

To: Simsbury Planning Commission

From: Glenn Chalder, AICP

Date: March 8, 2023

Subject: **Possible POCD Approaches**

Overview

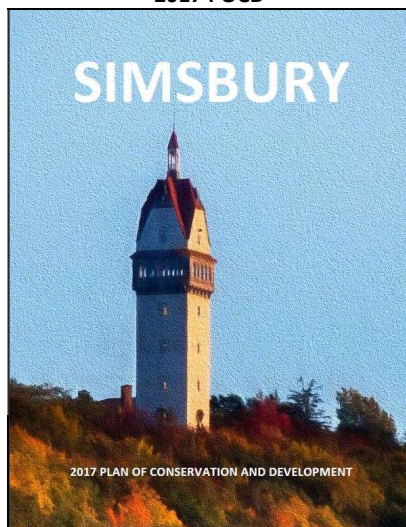
While the process of preparing the 2023 POCD was originally intended to be an “update” of the 2017 POCD, it also provides an *opportunity to adjust the approach* of the POCD to better reflect current and future priorities. This report is intended to outline the organization of past POCDs (and some options for the 2023 POCD) in order to guide discussion at the March 14 Commission meeting.

The key issues the Planning Commission may wish to discuss include:

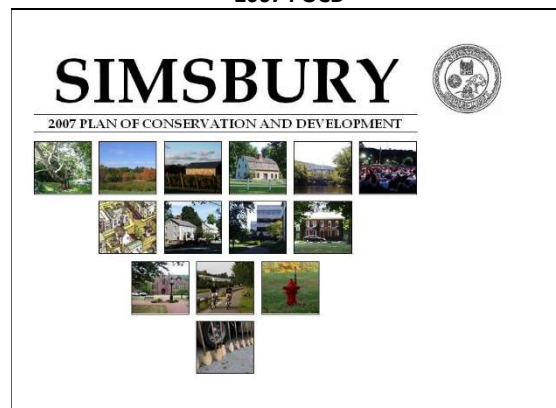
- How to address the concept of sustainability.
- How the concept of “character” should be addressed in the POCD.
- How to address “housing” in the POCD.
- How to approach implementation.

Once there is consensus on the organization of the POCD approach, the draft elements can be prepared and integrated into the desired POCD structure.

2017 POCD



2007 POCD



2007 POCD

<p>Introduction</p> <ul style="list-style-type: none"> • Why Plan? • Plan Summary 	<p>The concept of sustainability was not featured prominently in the 2007 POCD. In fact, variations of the word sustainable appeared only nine times in the POCD.</p> <p>It does not appear that a community survey was conducted.</p>
<p>What We Want To Protect</p> <ul style="list-style-type: none"> • Natural Resources • Open Space • Agricultural Resources • Historic Resources • Scenic Resources • Community Character 	<p>The POCD had a section on "character" which included a list of character places – Simsbury's treasures</p>
<p>How We Want To Grow</p> <ul style="list-style-type: none"> • A Future By Design • Special Areas <ul style="list-style-type: none"> ▪ Town Center ▪ Village Centers ▪ Hamlet Settlements ▪ Form Districts ▪ Possible Single Use Districts • Economic Development • Housing 	<p>The 2007 POCD focused on the concept of form-based coding and planning / design recommendations for different "classes" of areas within Simsbury. Sections on "form districts" and "possible single-use districts" highlighted possible approaches to:</p> <ul style="list-style-type: none"> • The northern gateway • The southern gateway • Wolcott Road / Simsbury Airport • Southwest corner <p>The housing section contained some general recommendations for housing.</p>
<p>What We Want To Provide</p> <ul style="list-style-type: none"> • Community Facilities & Recreation • Transportation • Infrastructure 	
<p>How We Will Make It Happen</p> <ul style="list-style-type: none"> • Implementation • Future Land Use • Looking Ahead 	<p>The POCD contained 10 policies (and a number of objectives) related to implementation.</p> <p>The POCD contained implementation tables <i>but did not identify responsible entities</i>.</p>

2017 POCD

<p>Introduction</p> <ol style="list-style-type: none"> 1. Introduction 2. Plan Summary 3. Conditions And Trends 4. Community Issues And Concerns 	<p>A telephone survey of 400 households was conducted as part of the process of preparing the POCD.</p>
<p>What We Want To Protect (Conservation)</p> <ol style="list-style-type: none"> 5. Protect Natural Resources 6. Preserve Open Space 7. Maintain ... Community Character 	<p>Community character was a key element of the POCD. Agricultural, historic, and scenic resources were included under the umbrella of character.</p>
<p>How We Want To Grow (Development)</p> <ol style="list-style-type: none"> 8. Promote Places With A Sense of Place 9. Promote Economic Development 10. Guide Residential Development 11. Promote Sustainability & Resiliency 	<p>The POCD incorporated the results of the 2009 Simsbury Center charrette and advocated for a similar approach in other areas of Simsbury.</p> <p>The housing section contained some general recommendations for housing.</p> <p>Sustainability was included as a separate chapter.</p>
<p>What We Want To Provide (Infrastructure)</p> <ol style="list-style-type: none"> 12. Enhance Community Facilities 13. Address Transportation Needs 14. Address Utility Infrastructure Needs 	
<p>Looking Ahead</p> <ol style="list-style-type: none"> 15. Future Land Use Plan 16. Implementation 17. Next Steps 	<p>Implementation tables were included within each POCD section and “leaders and partners” were identified.</p>
<p>Appendix</p> <ul style="list-style-type: none"> • Glossary • Telecommunications Policy Preferences 	

EVOLUTIONARY 2023 APPROACH

<p>Introduction</p> <ol style="list-style-type: none"> 1. Introduction 2. Plan Summary 3. Conditions And Trends 4. Community Issues And Concerns 	<p>The 2023 POCD will report the results of the:</p> <ul style="list-style-type: none"> • On-line survey with 740 responses • The public meeting with 100 participants
<p>What We Want To Protect (Conservation)</p> <ol style="list-style-type: none"> 5. Protect Natural Resources 6. Preserve Open Space 7. Maintain ... Community Character 	<p>Minor update to Natural Resources / Open Space</p> <p>Major update to Community Character for:</p> <ul style="list-style-type: none"> • PA-490 “local option” policy (<i>general approach anticipated to be a reaffirmation / readoption of current policy rather than a different approach</i>) • Use of term “character” (per PA 21-29)
<p>How We Want To Grow (Development)</p> <ol style="list-style-type: none"> 8. Promote Places With A Sense of Place 9. Promote Economic Development 10. Guide Residential Development 11. Promote Sustainability & Resiliency 	<p>Minor update to Promote Places With A Sense of Place</p> <p>Moderate update to:</p> <ul style="list-style-type: none"> • Economic Development (fiscal impact analyses) • Residential Development (incorporate AH Plan <i>and consider including additional best practices based on statewide work since 2021</i>) <p>Major update to Sustainability / Resiliency but remains a chapter in the “Development” section</p>
<p>What We Want To Provide (Infrastructure)</p> <ol style="list-style-type: none"> 12. Enhance Community Facilities 13. Address Transportation Needs 14. Address Utility Infrastructure Needs 	<p>Minor update to:</p> <ul style="list-style-type: none"> • Community Facilities • Utility Infrastructure <p>Moderate update to:</p> <ul style="list-style-type: none"> • Transportation Needs (bike / ped plan)
<p>Looking Ahead</p> <ol style="list-style-type: none"> 15. Future Land Use Plan 16. Implementation 17. Next Steps 	<p>Major update to Implementation including:</p> <ul style="list-style-type: none"> • Prioritize strategies • Identify leaders / partners • Action plan <p>Implementation tables were included within each POCD section and “leaders and partners” were identified.</p>
<p>Appendix</p> <ul style="list-style-type: none"> • Glossary • Telecommunications Policy Preferences 	

REVOLUTIONARY 2023 APPROACH – “SUSTAINABLE SIMSBURY”

<p>Introduction</p> <ol style="list-style-type: none"> 1. Introduction 2. Plan Summary 3. Conditions And Trends 4. Community Issues And Concerns 	<p>With a new title, it could be made clear that the POCD is organized around the concept of sustainability.</p> <p>The 2023 POCD will report the results of the:</p> <ul style="list-style-type: none"> • On-line survey with 740 responses • The public meeting with 100 participants
<p>Sustainability / Resiliency</p> <ol style="list-style-type: none"> 5. Ecologic 6. Economic 7. Social (Diversity / Equity / Inclusivity) 8. Emotive (Character / Quality of Life / Sense Of Place) 	<p>A sustainability section will outline the overall concepts of sustainability. Sustainability will also be referenced in other sections of the POCD.</p> <p>The concept of “character” and “sense of place” could also be included here.</p>
<p>Conservation – Resources & Assets</p> <ol style="list-style-type: none"> 10. Protect Natural Resources 11. Preserve Open Space 12. Special Resources / Assets 	<p>Community character could be continued as a concept with text to explain that it can be used to guide development but cannot or should not be used to prevent new development</p> <p>Special resources and assets would include agricultural, historic, and scenic resources.</p>
<p>Development – Where & How</p> <ol style="list-style-type: none"> 13. Guide Residential Development 14. Promote Economic Development 15. Place-Based Recommendations 	<p>Housing and residential development could be the first development chapter (rather than the last). Incorporate AH Plan and consider including additional best practices based on statewide work since 2021.</p> <p>A section similar to “Special Areas” from the 2007 POCD would highlight strategies for specific areas.</p>
<p>Infrastructure - Services & Facilities</p> <ol style="list-style-type: none"> 16. Enhance Community Facilities 17. Address Transportation Needs 18. Address Utility Infrastructure Needs 	
<p>Implementation</p> <ol style="list-style-type: none"> 19. Implementation 	<p>Section on “implementation” would be included with:</p> <ul style="list-style-type: none"> • Leaders and partners identified • A Plan Implementation Committee recommended • Preliminary priorities identified.
<p>Appendix</p> <ul style="list-style-type: none"> • Future Land Use Plan • Glossary • Telecommunications Policy Preferences 	<p>The Planning Commission should discuss the desired role for the future land use plan.</p>