Booklet #3
August 18, 2009

CONDITIONS AND TRENDS

WESTBROOK

3

Overview

This booklet is intended to provide a general overview of Westbrook at the time the 2010 Plan of Conservation and Development is being prepared. The main purpose of presenting this information is to provide the Plan of Conservation and Development Steering Committee and Westbrook residents with:

- a common foundation of information to use during the planning process, and
- information to provoke thought and discussion about conditions and trends affecting the community.

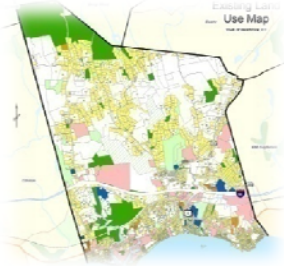
History

Region

People

Housing

Economy



Land-use

Booklet Contents and Key Findings

This booklet discusses eight topics pertaining to Westbrook:

- History
- Region
- People
- Housing
- Economy
- Fiscal
- Land-use
- Zoning

Some of the key findings from these topics are:

Region – Westbrook's labor force depends upon jobs located throughout the region. Westbrook has a tourism role with a large number of marinas and boating facilities, along with dining and beach-related activities. *see page 6*

People – Similar to trends expected at the state and national levels, Westbrook is expected to see a large increase in its *age 65 and older* population. *see page 7*

Housing – Westbrook's housing portfolio predominantly consists of single-family homes on residential lots. The Town has not met the State recognized affordable housing threshold (10 percent affordable). Westbrook has a higher percentage of affordable housing than adjacent towns. *see page 10*

Economy –The number of employment opportunities in Westbrook has increased and non-residents fill the vast majority (75 percent) of local jobs. As a result more workers are commuting into Westbrook. *see page 12*

Fiscal – The percentages of the grand list from residential uses and from commercial and industrial uses have remained consistent over the last four years. Commercial properties have ranged from 14 percent to 12 percent over this timeframe. Westbrook receives less intergovernmental revenues (about 10 percent of revenues) compared to the Connecticut average (about 25 percent). *see page 15*

Land-use – Westbrook still has a significant amount of vacant land (about 3,700 acres or 36 percent of the land in Town). Vacant land is land that is not developed or committed for some purpose and it may not be capable of supporting development. Open space and agriculture make up about 19 percent of the total land area. Business uses occupy about 7 percent of the land area. *see page 16*

Zoning –Over 88 percent of land in Westbrook is zoned for residential use while about 12 percent is zoned for commercial or industrial use. *see page 19*

History of Westbrook

"The history of Westbrook is the story of a town in transition. Westbrook of yesterday, the quaint little village is gradually retreating before the advance of the progressive and energetic Westbrook of today"

Westbrook remembered, Nelson Brooks, 1974

Initial Settlement

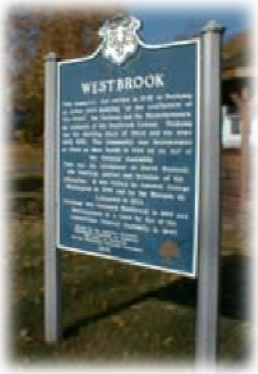
Westbrook was first settled about 1648 as the Oyster River Quarter of the Town of Saybrook, which was founded in 1635 by English Puritans escaping Charles I and the Anglican Church. The "quarter" was set aside to provide farms and pasture lands to residents living on Saybrook Point. Permanent settlement soon followed, and the area became known as Pochoug, an Indian word meaning "at the confluence of two rivers". The area had long been home to the Indians: a large village was located at Hawk's Nest, now known as Pilot's Point.

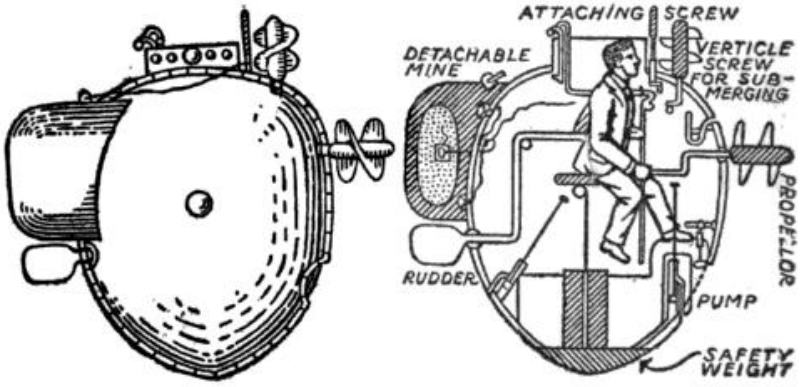
The community achieved a measure of independence in 1724, when a successful petition resulted in it being set aside as West Parish with its own church.

Early settlers, generally located in outlying districts, cut timber, built homesteads, cleared the land and tilled the soil, while the women did the spinning, weaving, dyeing candle making and cooking. One of the earliest industries was making barrel staves for West India trade to be returned as casks filled with sugar, rum and molasses. As more settlers arrived, and the Indians returned to their native grounds in Niantic, the shoreline began to be utilized as a working waterfront .

American Revolution and the Out-Migration

In the Revolutionary War (1775-1783) residents in Westbrook were divided as to which side to support in the War for Independence. This was the case for many Connecticut communities. Westbrook's main contribution to the war was made by David Bushnell who developed the "Turtle" submarine. After the War, Westbrook began to develop a shipbuilding industry which lasted until the 1850s. The population in Westbrook dropped significantly when the industry fell apart.





BUSHNELL'S TURTLE

Bushnell's Turtle Submarine – Wikipedia

Prior to the arrival of rail (1852) Westbrook witnessed highs and lows. The high point of independence for the Town was reached when Westbrook became an Incorporated place (1840) in Connecticut. The low point resulted from the demise in the shipbuilding industry and a loss of population as jobs disappeared. This was occurring at the same time that the industrialization of the United States was beginning.

Industrial Revolution and Enhanced Mobility

With a faltering shipbuilding industry and an exodus of residents out of Westbrook, the principal remaining industries involved fisheries, a salt works and an oil factory, all of which occurred along the shoreline. These industries were eventually displaced as a period of economic prosperity in the 1890s, brought well-to-do families and the demand for summer homes along the shore.

This was the beginning of Westbrook as a summer tourist place. A large number of homes and cottages developed along the shore for seasonal use. In 1905 the Shore Line Electric Railway Company built a trolley line from Stony Creek in Branford along the shore to Old Saybrook and up the Connecticut River to Ivoryton. At its prime the railway had over 100 cars and 250 miles of track serving Westbrook residents with greater mobility than ever. Some of these trolleys could reach speeds of 80 mph.

Eventually, a number of internal issues (accidents and a strike) along with the introduction of buses in 1928, resulted in the demise of trolleys. In 1930 the last trolley ran over the rails.

Post-World War II Suburbanization

After the Second World War, however, the pace of population growth accelerated dramatically and Westbrook witnessed a 50 percent increase in the population during the 1940s-50s. U.S. soldiers returning from the war and more affordable access to automobiles were factors in the growth. Responding to the growth the Town adopted zoning in 1956 to organize land-use and plan for future community needs. Some have credited the adoption of zoning as the tool that has slowed the rate of growth

Growth continued and gained steam when Interstate 95 was completed in the late 1950s. The Interstate highway provided residents with better access to jobs outside of Westbrook, while workers from outside of Westbrook gained access to housing in the rural atmosphere of Westbrook.

The highway also made visiting Westbrook easier and provided an opportunity for summer residents to live here year round. Some seasonal homes were converted to year-round use because the property owners could readily travel to larger employment areas.

These new opportunities led to significant population growth. From 1960 to 2000 the Town's population more than doubled again, bringing the total population of Westbrook to about 6,200 residents - over four-times the 1950 population.

During this period many small subdivisions were developed. Westbrook continues to be a tourist destination with seasonal cottages dotting the shoreline and one of the most extensive marina operations in Connecticut.

Historical Factors in Westbrook's Evolution

Originally an agricultural and coastal industry community, Westbrook has experienced growth spurts associated with tourism and improved transportation systems. In the last 50 years, people have been attracted to Westbrook due to:

- proximity to employment centers within a 45 mile radius (Hartford, Middletown, New London and New Haven),
- ease of transportation,
- availability of housing that is more affordable than other shoreline towns,
- the quality of education, and
- rural character, coastal character and overall quality of life.

Connecticut Historical Society

Regional Context

- in Middlesex County.
- in the Connecticut River Estuary Regional Planning Agency (CRERPA).
- part of the Lower River Labor Market Area - As defined by the US Bureau of Labor Statistics, an economically integrated geographic area within which individuals can reside and find employment within a reasonable distance or can readily change employment without changing their place of residence.
- In the Middlesex County Economic Development Region.

Westbrook's Regional Role

The Town of Westbrook, Connecticut is situated in the south central part of the State, within a 45 minute radius of New Haven, Hartford Middletown and New London. Westbrook is bounded on the north by Deep River and Essex, on the east by Old Saybrook, on the south by Long Island Sound, and on the west by Clinton and Killingworth.

Westbrook is located in Middlesex County and the Town is a member of the Connecticut River Estuary Regional Planning Agency (CRERPA). The regional planning agency has been active in transportation planning issues, and the community works through this agency to provide busing and to advocate for better rail service.

Westbrook extends five and one-half miles from north to south and four miles from east to west and covers an area approximately 21 square miles, with about 16 square miles of land area. Westbrook is a scenic community with a strong agricultural and maritime past, and many of these attributes are still present. Coastal activities include boating and public beaches, which provide public access to both residents of the Town and region. Westbrook hosts many tourist attractions, including resorts, marinas, dining and entertainment.

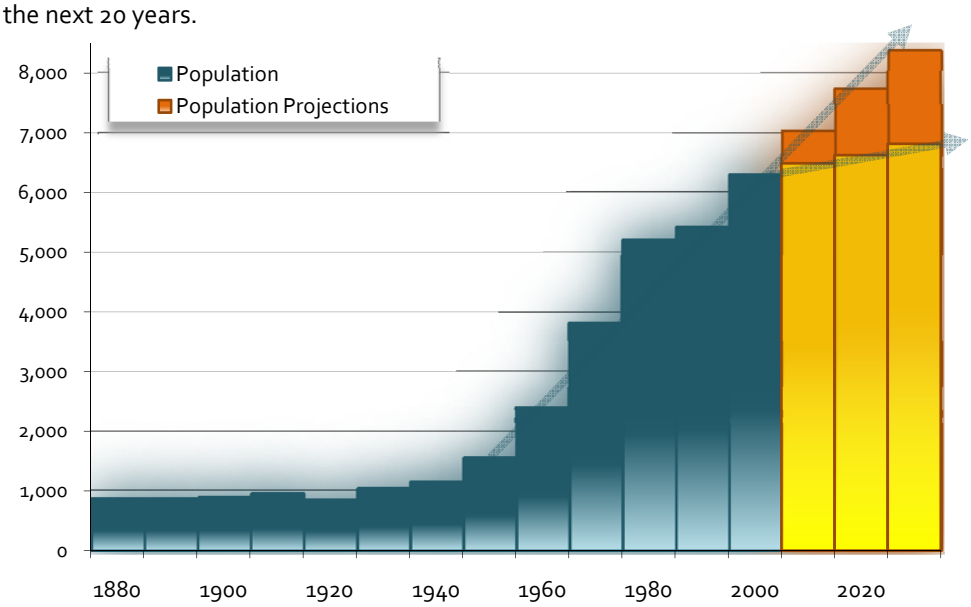
Westbrook residents are dependent upon jobs located throughout the region. The Town provides jobs to residents of the more rural towns in Middlesex County. Interstate 95, an important regional transportation route, travels through Westbrook. This transportation feature has enabled Westbrook to provide goods and services for the region.

People of Westbrook

Population Change

According to the Connecticut Economic Resource Council, the Town of Westbrook had a population of 6,730 people in the year 2007. The population of Westbrook has grown by about 76 percent, from 1970 to 2007. For actual population data, this report relies on Census information. The most recent Census was performed in 2000. Because this information is old, it will be important for Westbrook to update this data as the new Census information (2010) becomes available.

According to population projections prepared by the Connecticut State Data Center, growth is projected to continue to 2030, albeit at a slower pace (about 8 percent). Projections prepared by Planimetrics estimates a 33 percent increase in population over the next 20 years.



Year	Population
1920	849
1930	1,037
1940	1,159
1950	1,549
1960	2,399
1970	3,820
1980	5,216
1990	5,414
2000	6,292

	PROJECTIONS	
	LOW	HIGH
2010	*6,490* [b]	*7,039* [c]
2020	*6,627* [a]	*7,728* [c]
2030	*6,817* [a]	*8,371* [c]

1950-2000 US CENSUS
a CT State Data Center
b CT Dept. of Transportation
c Planimetrics Projections

Westbrook Age Composition (1970 to 2030)

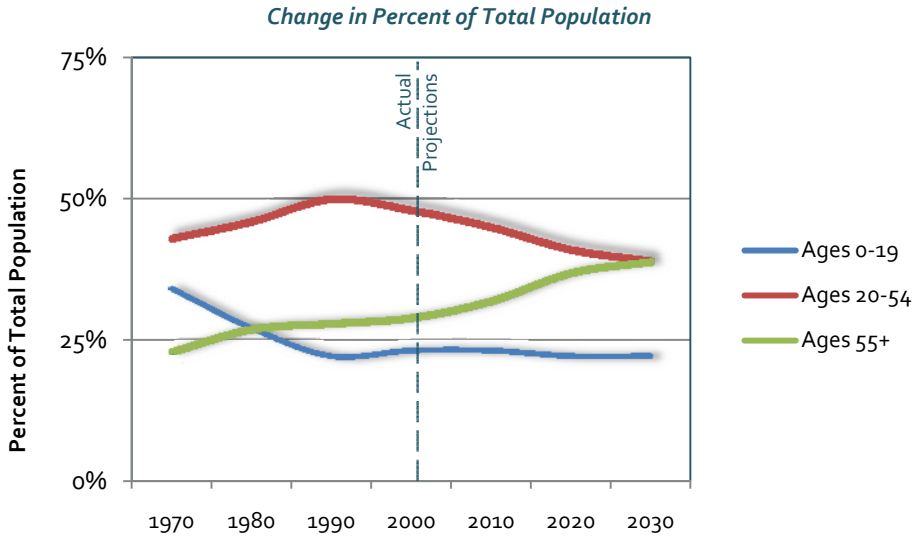
	ACTUAL								PROJECTIONS					
AGES	**1970**		**1980**		**1990**		**2000**		**2010**		**2020**		**2030**	
0-4	283	7%	272	5%	296	5%	341	5%	330	5%	342	5%	344	5%
5-19	1,019	27%	1,142	22%	878	17%	1,122	18%	1,181	18%	1,155	17%	1,179	17%
20-34	771	20%	1,174	23%	1,151	21%	980	16%	879	14%	1,142	17%	1,082	16%
35 -54	880	23%	1,221	23%	1,552	29%	2,043	32%	2,007	31%	1,542	24%	1,577	23%
55-64	402	11%	621	12%	591	11%	727	12%	935	14%	1,060	16%	845	13%
65 +	465	12%	786	15%	946	17%	1,079	17%	1,179	18%	1,386	21%	1,790	26%
Total	**3,820**		**5,216**		**5,414**		**6,292**		**6,511**		**6,627**		**6,817**	

1970 - 2000 CENSUS
Projections by CT Data Center (2007)

From 1970 to 2000, Westbrook has seen:

- A stable population with a small decrease in school-age children as a percentage of the total population, and
- A small increase in middle age and retirement age residents as a percentage of the total population.

The projected trend is that Westbrook's population will continue to age and the largest growth segment will be people age 65 and older.



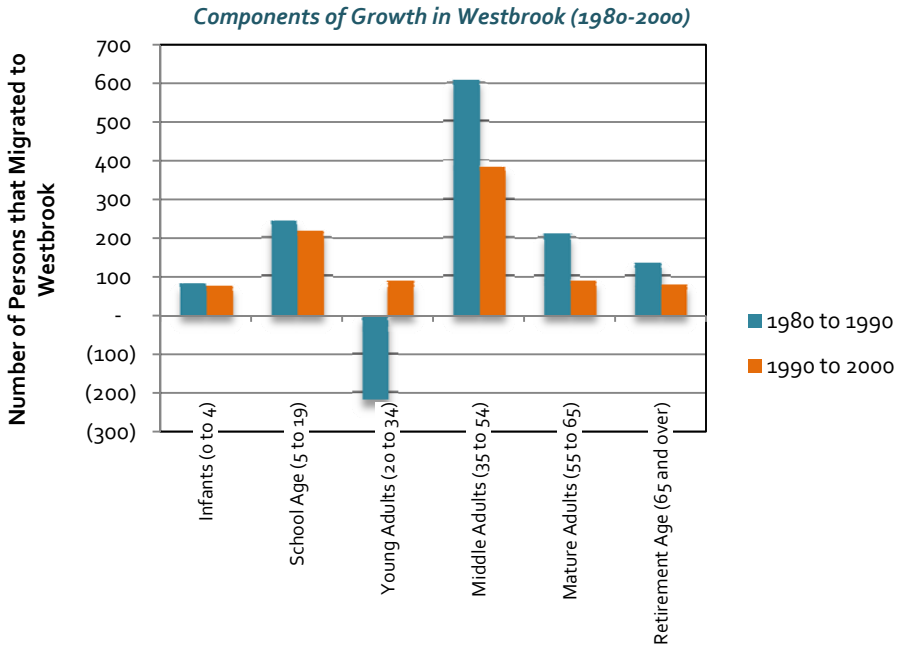
1970 - 2000 CENSUS
Projections by CT Data Center (2007)

The needs for community services change as the population changes. For Westbrook, an increase in older residents may require different services:

Description	Age Range	Needs	1970 to 2000	2000 to 2030
Infants	0 to 4	• Child Care • Recreation programs	–	–
School-Age	5 to 19	• School facilities • Recreation facilities • Recreation programs	↓	–
Young Adults	20 to 34	• Rental housing • Starter homes • Social destinations	–	↑
Middle Age	35 to 54	• Family programs • Trade-up programs	↑	↓↓
Mature Adults	55 to 64	• Smaller homes • Second homes	–	–
Retirement Age	65 and over	• Tax relief • Housing options • Elderly programs • Medical care • In-home services	↑	↑↑

Actual | Projections

During the 1980s and 1990s about 1,000 new residents in the Middle Adult age range moved into Westbrook. Growth also occurred in the School Age range (ages 5-19) with over 400 new residents during those decades.



Growth in Westbrook can be attributed to new people moving into Town. Migration into Westbrook accounted for 56 percent of the population increase (1980-1990) to almost 100 percent this past decade.

	1950 - 1960	1960 - 1970	1970 - 1980	1980 - 1990	1990 - 2000
Total Population Change	**850**	**1,421**	**1,396**	**198**	**878**
Births	455	694	555	640	657
Deaths	211	331	447	552	635
Total Natural Increase	244	363	108	88	22
Percent due to Natural Increase	**29%**	**26%**	**8%**	**44%**	**3%**
Estimated Net Migration	606	1,058	1,288	110	856
Percent due to Migration	**71%**	**74%**	**92%**	**56%**	**97%**

CENSUS and CT Dept. of Public Health

Change in Housing Units

		% Change
1990	3,231	--
2000	3,460	+7%
2007	3,695	+7%
TOTAL 1990-2007		464

1990-2000 CENSUS
2000-2007 DECD

Tenure

Owner-occupied	1,908
Renter-occupied	697
Vacant	125
Seasonal (Census)	730
Seasonal (Water Co.)	398
TOTAL	3,460

CENSUS
CONNECTICUT WATER COMPANY

Household Size

1990	2.39
2000	2.39
Middlesex County	2.43
State	2.53

CENSUS

Housing in Westbrook

Housing Stock

There were about 3,700 housing units in Westbrook in 2007, according to the Connecticut Economic Resource Center (CERC). The housing stock is predominantly single-family (about 80 percent of the units) with houses located on larger lots (78 percent of Westbrook is zoned for one to two acre lots). There are also areas along Long Island Sound where lots were created and cottages were built. This development occurred prior to the adoption of zoning (late 1950s).

These areas were originally created as summer cottages for seasonal use. Over the years numerous cottages have been converted to year-round use as access to Westbrook has improved (commuter trains and Interstate 95) along with improvements to public health (such as improved septic system technologies).

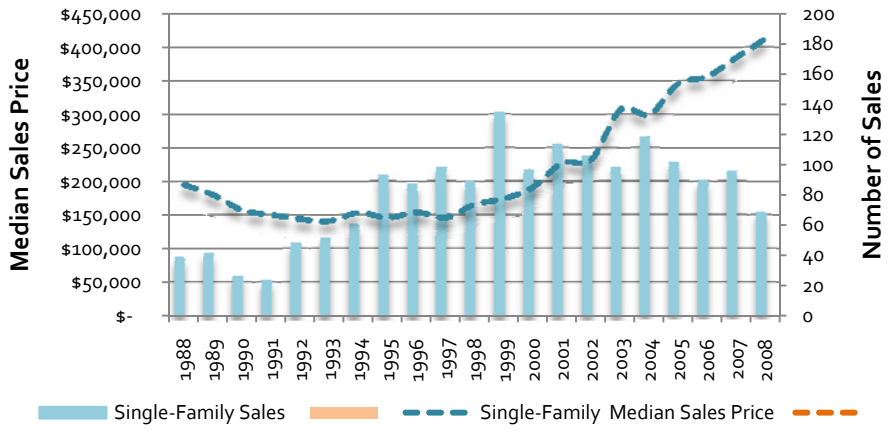
Census data suggests that home-ownership is 55 percent of the total housing units (3,460), which would be a low number for a town like Westbrook. When seasonal units are removed from the total housing units, the percentage is increased to about 70 percent (2,730 non-seasonal units). According to the Census, seasonal units account for about 21 percent of the total housing units in Westbrook.

It is important to note that Connecticut Water Company records show only 398 units, or 12 percent of total housing units as seasonal (turning off water Nov. - Apr.). These units are restricted to seasonal use unless approved by the Health Department for conversion to year-round use. The remaining seasonal units as counted by the Census can be occupied year round.

Housing Prices

Sales data from the Warren Group shows that the median sales price of single-family houses in Westbrook increased steeply from 2002 to 2004. For single-family houses, the median sales price peaked at $412,500 in 2008.

Trends in Single Family Sales, Westbrook



The Warren Group

The Connecticut Economic Resources Center (CERC) provides comparisons of the median sales prices for all units in Westbrook to the State. In 2007, Westbrook's median sales price for all units was $385,000; this was higher than the State median of $295,000.

Housing Affordability

The commonly accepted standard for affordability is that a household's monthly housing costs should not exceed 30 percent of its monthly net household income. Housing is usually considered "affordable" if it would meet this 30 percent standard for families that earn below 80 percent of the area median income.

In the Town of Westbrook, this translates to housing that is affordable to households earning $68,560 or less (FY 2009, 80 percent of the State Median Income - HUD). People at or below this income bracket include service sector employees, young adults just entering the workforce, municipal employees and fixed income seniors.

While Westbrook does not meet the State's threshold (see sidebar), the community does have a higher percentage of affordable units than can be found in adjacent communities. Additional analysis of housing affordability will be conducted later as part of the Housing Plan portion of this project.

Types of State Recognized Affordable Housing In Westbrook (2008)

2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA/FmHA MORTAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
3,460	143	11	24	178	5.14%

Detailed Information About the Types of Units in Westbrook

FUNDING SOURCE	PROJECT NAME	PROJECT LOCATION	TOTAL UNITS	FAMILY UNITS	ELDERLY UNITS	HANDI-CAPPED UNITS
USDA/ RD	Ambleside I	1784 Boston Post Road	36	12	24	0
USDA/ RD	Ambleside II	1784 Boston Post Road	36	24	12	0
CHFA	Patchogue Place	1317 Boston Post Road	12	12	0	0
DSS	RAP/SEC 8	Various Sites	3	3	0	
USDA/ RD	Safe Harbor	145 Stevenson Road	24	0	24	12
CHFA	Worthington Manor	34 Worthington Drive	32	0	32	4

Affordable Housing

In order to qualify as an affordable unit under Connecticut General Statutes (CGS) Section 8-30g, a dwelling must be:

- assisted housing (funded under a State or Federal program);
- CHFA-financed housing (financed under a program for income-qualifying persons or families); or,
- housing that is deed-restricted to be affordable to low- or moderate-income persons or families for at least 40 years.

State law requires communities to use the Median Income for the Area, or the State, whichever is lower. In 2009 the Area Median Income is $96,700 and the State Median Income is $85,700.

Until 10 percent of a community's housing stock is affordable, it is subject to an affordable housing appeals procedure that shifts the burden of proof to the community to show that threats to public health or safety outweigh the need for affordable housing.

Percent Affordable in Westbrook

2002	5.61%
2003	5.17%
2004	5.20%
2005	5.09%
2006	5.06%
2007	5.06%
2008	5.14%

DECD

Adjacent Towns, 2008

Clinton	2.17%
Deep River	2.46%
Essex	1.41%
Old Saybrook	1.19%

Top Five Major Employers, 2006

1. The Lee Co.
2. IPC Communications
3. Tanger Outlet Center
4. Valley-Shore YMCA
5. Waters Edge

CERC 2008

Economy of Westbrook

Jobs in Westbrook

The 2000 US Census indicates that there are about 3,000 jobs in Westbrook. According to the Connecticut Economic Resource Center (CERC) from 2000 to 2007 Westbrook added about 830 jobs. Trade and Services account for about 2/3rds of all business establishments, while, Manufacturing, Trade and Services provide about 83 percent of all Westbrook jobs. There is a heavy reliance on a few number of establishments (about five percent) which provide about 24 percent of all jobs (920 jobs).

Business Sector	Establishments	Employment
Agriculture	4.5%	3.0%
Construction and Mining	10.7%	3.5%
Manufacturing	4.5%	24.2%
Transportation and Utilities	3.6%	5.9%
Wholesale and Retail Trade	33.0%	27.8%
Finance, Insurance and Real Estate	4.9%	2.4%
Services	33.9%	31.1%
Government	4.9%	2.1%
	100%	100%

CERC 2008

Westbrook imports workers from other communities. While 461 new jobs were created from 1990 to 2000, Westbrook residents continue to hold the same percentage of jobs (26 percent). The remainder (74 percent) of the 3,000 or so local jobs are filled by people from outside of the Town. Since 1990, more workers are coming from outside of the County.

Place of Residence – People who Work in Westbrook (1990-2000)

	1990	%	2000	%
Westbrook	667	27%	791	27%
Places east	487	19%	635	21%
Places north	613	24%	636	21%
Places west	749	30%	915	31%
Total	2,516	100%	2,977	100%

CENSUS 2000

Skills of Westbrook Residents

Westbrook's employed workforce (Westbrook residents) consists of about 3,200 workers.

- A slightly higher percentage of residents employed in manufacturing than the County (16 percent) and the State (12 percent);
- A lower percentage of residents working in the finance sector (4 percent) when compared to the County (9 percent) and the State (10 percent);
- A slightly lower percentage of residents in professional services than the County (9 percent) and State (11 percent); and
- A slightly higher percentage of residents employed in arts and entertainment services than the County (6 percent) and State (8 percent).

Labor Force by Industry of Employment (2000)

Industry	Percent Of Labor Force		
	Westbrook	County	State
Agriculture, forestry, fishing and hunting, and mining	0%	<1%	<1%
Construction	6%	6%	7%
Manufacturing	**18%**	16%	12%
Wholesale trade	3%	3%	3%
Retail trade	12%	11%	12%
Transportation and warehousing, and utilities	6%	4%	4%
Information	3%	3%	3%
Finance, insurance, real estate, and rental and leasing	**4%**	9%	10%
Professional, scientific, management, administrative, waste management services	8%	9%	11%
Educational, health and social services	21%	23%	23%
Arts, entertainment, recreation, accommodation and food services	**9%**	6%	8%
Other services (except public administration)	6%	4%	5%
Public administration	4%	4%	4%

CENSUS 2000

About 25 percent of Westbrook residents worked in Westbrook, which represents little change from the 1990 Census. 75 percent of residents commute to other communities. Interestingly the second largest place of employment in the 1990s was Old Saybrook, and in 2000 it is New Haven County. This transition follows commuting trends in Connecticut as people moved further from employment centers from 1990 to 2000.

Journey to Work – People who Live in Westbrook (1990-2000)

	1990	%	2000	%
Westbrook	667	24%	791	25%
Places east	646	23%	667	21%
Places north	732	26%	844	26%
Places west	770	27%	884	28%
Total	2,815	100%	3,186	100%

CENSUS 2000

Household Income

According to the Connecticut Economic Resource Center (CERC), in 2007, the median household income in Westbrook was $67,174. This is higher than the State median ($65,859) but lower than the County median ($72,202). Westbrook's median household income also increased at a faster rate than the State and County from 1989 to 1999, but has slowed to a modest rate from 1999 to 2007.

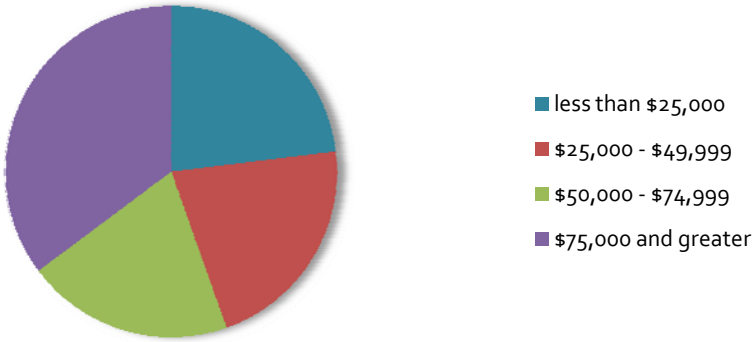
Median Household Income (1989-2007)

	STATE	CHANGE	COUNTY	CHANGE	WESTBROOK	CHANGE
1989	$41,721	-	$43,212		$37,534	-
1999	$53,935	+29%	$59,175	+37%	$57,531	**+53%**
2007	$65,859	+22%	$72,202	+22%	$67,174	+17%

CENSUS (1989, 1999) AND CERC (2007)

The following chart displays the distribution of income. Roughly 45 percent of households in Westbrook had incomes of $50,000 or less, while over one-third earn at least $75,000.

Household Income in Westbrook (1999)



CENSUS 2000

Fiscal Overview

Revenues and Expenditures

General fund expenditures reached $21.1 million in 2007. This represents a 23 percent increase over the past ten years (inflation adjusted). Education expenditures were 58 percent of total general fund expenditures in 2007. Education budget increases have ranged from two percent to six percent over the past ten years. This data does not include the capital costs associated with school buildings.

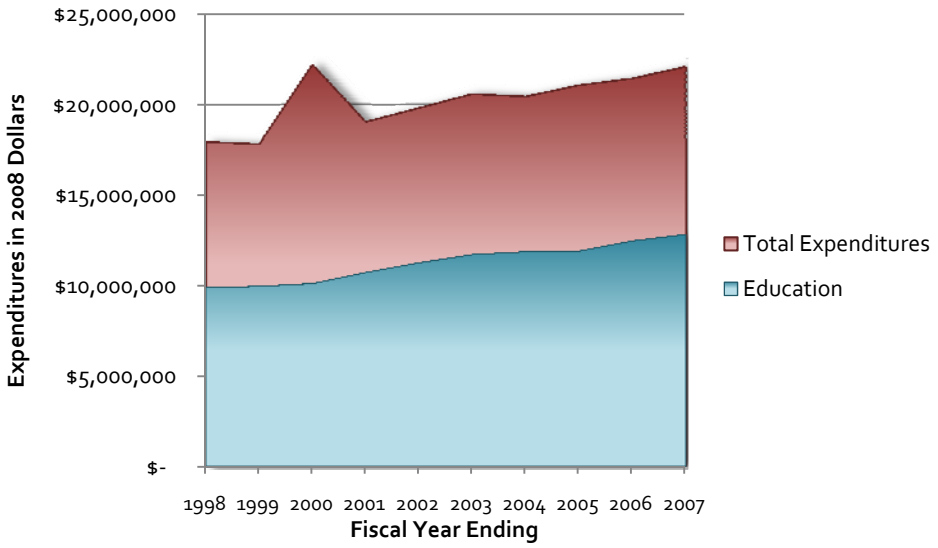
Compared to its neighbors, Westbrook has a slightly higher per capita expenditure in 2006-07, at $3,191, but it was similar to State averages per capita.

2006-07 Per Capita Expenditures and Distribution

	Westbrook		Connecticut	
Education Expenses	$1,851	58%	$1,863	60%
Municipal Operating Expenses	$1,340	42%	$1,233	40%
Total	$3,191	100%	$3,096	100%

Office of Policy and Management (OPM)

Trends in Expenditures (1998-2007)



OPM
Inflation adjustment - Bureau of Labor Statistics

Other Expenditures

Includes expenditures such as health and social services, property liability insurance and miscellaneous expenditures

Other Revenues

Includes revenues such as licenses, charges and fines, interest earned on investments and sales of fixed assets.

Per Capita Expenditures, 2007

Westbrook	$3,191
Clinton	$3,133
Old Saybrook	$3,130
Deep River	$3,060
Essex	$2,746
State	$3,096

OPM

Per Capita Revenues, 2007

Westbrook	$3,277
Clinton	$3,145
Old Saybrook	$3,137
Deep River	$2,942
Essex	$2,842

OPM

Equalized New Grand List (in Millions), 2007

Old Saybrook	$3.4
Clinton	$2.3
Essex	$1.8
Westbrook	$808
Deep River	$726

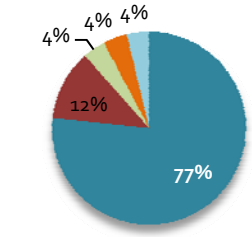
OPM

Top Four Grand List Contributors in Westbrook, 2006

1. Coroc Westbrook 1, llc
2. The Lee Co.
3. DGG Prop Co. Inc.
4. Pilots Point Marina Inc.

CERC

Grand List Components



- Residential Property
- Business Property
- Motor Vehicles
- Personal Property
- Other

OPM

Equalized Net Grand List

The Equalized Net Grand List is the estimate of the market value of all taxable property in a municipality.

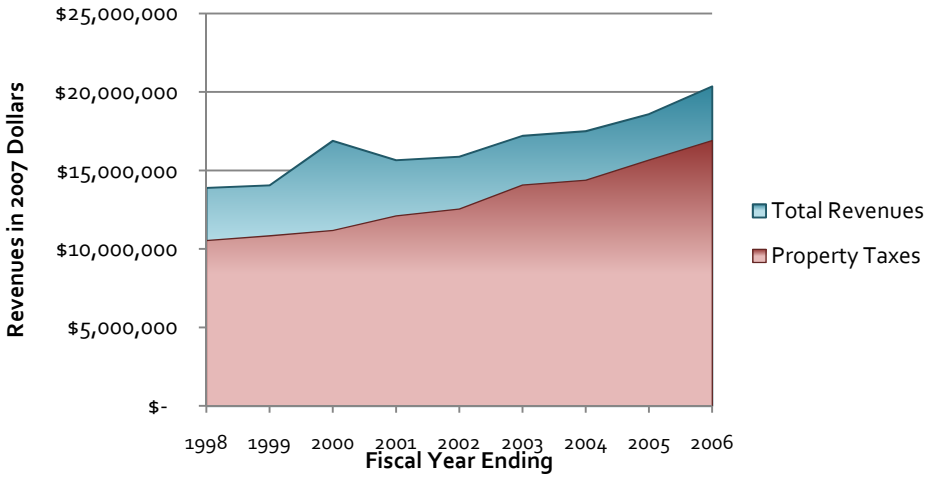
Westbrook generates most of its revenue from property taxes and is less dependent on State and Federal aid.

2006 - 07 Per Capita Revenues and Distribution

	Westbrook		Connecticut	
Property Taxes	$2,734	83%	$2,239	73%
Intergovernmental Revenue	$319	10%	$765	25%
Other Revenues	$224	7%	$48	2%
TOTAL	$3,277	100%	$3,052	100%

Office of Policy and Management (OPM)

Trends in Revenue (1998-2007)

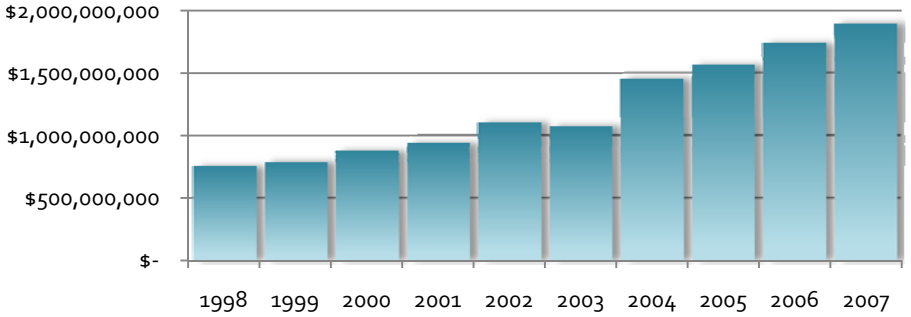


OPM

Tax Base

Westbrook's Equalized Net Grand List (the estimated market value of all taxable property) was about $1.9 billion in the year 2007. While Westbrook's tax base is more dependent on residential property (about 77 percent) than the State average (70.5 percent) there is a modest business/industry sector that comprises about 12 percent of the overall tax base (State average = 15.4 percent).

Grand List Growth (1998-2007)



CT OPM Equalized Net Grand List

Land-use in Westbrook

Westbrook has a land area of 10,352 acres. The community is predominantly rural residential with about 27 percent of land used for residential purposes. About 19 percent of the land area is committed or managed as open space and agriculture. About 36 percent of the land area is vacant (see sidebar).

There are two land-use patterns that have evolved over time. Along the shore, the community has a dense pattern of single-family homes and cottages on small lots. Most of this development was built prior to the adoption of zoning (1956). Many of these residences are for seasonal use only.

Away from the shore, the community has developed with single-family homes on larger lots. Much of this development occurred after the adoption of zoning (1956). Business land uses are clustered around the Town Center at the intersection of Routes 1 and 153. Business development is also located along Route 1 and at the highway interchanges.

USE	ACRES	SUBTOTAL ACRES	PERCENT
Developed/Committed Land		**5,707**	**55%**
Residential		**2,748**	**27%**
Single Family Homes	2,656		
Mobile Home Park	12		
Multi-Family Development	80		
Business		**690**	**7%**
Commercial/Industrial	690		
Open Space/Agriculture		**2,007**	**19%**
Dedicated Open Space	1,419		
Managed Open Space	21		
Agriculture	272		
Commercial Agriculture	295		
Town Land/Institutional		**474**	**5%**
Town-owned Land	408		
Institutional	66		
Vacant/Uncommitted Land		**3,695**	**36%**
Vacant	3,695		
Other		**739**	**7%**
Water Features	98		
Right of Way	625		
Utility	16		
Total	**10,352**		100%

Definitions

Developed / Committed Land – land that has buildings, structures, or improvements used for a particular economic or social purpose (such as residential, institutional or open space)

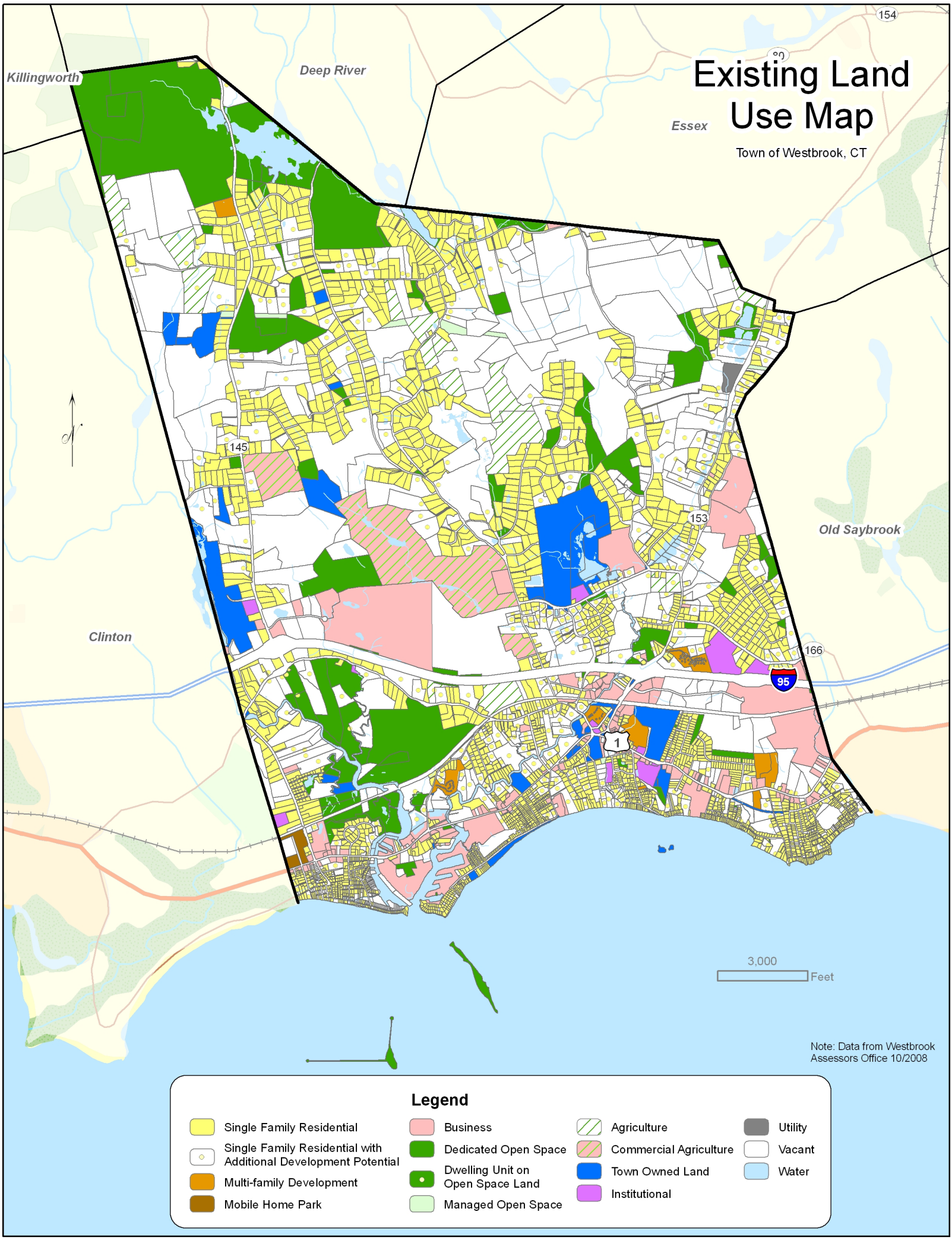
Vacant Land – land that is not developed or committed

Underdeveloped Land – land that may be capable of supporting additional development potential in the future. For example, , a single family home on a 12 acre parcel in a 2-acre zone

Open Space – land intended to remain for open space purposes.

Existing Land Use Map

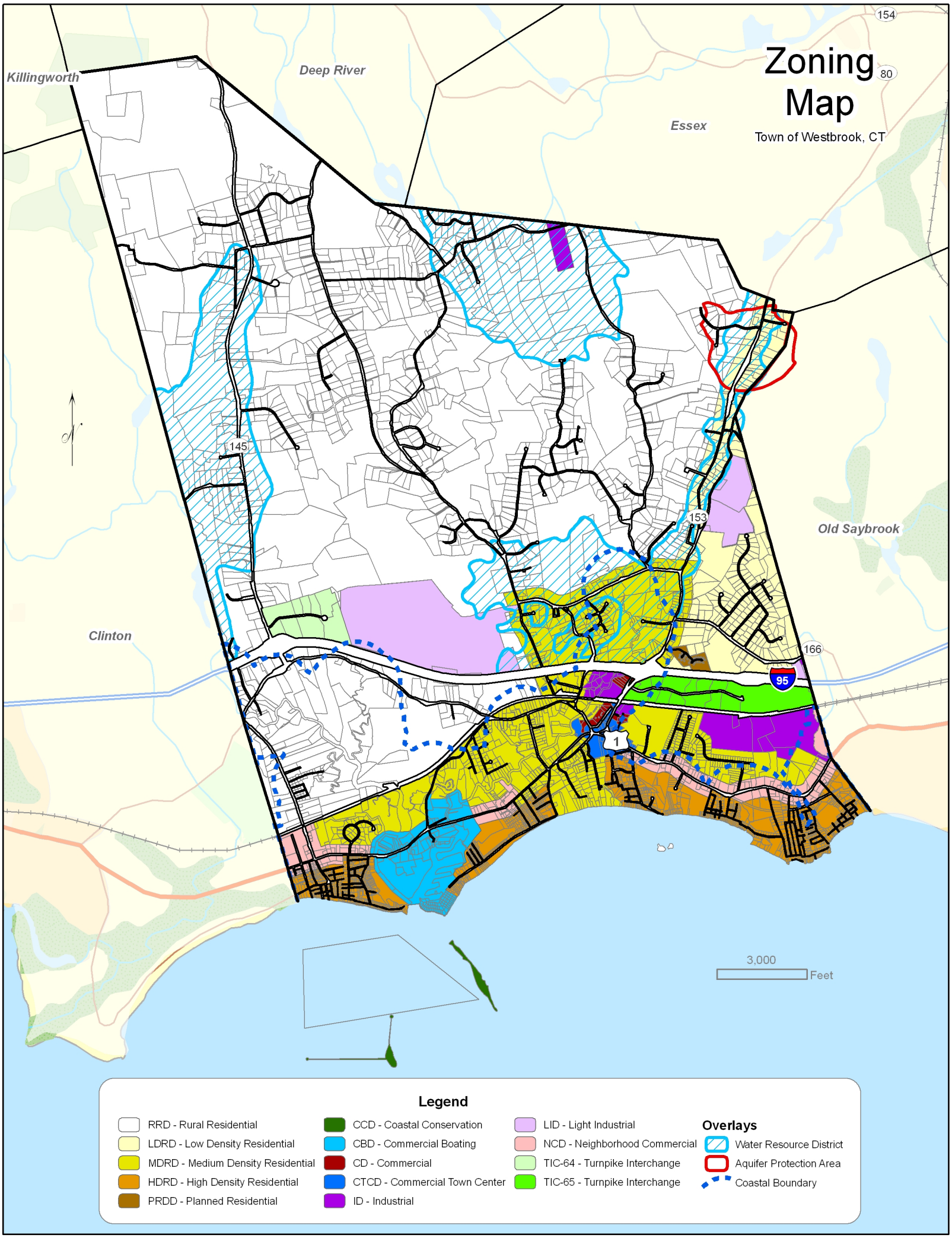
Town of Westbrook, CT



Zoning In Westbrook

The majority of Westbrook is zoned for residential uses (9,145 acres). Of that land area, most is zoned for 1-2 acre lots. The result is about 78 percent of all of Westbrook is zoned for single-family houses on 1-2 acre lots. Westbrook has zoned 11 percent of the Town (about 1,207 acres) for business activities.

ZONE	ACRES	SUBTOTAL ACRES	PCT
Residential		**9,142**	**88%**
RRD Rural Residential	6,980	*Zoned for single-family homes on 1-2 acre lots*	
MDRD Medium Density Residential	1,091		
LDRD Low Density Residential	573		
HDRD High Density Residential	467		
CCD Coastal Conservation	16		
PRDD Planned Residential	15		
Business		**1,209**	**12%**
LID Light Industrial	372		
CBD Commercial Boating	199		
NCD Neighborhood Commercial	201		
ID Industrial	177		
TIC-65 Turnpike Interchange 65	124		
TIC-64 Turnpike Interchange 64	80		
CTCD Commercial Town Center	39		
CD Commercial	18		
Total	**10,352**		


Zoning Map
Town of Westbrook, CT
Killingworth
Deep River
Essex
Old Saybrook
Clinton
154
80
145
153
166
95
1
3,000
Feet
Legend
RRD - Rural Residential
LDRD - Low Density Residential
MDRD - Medium Density Residential
HDRD - High Density Residential
PRDD - Planned Residential
CCD - Coastal Conservation
CBD - Commercial Boating
CD - Commercial
CTCD - Commercial Town Center
ID - Industrial
LID - Light Industrial
NCD - Neighborhood Commercial
TIC-64 - Turnpike Interchange
TIC-65 - Turnpike Interchange
Overlays
Water Resource District
Aquifer Protection Area
Coastal Boundary