintenance bonds for two years after construction to ensure plantings are maintained.		ONGOING		HTRC	PW, RES
S	20	Continue to hold community events on Town land.		ONGOING		BOS	SLT, BOE
S	21	Continue to support, recognize, and encourage volunteerism, including holding a recognition ceremony.		ONGOING		BOS	OTHER, STAFF
T	22	Maintain the Town's participation in the voluntary "Sustainable CT" program.	X			ED	SS
T	23	Analyze lighting needs at municipal facilities, for efficiency and to reduce unnecessary lighting.	X			ETF, PW	BOS, LU
S	24	Promote programs and land use policies that provide for community gardening and local food production.		ONGOING		SS	STAFF
S	25	Consider upgrading municipal properties and town vehicles with clean energy alternatives (e.g., electric vehicles).	ONGOING			BOS	PW, BOF
S	26	Encourage businesses to implement and adopt sustainable solutions (e.g., electric vehicle charging stations), while keeping with the Town's aesthetics.	ONGOING			SS	ED
S	27	Communicate with Southbury Land Trust whenever a parcel of potential open space preservation is available.		ONGOING		LU	BOS, BOF, SLT
S	28	Monitor any improvement projects or expansion of "CPV Towantic Energy Center" as it affects Southbury.		ONGOING		ED, LU	OTHERS
Chapter 6: NATURAL RESOURCES							
S	1	Support local standards and criteria for the protection of the environment where appropriate to supplement State and Federal criteria and necessary to carry out a special local responsibility		ONGOING		STAFF	OTHERS
S	2	Adjust local land use development criteria to fit the natural capacity of the land, and existing infrastructure, recognizing both opportunities where there are slight limitations and constraints, and where there are moderate to severe limitations. This should include consideration of density standards consistent with the goals of the Plan.		ONGOING		STAFF	LU

Chapter 6: NATURAL RESOURCES							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	3	Continue pre-application meetings to review ecologically sensitive areas and other areas of concern so that the applicant can address them prior to submission of a formal application.		ONGOING		STAFF	LU
S	4	Continue to require erosion and sedimentation control measures for all projects involving a land disturbance of ½ acre or greater. Attention to run-off and drainage is important.		ONGOING		LU	LU
T	5	Identify areas prone to drainage problems and consider decreasing the ½ acre threshold for erosion and sediment review in these areas.		X		STAFF	LU
S	6	Continue to ensure that mining and excavations do not impact natural resources.	X			PW	PRWC
S	7	Incorporate Low Impact Development (LID) techniques into land use regulations and Town projects.		ONGOING		STAFF	OTHERS
T	8	Conduct drainage studies of flood-prone locations and of local areas, such as Main Street South, where land is committed to more intensive building development.			X	STAFF	OTHERS
S	9	Continue to implement the NVCOG Hazard Mitigation Plan Update 2021-2026 (and as updated), which is consistent with the State's plan.		ONGOING		LU	STAFF
S	10	Continue strict administration of flood plain management ordinances and regulations and incorporate additional measures as necessary.		X		LU	STAFF
S	11	Continue careful administration of the wetlands and watercourse regulatory program.		ONGOING		LU	STAFF
S	12	Require the identification of unique wildlife habitat areas on site plans.	X			LU	PRWC
S	13	Encourage developers to incorporate habitat-friendly design elements.		ONGOING		HD, PRWC	OTHERS
T	14	Consider adopting regulations and standards to minimize the degradation of water quality from non-point discharges. Nonpoint source pollution occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater.	X			PDDG, PRWC	OTHERS
S	15	Encourage residents and businesses to minimize the pollution potential from pesticides, fertilizers, household hazardous wastes, medical wastes (adhere to the Federal waste disposal program), and other pollutants.		ONGOING		PRWC	OTHERS
T	16	Endorse clean commercial and industrial economic uses to lessen development impacts on air quality.			X	LU	BOS
S	17	Identify preferred and allowable clean commercial and industrial economic uses.			X	HD	SS
S	18	Identify and minimize traffic congestion to help improve local air quality.		ONGOING		LU	AC
T	19	Support efforts to educate the community on the negative impacts that excessive idling of motor vehicles has on air quality.	X			LU	SS
S	20	Utilize the State resources to monitor natural resources and wildlife (NRW) inventory.					
T	21	Consider an alternative to using salt to melt snow on roads, or reduce the amount utilized to the greatest extent possible due to environmental impacts via runoff.	X			PW	LU
T	22	Identify watershed protection goals and review existing zoning and subdivision regulations for alignment with watershed goals, as referenced in the Pomperaug Watershed Based Plan (2018) by the Pomperaug River Watershed Coalition.	X			LU	PRWC, APA
S	23	Encourage the use of low or zero emission vehicles for municipal and school purposes.			X	BOE	BOF

Chapter 6: NATURAL RESOURCES							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	24	Promote pathways that are pesticide-free, maintain biodiversity and consist of native plants to provide nutrition and habitat for pollinators, and other wildlife.		ONGOING		CC	LU, SS
S	25	Promote agricultural practices that increase soil fertility, biodiversity, water retention, and cleanliness, and soil carbon sequestration.		ONGOING		CC	LU
S	26	Continue to promote protective strategies for significant landforms and scenic views.		ONGOING		LU	STAFF
S	27	Encourage on-site infiltration using swales, rain gardens, reducing paved and impervious surfaces, and other measures.		ONGOING		LU	STAFF
T	28	Consider working with the State to address pollution of the Pomperaug and Housatonic Rivers and containments.			X	PRWC	APA
Chapter 7: POMPERAUG AQUIFER							
T	1	Identify types of land uses and building occupancies that pose a possible compromise to the quality of the Pomperaug Aquifer with a view to regulating or prohibiting such uses and occupancies.	X			LU	WPCA
T	2	Review the potential benefits of changes to road and curbing standards with the goal of reducing the amount and concentration of stormwater runoff.		X		PW	PRWC, LU
S	3	Maintain a land use and water quality monitoring program, for existing uses and changes in occupancy, with regard to potential sources of toxic and hazardous substances that could degrade or contaminate the Aquifer.		ONGOING		PRWC	LU, WPCA, STAFF
S	4	Work with appropriate State agencies and local representatives to State government with a view: (a) to recognize local, long-term water supply needs, (b) maintaining the recharge versus draw balance in the Aquifer, and (c) limiting and budgeting the export of water from the Aquifer recharge area.		ONGOING		PRWC	BOS, HD
S	5	Work directly with State and Local active organizations, i.e., Pomperaug River Watershed Coalition, the Housatonic Valley Health District, and Water Pollution Control Authority, to help monitor and protect water quality.		ONGOING		BOS	HD
S	6	Encourage the use of available mapping technology and data to monitor harmful uses within both the watershed and the sensitive Aquifer primary recharge areas.		ONGOING		HD	PRWC, ZC, PC
S	7	Keep the Town website updated with links to information about water conservation, drought information, and status.				IT	CC
S	8	Promote the recycling of water (use of "gray water"), where allowed by the State.		ONGOING		HD	PRWC
T	9	Consider adopting a drought restriction ordinance that integrates the Town's water utility drought plans with the State drought plan, potentially in collaboration with nearby towns.		X		PRWC	BOS
S	10	Annually review Aquifer withdrawal and groundwater discharge data and participate in permit reviews.		ONGOING		PRWC	OTHERS
S	11	Stay involved in regional discussions on prioritizing water uses and encourage the creation of a Regional Water Allocation Plan.		ONGOING		PBOS	PRWC
S	12	Refer to the Connecticut Water Company's Pomperaug River Low-Flow Operations Plan to manage the Low Flow period between July 1 and October 31 in order to take pressure off of the Pomperaug River and Aquifer.		ONGOING			APA

Chapter 7: POMPERAUG AQUIFER							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
T	13	Partner with local organizations on responsible water usage education workshops, and identifying and disseminating educational materials, targeted at local businesses and/or residents in the Town.	X			PRWC	SS, LU
T	14	Identify areas of land with significant groundwater recharge, in coordination with local organizations, in order to preserve water quality and quantity in the Aquifer.	X			PRWC	APA
Chapter 8: OPEN SPACE & GREENWAYS							
T	1	Conserve open space areas so as to meet and exceed Town open space goals.			X	BOS	OTHERS
S	2	Continue research, based on the recommendations of the Southbury Rural Preservation Advisory Committee, to prioritize open space locations.		ONGOING		RPAC	CC
S	3	Continue to designate a minimum amount of 15% open space in all subdivisions or collect funds where dedication is not possible to meet Town open space goals.		ONGOING		LU	CC, OTHERS
S	4	Promote and inform residents about the long-term economic benefit of open space in addition to the other basic reasons for open space preservation		ONGOING		RPAC	OTHERS
S	5	Assure that the Town maintains a dedicated open space fund.		ONGOING		BOS	BOF, RPAC
S	6	Monitor and annually report on the use of open space funds.		ONGOING		LU	BOS, RPAC
S	7	Support increasing municipal funds for open space acquisition.		ONGOING		RES	RPAC, BOS, BOF, CC, PRC
S	8	Continue to pursue other open space preservation techniques such as "rights of first refusal" for significant parcels, purchase of development rights (especially for agricultural uses) deed restrictions, and cooperative efforts with other organizations.		ONGOING		BOS	RPAC, OTHERS
S	9	Support and encourage other organizations seeking to preserve and protect open space and the surrounding area including Southbury Land Trust, State of Connecticut, and Pomperaug River Watershed Coalition, Nature Conservancy, and others.		ONGOING		BOS	RES, RPAC
T	10	Determine appropriate zoning for areas that provide open space benefits but are not protected open space (i.e., the "perceived" open space).		X		LU	STAFF
S	11	Support and encourage the creation of greenways along the Pomperaug River and Housatonic River to enhance recreational opportunities and habitat functions as well as flood mitigation.		ONGOING		CC	SLT, RPAC, PRWC
T	12	Create an inventory of existing trails and establish a system of monitoring and maintenance as a key element in connecting open space and recreation areas into an integrated system.	X			CC	SLT, PRC, PRWC
S	13	Continue to work with the State of Connecticut to develop all public trails, including blue trails (water), on their lands in Southbury.		ONGOING		BOS	CC, PRC
S	14	Promote "friends-of" groups or other volunteer groups to be active stewards of open space and publicly recognize their accomplishments.		ONGOING		BOS	CC, RPAC, RES
S	15	Maintain the Public Act 490 program.		ONGOING		LU, BOS	OTHERS
S	16	Educate property owners as to their eligibility for PA-490 designation, a Town tax incentive program, which can detain the flow of open land into the development market.		ONGOING		STAFF	OTHERS

Chapter 8: OPEN SPACE & GREENWAYS							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
T	17	Examine permanent open space in conjunction with total open space in order to confirm the permanent open space goal as a feasible target.	X			STAFF	OTHERS
T	18	Review existing municipally owned properties to ensure that they are protected in perpetuity and continue to do so for new parcels (Example; Southbury Land Trust).			X	LU	SLT, BOS, BOF
S	19	Pursue or support projects to improve open space parcels (i.e., improving habitat, improving access, etc.). Also, monitor illegal dumping and motorized traffic use in open space parcels.		ONGOING		LU	SLT
S	20	Maintain Southbury's community garden(s) and provide opportunities for residents to engage in local farming, gardening, or other forms of horticulture or plant cultivation.		ONGOING		PR	SS
S	21	Engage in resource management planning of open space, greenbelts, and conservation easements.		ONGOING		LU	CC
Chapter 9: HISTORIC RESOURCES							
S	1	Continue to survey, identify and research Southbury's historic and cultural resources, including buildings and places of historic interest which reflect the Town's heritage. Delineate action steps required to sustain long-term viability of these resources. Update the Cultural Resources Inventory.		ONGOING		HDC, HBC	STAFF
S	2	Support activities and programs that conserve historic resources and make wise use of existing buildings and sites.		ONGOING		BOS	HDC, HBC
S	3	Support the expansion of or designation of new Historic Districts, including the expansion of the boundaries for Historic District Number 1 that may provide further support for conservation of the Bullet Hill-White Oaks area and the Civil War cemetery.		ONGOING		HDC, RES	
T	4	Consider establishing a "Local Register of Historic Places."		X		HDC	
T	5	Consider adopting additional Village Districts (as authorized by State Statutes) where desirable to protect historic resources.		X		LU	ZLU
S	6	Continue to provide incentives and adopt new incentives to retain significant historical structures, including adaptive reuse where appropriate.		ONGOING		PC	HBC, HDC, OTHERS
S	7	Assist the owners of historic buildings with finding funding for improvements and restoration.		ONGOING		HDC	PC, ZC
S	8	Maintain the Demolition Delay Ordinance as a technique to investigate alternatives to demolition and update the ordinance as needed to enhance protection. Consider increasing the delay to up to 180 days.		ONGOING		STAFF	HBC
S	9	Monitor the condition of those historic resources that have fallen into disrepair and establish communication with the owners to discuss options.		ONGOING		HBC	
T	10	Consider adopting a blight ordinance and/or re-establishing the Blight Solutions Committee.	X			BOS	
S	11	Review the impact of each development project upon the integrity of historic buildings, places, trees, and areas.		ONGOING		PC	ZC
S	12	Strongly support at the national, State, and local levels further protection of the Southbury Training School through historic preservation methods.		ONGOING		BOS	HBC, HDC, OTHERS
T	13	Consider adding a Village District designation to the two current Historic Districts.			X	HDC	BOS

Chapter 9: HISTORIC RESOURCES							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
T	14	Support enactment of a Town Ordinance authorized by State Statute SB-114 "Act establishing a property tax program to encourage the preservation of historic agricultural structures"			X	HDC	BOS
S	15	Maintain dialogue and interaction with Certified Local Government groups as a valuable resource.		ONGOING		STAFF	NVCOG
S	16	Consider a program to create and expand roadside markers and signage of historic places and events to heighten awareness and interface with community residents.		ONGOING		HDC	HBC
T	17	Support the promotion and education of owners of historic homes on how to manage their historic building(s) sustainably through Town sponsored or hosted educational workshops or programs.			X	HDC	HBC
S	18	Continue and consider expanding the promotion of historical assets through multiple channels and in cooperation with partner organizations.			X	HDC	HBC, OTHER

Development Related Chapters

Chapter 10: COMMUNITY STRUCTURE							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	1	Implement the plans for Southbury Center, Southford, and Strongtown and update as needed (see Chapter 11 for details).		ONGOING		LU	
T	2	Look for opportunities to provide welcome signs at gateways, as appropriate.	X			LU	
	3	Preserve the quality of Southbury by maintaining lower emissions and noise levels from I-84. Consider a study of plantings that may provide a border at thoroughfares.					
S	4	Exit 14 Gateway: Preserve the appearance by ensuring that development at this highly visible location adds to the gateway impression.		ONGOING		LU	
S	4	Exit 14 Gateway: Encourage the buffering of the commuter parking lot.		ONGOING		BOS	LU, HTRC, STATE
S	4	Exit 14 Gateway: Consider expansion of streetscape as part of the State's DOT reconfiguration of Exit 14.		ONGOING		BOS	LU, HTRC, STATE
S	5	Exit 15 Gateway: Maintain and enhance the landscaped center island.		ONGOING		HTRC	STATE
S	5	Exit 15 Gateway: Coordinate with CTDOT to ensure that interstate signage and plantings are compatible.		ONGOING		HTRC	STATE
S	5	Exit 15 Gateway: Encourage improvements to the appearance of Southbury Plaza as viewed from I-84 and the exit ramp.		ONGOING		LU	HTRC, STATE
S	5	Exit 15 Gateway: Encourage the buffering of the commuter parking lot.		ONGOING		HTRC	STATE
S	6	Exit 16 Gateway: Improve plantings, berms and buffering as viewed from I-84.		ONGOING		HTRC	STATE
S	6	Exit 16 Gateway: Encourage improvements to the back sides of businesses and outside storage that can be seen from this gateway.		ONGOING		LU	
S	7	Route 6 Gateway from Woodbury: Maintain the existing historic and country feel of the area.		ONGOING		HDC	STATE

Chapter 10: COMMUNITY STRUCTURE							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	7	Route 6 Gateway from Woodbury: Monitor proposed developments in Woodbury that might impact the gateway.		ONGOING		STAFF	OTHERS
S	8	For the Route 67 Gateway from Oxford, encourage the improvement of the overall appearance as one enters Southbury by implementing the recommendations in the 2006 Plan of Conservation and Development for Southford.		ONGOING		STATE	LU
S	8	For the Route 67 Gateway from Oxford, encourage the improvement of the overall appearance as one enters Southbury by: Adding buffering and improving plantings.		ONGOING		STATE	HRTC
S	9	Monitor with the State DOT any expansion plans for I-84, as any additional emissions or traffic noise will become a deficit for the town. Consider forming a task force to look into the effects of such an expansion and to address any such impacts.		ONGOING		STATE	PW, NVCOG
Chapter 11: SPECIAL PLACES							
SOUTHURY TRAINING SCHOOL							
S	1	Continue to implement the strategies of the Southbury Training School Future Use Study as listed below:			X	LU	LU
T		• Modify zoning regulations to align with Future Use Study.			X	LU	BOS
T		• Develop a property subdivision plan.			X	LU	
T		• Continue ongoing environmental remediation and building upgrades.			X	PW	BOF
T		• Conduct an assessment of Town facilities to determine needs and feasibility for relocation of Southbury municipal offices to Training School.			X	BOS	LU
T		• Conduct a fiscal impact analysis for any proposed Town use of the STS campus.			X	BOF	BOS, ED
T		• Conduct a building reuse and programming assessment.			X	STAFF	OTHER
T		• Apply for a State Open Space Grant or work with a non-profit organization such as the Southbury Land Trust or Nature Conservancy to purchase the land surrounding Lake Stibbs.			X	STAFF	SLT, NC
T		• Conduct a market assessment and community needs assessment for athletic fields and recreational facilities.			X	PR	OTHER
SOUTHURY CENTER							
S	1	Continue to implement the Plans for this area.		ONGOING		LU	
T	2	Update the Southbury Center Plan, 1994 and the Main Street South Corridor Management Plan, 2002 to account for new development, on-site infrastructure improvements and other changes over the last 20 years. Encourage opportunities where the placement and visibility of parking areas may improve curb appeal.		X		LU	
S	3	Encourage landowners to undertake aesthetic improvements.		ONGOING		STAFF	RESIDENTS
S	4	Ensure that actions by the Town are consistent with the Goals and Policies (e.g., road improvements, sidewalk installations, new or expanded facilities).		ONGOING		LU	OTHERS
S	5	Maintain the streetscape, including sidewalks and crosswalks, for aesthetics and for pedestrian safety.		ONGOING		LU	OTHERS
SOUTHFORD							
S	1	Maintain the Village District designation for Southford.		ONGOING		LU	ZC
S	2	Implement the development standards, traffic management techniques, aesthetic improvements and other recommendations identified in the Southford POCD.		ONGOING		LU	ZC
S	3	Encourage existing businesses to upgrade sites, landscaping, and parking areas.		ONGOING		LU	ZC

SOUTHFORD							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
T	4	Review and enhance buffering, lighting and visibility standards to maintain the quality of life in adjacent residential neighborhoods.	X			LU	ZC
S	5	When CTDOT plans improvements to Route 67 and 188, encourage improvements that enhance the village nature of Southford. Safety should also be taken into consideration.		ONGOING		LU	ZC
T	6	Update the 2006 Southford Plan of Conservation and Development to address area changes and development pressures as well as incorporate plans regarding an Airport Enterprise Zone (See Map 12 for Airport Development Zone)			X	LU	ED
SOUTH BRITAIN							
S	1	Maintain the local South Britain Historic District No. 2 (see Chapter 9).					
S	2	Support the expansion of Historic District No. 2.		ONGOING		HDC	OTHER
S	3	As appropriate, allow for limited adaptive re-use of older buildings (e.g., allowing offices in residences).		ONGOING		HDC	
S	4	Encourage or require new buildings to follow the setback patterns of neighboring buildings.		ONGOING		HDC	LU
S	5	Encourage CTDOT to avoid widening the road in South Britain.		ONGOING		HDC	PW
STRONGTOWN							
S	1	Use the 1998 Plan for Strongtown as a policy guide for this area.		ONGOING		LU	ZC
T	2	Update the 1998 Plan for Strongtown to address changes and to reassess regional impacts to this area.			X	PC	OTHERS
S	3	Continue to monitor proposed development in neighboring communities and assess potential impacts to Strongtown.		ONGOING		STAFF	OTHERS
S	4	Encourage roadway improvements to address safety concerns, as needed.		ONGOING		BOS	OTHERS
S	5	Coordinate with CT DOT on proposed changes to Exit 16.		ONGOING		BOS	LU, PW
Chapter 12: HOUSING & RESIDENTIAL							
S	1	Monitor trends in housing development in Southbury and neighboring towns, with particular regard to cost, family composition, and the type and amount of land that is utilized.		ONGOING		OTHERS	STAFF
T	2	Determine tools appropriate for Southbury that might help preserve existing housing units that are "naturally" affordable.		X		LU	
T	3	Study locations in the Town with regard to soils, slopes, access, utilities, scenic landscape, and forest and farm conditions with a view to identify locations where a cluster approach to residential development may conserve scenic, environmental, farm and forest areas.		X		LU	STAFF
T	3	Study locations in the Town with regard to soils, slopes, access, utilities, scenic landscape, and forest and farm conditions with a view to identify locations where multifamily dwellings may be sited in a manner consistent with neighborhoods while maintaining the rural character of the Town.		X		LU	STAFF
T	3	Study locations in the Town with regard to soils, slopes, access, utilities, scenic landscape, and forest and farm conditions with a view to maintain housing densities consistent with slopes, soils, and other natural constraints.		X		LU	STAFF

Chapter 12: HOUSING & RESIDENTIAL							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
T	4	Update zoning and use other mechanisms for determining the location and standards for residential clusters and multi-family dwellings with predetermined criteria and guidelines.		X		STAFF	LU
S	5	Continue to use Appendix A: Technical Supplement 1 to evaluate and encourage proposals for cluster housing when it meets the criteria defined in this Plan and Zoning Regulations.		ONGOING		STAFF	LU
S	6	Continue to use Appendix B: Technical Supplement 2 to evaluate and consider proposals for multi-family housing when it meets the criteria defined in this Plan and Zoning Regulations.		ONGOING		STAFF	LU
S	7	The Planning Commission will further investigate and study the objectives, strategies, and action steps of the Town's 2022 Affordable Housing Plan as updated.		ONGOING		LU	AHC
S	8	The Planning Commission (through the Affordable Housing Sub-Committee) will review all applications for compliance with the Town's Affordable Housing Plan and as updated.		ONGOING		LU	AHC
Chapter 13: ECONOMIC DEVELOPMENT							
S	1	Monitor trends in commercial and economic development within Southbury and in neighboring communities with a view to metering the rate of growth to the capacity of local resources, especially as regards to safety, cumulative traffic generation, and the capacity of streets.		ONGOING		ED	
T	2	Review and update standards for the best use of pre-designated commercial and economic development sites, implementing quality design criteria (for buildings, site, landscaping, signs, parking and lighting) through zoning and other design review techniques.	X			LU	PC
S	3	Continue to market appropriate business development at the Volpe/Rosen site as recommended by a future feasibility study.				ED	
S	4	Monitor the status of business use at the IBM site and support continued office or corporate use.				ED	
T	5	Explore policies that can spur the re-use of vacant spaces.	X			ED	
T	6	Develop quantitative tools and techniques for economic development projects of major scope that provide visibility into the impact of economic growth upon housing, traffic, Town services and the overall Town infrastructure.	X			ED	LU
S	7	Encourage the private sector to provide arts, entertainment, and cultural uses in Southbury.		ONGOING		BOS	ED
S	8	Coordinate economic development initiatives with planning goals in advance of initial discussions with developers through pre-application review meetings with appropriate Town staff.		ONGOING		LU	ED
S	9	Ensure the Town has a clear economic development mission and the resources and tools to achieve economic development goals.		ONGOING		ED	BOS, OTHERS

Infrastructure

Chapter 14: COMMUNITY FACILITIES & SERVICES							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	1	Use technology to help meet functional and spatial needs of departments.		ONGOING		STAFF	BOS, OTHERS
S	2	Aim to meet municipal space needs through the repurposing and reconfiguration of existing Town-owned buildings.		ONGOING		STAFF	OTHER
S	3	Continue to make existing Town buildings more energy-efficient and ensure that new Town buildings meet or exceed prevailing energy conservation standards.		ONGOING		STAFF	OTHER
T	4	If warranted by growth in the area, consider including funding for space and equipment for the Purchase Fire House in the Capital Improvement Budget to ensure it is available in a timely manner.		X		BOF	BOS
T	5	Establish a new site for the DPW in order to free up the current site for a more appropriate use and to meet the department's space needs.		X		PW	BOS, LU, OTHER
S	6	In light of decreasing enrollments, carefully evaluate additional space needs for the Region 15 School District.		ONGOING		BOE	OTHER
T	7	Investigate the establishment of a new Community Center for all ages.	X			PRC	RES
S	8	Encourage the establishment of cultural facilities by the public, non-profit or private sectors.		ONGOING		RES	OTHER
T	9	A subcommittee for arts and culture has been established under the Economic Development Commission. Consider establishing an Arts and Culture Commission and an Arts District to offer resources, training, programming, networking, recognition, and apprenticeship opportunities to artists of various mediums and ages.	X			RES	OTHER
S	10	Continue efforts to preserve and expand the amount of land for passive recreational use through appropriate means.		ONGOING		RPAC	CC, PLU, SLT
S	11	Interconnect passive recreation areas (and other areas) with a network of trails and greenways and use this philosophy to guide land acquisition efforts.		ONGOING		LU	CC, PRC, SLT, PRWC, OTHER
S	12	Interconnect natural pathways to support pollinators to help maintain agricultural crop production.		ONGOING		LU	CC
S	13	Encourage new equipment purchases to be suitable for existing roads to avoid later widening roads to fit equipment.		ONGOING		PW	BOS, OTHER
S	14	Maintain appropriate building architecture and design for the Town Government Center.		ONGOING		LU	BOS, OTHER
T	15	Perform a public safety assessment to develop a program of incentives to keep volunteerism at levels sufficient for the needs of the Town and for the fire and ambulance associations to function.	X			BOS	OTHER
T	16	Determine overall standards for minimizing impacts to residential areas from active recreation areas.		X		LU	

Chapter 14: COMMUNITY FACILITIES & SERVICES							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	17	Continue to balance the need for the recreation opportunities of residents while preserving the adjacent residential neighborhoods.		ONGOING		LU	PRC
T	18	Improve water-based facilities and activities, including the Town Beach, boat launches, and pool.		X		PRC	BOS, PW
Chapter 15: CIRCULATION							
S	1	Maintain a continuing traffic monitoring and count program, whereby significant changes are identified and LOS is evaluated.		ONGOING		LU	OTHER
S	2	Analyze the traffic impact of significant new development projects with regard to convenience and safety of travel, avoidance of congestion, and maintenance of existing LOS classifications. If impacts to existing LOS are identified, appropriate mitigation improvements must be proposed and made to the roadway. The analysis should take into account the project, existing traffic and the traffic generation potential of all other land that may impact the roadway system in the future with a goal of minimizing vehicle miles traveled and accommodating all users of the roadway.		ONGOING		LU	OTHER
S	3	Account for and mitigate the impact which traffic capacity improvements may have upon landscaping and appearance along streets and upon the convenience of pedestrian travel.		ONGOING		LU	HRTC, OTHER
S	4	Monitor State highway improvement projects and participate in preliminary planning when there is a potential impact on the Town.		ONGOING		PW	BOS, LU
S	5	Monitor new land uses in adjacent towns regarding traffic impacts.		ONGOING		OTHERS	LU, STAFF
S	6	Monitor development of the R-60C zone near Exits 13 and 14, consider the potential impact of future development, and include anticipated travel impact to and from Exits 13 and 14 in future travel analysis. Feasibility studies should be performed to determine various options.		ONGOING		OTHERS	LU, STAFF
S	7	Coordinate with the Connecticut Department of Transportation (CT DOT) for the improvements to Exit 14 and the adjacent intersections including Route 172 and Georges Hill/Lakeside.		ONGOING		PW	LU, BOS
T	8	Request CT DOT improvements to the wearing surface condition of Kettletown Road.	X			PW	BOS
S	9	Continue the policy that no development of buildings and structures is to occur when sole access to the premises would be from a Town road or highway identified as "impassable".		ONGOING		LU	ZC, BOS
S	10	New subdivision roads and new buildings and structures which are substantial generators of traffic are to connect to state highways or to town roads and highways identified as "Improved" and having pavement and other improvements capable of safely accommodating projected traffic without congestion.		ONGOING		LU	ZC, BOS

Chapter 15: CIRCULATION							
		PROGRAM STEP	TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	11	Improve road connections especially when new residential development or subdivisions are proposed, where feasible.		ONGOING		LU	BOS
T	12	Update the Main Street South traffic analysis report	X			LU	BOS
T	13	Install updated traffic signals on Main St. and Heritage Road to improve traffic flow, which will replace the traffic loops in the pavement with cameras to better judge the volume and improve control of the traffic flow.	X			LU	PW, EM
T	14	Install generator hook-ups for all town traffic signals on Main Street and Heritage Road to provide continued service during severe storms.	X			EM	PW
S	15	Continue to improve and maintain the stormwater drainage systems to strengthen and harden the Town's infrastructure during storm events.		ONGOING		PW	EM
T	16	Consider enhancements to Main Street South to improve the appearance and calm traffic along with pedestrian safety elements identified in the 2020 Main Street South Pedestrian Safety Study.	X			LU	BOS
S	17	Ensure that road improvement projects in Nodes accommodate alternative modes of transportation.		ONGOING		LU	BOS
S	18	Encourage the reestablishment of a Travel Center to provide bus service to out-of-town locations.		ONGOING		LU	BOS
S	19	Continue to extend the sidewalk network in the "Sidewalk and Streetscape Improvement Areas" and other areas throughout the Town where appropriate.		ONGOING		BOS	PW, PC
S	20	Upgrade and maintain crosswalks to be more pedestrian-friendly.		ONGOING		OTHERS	PW, BOS
S	21	Monitor the condition of sidewalks and plan for their long-term maintenance.		ONGOING		PW	
S	22	Look for opportunities to accommodate bicyclists on roads and through the creation of bike paths along old rights-of-way.		ONGOING		PC	PRC, PW, OTHER
S	23	Look for opportunities to connect destinations with walking and bike paths.		ONGOING		PC	PRC, PW, OTHER
S	24	Consider exploring a Complete Streets Program to make streets safer for pedestrians, bicyclists, transit riders and people with disabilities to improve community health and livability and reduce vehicle miles traveled.		ONGOING		LU	SS, PW
S	25	Continue the Town's Road Maintenance program.				PW	
Chapter 16: UTILITIES							
S	1	Support planning for a well-balanced Connecticut Water system taking into account long-range local needs, safe draw from the Pomperaug Aquifer, and potential development of additional groundwater supply sources. Review existing contracts for out-of-town usage.		ONGOING		PRWC	HD
S	2	Annually review or review as conditions dictate aquifer withdrawal data and participate in permit reviews. Assure that the usage profiles are consistent with the allowed drawdown rates.		ONGOING		PRWC	HD, LU

Chapter 16: UTILITIES

PROGRAM STEP			TIMEFRAME			ENTITIES	
			SHORT	MEDIUM	LONG	LEAD	PARTNERS
S	3	Work with appropriate state agencies and local representatives to state government with a view: (1) recognizing local, long term water supply needs, (2) maintaining the recharge versus draw balance in the Pomperaug Aquifer; and (3) limiting and budgeting the export of water from the Pomperaug Aquifer recharge area		ONGOING		PRWC	OTHER
S	4	Require full documentation for any newly proposed community water systems to ensure that there will be adequate supplies (including during periods of adverse climate conditions and high draw down from existing and planned water users), appropriate design, evidence of maintenance, and proper operational and fiscal management.		ONGOING		OTHER	OTHER
T	5	Implement the administrative and educational measures necessary to support the sewer avoidance program.		X		WPCA	OTHER
T	6	Update, as necessary, the Zoning Regulations to reflect the recommendations of the Water Pollution Control Authority's most current "Wastewater Facilities Plan."	X			LU	WPCA
T	7	Establish programs for septic tank surveys and inspections and mandatory septic system pump outs.		X		WPCA, HD	PRWC, BOS
S	8	Continue to require that new utilities be placed underground.		ONGOING		LU	STAFF
S	9	Strive to place existing utilities underground, especially in commercial areas such as the Main Street Center area.		ONGOING		BOS	OTHER
S	10	Continue with the necessary tree trimming to help maintain community environs but prepare for future storms and limit outages.		ONGOING		PW	HRTC, LU
S	11	Coordinate with electrical providers prior to tree trimming.		ONGOING		HRTC	PW, OTHERS
T	12	Review the Zoning Regulations to streamline the regulatory process.		X		LU	STAFF
S	13	Pursue for Energy Star certification, LEED Silver certification, or LEED Zero certification on a municipal building.				BOS	PW
S	14	Examine technologies such as micro grids that could improve resilience of town operations and electrical utilities.				ETF	SPC, SS, EM
S	15	Educate and explore the use of residential, commercial, business, and municipal financial incentives and strategies to implement renewable energy technologies.		ONGOING		ETF,BOF	SS