



WATERFORD

2012 Plan of Preservation, Conservation and Development

A photograph of a landscape in Waterford, Connecticut. In the foreground, there is a body of water with tall, golden-brown reeds. In the middle ground, there is a large, white, multi-story building with a dark roof and two chimneys, situated on a hill. The building is surrounded by several large, bare trees. The sky is blue with some white clouds.

2015 Supplement Part 1 - Policy Element

Effective – June 11, 2015

2015

Plan Update

GOAL

To respond to the evolving land use needs and continually implement the policies of Waterford's Plan of Preservation, Conservation and Development

Since the adoption of the 2012 POCD, the Planning and Zoning Commission has been actively reviewing land use policy to promote the Plan's goals and objectives and implementing recommended strategies. While conducting this work, several new policies have surfaced that has lead to this Update. A summary of work to date includes, but is not limited to, the following:

1. *Various Amendments to the Zoning Regulations:*
 - a. Establish a Design Review Board
 - b. Require applicants to consult the Natural Diversity Database and respond to findings
 - c. Updated flood zone regulations to protect properties and human life
 - d. Clarify application processes to become more 'user friendly'
 - e. Update application submission requirements to assist in review of applications and enforcement of development
2. *A comprehensive reorganization and update to the zoning regulations are underway which will:*
 - a. Incorporate and codify Low Impact Development
 - b. Make the regulations user friendly to promote business
 - c. Update definitions to respond to present day trends
 - d. Clarify uses that are permitted or prohibited
3. *Additional Studies have take place or are presently underway including:*
 - a. The completion the *Town Center Vision and Strategic Plan (Vision Plan)* to promote the creation of a town center and historic preservation of Jordan Village (see Future Land Use Map next page for location of study)
 - b. Community workshops to better understand hazards associated with natural and manmade disasters and promote resiliency
 - c. Conducted a workshop with the Mago Point Business Association to understand opportunities and promote continual open dialogue to promote business retention and expansion
 - d. Began drafting new zoning regulations for Mago Point. (see Future Land Use Map next page for location of Mago Point)
 - e. Received a \$500,000 STEAP Grant to study Mago Point revitalization opportunities and implement first phase redevelopment.

Policies of the 2012 Plan

While this Update strengthens several policies within the POCD, the following are the main guiding 2012 objectives this update reinforces for future implementation:

- Continue to Protect Historic / Archeological Resources (p. 34)
- Preserve Scenic Resources (p. 36)
- Seek To Create An Overall Town Center / Focal Point For The Community (p. 49)
- Promote business and economic development to meet local needs and maintain a favorable tax base (p. 58)
- Address Needs In The Business Triangle Area (p. 61)
- Address Needs In The Mago Point Area (p. 62)

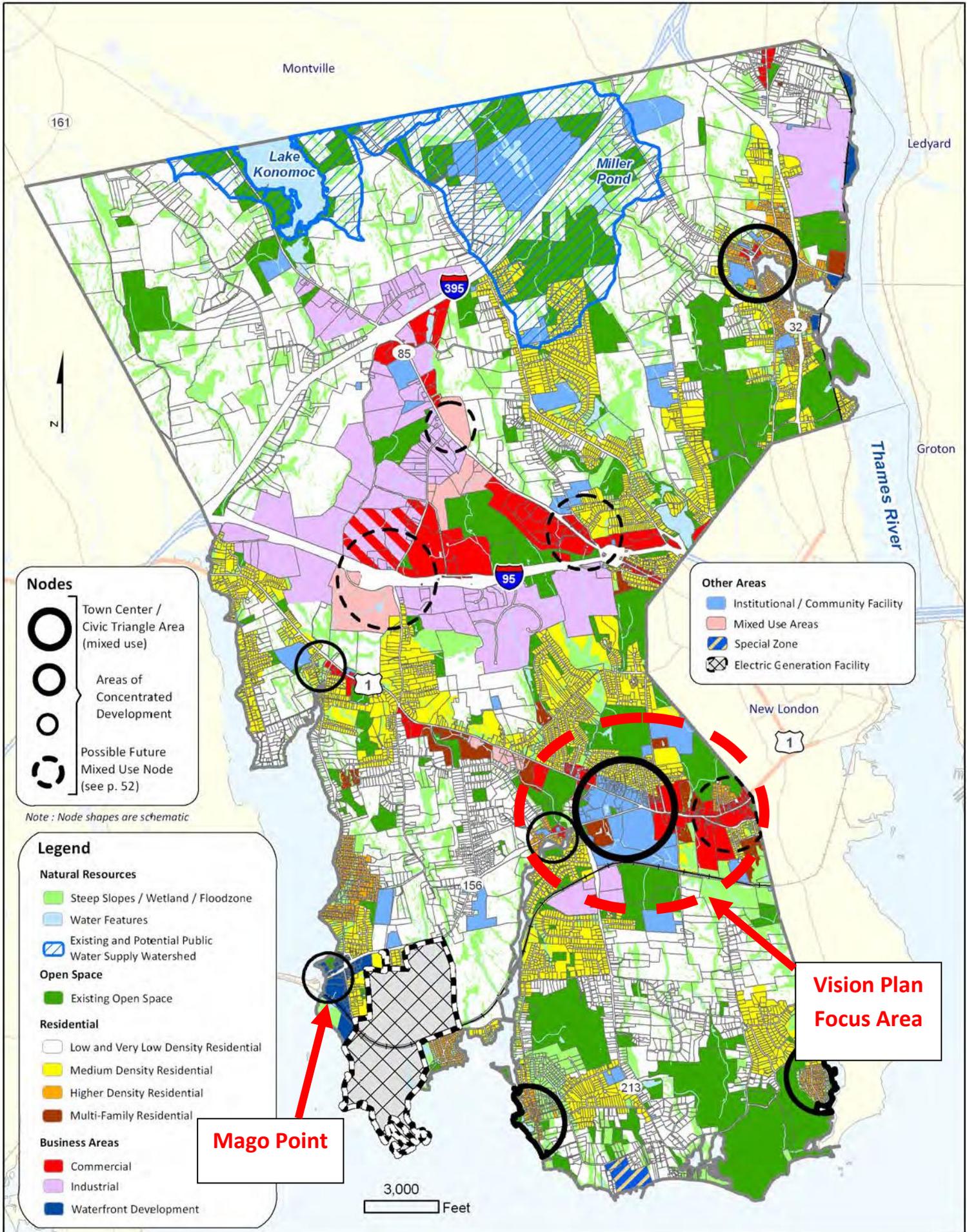
Furthermore, the strategies defined in this update are consistent with the 2012 Future Land Use Plan because (see map next page):

- Mago Point is identified as an area for concentrated development
- The Vision Plan focus is identified as an area of concentrated development and as future Town Center and Mixed Use nodes.



Future Land Use Plan

Waterford, CT



Nodes

-  Town Center / Civic Triangle Area (mixed use)
-  Areas of Concentrated Development
-  Possible Future Mixed Use Node (see p. 52)

Note : Node shapes are schematic

Other Areas

-  Institutional / Community Facility
-  Mixed Use Areas
-  Special Zone
-  Electric Generation Facility

Legend

Natural Resources

-  Steep Slopes / Wetland / Floodzone
-  Water Features
-  Existing and Potential Public Water Supply Watershed

Open Space

-  Existing Open Space

Residential

-  Low and Very Low Density Residential
-  Medium Density Residential
-  Higher Density Residential
-  Multi-Family Residential

Business Areas

-  Commercial
-  Industrial
-  Waterfront Development

Mago Point

Vision Plan Focus Area

3,000 Feet

Update A: Adopt the 2013 State's Locational Guide Map

This update acknowledges the change in the LGM and hereby adopts said map as part of the 2012 Plan of Conservation, Preservation and Development, replacing the LGM previously referenced.

Update B: Implement the Waterford Town Center Vision and Strategic Plan

Through a grant provided by the CT Trust for Historic Preservation's Vibrant Communities Initiative, the Town conducted a study to better understand preservation options of the historic resources within Jordan Village, a National Register Historic District. During this study it became apparent that to support preservation of Jordan Village, not only new zoning and other policies were necessary, creating opportunities outside of the Village to support it as a small scale historic resource was paramount, specifically to capitalize upon the widely underutilized commercial properties that exist.

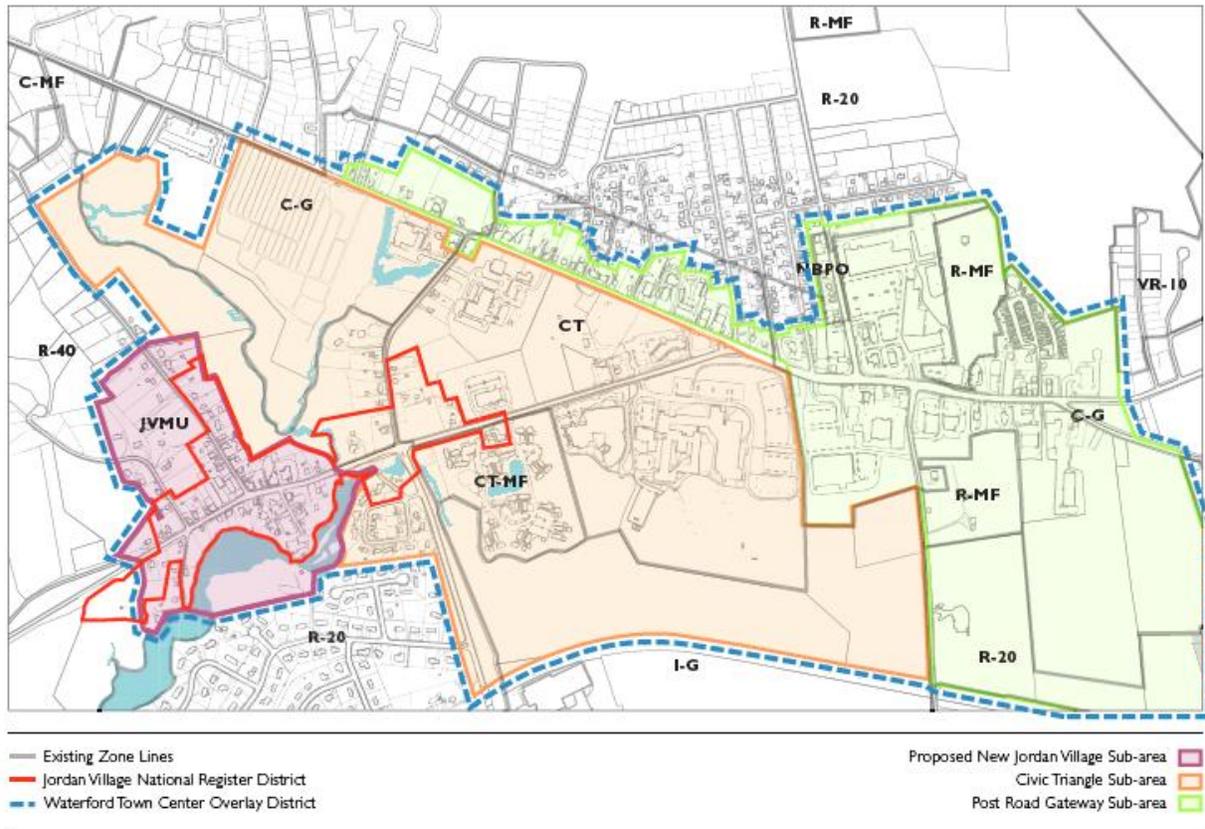
The Town Center Vision and Strategic Plan details specific zoning and land use strategies. And adopting the Vision Plan as a part of the POCD reinforces its importance and sets the ground work for implementation, including establishing various Village Districts under CGS §8-2j (see Updates B and C). This is step one in realizing a Town Center. Some specific strategic outcomes of the plan include:

- Create a new fixed classification Village District for a portion of Jordan Village
- Create two or more Village Districts for the Civic Triangle and Post Road Gateway
- Create streetscape connections along RT 156 and RT 1 to visually link Jordan Village, Civic Triangle and Post Road Gateway into a unified Town Center and Focal Point
- Restore and adaptively reuse the Nevins Cottage for cultural and/or small scale neighborhood retail
- Create Design Guidelines specific to the Civic Triangle and Post Road Commercial Area
- Establish partnerships between cultural organizations and agencies to program Jordan Green and associated buildings
- Reorganize the management structure of the Jordan Mill Park and enhance and maintain the park as a passive, educational recreational resource
- Create a greenway linking Jordan Mill Park to RT 1 and Jordan Brook to the north, including to Stenger Farm Park

On the following page a map describes potential locations of the areas that are appropriate for Village District designation. The supporting resources for these districts are described within their specific update which follow.

Implementation

1. Adopt the plan as part of the POCD through the adoption of this update.
2. Pursue funding (i.e. STEAP, CT Main Street Enhancement Program, CDBG) to fund various infrastructure improvements.
3. Continue to pursue policies that reinforce the Vision Plan's objectives.



DRAFT - May 15, 2014

Update C: Adopt a Village District (CGS §8-2j) for Jordan Village as described in the Town Center Vision

Jordan Village, a National Register Historic District, is the original settlement of Waterford and one of several hamlets that contributes to the identity of Waterford. Its charm is reminiscent of traditional village design and architecture. However, its zoning consists of 8 different and competing zoning classifications and whose bulk standards would not permit reconstruction in the same manner that exists. (See Vision Plan for specifics.) To that end, new zoning is required to preserve its National Register District designation. A Village District Classification is a desired strategy to help preserve and enhance its unique resources. Significant resources that contribute to the village's identity include:

- Listed in the National Register of Historic Places
- Proximity to, and scenic views of the Jordan Brook and Cove, including from within Jordan Mill Park
- This is Waterford's first settlement at the time the town annexed itself from New London in 1801.
- It is one of six hamlets that contribute to Waterford's overall character
- Is within the Jordan Brook watershed, requiring stringent stormwater management controls

Preserving these resources and ideals are paramount to maintaining the community's identity and developing a community focal point.

Implementation

1. Draft and adopt a Village District boundary and regulation as outlined within the Vision Plan
2. Adopt the Jordan Village Design Guidelines and use it as a tool for the Design Review Board and Planning and Zoning Commission as it reviews applications.

Update D: Adopt Village Districts (CGS §8-2j) for the Civic Triangle and Post Road Gateway areas as described in the Town Center Vision

The Post Road Gateway area, extending from the intersection of Rt 156 and RT 1 and extending to the New London city line, has developed over the years into a retail and commercial center comprised primarily of strip malls and incoherent small converted buildings. No consistent theme has evolved. This area is specifically noted in the 2012 POCD as the location for a walkable 'town center'. The Vision Plan envisions this area as evolving into a 'traditional town center'. However, regulations must be in place to guide development upon the landscape and the architectural styles to foster the vision of a true town center. A Village District may be a designation for this area because:

- It is a gateway into town from the east and one of two major commercial areas in town
- It is within the Jordan Brook watershed – a class A wild trout stream requiring preservation and stringent stormwater management and land use design controls
- It is vital to supporting and preserving economic development for the town and Jordan Village
- Is visually and physically linked to the Civic Triangle, the Town's governmental and educational 'hub'.

The Civic Triangle has long been a focal point of municipal government and education and is a vital link between Jordan Village and the Post Road Gateway area. Further significance of the Civic Triangle is also discussed within the 2012 POCD however, additional characteristics exist that make it a candidate for a Village District. They include:

- The Civic Triangle contains a portion of the Jordan Village National Register Historic District including the Jordan Green and Nevins Cottage
- Two buildings with potential to be listed on the State Register of Historic Properties, the Hall of Records (now the Youth Services Building) and Town Hall, resides within the Civic Triangle
- Civic Triangle Park, a passive and active recreational focal point
- Contains nearly all Town governmental services and some educational institutions, including, Town Hall, Library, Police, Emergency Operations Center, Youth Services Building, Community Center, Friendship School and Waterford High School

Implementation

1. Draft and adopt a Village District as generally outlined within the Vision Plan, with the potential to expand each district, or establish design controls, east and west along the Post Road Corridor.
2. Draft and adopt the Design Guidelines for each District.

Update E: Adopt a Village District (CGS §8-2j) for Mago Point ‘area’

The 2012 POCD specifically states to “Address Needs in The Mago Point Area”, (p. 62). Since the early 1990’s and as a result of ConnDOT rerouting traffic out of Mago Point, the Town’s only active commercial waterfront, the district has experienced a decline in business growth, many closing its doors. Now several vacant buildings and properties exist. Fortunately, in July 2014 the town has received a \$500,000 STEAP grant to promote redevelopment of the area. A master plan is underway and a façade improvement program has been established. To promote future redevelopment in a manner consistent with the future master plan, a Village District should be considered, providing regulatory options to guide development in a manner that is appropriate for this waterfront district. While no specific limits of this district have been identified, it may be appropriate to include the land areas nearby the intersection of RT 156 and West Road, such as described in the map to the right. This can capture passing motorists and help guide them towards the Mago Point waterfront (see map for general area of consideration outlined in red).



Mago Point possesses several characteristics that make a Village District an appropriate option for consideration:

- Direct waterfront access for commercial and recreational uses
- Small scale lots requiring comprehensive design controls while contributing to the creation of a unique coastal village
- Views and Vistas of the Niantic River, Oswegatchie Hill and Niantic Bay
- Overall commercial coastal setting is unique for Waterford

Implementation

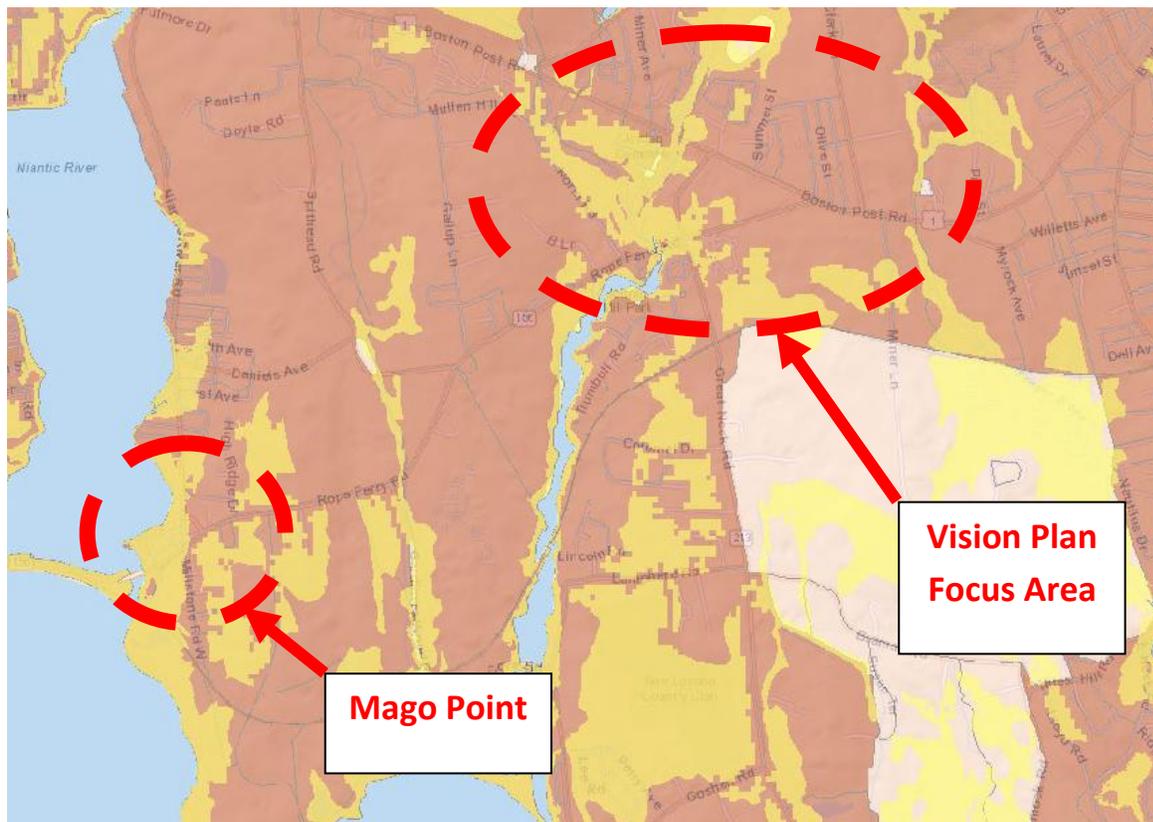
1. Develop a master plan for Mago Point and adopt it as part of the POCD
2. Define a new zoning district boundary while developing the master plan
3. Determine appropriate use classifications for the new district, which reinforce its coastal access and resources
4. Continue to invest in infrastructure for streetscapes, Mago Point Park and the development of a waterfront promenade
5. Promote design and engineering that protects water quality
6. Continue to promote awareness about the implications of stormwater runoff on natural resources
7. Draft and adopt a Village District boundary and regulation
8. Draft and adopt the Design Guidelines specific to Mago Point

Consistency with the Regional Plan of Conservation and Development and the 2013-2018 Conservation & Development Policies: The Plan For Connecticut

The State’s comprehensive plan has been significantly updated since Waterford’s 2012 plan became effective; however the state’s Growth Principals have remained unchanged. This section conveys which update (A-E as described in the next section) is consistent with each Growth Principal.

Growth Principal	A	B	C	D	E
#1 - Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure	x	x	x	x	x
#2 - Expand Housing Opportunities and Design Choices to accommodate a Variety of Household Types and Needs	x	x	x	x	x
#3 - Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options	x	x	x	x	x
#4 - Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands	x	x	x	x	x
#5 - Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety	x	x	x	x	x
#6 - Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis	x	NA	NA	NA	NA

Because these updates are consistent with the applicable Growth Principals, and because this update reinforces several objectives of the 2012 Plan, which plan was found to be consistent with the State’s Plan of Conservation and Development, it is the Commission’s opinion that this update is also consistent with the conservation and development policies of the state of Connecticut. The below Locational Guide Map shows these locations to be within Balanced (yellow) and Priority (red) funding areas.



The 2012 POCD was found to be consistent with the regional plan of development. Since there has been no change to the Region's plan or map, and the updates described herein are believed to be further promoting the policies of the Town's plan, it is surmised that this update is consistent with the Region's plan.