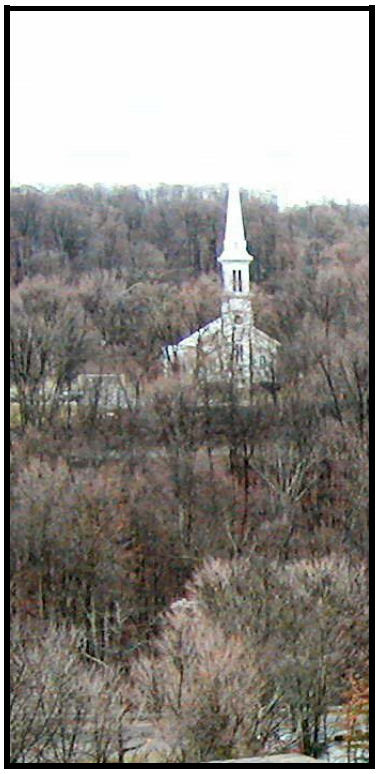
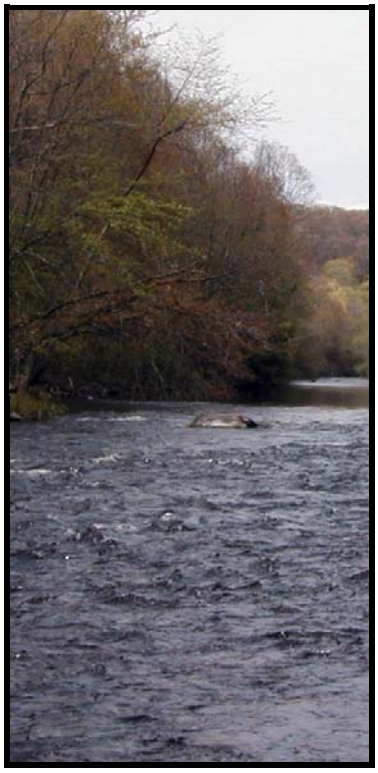
WASHINGTON

2003 Plan of Conservation & Development





December 2003

ACKNOWLEDGMENTS

The Residents of Washington and the

Board of Selectmen

Planning Commission

Zoning Commission

Conservation Commission

Inland Wetlands Commission

Historic District Commission

Parks and Recreation Commission

Town Staff

The Steep Rock Association

Washington Community Housing Trust

Weantinoge Heritage

Lake Waramaug Task Force

Lake Waramaug Association

Washington Environmental Council

Washington Garden Club

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The Plan of

Conservation and Development

for the

Town of Washington, Connecticut

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ABOUT PLANS OF CONSERVATION AND DEVELOPMENT

Preface

A Plan of Conservation and Development is a tool for guiding the future of a community. The goals and recommendations of this Plan reflect a consensus built from the work of the Planning Commission with input from other boards and commissions and from Washington residents.

Washington adopted its first Plan of Development in 1963. The most recent plan, adopted in 1993, was an update of the 1974 Plan of Development. These plans helped guide conservation and development in the community and influenced the current land use regulations in Washington. In particular, these Plans have been instrumental in helping to preserve Washington's rural character.

This Plan of Conservation and Development is an advisory document for the Planning Commission, the Zoning Commission, other Town boards and commissions, and Washington residents. The Plan provides a framework for consistent decision-making in Washington over the next decade.

The Planning Process

Initial efforts involved identifying local issues and preparing an inventory and assessment of conditions and trends in Washington. The Planning Commission then discussed alternative policies and desirable future outcomes. Additional input was obtained throughout the process by:

- public meetings that generated input and discussion,
- public forums that involved residents in planning for the future,
- surveys of residents at public meetings, and
- other exercises and analyses performed during the process.

Implementation takes place after the Plan is adopted and the various recommendations are evaluated, put into action as appropriate, and monitored. The Planning Commission has both the statutory responsibility to adopt the Plan and a lead role in overseeing the Plan's implementation.

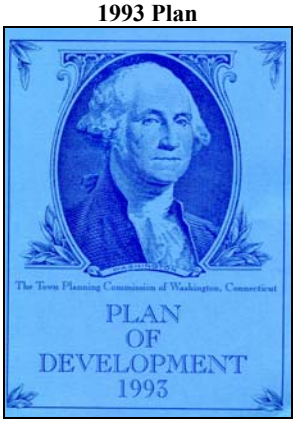
However, implementation will occur only with the diligent efforts of the residents and officials of the Town of Washington. As a result, responsibility for implementation rests with all boards, commissions, agencies, and individuals in Washington.

Other Information

In addition to this Plan, other relevant information can be found in workbooks (booklets on different topical issues) prepared during the process for participants, and in previously adopted plans. The workbooks were placed at Town Hall and the Library for residents to review during the process.

In the case of conflict between this Plan and such other information, the recommendations of this Plan take precedence.

1993 Plan



Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that the Planning Commission prepare and adopt a Plan of Conservation and Development for Washington, and amend, update, or re-adopt such plan at least every ten years.

EXCERPTS FROM CONNECTICUT GENERAL STATUTES 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 ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality.
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality.
- be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ...
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

The Plan may:

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.