# Simsbury Planning Commission

## Plan of Conservation and Development 2020 Update

1. **Affordable Housing**
	* Inclusionary zoning
	* Investigate qualifying housing stock to CGS § 8-30g
	* Investigate developing affordable housing plan for community
	* Review term of “affordable housing”
	* Consider expansion deed restrictions such as tax sales etc.
	* Consider affordable requirements to be added to the Town Center Code
2. **Economic Development**
	* EDC 🡪 Draft Policy
	* “Net fiscal” gains/impact
3. **Sense of Place**
	* Place changing 🡪 Due to development multi-family
	* Review impact of development scale and community character
	* Look at regulatory options that preserve community character
	* Look at impacts to character from development
		+ Town Center
		+ North Village
	* Consider different approaches for specific areas

1. **Regionalization Services**
* Investigate “economy of scale”