

EXCERPTS FROM CGS 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 ...

The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality ...
- be designed to promote...the coordinated development of the municipality ...
- recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes ...
- recommend the most desirable density of population ...
- be designed to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse...
- note any inconsistencies with the following state-wide growth management principles:
 - redevelopment and revitalization of commercial centers ...
 - expansion of housing opportunities and design choices ...
 - concentration of development around transportation nodes ...
 - conservation and restoration of the natural environment, cultural and historical resources and existing farmlands ...
 - protection of environmental assets critical to public health and safety ...
 - integration of planning across all levels of government ...
- make provision for the development of housing opportunities ...
- promote housing choice and economic diversity in housing ...
- provide for a system of principal thoroughfares...sidewalks, multipurpose trails ...
- consider the following:
 - the need for affordable housing...
 - the need for protection of existing and potential drinking water supplies...
 - the use of cluster development and other development ...
 - the state plan of conservation and development ...
 - the regional plan of development...
 - physical, social, economic and governmental conditions and trends...
 - the needs of the municipality including ...
 - the objectives of energy-efficient patterns of development...
 - protection and preservation of agriculture.

The Plan may:

- show the commission's recommendation for
 - conservation and preservation of traprock and other ridgelines ...
 - airports, parks, playgrounds and other public grounds ...
 - the general location, relocation and improvement of schools ...
 - the general location and extent of public utilities ...
 - for water, sewerage, light, power, transit and other purposes ...
 - the extent and location of public housing projects ...
 - programs for the implementation of the plan ...
 - proposed priority funding areas ...