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CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT

(203) 797-4525
(203) 797-4586 (FAX)

March 24, 2013

To: Mayor Mark D. Boughton
City Council Members

From: Dennis I. Elpern, Planning Director

Re: Amendment to the Plan of Conservation & Development

According to Section 8-23 of the Connecticut General Statutes, the Danbury *Plan of Conservation & Development*, originally adopted in 2002, must be reviewed and amended by June 30, 2013 by the Planning Commission, following a public hearing. The draft amendment was approved by the Commission at their March 20, 2013 meeting. The Planning Commission must refer the draft amendment to City Council for review and comment at least sixty-five days prior to their public hearing scheduled for June 12, 2013. The draft amendment will be sent under separate cover.

To meet the June 30, 2013 deadline, we propose to amend the Plan Resolution by:

- (1) eliminating all recommendations which have been achieved since 2002, and
- (2) adding any new previously approved policy recommendations which have been agreed to by the City since 2002.

On the attached Plan Resolution, material to be updated or eliminated will have a ~~strikeout~~ through it, including completed projects. New previously approved policy recommendations not included in the original Resolution will be underlined. Only after the Plan has been updated in this fashion will the Planning Commission consider adding any new policy initiatives that have not been acted on by the City at this time. New material, including updated maps, will be updated later in the form of addenda to the original Plan Resolution. That action will follow prescribed procedures as set forth in the C.G.S., including referral to City Council for review and comment.

This should be a fairly routine exercise since all we are requesting at this time from City Council is for you to review the attached proposed Resolution to ensure that deletions and additions are correct and complete. Do not recommend new policy initiatives that have yet to be acted upon by an appropriate public body (e.g. City Council, Zoning Commission). That comes later.

Please respond in time for the Planning Commission's June 19, 2013 public hearing. Any proposed recommended changes by City Council requires a two-thirds vote to override.

We regret the short time frame for your review, for we have been waiting to the state to update their own Plan of Conservation and Development to check for any inconsistencies. However, the state has yet to act on their draft Plan, as prepared by OMB. We waited as long as we could but can wait no longer to meet the June 30, 2013 deadline.

Thank you for your consideration. Please contact me or Arnold Finaldi, Planning Commission Chairman, if you have any questions.

c: Jean Natale
Laszlo Pinter

DRAFT AMENDMENTS

3/20/13



**CITY OF DANBURY
PLAN of CONSERVATION & DEVELOPMENT
2002, AS AMENDED 2013**

**Mark D. Boughton
MAYOR**

**CITY OF DANBURY
PLANNING COMMISSION**

**Arnold E. Finaldi, Jr., Chairman
Kenneth H. Keller, Vice-Chairman
Fil Cerminara
Helen M. Hoffstaetter
Joel B. Urice
Michael S. Ferguson**

DEPARTMENT OF PLANNING AND ZONING

**Dennis I. Elpern, Planning Director
Sharon B. Calitro, Deputy Planning Director
Jennifer L. Emminger, Associate Planner
Timothy J. Rosati, Assistant Zoning Enforcement Officer
Joanne V. Read, Planning Assistant
Patricia M. Lee, Secretary**

This Plan of Conservation and Development represents a major departure from past efforts to plan for the future of the City, for although plans were previously adopted in 1958 and later updated in 1967 and 1980, they never played the vital role expected of them. All too often, planning in Danbury has been more of a practice that reacts to change than a process that anticipates and guides it.

The failure of these plans is not unique to Danbury. Historically, other cities and towns throughout the United States have also adopted plans that later proved to be both unrealistic and inflexible. Typically, they ignored the administrative, fiscal, political, and legal constraints that, in the end, undercut their chances of success. Priorities were rarely set among recommended actions and the specific steps necessary to reach their objectives were never fully explored, as though the plans could implement themselves. While they may have pointed their cities and towns in a general direction, the road maps were missing.

This Plan is designed to overcome these deficiencies by integrating it into a broader Comprehensive Planning Program, a program that emphasizes strategies as well as goals, process as well as product. The Program is divided into five major sections: (1) a review of past trends and forecasts for future changes in population, employment, and development patterns of the City, (2) findings of a community attitude survey conducted to assess public opinion on a wide range of planning issues, (3) background studies on eleven planning components, (4) the Plan itself, and (5) an Action Plan to implement it over time.

The Plan of Conservation and Development is the planning component of the Program. It is designed to set direction, establish development policies, and specify intended actions by City government. The Plan is adopted and amended by the Planning Commission pursuant to §8-23 of the Connecticut General Statutes, and is presented in resolution format and divided into eleven plans for each Program component. Each plan contains goals, policies and recommendations designed to address issues previously identified in the Program.

It is intended that the recommendations of the Plan will be implemented through a variety of programs, projects, and regulations, including but not limited to: (1) the capital improvement program and annual budget, (2) the enactment and enforcement of zoning, subdivision, and other regulations and codes, (3) the preparation and implementation of public improvement projects, and (4) the redevelopment of districts and neighborhoods.

In addition to the goals, policies and recommendations, several maps are included and adopted as part of the Plan of Conservation and Development to illustrate Plan policies.

This approach is needed now more than ever before. Over the past ~~30~~ 20 years, the population of Danbury has increased by ~~over 35~~ 23 percent; the number of housing units has climbed by 20 ~~65~~ percent, and jobs have soared grown by 22 ~~79~~ percent. The decline of manufacturing and the emergence of Danbury as a corporate office and retail center have changed the complexion of the City and its physical form. The mix of racial and ethnic groups has become richer and the sound of forty-five different languages can now be heard within City schools and on City streets.

Though all of these changes are indicative of a vibrant community, they bring with them an increasing number of growth related issues: traffic congestion, escalating housing costs, ever-expanding service demands, and a continuing loss of open space. Clearly, a new plan is needed to address these immediate concerns as well as to set a direction for the future. But changes in administrative processes are also required to avoid the failings of the past. Plan implementation will need to receive as much attention as plan preparation.

The Plan of Conservation and Development has enough flexibility to address changing priorities while still retaining an underlying foundation of purpose and direction. Nevertheless, adoption of the Plan alone will not guarantee its ultimate success. While city planning can provide a vision of the future, an assessment of needs and available resources, and recommendations for future action, its ultimate success will depend upon a community-wide commitment without which no single plan, no matter how well designed, can fully succeed. In the final analysis, successful city planning requires the confidence to act rather than simply react to change, and summons all of us to express, in our deeds as well as our words, the will and the determination to shape the future of our City. ★

This Plan, originally adopted by the Planning Commission in 2002, was amended in 2013 to remain current with City policies and actions and to reflect applicable state and regional planning policies.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT
MARCH 1, 2002, AS AMENDED _____, 2013

RESOLVED by the Planning Commission of the City of Danbury:

WHEREAS, the Charter of the City of Danbury and the General Statutes of Connecticut authorize the Planning Commission to prepare a Plan of Conservation and Development for the City; and

WHEREAS, the Planning Commission has determined that such a Plan is necessary to promote the coordinated development of the City and the general welfare and prosperity of its people; and

WHEREAS, the Department of Planning and Zoning, on behalf of the Planning Commission, has conducted studies and prepared a Plan of Conservation and Development as part of its Comprehensive Planning Program; and

WHEREAS, the Planning Commission has received the recommendations of the Department of Planning and Zoning for study and revision; and

WHEREAS, the Planning Commission has referred the proposed Plan of Conservation and Development to the City of Danbury ~~Common~~ City Council and HVCEO for review and comment pursuant to the General Statutes of Connecticut; and

WHEREAS, the Planning Commission has held a public hearing on the Plan of Conservation and Development pursuant to the General Statutes of Connecticut and has complied with all other laws governing adoption of a Plan of Conservation and Development,

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of the City of Danbury, Connecticut, that the Planning Commission does hereby adopt the following "Plan of Conservation and Development" for the City of Danbury, as amended, including all related information contained herein.

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PART 1

GENERAL PROVISIONS

SECTION 1: NATURE AND PURPOSE.

1.1 Definition and Nature of the Plan.

The Plan of Conservation and Development constitutes the planning component of the Comprehensive Planning Program. It is composed of goals, policies and recommendations designed to promote the coordinated development of the City and the general welfare and prosperity of its people, and includes strategies and recommendations for its implementation.

1.2 Purpose of the Plan.

The purpose of the Plan is to:

- guide and coordinate municipal decision making on public matters affecting the future development of the City;
- inject long-range considerations into the determination of short-term actions and the expenditure of public funds;
- balance conflicting needs and desires for public action through a comprehensive planning process;
- provide a mechanism by which community development decisions may reflect accepted principles and practices of city planning; and
- promote the general public interest through the democratic determination and implementation of community development objectives.

1.3 Relationship to the Comprehensive Planning Program.

The Plan of Conservation and Development is based, in whole or in part, upon the findings and recommendations of the Comprehensive Planning Program and subsequent actions of the City. Reference in the Plan to various findings, concepts, principles, standards, and other material found within the Planning Studies chapter of the Program is intended to provide further guidance to the Planning Commission, Zoning Commission and other City agencies in the formation of specific plans, programs, policies, and regulations of the City and in the adoption, administration and enforcement of land use regulations, as permitted by law.

SECTION 2: CONTENT.

2.1 Goals, Policies and Recommendations.

The Plan of Conservation and Development includes goals, policies and recommendations for each of the several plan components contained herein. For the purposes of this Plan, goals are defined as general statements of desired future conditions relating to major elements of the Plan; policies are sub-elements of goals that define an approach to be followed in the attainment of a goal; and, recommendations include conduct to be followed or operational actions to be undertaken as part of an overall strategy to implement policies. It is the intent of this Plan of Conservation and Development that each recommendation for operational action will be implemented over time through the Action Plan of the Comprehensive Planning Program, as periodically amended.

2.2 Plan of Conservation and Development Maps.

The Plan of Conservation and Development includes several maps that illustrate by colors, symbols, and graphic patterns the conservation and development policies and recommendations of the Plan relating to (1) land development, (2) the Urban Core District, (3) the West Side District, (4) environmental protection, and (5) public improvements and acquisitions. The maps may be amended at anytime by the Planning Commission to reflect changes in public policy, pursuant to provisions of the Connecticut General Statutes. Where there is a conflict between the maps and the goals, policies and recommendations of the Plan, the map designations shall control.

2.2.1 Land Use Designations.

Land use designations on the maps include the following predominant land uses. The uses listed below are not intended to be inclusive of every use to be considered for each designation, but rather are presented to indicate major land uses that may be supplemented by other complementary uses. It is intended that these land use designations will be implemented by appropriate zoning districts. These designations do not include floating zones (e.g. PUDs).

Rural: Single family homes at a typical density of one unit per 2+ acres; schools, churches, parks and open space for passive recreation (e.g. hiking, picnicking), farming, forest or wildlife reservations, and similar rural uses.

Single Family: Single family homes at typical densities ranging from 5 units per acre up to one unit per 2 acres, at locations appropriate for their density; customary neighborhood uses, and parks and recreational facilities (e.g. ballfields and courts, play lots, swimming, picnicking, golf courses, and other similar uses, but excluding all recreational uses operated for profit) in appropriate locations.

Multi-family Development and 1&2 Family Neighborhoods: (1) Multi-family developments with typical densities ranging from 4 to 17 units per acre, depending on housing type, at locations appropriate for their use and density, or (2) existing 1 and 2 family neighborhoods with densities up to 8 units per acre; and, assisted living facilities and nursing homes, day care centers, parks and recreational facilities, and other customary neighborhood uses in appropriate locations.

Mixed Residential & Limited Commercial: (1) Single or multi-family development with densities up to 17 units per acre, depending on housing type, at locations near the downtown and hospital, (2) planned neighborhood development, or (3) transitional areas with residential uses and commercial uses with limited traffic generation (specifically excluding, among others, fast food restaurants, convenience stores and drive-in facilities); and, customary neighborhood uses.

Central Business District: A wide range of retail sales and services, medical facilities, offices, entertainment, residences, and community facilities, but specifically excluding adult business uses.

Limited Commercial: Retail sales and services with limited traffic generation (specifically excluding, among others, big box retail, fast food restaurants, convenience stores and drive-in facilities), offices, schools, and churches.

General Commercial: A wide range of retail sales and services, offices, medical facilities, entertainment, community facilities, wholesale distribution, assisted living and nursing homes.

Mixed Light Industry & Office and Transportation: Airport and related facilities, offices, conference centers, light manufacturing, research and development, printing and engraving, wholesale distribution and warehouses, expressways, railroad freight yards, and bus terminals.

Heavy Industry: General manufacturing and assembly, offices, wholesale distribution and warehouses, storage of construction materials, extractive industries, motor vehicle repair, wrecking, and junk yards, truck terminals, and public utilities.

Major Institutions: Public schools, Western Connecticut State University, Danbury Hospital, and the Federal Correctional Institution.

Public Parks and Recreational Facilities: Municipal and state parks and recreational facilities.

Public Open Space: Major land areas left largely undeveloped, including Water Department lands and reservoirs, and lands used for passive recreation (excluding ball fields and courts, golf courses, and similar uses).

Lakes and Rivers: Lakes and the Still River.

Wetlands: Major wetlands.

2.2.2 All maps are compiled from multiple data sources with different scales and projections. They do not meet National Map Accuracy Standards and should only be used for general planning purposes.

SECTION 3: USE OF THE PLAN OF CONSERVATION AND DEVELOPMENT.

3.1 Implementation.

It is the intent of the Planning Commission that the Plan of Conservation and Development will be implemented through a variety of plans, programs, projects, and regulations so recommended herein and included within the Action Plan of the Comprehensive Planning Program, including but not limited to: (1) the capital improvement program and annual budget, (2) the enactment and enforcement of zoning, subdivision, and other regulations and codes, (3) the development and implementation of plans for public improvements, and (4) the redevelopment of districts or neighborhoods.

3.2 Zoning Regulations.

3.2.1 Proposed zoning regulations or boundaries or changes thereof to the Zoning Regulations shall be referred to the Planning Commission for a report as specified in §8-3a of the C.G.S. The report shall contain the findings of the Planning Commission on the consistency of the proposed regulation or boundaries or changes with the Plan of Conservation and Development and any other recommendations the Commission deems relevant, and shall include the reasons for the Commission's vote thereon.

3.2.2 In adopting Zoning Regulations or amendments thereto, the Zoning Commission shall consider the Plan of Conservation and Development, as specified in §8-2 of the C.G.S.

3.3 Subdivision of Land.

In its review of proposed subdivisions of land, the Planning Commission shall determine that proposed streets are in harmony with existing or proposed principal thoroughfares shown in the Plan of Conservation and Development, especially in regard to safe intersections with such thoroughfares, and so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs, as specified in §8-25 of the C.G.S.

3.4 Municipal Improvements.

In its review of municipal improvements as provided for in §8-24 of the C.G.S., the Planning Commission may include in its report to ~~Common~~ City Council a statement as to whether or not the proposed improvements are in accordance with the Plan of Conservation and Development.

3..5 Open Space.

In preparing the Plan of Conservation and Development, or amendment thereto, the Planning Commission may designate areas that it recommends for preservation as open space land. Upon approval of such designation by the ~~Common~~ City Council, land so designated in the adopted Plan may be classified as open space land for purposes of property taxation in accordance with §12-107e of the C.G.S.

SECTION 4: ACTION PLAN.

4.1 Preparation.

To implement the Plan of Conservation and Development, the Planning Commission shall annually prepare and recommend to the Mayor an Action Plan, which Plan shall consist of a Capital Improvement Program and annual Capital Budget which shall include an Annual Planning Program and Five-Year Plan consisting of all capital plans, programs, and projects, and regulations which, in the judgment of the Commission, should be undertaken in the ensuing fiscal year and for the five fiscal years thereafter, ~~and shall identify the relationship of each proposed action to the Plan of Conservation and Development,~~ the department or agency of the City responsible for each action, the year(s) in which such actions are to be undertaken, and any estimated capital expenditures associated with each action. As part of the Action Plan, regulatory responsibilities of the Department of Planning and Zoning shall be included in their annual budget proposal to City Council.

4.2 Revisions.

The Action Plan shall be updated each year to maintain an annual and five-year projected schedule of recommended plans, programs, projects, and regulations. The updated Action Plan, including the CIP, Capital Budget, and departmental budget Annual Planning Program and Five-Year Plan, shall be submitted each year to the ~~Mayor City Council~~ for consideration as required by law. ~~along with the recommended Capital Improvement Program. The Capital Improvement Program annually submitted to the Mayor by the Commission for consideration shall include capital expenditures identified in the Action Plan.~~

PART 2

GOALS, POLICIES & RECOMMENDATIONS

PREFACE

By the end of the twentieth century, the people of Danbury had every reason to be optimistic about the City's future. Jobs were plentiful, stores were filled with shoppers, crime was low, the housing market was booming, and health, education, and recreational opportunities were widely available. Few could find reason to worry about the future when the present was so promising.

But, the future is not a promise and there are no guarantees that the past will be prologue. Complacency, indifference, and uncertainty can all cause the City to lose its will and lose its way. Numerous cities throughout history have seen their moment in the sun eclipsed.

And, one need not look far to find reasons for concern. The following are very real possibilities for the future, though they can be avoided by taking appropriate action now.

- All roads leading into the City will become more than congested and, as national chains replace local businesses, the City will come to look less and less distinct and more and more like every other place, and no particular place at all.
- As vacant land becomes scarcer, forests will be felled, hillsides leveled, and wildlife habitat lost. Any connection with the natural world will require long trips to distant places.
- The downtown will be largely discarded as a remnant of the past while the older neighborhoods around it become ghettos replete with all the social pathologies of urban poverty. Historic structures, links to the City's past, will be demolished or altered beyond recognition.
- Economic expansion will falter as sites reserved for future industrial and corporate development are lost to the demands of short-term gain.
- And, the response by City government to these challenges will too often be tentative, incremental, and uncoordinated as policies, regulations and management act as though each were separate concerns unrelated to one another.

To avoid these scenarios and to secure the promise of the City for future generations requires a vision of the future and a plan to make it a reality. That vision can be expressed in the following way.

VISION STATEMENT
PLAN OF CONSERVATION AND DEVELOPMENT

1. The City will balance growth and development with the protection and enhancement of the quality of life of the community.
2. The downtown will ~~once again~~ be the primary focus of City life, with a diversity of activities and thriving businesses, varied entertainment, transportation services, high quality housing, exceptional urban design, the preservation of historic buildings, varied entertainment, and a vibrant street life streets both interesting and pleasant for walking.
3. The West Side will be the focus of future development in the City, hosting new growth industries and creatively designed neighborhoods.
4. The business climate throughout the City will continue to improve, creating jobs, expanding the tax base, and fostering sustainable economic development.
5. The natural environment will be protected for the use and enjoyment of present and future generations and a varied park and open space system will provide for the active and passive recreational needs of people of all ages.
6. Residential neighborhoods will be secure places of nurture, and decent housing will be available for all residents.
7. Important historic and archaeological resources will be preserved and enhanced.
8. Public facilities, schools and utilities will provide excellent service to the community and will continue to be improved to meet the growing and changing needs of the people.
9. A balanced, safe and efficient transportation system will become a reality, one that serves, rather than determines, planned development patterns of the City.
10. And finally, the City will remain the leader of the Housatonic Valley Region and take its rightful place among the vital urban centers of Connecticut and the Tri-State Metropolitan Region.

While none of this will be easy, all of it can be done. Surely, the past should give us confidence in our abilities to meet the challenges of the future. The City could have remained a charred casualty of war after being burned by the British; it could have refused to diversify its economic base; and, it could have given up on its downtown. It could have allowed all of these things to happen, but it didn't.

This Plan of Conservation and Development is designed to meet the problems of the present and to chart a course for the future. With the vision of its people and the wealth of its resources, Danbury can ensure that it not only will endure, but will prevail in the years ahead.

SECTION 1: LAND DEVELOPMENT PLAN.

The City of Danbury has undergone extensive development during the past ~~forty~~ fifty years, changing from a rural community surrounding a compact urban core into a city exhibiting all the major features of contemporary urban growth patterns. During this time, the land area devoted to residential uses more than tripled in size, commercial land more than doubled, and industrial land quadrupled. The future development potential of the City will depend on careful planning for the use of ever-limited land resources.

Principles and standards have been developed to guide land use decisions. These relate to location, health and design, and also include performance standards to control nuisances. Development principles have been defined to reduce land use conflicts, mitigate the impact of development on the environment, and to help ensure that road and utility systems are capable of serving new growth.

Land use regulations need to be periodically reviewed and amended to remain current with evolving development patterns and City needs. New methods should be explored to improve efficiencies in the permit process.

GOAL: DEVELOPMENT PATTERNS THAT ACCOMMODATE GROWTH WITHOUT DIMINISHING THE QUALITY OF LIFE OF THE CITY.

An urban growth management system needs to be ~~established~~ maintained that accommodates growth while protecting the environment and residential neighborhoods. Improvements in land development planning requires considered revisions in land use regulations to address changing development practices, streamlining of the permit process, and coordination of land use decisions with plans for improving transportation networks and utility systems.

POLICIES AND RECOMMENDATIONS.

A. Growth Management.

Manage growth and development by following the Plan of Conservation and Development and the future development patterns presented in the Comprehensive Planning Program, as follows.

- 1. Concentrate future commercial, industrial, and medium to high-density residential development in the Urban Core and Urban Development Areas.
- 2. Limit development in Suburban Areas to predominantly low-density residential neighborhoods.
- 3. To protect environmentally sensitive areas, restrict development in Conservation Areas to primarily very low and rural density single family homes and traditional neighborhood and rural uses.
- 4. Enhance neighborhood centers for the use and enjoyment of the surrounding area.

B. Planning and Zoning Coordination.

Ensure that the land use regulations of the City are in accordance with the Plan of Conservation and Development.

- 1. Amend the land use regulations of the City to be consistent with the Plan of Conservation and Development, including all maps contained herein.
- ~~2. Combine the Planning and Zoning Commissions, as provided for by law, to enhance coordination between the land use policies of the City and the Zoning Regulations.~~
- 3. Support amendments to the C.G.S. to require zoning regulations be in accordance with the Plan of Conservation and Development.

C. General Zoning Amendments.

Ensure that the Zoning Regulations meet existing and future needs of the City.

1. Eliminate uses that conflict with or are unrelated to the purpose and intent of the zoning district in which they are allowed.
2. Convert special exception uses to permitted uses when the appropriateness of such uses is not dependent upon site specific considerations.
3. Rezone isolated lots and small remnants of land to be consistent with surrounding zoning districts where such will not create spot zoning.
4. Update the Trip Multiplier Table, as necessary.
5. Update off-street parking and loading space requirements, as necessary, and revise parking lot requirements to ensure safe, attractive, and efficient design.
6. Retain or enact environmental regulations and programs to protect environmentally sensitive areas, including public water supply watersheds, wetlands, floodplains, aquifers, steep hillsides, and extensive woodlands.
7. ~~Institute a design review process to~~ Encourage improvement in the design of new structures, additions, renovations, and landscaping, and recognize exceptional examples in design.
8. Clarify and strengthen landscaping requirements.
9. Provide buffer yards, as appropriate, to limit land use conflicts; avoid rezonings which will, by their very nature, create such conflicts.
10. ~~Change the approval for excavation operations from the granting of a special permit to the granting of a special exception; restrict extractive industries to the IG-80 zoning district.~~

D. Residential Neighborhoods.

Ensure the proper development and protection of residential neighborhoods.

1. Apply accepted location criteria and the zone change criteria in the Zoning Regulations when reviewing applications for rezonings of land for residential purposes.
2. Require site plans and subdivisions for residential dwellings to meet accepted health and design considerations, as permitted by law.
3. Restrict development in Conservation Areas to primarily very low and rural density single family homes and traditional neighborhood and rural uses.
4. Amend the Zoning Regulations where necessary to protect residential neighborhoods and improve housing design.
5. Where applicable, rezone stable single family neighborhoods to appropriate single family zoning districts.
6. ~~Create an R-2 Zoning District permitting 1 and 2 family dwellings for existing neighborhoods exhibiting such predominant development patterns.~~
7. Restrict allowed uses in RA zoning districts to neighborhood residential uses and, where necessary, existing uses of limited number and extent.
8. ~~Consider the creation of~~ Continue permitting a planned unit development zoning district as a floating zone in Urban Development Areas that allows neo-traditional development in suitable areas.

E. Commercial Development.

Improve planning and zoning for commercial development.

1. Apply accepted location criteria and the zone change criteria in the Zoning Regulations when reviewing applications for rezonings of land for commercial purposes.
2. ~~Amend~~ Continue enforcing provisions of the Zoning Regulations to improve the design of commercial development.
3. Refrain from increasing the amount of land zoned for retail development at the expense of other needed land uses located in areas appropriate for their development.

4. Encourage new development in the downtown to follow development standards that promote contextual design and compatible development.
5. Ensure that new shopping centers or expansions to existing shopping centers meet improved planning development standards.
6. Ensure that highway commercial development is designed to prevent the proliferation of driveways and to provide safe, attractive, and efficient parking lot layouts.
7. ~~Improve~~ Maintain regulations to better control the unnecessary proliferation and poor design of signs.
8. Only allow uses in the CL-10 Zoning District that are relatively low traffic generators and, where advisable, rezone CL-10 areas to commercial zoning districts more appropriate to their existing uses.
9. Restrict CN-5 and CN-20 Zoning Districts to designated neighborhood centers and review existing CN-5 and CN-20 zones to determine if more appropriate zoning districts apply.

F. Industrial and Corporate Office Development.

Promote orderly and needed industrial and corporate office development.

1. Maintain the supply of land zoned for light industrial and corporate office use, as specified herein and indicated on the *Plan of Conservation and Development Land Development Plan Map*.
2. Apply accepted location criteria and the zone change criteria in the Zoning Regulations when reviewing applications for rezonings of land for industrial and corporate office purposes.
- ~~3. Amend the Zoning Regulations to improve the design of industrial and corporate office development.~~
4. Ensure that new office buildings and office parks meet improved planning development standards, as permitted by law.
5. Ensure that proposed industrial districts and parks meet improved planning development standards, as permitted by law.
- ~~6. Eliminate uses unrelated to industrial and corporate office development in the IL-40 Zoning District.~~
7. Update Maintain and enforce performance standards to control nuisances emanating from industries.

G. Subdivision Regulations.

Improve subdivision standards and procedures and eliminate unnecessary costs.

1. Continue to review ~~Reorganize~~ the Subdivision Regulations to promote clarity and ease of use.
2. Review and update standards governing parcels, lot layout, street design, public improvements and utilities, environmental protection, and the dedication of land, as necessary.
3. Continue to review the need for ~~elimination~~ expensive requirements for improvements that exceed reasonable standards necessary for the desirable and adequate development of land.

H. Permit Process.

Improve the land development permit process.

1. Continue to explore ~~Adopt~~ means of expediting land use reviews and the use of computer technology to facilitate the review and issuance of permits.
- ~~2. Expand the use of computer technology to facilitate the review and issuance of permits.~~
3. Continue improvements in management and staff training.
4. Establish quality standards and performance measurements; evaluate personnel and operating procedures to determine necessary changes to the system.

I. Transportation and Utilities.

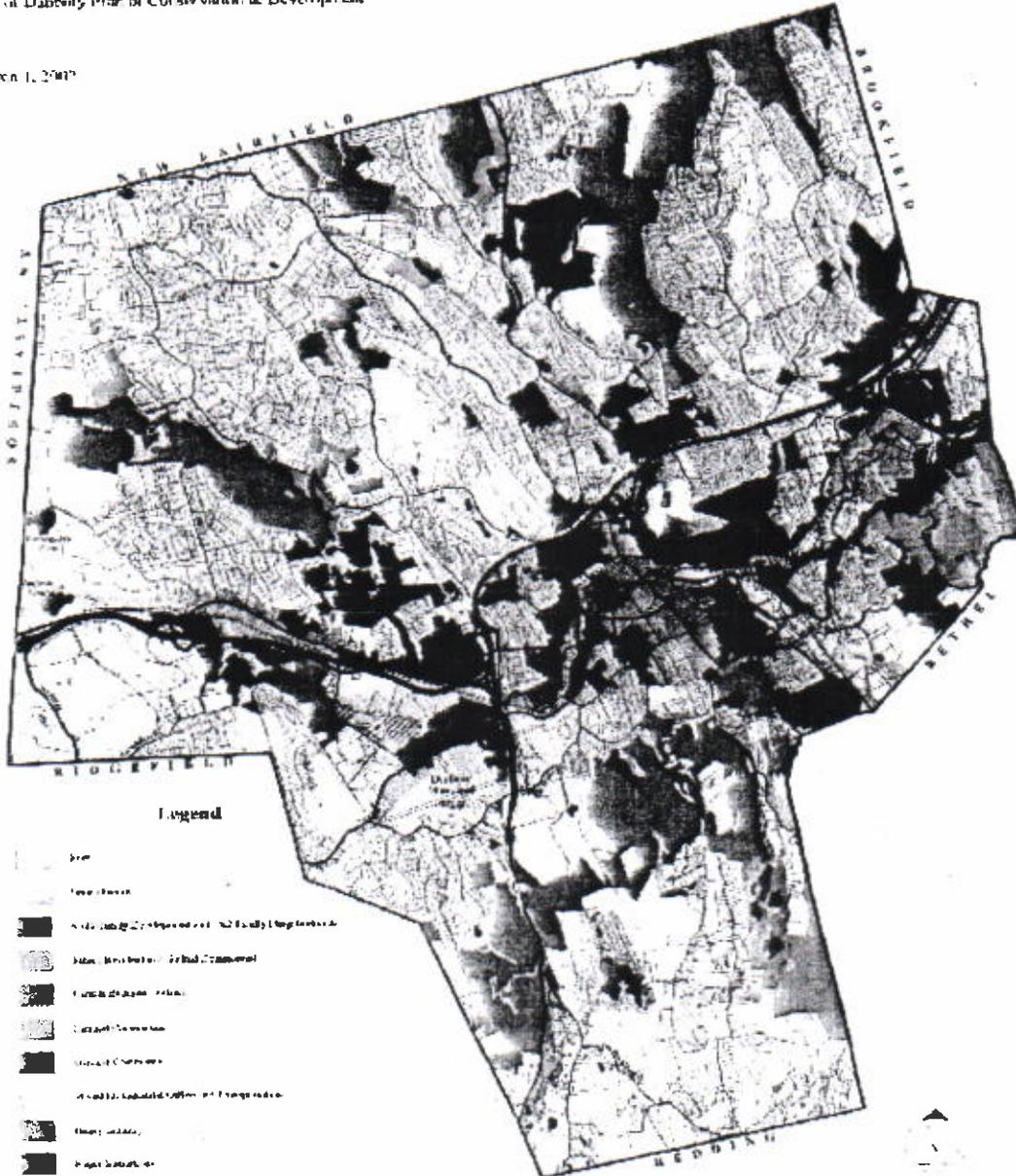
Ensure that proposed land development is capable of being adequately supported by transportation and utility systems.

1. Coordinate land use and transportation decisions to ensure that roads and highways will be capable of accommodating existing and new development without significant declines in traffic safety or efficiency LOS because of traffic generated by new development.
2. Undertake road and highway improvements as proposed in the PCD "Transportation Plan."
3. Extend or upgrade public sewer and water systems within service areas as necessary to support planned development.
4. Undertake utility improvements as proposed in the PCD "Public Facilities and Utilities Plan."

City of Danbury Plan of Conservation & Development Land Development Plan Map

This is the Plan of Conservation and Development map referred to in Part I, Section 7 of the City of Danbury Plan of Conservation & Development.

March 1, 2007



Legend

- Open
- Open Forest
- Single-Family Residential - Single-Family Detached
- Medium-Density Residential - Attached
- Medium-Density Residential - Detached
- Light Industrial
- General Commercial
- Limited Commercial/Office/Professional
- Heavy Industrial
- High Industrial
- Public Use and Recreation
- Public Use/Office
- Agriculture
- Forest



Planimetrics

SECTION 2: URBAN CORE DISTRICT PLAN.

The Urban Core of Danbury consists of the central business district and surrounding neighborhoods that comprise much of the historic City prior to its consolidation in 1965 with the Town of Danbury. The Core is a diverse area consisting of a mix of different racial and ethnic groups, residential neighborhoods, a dense downtown and adjoining strip commercial development, and neighborhood centers. The downtown has been the focus of major revitalization efforts over the past decades and today serves as the financial, government, and transportation center of the Region. The Urban Core includes the Downtown Revitalization Zone as specified in the report *Downtown Danbury: Issues and Recommendations 2010* prepared by the Main Street Renaissance Task Force.

Continued efforts are needed to promote economic development, maintain and to improve transportation, infrastructure, and parking, public facilities, and open space. Urban design principles and standards have been developed for the downtown to maintain coherent and harmonious development.

Areas have been targeted for the removal of blighted houses and the stabilization of residential neighborhoods. Future attention is necessary to continue improvements to the Main Street corridor and other neighborhoods in the Urban Core.

GOAL: AN URBAN CORE THAT SERVES AS THE PRIMARY FOCUS OF CITY LIFE.

The City should strive to improve and strengthen the Urban Core by increasing the economic vitality of the downtown and neighborhood centers, improving its housing stock, stabilizing neighborhoods, and making the downtown a more attractive place to live and work. Public improvements should support these objectives through the implementation of an overall program designed to improve roads, parks, sidewalks, public facilities, and downtown parking.

POLICIES AND RECOMMENDATIONS.

A. Revitalization of the Urban Core.

Increase the vitality of the Urban Core by managing growth and development and implementing the public improvements indicated herein.

1. ~~Continue implementation of the *Downtown Danbury Redevelopment Plan*, allowing for future expansion to the redevelopment area wherever advisable.~~
2. Encourage retail development in the downtown center.
3. Maintain efforts to improve neighborhood centers at Wooster Village and "Portuguese Square."
4. Support the restoration of ~~Acquire and restore~~ the Palace Theater as a center for the performing arts.
5. Identify brownfield sites and assist in evaluating and remediating soil and/or groundwater contamination on such sites.
6. Continue the prohibition of adult businesses in the C-CBD zoning district.
7. ~~Rezone areas in the Urban Core to be compatible with the *Plan of Conservation and Development Map*.~~
8. Encourage high density housing in the Main Street corridor; require setbacks sufficient for adequate light and air as required by the building code.
9. Implement the *Downtown Danbury Main Street North Revitalization* plan.
10. Prepare a plan for the Main Street South Revitalization Area.
11. Establish Promote safe neighborhood programs where needed.
12. ~~Institute~~ Implement design standards that promote crime prevention in buildings and on sites.

B. Housing.

Improve housing in the Urban Core through efforts designed to stabilize neighborhoods.

1. Provide CDBG funding to assist in the rehabilitation of major systems or features, including the window and door replacement pilot program.
2. Acquire abandoned residential properties, as feasible, for subsequent resale and rehabilitation.
3. Study zoning patterns of residential neighborhoods in the Urban Core and take appropriate actions for neighborhood preservation.
4. ~~Eliminate incompatible non-residential uses from the R-3 Zoning District and restrict its application to areas where existing uses and densities are comparable.~~
5. Continue to assist in the development and implementation of neighborhood plans for the Elm/Beaver, Rowan Street, and Blind Brook neighborhoods.

C. Design.

Improve the visual quality of the Urban Core.

1. ~~Prepare and~~ Promote the use of architectural and urban design guidelines for the downtown.
2. Increase the enforcement of sign regulations to better control the type, number, and placement of commercial signs.
3. Encourage commercial property owners to undertake needed facade renovations.
4. Enhance landscaping at ~~intersections and parks, including Kennedy Park and the vacant parcels at the intersection of Balmforth Avenue and White Street and at the division of Maple and Balmforth Avenues near North Street.~~
5. Implement provisions of Amend §18-25 of the Code of Ordinances, as necessary, to ensure that a deferral of increases in tax assessments for eligible improvements in the downtown may be granted only when such proposed improvements comply with established urban design guidelines.
6. Consider measures designed to promote historic preservation in the Main Street Historic District.

D. Public Improvements.

Improve and expand public improvements as necessary to serve the downtown.

1. ~~Construct a new parking garage in the downtown.~~
2. Enhance the landscaping of the Delay Street parking lot.
3. Implement needed road and streetscape improvements.
4. ~~Improve access to the downtown from Exits 5 and 6 of I-84.~~
5. Implement needed sidewalk improvements.
6. Undertake drainage improvements to prevent periodic flooding by Blind Brook and the East Ditch.
7. ~~Develop plans for a public park in the Blind Brook neighborhood.~~
8. Undertake a comprehensive long-range parking study for the downtown.

E. Transportation.

1. Improve roadway and streetscape of Main Street from Boughton Street to the South Street intersections.
2. Improve roadway and streetscape of the West Street and Lake Avenue corridors.
3. Improve roadway and streetscape of the Triangle Street and Coal Pit Hill intersection.
4. Implement sidewalk improvements for general and Walk-to-School activities, where necessary.

**City of Danbury
Plan of Conservation & Development
Urban Core District Plan Map**



Land Use

Rural	Current Business District	Public Parks and Recreational Facilities
Single Farms	Aerial Reserved	Public Open Space
Medium-Density Development (rd. & 2 Family High/Lowlands)	General Commercial	Lakes and Rivers
Mixed Residential / Limited Commercial	Mixed Use (Retail/Office and Transportation)	Wetlands
	Heavy Industry	
	Village Institutions	

Public Improvements & Acquisitions

Urban Core District Boundary	Blind Brook Park
Revitalization Areas	Police Theatre
Street Widening	Danbury Public Library
Intersection Improvements	Public Parking Garage
Bridge Improvements	





This is the Plan of Conservation and Development map selected to be PART I, Section 2 of the City of Danbury Plan of Conservation & Development.

Source: Danbury P&Z

SECTION 3: WEST SIDE DISTRICT PLAN.

The potential of the West Side District to experience future development has been demonstrated by the rate in which new development has been attracted to the area in recent years. Sizable tracts of undeveloped lands are available. Nevertheless, development potential is not uniform throughout the District and residential neighborhoods, environmental constraints, and the airport protection zone place limits on growth.

The 'Reserve' planned neighborhood district is ~~Largely vacant lands west of Old Ridgebury Road~~ are key to the District meeting its full development potential, though other vacant lands can be found along Kenosia Avenue and Mill Plain Road. Transportation and utility improvements will be needed. But, attention to protecting the environmental and acquiring open space are equally important to ensure balanced growth.

GOAL: DEVELOPMENT OF THE WEST SIDE DISTRICT AS THE MAJOR GROWTH CENTER IN THE CITY.

The City should actively promote the West Side District as the major center for future economic development. Targeted land development should include future corporate offices, research and development firms, light industry, and housing. Road and utility improvements are necessary to encourage new growth and development. However, future growth needs to be managed and measures taken to protect existing residential neighborhoods and the environment.

POLICIES AND RECOMMENDATIONS.

A. Land Development.

Promote land development patterns that will encourage future development of the West Side District.

- ~~1. Consider the creation of a planned unit development zoning district as a floating zone in Urban Development Areas that allows neo-traditional development.~~
2. Control the unnecessary proliferation and poor design of signs.
3. Implement the land use recommendations of the 1995 Master Plan for the Danbury Municipal Airport relating to land acquisition, control of adjacent land uses, and updating the Airport Protection District regulations.
- ~~4. Review the nature of complaints about Airport noise and consider the feasibility of remedial action to mitigate noise.~~
5. To prevent through traffic, retain the unimproved portion of Briar Ridge Road from the entrance to the Ridgebury Hills subdivision to the vicinity of Rolf's Drive.
6. Require adequate buffers or transitional zones between residential neighborhoods and commercial and industrial development.

B. Environment and Open Space.

Protect the environment and expand the amount of public open space.

- ~~1. Conduct a "build-out analysis" of the Lake Kenosia watershed and review the adequacy of the Public Water Supply Watershed regulations pertaining to the Lake Kenosia Basin.~~
- ~~2. Adopt and implement a comprehensive watershed management plan, integrating the Lake Kenosia diagnostic study with other environmental studies and reports for the Kenosia watershed.~~
3. Construct stormwater management structures to provide water quality enhancement of runoff discharged into Lake Kenosia, particularly from the Mill Plain Road sub-watershed.
4. Continue enforcement of the Public Water Supply Watershed regulations.
5. Develop ~~Purchase~~ the "West Side Natural Area" lands for passive recreation and source protection of Lake Kenosia.

C. Transportation.

Improve traffic safety and reduce congestion on District roads and streets.

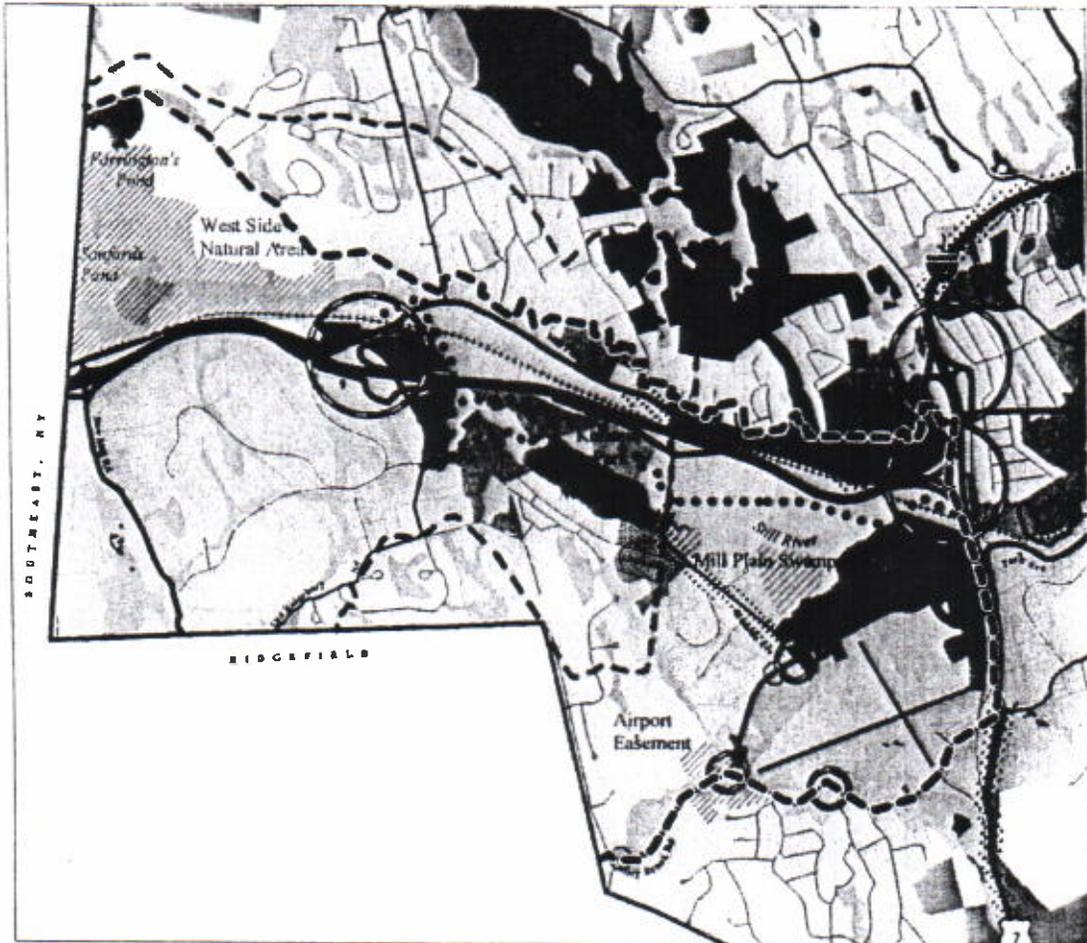
1. Support recommendations to improve the capacity and safety of the I-84 corridor where beneficial to the City and the Region.
2. ~~Support CTDOT plans to relieve congestion and improve sight distances and safety on U.S. Route 7.~~
3. Ensure that highway commercial development is designed to prevent the proliferation of driveways and to provide safe, attractive, and efficient parking lot layouts.
4. Improve traffic conditions on Mill Plain Road by (1) supporting plans to widen the road to four lanes from Mill Ridge Road to Driftway Road, with turning lanes where warranted, (2) enforcing the Curb Cut Control Plan, and (3) adding sidewalks, and (4) eliminating the CA-80 Zoning District by rezoning such lands on Mill Plain Road to CG-20 and CL-10, as revised, in areas east and west of Kenosia Avenue, respectively.
5. Widen the western section of Mill Plain Road between Prindle Lane and Old Ridgebury Road intersections.
6. ~~Widen Kenosia Avenue to four lanes and add turning lanes where necessary.~~
7. ~~Improve Backus Avenue from Kenosia Avenue to Miry Brook Road by widening existing lanes and improving bridges and storm drainage.~~
8. ~~Widen Old Ridgebury Road and undertake other improvements on Saw Mill Road when necessary to accommodate future increases in traffic.~~

D. Utilities.

Undertake utility improvements necessary to support future development in the District.

1. Continue construction of the "West Side Sewer Interceptor."
2. Extend sanitary sewer service to the Jensen Trailer Park.
3. ~~Improve water service by expanding storage and extending mains to Saw Mill Road.~~

**City of Danbury
Plan of Conservation & Development
West Side District Plan Map**



Land Use

- | | | |
|---|--|--|
| Rural | Central Business District | Public Parks and Recreational Facilities |
| Single Family | Limited Commercial | Public Open Space |
| Multi-family Development and I&O Family Neighborhoods | General Commercial | Lakes and Rivers |
| Mixed Residential / Limited Commercial | Mixed Lt. Industrial/Office and Transportation | Wetlands |
| | Heavy Industry | |
| | Major Institutions | |

Proposed Public Improvements & Acquisitions

- | | | | |
|------------------------------|--|-----------------------------|----------|
| West Side District Boundary | Class II Public Water Supply Watershed | Intersection Improvements |

 |
| Land Acquisition or Easement | Bridge Improvements | Street Widening | |
| | | West Side Sewer Interceptor | |

This is the Plan of Conservation and Development map referred to in Part 1, Section 2 of the City of Danbury Plan of Conservation & Development.

Source: Danbury P&Z

SECTION 4: ECONOMIC DEVELOPMENT PLAN.

The City of Danbury enjoys a growing and diverse economy. During the past twenty years 1990s, jobs increased by ~~twenty-one~~ two percent overall, with substantial growth occurring in wholesale and retail trades and in professional and health services.

Continued economic development is essential for the creation of jobs to meet the needs of a growing population and for the continued expansion of the tax base. While the past witnessed growth with little government assistance, today's more competitive environment will require a more cooperative effort by City government and the private sector to ensure that growth continues in the future.

These efforts include the creation of programs and incentives designed to promote economic development, continued revitalization of the downtown and older City neighborhoods, ~~an improved land use development permit process,~~ and the provision of transportation and utility improvements.

GOAL: A BUSINESS CLIMATE THAT CREATES JOBS, EXPANDS THE TAX BASE, AND FOSTERS SUSTAINABLE ECONOMIC DEVELOPMENT.

An economic development program is coordinated through the Office of Economic Development ~~should be developed~~ for the purpose of creating well paying jobs, expanding the tax base, and fostering sustainable economic development through the preparation and implementation of public plans, programs, and projects that are compatible with the social fabric and natural environment of the City. The program ~~should be~~ is designed to supplement, but not duplicate, the efforts of related business organizations.

POLICIES AND RECOMMENDATIONS.

A. Economic Development Projects.

Assist businesses and industries in undertaking development projects.

- ~~1. Initiate an economic development program through the Department of Planning and Zoning.~~
2. Participate and lend support in the implementation of recommendations of the regional economic development plan of the ~~Housatonic Valley Economic Development Partnership~~ Western Connecticut Economic Development Alliance that promote City goals and policies.
3. Support applications from businesses and developers to state and federal agencies for financial assistance necessary to advance the economic development policies of the City.
- ~~4. Identify areas of the City to be targeted for reinvestment as part of the Mayor's Task Force on Community Reinvestment.~~
5. Retain the Deferral of Assessment Increases program, as amended.

B. Downtown Development.

Encourage additional development downtown.

1. Actively promote the private redevelopment of parcels within the Downtown Revitalization Zone ~~redevelopment area~~ in accordance with the Downtown Danbury Redevelopment Plan and on other parcels that will help revitalize the downtown.
2. Promote recreational and cultural activities in the downtown.
3. Continue public improvements for roads, sidewalks, parks, and utilities, and expand public parking as needed.

C. Permit Process.

Improve the land development permit process.

- ~~1. Adopt means of expediting land use reviews.~~
- ~~2. Expand the use of computer technology to facilitate the review and issuance of permits.~~
3. Continue improvements in management and staff training.
4. Establish quality standards and performance measurements; evaluate personnel and operating procedures to determine necessary changes to the system.

D. Zoning Regulations.

Ensure that zoning regulations support economic development in ways consistent with other policies and recommendations of the Plan.

1. Maintain an adequate supply of lands zoned for light industrial and corporate office use, as specified herein.
- ~~2. Eliminate uses unrelated to industrial and corporate office development in the IL-40 Zoning District.~~
- ~~3. Review the location of IL-40 zones to ensure that land so zoned is capable of supporting allowable uses.~~
4. Expand the amount of land zoned for commercial uses only where consistent with the location criteria of the Plan, provided such does not reduce the amount of land zoned for multi-family or industrial and corporate office development in areas suitable for such development.
- ~~5. Rezone LCI-40 lands to CL-10, as revised, as shown on the Plan of Conservation and Development maps.~~
6. Consider the creation of Continue a planned unit development zoning district as a floating zone in Urban Development Areas that allows neo-traditional development in suitable areas.

E. Housing and Neighborhoods.

Encourage the revitalization of neighborhoods and the provision of affordable housing in suitable locations.

1. In appropriate locations, expand the amount of vacant land zoned for small lot single family development and multi-family development.
2. Review design specifications of improvements to ensure that excessive standards are not being required.
3. Pursue efforts to revitalize neighborhoods, as necessary, in the Urban Core, including housing rehabilitation programs, quality affordable housing and public improvements.

F. Transportation.

Improve highway and public transportation services.

1. Support improvements to the I-84 corridor that are beneficial to the City and the Region.
- ~~2. Widen Kenosia Avenue to four lanes and add turning lanes where necessary.~~
- ~~3. Widen Old Ridgebury Road and undertake other improvements on Saw Mill Road when necessary to accommodate future increases in traffic.~~
4. Improve traffic conditions on Mill Plain Road by (1) supporting plans to widen the road to four lanes from Mill Ridge Road to Driftway Road, with turning lanes where warranted, (2) enforcing the Curb Cut Control Plan, and (3) adding sidewalks, and (4) eliminating the CA-80 Zoning District by rezoning such lands on Mill Plain Road to CG-20 and CL-10, as revised, in areas east and west of Kenosia Avenue, respectively.
5. Support commuter rail service to New York and expansions in service to meet growing demand; extend service to New Milford.
6. If financially feasible, expand HART transit service to meet growing journey-to-work needs.

G. Utilities.

Extend needed utilities to sites available for future development.

1. Continue construction of the “West Side Sewer Interceptor.”
2. Extend sewer and water service to areas of the City identified for future urban development.
3. Encourage use of the utility reimbursement ordinance.

SECTION 5: ENVIRONMENTAL PROTECTION PLAN.

The natural environment provides the setting for all life and the substance upon which our culture depends. The constraints of land, water, and wildlife on human activity constitute a fundamental challenge in guiding growth and development in ways harmonious with nature. Although we are an integral part of the ecology of the City, we possess the ability to alter or destroy it, a power that confers upon us the responsibility of preserving natural systems and protecting living things.

The historic growth of the City depleted much of its most easily developed land, forcing developers, to a greater extent than ever before, to consider lands containing a host of environmental constraints, including wetlands, steep hillsides, and major woodlands. Conversely, as development increasingly altered the landscape, public demand for greater protection of natural resources grew.

While existing policies, programs, and regulatory controls are primarily targeted at protecting or enhancing Danbury's various land and water resources and combating pollution and hazardous materials, greater protection needs to be afforded woodlands, wildlife habitat, and steep hillsides. The preservation of environmentally sensitive lands and continued public education remain integral components of any comprehensive effort to protect the environment.

GOAL: A NATURAL ENVIRONMENT THAT IS CONSERVED AND PROTECTED FOR THE USE AND ENJOYMENT OF PRESENT AND FUTURE GENERATIONS.

Environmental programs and regulations should be designed and implemented to protect natural resources, improve public health and safety, and prevent degradation of scenic areas and wildlife habitat. But, efforts to protect the environment need not demand a curtailment of future growth and development in the City. Careful management of natural resources and policies that direct development away from environmentally sensitive areas are needed to balance the demands of both economic growth and environmental protection.

POLICIES AND RECOMMENDATIONS.

A. Watersheds and Aquifers.

Protect public water supply watersheds and aquifers from practices that pollute and degrade water resources.

1. Maintain existing regulations governing public water supply resources and aquifers in the Zoning Regulations.
2. Maintain the zoning of vacant land and residential properties in the East Lake and Padanaram watersheds to low density residential districts.
3. Identify strategic land locations within watersheds that should be kept undeveloped and retrofitted for stormwater quality improvement to protect receiving bodies of water.
4. Study the function, water quality, and wildlife habitat of all watersheds to provide a more comprehensive review of the impact of specific development proposals on the watershed.
5. Require an analysis to be submitted with subdivision applications estimating the impact of the proposed development on water quality and quantity and the probability of erosion and other conditions of instability, including proposed means of mitigating such impacts.
6. Purchase public water supply watershed lands or conservation easements where necessary and feasible to protect adjacent public water reservoirs.
7. Implement measures based on DEP recommendations to protect aquifers.

B. Wetlands, Lakes and Watercourses.

Maintain and improve the natural ability of wetlands, lakes and watercourses to protect water supplies, provide plant and wildlife habitat, control flooding and drought, and provide recreational opportunity.

1. Map all wetlands and rank them according to ecological importance, with development constraints specified for each ranking.
2. Where feasible, site open space reservations in residential subdivisions where they will provide the greatest protection to water resources.
3. Determine an appropriate performance standard for the percentage of land for each new development that should be devoted to stormwater renovation and consider adoption into the appropriate land use regulation.
4. Require stabilization and revegetation after grading and enact other regulations governing steep slopes to prevent increases of silt and chemicals into surface water reservoirs.
5. Implement recommendations of the *Lake Kenosia Management Plan*.
6. Expand the Blind Brook flood control and drainage study to other flood prone areas of the City.
- ~~7. Implement the *Still River Restoration Project*.~~
- ~~8. Complete improvements to Rogers Park Pond.~~
9. ~~Through HVCEO, develop and implement~~ Maintain watershed regulatory strategies to protect water quality in Lake Candlewood.
10. Maintain the Still River Greenway.
11. Maintain the Lake Kenosia buffer gardens and install created wetlands.

C. Land and Soil Resources.

Protect land and soil resources from abuse.

1. Review the zoning of land on steep slopes to determine if development should be limited to protect hillsides.
2. Require an overlay zoning district to protect hillsides and ridgelines.
3. Continue to require an erosion and sedimentation control permit for single family lots that are not part of an approved subdivision plan where such lots are located on steep slopes or ridgelines.
- ~~4. Establish reasonable limitations in time and/or lot area for the excavation of construction sites for which a special permit for excavation has not been required.~~
5. Limit extractive industries to the IG-80 zoning district.

D. Woodlands and Wildlife.

Promote the protection of major woodland and wildlife habitat areas.

1. Continue controls on clearcutting within regulated areas of the Inland Wetlands and Watercourses Regulations.
2. Encourage the state to enable municipalities to adopt regulations to protect major woodlands from unnecessary and indiscriminate clearcutting.
3. Require submission of a tree cutting plan as part of a site plan, indicating trees to be removed on hillsides and measures proposed to control erosion, as permitted by law.
4. Investigate methods of encouraging the preservation of wildlife habitat.

E. Pollution and Hazardous Materials.

Maintain existing efforts to control pollution and hazardous materials and develop additional means to mitigate their impact on the environment and public health.

1. Pursue federal and state funding to identify, investigate, and determine clean-up costs of brownfield sites in the City.

2. Develop a public education and outreach program to inform homeowners of maintenance and preventative measures necessary to preserve the integrity of wells and septic systems; provide additional workshops on the design and permit requirements of new systems.
3. Expand restrictions on the use and storage of hazardous substances and chemicals as recommended in the *Danbury Watershed Protection Plan*.
4. Maintain the City's Local Emergency Planning Committee for hazardous materials planning and preparedness planning.
5. Continue hosting household hazardous waste collection events.

F. Land Acquisition.

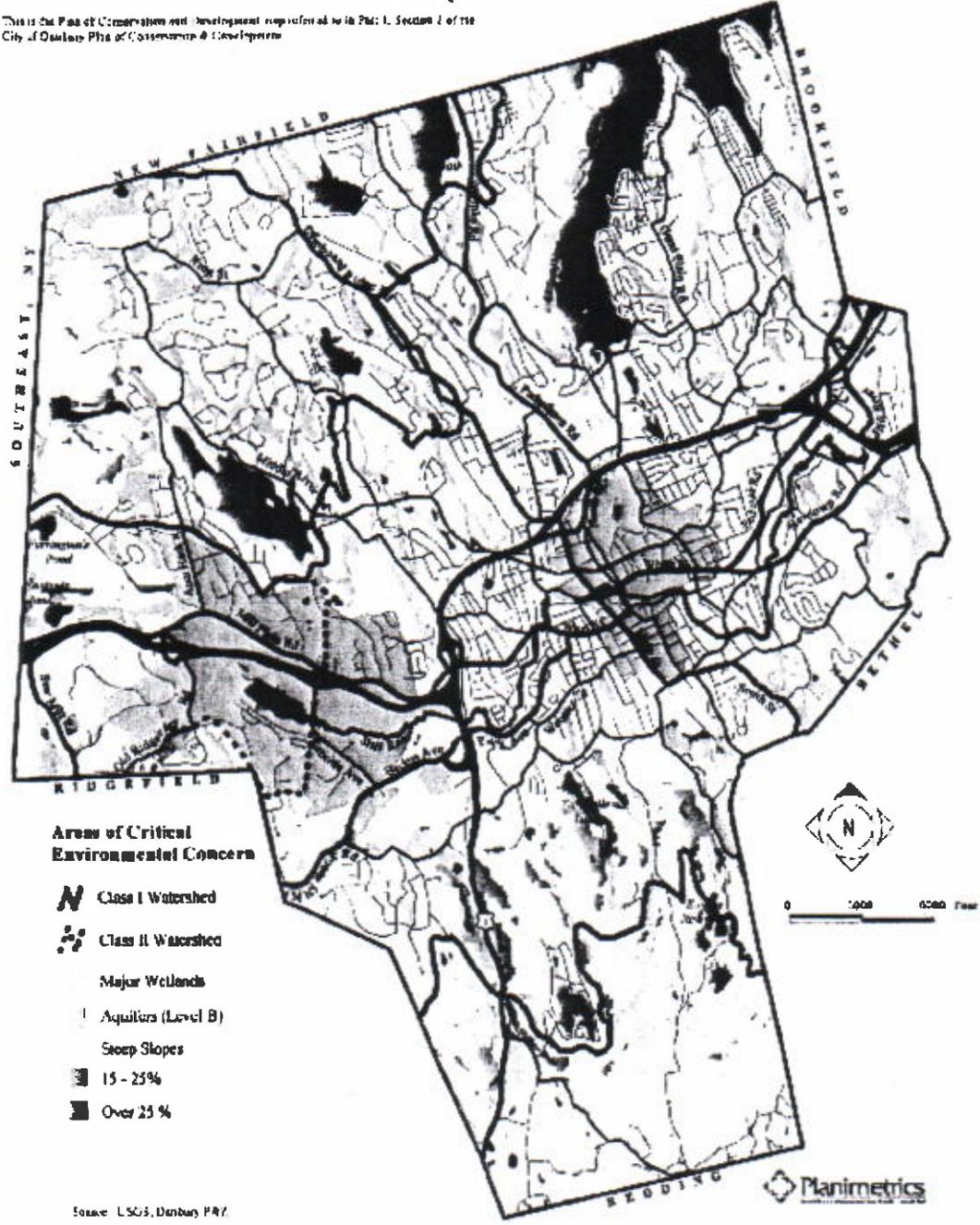
Purchase lands of significant environmental value for the preservation of open space, recreation and public education.

1. Maintain ~~Complete~~ the survey by the Conservation Commission of open space parcels of significant environmental value.
2. Complete the proposed acquisition of land and development of the Outdoor Environmental Education Laboratory.

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City of Danbury Plan of Conservation & Development Environmental Protection Plan Map

This is the Plan of Conservation and Development referred to in Part I, Section 2 of the City of Danbury Plan of Conservation & Development



Areas of Critical Environmental Concern

-  Class I Watershed
-  Class II Watershed
-  Major Wetlands
-  Aquifers (Level B)
-  Steep Slopes
15 - 25%
-  Over 25 %

Source: USGS, Danbury PR7

Planimetrics

SECTION 6: HOUSING PLAN.

~~The housing market in Danbury expanded rapidly during much of the 1980's in response to a substantial increase in employment opportunities, a continued reduction in average household size, and competitive housing costs within the Tri-State Metropolitan Region. By 1990, however, the economic recession had led to reductions in demand, increased vacancies, and a subsequent decline in median sales prices. from 1998 until the recession began a decade later. Presently, new construction has lagged below historic levels, especially for single family homes.~~

~~The present housing boom began in 1998 as Danbury led the state in residential construction. New construction included projects large and small and of all housing types—single family homes, condominiums, and apartments. For the moment, inventories are low and construction is limited only by a lack of available land.~~

While most of the housing needs of the City are met solely by the private sector, problems relating to the housing of selected age and income groups remain. A variety of public and non-profit programs have been established to expand housing opportunities. Major objectives of City government include the protection of existing neighborhoods from deterioration, the encouragement of innovative housing developments, an expansion in the supply of affordable housing, and provision for the housing needs of the elderly, disabled, or homeless.

GOAL: ADEQUATE AND DESIRABLE HOUSING FOR ALL RESIDENTS OF THE CITY.

Adequate and desirable housing is essential not only for the health and welfare of the public but also for the continued economic well-being of the community. A variety of housing types at affordable cost should be available to meet the evolving needs of different socio-economic groups, though it is recognized that Danbury alone cannot and should not be expected to meet all the varied housing needs of the Region. Unless the housing challenge is met, the community will find it increasingly difficult to provide for the vital housing needs of present and future generations. To meet this goal requires a continuing and expanded effort by both government and the housing industry.

POLICIES AND RECOMMENDATIONS.

A. Housing and Neighborhoods.

Improve substandard housing and protect stable neighborhoods from changes that invite deterioration.

1. Eliminate uses allowed in residential zones that do not contribute to neighborhood development.
2. Continue funding City housing rehabilitation activities.
3. Continue efforts by the Danbury Housing Authority to improve the design and functioning of its housing projects.
4. Maintain code enforcement.
5. Maintain standards to ensure adequate light and air and the control of nuisances.

B. Design and Cost Efficiency.

Promote creative design and cost-effective housing developments.

1. ~~Consider the creation of a~~ Continue permitting a planned unit development zoning district as a floating zone in Urban Development Areas that allows neo-traditional development in suitable areas.
2. Through HVCEO, promote a regional strategy for all towns to provide for housing choice based on regional demand.
3. Streamline the permit process for review of housing proposals.

C. Affordable Housing.

Undertake actions to expand the supply of affordable housing.

1. Expand the amount of vacant land zoned for small lot single family and multi-family development, where appropriate.
2. Change apartments from special exceptions to permitted uses in multi-family zoning districts where otherwise allowed.
3. Eliminate expensive requirements for improvements that exceed reasonable standards necessary for the desirable and adequate development of land.
4. Provide surplus public lands in appropriate locations to the Housing Authority and other non-profit organizations for the development of affordable scattered site housing.
5. Encourage the state to improve the Affordable Housing Land Use Appeals provisions of the C.G.S.
6. Continue density bonuses in selected multi-family zoning districts for affordable housing.

D. Special Housing Needs.

Support actions to help meet the special housing needs of the elderly, disabled, and homeless.

1. Continue implementation of the Consolidated Plan.
2. Implement general objectives to remove barriers and impediments to fair housing choice.
3. Through the Danbury Housing Partnership, continue coordinating and accessing local community of programs and support service systems to assist the for homeless persons population and those at risk of becoming homeless.
4. Encourage affordable housing development with rentals through the assistance of the Danbury Housing Partnership and its four acting committees.

5. SECTION 7: HISTORIC PRESERVATION PLAN.

The protection and preservation of buildings and sites of historic and archaeological merit can help stimulate private investment, strengthen the tax base, add to the visual appeal of the City, maintain community identity, and foster interest in local history and culture.

The Danbury Preservation Trust has catalogued over a thousand sites of historic interest and has identified buildings and areas that could be added to the City's inventory of historic sites and districts included on the National Register of Historic Places. The Connecticut State Museum of Natural History has also catalogued ten sites of archaeological interest in the City, ranging from prehistoric Native American camps to 19th century industrial sites.

The City should continue and expand its support for the preservation of these and other private properties of historic and archaeological merit. Additional opportunities for direct public involvement in preservation activities relate to land use regulations, tax policy, and funding mechanisms.

GOAL: THE PRESERVATION AND ENHANCEMENT OF HISTORIC AND ARCHAEOLOGICAL RESOURCES OF MERIT.

Historic and archaeological resources are valuable community assets that should be preserved and enhanced for the benefit of present and future generations. It is recognized that these structures, sites, and districts promote artistic appreciation, enrich urban design, and contribute to a greater understanding of Danbury's culture and history. By saving and restoring these resources, preservation efforts can also help revitalize older areas of the City.

POLICIES AND RECOMMENDATIONS.

A. Public Recognition.

Increase public recognition and appreciation of historic properties.

1. ~~Encourage the Danbury Preservation Trust to~~ Complete the *Comprehensive Historical and Architectural Resources Survey* by assisting in securing funding for this purpose.
2. ~~Assist the Danbury Preservation Trust with the nomination of~~ Nominate sites of high merit for inclusion on the National Register of Historic Places.

B. Restoration and Protection.

Protect and restore historic and archaeological sites.

1. ~~Adopt a demolition delay ordinance.~~
2. Initiate archaeological site review.
3. Continue and promote the City's deferral of assessment increases program for the rehabilitation of historically significant properties.
4. Investigate the creation of ~~Establish~~ a revolving fund or other incentives to assist property owners in making facade improvements that meet design standards for historic structures.
5. Review land use regulations and take corrective action to ensure that such regulations are compatible with preservation objectives.
6. Expand the duties of the Historic Properties Commission to promote activities which will further historic preservation.
7. Promote restoration of the murals at the Danbury Music Center.

C. Main Street Historic District.

Protect and improve the appearance and character of the Main Street Historic District.

1. Complete the preparation of facade design sketches to assist property owners in the restoration and renovation of historic structures within the District.
2. Implement needed streetscape improvements in the Urban Core.
3. Enforce sign regulations for the Central Business District and continue support for the Architectural Advisory Committee.
4. ~~Investigate the appropriateness of creating a "Village District" in the Zoning Regulations for the Main Street Historic District, and implement such regulations if found to be advisable.~~
5. Enforce regulations pertaining to the Main Street Historic District.

SECTION 8: PARKS & OPEN SPACE PLAN.

At one time, land preserved for active and passive recreation was provided primarily by and for the wealthy. Others were unable to participate in recreational pursuits because of long work hours. However, the gradual reduction in work hours and a concomitant increase in leisure time led to growing public demands for greater recreational opportunities. Danbury has been no exception to this trend. Today, the City boasts over 1,200 acres of public parks and open spaces, supplemented by other lands owned by state and private organizations.

The Parks and Recreation Plan was prepared for the City in 2003 and an aggressive program of public improvements is underway at existing parks and recreational facilities. Other efforts have included the purchase of additional lands for recreational and environmental purposes. Major efforts are needed for Tarrywile Park to reach its full potential and opportunities exist for the creation of a greenway linking thousands of acres of open space from Bethel to Ridgefield.

GOAL: A PARK AND OPEN SPACE SYSTEM THAT PROVIDES FOR THE ACTIVE AND PASSIVE RECREATIONAL NEEDS OF THE COMMUNITY.

The City ought to expand its park and recreational programs to meet the growing and changing needs of the public. In addition to improvements to existing parks, this includes the creation of new parks on existing City land and the expansion of the system through land acquisition, including the expansion of Tarrywile Park ~~and the creation of greenways.~~

POLICIES AND RECOMMENDATIONS.

A. Expansion and Improvements of Parks.

Improve existing City parks and open space.

1. Prepare development plans for the "Dryska" property.
2. Prepare a capital budget for improvements to existing parks.
3. Develop plans for the improvement of Kennedy Park.
4. Complete recommended improvements as specified in the 2008 open space bond.

B. Planning for Future Needs.

Satisfy future space needs for parks and open space.

1. ~~Expand Bear Mountain by acquiring lands bordering Lake Candlewood.~~
2. ~~Integrate the Mill Plain Swamp into the City's "Outdoor Environmental Education Laboratory."~~
3. ~~Purchase~~ Develop the "West Side Natural Area" lands for passive recreational use.
4. Implement the Still River Greenway project.
5. ~~Propose that the state expand Wooster Mountain State Park and construct a pedestrian bridge over Route 7 to facilitate the proposed Ives Trail.~~
6. ~~Construct a neighborhood park within the Blind Brook neighborhood.~~
7. ~~Acquire BHC Company lands in Danbury.~~
8. ~~Prepare a Parks and Recreation Plan for the City.~~
9. Consider acquisition of land along Padanaram Brook.

C. Tarrywile Park.

Expand and improve Tarrywile Park.

1. Prepare a Master Plan for Tarrywile Park.
2. **Implement planned improvements to the park in accordance with the approved Tarrywile Park Master Plan Mansion and Farm Areas.**
3. **Investigate potential uses of Restore Hearthstone Castle and funding strategies for restoration. ~~for use as the "Hearthstone Castle Nature Center."~~**
4. Acquire property for the proposed Tarrywile Park Wilderness Area.
5. **Create the proposed Continue maintaining the "Ives Trail" Greenway.**

SECTION 9: PUBLIC FACILITIES & UTILITIES PLAN.

For a city its size, Danbury has an extensive physical plant consisting of City Hall, the Danbury Public Library and Technology Center, police headquarters, fire headquarters and three firehouses, the Senior Center, a two parking garages and five ~~four~~ lots, various sewer and water facilities, six public works buildings, a homeless shelter, ~~seventeen~~ eighteen schools, a golf course, parks and other open spaces, an airport, over 230 miles of local roads, and various other municipal facilities. A significant part of annual City expenditures is directed toward the maintenance and improvement needs of these facilities to meet continued demand and new and broader services.

GOAL: PUBLIC FACILITY AND UTILITY SERVICES ADEQUATE TO MEET THE FUTURE NEEDS OF THE COMMUNITY.

As the City grows and evolves, continuing expectations and demands for public services require that City government not only maintain existing levels of service adequate to meet current needs, but that it must also be prepared to modify and expand public facilities and utilities where necessary to meet the evolving service needs of the public. Such modifications and expansions must be done in a timely and financially prudent manner.

POLICIES AND RECOMMENDATIONS.

A. Municipal Buildings and Facilities.

Improve municipal buildings and facilities as necessary to meet the public service needs of the community.

1. ~~Expand storage space at City Hall.~~
2. ~~Construct a new facility for Engine Company # 25.~~
3. Expand the Fire Training Center into a regional facility.
4. ~~Construct a new fire station on the West Side.~~
5. Expand facilities to meet the office and parking needs of the Police Department.
6. ~~Acquire and renovate the adjacent Union Savings Bank for expansion of the Library.~~
7. ~~Purchase 9 Bank Street for additional Library patron parking.~~
8. ~~Purchase space from the Community Medical Center for use by the Senior Center.~~
9. ~~Purchase or lease land at the end of the airport runway off Miry Brook Road to control vegetation.~~
10. ~~Construct a new parking garage in the downtown.~~

B. Danbury Public Schools.

Provide the necessary school facilities to meet the growing and changing educational needs of the Danbury Public Schools.

1. ~~Construct a new elementary school to replace the Roberts Avenue School should it be closed.~~ Undertake building improvements at all schools as needed.
2. ~~Close Roberts Avenue School.~~
3. ~~Acquire land on the West Side campus of the Western Connecticut State University for construction of a magnet school.~~

C. Public Utilities.

Provide public improvements to City sewer and water facilities as necessary to ensure continued high quality service.

1. Continue construction of the West Side Sewer Interceptor.
2. Replace the undersized Westville Avenue sewer.
3. Replace and upgrade the Mill Plain Road pump station.
4. Upgrade the sewer treatment plant to ~~remove nitrogen and metals~~ meet evolving needs.
5. Replace water mains as needs dictate.
6. Loop distribution grid lines to improve water flow and quality.
7. ~~Replace the water line from Scuppo Road to Segar Street.~~
8. Construct storage tanks at Bear Mountain ~~and the West Side.~~
9. Upgrade water pumps as needed.
10. Replace water lines and interconnections throughout the low service area, as needed.
11. Replace water lines and interconnections throughout the high service area, as needed.
12. Improve major transmission lines, including the closing of loops and upgrading and enlarging of the system.
13. Expand the capacity of the West Lake and Margerie reservoirs.
14. Develop contingency plans to tap additional water sources at Ball Pond Brook and Lake Candlewood.

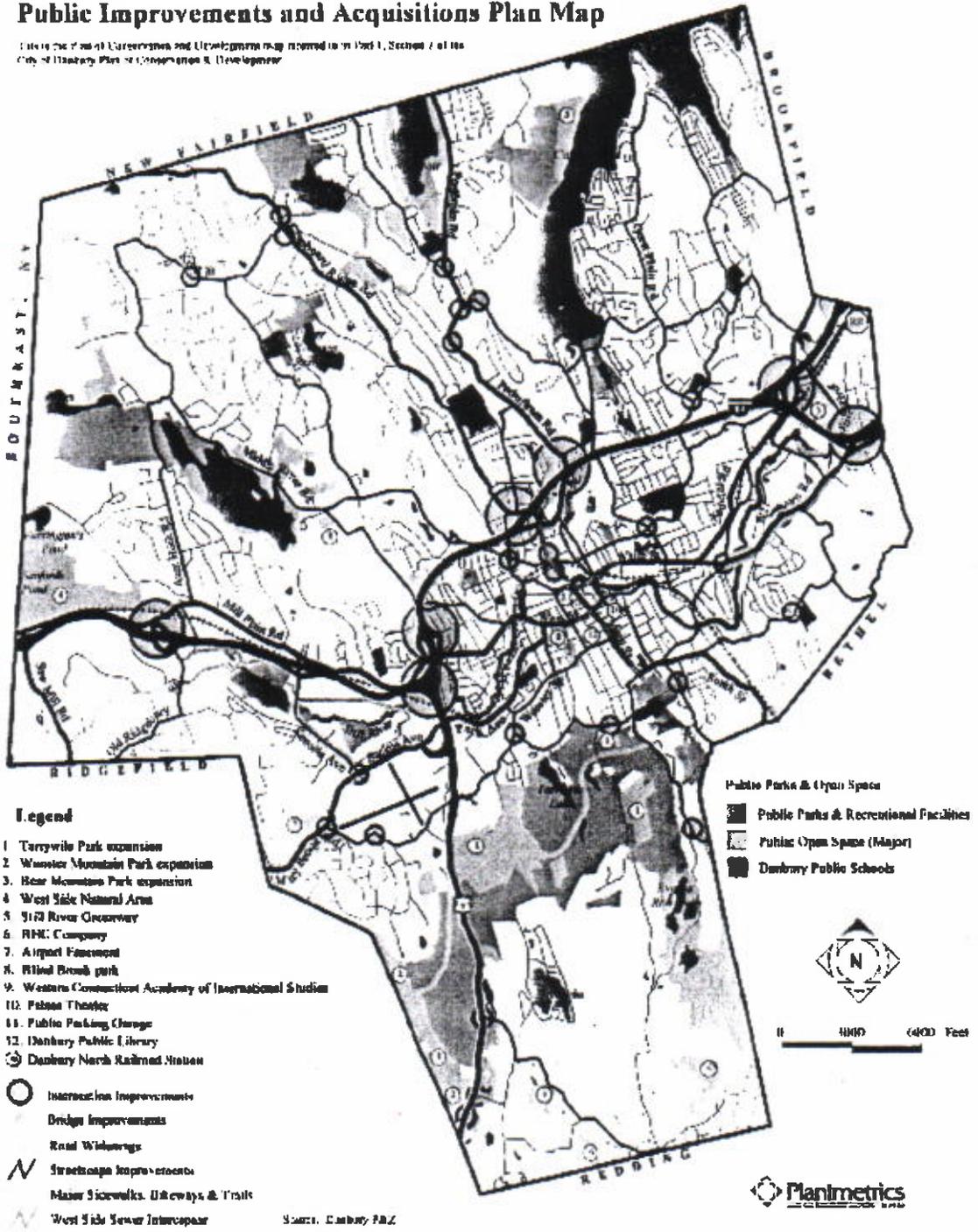
D. Acquisitions.

Acquire the land and sites as necessary to meet the future needs of the community.

1. ~~Acquire property for the Tarrywile Park Wilderness Area.~~
2. Propose that the state expand Wooster Mountain State Park.
3. ~~Expand Bear Mountain by acquiring lands bordering Lake Candlewood.~~
4. ~~Purchase the "West Side Natural Area" lands for passive recreational use.~~
5. ~~Implement the Still River Greenway project.~~
6. ~~Acquire BHC Company lands in Danbury.~~
7. ~~Construct a neighborhood park within the Blind Brook neighborhood.~~
8. ~~Acquire the Palace Theater for use as a center for the performing arts.~~

City of Danbury Plan of Conservation & Development Public Improvements and Acquisitions Plan Map

This is the Plan of Conservation and Development map referred to in Part I, Section 7 of the City of Danbury Plan of Conservation & Development.



Legend

- 1 Terryville Park expansion
 - 2 Wessiter Mountain Park expansion
 - 3 Bear Mountain Park expansion
 - 4 West Side Natural Area
 - 5 Still River Greenway
 - 6 RHC Company
 - 7 Airport Facemant
 - 8 Riled Brook path
 - 9 Western Connecticut Academy of International Studies
 - 10 Fabian Theater
 - 11 Public Parking Garage
 - 12 Danbury Public Library
 - 13 Danbury North Railroad Station
- Intermodal Improvements
 - Drive Improvements
 - Road Widening
 - Streetcape Improvements
 - Master Sidewalks, Bikeways & Trails
 - West Side Sewer Interceptor

- Public Parks & Open Space
- Public Parks & Recreational Facilities
- Public Open Space (Major)
- Danbury Public Schools



0 100 200 300 400 Feet



Source: Danbury P&Z

SECTION 10. TRANSPORTATION PLAN.

The transportation system in Danbury is dominated by two major regional highways, Interstate 84 and U.S. Route 7, and a number of major arterial roads that play both regional and local roles, including Federal Road, Newtown Road, Main/South Street, Mill Plain Road, Padanaram/Pembroke Road, and Clapboard Ridge Road.

The highway network is complemented by public transit service, including the Danbury Branch Line of Metro-North and the Housatonic Area Regional Transit (HART) bus system. However, the transportation system is far from a balanced one. The concentration of vehicular travel on major roads during peak hours of the day is largely responsible for traffic congestion and safety concerns. Efforts must continue to be made to improve vehicular travel.

GOAL: A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THAT PROVIDES CHOICE IN TRAVEL FROM PLACE TO PLACE.

Transportation systems should provide for safe and uncongested travel throughout the City and access to neighboring communities. This requires not only improvements to existing traffic corridors but also efforts to meet future needs. Policies must address means of preventing new problems from occurring and to improve the visual appeal of traffic corridors. But, a balanced transportation system also requires support for public transportation and other modes of travel, including air travel, bicycling, and walking.

POLICIES AND RECOMMENDATIONS.

A. Traffic Safety and Congestion.

Reduce congestion and improve safety on City highways and roads.

1. Support recommendations to improve the capacity and safety of I-84 where beneficial to the City and the Region.
2. ~~Support plans to widen U.S. Route 7 south to Ridgefield and to undertake other planned intersection and geometric improvements.~~
3. Improve the geometry of Backus Avenue and its intersection with Miry Brook Road ~~and Kenosia Avenue.~~
4. Add turning lanes and geometric improvements where needed on Clapboard Ridge Road from Golden Hill Road to Danbury High School; realign and make intersection improvements at East Lake Road, King Street and Padanaram Road.
5. Widen Federal Road where necessary to maintain a consistent four-lane cross section from Brookfield to Starr Road.
6. Expand Main Street to four lanes from Wooster/Center Streets to South Street.
7. Implement plans to widen Mill Plain Road from two to four lanes from Mill Ridge Road to Driftway Road.
8. Widen Newtown Road to four lanes from Plumtrees Road to Old Shelter Rock Road; add turning lanes and make other geometric improvements at Old Newtown Road, Old Shelter Rock Road and Triangle Street.
9. Widen North Street and Padanaram Road to four lanes to Jeanette Street; add turning lanes and other intersection improvements at Barnum Road, Stacy Road, and the Padanaram/Pembroke Road intersection.
10. Add minor capacity improvements to West Street from Main Street to Beaver Street.
11. Add turning lanes and make geometric improvements to White Street where feasible from Federal Road to the downtown to facilitate left turns.
12. ~~Extend Eagle Road to intersect with White Turkey Road Extension and terminate its connection with Federal Road; add a left turn lane on White Turkey Road Extension to facilitate its planned intersection with an extended Eagle Road.~~
13. Widen Kenosia Avenue to four lanes from St. Peter's Cemetery to the Danbury Square Mall.

14. ~~Undertake geometric improvements to enhance the safety of Plumtrees Road.~~
15. Undertake safety and capacity improvements for Pahquioque Avenue, Tamarack Road, and East Hayestown Road.
16. Complete implementation of the *City of Danbury Central Area Traffic Improvement—Transportation Plan*
17. Implement other planned intersection and geometric improvements.
18. Undertake planned bridge repairs.
19. Continue existing City policies regarding private roads.
20. Improve traffic operations on Newtown Road between (1) Old Newtown Road and Plumtrees Road, (2) Eagle Road and Xpect Discount Store, and (3) Old Shelter Rock Road and Old Newtown Road.
21. Improve traffic operations on Route 37 North Street and Padanaram Road between Second Avenue and the northern driveway serving the North Street Shopping Center.
22. Improve traffic operations on Padanaram Road between Stacey Road and Barnum Road.
23. Improve traffic operations on the I-84 Exit 5 ramp to Downs Street.
24. Enhance and expand traffic signal coordination operations, where necessary.

B. Land Use and Transportation.

Coordinate land development and transportation demands to prevent future traffic problems.

1. Refrain from rezoning land along transportation corridors that will reduce the level of service to D or less.
2. Update the Trip Multiplier Table, as necessary.
3. Institute traffic calming devices to control traffic where such improvements can be safely instituted.
4. Amend the Zoning Regulations to implement the Curb Cut Control Plans for Route 7, Padanaram and Federal Roads.

C. Aesthetics.

Improve the aesthetic quality of transportation corridors.

1. ~~Undertake streetscape improvements for Main Street from Crosby Street to North Street.~~
2. Undertake streetscape improvements for Main Street from Wooster/Center Streets to South Street ~~as part of the Main Street South Revitalization Area project.~~
3. Undertake streetscape improvements on West Street from Main Street to Deer Hill Avenue.
4. Add streetscape improvements on White Street from Main Street to the railroad crossing. ~~WCSU campus.~~
5. Amend the Zoning Regulations to strengthen site plan review governing overall site design, parking lots, and landscaping on commercial highways.
6. Consider additional roads to be designated as scenic roads.

D. Public Transportation and Other Travel Modes.

Improve public transportation and other modes of travel.

1. Extend the Danbury Branch Line to New Milford and construct an additional railroad station off White Turkey Road Extension.
2. Support proposed improvements to HART bus service.
3. ~~Acquire land or easements along Miry Brook Road to improve safety at the Danbury Municipal Airport by controlling vegetation.~~
4. Avoid permitting future land development that invites land use conflicts adjacent to the Airport.
5. ~~Update the Airport Protection Zone regulations to conform to current airspace standards.~~
6. ~~Review the nature of complaints about Airport noise and consider the feasibility of remedial action to mitigate noise.~~
7. Conduct feasibility studies on the following proposed bikeways: (1) the “Two Lakes Bikeway” from the East Lake Reservoir to the Margerie Lake Reservoir, (2) Danbury to Bethel, and (3) Danbury to Brewster.
8. Undertake proposed sidewalk improvements in the Urban Core.

9. Construct a sidewalk along Newtown Road from Triangle Street to Eagle Road and the vicinity of the Berkshire Shopping Center.
10. ~~Create~~ Maintain the ~~proposed~~ "Ives Trail" Greenway.

SECTION 11: STATE & REGIONAL PLAN.

While much can be done locally to improve the City, much of its future will also be shaped by state, regional, and metropolitan forces that will ultimately determine the degree to which Danbury succeeds in managing growth, containing sprawl, improving transportation, creating jobs, and extending its quality of life to all people.

Regional planning efforts must be strengthened to protect the environment, expand housing choice in neighboring towns, and improve transportation. In addition, the state must coordinate its planning efforts to ensure that issues of critical statewide concern are addressed in a cooperative fashion among state, regional, and municipal public entities. Legislative mandates for planning and zoning must be updated to promote smart growth throughout the state if it hopes to meet the challenges of the future.

Perhaps most important, the City must take a more active role in securing a vision for the Tri-State Metropolitan Region that maintains its position in the new global order by promoting social equity, protecting the environment, and encouraging sustainable economic growth.

GOAL: STATE AND REGIONAL COOPERATION THAT ADDRESSES EMERGING CHALLENGES FACING THE CITY AND THE TRI-STATE METROPOLITAN REGION.

There is a need to promote greater consistency among plans serving different levels of government, including the HVCEO and State plans of conservation and development, as amended. Areas of critical state and metropolitan concern, including transportation, environmental protection, housing, and economic development, require a coordinated approach to be effective. A process that coordinates planning at all levels of government is needed, not from the top down, but in a mutually beneficial fashion.

POLICIES AND RECOMMENDATIONS.

A. The Housatonic Valley Region.

Strengthen regional planning efforts within the Housatonic Valley Region.

- ~~1. Urge HVCEO to prepare a regional plan that meets the mandates of the C.G.S.; include an urban growth boundary to accommodate projected growth and development while mitigating urban sprawl.~~
- ~~2. Revise the HVCEO Regional Growth Guide Map to reflect the growth policies of the City.~~
3. Promote efforts to consider the recommendations of the Special Advisory Committee of the Lake Candlewood Authority regarding protection of water resources in the Lake Candlewood drainage basin.
4. Continue to cooperate with DEEP ~~to undertake on~~ measures to protect aquifers.
5. Promote a regional strategy for all towns to provide for housing choice based on regional demand.
- ~~6. Create the proposed "Ives Trail" Greenway.~~
- ~~7. Support efforts to develop plans for the Still River Greenway.~~
8. Support improvements to I-84 as high priorities to transportation services in the Region.
- ~~9. Continue support for additional improvements to Route 7 from Danbury to Norwalk.~~
10. Support efforts to upgrade Route 25 to the Greater Bridgeport area.
11. Support efforts to extend rail service to New Milford and expand service to Norwalk.
12. Support the extension of fixed HART route service to Ridgefield, Newtown and New Fairfield and continue efforts to expand journey-to-work service.

B. Promote Consistency Between State and Local Planning Efforts.

Improve state planning enabling legislation and consistency between state and municipal planning.

1. Reconcile differences between the City's Plan of Conservation and Development and the Location Guide Map of the *Conservation and Development Policies Plan for Connecticut*, as amended.
2. Promote through area legislators amendments to the Connecticut General Statutes that strengthen planning and zoning.

C. Planning in the Tri-State Metropolitan Region.

Improve and strengthen the Tri-State Metropolitan Region to meet emerging demands of the global economy.

1. Advocate improvements to create an "inland corridor" from New York to Boston by widening I-684 and I-84 to at least six lanes within urban centers.
2. Advocate safety and capacity improvements to the I-684 and I-84 intersection.
3. Support efforts to develop a high-speed rail system to connect the Tri-State Metropolitan Region with other major centers of the nation.
4. Support the expansion of air service at Stewart Airport.
5. Promote the development of a regional telecommuting center.
6. Advocate greater coordination of planning efforts at the state, regional, and metropolitan level, including the creation of an interstate transportation commission for the Tri-State Metropolitan Area.

PART 3
ENACTMENT

SECTION 1: ADOPTION AND AMENDMENT.

1.1 Powers of the Planning Commission.

The Planning Commission shall have the power to prepare, adopt and amend the Plan of Conservation and Development, in whole or in part, in accordance with §8-23 of the General Statutes of Connecticut.

1.2 Notice of Public Hearing.

Prior to adopting the Plan or any part thereof or amendment thereto, the Planning Commission shall file in the office of the Town Clerk of the City of Danbury a copy of such Plan or part thereof or amendment thereto and shall hold at least one public hearing thereon, notice of the time and place of which shall be published in a newspaper having general circulation in the City at least twice at intervals of not less than two days, the first not more than fifteen days, nor less than ten days, and the last not less than two days prior to the date of each hearing, which notice shall make reference to the filing of such records in said office of the Town Clerk.

1.3 Plan Referrals.

1.3.1 ~~Common~~ City Council; HVCEO.

At least sixty-five days prior to the public hearing held by the Planning Commission for adoption of the Plan or amendment thereto, a copy of such Plan or part thereof or amendment thereto shall be submitted by the Planning Commission to ~~Common~~ City Council and the Housatonic Valley Council of Elected Officials for review and comment, pursuant to the General Statutes of Connecticut.

1.3.2 Department of Planning and Zoning.

Prior to the adoption or amendment of the Plan or any part thereof, the Commission may refer said Plan or amendment to the Department of Planning and Zoning for review and recommendation. The Department may include in its report to the Planning Commission a statement of findings on the extent to which the proposed Plan or amendment thereto (1) reflects changing conditions, needs, and public aspirations, (2) is in harmony with other components of the Comprehensive Planning Program, and (3) is or is not consistent with the *Conservation and Development Policies Plan for Connecticut, as amended.*

1.3.3 Office of Mayor and Zoning Commission.

The Planning Commission may submit a copy of such Plan or part thereof or amendment thereto to the Office of the Mayor and the Zoning Commission for review and comment prior to said public hearing held by the Commission.

1.3.4 The validity of the Plan of Conservation and Development, or amendments thereto, shall not be affected by the failure to comply with the requirements of 1.3.2 and 1.3.3 as long as the adoption of the Plan or any amendment thereto complies with the requirements of §8-23 of the C.G.S. as it may be amended from time to time.

1.4 Requirement to File.

Upon adoption by the Planning Commission, the Plan or part thereof or amendment thereto shall be filed in said office of the Town Clerk and shall become effective at a time established by the Commission, provided notice thereof shall be published in a newspaper having general circulation in the City prior to such effective date.

1.5 Plan Review.

At least once every ten years, or otherwise as specified by the C.G.S., the Planning Commission shall prepare or amend and shall adopt a Plan of Conservation and Development and, following adoption, shall regularly review and maintain such Plan, pursuant to the General Statutes of Connecticut.

SECTION 2: SEVERABILITY.

Should any section or provision of this Plan of Conservation and Development be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Plan as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 3: REPEALER; EFFECTIVE DATE.

All previously received or approved plans of development for the City are hereby repealed or amended, as the case may be, upon the effective date of this Plan, as amended.

This Plan of Conservation and Development shall become effective on March 1, 2002.

**PASSED and APPROVED BY THE CITY OF DANBURY PLANNING COMMISSION
February 6, 2002.**

AMENDED THIS ___th day of _____, 2013.

CITY OF DANBURY PLANNING COMMISSION

Arnold E. Finaldi, Jr., Chairman

Attest: _____
Dennis I. Elpern, Planning Director