

2003 Plan of Conservation & Development

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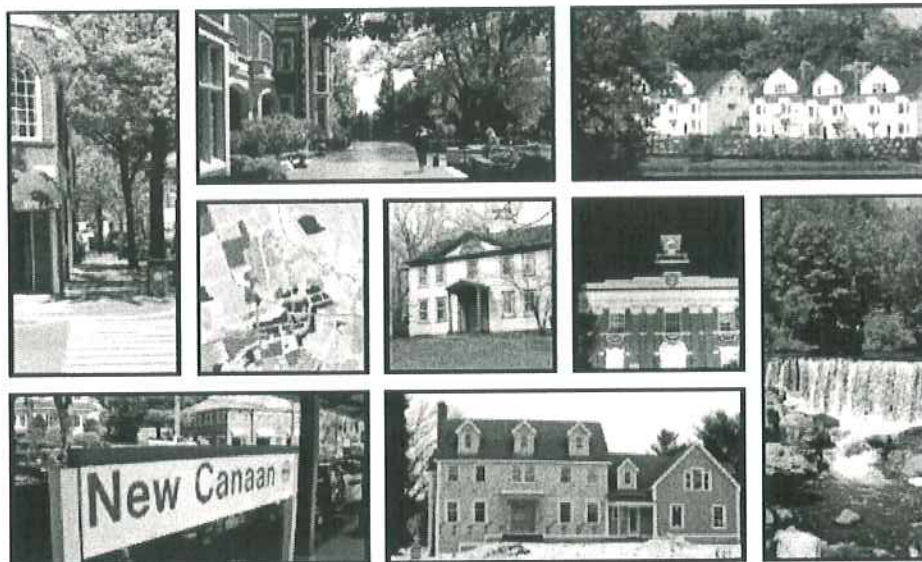
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NEW CANAAN



2003 Plan of Conservation & Development



New Canaan Planning & Zoning Commission



TOWN OF NEW CANAAN
TOWN HALL, 37 MAIN STREET
NEW CANAAN, CONNECTICUT 06840



June, 2003

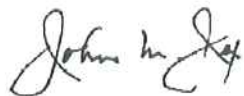
To The Residents of New Canaan,

The Planning & Zoning Commission is pleased to present the 2003 Plan of Conservation & Development. The Plan sets forth principles, policies, and strategies to guide future conservation and development in New Canaan and recommends ways to implement the Plan. The Commission intends to periodically review and update this Plan in order to keep it current and tuned to the needs of the community.

Preparation of the Plan occurred over an 18-month period and included over 20 special meetings of the Commission and seven sessions specifically for public input and comment. The Plan reflects the work of the Commission, Town Staff, and the many residents who participated during the process.

The Commission is proud of this Plan and believes it will help maintain and improve the overall quality of life and maintain the unique character of New Canaan. We hope that you will join with us in implementing the Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "John Jex". The signature is written in a cursive style with a large initial "J" and a prominent "X" at the end.

John Jex, Chairman
Planning & Zoning Commission

INTRODUCTION

1

Introduction to New Canaan

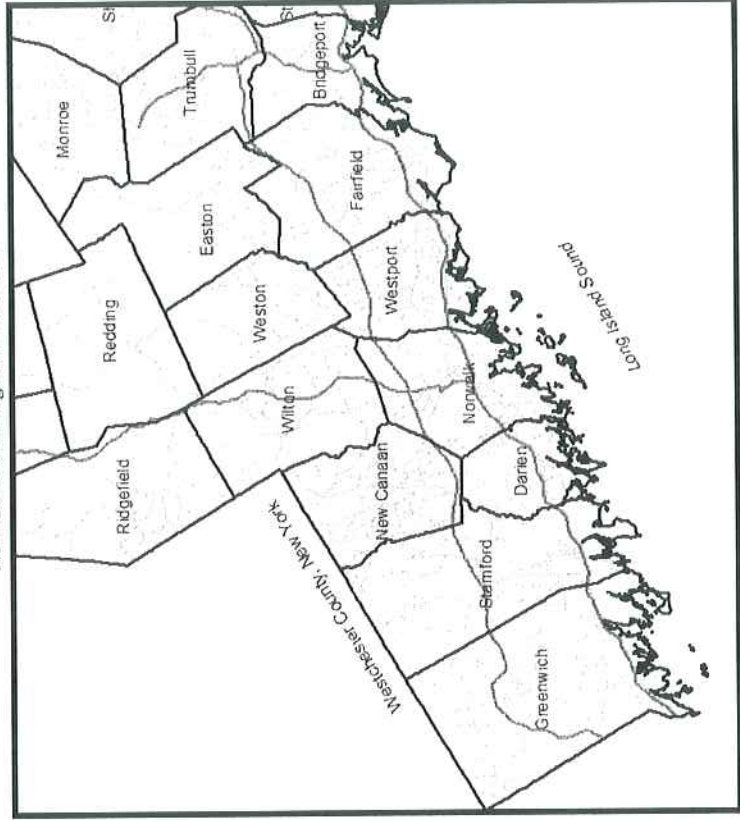
New Canaan is located in Fairfield County in southwest Connecticut. The town is bounded by Stamford on the west, Darien and Norwalk on the south, Wilton on the east, and Pound Ridge, NY and Lewisboro, NY on the north. New Canaan is located about 75 miles southwest of Hartford, the State capital and about 45 miles northeast of New York City.

According to the U.S. Census Bureau, New Canaan had a 2000 population of 19,395 people within its land area of about 22.6 square miles (14,439 acres). This is an increase of 1,531 people (9 percent) from the 1990 Census.

Although about 93 percent of New Canaan's land area has been committed to a variety of land uses, population growth and land development continues. This Plan has been prepared to help guide New Canaan's future and help address this growth.

This Plan has been prepared to help guide New Canaan's future conservation and development ...

New Canaan's Regional Location



Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that the Planning and Zoning Commission prepare, adopt, and amend a Plan of Conservation and Development for New Canaan.

The requirements for the Plan are presented on the facing page.

Selected Other Planning Studies

- Parking Study Update (2002)
- Open Space Study Group (2001)
- Traffic Study (1999)
- New Canaan Long-Range Planning Task Force (1998)
- Parking Study (1997)
- Historic and Architecture Survey (1987)
- Traffic Study (1983)
- Business District Development Plan (1972)
- Traffic and Access Central Business Area (1968)
- Business District Study (1958)

About Plans Of Conservation & Development

A Plan of Conservation and Development is a tool for guiding the future of a community. Planning provides the opportunity to review past activities, understand the long term consequences of current actions, suggest positive strategies for the future, and identify priorities in order to assign the necessary time or financial resources to complete them. Planning provides the opportunity to make good decisions and produce desired results.

The goals and recommendations of this Plan reflect an overall consensus of what is considered desirable for New Canaan and its residents in the future. The Planning and Zoning Commission prepared this Plan with input from New Canaan residents.

While it is primarily a statement of recommendations addressing the conservation and development of New Canaan (the physical layout), this Plan is also intended to address the social and economic development of the community.

At least three other comprehensive Plans of Development have been prepared for New Canaan.

The most recent plan was adopted in 1986. Previous plans of development were adopted in 1967 and 1954. The town has also sponsored numerous planning studies addressing special issues or areas (see sidebar).

These plans influenced the current land use regulations and development patterns in New Canaan and have helped guide the overall conservation and development of the community.

Thus, it can be seen that New Canaan has a history of preparing, adopting, and amending Plans to address the appropriate conservation and development of the community. It is in that spirit that this Plan has been prepared.

This Plan of Conservation and Development is an advisory document, not only to the Planning and Zoning Commission, but also to all other Town boards and commissions and New Canaan residents as well. It is intended to guide local residents and to provide a framework for consistent decision-making with regard to conservation and development activities in New Canaan over the next decade or so.

Following a public hearing, this Plan was adopted on June 10, 2003 with an effective date of July 1, 2003.

1986 Plan



**EXCERPTS FROM CONNECTICUT GENERAL STATUTES
8-23 - PLAN OF CONSERVATION AND DEVELOPMENT**

The Commission shall:

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

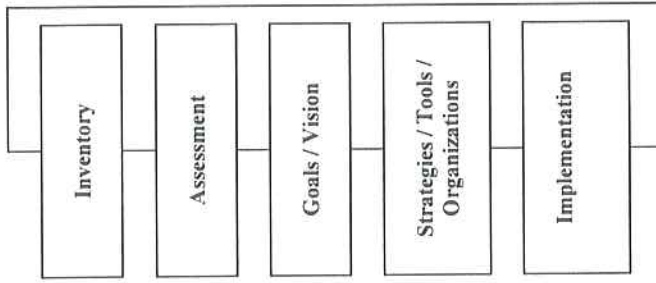
The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ...
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality.
- be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ...
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

The Plan may:

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

The Planning Process



The Planning Process

The planning process used to prepare the elements of the Plan is illustrated by the adjacent flowchart.

Initial efforts involved identifying local issues and preparing an inventory and assessment of conditions and trends in New Canaan. The Planning and Zoning Commission then discussed desirable future outcomes and alternative policies aimed at producing desirable outcomes. Additional input was obtained throughout the process by:

- public meetings and community workshops that generated input and discussion,
- public forums that involved residents in planning for the future,
- surveys of residents at public meetings, and
- other exercises and analyses performed during the process.

Preparation of the Draft Plan included community workshops and meetings of the Planning and Zoning Commission where various recommendations were further discussed and refined.

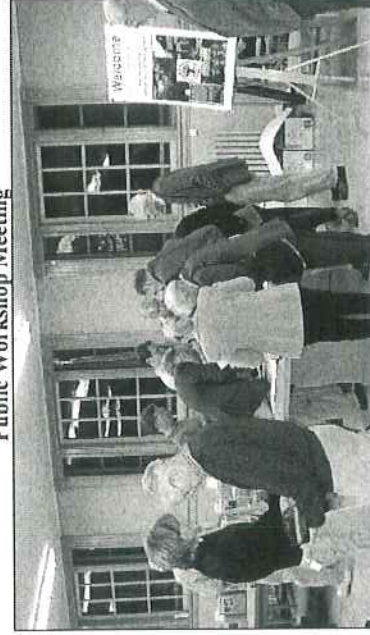
The final phase, "Implementation", takes place after the Plan is adopted and the various recommendations are put into action and evaluated. The Planning and Zoning Commission has both the statutory responsibility to adopt the Plan and the lead role in overseeing the Plan's implementation.

However, implementation will only occur with the diligent efforts of the residents and officials of the Town of New Canaan. As a result, responsibility for implementation rests with all boards, agencies, and individuals in New Canaan.

Other Information

Booklets on different topical issues, previously adopted plans, and other materials are available at the Town Hall and the Library.

Public Workshop Meeting



Public Meeting



CONDITIONS & TRENDS

2

History of New Canaan

The landscape of New Canaan, as we now know it, evolved over millions of years. While Native Americans may have settled in this area about 10,000 years ago, recorded settlement of Connecticut by Europeans commenced less than 400 years ago.

Dutchman Adraien Block may have been the first European observer of New England during a 1614 journey into Long Island Sound. European settlement of Connecticut began in the 1630s at Windsor, Wethersfield, and Old Saybrook. By 1650, settlement was extending along the shores of Long Island Sound.

Colonial Settlement

What we now know as New Canaan was once part of Stamford (1641) and Norwalk (1649). As population increased in these settlements, there was a demand for more land for pasture and for raising hay and other crops. Over time, residents acquired land further away from the settlements and subsistence activities began in outlying areas. Eventually, residents tired of the daily journey back and forth and established homesteads nearer their fields.

The first house in what became New Canaan is believed to have been built in 1719. By 1731, about 47 families lived in this area. As more people established homesteads in this area, there was interest in establishing a religious parish to avoid the tiring and difficult journey (especially in winter) to “meetinghouses” in Norwalk and Stamford.

“If we could first know where we are, and whither we are tending, we could better judge what to do, and how to do it.”

Abraham Lincoln



The Friction of Distance

People built houses in what became New Canaan so that they did not have to travel back and forth to their homes in Norwalk and Stamford on a daily basis.

Settlers established a parish so that they would not have to travel back and forth to Norwalk and Stamford for religious services on a weekly basis.

Parishioners established a town so that they would not have to travel back and forth to Norwalk and Stamford for town meetings and other governmental purposes on a monthly or annual basis.

In May 1731, the General Assembly granted "parish privileges ... under the name Canaan Parish" to landowners in this area. The first Congregational meetinghouse was built at the present-day intersection of Park Street and St. John Place in 1733. The existence of a parish and the availability of land attracted more residents and the population grew to about 600 residents by 1751.

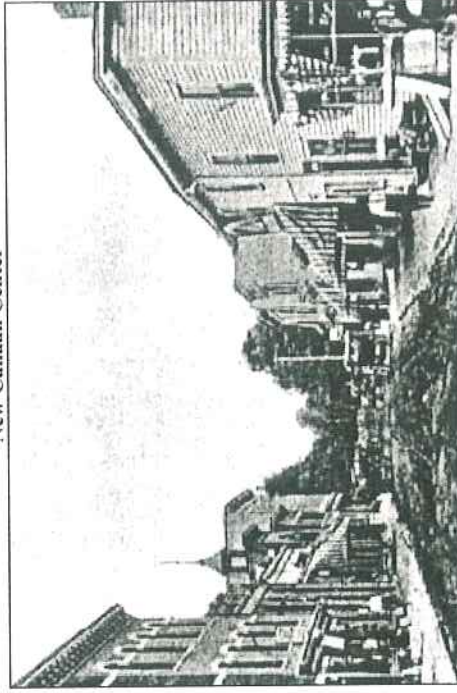
However, residents still had to travel to Norwalk and Stamford to participate in Town meetings and conduct other governmental business. Eventually, this too became a sore point with residents and in 1801, after five years of petitions, incorporation was granted and the first Town Meeting was held in June 1801. The municipality was named New Canaan since the name "Canaan" had been used by another Connecticut municipality since 1731.

Evolution of New Canaan

Like many other communities, New Canaan was a predominantly agricultural area initially. Over time, grist mills, woolen mills, and small tool shops powered by streams and rivers were developed. As development and economic activity increased, roads were expanded and improved to meet local needs. Norwalk Road (now Route 123) was the first major road, connecting Norwalk Harbor to New Canaan and points further north. Road intersections provided the opportunity for commerce and the first general store was built at the corner of what is now East Avenue and Main Street.

It may surprise some people to know that, for many years, New Canaan was the location of a major shoe industry. By 1818, local shoemakers were shipping 50,000 pairs of shoes annually to Virginia, South Carolina, Georgia, and other parts of the growing country. The shoe industry, which made many people aware of New Canaan, lasted until 1913 when Benedict & Co. finally closed its doors after nearly 183 years in business. As the shoe industry grew, so did the community. By 1850, New Canaan had a population of 2,600 people, more than some communities along the shore with railroad and ports.

New Canaan Center



Arrival of the Railroad

In 1866, a railroad company was incorporated to bring rail service to New Canaan. Funded primarily by the major manufacturers in the community, the rail line was eventually intended to connect from the shoreline to New Canaan and continue on to Wilton and Danbury. However, the rail line fell into debt and the full line was never completed. The rail line also did not result, as was originally hoped, in attracting new business and industry to New Canaan.

However, the rail line did increase the accessibility of New Canaan and this attracted a number of summer residents in the late 1800s. The summer residents were looking for open spaces away from the cities. The train made it very easy for families to travel from New York and enjoy stays in the country.

The summer residents had a major impact on the cultural and civic development of the community. The summer residents purchased large tracts of land for estates and supported many local activities. Summer residents were instrumental in establishing the first public library (1878) and creating what is now the Country Club of New Canaan.

The Borough of New Canaan

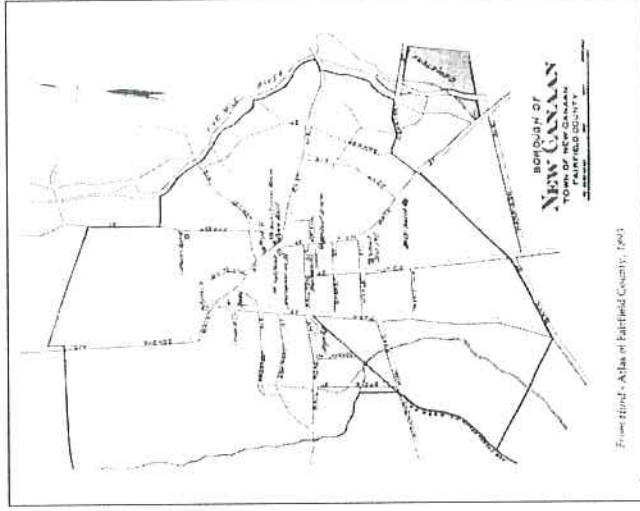
By the late 1880s, New Canaan had a compact center surrounded by farms and estates. These areas did not always agree on municipal issues and improvements in the center were a case in point. Residents and business people in the center wanted to make improvements (water supply, roads, street lighting, sidewalk, and safety improvements) while residents outside this area did not see how these improvements would benefit them and were reluctant to pay.

To address this situation, the Borough of New Canaan was established in 1889 to provide a tax base for improvements within the borough limits.

A reservoir and water system (which had been discussed since 1877) were soon established and the Borough initiated other programs such as a sidewalk ordinance (1889) and electric streetlights (1898). As building in the Borough increased, an ordinance was established to restrict the use of wood (considered a fire hazard) and brick became the building material of choice.

Importance of the Railroad

The railroad was a major factor in changing New Canaan from an agricultural and manufacturing community to a residential community.



Increasing density also raised concern over health issues and the disposal of solid and septic waste. Sewer pipes and a filter bed treatment system were installed in 1907 and the filtration plant was improved in 1913. Prior to this time, what was known as “Dismal Swamp” (now Mead Pond) was used for waste disposal and the area was reportedly a prime location for disease-carrying insects. Numerous efforts to drain the swamp failed and, in 1914, it was proposed to turn the area into a park for community recreation. Years later, a hole was dynamited to create Mead Pond and the remaining grounds were filled in to create Mead Park.

During the Great Depression, the Borough and the Town were consolidated to reduce expenses in the community (1935). The establishment of a Borough and the early adoption of zoning regulations in New Canaan (1932) appear to have had a positive influence on:

- establishing a strong village center,
- maintaining and enhancing the village center and avoiding strip commercial development, and
- protecting and enhancing the character of the community.

Post-War Suburbanization

While the completion of the Merritt Parkway in 1938 increased the accessibility of New Canaan, the true effects were not felt until after World War II. With the proliferation of the automobile, government policies that promoted new housing construction, and prospering economy of the region, New Canaan was directly in the path of suburbanization from New York City. Between 1940 and 1960, the population of New Canaan more than doubled.

Following a period of slower growth in the 1970s and 1980s, New Canaan experienced a surge in population in the 1990s. Much of this can be attributed to the aging of households that moved to New Canaan in the first wave of suburbanization four decades earlier. New Canaan remains an attractive place of residence for people who work in Lower Fairfield County, Westchester County, or in New York City.

Historical Factors in New Canaan’s Evolution

Originally an agricultural and manufacturing community, New Canaan has experienced growth spurts associated with economic growth and with the improvement of transportation systems. In the last 50 years, people have been attracted to New Canaan due to:

- New Canaan’s proximity to employment centers in New York and the southwestern coast of Connecticut,
- the reputation and ambiance of the community,
- the quality of the local school system,
- New Canaan’s character and overall quality of life, and
- desirable recreational amenities.

New Canaan's Regional Role

While New Canaan had over 5,600 jobs in 1999, New Canaan is more of a residential community and less of an employment center compared to nearby communities. As shown below, the relationship of jobs to housing units (78%) and jobs to workers (60%) was much less than in surrounding communities.

Jobs / Housing / Workers Balance
(ranked by jobs/housing ratio)

Town	Jobs Number	Housing Units Number	Housing Units Ratio	Labor Force (workers) Number	Labor Force (workers) Ratio
Stamford	82,410	46,722	176%	65,615	126%
Wilton	10,000	6,281	159%	8,972	111%
Connecticut	1,671,400	1,392,233	120%	1,691,600	99%
Norwalk	47,500	33,100	144%	48,383	98%
Darien	8,090	6,833	118%	9,504	85%
New Canaan	5,610	7,190	78%	9,401	60%

Connecticut Department of Labor, 1999

Jobs / Housing Balance

The relationship between the number of jobs in a community and the number of housing units is an indication of the role that the community plays in the region.

The relationship between the number of jobs and the number of people in the labor force (workers) is a similar indication.

By both measures, New Canaan is more of a residential suburb than an employment center when compared to nearby communities.

As shown below, New Canaan residents work over a fairly wide area and people who work in New Canaan come from a fairly wide area as well. Approximately one-fifth of local residents work in New York City and about one-fifth work in Stamford. Over one-quarter of all local workers are employed in New Canaan.

Work Site In:	Where Local Residents Work		Where Local Workers Live	
	% Trips	Cum. %	Home Site In:	% Trips
New Canaan	27%	27%	New Canaan	34%
New York City	20%	47%	Norwalk	17%
Stamford	19%	66%	Stamford	10%
Other Fairfield County	25%	90%	Other Fairfield County	29%
Other Out of state	9%	99%	Out of state	6%
Other CT	1%	100%	Other CT	4%
Total	100%		Total	100%

1990 Census, totals may not add due to rounding.

Population Data

Year	Population
1810	1,599
1820	1,689
1830	1,830
1840	2,217
1850	2,600
1860	2,771
1870	2,497
1880	2,673
1890	2,701
1900	2,968
1910	3,667
1920	3,895
1930	5,456
1940	6,221
1950	8,001
1960	13,466
1970	17,451
1980	17,931
1990	17,864
2000	19,395

19001 - 2000 Census; Projections in italics

Low projections from the CT Office of Policy & Management (1995) are based on continued 1980 to 1990 growth

High projections based on continuing the 1970 - 1990 growth trend

2010	<i>18,420</i>	<i>19,790</i>
2020	<i>19,200</i>	<i>20,000</i>

People of New Canaan

According to the U.S. Census Bureau, New Canaan had a population of 19,395 people in the year 2000. This represents an increase of 1,531 people (9 percent) from the 1990 Census. In comparison, the population of Connecticut grew by 3.6 percent during this same period.

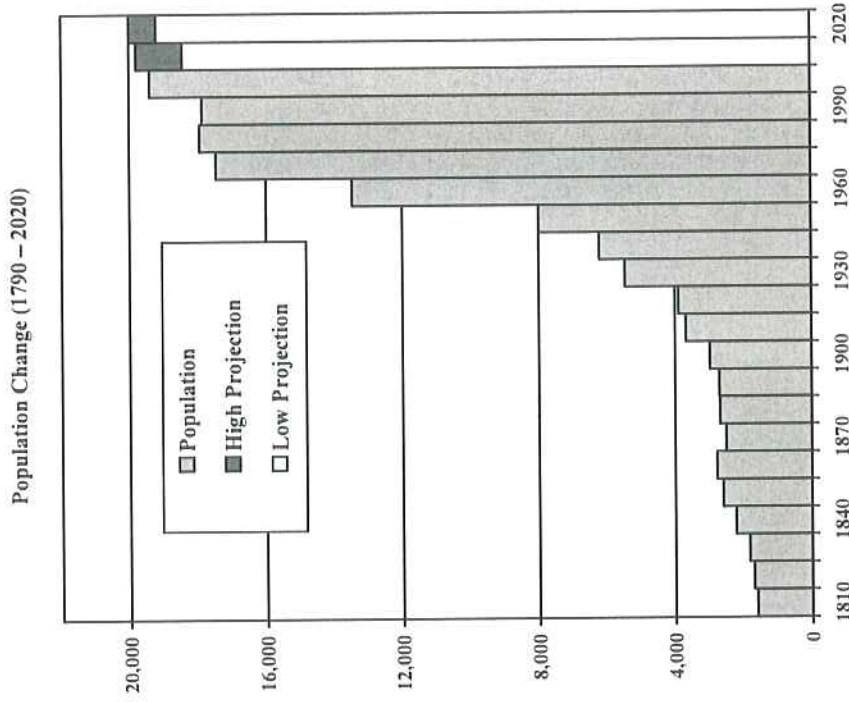
Dynamics of Population Change

Net in-migration largely explains the population changes experienced in New Canaan from 1950 to 1990. However, during the 1990s, the out-migration of older residents and the in-migration of younger families resulted in a significant increase in births and a natural increase (excess of births over deaths).

Components of Population Change

	1960s	1970s	1980s	1990s
Total Change	3,985	480	(67)	1,531
Change Due To				
Natural Increase	670	(15)	154	1,247
Births	1,811	1,193	1,474	2,455
Deaths	1,141	1,208	1,320	1,208
Change due To				
Net Migration	3,315	495	(221)	284

US Census, Connecticut Health Department reports, 1990s births and deaths are 1990 to 1999 data extrapolated to a ten-year period.



As the amount of undeveloped land in New Canaan decreases in the future, it is anticipated that major demographic changes will occur more as a result of changing occupancy of existing housing units rather than from construction of new housing units. It is significant to note that about 58 percent of all New Canaan households in the year 2000 had moved to that housing unit since 1990.

Population Dynamics

While housing construction certainly brings new residents, the demographic data suggests that older households moving out are being replaced by younger families moving in.

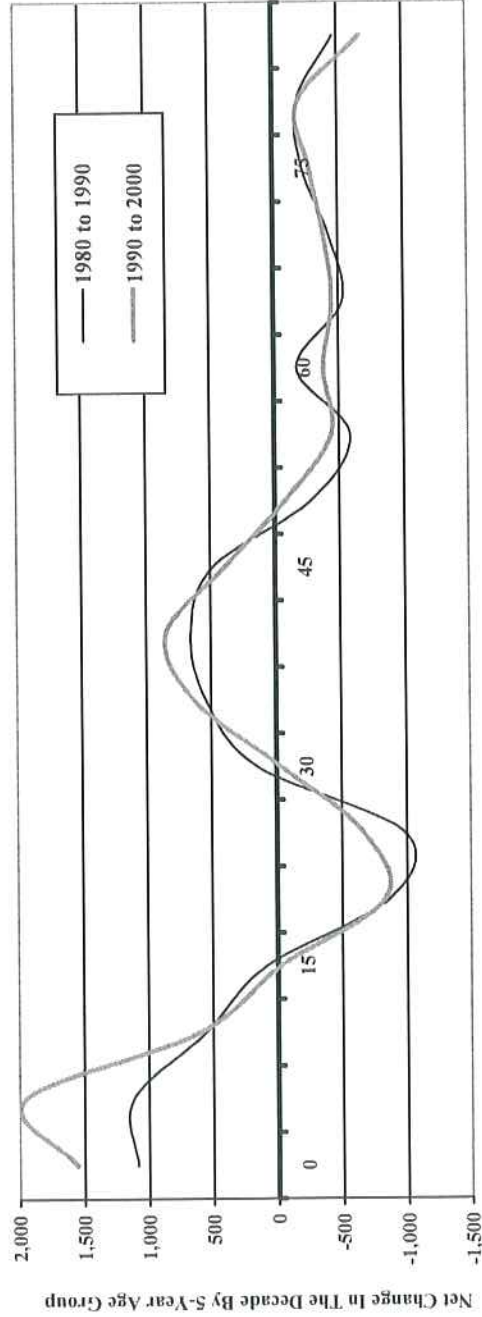
By comparing the size of each age group in the Census with the same birth year in the prior Census (the group that was 10 years younger ten years ago), migration patterns by age group can be evaluated.

Dynamics of Migration

While overall population changes are important, changes in age composition are probably more significant. As shown in the following table and chart, there has been a fairly consistent pattern in New Canaan over the past twenty years of:

Age Groups	Predominant Trend	1980 to 1990	1990 to 2000
0-14	Births / Net In-Migration	2,764	4,115
15-19	Varies	87	(21)
20-29	Net Out-Migration	(1,853)	(1,505)
30-34	Varies	146	(34)
35-49	Net In-Migration	1,679	1,867
50-85+	Death / Net Out-Migration	(2,889)	(2,892)
Total Change		(66)	1,530

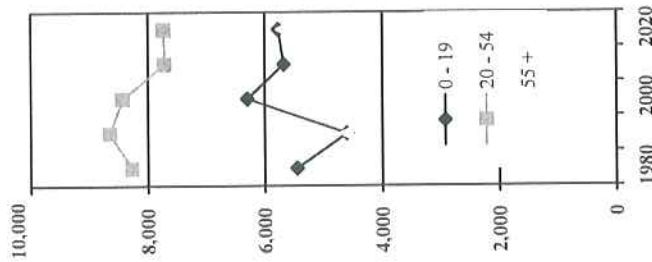
It is interesting to note that the main difference between the small population loss between 1980 and 1990 and the significant population gain between 1990 and 2000 has to do with the in-migration of young families and higher births.



Projections By Age Group

Note that these projections were prepared in 1995 by the Connecticut Census Data Center and do not reflect the 1990 to 2000 age group changes in New Canaan.

As a result, they should be considered useful only for broad demographic trends rather than specific predictions.



Age Composition

Population projections by age group can help assess the potential implications of demographic changes on municipal services and housing types. For planning purposes, the age composition of a community can be considered to include three major age groups with differing needs or concerns--children (ages 0-19), adults (ages 20-54), and mature residents (ages 55 and up). In addition, each group can be further broken down into two or more sub-groups.

New Canaan Age Composition (1980 to 2020)

Ages	Actual		OPM Projections		
	1980	1990	2000	2010	2020
0-4	666	1,085	1,552	884	1,148
5-19	4,783	3,516	4,749	4,790	4,621
20-34	2,607	2,978	1,770	2,525	3,197
35-54	5,664	5,675	6,664	5,187	4,535
55-64	2,336	2,243	2,040	2,454	2,723
65 +	1,875	2,368	2,620	2,580	2,975
Total	17,931	17,865	19,395	18,420	19,199

1970 - 2000 Census; Projections by Connecticut Census Data Center (1995)

Based on overall demographic trends, the following changes can be anticipated in New Canaan over the next 20 years:

Description	Age Range	Needs	Projections
Infants	0 to 4	<ul style="list-style-type: none"> • Child Care • Recreation programs 	Births should have peaked before the year 2000 and should decline to about 2015
School-Age	5 to 19	<ul style="list-style-type: none"> • School / recreation facilities • Recreation programs 	The number of school-age children is expected to peak around 2007 and then decline to around the year 2023
Young Adults	20 to 34	<ul style="list-style-type: none"> • Rental housing / starter homes • Social destinations 	Housing costs will make it difficult for young adults to live here and slow growth might be expected to the year 2020
Middle Age	35 to 54	<ul style="list-style-type: none"> • Family programs • Trade-up housing 	Aging of the "baby boomers" (born 1945 to 1965) will reduce the number of people in this age group to 2020
Mature Adults	55 to 65	<ul style="list-style-type: none"> • Smaller homes • Second homes 	Expected to increase to 2020 due to arrival of the "baby boomers" but expected to be moderated by out-migration
Retirement Age	65 and over	<ul style="list-style-type: none"> • Tax relief / elderly programs • Housing options 	Expected to increase to 2020 as people live longer. healthier lives although out-migration can also be expected

Housing In New Canaan

According to the U.S. Census Bureau, New Canaan had 7,141 housing units in 2000, an increase of 285 units (about 4 percent) from 1990. According to the Census, about 75 percent of the housing stock in New Canaan is single-family detached housing units.

The 1999 median housing price in New Canaan was the highest in Connecticut, which is clear evidence of the desirability of the community. Only about two percent of all New Canaan housing units met the statutory definition of "affordable housing" in 2000 (housing affordable to people and families earning 80 percent or less of the median income for the region).

It is important to realize that resales of existing homes and changes in existing housing units are a significant factor in demographic changes. Construction of new housing alone during the 1990s (285 units) cannot explain the increase in population (1,531 people).

During the 1990s, over 4,000 housing units changed ownership in New Canaan (about 529 of these in 1999 alone). If just one-tenth of these housing units were sold by "empty nester" households with two residents and purchased by families with two children, these transactions could increase the local population by 800 people over the course of a decade. Even though new housing construction may slow in New Canaan in the future, demographic changes will continue to occur due to sales of existing housing units.

Economy Of New Canaan

Employment in New Canaan declined in the early 1990s before bottoming out at 5,310 jobs in 1996. Since that time, employers in New Canaan have added over 500 new jobs.

According to the 1992 Economic Census, the economy of New Canaan consisted of at least:

- \$164 million in retail sales from 1,349 establishments employing 1,264 people, and
- \$108 million in receipts from 247 service establishments employing 939 people,

Information on wholesale trade businesses and manufacturing businesses was either suppressed (to prevent disclosure of information about one company) or not reported (since minimum level of businesses or establishments was not reported). Governmental and non-profit employment are not included in the above numbers.

Housing Growth	
1980	6,365
1990	6,856
2000	7,141

1980-00 Census

Median House Value	
New Canaan	\$831,000
Darien	\$711,000
Wilton	\$561,100
Stamford	\$362,300
Norwalk	\$270,100
Connecticut	\$166,900

2000 Census

'Affordable Housing'	
New Canaan	2%
State	11%

Source: CT/DECD

Housing Tenure		
	New Canaan	State
Owner Occupied	79%	63%
Renter Occupied	16%	31%
For Rent or Sale	<1%	4%
Occasional Use	5%	2%

2000 Census

Employment Growth	
1980	4,810
1990	5,800
2000	5,830

CT Labor Dept

Median Household Income	
New Canaan	\$175,331
Darien	\$173,777
Wilton	\$158,415
Norwalk	\$68,219
Stamford	\$69,337
CT	\$53,935

2000 Census

Definitions

Developed Land - land that has buildings, structures, or improvements used for a particular economic or social purpose (such as residential or institutional)

Committed Land - land that is used for a particular economic or social purpose (including open space)

Vacant Land - land that is not developed or not committed

Dedicated Open Space - land or development rights owned by the Federal government, the State, the Town, land trusts, or conservation organizations intended to remain for open space purposes.

Managed Open Space - land owned by fish and game clubs, recreational clubs, and other organizations which is used for other purposes but provides open space benefits.

Land Use In New Canaan

New Canaan contains approximately 14,439 acres. The land use survey found that 13,429 acres (93% of the land) is:

- developed for residential or business purposes, or
- committed to a specific use such as open space or municipal use.

2001 New Canaan Land Use

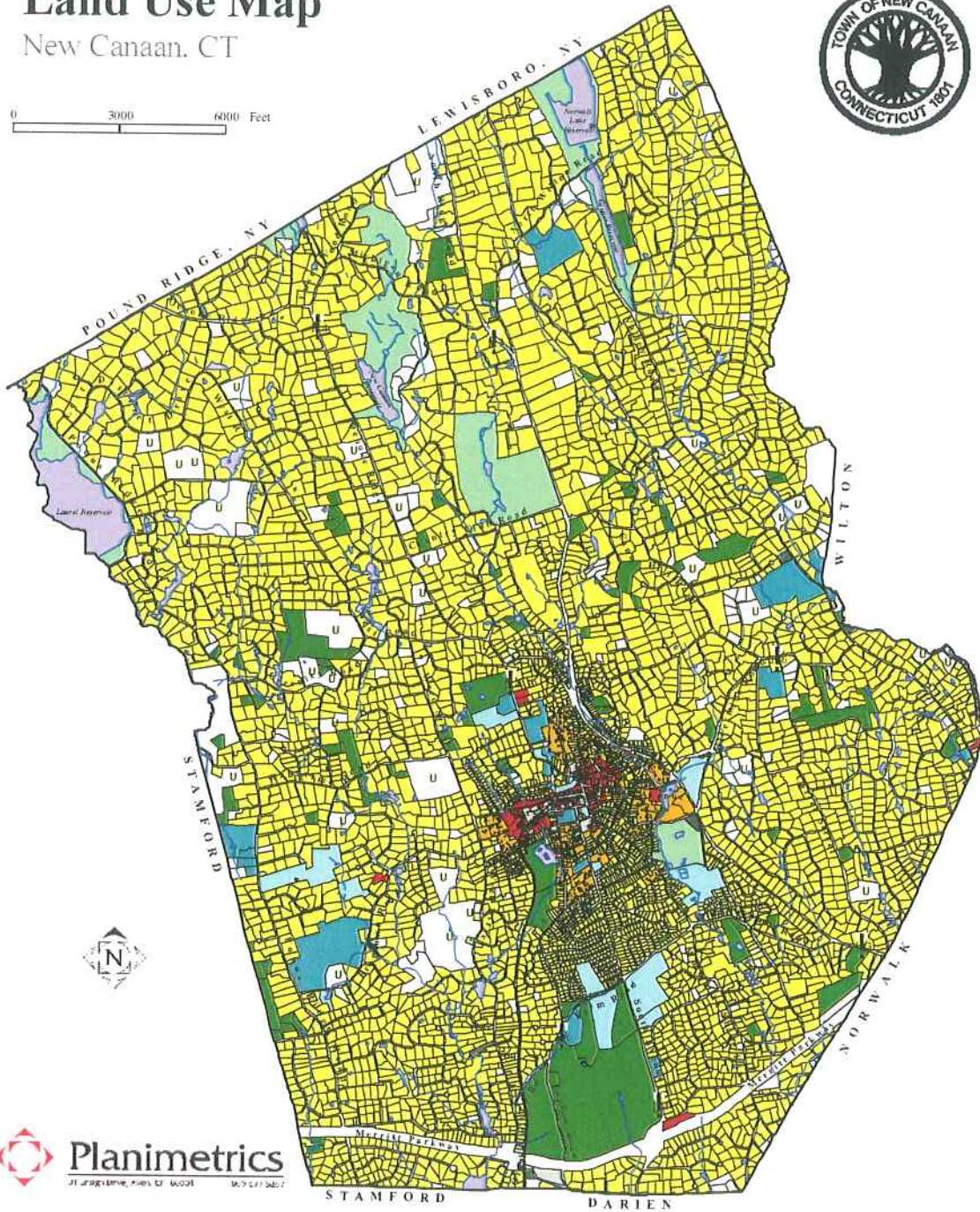
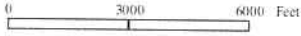
Use	Acres	Percent Of Land Developed	Percent Of Total Land
Residential	10,316	77%	71%
Single Family	10,176	76%	71%
Multi-Family	140	1%	1%
Business	67	<1%	<1%
Commercial	66	<1%	<1%
Industrial	1	<1%	<1%
Open Space	1,262	9%	9%
Dedicated Open Space	766	6%	5%
Managed Open Space	496	4%	3%
Community Facilities	654	5%	5%
Municipal Facilities	190	1%	1%
Institutional Facilities	464	4%	3%
Utilities / Transportation	1,129	8%	8%
Developed / Committed	13,429	100%	93%
Vacant / Underdeveloped	1,010		7%
Total Area	14,439	100%	100%

Planimetries (Totals may not add due to rounding) Land use information from New Canaan with field updates by Planimetries.

Existing Land Use Map
(lift page up)

Land Use Map

New Canaan, CT



Legend

Residential

- Single Family
- Multi - Family

Business / Industrial

- Business / Retail
- Industrial

Institutional Uses

- Community Facilities
- Institutional

Open Space

- Dedicated Open Space
- Managed Open Space

Utility / Transportation

- Public Utility
- Transportation (parking)

Vacant Land

- Vacant or under-developed land

Water

- Waterbody
- Watercourse

Zoning In New Canaan

New Canaan contains eight zoning districts for residential development. There are seven zones intended for single-family residential development with minimum lot sizes ranging from 7,500 square feet (about 1/6th acre) to four- acres. Duplex units are also permitted in some of the zones. The Apartment zone allows for multi-family residential development at a density of up to 8.7 units per acre (one unit per 5,000 square feet of land).

New Canaan has five zoning districts for business development. While only about 63 acres of land (outside of road rights-of-way) are zoned for business purposes, this land is concentrated in the Town Center area and contributes to the strong character that is attractive to residents and visitors.

Development Potential In New Canaan

Based on the present zoning regulations, future development may occur on properties that are currently vacant, have land area available for future development, or are redeveloped.

The land use survey identified 1,010 acres of residentially zoned land that are currently vacant or that may be capable of supporting additional development in the future. After considering current zoning and development constraints (wetlands, steep slopes, and floodplain areas), it is estimated that this land area may support an additional 300 housing units (for a total of about 7,440 town-wide). However, this estimate does not include potential consolidation/resubdivision of property or potential rezoning to multi-family use.

At current household sizes (2.83 persons), New Canaan may eventually add an additional 850 people as a result of new development. Additional population growth may occur from the sale of "empty-nester" households to younger (and larger) families with school-age children. Thus, with an existing population of 19,395 people, it is estimated that New Canaan could eventually be a community of about 21,000 residents.

Residential Zones

- Four Acre Residence
- Two Acre Residence
- One Acre Residence
- ½ Acre Residence
- 1/3 Acre Residence
- A Residence
- B Residence
- Apartment

Business Zones

- BA - Business & Retail
- BB - Business & Retail
- BC - Business & Retail
- RA - Business & Retail
- RB - Business & Retail

Buildout Comparisons

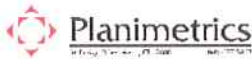
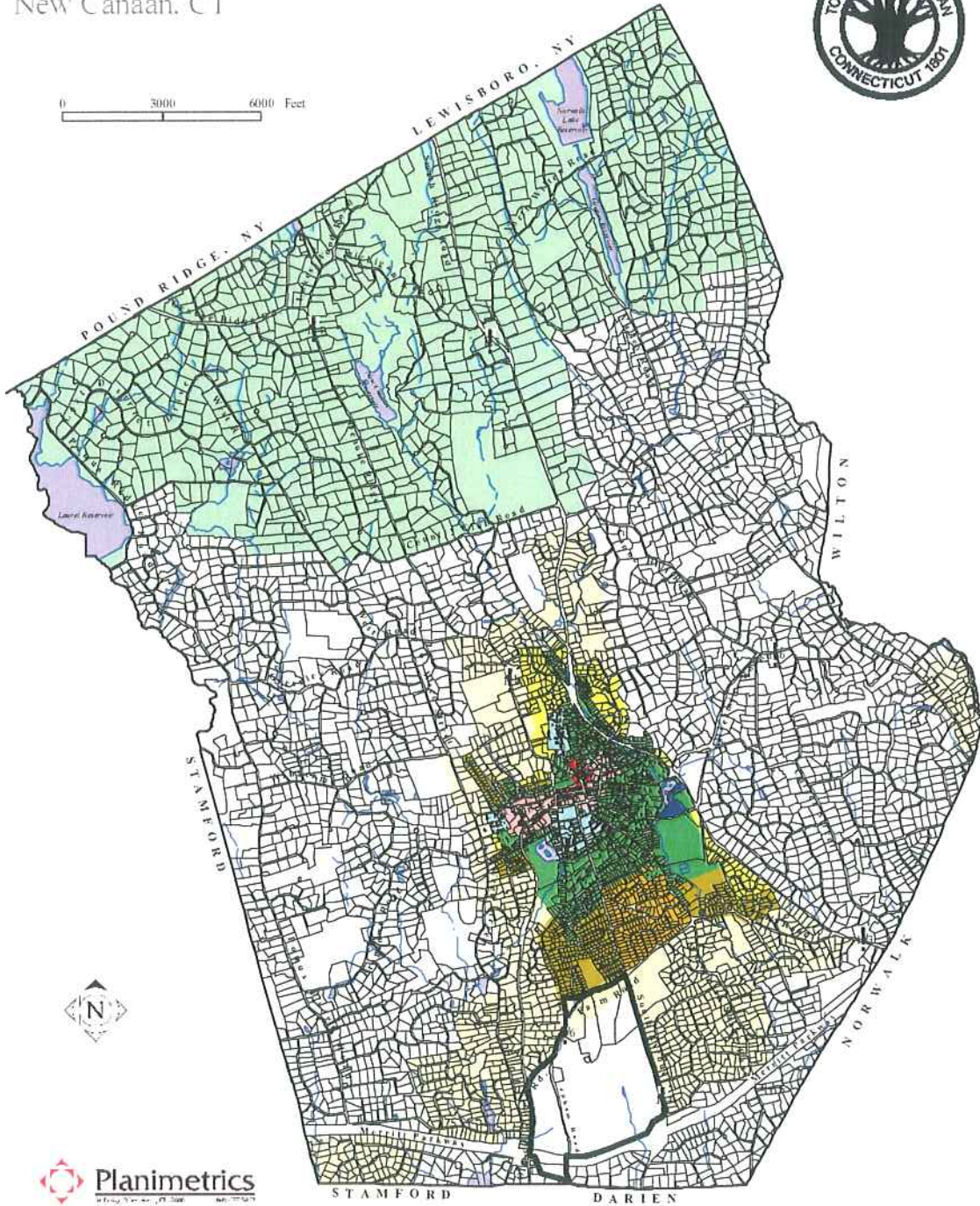
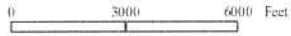
A 1958 study by Robert King estimated that New Canaan might eventually contain about 7,850 housing units and, based on an average of 3.5 people per household, might become a community of 27,475 people. On the other hand, this Plan estimates a buildout of about 7,440 units and a potential population of about 21,000 people based on about 2.8 people per household.

Thus, it can be seen that estimates of development potential are very sensitive to trends in housing occupancy. While average household sizes have been decreasing for many years, a change in this parameter could affect the potential population in New Canaan.

Existing Zoning Map
(lift page up)

Existing 2003 Zoning Map

New Canaan, CT



LEGEND

Residential

- 4 Acre
- 2 Acre
- 1 Acre
- 1/2 Acre
- 1/3 Acre
- A (1/4 Acre)
- B (1/6 Acre)

- Apartment
- Apartment - Large Lot
- Wavney Overlay

Business & Retail

- Retail Areas (RA, RB)
- Business Areas (BA, BB, BC)

Tax Base

New Canaan's Equalized Net Grand List (the estimated market value of all taxable property) was about \$5.7 billion in the year 2000. New Canaan is ranked second in Connecticut in terms of property value per capita (after Greenwich).

However, New Canaan's tax base is more dependent on residential property than the state average since only about 7 percent of the Grand List comes from business property while the state average is about 27 percent.

Per Household Taxes

While per capita revenues and expenditures are useful for comparing communities to each other, those figures are not very useful to the average resident.

Per household figures can be estimated by multiplying the figures in the tables by 2.843 persons per household.

For example, the average current tax revenue per household in New Canaan (a rough approximation of the typical tax bill) would have been about \$8,475 in the year 2000.

Fiscal Overview

Revenues and Expenditures

Expenditures are the major component of the municipal fiscal equation and the annual budget in New Canaan is approximately \$62 million dollars with education being the highest category of expenditures. New Canaan generates most of its revenue from property taxes and receives less state aid on a per capita basis than most surrounding towns.

1999 - 00 Per Capita Expenditures

	New Canaan	Connecticut
Education	\$1,933	\$1,318
Fire	\$51	\$89
Police	\$194	\$156
Debt Service	\$317	\$169
Public Works	\$232	\$197
Other Expenditures	\$476	\$412
Total	\$3,204	\$2,341

Connecticut Policy & Economic Council

Regional Comparisons

The following table compares expenditures (total and per capita) and revenues (per capita taxes and per capita state aid) for communities near New Canaan:

1999-00 Per Capita Revenue and Expenditure Comparison (ranked by per capita expenditures)

	2000 Population	Expenditures		Revenues	
		Total (millions)	Per Capita	Per Capita Taxes	Per Capita State Aid
New Canaan	19,395	\$62	\$3,204	\$2,981	\$49
Wilton	17,633	\$53	\$3,193	\$2,794	\$140
Darien	19,607	\$59	\$2,988	\$2,627	\$77
Stamford	117,083	\$287	\$2,455	\$2,066	\$165
Norwalk	82,951	\$192	\$2,310	\$1,939	\$226

Connecticut Policy & Economic Council

1999 - 00 Per Capita Revenues

	New Canaan	Connecticut
Current Taxes	\$2,981	93%
State Aid	\$49	2%
Surplus	\$0	0%
Other	\$173	5%
Total	\$3,204	100%

Connecticut Policy & Economic Council

PLAN OVERVIEW / IMPLEMENTATION

3

Overall Direction

During the process of preparing this Plan of Conservation & Development, residents provided input at several public meetings on issues that they felt were important to them and to the community.

Residents consistently indicated that they were proudest of preserved open space, the strong village center, and community facilities. At the same time, residents also indicated that they were sorriest about what they feel is inappropriate residential development and what they perceived to be the possible inappropriate siting of new community facilities.

It was concluded that residents were expressing their desire to protect the existing character of the community, find ways to enhance the overall character of New Canaan, enhance local property values, and improve the overall quality of life. From this, the following philosophy emerged as the foundation for this Plan of Conservation & Development:

Promote an appropriate balance of conservation and development in order to enhance community character and improve the overall quality of life.

While there may be refinements in this Plan over time, it is anticipated that this overall philosophy will remain relevant during the anticipated ten-year life of this Plan of Conservation & Development.

Residents indicated that important issues for the Plan include:

- *Open space preservation,*
- *Town Center enhancement,*
- *Managing residential development, and*
- *Addressing community facilities.*

Community character is typically a reflection of the physical resources and appearance of a community ...

Community Character

During preparation of this Plan, residents indicated that preserving and enhancing community character is an important issue in New Canaan. While there is no accepted definition of what constitutes community character in New Canaan, it is believed to include the following physical characteristics:

Category	Resource	Description
Enhancing	Natural / Scenic Resources	Water features, hillsides, wetland areas, and scenic features (vistas, stone walls, barns, fences)
	Open Space / Openness	Dedicated, protected, and managed open spaces and undeveloped land
	Historic Resources	Historic resources that contribute to a sense of history
	Community Structure	Town Center area, Waveny Park and other major features
Enhancing or	Residential Development	Old houses and neighborhoods establish character, new developments can detract
Detracting	Business Development	Walkable village areas enhance character, "strip development" can be seen as detracting
	Community Facilities	Community facilities / services can enhance or detract from community character
	Transportation	Streets, sidewalks, and other transportation facilities can affect community character
	Utilities	Piped utilities can support or threaten character, overhead / wireless utilities can detract,
	Community Design	Architectural styles can complement New Canaan's identity as a New England town

Strategies in subsequent chapters of this Plan have been made with consideration of how they may affect community character and enhance the overall quality of life in New Canaan.



Scenic Road



Town Center



Scenic Feature

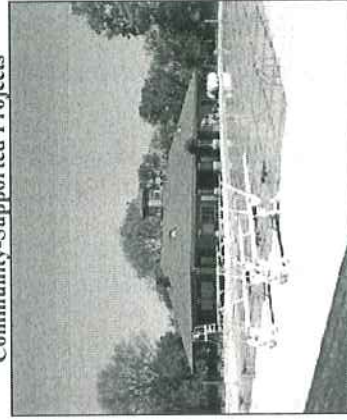
Quality of Life / Community Spirit

While quality of life is another important consideration in New Canaan, there are few things that a municipality can do to affect the quality of life of each individual resident. On the other hand, a municipality can promote and sponsor activities that enhance the overall sense of community spirit and pride in the community. The following table identifies some of the resources that have been identified as affecting community spirit:

Category	Resource	Description
Enhancing	Unique Events	Unique events (parades, fairs, and concerts) where residents join in a common activity
	Volunteerism	Volunteers and volunteer organizations help make New Canaan a special place
	Philanthropy	Voluntary donations of time and money help make New Canaan a special place
	Shared Visions / Goals	Establishing and attaining shared visions and goals
	Open Communication	Discussion of community issues and priorities is an important part of community spirit
Detracting	Positive Recognition	Positive recognition of local activities and events helps build community spirit and pride
	Negative Communication	A lack of communication or negative communication can undermine community spirit
	Negative Recognition	Negative recognition of a community can undermine community spirit and pride

New Canaan is fortunate to have a strong sense of community pride and community spirit. Local organizations should continue to encourage activities that contribute to community spirit and pride since these activities will contribute to the overall quality of life of New Canaan residents.

Community-Supported Projects



Community Meetings/Discussions



Community Events



Community spirit tends to be a reflection of the emotional or social connection that people feel to their community ...

Strategy Summary

The following tables identify the main planning strategies in the Plan of Conservation and Development.

The column labeled "Priority" is the Town's general priority for this strategy.

The column labeled "Page" is the page number where a discussion of the strategy can be found.

Summary of Major Strategies

		Priority			Page
		High	Mid	Low	
Conservation	Natural Resources				4-2
					4-3
					4-4
	Open Space				5-2
					5-3
					5-6
	Historic Resources				6-2
					6-4
					6-5
Development	Community Structure				7-2
					7-3
	Residential Development				8-2
					8-8
					8-9
	Business Development				9-2
Infrastructure	Community Facilities				10-7
					10-8
					10-8
	Transportation				11-2
					11-4
					11-6
	Utilities				12-2
					12-2
					12-3

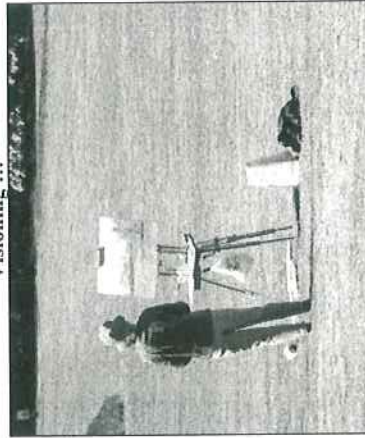
Implementation Overview

Implementation of the Plan is a gradual and continual process. While some recommendations can (and should) be carried out in a relatively short period of time, others may be long-term in nature. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

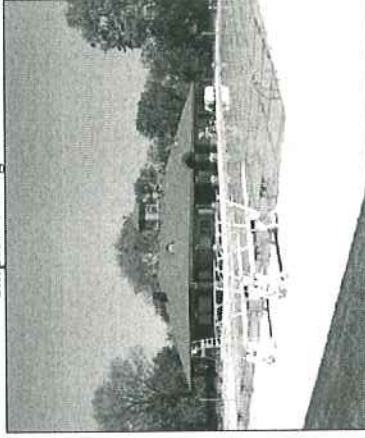
The Planning and Zoning Commission can (through regulation amendments, application reviews, and other means) implement many of the recommendations in the Plan of Conservation and Development. The Commission has the primary responsibility of implementing the Plan's recommendations.

Other recommendations require the cooperation of, and actions by, other local boards and commissions such as the Board of Selectmen, Town Council, Board of Finance, and similar agencies. However, if the Plan is to be successfully realized, it must serve as a guide to all residents, applicants, agencies, and individuals interested in the orderly growth of New Ca-naan.

Visioning ...



Implementing ...



Implementation Tools & Strategy

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority


Plan Implementation Committee / Work Schedules

Each of the following policy chapters of the Plan contains implementation programs identifying which organization is responsible for implementing the recommended strategies and tasks and the general timeframe/priority for its implementation. These implementation programs can be used by a Plan Implementation Committee (made up of representatives of different municipal agencies) or by the Planning and Zoning Commission to develop an annual work program for boards and commissions.

The charts in the implementation programs assign primary responsibilities and priorities to the Plan recommendations. The charts identify both strategies and tasks.

A strategy is a long-term and continuing policy that does not readily lend itself to a specific schedule or measurement. On the other hand, a "priority" is indicated as to how important that overall strategy may be for the Town.

A task (identified by an asterisk), on the other hand, is a specific action that can typically be scheduled and measured and its implementation can be readily identified. Most work effort in implementing the Plan is dedicated to completing the identified tasks.

What	Who	Priority	Done
Strategy	EC	1	<input type="checkbox"/>
 Task	EC	1	<input type="checkbox"/>

Use of the Plan of Conservation & Development

Using the Plan of Conservation & Development as a basis for land use and other decisions will help accomplish the goals and objectives of the Plan. All land use proposals should be evaluated in terms of the Plan and its various elements.

Updated Zoning and Subdivision Regulations

The Zoning and the Subdivision Regulations provide specific criteria for land development and use at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan. However, this is only true if the regulations reflect the recommendations of the Plan.

In the near future, the Planning and Zoning Commission is scheduled to undertake a comprehensive review of the zoning regulations, zoning map, and subdivision regulations and make revisions necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

Capital Improvement Programming

The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist. The Plan contains several proposals (such as land acquisition or community facility development) whose implementation may require the expenditure of town funds. The Plan recommends that these (and other) items be included in the town's Capital Improvements Program and that funding for them be included as part of the Capital Budget.

Referral of Municipal Improvements

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

Maintenance Strategy

New Canaan intends to keep this Plan current and not wait to update it every ten years. Regular maintenance of the Plan provides a way for it to always be tuned to the needs of the community.

An appropriate way to regularly maintain the Plan may be to update major sections of the Plan every year by:

- holding a public informational meeting to summarize the Plan recommendations and receive feedback from the community,
- holding a workshop session for local boards and other interested persons to discuss Plan strategies and suggest alternative language,
- revising Plan sections, as appropriate, and
- readopting the Plan (even if there are no text or map changes).

As shown below, the process of regular maintenance would rotate among different plan themes until the community felt that a comprehensive update was required:

Conservation Issues	2004	2007	2010
Development Issues	2005	2008	2011
Infrastructure Issues	2006	2009	2012

To facilitate maintenance, the Plan has been:

- provided with a page-numbering system that can adapt if the pagination of the Plan changes,
- printed with a binding so that updated elements can be inserted into the Plan to keep it current, and
- configured to allow for updating on the Town's "website" so the current Plan will be available to residents.

NATURAL RESOURCES

4

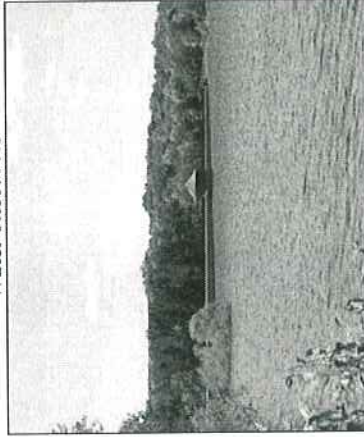
Overview

Conservation of natural resources in New Canaan is important in terms of preserving environmental functions, protecting community character, and enhancing the quality of life for residents. Environmentally sound planning helps find an appropriate balance between conservation and development.

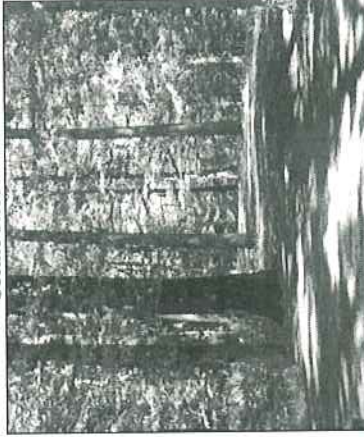
Land Resources



Water Resources



Scenic Resources



Natural resources are important to New Canaan residents and make a significant contribution to New Canaan's overall character and quality of life...

Evolution of Protection

The first phase of land use regulation in the United States typically regulated development patterns through the use of lot size regulations.

In such regulations, all area was treated the same regardless of whether it was a watershed, wetland, steep slope, floodplain, or was buildable land. Unfortunately, this type of regulation allowed the inappropriate use of environmentally sensitive areas and some developments occurred with little concern for the impact on the natural environment.

Since the 1960s, many communities have become more environmentally aware and have distinguished in their land use regulations between land that is "buildable" and land that is not (such as watersheds, wetlands, steep slopes, floodplains, or other resources). This has helped to reduce development pressure on sensitive environmental areas and has encouraged development more in keeping with the natural capabilities of the land.

Protect Important Natural Resources

Natural resource conservation priorities in New Canaan will be based on:

- the value or function of the natural resource if preserved,
- the sensitivity of the resource to development, and/or
- the degree of constraint to development.

This philosophy ensures that important resources and functions are preserved and appropriate areas are identified for development at appropriate densities.

The following table and map on the facing page illustrates how this philosophy will be implemented by establishing priority areas for protection:

Resources For Preservation	Resources so important to environmental quality or community character that alterations to these areas should be avoided to the extent feasible and prudent.	Watercourses Wetlands Steep slopes (>25 percent) 100-year floodplain (1.0% probability)
Resources For Conservation	Resources with important functions that can be maintained while compatible activities take place nearby if development occurs in an environmentally sensitive way.	500-year floodplain (0.2% probability) Public water supply watersheds Areas of high groundwater availability Identified aquifers and recharge areas Unique or special habitat areas

Until recently, New Canaan had not updated its regulations to consider environmental constraints as part of development activities. However, as this Plan was being prepared the Planning & Zoning Commission adopted a buildable land regulation that relates development intensity to the natural capabilities of the land. The buildable land regulation (summarized on page 8-5) will help to preserve and protect important natural resources.

This regulation requires the deduction of wetlands, watercourses, steep slopes, and floodplains before calculating development yield in new subdivisions and resubdivisions. This regulation will help to protect important natural resources in New Canaan and help ensure that development intensity is related to the natural capabilities of the land.

Effective Imperviousness

Collecting runoff water and allowing it to infiltrate back into the ground reduces the “effective” impervious coverage.

Protect Water Resources and Water Quality

The most important natural resources in New Canaan are water related. All of the local rivers, streams, lakes, ponds, water supply reservoirs, wetlands, swamps, marshes, vernal pools, and aquifers influence and contribute to the overall quality of the local and the regional ecosystem.

Protecting Surface Water Resources

While New Canaan has regulatory setbacks that help to buffer surface water resources from adjacent activities, this regulation should be strengthened by expanding regulated buffer areas. New Canaan should incorporate more comprehensive floodplain management provisions in the Zoning Regulations.

Protecting Groundwater Resources

Protecting groundwater quality and quantity is an important objective of the Plan since most areas of New Canaan rely on wells for domestic water supply. New Canaan should adopt regulations that address total impervious coverage and effective impervious coverage (see sidebar) to promote groundwater recharge and prevent additional discharge of runoff onto adjacent properties.

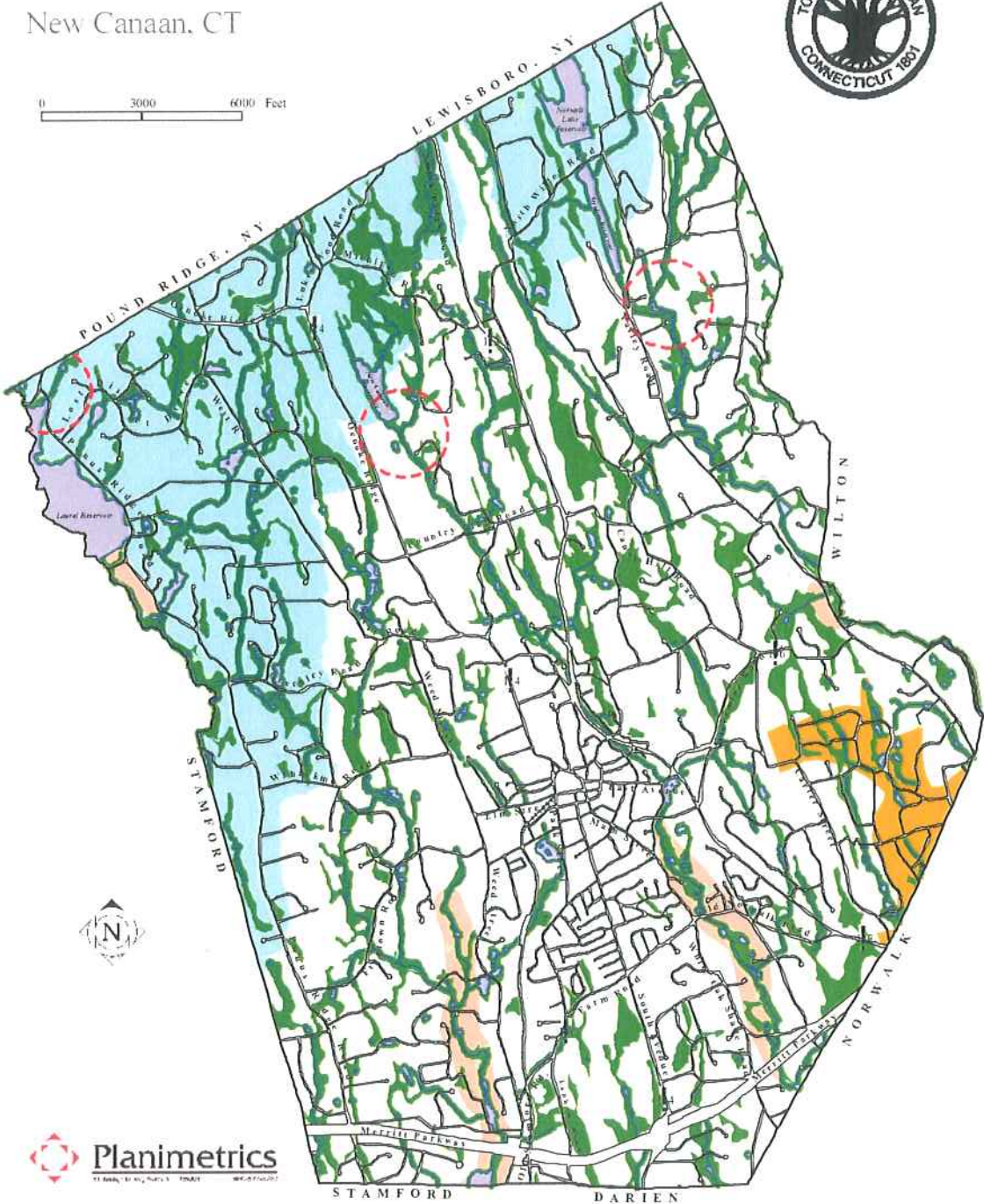
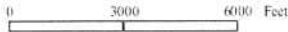
New Canaan should undertake additional efforts in the future to educate residents about sources of water pollution and ways to reduce contamination from “non-point” sources such as fertilizer, road salt, agricultural chemicals and discharges from improperly operating septic systems. Since most areas of New Canaan consist of “hardpan” soils that can hamper septic performance, special care is warranted.

New Canaan may wish to consider adopting a septic management ordinance to require the regular inspection and maintenance of septic systems. A septic management ordinance typically requires that septic systems be visually inspected every 1-3 years and the septic tanks pumped out every 3-5 years. This helps to reduce the possibility of septic failures.

Natural Resource Conservation Plan
(lift page up)

Natural Resources Plan

New Canaan, CT



LEGEND

Preservation Areas

- Watercourses
- Wetlands
- Steep Slopes (>25%)
- Floodplain (100-Year)

Conservation Areas

- Floodplain (500-year)
- Steep Slopes (>15%)

Areas Sensitive To Development

- Public Water Supply Watershed
- High Groundwater Availability Areas
- Aquifer Protection Areas
- Unique / Special Habitat Areas

Strengthen Conservation Agencies

In 1980, the Town of New Canaan combined the Inland Wetlands and Watercourses Commission, the Conservation Commission, and the Flood & Erosion Control Board into a new commission entitled the Environmental Commission. This was done to avoid overlap of function and establish one agency with authority over many environmental issues.

However, over the past two decades, the Environmental Commission has evolved into a regulatory commission for wetlands and watercourses even though the Commission has the statutory functions of a Conservation Commission:

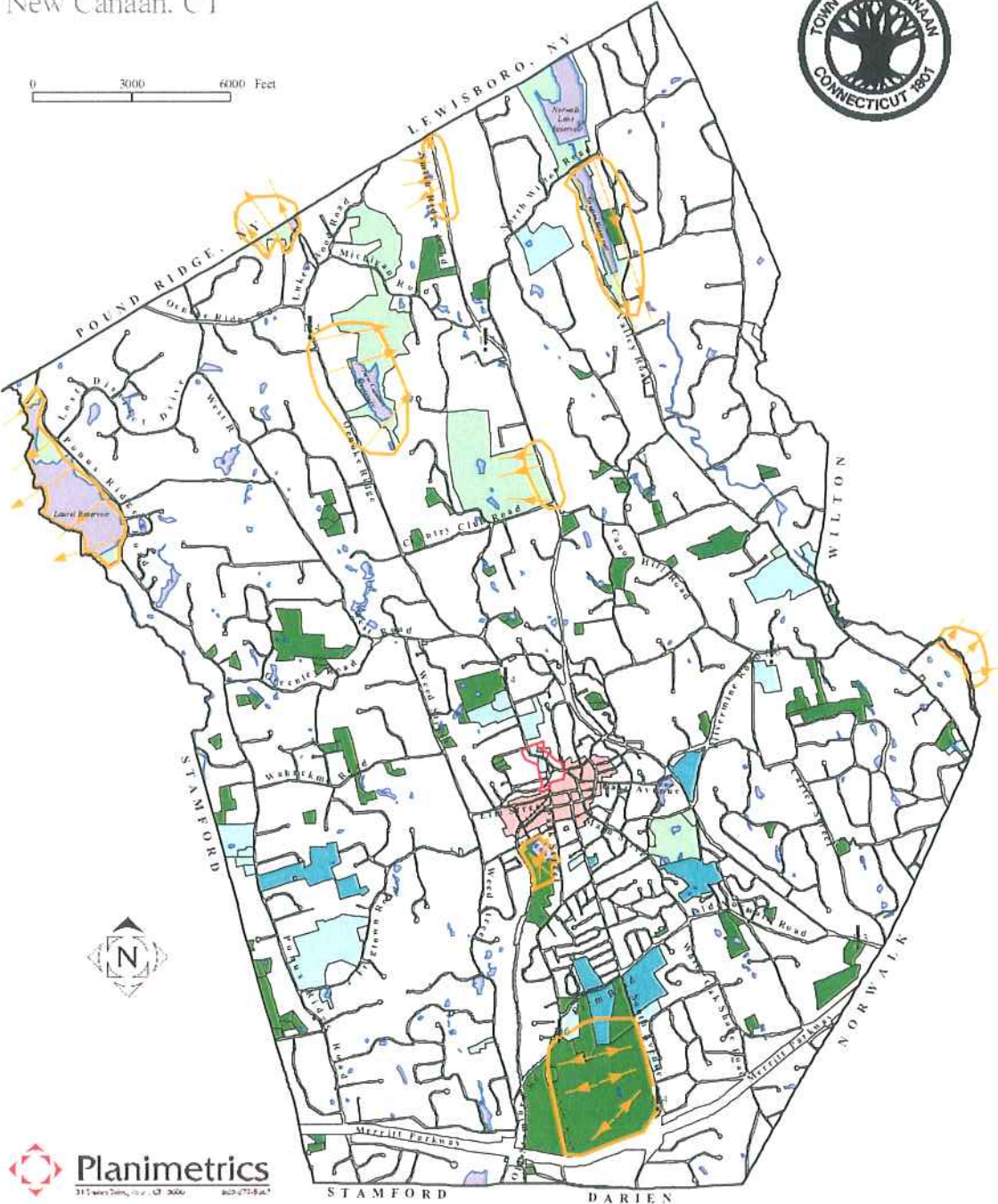
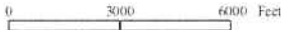
- coordinating conservation activities,
- preparing an inventory of natural resources,
- conducting research into land utilization and making recommendations on the development and use of different areas,
- preparing and distributing books, maps, charts, plans and pamphlets,
- acquiring and managing land and easements, and/or receiving and administering gifts for conservation purposes.

In part, this is a reflection of the fact that the Environmental Commission has only had professional staff assistance since July 2001. New Canaan should consider ways to help the Environmental Commission perform the statutory functions of a Conservation Commission.

New Canaan needs an agency (such as the Environmental Commission) or an agent (such as a Conservation Manager) coordinating the overall conservation and preservation of natural resources. This will ensure that natural resources are considered a top priority in New Canaan's future planning.

Scenic Resources Plan

New Canaan, CT



LEGEND

Scenic Areas

- Historic District
- Town Center Area
- Scenic Viewpoints
- Scenic Vistas
- Water Features

Open Space Areas

- Existing Dedicated Open Space
- Existing Managed Open Space

Institutional Uses

- Community Facilities
- Institutional Uses

Address Other Conservation Priorities

Scenic Resources

Scenic resources should continue to be identified in New Canaan so that strategies can be made to protect and enhance them. Scenic areas and vistas contribute to community character and preserving such resources contributes to community spirit and pride. The Town may wish to consider adopting regulations to consider scenic resources as part of development reviews. This might include preserving or relocating scenic resources (such as stone walls, barns, and fences) that are visible from a public street.

Scenic roads contribute to New Canaan's character. State statutes (CGS 7-149a) allow towns to designate portions of local roads as scenic roads. Towns may then regulate future alterations, improvements, removal of stone walls, mature trees and other elements that impact the visual character of the road. New Canaan should identify existing scenic roads and adopt a scenic road ordinance.

While much attention is paid to ensuring that the scenic nature of existing roads is preserved, attention should also be paid to ensuring that new roads will be the scenic roads of the future. Efforts should be devoted to ensuring that newly constructed roads or existing roads that are improved will be scenic roads. The Transportation section of the Plan recommends that, during the planning period, road construction standards be reviewed to create the potential for more scenic roads.

In addition, State statutes (CGS 13b-31) allows the Department of Transportation to designate State highways as scenic roads if they meet certain criteria. The designation is intended to ensure that any alteration to the State highway maintains the scenic character of the road. This designation should be requested for Routes 106, 123, and 124 in New Canaan.

Light & Noise Pollution

Since there are some issues in New Canaan with light pollution and noise pollution, Town officials may wish to consider programs addressing these issues at some time in the future.

Scenic Resource Conservation Plan
(lift page up)

Trees & Vegetation

Trees and vegetation are an important part of community character.

In some communities, tree protection ordinances have been used to protect significant or specimen trees, prevent unreasonable removal or damage, or manage tree clearing.

Rare and Endangered Species

The Connecticut Department of Environmental Protection (CTDEP) maintains a Natural Diversity Database identifying the general locations of rare and endangered species, species of special concern, unique habitats, and other valuable resources (such as unique natural areas or significant scenic resources).

The Town should work with applicants and property owners to ensure that important Natural Diversity Database resources are protected. While land use changes are not prohibited in these areas, design modifications may be necessary to mitigate potential adverse impacts.

Wildlife Management

New Canaan has other issues related to wildlife that are unique. Due to the large lot residential zoning and the enhanced landscaping on residential home sites, New Canaan has attracted a fairly robust population of deer and geese in certain areas. With increasing concern about deer ticks and Lyme disease and the damage caused by foraging deer, the New Canaan Deer Committee was formed in 1998 to explore all means available for controlling the deer population to reduce the high incidence of Lyme disease. The objective of the Deer Committee was to raise awareness, provide an educational forum for the community, and identify the best way to address the town's needs. The recommendations of the Deer Committee were subsequently sent to all residents of New Canaan.

Geese have become a concern because they have "fowled" areas near ponds and interfere with people's enjoyment of local parks and open spaces. The Town has occasionally used trained border collies in an attempt to relocate the geese elsewhere. New Canaan should continue to seek strategies to reduce or eliminate the geese population from Town parks.

Trees and Vegetation

New Canaan has an overall feeling of "openness" and being "wooded" that enhances community character. There is widespread agreement that vegetation and trees are important to community character. Programs to protect and promote the contribution of vegetation to community character should continue to be considered. In particular, New Canaan should consider adopting measures to protect specimen and larger trees and to protect tree canopies from destruction by State and utility pruning.




While unique and ornamental plant species can be attractive, they can also disrupt the natural ecology of the New Canaan area. The Plan recommends and promotes the use of native species of plants in landscape design and discourages the use of non-native or invasive species.

Natural Resources Implementation

Protect Important Natural Resources

What	Who	Priority	Done
1. Maintain the recently adopted buildable land regulation.	PZC	1	<input type="checkbox"/>

Protect Water Resources and Water Quality

What	Who	Priority	Done
 2. Increase the regulatory setbacks around wetlands and watercourses.	EC	1	<input type="checkbox"/>
3.			
 4. Incorporate more comprehensive floodplain management provisions into the Zoning Regulations.	PZC	2	<input type="checkbox"/>
 5. Adopt regulations that regulate impervious coverage in residential zones.	PZC	1	<input type="checkbox"/>
6. Promote infiltration of runoff to replenish groundwater.	PZC Staff	2	<input type="checkbox"/>
7. Inspect and ensure adequate soil erosion and sediment control measures.	Staff	1	<input type="checkbox"/>
8. Promote public education programs that address “non-point” pollution issues.	EC	2	<input type="checkbox"/>
9. Consider adopting a septic management ordinance to protect water quality.	HD /EC TC	1	<input type="checkbox"/>

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Strategy
	Task

Strengthen Conservation Agencies

What	Who	Priority	Done
* 10. Hire a Conservation Manager to promote natural resource protection.	BOS	1	<input type="checkbox"/>
* 11. Refocus the Environmental Commission on also performing the functions of a Conservation Commission.	BOS	1	<input type="checkbox"/>
* 12. Designate the Environmental Commission as the lead agency for the conservation and preservation of natural resources.	BOS TC	1	<input type="checkbox"/>
13. Encourage the Environmental Commission to refine the Natural Resource Conservation Plan over time.	EC	1	<input type="checkbox"/>

Address Other Conservation Priorities

What	Who	Priority	Done
* 14. Charge the Environmental Commission with identifying scenic roads, scenic views, vistas, and other scenic resources.	BOS	2	<input type="checkbox"/>
* 15. Adopt regulations to consider scenic resources as part of development reviews.	PZC	2	<input type="checkbox"/>
* 16. Consider adopting a scenic road ordinance.	TC PZC	2	<input type="checkbox"/>
* 17. Recommend Routes 106, 123, and 124 for State scenic road designation.	BOS	2	<input type="checkbox"/>
18. Consider regulations and ordinances to control light pollution and noise pollution.	EC / PZC TC	2	<input type="checkbox"/>
* 19. Adopt measures to protect specimen and larger trees and to protect tree canopies from destruction by State and utility pruning.	EC / PZC	2	<input type="checkbox"/>
20. Work with applicant to ensure that important Natural Diversity Database resources are protected.	All	1	<input type="checkbox"/>
21. Address wildlife issues, especially significant public health issues related to deer and geese.	EC P&R	1	<input type="checkbox"/>

OPEN SPACE

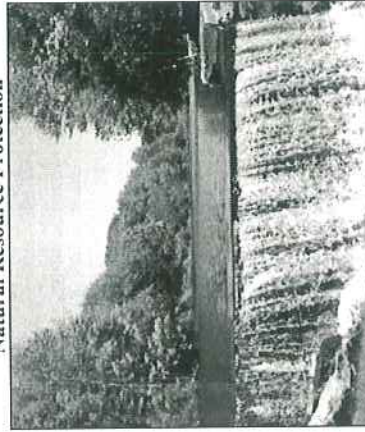
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Overview

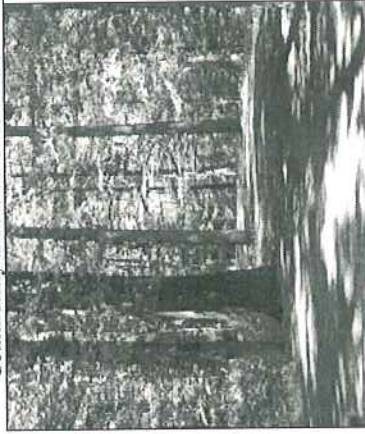
Open space, in adequate quantities and appropriate locations, will help protect community character, conserve important natural resources, shape development patterns, and enhance the quality of life for New Canaan residents.

At an introductory public meeting on the Plan, New Canaan residents indicated that open space preservation was an important issue. If New Canaan is to enhance community character and quality of life through open space preservation, a pro-active strategy is very important.

Natural Resource Protection



Community Character Protection



Recreational Amenity



With a pro-active and flexible approach, New Canaan can create a meaningful open space and green-way system that will enhance community character and quality of life ...

Open Space Definitions

From an open space planning perspective, experience has shown that it helps to consider open space as consisting of four different categories:

Type	Description
Dedicated Open Space	Land preserved in perpetuity as open space with public use.
Protected Open Space	Land preserved from development (such as a conservation easement) but public use is generally not allowed.
Managed Open Space	Land set aside for some other purpose (such as watershed protection) but that provides some open space value. Public use may not be allowed.
Perceived Open Space	Land that looks or feels open but is not preserved in perpetuity as open space (includes vacant, privately-owned land)

Implement An Overall Open Space Strategy

The following three-part open space strategy is recommended in this Plan of Conservation & Development:

Maintain "Openness"	<ul style="list-style-type: none"> • Maintain low density zoning that promotes a feeling of "openness" • Maintain the dedicated and managed open spaces that presently exist
Acquire More Dedicated Open Space	<ul style="list-style-type: none"> • Encourage open space preservation that contributes to an overall open space system • Encourage open space strategies that result in public ownership and/or use (dedicated open spaces) • Seek to convert managed open space (such as golf courses or water company lands) to dedicated open spaces by obtaining conservation easements • Seek to add land adjacent to existing parks and open spaces as opportunities present themselves • Adopt regulations or establish programs that encourage the provision of open space land
Work To Establish A Greenway System	<ul style="list-style-type: none"> • Over the long term, work towards establishing an overall greenway/ trail network in New Canaan that interconnects open space areas together • Work with major property owners (such as water companies) to obtain reasonable public access to their properties and create an overall trail network • Support passive recreation on water company lands being acquired by the State of Connecticut. • Consider developing a trail map to show how existing open spaces are, and could be, interconnected into an open space system • Adopt regulations or establish programs that encourage the establishment of a greenway system

New Canaan should strive to ensure the establishment of a meaningful overall open space system by carefully analyzing how available parcels relate to an overall open space strategy for New Canaan.

The most successful open space strategy for New Canaan (establishing a greenway/trail system) is also likely to be the most difficult and require the most effort. The map on the facing page suggests a preliminary Open Space Plan for New Canaan and shows how greenways along streambeds might interconnect different parts of New Canaan with an overall greenway/trail network.

The Plan recommends that continuing study be directed at identifying appropriate greenway locations and possible interconnections. The recently formed Open Space Committee can evaluate and refine the greenway potential in New Canaan and other aspects of the overall open space strategy summarized above.

Establish Better Regulatory Tools

Although New Canaan is predominantly developed, open space can still be obtained whenever property is developed or redeveloped. On every application, the Commission should consider, to the extent possible, that each application results in either an open space dedication or a fee-in-lieu-of open space payment.

Open Space Set-Aside Regulations

While an open space requirement is authorized as part of a subdivision by State Statutes (CGS 8-25), New Canaan is not using this tool effectively. Even though Section 4.23.B. of the Subdivision Regulations indicates that the Commission “shall require that land be reserved for parks and playgrounds where it deems such reservations appropriate”, *this provision is seldom used.*

The Subdivision Regulations should be modified to require that each subdivision provide for a specific amount of open space as part of the development. Such open space should be deeded to the Town or to the New Canaan Land Trust or other approved conservation organization.

Fees-In-Lieu-Of Open Space

Of course, obtaining meaningful open space is not always possible with all subdivisions, especially if they are small. State Statutes (CGS 8-25) allow a Commission to accept a fee in lieu of open space in such situations. The funds obtained through this program can be used to obtain meaningful open space elsewhere in the community. Many communities have used this technique effectively to establish or supplement an open space fund in the community. New Canaan should consider adopting a fee-in-lieu-of open space provision in the subdivision regulations.

Open Space Survey

In 2001, the League of Women Voters sponsored a mail survey sent to all households in New Canaan.

About 2/3rds of respondents felt that New Canaan did not have adequate open space at the present time and that this was an issue that needed to be addressed now.

Almost 3/4^{ths} of all respondents were willing to pay higher taxes to acquire open space. More than 60 percent of the respondents would be willing to pay up to \$250 more per year in taxes to acquire open space.

With over 7,000 housing units in New Canaan, this could result in over \$1,750,000 per year for open space preservation.

Open Space Set-Asides

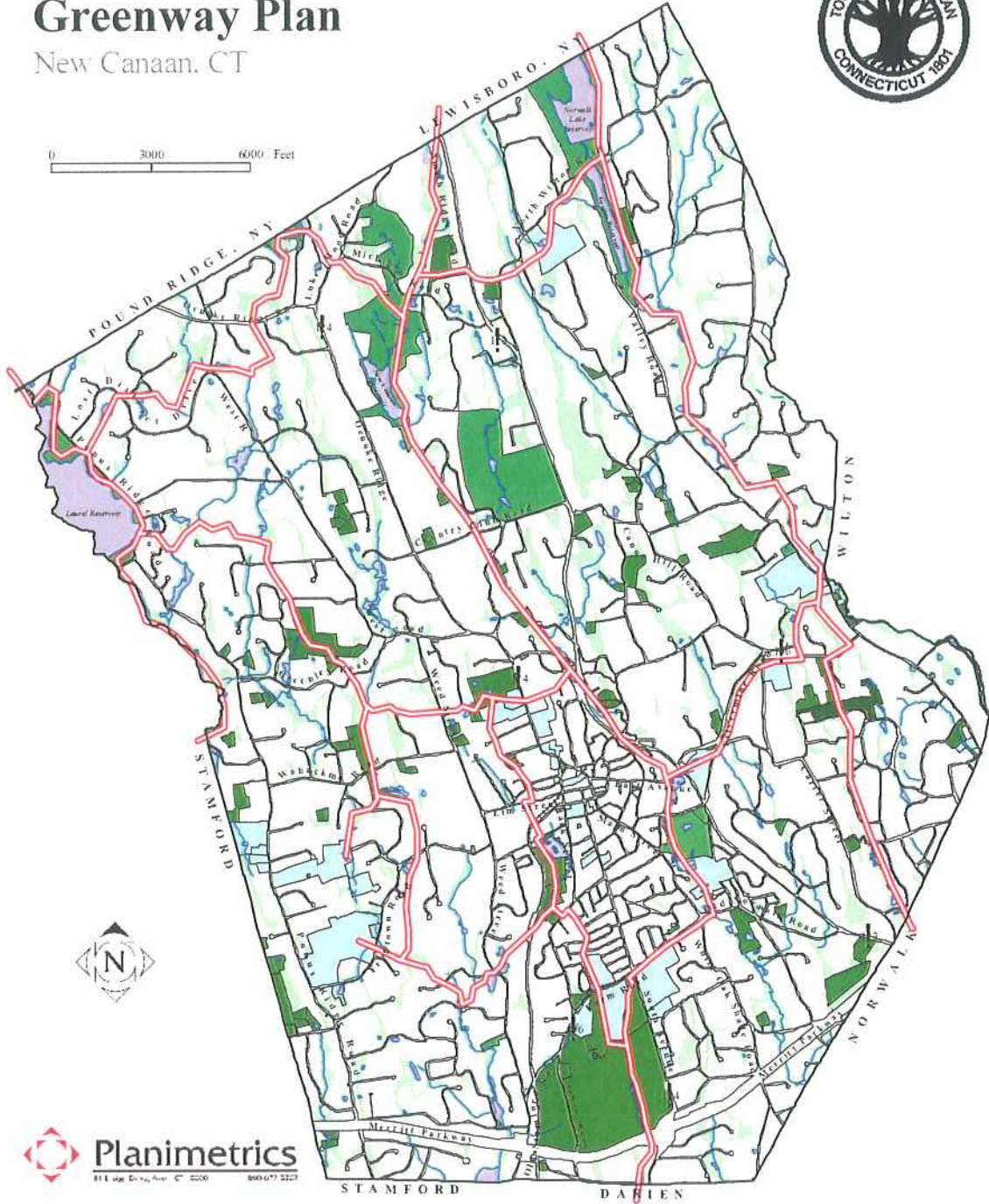
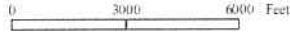
Some communities in Connecticut require that up to 20 percent of the property be set aside in perpetuity as open space.

This land is required to be deeded to the municipality or a local land trust.

Open Space Preservation Plan
(lift page up)

Open Space & Conceptual Greenway Plan

New Canaan, CT



LEGEND

Open Space Areas

- Existing Dedicated Open Space
- Existing Managed Open Space
- Institutional Uses

- Conceptual Location of Possible Future Greenway Trails

Conservation Areas

- Resources For Preservation Or Conservation
- Watercourses

Use Assessment (PA 490)

The use assessment program (PA 490) enhances the perception of open space in New Canaan since it helps land remain undeveloped longer and it reduces the pace of growth.

- The program contains three major components:
- Farm land (designated by the assessor),
 - Forest (designated by the assessor or the state forester), and
 - Open space (land must be identified in the Plan of Conservation & Development and adopted by the Town Council).

Regulatory Flexibility

In order to encourage the dedication of open space and creation of greenways, some communities have adopted provisions whereby a developer can obtain flexibility in lot area, lot width, yard setbacks, lot coverage, and other parameters through the dedication of open space above a minimum requirement. New Canaan should consider adopting similar provisions.

Off-Site Dedication

Some towns have also adopted standards to allow for the off-site dedication of open space as part of a subdivision. In such situations, the Commission could accept land in another part of New Canaan if they believed that land to be more significant to the overall open space framework of the community. New Canaan could consider adopting a similar provision.

Open Space Zone

To aid in the protection of open spaces (Waveny Park, Mead Park, Kiwanis Park), New Canaan could establish an open space zone that would strictly limit the types of uses that could be located at these and future sites.

Consider An Open Space Assessment Program

The perception of the amount of undeveloped land in a community contributes to community character in New Canaan. While it may not be possible to acquire or preserve all undeveloped land, it is possible to preserve undeveloped land as long as possible.

Section 12-107 of the Connecticut Statutes allows a community to assess land by its use (farm, forest, or open space) rather than its value. The use assessment reduces the tax burden on the properties and reduces the possibility that land will be put into development due to increasing taxes. The legislation contains a "recapture provision" for property developed or sold within ten years of its designation.

The Town may wish to consider adopting the following open space assessment policy:

Any portion of a parcel that exceeds the minimum lot size for the zone is eligible for the open space assessment provided that the area that receives the assessment is greater than the minimum lot size for the zone. Land that is used for business or utility purposes is excluded.

Adopting an open space assessment policy may help to preserve, for as long as possible, the feeling of "openness" that comes from undeveloped land.

Establish Other Open Space Tools

Establish An Open Space Fund

There are several fiscal ways that New Canaan can have better tools for preserving open space. New Canaan should establish an Open Space Fund to set aside funds for the purchase of open space. This type of fund does not have to be expended every year and can accumulate over time to acquire open space when an opportunity presents itself.

Some communities have also undertaken open space bond issues. In the late 1980s, Groton residents approved the issuance of over \$6 million for capitalization of an open space fund so that the money would be available to acquire open space when it became available. New Canaan could consider similar fiscal tools.

Pursue Open Space Grants

The State of Connecticut is currently implementing an open space program where they provide up to 50 percent funding for qualifying open space purchases. While there is significant interest from municipalities and other open space organizations, the State has managed to assist in the protection of a significant amount of open space in the last few years. New Canaan should consider participating in these and similar programs.

Encourage Philanthropy

Many property owners have a spiritual attachment to their land and, given a choice, would prefer to see their property preserved in a way that enhances the community. The active solicitation of land donations (or easements or "bargain sales") is an increasingly popular and successful open space implementation device and efforts in this direction should be promoted in New Canaan.

Active Versus Passive

An open space acquisition proposal should consider whether the property will be used for:

- Natural resource protection,
- Passive recreation (such as trails),
- Active recreation (such as play fields),
- Any municipal use, or
- Some combination.

Experience in some communities has shown that restricting a property to a single use may later cause difficulty.

Open Space Management

New Canaan residents also expressed a strong desire to preserve and maintain the open space we already have.

During the planning process, several issues involving use of Town parks for other uses encountered strong community opposition.

New Canaan should consider ways to clarify the potential uses of park lands so that these issues do not continue to occur.

Land Trusts

Land trusts are important open space organizations since they can devote far more time and energy towards open space preservation than a municipality can.

More importantly, land trusts can, over many years, work with property owners to understand their motivations and needs and help them preserve their land as open space. Many property owners would, if given similar returns, prefer to preserve their land as open space.

Since taxes incurred from property sale or development can reduce the net proceeds to a landowner, land trusts can, with expert advice, show property owners how their land can be partially donated as open space and produce a similar return to the property owner. Such transactions can also reduce the amount of cash required to purchase the property as open space.

Activities of land trusts should continue to be encouraged.

Support Open Space Organizations

Several organizations in New Canaan have focused on the issue of open space preservation in the last few years. For example, the Long-Range Planning Task Force (1997-98) included a "Task Team" that investigated Open Space and Land Use and assembled recommendations. The First Selectman established an Open Space Study Group (2000-01) to prepare open space recommendations. The League of Women Voters sponsored an open space survey in the spring of 2001 that was mailed to all households in New Canaan.

Designate A Lead Open Space Organization

New Canaan would benefit from designating an organization or individual to be responsible for identifying, coordinating, recommending, promoting, and pursuing desirable open space strategies. While there are several organizations that have been involved in such efforts in the past, New Canaan needs someone responsible on a continuing basis for this effort. The Conservation Manager position recommended in the Natural Resources section of the Plan could be designated as the position responsible for this effort.

Activate The Land Trust

The New Canaan Land Trust, unlike land trusts in other communities, has become less active in recent years. Since land trusts are an important part of open space preservation efforts, the land trust should be reinvigorated in New Canaan.

Encourage and Coordinate Activities of Other Organizations

Open space preservation efforts in New Canaan will also be made more successful through partnerships with other organizations such as land trusts, conservation organizations, state and federal agencies, and public interest organizations.




In particular, the New Canaan Land Trust should be encouraged to become a much more active organization working to preserve open space in the community. There is a Land Trust Service Bureau that can provide information and advice and numerous other land trusts that can provide models of successful activities and programs.

Open Space Implementation Program

Implement An Overall Open Space Strategy

What	Who	Priority	Done
1. Implement the overall open space strategy.	Town	1	<input type="checkbox"/>
2. Undertake more detailed planning for the main spine of the potential greenway/trail.	EC	2	<input type="checkbox"/>
3. Refine the Open Space Plan over time.	EC	3	<input type="checkbox"/>

Establish Better Regulatory Tools

What	Who	Priority	Done
 4. Consider modifying the Subdivision Regulations to require that open space (on-site or off-site) or a fee be provided as part of every application.	PZC	1	<input type="checkbox"/>
5. Ensure that the open space that is set aside as part of a subdivision contributes to an overall system.	PZC	1	<input type="checkbox"/>
6. Ensure that open space set-aside areas are not comprised entirely of wetlands or other unbuildable areas.	PZC	2	<input type="checkbox"/>
 7. Adopt a regulation allowing the dedication of off-site open space or trails if the location is desirable.	PZC	1	<input type="checkbox"/>
 8. Require the identification and consideration of trails as part of any subdivision or special permit application.	PZC	1	<input type="checkbox"/>
9. Consider establishing an Open Space zone.	PZC	2	<input type="checkbox"/>
10. Encourage the use of conservation easements, except that such easements should not be used to comply with open space set-aside requirements.	Town	1	<input type="checkbox"/>

Legend

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PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Strategy
	Task

Consider An Open Space Assessment Program

What	Who	Priority	Done
* 11. Consider adopting an open space assessment policy in New Canaan.	TC BOF	3	<input type="checkbox"/>
* 12. Provide information to New Canaan's landowners regarding the PA- 490 program to increase participation.	EC	3	<input type="checkbox"/>

Establish Other Open Space Tools

What	Who	Priority	Done
* 13. Recommend that the Town establish an Open Space Fund in the budget supported by an annual appropriation.	PZC	1	<input type="checkbox"/>
* 14. Consider a municipal bond issue to provide money that can be used to acquire open space when it becomes available.	TC /BOF	1	<input type="checkbox"/>
15. Encourage open space donations (land or easements allowing public access or use) by property owners.	EC	2	<input type="checkbox"/>
* 16. Establish incentives for private landowners to dedicate a portion of their land to trails for public use.	TC	2	<input type="checkbox"/>

Revitalize Open Space Organizations

What	Who	Priority	Done
* 17. Recommend the hiring of a Conservation Manager to recommend desirable open space preservation strategies.	EC	1	<input type="checkbox"/>
* 18. Activate the New Canaan Land Trust and encourage it and other land trusts to aggressively pursue open space acquisition and preservation.	EC	1	<input type="checkbox"/>
19. Promote open space preservation through partnerships with other organizations.	EC	2	<input type="checkbox"/>

6

HISTORIC RESOURCES

Overview

Preservation of historic or significant buildings and sites is an important way for New Canaan to provide a sense of identity and stability, preserve community character, and enhance the Town's historical heritage.

New Canaan is a unique community in terms of historic preservation because:

- it established the second local historic district in Connecticut (after Litchfield), and
- it is the home for over 80 "Modern" houses built by world-famous architects between 1948 and 1968.

New Canaan is unique for the diversity of historic resources that it contains ...

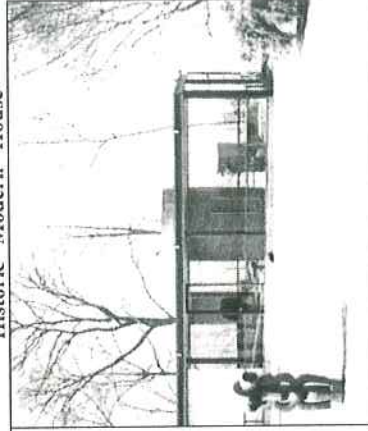
Historic Building



Historic Sign



Historic "Modern" House



Historic Resources

Historic resources were identified from:

- the National Register of Historic Places (NRHP),
- the State Register of Historic Places (SRHP), and
- the New Canaan Historical Society.

Philip Johnson's "Glass House" has also been designated a National Historic Landmark.

More information on individual resources can be obtained at the New Canaan Historical Society.

Acronyms

NRHP	National Register of Historic Places
SRHP	State Register of Historic Places
NHL	National Historic Landmark
LHD	Local Historic District

Maintain Identification / Recognition Programs

Identifying and recognizing historic properties is the first step to preserving them. The foldout map on the facing page identifies the location of recognized historic resources in New Canaan.

Districts	NHL	NRHP	SRHP	LHD
New Canaan Center				
	Park St. / Oenoke Ave. (20 +/- properties)			
Sites				
Philip Johnson's "Glass House"	Ponus Ridge Road			
Hanford-Davenport House	353 Oenoke Ridge			
Merritt Parkway	Route 15			
John Rogers Studio	33 Oenoke Ridge			
Residence	192 Cross Ridge Road			
Hanford-Silliman House	13 Oenoke Ridge			
Comstock-Benson House	46 Main Street			
Parsonage	1 Park Street			
Maples Inn	179 Oenoke Ridge			
Sellecks Corner Church	Barnegat Road			
Tirranna (Frank Lloyd Wright)	432 Frogtown Road			
Little Red Schoolhouse	Carter Street			
Ponus Memorial Tomb	Ponus Ridge @ Davenport			
Nathan Seeley House	Old Stamford Road			
Residence	63 Park Street			
Residence	Silvermine Road			
Residence	Carter Street			
Residence	Carter Street			
Marcel Breuer House	Weed Street			
Eliot Noyes House	Country Club Road			
John M. Johansen House	Ponus Ridge Road			
Eric Boissonnas House	Logan Road			
Hodgson House	Ponus Ridge Road			
Landis Gore House	Cross Ridge Road			

Sources: New Canaan Historical Society; State Historic Commission. Some resources without addresses have not been mapped.

Update the Historic Resource Survey

The New Canaan Historical Society had a Historic Resource Study completed in 1987. During the planning period, it may be desirable to update the historic resource survey to identify any additional properties of historic significance in New Canaan. This may include the "Modern" houses and other resources.

There has also been little investigation of archeological resources in New Canaan. During the planning period, it may be desirable to undertake an assessment of those sites with the greatest potential for containing archeological resources.

Nominate Properties for the Registers of Historic Places

While designation as a National Historic Landmark or listing on the National Register of Historic Places (NRHP) is largely ceremonial (see sidebar), it does increase the recognition of an area's historic relevance and encourages preservation. Appropriate areas could be nominated by the New Canaan Historical Society for inclusion on the National Register of Historic Places.

New Canaan may wish to consider requesting that New Canaan Center be considered for designation as a district on the National Register of Historic Places. This designation will not hinder land use activities in this area, will provide some protection from state- or federally-funded projects, and make some property owners eligible for tax credits for qualifying property improvements.

Continue to Recognize Locally Significant Resources

Over the years, the Historical Society has been quite active in identifying historic properties and has "plaqued" at least 48 different buildings in New Canaan that are 100 or more years old. Such efforts help increase the visibility of these historic resources and help encourage their preservation.

National Register

People typically assume the National Register of Historic Places is a protective program when it is actually only a recognition program.

This recognition entitles a property owner to display a commemorative plaque but only directly affects activities involving federal and/or state funding. It has little or no impact on the activities of the private sector. For renovations to income-producing properties, preservation tax credits are available if renovation is conducted in accordance with federal guidelines.

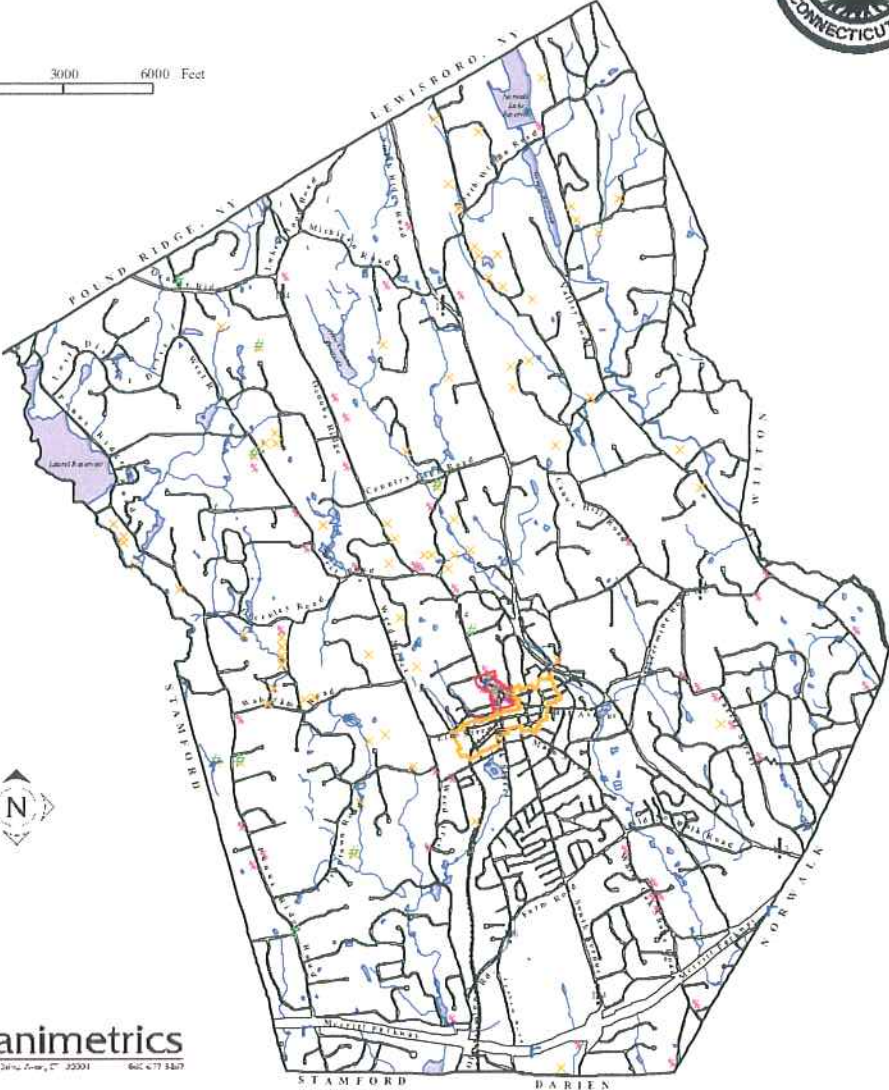
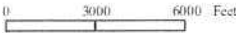
State Register

Listing on the State Register of Historic Places (SRHP) is also largely ceremonial. This recognition also only directly affects activities involving federal and/or state funding and has little or no impact on the activities of the private sector.

Historic Resource Preservation Plan
(lift page up)

Historic Resources Plan

New Canaan, CT



Center Detail

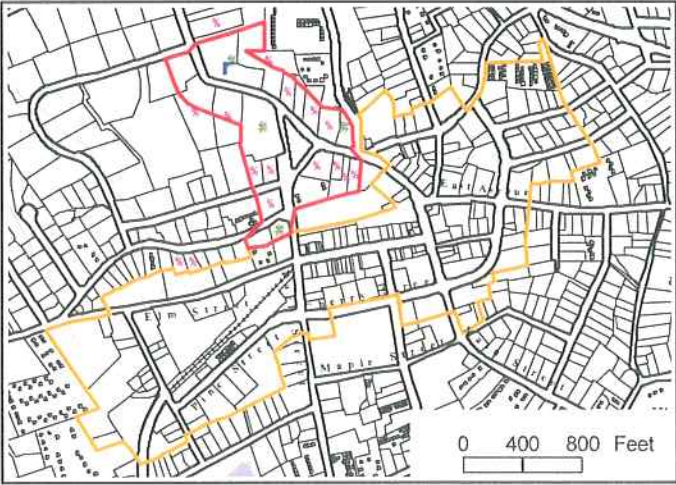
LEGEND

Districts

- Existing Local Historic District
- Area that May Have Potential for Designation as a National Register District

Places

- National Register of Historic Places
- # State Register of Historic Places
- % Property "Plaques" By NCHS
- × Architectural "Modern" House



Modern Houses

The New Canaan "Moderns" were built because of New Canaan's proximity to New York City (where many of the architects worked), the availability of modestly-priced land (often with dramatic topographic or other features), and the interest of these architects in living near each other and exploring architectural innovations.

Recognition of "Moderns"

Seven of New Canaan's Modern houses already appear on the State's Register of Historic Places. Of them, three were designed by Philip Johnson: one each by Marcel Breuer, Eliot Noyes, John Johansen, and Landis Gores. An eighth, designed by Frank Lloyd Wright, was added to the list in 1979, and the Johansen house was demolished in the late 1970s.

In addition, Philip Johnson's "Glass House" (perhaps the best known of the "Moderns") was named a National Historic Landmark in 1997. As an indication of the significance of this particular resource, the property has been deemed to the National Trust For Historic Preservation and will be managed as a significant historical resource for the benefit of the general public.

Protect the "Modern Houses"

New Canaan contains a significant concentration of "Modern Houses" – acclaimed and award-winning houses built between 1947 and 1968 – designed by a group of famous architects. According to knowledgeable sources, New Canaan has arguably one of the most important concentrations of Modern Movement residential architecture in the country. An inventory by the New Canaan Historical Society found that almost 100 "Modern" houses had been built in New Canaan but that only about 85 remain. People come to New Canaan to see the "Modern" houses and reflect on their role in architecture and design.

Although these houses do not readily fit people's image of a historic resource, they represent an important era in architectural design. According to an article in the Spring 2001 edition of the "Connecticut Preservation News":

"Most New Canaan residents were hostile to these houses when they were built. Today, attitudes range from reverence to contempt, with the majority registering indifference.

"This mindset is certainly not unique to New Canaan. The widely held, yet generally vague negative attitude surrounding Modern architecture is a reflection of the fact that forms and ideas so new, so foreign, to a culture accustomed to a steady flow of revival style periods were difficult to understand and accept. At mid-century, Modern houses were puzzling oddities to a population raised in traditional houses that had changed little stylistically over the previous century."

It is interesting that, on a national (and international) scale, attention is paid to architectural gems such as Frank Lloyd Wright's "Fallingwater" as an outstanding example of dramatic design and architectural innovation, while the significant concentration of "Modern" houses in New Canaan goes relatively unnoticed.

While these houses do not represent the mainstream of what many people in New Canaan consider to be a historical resource, their national (and international) importance is expected to increase over time. The fact that there is such a significant concentration in New Canaan calls for promulgation of strategies to help preserve these resources.

Modify Regulations

It has been suggested that lot coverage limitations and other zoning requirements penalize owners of "Modern" houses because they were often built as one-story structures. This is an unfortunate occurrence and can be addressed.

New Canaan should create a special section in the Zoning Regulations to relax, by Special Permit, the dimensional and/or other standards (such as lot coverage) for a property that has a "Modern" house provided that the historic integrity of the property is maintained. In addition, the Town could establish a demolition delay period for a "Modern" house.

Maintain and Enhance Regulatory Programs

Certified Local Government

Local Historic District

New Canaan was one of the first communities in Connecticut to establish a local Historic District Commission and this has aided in the preservation of the historic character of the community. A local historic district provides the most regulatory protection for historic resource since any activity that affects the exterior appearance of a property in the district must obtain a Certificate of Appropriateness from the local Historic District Commission (HDC).

While no potential new local historic districts have been identified, it may be desirable to establish such a district in the future as more information becomes available. Establishing a local historic district requires adoption of a local ordinance (approved by the local legislative body) and approval by two-thirds of the properties to be included in the district.

Village District

State Statutes (CGS 8-2j) allow a Planning & Zoning Commission to establish a "Village District" with aesthetic and other controls in identified village areas in order to protect the unique character of the area. A village district differs from a historic district in that a village district can be established by the Commission without the consent of the property owners as is required for a local historic district. The Commission may wish to consider establishing a village district in the New Canaan Center area to "protect the distinctive character, landscape and historic structures" of that area.

Demolition Delay Regulation

A demolition delay ordinance requires a waiting period of 90 days or some other period before an identified historic structure (or any structure more than 50 years old) can be demolished. However, it does not prevent demolition. The waiting period allows for discussions of ways to preserve the structure, move it, or document its historic significance. Some states allow a one-year demolition delay in established historic districts.

New Canaan does not have a demolition delay ordinance and may be the only town in the area without one. New Canaan should adopt a demolition delay ordinance to aid in the protection of historic resources.

The State Historical Commission has a Certified Local Government program that provides historic preservation grants and technical assistance to eligible communities.

The requirements for the program are to have a local Historic District Commission that meets certain criteria (New Canaan appears to be eligible for designation).

New Canaan should apply to be recognized as a Certified Local Government and grants should be pursued to assist in local historic preservation efforts.

Encourage Historic Preservation Efforts

Recognize and Support Primary Organizations

The primary organizations that have been working to preserve historic resources in New Canaan are the New Canaan Historical Society (a private non-profit organization) and the Historic District Commission (a regulatory body established by the Town). These efforts should continue to be encouraged.

Promote “Sensitive Ownership”

The most effective means of preserving historic resources is ownership by people or organizations that are sensitive to the historic significance of the resource and are financially and emotionally committed to maintaining that resource. Sensitive ownership should be encouraged and supported. In particular, educational programs and technical assistance related to historic preservation can be effective tools to assist owners of historic resources.

This is especially true for the “Modern” houses. The main threat to the “Modern” houses at the present time is change in ownership. The current owners of these properties generally bought them because they were “Modern” houses.

However, responsible ownership cannot be legislated and cannot always be relied upon. When owners of a historic or “Modern” house seek to sell their property, they typically look for buyers that are interested in living in such a house. Unfortunately, there have been situations where disingenuous buyers have claimed that they planned to preserve the house but have then demolished it. Unless there are deed restrictions placed on the property, this potential for a disingenuous buyer will always exist. In a community like New Canaan (where “teardowns” are a factor), some people may attempt to purchase an historic house simply for the underlying property. The Historical Society (or others) could work with existing property owners to establish historic preservation easements or deed restrictions to preserve the historic or “Modern” house prior to, or as part of, a private sale.

Coordination of Efforts

Historic preservation efforts are more successful when they are coordinated between groups interested in historic preservation. The Historical Society appears to be the appropriate organization to coordinate such efforts in New Canaan.

Historic Resource Protection Implementation Program

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies






Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority




Priorities

	Strategy
	Task



Maintain Identification / Recognition Programs

What	Who	Priority	Done
 1. Update the historic resource survey.	HS	2	<input type="checkbox"/>
 2. Undertake an archeological resource survey.	HS	2	<input type="checkbox"/>
 3. Nominate appropriate areas for inclusion on the National Register of Historic Places.	HS	2	<input type="checkbox"/>
 4. Consider encouraging National Register Historic District recognition in the Center to make tax credits available.	HS	2	<input type="checkbox"/>
 5. Continue to “plaque” historic and significant buildings.	HS	2	<input type="checkbox"/>


Maintain and Enhance Regulatory Programs

What	Who	Priority	Done
6. Maintain the local historic district and support the Historic District Commission.	TC	1	<input type="checkbox"/>
 7. Consider establishing a Village District in the Town Center area.	PZC	2	<input type="checkbox"/>
 8. Consider modifying zoning regulations to encourage preservation of recognized historic properties.	PZC	1	<input type="checkbox"/>
 9. Adopt a demolition delay ordinance with a tiered approach (30-day review period and a 90-day delay for historic houses or “Modern” houses).	TC	1	<input type="checkbox"/>

Protect the “Modern Houses”

What	Who	Priority	Done
 10. Update the list of “Modern” houses.	HS	1	<input type="checkbox"/>
 11. Nominate the “Modern” houses as a thematic National Register Historic District.	HS	1	<input type="checkbox"/>

Encourage Historic Preservation Efforts

What	Who	Priority	Done
12. Encourage the New Canaan Historical Society to continue to coordinate historic preservation efforts.	All	1	<input type="checkbox"/>
13. Maintain the Historic District Commission to oversee exterior improvements in designated historic districts.	All	1	<input type="checkbox"/>
 14. Apply for Certified Local Government status in order to receive funds from the Connecticut Historical Commission.	HS	1	<input type="checkbox"/>
15. Continue to encourage “sensitive ownership”.	Town	1	<input type="checkbox"/>
16. Work with owners to establish covenants or historic preservation easements to protect historic or “Modern” houses.	HS	2	<input type="checkbox"/>
17. Continue to provide educational programs and technical assistance related to historic preservation.	HS	2	<input type="checkbox"/>
18. Coordinate with the efforts of other groups also interested in historic preservation.	All	2	<input type="checkbox"/>

COMMUNITY STRUCTURE

7

Overview

Community structure (the overall physical organization of New Canaan) is an important consideration in the Plan because it is strongly correlated with community character. Structure is also an important guide for land use regulations and decisions.

New Canaan's structure can be traced back to its historical development. The overall community structure of New Canaan is logical with:

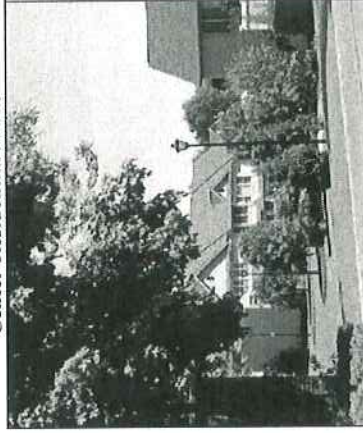
- a strong mixed-use center,
- surrounding higher intensity residential areas, and
- decreasing residential densities in outlying areas.

Community structure is strongly correlated with community character and is an important guide for land use regulations and decisions...

Mixed-Use Center



Center Residential Areas



Outlying Residential Areas



What Are Nodes?

Nodes are areas of more intense activity that serve as a focal point for the surrounding areas. Nodes can be defined as including office, retail, and institutional uses at a scale appropriate for the location.

Maintain and Enhance A Strong Town Center Node

The following elements have been identified as contributing to community structure and community character:

Category	Elements	Description
Enhancing	Nodes	Identifiable focal points or places with distinctive characteristics (such as the Town Center).
	Clusters / Campus	Neighborhoods or other identifiable areas (such as Waveny Park, local schools, or similar areas) identifiable by use, location, character, or style.
	Greenbelts	Greenways, trails, streambeds and other linear elements that provide overall context to the community.
	Gateways	Places providing a sense of entry or arrival.
	Scenic Resources	Places providing a sense of scale.
Enhancing or Detracting	Roads / Links	The character of roads to, through, and around the community.
Detracting	Strip Development	Linear areas with automobile-oriented development patterns, especially commercial.
	"Sprawl"	Large areas with little variation in style or character.

In studies of community structure and character, people feel comfortable and identify most strongly with the presence of a focal point in a community with a "sense of place". In New Canaan, residents and visitors all identify most strongly with the mixed-use village pattern that exists in the Town Center.

New Canaan residents and visitors recognize this and this is why the Town Center is hailed as the "heart and soul" of New Canaan. Residents at the informational hearings expressed their pride about the overall image and character of New Canaan with the Town Center identified by residents as their focal point.

The Plan specifically calls for the continued maintenance and enhancement of the Town Center in New Canaan because of the important role that it plays in community character and community spirit. Maintaining a strict boundary around the Town Center area will help to manage land use activities in this area and will also help to maintain and enhance community structure and character.

Maintain and Enhance Supporting Elements

New Canaan has worked hard to maintain zoning patterns that have avoided the “strip” commercial development patterns and “sprawl” residential development patterns that have affected many other communities in Connecticut. These policies should be continued.

Greenways, trails, streambelts and other linear elements provide overall context to the community and enhance community character and community spirit. While recommendations to enhance some of these aspects of community structure are discussed in other parts of the Plan, it is important to recognize that they also contribute to community structure.

“Gateways” can be an important contributor to community character since they subtly inform people that they have arrived in a special place. New Canaan may wish to consider reinforcing the “gateways” on major roads into the community.

Greenway Trails



Streambelts



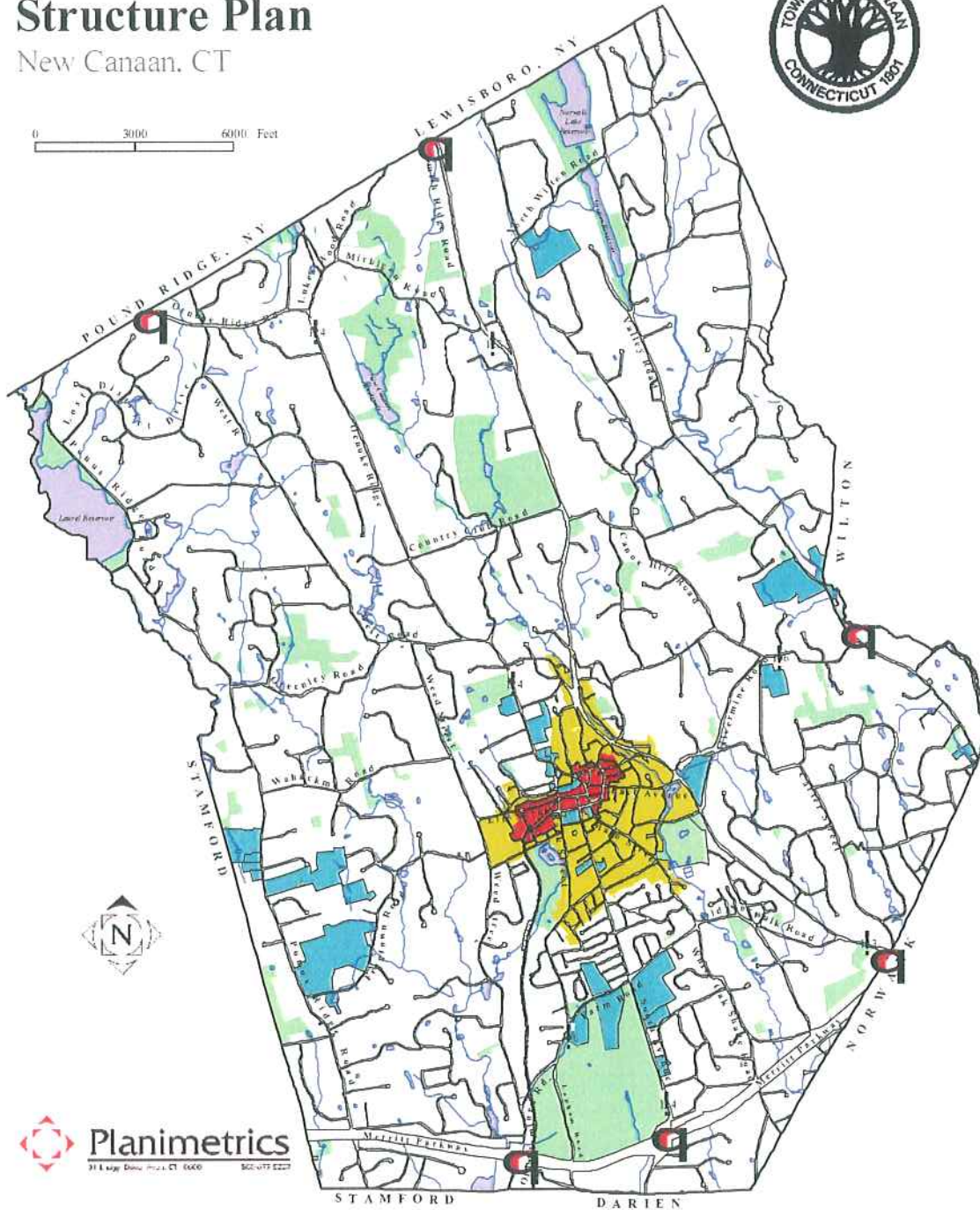
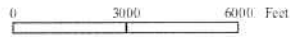
Modest Gateway-Type Signage



Community Structure Plan
(lift page up)

Community Structure Plan

New Canaan, CT



LEGEND

Structure Areas

- Town Center Area
- Open Space Areas
- Institutional Uses
- Higher Density Residential Areas

Gateway Areas

- Main Community Gateway Locations

Community Structure Implementation Program

Legend	
BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Maintain and Enhance A Strong Town Center Node

What	Who	Priority	Done
1. Maintain and enhance a strong mixed-use node in the Town Center area as the community focal point.	PZC	1	<input type="checkbox"/>
2. Maintain a rigid Town Center boundary to help manage land use activities and enhance community character.	PZC	2	<input type="checkbox"/>
3. Undertake activities to promote the strong "sense of place" that exists in New Canaan Center.	All	2	<input type="checkbox"/>


Maintain and Enhance Supporting Elements

What	Who	Priority	Done
4. Maintain overall community structure with a strong node and decreasing densities in outlying areas.	PZC	1	<input type="checkbox"/>
5. Continue to avoid "strip" commercial development patterns and "sprawl" residential development patterns.	PZC	1	<input type="checkbox"/>
6. Consider promoting greenways, trails, streambelts and other linear elements that provide overall context.	Town	2	<input type="checkbox"/>
7. Guide roadway improvements so that they enhance, rather than detract from, community structure and character.	All	1	<input type="checkbox"/>
8. Consider reinforcing "gateways" to provide a sense of entry at Town boundaries and the edges of the Town Center.	All	1	<input type="checkbox"/>
9. Encourage and support better maintenance of "gateway" areas.	Town	2	<input type="checkbox"/>

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Strategy
	Task

HOUSING & RESIDENTIAL DEVELOPMENT

8

Overview

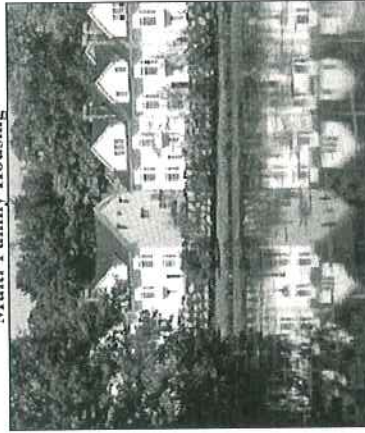
As previously indicated, New Canaan is about 93 percent developed. As a result, the residential development issues in New Canaan are related more towards conservation of the character of existing neighborhoods rather than to guiding residential development patterns associated with new development. Housing needs are another issue that must be addressed.

In public meetings during the planning process, residents were particularly concerned about the character of residential development ("teardowns" of older homes, construction of "McMansions", and the character of multi-family development). These are key issues to be addressed in the Plan.

Single-Family Housing



Multi-Family Housing



New Construction



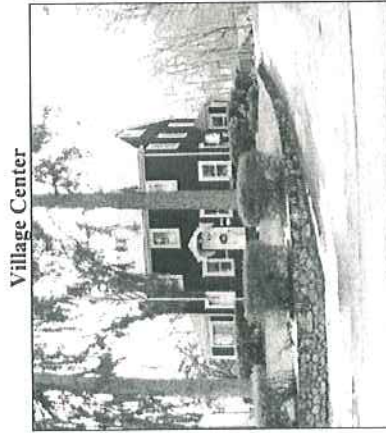
The impacts of new housing construction and residential development patterns on community character were identified as important issues by residents involved in the planning process ...

Address Single-Family Residential Development

The main single-family residential development issues identified during the planning process included:

- Increasing density in established neighborhoods from resubdivision of existing lots.
- Increasing house size within what was originally intended to be a flexible envelope (yard setbacks, lot coverage, building height).

Real estate values in New Canaan have created this situation. People in many other communities are astounded to think of “teardowns” of \$1 million dollar homes to build \$4 million homes. However, in New Canaan, the main issue from a community perspective is the impact that these changes are having on established neighborhoods and the resulting impacts from the “over-development” on lots that were not anticipated to accommodate homes of that size.



Buildable Land

The Planning and Zoning Commission recently adopted a buildable land regulation (Section 60-14.16) to relate the number of housing units built on a property to the natural carrying capacity of the land. This is accomplished by excluding certain areas that are essentially unbuildable when considering the amount of “developable” land on a property.

BUILDABLE LAND
Only land area exclusive of wetlands, watercourses, 100-year floodplain, ledge outcrops, or slopes greater than 25% percent shall be used to calculate density for any residential use.

Residential Density

The Planning and Zoning Commission also recently adopted residential density regulations (Section 60-14.16) to help manage land use activities and limit the number of lots that could be created in an area. This strategy was preferable to increasing the minimum lot size requirement, which might make some existing lots non-conforming.

RESIDENTIAL DENSITY

Any parcel developed for residential use in any of the following zones shall observe the following maximum density standards:

Zone	Maximum Density (units per acre)
One-Half Acre	1.00
One-Third Acre	1.50
A Residence	2.20
B Residence	2.90

Any density calculation resulting in a fractional remainder shall be rounded down to the next whole number.

Density Definition

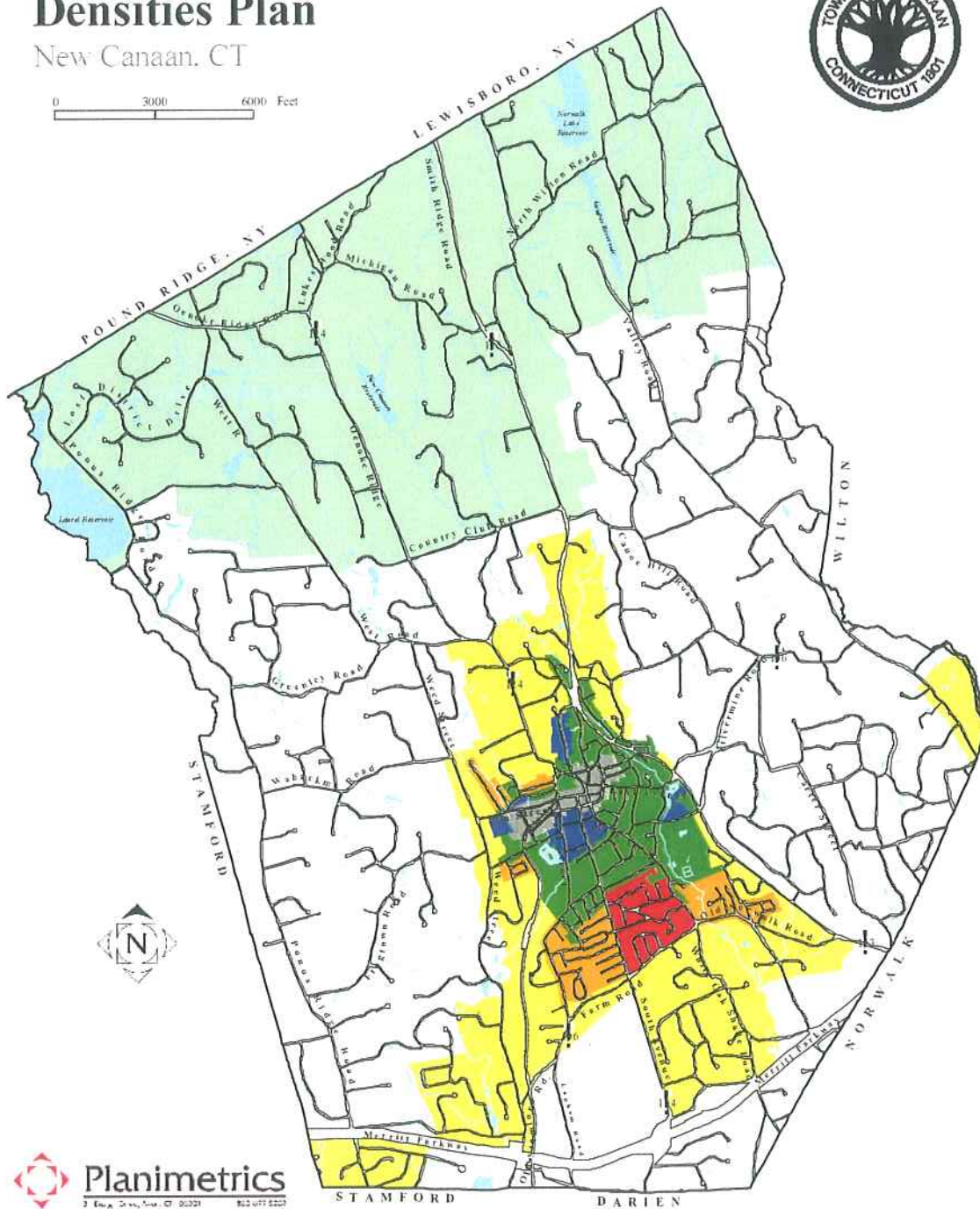
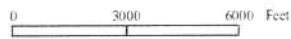
Residential density is simply another way of looking at development yield. For example, seven lots on a 20-acre parcel is the same as a density of 0.35 units per acre.

Like a minimum lot size regulation, a maximum density regulation can be used to regulate development yield from a piece of property.

Residential Density Plan *(lift page up)*

Residential Densities Plan

New Canaan, CT



LEGEND

Residential Areas

- 4 Acre Zone (0.25 Units/Acre or less)
- 2 Acre Zone (0.5 Units/Acre or less)
- 1 Acre and 1/2 Acre Zone (1.0 Units/Acre or less)

- 1/3 Acre Zone (1.5 Units/Acre or less)
- A Residence (2.2 Units/Acre or less)
- B Residence (2.9 Units/Acre or less)
- Apartment (6 Units/Acre or less)

Non-Residential Areas

- Business Areas

Density Factors

The proposed maximum density is lower than the theoretical maximum density since the maximum yield is difficult to achieve due to:

- road layout (ranging from as little as 5 percent in the four-acre zone to more than 20 percent in the B Residence Zone),
- open space provision (10 to 20 percent in all zones), and
- "configuration" loss associated with irregularly shaped parcels (ranging from 5 to 10 percent).

Since the Planning & Zoning Commission was initially most concerned with neighborhood conservation in the Town Center area, the adopted regulation was configured for the one-half acre and smaller lot size districts. The Commission should consider extending the residential density regulation to the one-acre and larger lot size districts in the future.

Another option that could be considered by the Commission in the future is to consider allowing a potential density increase (by Special Permit) if the development is demonstrated to provide community benefits.

POSSIBLE FUTURE RESIDENTIAL DENSITY MODIFICATIONS (OPTIONAL)

This language is an option for possible future consideration and is not to be construed as recommended regulatory language for adoption without additional review and discussion.

The Commission may, upon approval of a Special Permit application, modify the residential density requirements for one or more of the following reasons:

- For excellence in site design
- For preservation of open space that will result in a significant community benefit
- For provision of a neighborhood or community amenity
- For providing housing opportunity units (housing for persons or families of low or moderate incomes)

In addition to the preceding requirements, the Commission shall determine that the increased density is appropriate after making findings on the record that:

- The location and intensity will be in harmony with the orderly development of the area.
- The design elements are suitable in relation to the site and the neighborhood.
- The development will not adversely affect the public health, safety, or welfare.
- The plans have provided for natural resource conservation.
- The plans have provided for the sustained maintenance of the development.
- The proposed activity will help implement the Plan of Conservation & Development.
- Adequate infrastructure is available to service the proposed development.

Residential Floor-Area Ratio

In the last fifty years, the average new housing unit in New Canaan has gotten larger. This trend is resulting in a situation in New Canaan where lots, that were once of reasonable size for the housing units being built, are being occupied by housing units that are maximizing the amount of floor area in what was originally intended to be a flexible building envelope. Further, the desire to maximize the building size in this envelope is resulting in a situation where existing houses are being demolished ("teardowns") to make way for new construction of much larger homes. New Canaan residents have indicated that, in some cases, these homes are out of scale with the existing neighborhood and are adversely affecting community character.

To address this situation, New Canaan should adopt "floor-area ratio" regulations (or "volume-area" regulations) in residential zones.

RESIDENTIAL FLOOR-AREA RATIO

Any residential use constructed in any of the following zones shall observe the following maximum floor-area ratio (FAR) standards:

Zone	Maximum Floor-Area Ratio
One-Half Acre	0.160
One-Third Acre	0.230
A Residence	0.275
B Residence	0.300

At the time of adoption of this Plan, it was felt that floor area should be defined as the total interior floor area of any structure (main house, garages, attics, and outbuildings but excluding cellars and basements). However, if garages, attics, or outbuildings are excluded (or cellars and basements are included), the FAR standard should be revisited to ensure the appropriate standard is adopted.

The floor area ratio establishes a consistent relationship between the maximum size of the house and the size of the lot. A smaller lot would result in less floor area. A larger lot could result in more floor area.

Another option that could be considered by the Commission in the future is to consider allowing a potential floor-area ratio increase (by Special Permit) if the development is demonstrated to provide community benefits.

Floor-Area Ratio Definition

Floor-area ratio (FAR) is simply the relationship between the floor area of building to the area of the lot.

For example, a 3,000 square foot building on a 30,000 square foot lot would have a floor-area ratio of 0.10.

"Volume" Regulations

Some people have indicated that "volume" may be a better measure of house size than floor area ratio.

If this is felt to be the case, the Commission could adopt regulations relating volume to the size of the lot.

"Stepped" Standards

In these examples, the floor-area ratio is a consistent number for each zoning district. This does not have to be the case.

Just as New Canaan has established a "stepped" standard for lot coverage in some residential zones (see Section 60-14.2.c), a "stepped" standard could also be established for floor-area ratios.

For example, the B Residence zone could be set up with a FAR of 0.30 for a lot up to the minimum size with a FAR of 0.20 above that.

Building Coverage

"The combined percentage of the land covered by the roof area or outside dimensions of all structures on the lot, including eaves and other similar projections.

Coverage shall include dwellings, garages, storage and accessory buildings, commercial buildings, porches, decks, covered courtyards and walkways, aboveground pools, recreational courts, and other structures that are located on or above the ground.

Driveways, uncovered walks, patios, tennis courts, inground pools, terraces, and at-grade surfaces shall not be included in building coverage but shall be included in the calculation of developed site area."

NC Zoning Definitions

Developed Site Area

"Any part of the land area covered by impervious surface or any land area other than natural area or that which is landscaped. Building coverage plus the area covered by driveways, sidewalks, walkways, parking areas, terraces, patios, outside storage areas, loading and unloading areas, etc. shall be considered 'developed site area'."

NC Zoning Definitions

Building Coverage Regulations

New Canaan presently has maximum building coverage regulations (see sidebar) in each of its residential zones and calculates this on the basis of roof overhangs and similar projections.

Many communities regulate building coverage and setbacks in residential zones based only on the location of the exterior wall (foundation).

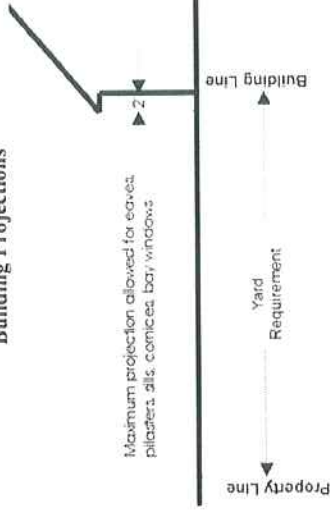
As a result, typical building projections (such as eaves, pilasters, sills, cornices, and bay windows) are permitted, both at the time of original construction and with later renovations. New Canaan should adopt a similar rule.

Impervious Coverage Regulations

While New Canaan regulates stormwater runoff, it does not have regulations related to impervious coverage in residential zones. In recent years, research has shown a link between the amount of impervious coverage and environmental recharges (particularly water quality and groundwater recharge). Such impacts become noticeable when the amount of impervious surface exceeds 10 percent of the area of a watershed and are considerably more apparent when the amount of impervious surface exceeds 30 percent of the area of a watershed.

New Canaan should add regulations relating to developed site area in residential zones.

Building Projections

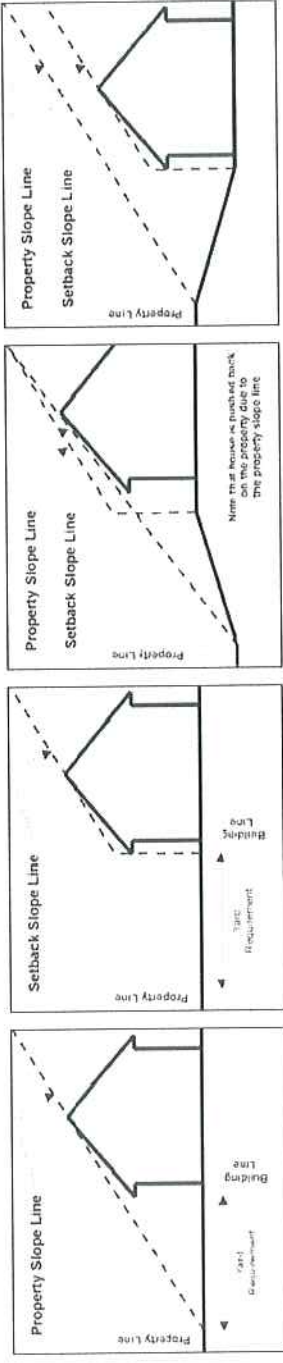


POSSIBLE COVERAGE STANDARDS

Zone	Maximum Lot Coverage (percent)	Possible Maximum Developed Site Area (percent)
Four Acre	See Sec. 14.2.C	10.0%
Two Acre	See Sec. 14.2.C	12.5%
One Acre	See Sec. 14.2.C	17.5%
One-Half Acre	12.0%	25.0%
One-Third Acre	17.0%	35.0%
A Residence	23.0%	45.0%
B Residence	25.0%	50.0%
Apartment	To Be Determined	To Be Determined

Height & Building Setback Regulations

Another reason why some of the new homes in New Canaan appear excessively large for the property or the neighborhood is the way they are sited on the parcel. New Canaan may wish to consider adopting a regulation that relates the setback to the height of the structure. Establishing a “slope” that a structure must fit within can do this.



The main difference between the property slope line and the setback slope line relates to the impact of a sloping site on the location of the house. The Commission could adopt both standards (property slope and setback slope) with a provision that the most restrictive rule applies. Such a standard (with different values) could be adopted for both the front yard and side yard setbacks.

Even within the overall height (or setback slope), some allowance can be made for architectural features such as dormers or cupolas. In the case of cupolas, they could be permitted provided the total horizontal area is twenty-five (25) square feet or less and does not project more than six (6) feet above the ridge of the roof.

If “dynamic” setback regulations are not adopted, the Commission may wish to consider adopting a total overall height regulation. At the present time, building height is measured to the midpoint between the ridge and the eaves on a sloping roof. As houses get larger (and deeper), this means that the overall height of a house can increase even more. A limit on total overall height would address this.

Fences and Walls

Some concern has been expressed over the location of fences and walls at some intersections and along some streets in New Canaan. The Commission may wish to adopt a regulation requiring higher fences and walls to be located a certain distance back from the property line.

Starting Points

The property slope line and the setback slope line are considered to be “dynamic” setbacks because they change based on the characteristics of the lot.

On the property slope line, the general thinking is that the starting point for measuring building height is at the midpoint of the lot (or near there such as 1/3rd of the lot width on the high side).

On the setback slope line, the general thinking is that the starting point for measuring building height is at the midpoint of the dwelling or the average grade on the front of the house.

Multi-Family Criteria

Moderate density multi-family development in smaller scale projects located in or near the Town Center is most appropriate for New Canaan.

- Multi-family developments should:
 - be served by public water and public sewer.
 - be located so that they provide a gradual transition in density or use to adjoining areas.
 - be designed to be architecturally compatible with the area.
 - use appropriate topographic, vegetative, or other transitions to provide a buffer to adjacent uses and streets.

Roadways serving the site should be capable of safely and conveniently handling traffic generated by the development as well as provide easy and direct access to major thoroughfares serving New Canaan.

The site should be of adequate size and suitable terrain to establish an attractive and functional layout of buildings and site improvements.

Guide Multi-Family Development

In New Canaan, multi-family development is permitted in the Apartment district, the B Residence district (under the “alternative site development regulations”), and the Business zones (Business A, B, and C). Two-family development is permitted in the B Residence district.

Areas such as these (near the Town Center and serviced by public water and public sewer) are the best sites for this type of development where it will help to promote development of a vibrant Town Center with a variety of land uses and help meet local housing needs. Residential uses in mixed-use buildings in the Town Center area also contribute to the overall ambience and character of the Town Center area and should continue to be allowed.

Multi-family (and/or higher density) developments should be discouraged in other areas unless there is some significant community benefit that will result.

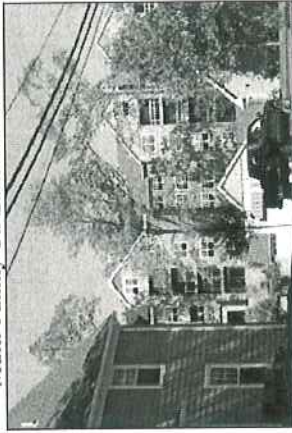
Even within this area, the standards used to guide two-family and multi-family development should be reviewed and revised. The Planning & Zoning Commission should amend the zoning regulations to require that properties proposed for two-family or multi-family development be located on a collector or arterial street. This will help to ensure that such uses will serve as a transition between more intensive uses (such as business uses or major travel routes) and adjacent single-family residential uses. In addition, it will also be desirable to improve and update the various special permit criteria used by the Commission in evaluating all special permit applications.

The Commission should also consider eliminating the maximum floor area per unit (1,500 SF) allowed in the B Residence district (under the “alternative site development regulations”) and using a maximum floor-area regulation to regulate building bulk.

Multi-Family On Heritage Hill Road



Multi-Family On Lakeview Avenue



Multi-Family On South Avenue



Strive To Address Housing Needs

Almost 84 percent of the housing units in New Canaan are single-family, detached houses. While the “American dream” still includes a suburban home on a good-sized private lot, such housing does not meet everyone’s needs. The Plan recognizes that there is a need for diversification of housing types. New Canaan should also consider potential housing needs that can be anticipated based on community conditions and trends and changing demographics:

- Housing for low- and moderate-income families, and
- Housing options for older residents.

Housing For Low- And Moderate-Income Families

Housing units in New Canaan are not very affordable compared to region and state averages. The housing market in the New York City metropolitan area is the main reason why the typical New Canaan house sells for over \$800,000. Very few housing units in New Canaan sell for less than \$400,000 and almost no housing units in New Canaan sell for less than \$200,000 (roughly the affordable limit at a \$50,000 income with traditional mortgage terms).

A lack of affordable housing can affect economic and social development of a community. Some young families find it difficult to afford current New Canaan housing. Employees of New Canaan businesses and of the Town find it difficult to afford to live in town. In other cases, reduction in income (retirement or job status changes) can make it difficult for people to afford to stay in New Canaan. Cultural and social diversity in the community is affected.

Opportunities to encourage the development of less expensive housing and “affordable housing” in New Canaan should be explored. New Canaan should seek to provide for a diversity of housing types, opportunities, choice, and costs consistent with community conditions and constraints.

Options that have been explored by some communities to provide for affordable housing include:

- requiring that some percentage of all new housing development (especially multi-family development) be deed restricted to affordable levels,
- municipal acquisition or private donation of land for development of affordable homes,
- density bonuses for provision of perpetual affordable homes, or
- creation of affordable rental units by churches or other local organizations (such as Canaan Parish).

In addition, housing opportunities that can be provided with the assistance of non-profit agencies or state and federal grants or subsidies should also be explored.

Statutory Reference

“The Plan shall make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region.”

“The Plan shall promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs.”

CT General Statutes 8-23

“Affordable Housing”

Less than one percent of the housing units in New Canaan are assisted. CHFA-financed, or deed restricted to “affordable housing.” This is much lower than the state average of 10 percent.

Accessory Living Units

Accessory living units (also called “mother-in-law apartments”) can provide housing opportunities for a wide range of people.

The key to the success of accessory living units is that the property is owner-occupied and people are very careful about who they allow to share their property.

Many communities in Connecticut allow accessory living units. Some allow them as-of-right.

However, since there is some concern in New Canaan about accessory living units, the Commission should begin by allowing them as a special permit in single-family residence zones.

In addition, the Commission has indicated the strongest interest in requirements for:

- Owner occupancy,
- Family tenancy,
- Elderly tenancy,
- Floor area limit,
- Temporary occupancy,
- Occasional verification.





Housing Options For An Aging Population

An increase in the number of elderly people can be anticipated in the future as people live longer. While some people will continue to live in their current residence, other people will choose to relocate to smaller units in New Canaan and elsewhere for lifestyle, health, or economic reasons.

Housing Options	Current Use Status	Possible Policy Options
Remain in current home.	No restrictions.	<ul style="list-style-type: none"> • Provide or facilitate assistance (dial-a-ride, meals-on-wheels, senior activities, and home health services) • Elderly tax relief.
Remain in home with accessory unit for caretaker, caregiver, and/or income.	Do not allow accessory units except as two-family dwellings in the B zone. Allow detached accessory units in one-acre and larger districts when the lot could be subdivided.	<ul style="list-style-type: none"> • Establish provisions to allow accessory units within the principal structure in some or all zones.
Move in with family in their home or accessory unit.		
Move to a condominium or rental housing with amenities.	Permitted (and exist) in B Residence and Apartment zones in New Canaan.	<ul style="list-style-type: none"> • Continue to allow where consistent with overall community structure.
Move to congregate or assisted living facility providing services.	Non-profit only permitted in residential zones and the Waveny zone.	<ul style="list-style-type: none"> • Could allow for-profit congregate, assisted living, or life-care facilities as a Special Permit use.
Move to a life-care facility.		
Move to nursing/ convalescent home.		
Move to subsidized elderly housing development.	Limited number of units currently exist in New Canaan.	<ul style="list-style-type: none"> • Consider providing or allowing development of subsidized elderly housing units.

Residential Development Implementation Program

Address Single-Family Residential Development

What	Who	Priority	Done
 1. Maintain a residential density regulation in the one-half acre and smaller lot size districts.	PZC	1	<input type="checkbox"/>
 2. Adopt a residential bulk control regulation (such as floor-area ratio) in the one-half acre and smaller lot size districts.	PZC	1	<input type="checkbox"/>
3. Consider using a volume-area ratio instead of a floor-area ratio if considered desirable.	PZC	1	<input type="checkbox"/>
 4. Adopt a regulation to allow minor building projections into required yards in residential zones provided the intrusion is two feet (2') or less.	PZC	1	<input type="checkbox"/>
 5. Adopt a regulation where lot coverage is based upon exterior wall location.	PZC	1	<input type="checkbox"/>
6. Consider adopting regulations limiting developed site area (impervious coverage) in residential zones.	PZC	2	<input type="checkbox"/>
7. Consider extending the density and FAR regulations to other districts and consider allowing an increase (by Special Permit).	PZC	2	<input type="checkbox"/>
8. Consider adopting a property line slope and/or setback line slope for front yard setbacks (and/or side yard setbacks).	PZC	2	<input type="checkbox"/>
9. Consider adopting building height exceptions for dormers and/or cupolas.	PZC	2	<input type="checkbox"/>
10. Consider adopting a total overall height regulation.	PZC	2	<input type="checkbox"/>
11. Consider adopting a regulation (or ordinance) requiring higher fences and walls to be located further back from the property line.	TC PZC	2	<input type="checkbox"/>

Legend

- BOE** Board of Education
- BOF** Board of Finance
- BOS** Board of Selectmen
- DOT** Connecticut Dept of Transportation
- EC** Environmental Commission
- FD** Fire Department
- HD** Health Department
- HS** New Canaan Historical Society
- PW** Public Works Department
- PZC** Planning & Zoning Commission
- P&R** Parks and Recreation
- Staff** Town Staff
- TC** Town Council
- Town** Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Strategy
	Task

Guide Multi-Family Development

What	Who	Priority	Done
12. Limit multi-family development to moderate density and smaller scale projects in and near the Town Center served by public water and public sewer.	PZC	1	<input type="checkbox"/>
13. Continue to allow residential uses in mixed-use buildings in the Town Center area.	PZC	1	<input type="checkbox"/>
* 14. Amend the zoning regulations to require that multi-family developments be located on a collector or arterial street.	PZC	1	<input type="checkbox"/>
* 15. Improve and update the special permit criteria used by the Commission in evaluating special permit applications.	PZC	1	<input type="checkbox"/>
16. Consider eliminating maximum unit size and using a maximum floor-area ratio limit to regulate building bulk.	PZC	1	<input type="checkbox"/>
17. Consider modifying the “alternative site development” regulations in the B Residence Zone.	PZC	1	<input type="checkbox"/>

Strive To Address Housing Needs

What	Who	Priority	Done
18. Explore opportunities to encourage the development of less expensive housing and “affordable housing”.	Town	2	<input type="checkbox"/>
19. Seek to provide for a diversity of housing types, opportunities, choice, and costs.	PZC	2	<input type="checkbox"/>
20. Consider enhancing elderly assistance to allow elderly residents to stay in their homes as long as possible.	BOS	2	<input type="checkbox"/>
* 21. Modify regulations to allow accessory units within single-family dwellings as a special permit.	PZC	1	<input type="checkbox"/>
22. Consider the need for development of subsidized elderly housing	BOS TC	1	<input type="checkbox"/>

BUSINESS DEVELOPMENT

9

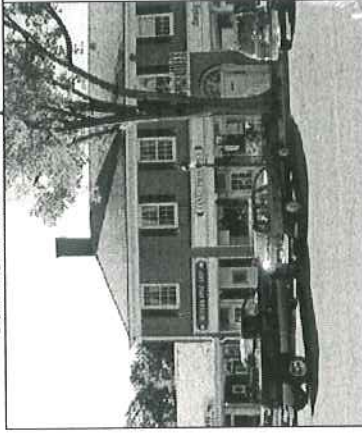
Overview

The Town Center is the primary place for business development in New Canaan and is one of the areas consistently identified as substantially contributing to community character. For these reasons, the Plan recommends that the unique character of the Center be maintained and enhanced.

Town Center Streetscape



Town Center Streetscape



Town Center Streetscape



The Town Center is consistently identified as substantially contributing to community character ...

Beautification Study

The 1992 Town Center Beautification Study contains a number of observations and recommendations related to improvements in the Town Center area including:

- Sidewalks,
- Lighting,
- Pavement and curbs,
- Traffic circulation,
- Crosswalks,
- Parking,
- Utilities,
- Buildings,
- Street furniture,
- Signage,
- Plantings,
- Pedestrian Linkages,
- Weeds,
- Litter,
- Vacant land, and
- Vacant buildings.

Many of the study recommendations are still valid and provide an important foundation for an overall look at New Canaan Center.

The beautification study should be updated and incorporated into a new comprehensive study of the Town Center area.

Update The Town Center Plan

Several planning studies have been undertaken for the Town Center area. This includes the 1984 Business Center Plan, the 1992 Town Center Beautification Study prepared for the New Canaan Chamber of Commerce, the 1997 Central Business District (CBD) Parking Study, and the 1998 Long-Range Planning Task Force report on the Town Center.

While the most recent studies look at important aspects of the Center, the most comprehensive assessment of issues in the Center is almost 20 years old. A new comprehensive study of the Town Center is needed. Significantly, the 1998 Long-Range Planning Task Force report called for preparation of a detailed Plan for the Town Center area.

During the planning period, New Canaan should undertake a detailed study of the Town Center area to update prior plans for current conditions and issues (such a study was beyond the scope of this Plan of Conservation & Development). Any such study should:

- identify the important characteristics of the Town Center,
- seek ways to enhance and preserve the essential elements of the Town Center area,
- seek ways to encourage appropriate mixed uses and maintain an appropriate balance among different uses,
- update and address issues raised in the previous reports,
- address parking and traffic circulation issues,
- enhance overall pedestrian circulation inside and outside the Town Center area with sidewalks, pedestrian walks, and trails,
- incorporate a streetscape plan (similar to the 1992 Town Center Beautification Study), and
- promote the compatible development of this area.

The study should evaluate the residential and business zoning in and around the Town Center area and consider whether alternative zoning patterns might offer some advantages. For example, the study should consider whether village district zoning (as allowed by Public Acts 98-116 and 00-145) would be desirable for the mixed-use Town Center node.

Continue Current Policies In The Meantime

Until the Town Center plan is prepared, previous policies from the 1984 Business Center Plan should be continued since these policies appear to provide good overall guidance to the Town Center area:

- Extent**
 - Do not expand the Business Center beyond current limits except for minor modifications to permit zoning district lines to follow property lines.
- Design**
 - Consider forming and using a Design Review Committee as authorized in the current Zoning Regulations (Section 11.7) to guide building and site design.
 - Maintain building scale commensurate with the scale of the majority of the existing buildings within the Business District Center.
 - Limit the size of new buildings to two stories in height with an overall floor-area-ratio (FAR) control and an absolute limit on building size.
- Parking**
 - Continue to evaluate the adequacy of existing parking and emphasize proposed parking priorities.
- Uses**
 - Severely limit commercial growth, especially of large office buildings.
 - Encourage existing retail and service businesses, especially small businesses, to remain through appropriate zoning measures.
 - Explore allowing limited mixed-use development in one building or on one site.
- Traffic**
 - Discourage or prevent any changes in streets in the Business Center that might encourage through-traffic.
 - Continue to consider desirable traffic levels and emphasize desirable traffic standards.
- Historic Resources**
 - Identify and protect historical districts or sites within the limits of the law.

Philosophy

As was stated in the 1984 Business Center Plan, the focus of planning efforts for the New Canaan Business Center should be "aimed at preserving, as much as possible, the elements which ... most residents have indicated that they like so much about the Business District."

At public meetings held during the process of preparing this Plan, residents indicated that they wanted more of the following types of things in the Center:

- More streets like Elm Street (Cherry Street),
- Streetlights (new ones),
- People living in center,
- Mixed use buildings,
- Medical space / office, and
- Cleaning of common areas / trash pickup.

Some residents at public meetings also indicated that they wanted less of the following types of things in the Center:

- Daily commercial vehicles, and
- Garbage cans on street.

In addition, until an updated New Canaan Center Study is completed, the 1984 Business District Land Use Concept Plan should continue to guide land use activities and programs in the Town Center area. These parameters are presented in the following table.

New Canaan Center – Land Use Concept Plan (1984)

	Uses	Parking	Other
Pedestrian-Oriented Shopping	<ul style="list-style-type: none"> • Street level retail and pedestrian-oriented uses. • Professional and personal services could be located on upper floors. • Consider apartments over stores for selected areas, such as Main Street but not for Elm Street between Main Street and Park Street. 	<ul style="list-style-type: none"> • Provide ample safe, attractive, and accessible parking on the periphery of this area. • Provide for auto and pedestrian circulation within parking lots and minimize the number of driveways that conflict with pedestrian circulation. 	<ul style="list-style-type: none"> • Preserve and enhance the attractive pedestrian environment with first quality condition and appearance of sidewalks and access routes to parking areas • Maintain continuity and compatibility of architecture so buildings blend with the scale and architectural theme in the area. • Designate loading areas that interfere as little as possible with pedestrians or shopper parking. • Review sign guidelines to assure continued excellence of signage.
Automobile-Oriented Shopping	<ul style="list-style-type: none"> • Special purpose shopping area. • Professional and personal services could also be located here. • This area is not intended for large office or retail complexes. 	<ul style="list-style-type: none"> • Businesses with ample, attractively landscaped on-site parking facilities. 	<ul style="list-style-type: none"> • Special-purpose shopping, that typically represents a separate one-stop trip. (groceries, household furnishings, automotive services, and banking). • Freestanding multi-family in the extreme westerly portions could be an appropriate alternative use for certain large parcels.
Specialty Shopping	<ul style="list-style-type: none"> • Heavier commercial uses (such as garden, lumber, heating, plumbing and other similar goods, retail sales connected with those services, and contracting/repair services) which would not be compatible in the heart of the retail center. 	<ul style="list-style-type: none"> • Special parking or outdoor storage provisions may be necessary to address the needs of these uses. 	<ul style="list-style-type: none"> • Landscaped buffers and restrictions regarding noise, lighting, and other potential nuisances may be desirable since some of these uses may conflict with neighboring ones, particularly nearby residences.

New Canaan Center – Land Use Concept Plan (1984) - continued

General Business / Office

- Larger-type buildings (such as offices) generally confined to the areas they presently occupy in the eastern and western sections of the Business Center.
- Retail or even multi-family uses might be compatible in this area.

Institutional Facilities

- The present locations of these types of facilities.

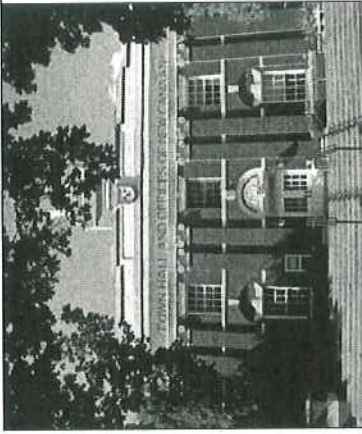
Parking Facilities

- See following discussion.

Pedestrian-Oriented Shopping



Institutional Facilities



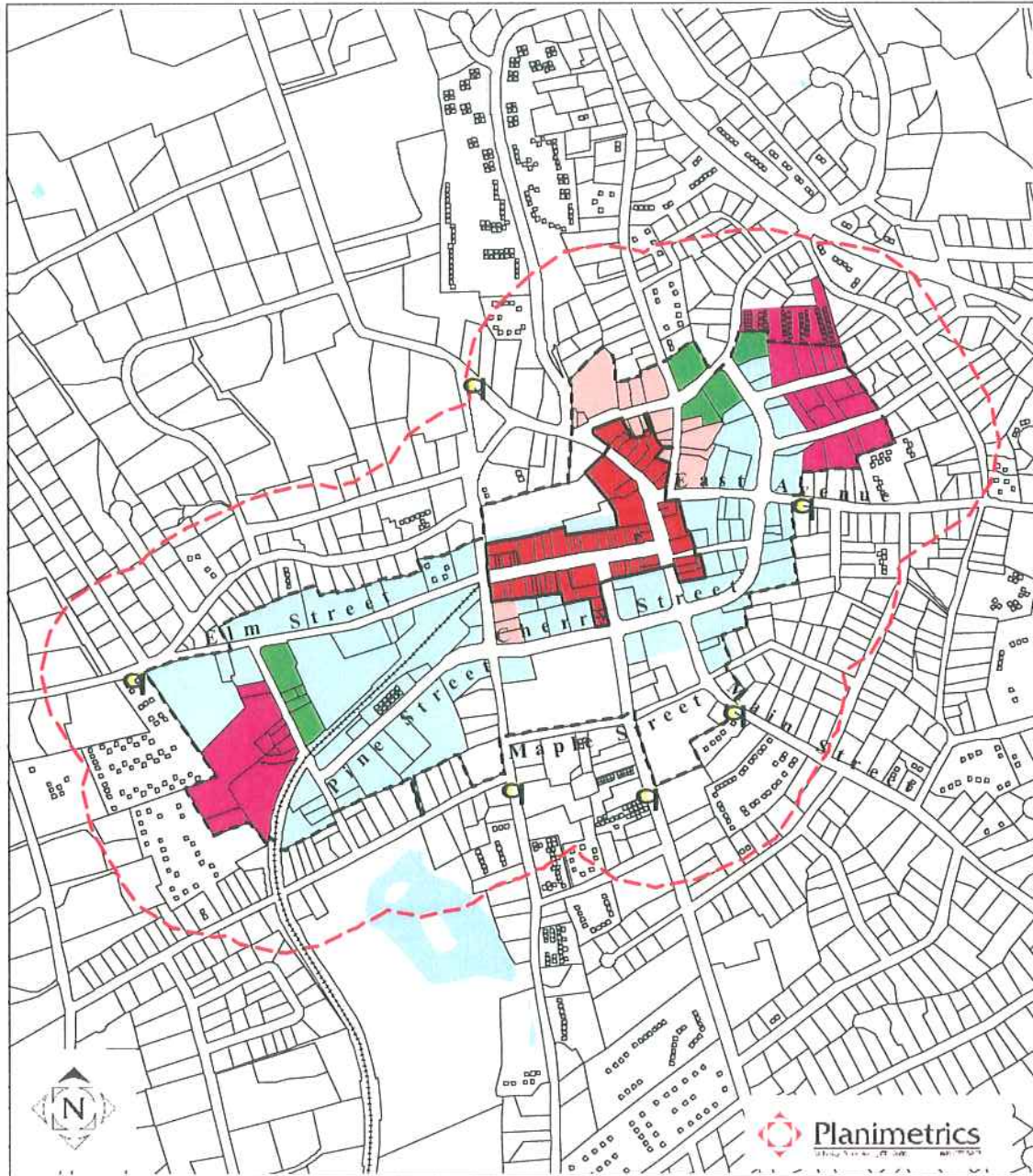
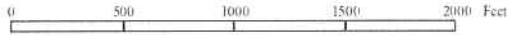
On-Street Parking Facilities



Business Development Plan
(lift page up)

Business Development Plan

New Canaan, CT



LEGEND

Business Zones

- RA - Retail
- RB - Retail
- BA - Business
- BB - Business
- BC - Business

Town Center Functional Areas

- Core Retail Area
- Town Center Area
(Possible Design Review / Village District Area)
- Town Center Study Boundary
- Town Center Gateway

Parking Needs

There is little doubt that additional parking facilities would be desirable in the Town Center area. However, there are very different estimates of how many parking spaces are "needed" in the Center.

The recently completed parking study (prepared by EarthTech) should be maintained in order to understand the parking dynamics of the Town Center area.

Tax Considerations

Properties in the Town Center area that provide parking spaces relieve the parking burden elsewhere.

New Canaan may wish to consider:

- providing a tax break for those properties that provide parking spaces on-site, and
- recapturing any tax break if the property is developed within ten years of designation.

This type of policy could provide a time period for the Town to establish a fee-in-lieu of parking regulation and develop additional parking.

Continue To Address Parking Issues

Traditionally, parking has been one of the major issues in the Town Center area. Adequate parking facilities for both businesses and commuters are important in helping to ensure the continued quality, character, and economic vitality of the Town Center.

New Canaan is somewhat unique since there are no parking standards in the Retail A district (Section 17.7 of the Zoning Regulations). In other words, uses in the Retail A district do not have to provide any parking as part of the activities that take place in this district. However, the Town has established parking facilities in areas around the Retail A zone in order to help meet the parking needs of uses in the Town Center. While the lack of parking requirements in the Retail A district has resulted in the feeling of a parking shortage, it has also produced one of the most vibrant and attractive town centers in Connecticut. As a result, this strategy (no parking requirements in the Retail A district) has been an appropriate policy.

However, it has also been recognized that there is the potential for changing uses and redevelopment towards larger buildings in the Town Center and this has the potential to throw this delicate parking situation out of balance. As part of the Town Center study, an analysis should be made of:

- Limiting Town Center buildings to their current size or parking demand, and/or
- Adopting a fee-in-lieu of parking regulation so that new redeveloped uses that result in increased parking demand provide funds for the provision of additional parking to meet the increased demand.

Other parking issues relate to the impediments caused by delivery vehicles during the day and the use of on-street parking spaces by employees and business owners (rather than customers and clients). The Town Council should consider adopting ordinances restricting deliveries to specific times of the day and increasing the parking fines for repeat offenders.

Strategies that have been considered to address parking issues include:

- Assuring (by acquisition, lease, or other means) that areas being used for parking remain in public use.
- Acquisition of strategic properties, either in whole or in part, for parking areas.
- Reuse / shared use of municipal or institutional properties for parking on a temporary or permanent basis.
- Reconfiguring existing parking lots (such as decking existing lots) to provide additional spaces, if needed.
- Multi-level parking garages (provided they are well located and designed to mitigate the visual impact).

Although some of these strategies may appear costly, the 1984 Business Center Plan pointed out that "lack of action now may require even more costly solutions in the future". The 1984 Business Center Plan went on to state that "the most costly alternative of all could be to fail to adequately provide for the needs of one of the Town's most valuable assets, its Business Center."

Continue To Address Other Issues

Traffic Issues

Traffic issues in the Center deserve continuing attention. Any proposed traffic flow improvements must be balanced with the need to maintain a pedestrian-friendly streetscape and maintain the character of the Center. If significant traffic issues are identified, a more detailed look can be taken at those issues as part of the proposed Center study.

Design Issues

On several occasions, concern has been expressed about the design aspects of certain commercial buildings or tenants in the Town Center area. While the Planning & Zoning Commission feels that it has had success working with some applicants relative to design issues, other applicants have been uncooperative or the Commission has concluded that it lacked the expertise to evaluate design issues or the tools to stipulate design modifications.

Section 60-11.7 allows the Commission to “request the assistance of a Design Review Committee or similar organization, *if available* (emphasis added), in evaluating such plans.”

The Commission should establish a design review process and a Design Review Committee in order to assist in the evaluation of these issues. Other communities in Connecticut have established design review procedures and committees in order to guide applicants through the application process in a way that enhances community character and ambience. While the report from the Committee is advisory to the Commission, it can form the basis for effective discussions with an applicant on design modifications. The Design Review Committee is typically comprised of residents with some expertise in design professions and serves on a voluntary basis.

Alternatively, the Commission may also want to consider designating the Town Center areas as a “Village District” (as authorized by CGS 8-2j) in order to have more authority related to design issues. This Plan specifically recognizes that the Town Center area is an area where the Commission should “protect the distinctive character, landscape, and historic structures”. While the designation of a “Village District” requires the review by an “architect or architectural firm selected and contracted by the commission”, the cost of this review can be pre-negotiated and could be charged back to the applicant upon adoption of an ordinance authorizing the reimbursement of such fees.

Business Development Implementation Program

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Update The Town Center Plan / Continue Current Policies In The Meantime

What	Who	Priority	Done
1. Undertake a new comprehensive study of the Town Center to update prior plans for current conditions and issues.	PZC	1	<input type="checkbox"/>
2. After the study is completed, evaluate the residential and business zoning in and around the Town Center area.	PZC	2	<input type="checkbox"/>
3. Until the Town Center plan is prepared, continue previous policies from the 1984 Business Center Plan.	PZC	1	<input type="checkbox"/>

Continue To Address Parking Issues

What	Who	Priority	Done
4. Limit Town Center buildings to their current size or adopt a fee-in-lieu of parking regulation to fund the provision of additional parking.	PZC	1	<input type="checkbox"/>
5. Consider adopting ordinances restricting on-street deliveries to specific times of the day and increasing the parking fines for repeat offenders.	TC	1	<input type="checkbox"/>
6. Continue to pursue strategies to address parking issues.	Town	1	<input type="checkbox"/>

Continue To Address Other Issues

What	Who	Priority	Done
7. Continue to address vehicular and pedestrian circulation issues.	Town	1	<input type="checkbox"/>
8. Establish a design review process for the Town Center area.	PZC	1	<input type="checkbox"/>
9. Enhance refuse management in the Town Center area (receptacles, more frequent service).	BOS TC	1	<input type="checkbox"/>

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Task
	Strategy

COMMUNITY FACILITIES & SERVICES

10

Overview

Community services and facilities include governmental functions (such as education, public works, public safety, recreation, and social services) and services or activities provided by community organizations (such as the library). Such services contribute significantly to community character and quality of life.

The Plan of Conservation & Development reviews the physical aspects of such services and facilities to ensure they are appropriately located and sized to meet community needs during the planning period and beyond.

The following pages summarize the results of the overview (inventory and assessment) performed of community facilities and services.

Anticipating community facility needs can result in the greatest efficiency and economy while enhancing community character and the overall quality of life ...

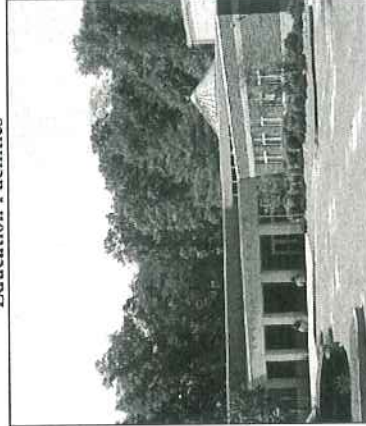
Town Hall



Fire Department



Education Facilities



Priority

On the following pages, the priority codes assigned to different community facility needs should be interpreted as follows:

Priority	Description
1	Is a very high priority for addressing during the planning period
2	Is a high priority to address during the planning period
3	Needs to be considered or addressed during the planning period

General Government

Town Hall	Observations	Priority
<ul style="list-style-type: none"> • Crowded office space • Crowded meeting room space • Shortage of storage space (relocating some storage at the present time) • Elevator/modernizing HVAC equipment • Parking issues 	<ul style="list-style-type: none"> • Need to investigate future options (such as expand in place, new facility elsewhere, relocate some functions, relocate storage space, expand parking) 	1
Volunteerism	Observations	Priority
<ul style="list-style-type: none"> • Many services and functions are dependent on volunteers 	<ul style="list-style-type: none"> • Need to continue to attract and retain volunteers 	1
Human Services	Observations	Priority
<ul style="list-style-type: none"> • No issues identified since recently moved into new facility with adequate space 	<ul style="list-style-type: none"> • None 	
Communications	Observations	Priority
<ul style="list-style-type: none"> • Enhance communications within the community 	<ul style="list-style-type: none"> • Publish information about community goals and events • Continually upgrade the New Canaan community website at www.newcanaan.info 	1

Education Facilities

Overall Trends	Observations	Priority
<ul style="list-style-type: none"> Overall school enrollments are expected to peak at 4,500 students in the year 2007, decline to about 3,000 students in the year 2023, and then increase to about 5,500 students in the year 2040 or so Net in-migration in 1990s as elderly families replaced by younger families 	<ul style="list-style-type: none"> Maintain school capacity through the "valley" and anticipate how to configure for an enrollment peak around year 2040 Reserve a future school site to help address possible long-term enrollment needs Monitor demographic changes due to migration 	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">3</div>
Specific School Facilities	Observations	Priority
<ul style="list-style-type: none"> Have adequate capacity for anticipated elementary school (grades K-4) enrollment peak of 1,697 pupils around 2004 Have adequate capacity for anticipated middle school (grades 5-8) enrollment peak of 1,445 pupils around 2008 Do not have adequate capacity for anticipated high school (grades 9-12) enrollment peak of 1,530 around 2012 Consider options to manage use of parking area at the high school 	<ul style="list-style-type: none"> None None 	<div style="background-color: black; color: white; padding: 5px; width: 40px; margin: 0 auto;">1</div>

Enrollment Factors

In most communities, school enrollments are a function of overall demographic trends.

For example, the "baby boom" refers to a large number of people born in the United States between 1945 and 1965 (with a peak around 1955). As a result, school enrollments in the nation peaked around 1970 as the peak of the baby boom moved through the school system.

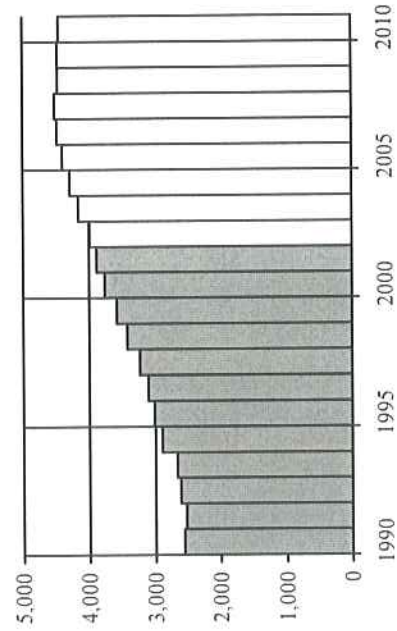
Since the baby boom peak was aged 35 in 1990, the birth rate in Connecticut peaked around that time. As a result, enrollments in many communities can be expected to peak around 2005 as this "baby boom echo" moves through the school system.

Recurring Peaks

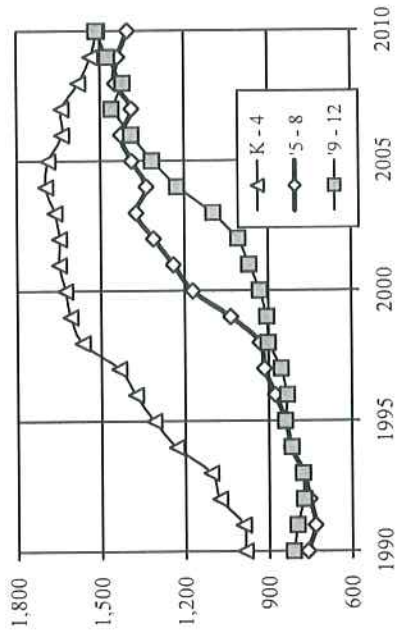
Due to life stage and family formation cycles:

- enrollment peaks can be anticipated around the years 2005 and 2040
- enrollment "valleys" can be expected around the years 2025 and 2060.

Total Enrollments (Grades K-12)



Enrollments by Grade Group



Fire Protection Options

Fire supply in the northern areas of New Canaan is generally available only through fire tank trucks and emergency re-supply from ponds, streams, pools, or mutual aid from adjacent communities.

During the planning period, the Town should consider ways to enhance fire protection and response at the time of development or construction, especially in the northern areas.

Ways to enhance fire protection and response can include:

- Requiring underground tanks (especially for larger houses)
- Connecting more dry hydrants to ponds
- Requiring residential sprinkler systems
- Establishing standards for driveway access (turning radii, width, height, bypass areas, stone gateways)

Public Safety

Police Department	Observations	Priority
<ul style="list-style-type: none"> • Facility is expected to be adequate for community needs during the planning period 	<ul style="list-style-type: none"> • None 	
Fire Department	Observations	Priority
<ul style="list-style-type: none"> • Working on programs to encourage volunteers 	<ul style="list-style-type: none"> • Continue/expand programs to attract/retain volunteers 	1
<ul style="list-style-type: none"> • Water availability is good in southern areas, access and water can be issue in northern areas 	<ul style="list-style-type: none"> • Consider ways to enhance fire protection and response, especially in the northern areas 	1
<ul style="list-style-type: none"> • Have one fire station that is small for modern equipment and training. Floor loading can be an issue. 	<ul style="list-style-type: none"> • Investigate ways to establish a new public safety facility to meet community needs 	2
Emergency Medical Response	Observations	Priority
<ul style="list-style-type: none"> • Need more space for equipment and training 	<ul style="list-style-type: none"> • Support efforts to locate additional space for training 	1
	<ul style="list-style-type: none"> • Consider possible long-term relocation to public safety facility (with fire department) 	2
Emergency Communications	Observations	Priority
<ul style="list-style-type: none"> • Some dead spots in north end of town • Communications study presently under way • Desire for enhanced communications capabilities 	<ul style="list-style-type: none"> • Seek ways to enhance radio communication system 	2

Public Works

Public Works	Observations	Priority
<ul style="list-style-type: none"> New facility expected to be adequate for planning period, may need equipment storage space 	<ul style="list-style-type: none"> Investigate ways to provide adequate storage space 	1
<ul style="list-style-type: none"> Pond remediation desired at Mead Park, Mill Pond 	<ul style="list-style-type: none"> Pursue pond remediation 	1
<ul style="list-style-type: none"> Need disposal area for snow from Town Center area 	<ul style="list-style-type: none"> Locate disposal area 	1
<ul style="list-style-type: none"> Seeking assistance with programs for tree maintenance and irrigating traffic islands 	<ul style="list-style-type: none"> Implement programs 	1
<ul style="list-style-type: none"> Waste disposal arrangements are adequate (solid, bulky, recyclable) 	<ul style="list-style-type: none"> None 	

Recreation Facilities

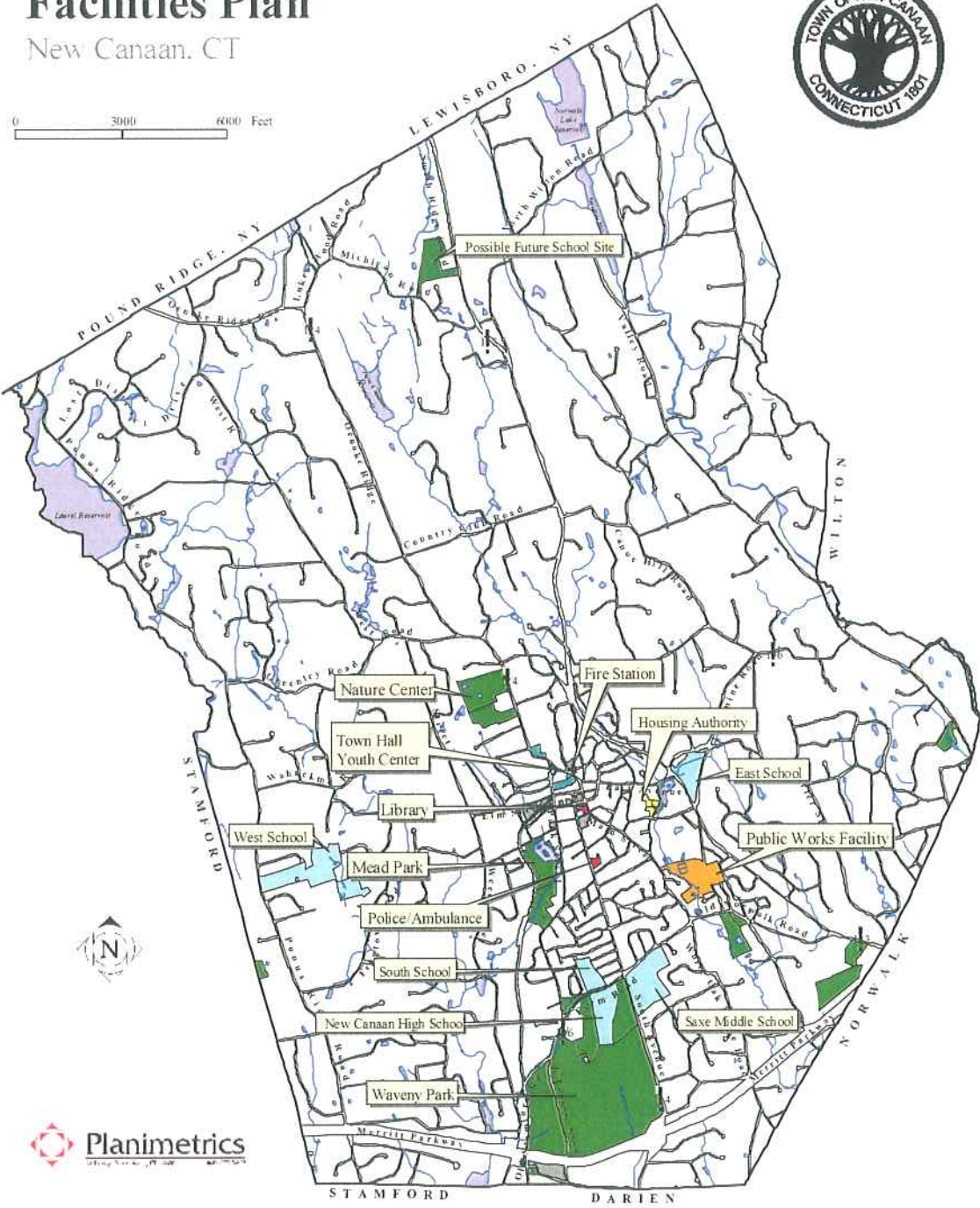
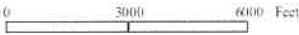
Recreation	Observations	Priority
<ul style="list-style-type: none"> Fields and facilities can be intensively utilized 	<ul style="list-style-type: none"> Continue to maintain, enhance, expand existing recreation fields, facilities, and programs 	1
<ul style="list-style-type: none"> Lapham Community Center is very popular and expansion is being planned 	<ul style="list-style-type: none"> Continue to investigate expanding community center to address anticipated population growth 	1
<ul style="list-style-type: none"> Anticipate greater emphasis on passive recreation in the future 	<ul style="list-style-type: none"> Investigate ways to promote/provide greenways with trails 	2
<ul style="list-style-type: none"> Youth population expected to decrease after the year 2007, elderly population expected to increase 	<ul style="list-style-type: none"> Consider how to adjust recreation programs for changing demographics 	

Community Facilities Plan

(lift page up)

Community Facilities Plan

New Canaan, CT



LEGEND

- | | |
|--------------------|-------------------------|
| General Government | Education |
| Public Safety | Recreation & Open Space |
| Public Works | Library |
| Municipal Parking | Housing |

Sensitive Siting

During the planning process, there were several controversies related to the siting of different activities on Town-owned land.

Prior to locating facilities on lands that may be perceived as dedicated to another use (such as park or open space), an analysis should be made as to whether that is the best location or just an available location since the Town already owns the land.

New Canaan may want to be more pro-active in identifying sites for possible future community facility uses.

Cultural Facilities

Library	Observations	Priority
<ul style="list-style-type: none">Private non-profit that receives operational funding from the Town / capital projects funded by libraryVery high usage for size of communitySome interior improvements desiredParking is biggest need	<ul style="list-style-type: none">NoneSupport efforts to supplement existing parking at or adjacent to library site	1

Housing Facilities

Housing Authority	Observations	Priority
<ul style="list-style-type: none">Receive no Town fundingManage 16 state-subsidized and 18 federal-subsidized units for familiesSome family units occupied by elderly personsFeel there is a need for elderly housing	<ul style="list-style-type: none">NoneConsider the need for additional elderly housing development, especially for people of modest means	2

Community Facilities Implementation Program

Address Current Needs

What	Who	Priority	Done
1. Continue planning for expansion/improvements at the current high school site, including providing adequate parking.	BOE / BOS	1	<input type="checkbox"/>
2. Expand Lapham Community Center to address anticipated population growth.	P&R / BOS	1	<input type="checkbox"/>
3. Investigate future building and parking options for the Town Hall and implement an appropriate solution.	BOS	1	<input type="checkbox"/>
4. Adopt regulations to enhance fire protection and response at the time of development, especially in the northern areas.	PZC	1	<input type="checkbox"/>
5. Support efforts to supplement existing parking at or adjacent to library site.	BOS	1	<input type="checkbox"/>
6. Continue/expand programs to attract/retain municipal volunteers, especially public safety volunteers.	BOS	1	<input type="checkbox"/>
7. Publish information about community goals and events to involve residents in community issues.	BOS	1	<input type="checkbox"/>
8. Continually upgrade the New Canaan community website to provide information on community activities.	Town	1	<input type="checkbox"/>
9. Investigate ways to provide adequate public works storage space.	PW / BOS	2	<input type="checkbox"/>
10. Undertake pond remediation at Mead Park and Mill Pond.	PW / EC / BOS	2	<input type="checkbox"/>
11. Identify location (with adequate drainage) for disposal of snow cleared from the Town Center area.	PW	3	<input type="checkbox"/>
12. Implement programs to irrigate planted islands and enhance tree care/maintenance programs.	PW	2	<input type="checkbox"/>

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Park and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Task
	Strategy

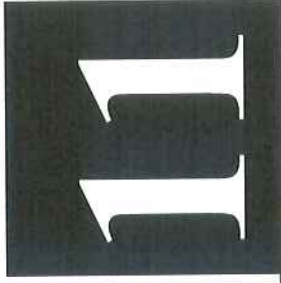
Prepare For Mid-Range Needs

What	Who	Priority	Done
13. Initiate a long-term plan to establish a new public safety facility (fire department, emergency medical services).	BOS	1	<input type="checkbox"/>
14. Support efforts to locate additional space for emergency medical response training.	BOS	2	<input type="checkbox"/>
15. Continue to maintain/enhance/expand existing recreation fields, facilities, and programs.	P&R	1	<input type="checkbox"/>
16. Investigate ways to promote/provide greenways with trails.	Town P&R	1	<input type="checkbox"/>
17. Seek ways to enhance the public safety radio communication system.	BOS	1	<input type="checkbox"/>
18. Consider the need for additional elderly housing development, especially for people of modest means.	Town	2	<input type="checkbox"/>

Plan For Long-Range Needs

What	Who	Priority	Done
19. Maintain school capacity through the “fluctuating enrollment” cycles.	BOE / BOS	3	<input type="checkbox"/>
20. Obtain and maintain a useable future school site to help address possible long-term enrollment needs.	BOE / BOS	3	<input type="checkbox"/>

TRANSPORTATION



Overview

The transportation system in a community is an important factor in its growth and development. This section looks at vehicular transportation systems in New Canaan to ensure that they move people and goods safely and efficiently, support community structure, enhance community character, protect residential neighborhoods, and encourage through traffic to use major streets.

This section also looks at parking, pedestrian and bicycle circulation, and transit.

Roadway Circulation



Pedestrian Circulation



Transit



The transportation system in a community is an important factor in its growth and development and also affects the perception of community character ...

Roadway Maintenance

Roads have a useful life and, if roads are allowed to deteriorate, they can be expensive to reconstruct.

The Town should investigate ways to minimize the overall cost of future road maintenance (present value) through preventative maintenance (such as crack sealing or chip sealing) that may defer or avoid more costly programs (such as pavement overlay or reconstruction) at a later date.

Road maintenance funding is an issue that the Town should explore in more detail.

The Town is establishing a pavement management plan to help manage local roads and comply with accounting standards for maintenance of capital assets (Governmental Accounting Standards Board-Directive 34).

Once maintenance priorities and schedules have been established, adequate funding should be provided for these needs.

Address Roadway & Parking Issues

Since New Canaan is approximately 93 percent developed, the network of major roads in the community is essentially in place. This network appears reasonable for meeting community needs in the future and no new major connecting roads are expected or needed. In recent years, the main issues regarding the roadway system relate to traffic circulation and the signal system in the Town Center area. This is to be expected since the Town Center is the focal point of the community (most routes converge there and most major community activities are located there).

Adequately Maintain Roadways

The current roadway system needs to be carefully managed so that it operates as efficiently as possible to address community needs and local traffic patterns. Overall, the Town appears to be doing a good job with “in-house” staff capabilities supplemented by knowledgeable professionals when additional expertise is needed. However, roadway maintenance and funding is an area of increasing interest (see sidebar) and additional action may be desirable.

Review Roadway Standards

Some people feel that New Canaan’s road construction standards are requiring typical wide suburban roads rather than the “scenic roads of the future”. Although most of the roads in New Canaan have already been built, the Town should review the road construction standards during the planning period and make any desirable changes to encourage the construction of more scenic roads. New Canaan is not interested in expanding road widths solely for vehicular purposes and should consider roads that are narrower for vehicular traffic than road standards presently require. Adoption of a scenic road ordinance has been recommended in the Natural Resources section of the Plan.

Address Parking Issues

A major issue that the Town continues to work on is parking in the Town Center area. Businesses in the Town Center area rely on municipal parking for customers and employees and the train station attracts many commuters from New Canaan and surrounding communities. The Town should move purposefully to implement the recommendations of the recently updated parking study update. In addition, other opportunities to expand parking in and near the Town Center should continue to be explored.

At the same time, the Town should continue to carefully manage the use of parking areas in the Town Center area (through the use of meters and vigilant enforcement) to ensure that adequate convenient parking is available for customers and clients of businesses and facilities in the Town Center area (see the Business Development section as well).

Adopt Recommended Road Classifications

A road hierarchy (a road classification scheme) helps establish an efficient circulation system by matching the width, geometry, alignment, and surface of a road to anticipated traffic needs (volume and speed). For evaluating local roadway networks, roads are typically classified based on their function (through traffic versus access), major land use (business or residential), traffic volumes, and overall location.

The following table summarizes the recommended road classification system for New Canaan based on the way that roads are being utilized at the present time:

Class	Road
Parkway	• Merritt Parkway
Arterial	• Route 123
	• Route 124
	• Route 106
Collector	<ul style="list-style-type: none"> • Carter Street • Canoe Hill Road • Country Club Road (part) • Elm Street • Farm Road • Frogtown Road • Lakeview Avenue
	<ul style="list-style-type: none"> • Lambert Road • Lapham Road • Locust Avenue • Lukes Wood Road • Main Street • North Wilton Road • Old Norwalk Road • Park Street
	<ul style="list-style-type: none"> • Ponus Ridge Road • Silvermine Road • Trinity Pass Road (part) • Valley Road • Wahackme Road • Weed Street • West Road • White Oak Shade Road
Local Streets	• All others

It is important to note that this classification system is intended to reflect current and anticipated use of the existing roadway system but is not intended to be used to justify road improvements for safety or capacity that would jeopardize the scenic character of the roadway.

Road Classification

Parkway - A limited access route designed for long distance and/or high-speed travel.

Arterial Road - A road primarily intended to carry regional traffic and serve major activity centers.

Collector Road - A road intended to serve business areas and/or distribute traffic between arterial roads and neighborhoods.

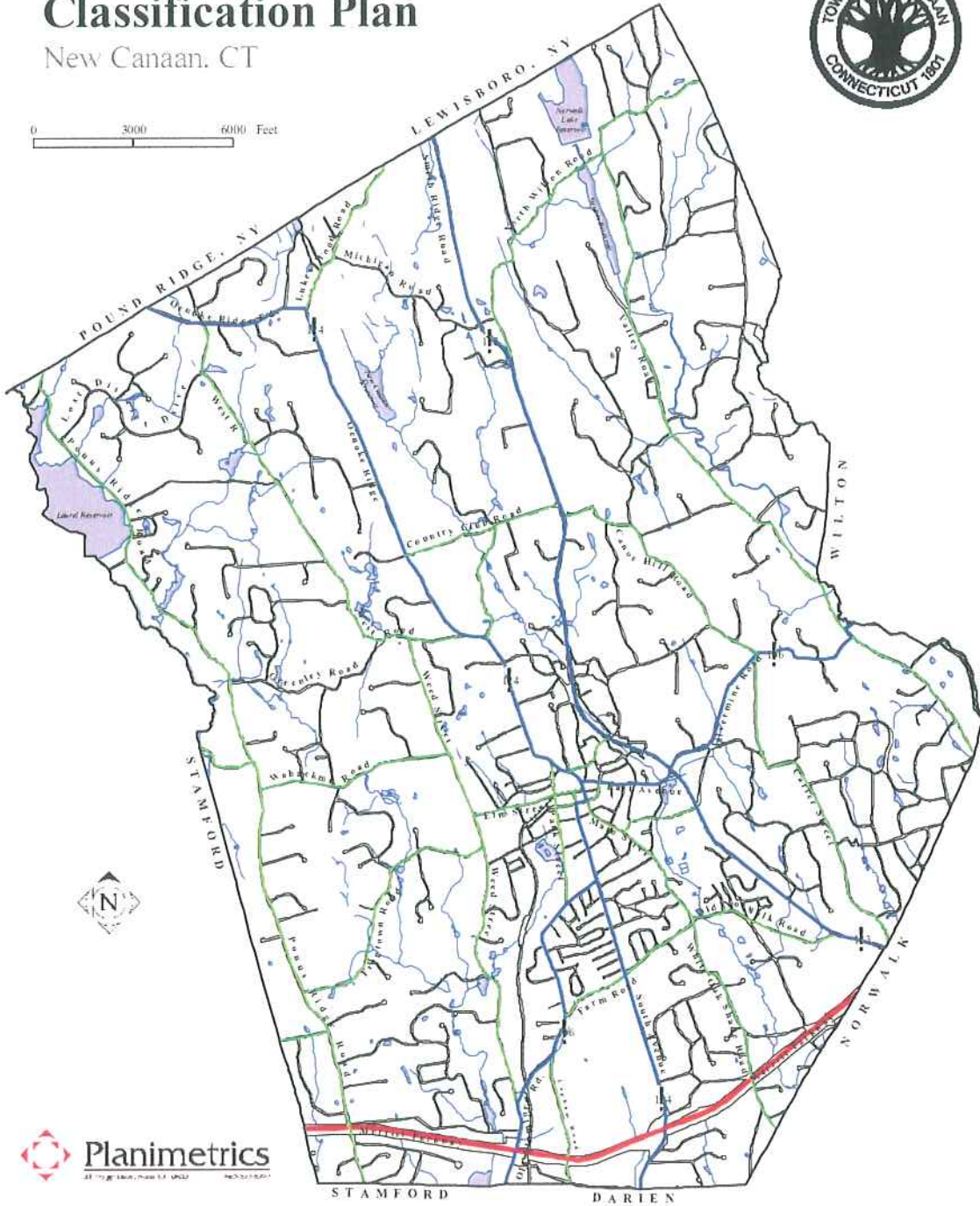
Local Street - A road primarily intended to provide access to abutting properties and not serve major through traffic.

Vehicular Transportation Plan

(lift page up)

Roadway Classification Plan

New Canaan, CT



LEGEND

-  Parkway
-  Arterial Road
-  Collector Road
-  Local Street

Enhance Pedestrian & Bicycle Circulation

Walkways

For the Plan, walkways are defined as areas used or intended for pedestrian circulation. Such walkways may be public or private and may be improved or unimproved.

Sidewalks

New Canaan has a good sidewalk network in the Town Center area and in the adjacent residential zones (especially along major streets). The Town requires that new sidewalks be built in conjunction with any new development in these areas. In other areas, the rolling topography and the low-density pattern of development limits sidewalk circulation.

Sidewalks

Sidewalks are defined as walkways located along streets. Sidewalks are typically dedicated to public use and are improved (concrete, brick, asphalt).

New Canaan should continue to require sidewalks in the Center and adjacent higher density areas. Sidewalks should be avoided in outlying areas where the density is much lower. On the other hand, trails (see below) should be promoted in these areas.

While the sidewalk ordinance provides that property owners are responsible for maintaining and repairing sidewalks, the Town maintains and repairs sidewalks in the Town Center area. The issue of responsibility for sidewalk repair is often an issue in residential areas. Some towns have assumed responsibility for sidewalk repairs since they believe sidewalks are a community amenity and they recognize that repairs can be a significant expense for homeowners (especially those on a fixed income). New Canaan may wish to consider similar amendments to the sidewalk ordinance.

Trails

Trails are defined as dedicated (but often unimproved) walkways located off streets.

This can include greenways.

Greenways / Trails

The concept of creating a greenway network with trail was suggested in the Open Space section of the Plan. It will be desirable to establish trails throughout New Canaan whenever opportunities present themselves.

Impediments

Widespread construction of stone walls and fences in the Town-owned right-of-way can make it more difficult to establish pedestrian walks and trails in some areas.

Sidewalk



Trail



Bicycle Circulation

At the present time, bicyclists in New Canaan rely on roads and streets configured primarily for vehicular use. Conflicts can arise between bicycles and vehicles, especially on some of the busier or narrower roads.

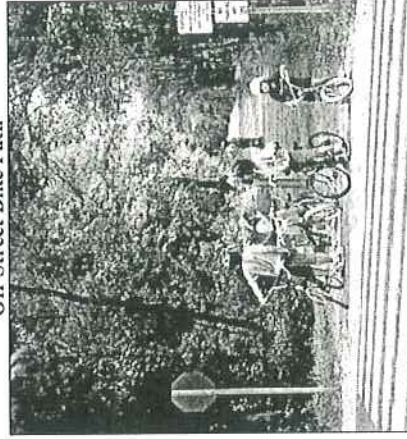
If the community is interested, New Canaan could do more to promote bicycle circulation. Preparation of an overall concept plan for a system of bicycle routes would be the first step towards promoting recreational and commuting bicycle use. Priority consideration might be given to establishing bike trails along roads that connect residential areas with the Town Center area. This may require some existing road pavement being allocated to bicycles, some pavement widening to accommodate bicycles, or the location of a bicycle trail in the Town-owned right-of-way.

In the meantime, New Canaan should support State efforts to establish a bicycle/pedestrian trail along the Merritt Parkway in New Canaan either as a pilot project or on a permanent basis.

On-Street Bike Lane



Off-Street Bike Path



Bicycle Routes

A safe, convenient, comfortable, and secure bicycling environment will encourage bicycle transportation as an important transportation mode and recreation activity.

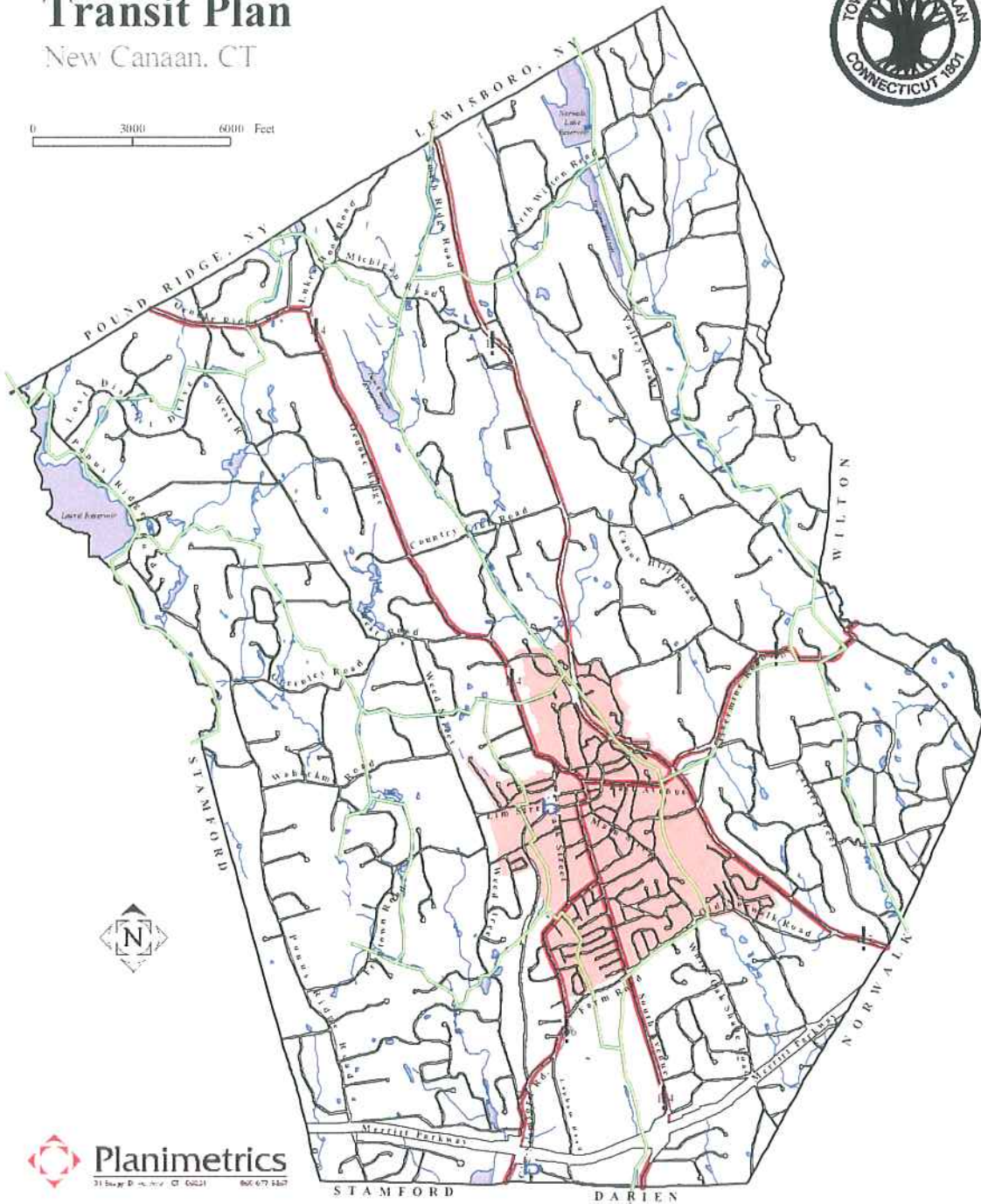
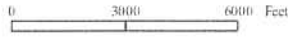
The types of bicycle facilities that may be appropriate in New Canaan include:

- shared roadway,
- wide curb lane,
- shoulder bikeway,
- bike lanes, or
- multi-use path.

Pedestrian / Bicycle / Transit Plan
(lift page up)



Pedestrian / Bicycle / Transit Plan

New Canaan, CT




LEGEND


Pedestrian Facilities

-  Primary Sidewalk Area
-  Potential Greenway Corridors

Bicycle Facilities

-  Potential Primary Bicycle Routes

Transit Facilities

-  Train Stations

Transit Use

According to the 2000 Census, about 17 percent of New Canaan workers reached their place of work by transit. This is mostly the New Canaan branch of the Metro-North system.

In addition, many New Canaan residents (and residents of surrounding communities) use the New Canaan line to travel to Stamford and New York City for social and entertainment and other purposes.

Support Transit Facilities

Commuter Rail Service

New Canaan has its own branch line as part of the Metro-North commuter rail system. From the New Canaan station (in the Town Center) and the Talmadge Hill Station (just south of the Merritt Parkway), service is provided to Stamford and New York's Grand Central Station.

Many residents have been attracted to New Canaan because of the availability of the rail service. In addition, residents of surrounding communities come to New Canaan to use the train.

The main issue with the rail service is the availability of parking at the stations. The Town should move purposefully to implement the recommendations (such as providing a parking structure at the "lumberyard" location) from the recently completed parking study.

Dial-A-Ride




New Canaan has the "Get About" service to provide dial-a-ride services for residents. Given the changing demographics in the community, the utilization of this service should be monitored since there may be an increase in ridership during the planning period that may require an increase in equipment or service. Alternatively, this service could also be expanded to provide dial-a-ride services to youths and other residents at other times of day.

Ridesharing/Commuter Parking Lots

Ridesharing (carpooling/vanpooling) and non-rail commuter parking lots are a lower priority in New Canaan since most commuting residents use the commuter rail service or commute to adjacent communities. Still, parking for non-rail commuters is an issue due to the strong demand for parking at the rail stations resulting in few available spaces.

Transportation Implementation Program

Address Roadway & Parking Issues

What	Who	Priority	Done
1. Continue to manage the roadway system in New Canaan.	PW / Town	1	<input type="checkbox"/>
2. Continue to maintain the scenic character of local roadways.	All	1	<input type="checkbox"/>
 3. Review the road design standards (Subdivision Regulations) and the road construction standards during the planning period.	PZC PW	1	<input type="checkbox"/>
 4. Explore strategies to minimize the present value of future road maintenance funding.	PW	1	<input type="checkbox"/>
 5. Implement recommendations from the parking study update.	BOS / PZC	1	<input type="checkbox"/>
6. Continue to explore other opportunities to expand community parking where needed.	BOS / PZC	2	<input type="checkbox"/>

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Strategy
	Task

Enhance Pedestrian & Bicycle Circulation

What	Who	Priority	Done
7. Continue to require sidewalks in the Center, in contiguous areas, along arterial roads and near schools and parks.	BOS/ PZC	1	<input type="checkbox"/>
8. Avoid sidewalks in outlying areas where the density is much lower unless it is possible to use such areas as part of a greenway trail system.	BOS/ PZC	2	<input type="checkbox"/>
* 9. Modify the sidewalk ordinance to specify that the Town will maintain sidewalks in Town Center area.	TC	1	<input type="checkbox"/>
* 10. Modify the sidewalk ordinance to specify that the Town will be responsible for major sidewalk repair.	TC	1	<input type="checkbox"/>
11. Support the establishment of trails on open space or “greenways” throughout New Canaan.	All	1	<input type="checkbox"/>
* 12. Prepare an overall concept plan for a system of bicycle routes in New Canaan as soon as possible.	Town	2	<input type="checkbox"/>
13. Support State efforts to establish a bicycle/pedestrian trail along the Merritt Parkway in New Canaan either as a pilot project or on a permanent basis.	All	1	<input type="checkbox"/>

Support Transit Facilities

What	Who	Priority	Done
14. Support continued high-quality Metro-North rail service to New Canaan.	All	1	<input type="checkbox"/>
15. Support enhanced parking and related services for rail commuters.	Town	2	<input type="checkbox"/>
16. Consider the need for enhancing dial-a-ride services in New Canaan.	Town	2	<input type="checkbox"/>

UTILITY INFRASTRUCTURE

12

Overview

Webster's Dictionary defines infrastructure as "the basic facilities needed for the functioning of a system." The availability of certain utilities, especially public water and public sewer, can strongly influence development patterns. As a result, the Plan considers the location and capacity of public water, public sewer, and other services.

In the preparation of a Plan of Conservation and Development, the term infrastructure refers to utility services such as:

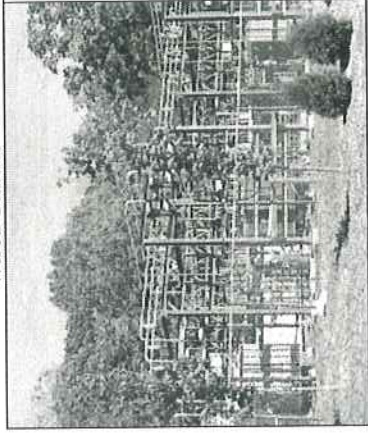
- piped utilities (public water, public sewer, and natural gas),
- wired utilities (electric, telephone, and cable), and
- wireless utilities (cellular communications).

Infrastructure can strongly influence development patterns and community character ...

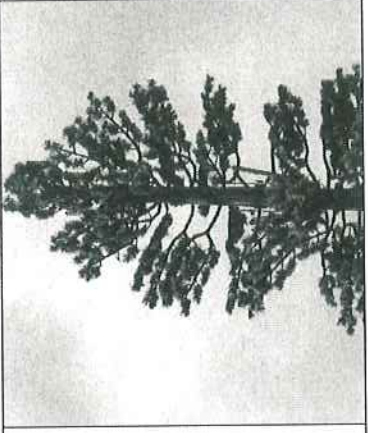
Piped Utilities



Wired Utilities



Wireless Utilities



Water Supply Reservoirs

Aquarion's Laurel Reservoir is located in northwest New Canaan.

The First Taxing District of Norwalk operates the Norwalk Reservoir in the northeast part of New Canaan for water supply.

The Second Taxing District of Norwalk owns the New Canaan Reservoir in the north central part of New Canaan.

Sewer Inflow / Infiltration

In terms of sewage collection, issues have included inflow (unwanted discharges into sewer lines) and infiltration (unwanted seepage into sewer lines) that consume capacity at the treatment facility. The Town recently analyzed the sewer system and remedied situations where it was feasible and cost-effective to do so. Some issues remain due to the age and construction of some sewer pipes.

Maintain Adequate Water Service

Aquarion is a water company that provides public water service throughout most of southern New Canaan where the most intensive development is located. Since Aquarion has an ample supply of water for present and anticipated future needs within its service area, the public water supply in New Canaan is expected to be adequate during the planning period and beyond.

Uses in the northern part of New Canaan rely on wells to provide domestic water supply. Maintaining large lot sizes in this area (generally two- to four-acre lots) will also help protect the water supply reservoirs in this area and help ensure an adequate groundwater supply for residents of this area. As discussed in the Community Facilities section of the Plan, the Town should consider ways to enhance fire protection and response at the time of development or construction, especially in the northern areas.

Enhance Programs To Manage Sewage Capacity

New Canaan has public sewer service in the southern part of the community, including the Town Center area. The Treatment Plant on Main Street was recently upgraded to a capacity of about 1.5 million gallons per day (MGD) and current flows are about 1.2 MGD.

To manage sewage treatment capacity, the Plan recommends that New Canaan consider adopting a sewage master plan with a sewage limit line and sewage allocation. The limit line would define which properties are entitled to sewer service and those that are not. The sewage allocation would assign a specific discharge limit to each property within the limit line. This type of plan, which has been used in Simsbury for more than 30 years, can be used to effectively manage both the sewer system and the land uses allowed in the community.

Other areas of New Canaan rely on septic systems to treat domestic sewage and these systems are generally adequate due to the prevailing lot sizes (generally two- to four-acre lots) provided that they are properly maintained. The Natural Resources section of the Plan recommended that New Canaan consider adopting a septic management ordinance to promote appropriate septic care.

Maintain Adequate Other Utility Services

Storm Drainage

The Public Works Department maintains the storm drainage system on public roads and continues to address drainage issues that require their attention. During the planning period, implementation of new federal water quality programs (such as the National Pollutant Discharge Elimination System – Phase II) are expected to place greater emphasis on improving water quality from storm drainage.

Wired Utilities (Electric / Telephone / Cable Communications)

Electrical service in New Canaan is provided by Connecticut Light & Power. Some circuits in New Canaan have experienced unreliable service (frequent or extended outages) and CLP is addressing these issues through tree trimming, interconnecting circuits, redesigning circuits, new transformers, and installation of new wiring to improve circuit performance.

There have been no indications of major problems or issues associated with telephone service in New Canaan (provided by SBC/SNET) or cable television service (provided by Cablevision of Connecticut). All trunk lines in New Canaan are served with a fiber optic cable system by Cablevision and entertainment programming and high-speed Internet access is available. Additional services may be offered in the future.

Interest has been expressed in placing wired utilities underground in New Canaan (as has been done in the Town Center). However, since placing overhead utilities underground can be expensive, New Canaan should seek ways that wired utilities can be placed underground over the long term to enhance community character and enhance utility reliability. Since South Avenue is a major community gateway, it should be the highest priority for implementation.

Natural Gas

The Yankee Gas Company provides natural gas service to a small area of southwest New Canaan (near Ponus Ridge Road and Running Brook Lane). While there are currently no plans for expansion, it could be expanded if there were sufficient demand.

Wireless Services

Wireless communications are an expanding area of the infrastructure system.

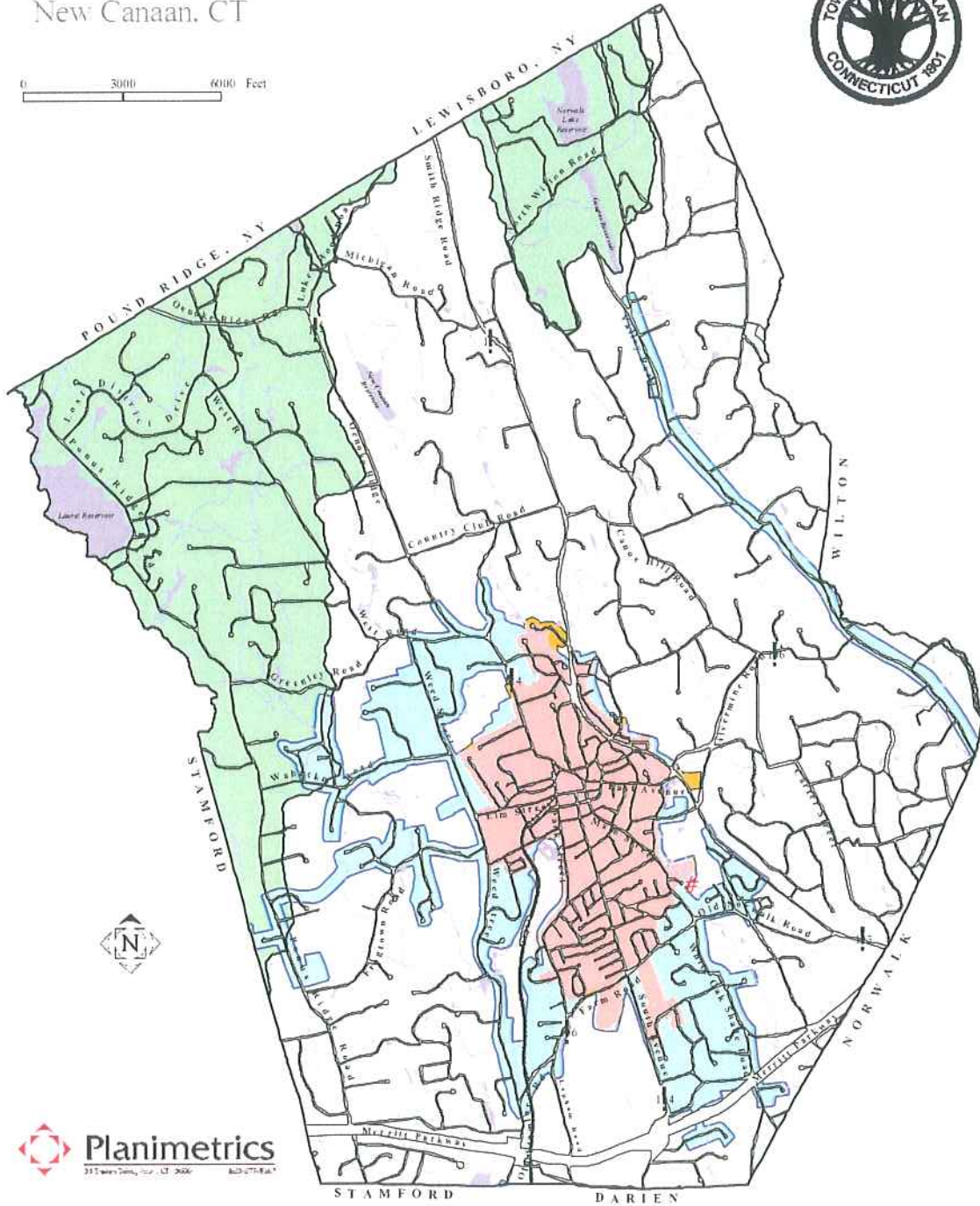
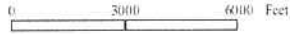
New Canaan recently adopted regulations to guide the location of cellular phone antennae to balance quality of wireless service with potential community impacts (health, safety, welfare, and aesthetics).

During the planning period, New Canaan should continually review and update local policies relating to wireless communication facilities as additional information becomes available.

Utility Infrastructure Plan
(lift page up)

Utility Plan

New Canaan, CT



LEGEND

Utility Service Areas

- Public Water Only
- Public Water and Sewer
- Public Sewer Only
- # Site of Sewage Treatment Facility

Watershed Protection Areas

- Existing Public Water Supply Watershed Areas

Legend

BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
DOT	Connecticut Dept of Transportation
EC	Environmental Commission
FD	Fire Department
HD	Health Department
HS	New Canaan Historical Society
PW	Public Works Department
PZC	Planning & Zoning Commission
P&R	Parks and Recreation
Staff	Town Staff
TC	Town Council
Town	Town staff and agencies

Priorities

1	High Priority
2	Moderate Priority
3	Lower Priority

Priorities

	Strategy
	Task

Utility Infrastructure Implementation Program

Maintain Adequate Water Service

What	Who	Priority	Done
1. Continue to work with Aquarion Water Company to enhance their water service in New Canaan.	Town	2	<input type="checkbox"/>

Enhance Programs To Manage Sewage Capacity

What	Who	Priority	Done
2. Continue to maintain sewage collection facilities in New Canaan.	Town	2	<input type="checkbox"/>
3. Adopt a sewage master plan with a sewer limit line and a sewage allocation scheme.	PW / PZC BOS / TC	1	<input type="checkbox"/>

Maintain Adequate Other Utility Services

What	Who	Priority	Done
4. Continue to maintain storm drainage facilities in New Canaan.	PW	2	<input type="checkbox"/>
5. Continue to work with local utility service providers to address community needs.	Town	2	<input type="checkbox"/>
6. Seek ways to place wired utilities underground over the long term.	Town	3	<input type="checkbox"/>
7. Continually review and update local policies and regulations relating to wireless communication facilities.	PZC	1	<input type="checkbox"/>

FUTURE LAND USE PLAN

13

Overview

The recommendations of each of the preceding chapters can be combined to present an overall Future Land Use Plan for New Canaan. The Future Land Use Plan is a reflection of the stated goals, objectives, and recommendations of the Plan as well as an integration of the preceding elements of the Plan of Conservation & Development.

In essence, the Future Land Use Plan is a statement of what the New Canaan of tomorrow should look like.

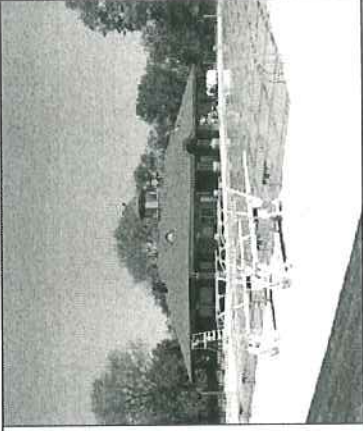
Conservation



Development



Infrastructure



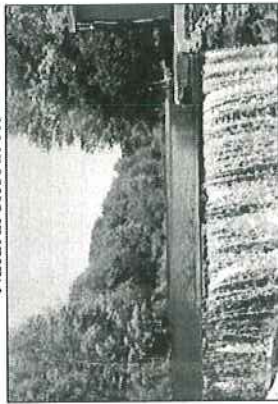
The Future Land Use Plan is a depiction of the Plan's recommendations for the future conservation and development of New Canaan...

Descriptions Of Future Land Use Categories

Natural Resources (see Natural Resource Conservation Plan on page 4-3 for more detail)	
Natural Resources	Areas with significant environmental constraints that represent the highest priorities for conservation.
Open Space (see Open Space Preservation Plan on page 5-3 for more detail)	
Dedicated Open Space	Areas that are currently preserved for open space purposes.
Managed Open Space	Areas not preserved as open space that make a significant contribution to New Canaan's feeling of "openness".
Possible Trail Network	An overall trail system that would interconnect open spaces and neighborhoods in a greenbelt system.
Residential Areas (see Residential Density Plan on page 8-3 for more detail)	
Very Low Density	Residential densities generally less than 0.5 units per acre due to existing zoning, natural resources, infrastructure limitations, or desired patterns of development.
Low Density	Residential densities generally between 1.0 and 2.0 units per acre due to existing zoning, natural resources, infrastructure availability, or desirable patterns of development.
Moderate Density	Residential densities generally greater than 2.0 units per acre due to existing zoning, natural resources, infrastructure availability, or desirable patterns of development.
Existing Multi-Family Uses	Areas where apartments, condominiums, congregate facilities, or other multiple dwelling units exist.
Business Area (see Business Plan on page 9-5 for more detail)	
Town Center	The existing Town Center area.
Other Areas	
Comm. Facility / Institution	Areas that have developed or are intended to develop with community facilities or institutional uses.

CONSERVATION

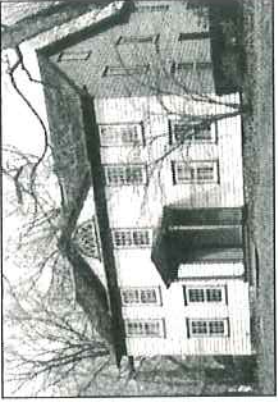
Natural Resources



Open Space



Historic Resources



DEVELOPMENT

Community Structure



Housing / Residential Development



Business Development



Community Facilities



Transportation



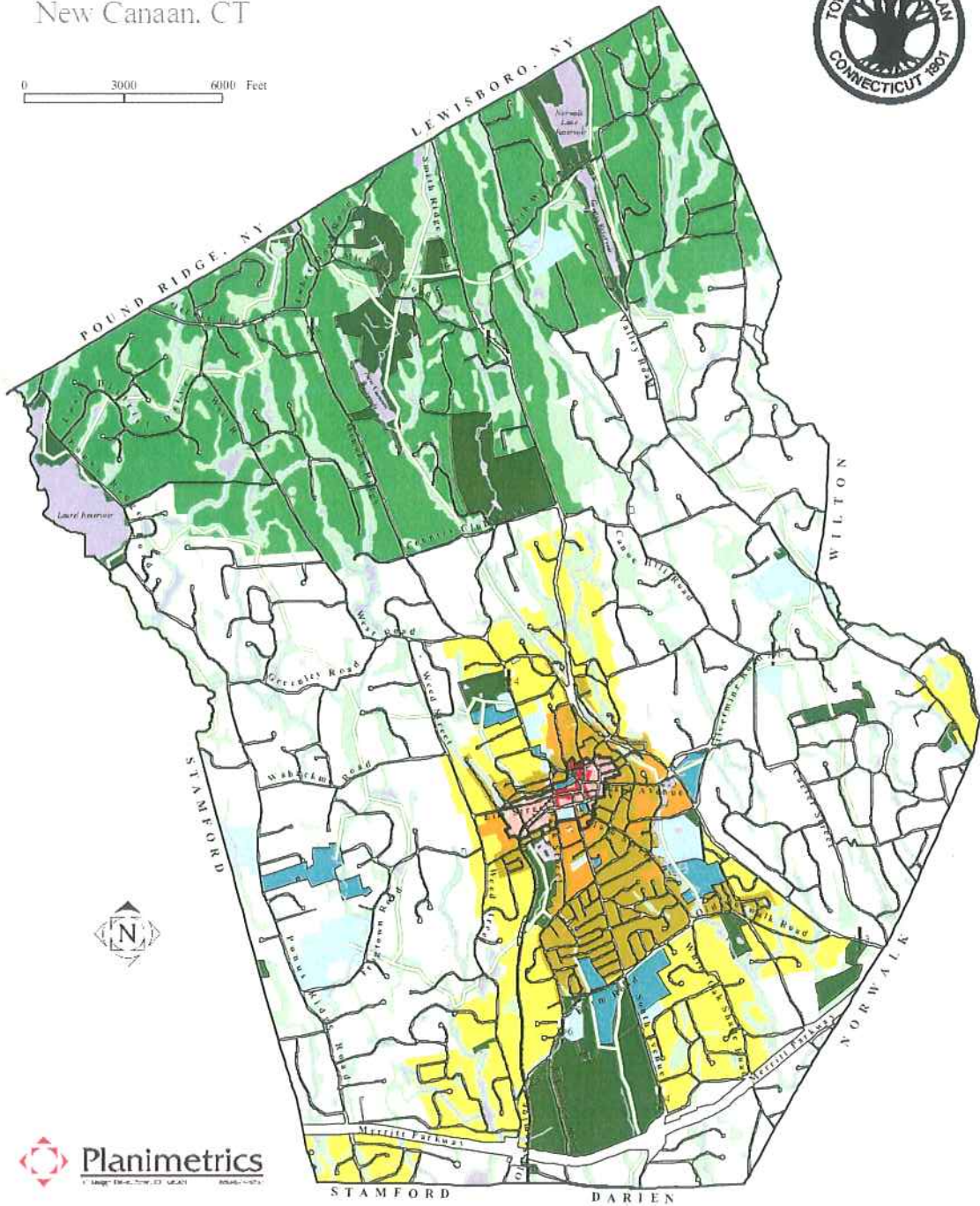
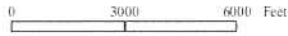
Utility Infrastructure



Future Land Use Plan
(lift page up)




Future Land Use Plan

New Canaan, CT






LEGEND






Open Space / Natural Resources

-  Open Space
-  Natural Resources
-  Potential Greenway Trails

Non-Residential Areas

-  Retail Areas
-  Business Areas
-  Community Facilities
-  Institutional Uses
-  Town Center

Residential Areas

-  Very Low Density (< 0.25 units / acre)
-  Low Density (< 0.5 units / acre)
-  Moderate Density (< 1.0 units / acre)
-  Higher Density (> 1.0 units / acre)
-  Existing Multi-Family Uses

Plan Consistency

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

In addition, this Plan was compared with the 1995 Regional Plan of Conservation and Development for the South Western Regional Planning Agency and found to be generally consistent with that Plan.

Any inconsistencies can be generally attributed to:

- differences in definitions of desirable uses or development densities,
- local (as opposed to State or regional) desires about how New Canaan should grow and change in the coming years, or
- the fact that the State Plan and the Regional Plan make policy recommendations for relative intensity and environmental sensitivity while this Plan suggests specific land use types.

South Western Region Plan



State Plan



CONCLUSION

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Overview

The Plan of Conservation & Development has been prepared to meet the challenges that will confront the Town of New Canaan in the future.

In preparing this Plan, a great deal of information was collected, presented, reviewed, and discussed. Many meetings were held to assess issues in New Canaan and discuss alternative strategies. Through this work, an overall vision and general goals and policies were developed. Finally, specific strategies were prepared and refined. This information is summarized throughout this Plan.

However, it is important to realize that the most important step of the planning process is implementation of the recommendations. While the task of implementation rests with all New Canaan residents, the realization of the Plan is orchestrated by the Planning and Zoning Commission and other Town agencies and officials.

The Plan is intended as a guide to be followed in order to enhance the quality of life and the community character of New Canaan. It is intended to be flexible in order to allow adjustments in the manner that specific goals and objectives are achieved while maintaining stability in the long-term goals of the community.

During the next few years, some of the goals will hopefully be achieved, some circumstances will undoubtedly change, and some conditions will certainly arise that will suggest that it is time to reconsider the Plan or some of its elements. Such situations are to be welcomed since it will mean that the Plan is being used by residents.

Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of New Canaan.

*Implementing
this Plan of
Conservation &
Development will
help New Canaan
confront the
challenges of the
future ...*



ACKNOWLEDGMENTS

The Residents of New Canaan and the

Planning and Zoning Commission

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Jean Grzelecki	Secretary
Robert Coburn	
Walter Flaherty	
Donald Hunziker	
Missy Mason	
Roger Rothballer	
David Scannell	
George Wendell	
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ACKNOWLEDGMENTS

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