

A scenic view of a riverbank. In the foreground, a wooden dock extends into the water. The riverbank is lined with large, mature trees with green and yellowing leaves. In the background, a bridge spans the river, and hills are visible in the distance.

2024 Plan of Conservation and Development Project Update and Statutory Basis Review

October 11th, 2023

POCD Background

- Plans of Conservation and Development as a toolboxes or blueprints for the municipality. Providing guidance and strategies for the municipal future.
- The process involves:
 - Research and assessment tasks
 - Reviews of past plans and their recommendations
 - Analyses of current conditions
 - Identification of strengths and weaknesses
 - Clear summary of the actions needed to most effectively address issues and build on assets.
- POCD's set forth recommendations for a town's future, they are not in themselves laws or regulations.

2014 POCD Organization

1. Introduction and Background
2. Demographics
3. Land Use and Zoning
4. Environmental Resources
5. Parks, Open Space, and Recreation
6. Community Facilities
7. Historic Resources
8. Housing
9. Transportation and Circulation
10. Economic Development
11. Special Study Areas
12. Future Land Use Plan
13. Action Agenda

2024 POCD Organization

(Draft)

1. Introduction and Background
2. Demographics
3. Land Use and Zoning
4. Housing
5. Transportation and Mobility
6. Natural Resources and Environmental Sustainability
7. Economic Development
8. Parks, Open Space, and Recreation
9. Community Facilities and Infrastructure
10. Historic and Cultural Resources
11. Founder's Plaza Masterplan
12. Future Land Use Plan
13. Action Agenda/Recommendations
14. Plan Consistency

Statutory Basis for the POCD

- [Connecticut General Statutes Ch. 126 Sec. 8-23](#) mandates that Connecticut Municipal Planning Commissions periodically prepare or amend and adopt a Town Plan of Conservation and Development. In the Town of East Hartford, this responsibility falls on the combined Planning and Zoning Commission.
- State law requires that the Town review its Plan, and make revisions, as needed, at least every ten years.
- **In each Plan, The Town Planning Commission is required to consider:**
 - the need for housing, health, recreation, social services, utilities, safety, transportation, and communications;
 - the need for affordable housing; protection of drinking water supplies;
 - the use of clustered and other housing development patterns instead of conventional development patterns;
 - the state and regional Plans of Conservation and Development;
 - the need for energy-efficiency and energy conservation;
 - the protection and preservation of agriculture;
 - and physical, social, economic and governmental conditions and trends, in general.

State Plan of Conservation and Development

The **State of Connecticut Office of Policy and Management** prepares the State Plan of Conservation and Development every five years. Any adopted Municipal Plan of Conservation and Development is required to be consistent with the Growth Management Principles identified in the [2018-2023 State of Connecticut's State Plan of Conservation and Development](#) which became effective May 3, 2022.

The six Growth Management Principles identified in the State C&D Plan are outlined below:

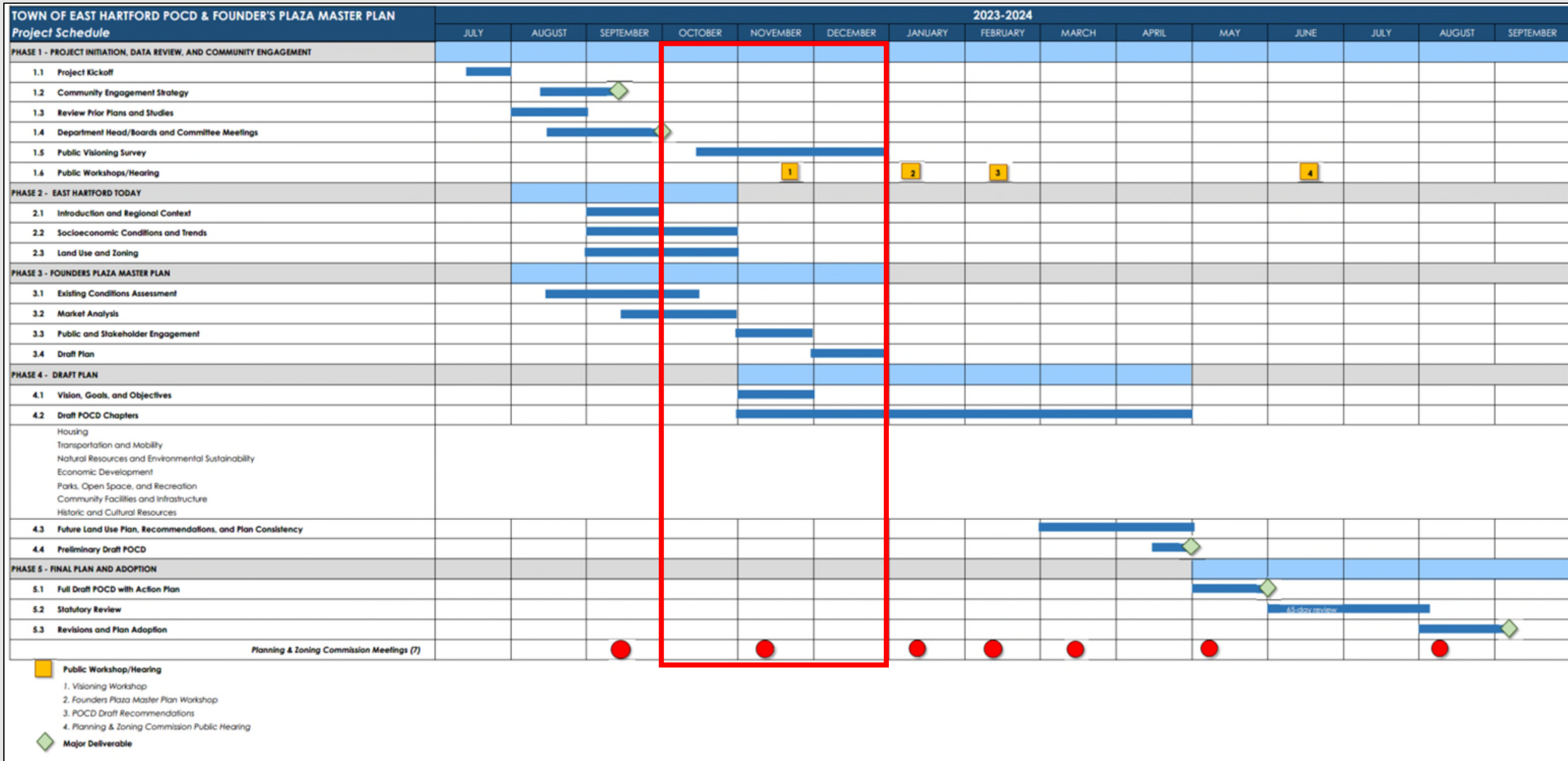
1. Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure;
2. Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs;
3. Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options;
4. Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands;
5. Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety;
6. Promote Integrated Planning Across all Levels of Government to Address Issues on a Statewide, Regional and Local Basis

Existing Plan Recommendations

Goals from 2014 POCD

Overarching POCD Goals	Still Relevant? (Y/N)	Additional Thoughts
Preserve the Town's sound housing stock and stable neighborhoods.		
Regulate infill development in keeping with the character and scale of surrounding neighborhoods and development.		
Preserve and enhance the Town's open space and recreation areas.		
Create linkages among open space, community facilities and residential neighborhoods.		
Revitalize and rejuvenate the Town Center.		
Implement improvements to the Town's commercial corridors.		
Connect redevelopment areas such as Rentschler Field, Founders' Plaza and the Goodwin College areas with the Town Center and with each other.		
Promote economic development to attract and retain business.		
Promote future development efforts which provide new housing, recreation, business, and employment opportunities.		
Support quality-of-life improvements.		
What is Missing? Future Goals?		

Updated Schedule



Upcoming:

1. Background

1. BFJ is conducting existing conditions mapping for both Founders Plaza and the overall POCD.
2. BFJ is drafting of SocialPinpoint Online survey, Board Commission Meeting Summaries, and draft plan introduction and demographics research.

2. **November 8th PZC Meeting**

1. Sharing compiled summaries and findings from all stakeholder meetings.
2. Review draft of the Social Pinpoint online survey.
3. Review draft format for the Nov. 27 public workshop.
4. Review 2014 POCD Goals relevancy.
5. Review Draft Plan Introduction, Population, and Land Use/Zoning findings.

3. **November 28th Public Engagement Workshop**

1. Public Engagement Workshop #1 November 28th, 2023 at 7:00 PM in the Senior Center.
2. Commission comments and/or feedback about prior public engagement sessions.

4. **December 13th PZC Meeting**

1. Incorporate workshop input to develop overarching POCD vision statement and topic-specific goals.

Public Act 23-142 - Day Care Facilities:

Recent legislation, **Substitute House Bill No. 6590, Public Act No. 23-142, An Act Concerning Certain Protections Planning and Zoning Commission for Group and Family Child Care Homes.**

- No zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings.
- Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require any special zoning permit or special zoning exception for such operation.

C. EDUCATIONAL / INSTRUCTIONAL




















1. Colleges when in accordance with Section 6.11.A.1.					
2. A residential education facility when in accordance with Section 6.11.C.1.					
3. Child care center as a principal use open to the public when in accordance with Section 6.5.B.1.	x	x	x		
4. Adult Day Care Facility when in accordance with Section 6.5.B.2.	x	x	x		

TABLE LEGEND

					x
Allowed – No Zoning Permit Required	Allowed – Zoning Permit Required (Staff)	Allowed – Site Plan Approval Required (PZC)	Allowed – Special Permit Required (PZC)	Check with Staff for type of approval required	Not Allowed