

The information below has been excerpted from Booklet #1 – Planning Primer. Information about the scope of work and the anticipated schedule can also be found in Booklet #1.

## Introduction to Planning

At its most basic level, planning is a process for making informed decisions about the future. Every so often, it makes sense for a community to evaluate the conditions and trends affecting the community and make informed decisions about how it should approach the future in order to:

- protect things which are important to the community; and
- attain the things which will enhance the overall health and well-being of the community and the quality of life of its residents.

Since Simsbury's current POCD was adopted in 2007, much has changed. Therefore, it is appropriate that Simsbury review the policies in the current POCD to ensure those policies remain relevant in the future. Subject matter will include, but not be limited to, topics such as:

**Conservation  
Strategies**



**Development  
Strategies**



**Infrastructure  
Strategies**



### Why Plan?

Simsbury is affected by events and trends in the region, the nation, and the world. Changes outside of our control in population, housing, the economy, transportation, utility, business and regulation affect us.

In fact, we cannot stop change from happening.

In an increasingly hectic world, planning provides the opportunity to:

- \* focus on the 'bigger picture' and identify significant goals;
- \* promote overall values and achieve important purposes;
- \* coordinate efforts and produce consistent results; and
- \* achieve efficiency and economy in implementation.

## About Plans of Conservation & Development

A Plan of Conservation and Development is a document whose purpose is to establish a common vision for the future of a community and determine policies that will help attain that vision. While its key purpose and function is to address the physical development of a community, it will often address issues related to economic and social development, as well.

The goals and recommendations of the Plan are intended to reflect an overall consensus of what is considered desirable for Simsbury and its residents in the future.

A Plan of Conservation and Development becomes an official document after a public hearing and adoption by the Simsbury Planning Commission. Once adopted, the Plan is used to:

- coordinate conservation activities;
- guide land use decisions and regulations;
- program public projects; and
- meet identified public needs.

However, it is important to note that the Plan of Conservation and Development is primarily an advisory document. It is intended to guide local boards and commissions and to provide a framework for consistent decision-making with regard to conservation and development activities in Simsbury over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning Commission, implementation will only occur with the diligent efforts of the residents and officials of the Town of Simsbury. The Plan will only be effective if it is understood and supported by the people of Simsbury, and implemented by local boards and commissions.

## Prior Simsbury Plans

Simsbury has a solid history of preparing and adopting Plans of Development and these plans have:

- influenced the current development patterns and land use regulations in Simsbury; and
- helped guide the overall conservation and development of the community.

### 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.