

# IMPLEMENTATION

# 7

## Overview

A plan can work only if it is put into action. If we are to preserve and protect those assets and qualities that make Washington a special place, then the community must not just adopt the Plan, but must implement it! That is the challenge we all face. Implementation of the strategies and recommendations of this Plan of Conservation and Development is the main purpose of the planning process.

Implementation of a Plan of Conservation and Development typically occurs in two main phases:

- Implementation of high priority recommendations should be initiated in a relatively short period of time if action has not already begun,
- other recommendations are implemented over the ten year planning period as determined by additional study, coordination with (or implementation by) others, or the commitment of financial resources.

The Planning Commission has the general responsibility for monitoring and overseeing Plan implementation as well as specific responsibility for certain strategies through regulation amendments, application reviews, and other means.

Other recommendations require the cooperation of, and actions by, other local boards, commissions, and municipal agencies such as the Board of Selectmen, Zoning Commission, Inland Wetlands Commission, Board of Finance, Conservation Commission, Department of Public Works, emergency services, and other agencies.

If the Plan is to be successfully realized, it must serve as a guide to all residents, businesses, builders, developers, applicants, owners, agencies, and individuals interested in the orderly growth of Washington.

## Plan Consistency

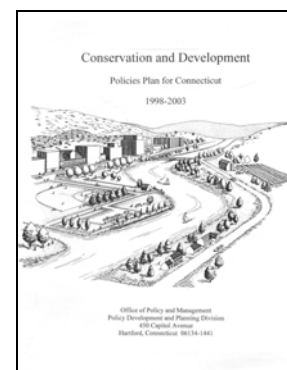
This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation and Development and found to be generally consistent with that Plan.

In addition, it was compared with the Draft Locational Guide Map being considered for the 2004-2009 State Plan of Conservation and Development and found to be generally consistent with that Plan.

*“Resolve to perform what you ought; perform without fail what you resolve.”*

*Benjamin Franklin*

## State Plan



## **Annual Update Process**

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An appropriate way to regularly update the Plan may be to update major sections of the Plan every year by:

- holding a public informational meeting to summarize the Plan recommendations and receive feedback from the community,
- holding a workshop session for local boards and other interested persons to discuss Plan strategies and suggest alternative language,
- revising Plan sections, as appropriate, and
- re-adopting the Plan (even if there are no text or map changes).

To facilitate updating, the Plan has a page-numbering system to avoid repagination of the entire document if the layout of the Plan changes.

## **Main Implementation Tools**

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### **Using the Plan of Conservation and Development**

Using the Plan of Conservation and Development as a basis for land use and other decisions will help accomplish the goals and objectives of the Plan. All land use applications before the Planning Commission are evaluated in terms of the Plan and its various elements. Other Commissions should do the same.

### **Maintaining the Plan of Conservation and Development**

The Planning Commission hopes to maintain this Plan on a regular basis (see sidebar) and not wait to update it as a major undertaking every ten years. More frequent updating will provide a way for the Plan to always be tuned to the needs of the community.

The Planning Commission will remain alert to developments that have planning implications and be prepared to initiate special studies and revisions as determined necessary.

### **Updating the Zoning Regulations**

The Zoning Regulations provide specific criteria for land use and development and these regulations are important tools to implement the recommendations of the Plan. In the near future, the Zoning Commission should review the Plan and consider zoning regulations and zoning map revisions determined necessary to:

- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

### **Maintaining the Subdivision Regulations**

Subdivision Regulations also provide specific criteria for land development associated with subdivisions. Although these regulations were recently updated by the Planning Commission and appear generally consistent with Plan strategies, the Planning Commission should review them periodically and consider additional changes necessary to:

- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

## **Capital Improvement Programming**

The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized over time (usually a five- or ten-year period) within local fiscal constraints.

A Plan may contain proposals, such as land acquisition or community facility development, whose implementation may require the expenditure of Town funds. This Plan recommends that such items be included in the Town's Capital Improvements Program and that funding for them be included as part of the Capital Budget.

## **Referral of Municipal Improvements**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements proposed by the Town be referred to the Planning Commission for a report before any local action is taken. Such proposals are reviewed, in part, for consistency with the Plan of Conservation and Development. A proposal disapproved by the Planning Commission can be implemented only by a two-thirds vote at a Town Meeting.

## **Referral of Zoning Changes**

Section 8-3a of the Connecticut General Statutes requires that proposed changes to zoning regulations or the zoning map be referred to the Planning Commission for a report. Such proposals are reviewed, in part, for consistency with the Plan of Conservation and Development. A proposal disapproved by the Planning Commission can be adopted only by a two-thirds vote of the Zoning Commission.

## **Use of Implementation Guides**

The implementation guides that follow organize the Plan recommendations by assigning priorities and primary responsibilities. These guides can be used by the Planning Commission and other boards and commissions to develop an annual work program.

Some communities have established a Plan Implementation Committee to oversee implementation of the Plan's recommendations. Washington should consider doing this as well.

## Legend

<b>Objective</b>	The four organizing objectives of this Plan
<b>Strategy</b>	The implementation components of each objective
<b>Time-frame</b>	1: Immediate 2: 1-5 years 3: 1-10 years
<b>Action</b>	A brief description of the task

## Responsibilities:

<b>Primary</b>	The organization most responsible for implementation
<b>Others</b>	Other organizations that will assist with implementation
<b>Done</b>	A checkbox for designating a task that has been implemented

## Abbreviations

<b>BOS</b>	Board of Selectmen
<b>BOE</b>	Board of Education
<b>BOF</b>	Board of Finance
<b>CC</b>	Conservation Commission
<b>DOH</b>	Dept. of Health
<b>HDC</b>	Historic District Commission
<b>HSC</b>	Housing Study Committee
<b>IWC</b>	Inland Wetlands Commission
<b>OSC</b>	Open Space Committee
<b>PC</b>	Planning Commission
<b>PRC</b>	Parks and Recreation Commission
<b>PW</b>	Public Works Department
<b>WCHT</b>	Washington Community Housing Trust
<b>WHS</b>	Washington Historical Society
<b>ZC</b>	Zoning Commission

## Implementation Guides

The implementation tables on the following pages are intended to guide implementation of the Plan of Conservation and Development for Washington. Although all the objectives, strategies, and action steps are considered important, they are listed, respectively, in the general order of priority. A separate time-frame category is provided for additional guidance.

The implementation tables are organized as follows and the column headings are described in the sidebar.

## Objective

### Strategy

Time-frame	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	1.	IWC	CC		<input type="checkbox"/>
<b>1</b>	2.	IWC, CC	ZC	OSC	<input type="checkbox"/>
<b>3</b>	3.	ZC			<input type="checkbox"/>
<b>2</b>	4.	OSC	CC		<input type="checkbox"/>

**It is important to recognize that the following strategies are the main policy statements and planning objectives of the Town of Washington. The actions associated with each strategy identify specific initiatives intended to help implement the strategy.**

**Issues will arise in the future that are not identified specifically in the Plan. In such situations, the overall strategies of the Plan will be the benchmarks used in evaluating whether a proposed activity or proposal is consistent with the Plan.**

**It should also be recognized that policies and strategies will evolve over time as implementation or new situations provides insight into desirable policy directions. In other words, the Plan is not a static document and will continue to be reviewed and refined over time.**

**These implementation guides are intended to be used and refined over time as strategies are implemented and as priorities may change.**

**The priorities outlined on the following pages may be adjusted due to resource constraints (fiscal or staff) or changing policy issues.**

## Preserve Rural Character

### A. Natural Resource Elements

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	5. Protect wetlands and watercourses.	IWC	CC		<input type="checkbox"/>
<b>1</b>	6. Protect water quality	IWC, CC	ZC	OSC	<input type="checkbox"/>
<b>3</b>	7. Maintain soil-based zoning	ZC			<input type="checkbox"/>
<b>2</b>	8. Include natural systems in open space planning	OSC	CC		<input type="checkbox"/>

### B. Open Space

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	1. Establish permanent Open Space Committee.	BOS	CC		<input type="checkbox"/>
<b>1</b>	2. Adopt Conservation Commission's Open Space Plan goals and actions.	OSC, BOS	CC, BOF	Partners	<input type="checkbox"/>
<b>2</b>	3. Develop evaluation tools for Town acquisitions based on priorities and criteria.	OSC			<input type="checkbox"/>
<b>2</b>	4. Establish open space funding mechanisms for the Open Space and Land Acquisition Fund.	OSC	BOF	BOS	<input type="checkbox"/>
<b>3</b>	5. Prepare, implement, and regularly update open space action plan.	OSC	BOS		<input type="checkbox"/>

### C. Scenic Resources

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>2</b>	1. Consider scenic resource protection regulations.	ZC, PC	CC		<input type="checkbox"/>
<b>2</b>	2. Investigate options to reduce assessment on barns and farm buildings.	BOS	CC		<input type="checkbox"/>
<b>2</b>	3. Encourage implementation of Scenic Road Ordinance.	Owner	CC	BOS, PC	<input type="checkbox"/>
<b>3</b>	3. Consider State Routes in Washington for proposal as State Scenic Roads.	CC	BOS	Partners	<input type="checkbox"/>
<b>2</b>	4. Include scenic resources in open space priorities.	OSC	CC		<input type="checkbox"/>

\*For Key to abbreviations, see page 7-4

## D. Agricultural Land and Farming

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	1. Continue to support local agriculture.	BOS	CC		<input type="checkbox"/>
<b>2</b>	2. Include farmland as open space priority, including agricultural easements and State Development Rights purchase.	OSC	CC	Partners	<input type="checkbox"/>
<b>3</b>	3. Continue application of PA 490 assessment for agricultural land, including leased land,	BOS	BOF		<input type="checkbox"/>

## E. Historic Resources

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>2</b>	1. Encourage creation of Washington Historical Society.	All			<input type="checkbox"/>
<b>3</b>	2. Maintain local Historic Districts; consider new districts.	HDC			<input type="checkbox"/>
<b>3</b>	3. Encourage sensitive stewardship.	WHS	HDC	Partners	<input type="checkbox"/>
<b>3</b>	4. Adopt a demolition delay ordinance.	BOS	WHS		<input type="checkbox"/>
<b>3</b>	5. Encourage responsible archeological investigations.	PC, ZC	BOS	WHS	<input type="checkbox"/>
<b>2</b>	6. Include historic/cultural resources in open space priorities.	OSC	WHS		<input type="checkbox"/>

## F. Architectural Design

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>3</b>	1. Consider establishing a design review process and standards.	ZC			<input type="checkbox"/>
<b>3</b>	2. Research appropriate standards for light and noise pollution, implement if found warranted.	ZC			<input type="checkbox"/>

\* For Key to abbreviations, see page 7-4

## Enhance Village Centers

### A. Washington Depot

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	1. Conduct a special study of Washington Depot.	BOS, PC	ZC	CC	<input type="checkbox"/>
<b>2</b>	2. Consider separating current business district into two distinct districts.	ZC			<input type="checkbox"/>
<b>2</b>	3. Consider revising zoning requirements to reflect newly defined districts and village business character.	ZC			<input type="checkbox"/>

### B. Marbledale

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>2</b>	1. Consider modifying zoning district boundaries to establish distinct Village Business District and Gateway Business District.	ZC			<input type="checkbox"/>
<b>2</b>	2. Consider establishing a transitional special use district between current district and Wheaton/Mygatt Roads.	ZC			<input type="checkbox"/>
<b>2</b>	3. Consider revised zoning requirements to reflect business village character.	ZC			<input type="checkbox"/>

### C. New Preston

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>2</b>	1. Consider modifying zoning district boundaries.	ZC			<input type="checkbox"/>
<b>2</b>	2. Consider need for special study.	PC	ZC		<input type="checkbox"/>
<b>2</b>	3. Consider revised zoning requirements to reflect business village character.	ZC			<input type="checkbox"/>

### D. Washington Green

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	1. Consider modifying zoning district boundaries	ZC			<input type="checkbox"/>
<b>1</b>	2. Consider revised zoning regulations to reflect special uses in the district.	ZC			<input type="checkbox"/>

### E. Woodville

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>3</b>	1. Monitor commercial activity; consider changes to B-4 district as appropriate.	ZC			<input type="checkbox"/>

\*For Key to abbreviations, see page 7-4

# Guide Housing Development

## A. Conservation Design Subdivisions

Timeframe	Action	Responsibilities*			Done
		Primary	Others		
<b>1</b>	1. In collaboration with the Zoning Commission, review and revise subdivision regulations, if determined appropriate, to provide further guidelines and incentives to encourage conservation design subdivisions.	PC	ZC		<input type="checkbox"/>
<b>1</b>	2. Review open space priorities and criteria in subdivision regulations for consistency with the results of the open space planning strategies recommended in Chapter 3 of this Plan.	PC	CC	OSC	<input type="checkbox"/>

## B. Zoning Regulations

Timeframe	Action	Responsibilities*			Done
		Primary	Others		
<b>1</b>	1. Continue use of soil-based zoning, monitor and refine further if necessary.	ZC			<input type="checkbox"/>
<b>1</b>	2. Review zoning regulations regarding development flexibility and determine need for revisions to further encourage conservation development designs.	ZC	PC		<input type="checkbox"/>
<b>2</b>	3. Consider revisions to strengthen zoning regulations regarding road frontage, floor area, building height, setbacks, and district boundaries.	ZC			

## C. Housing Diversity

Timeframe	Action	Responsibilities*			Done
		Primary	Others		
<b>1</b>	1. Reconstitute the Housing Study Committee to conduct an evaluation of strategies to accomplish the goals of the Housing Study Committee Report of 2002.	BOS	HSC		<input type="checkbox"/>
<b>2</b>	2. Consider using a Housing Land Fund to support housing diversity goals.	BOS	BOF		<input type="checkbox"/>
<b>3</b>	3. Consider adopting an affordable housing set-aside provision in the subdivision regulations along with a fee-in-lieu of affordable housing provision if authorized.	PC			<input type="checkbox"/>
<b>2</b>	4. Consider regulations revisions to encourage housing options, such as mixed residential uses in village areas.	ZC			<input type="checkbox"/>
<b>3</b>	5. Evaluate and, if determined appropriate, develop special permit process to allow development of more condominiums and congregate housing, assisted living facilities, or skilled nursing facilities.	ZC			<input type="checkbox"/>
<b>2</b>	6. Support public and private efforts to develop elderly and affordable housing.	BOS	All		<input type="checkbox"/>

\*For key to abbreviations, see page 7-4



## Address Other Community Issues

### A. Community Facilities

Timeframe	Action	Responsibilities*			Done
		Primary	Others		
<b>1</b>	1. Address public works storage requirements.	BOS	PW		<input type="checkbox"/>
<b>1</b>	2. Evaluate needs and space availability for municipal uses of Bryan Memorial Town Hall and other municipal properties.	BOS			<input type="checkbox"/>
<b>3</b>	3. Plan for long-term recreational facility needs.	PRC	BOS	BOE	<input type="checkbox"/>
<b>3</b>	4. Monitor elementary school capacity and anticipate future needs and uses of school facilities.	BOE	BOS		<input type="checkbox"/>

### B. Town Roads

Timeframe	Action	Responsibilities*			Done
		Primary	Others		
<b>1</b>	1. Evaluate abandonment or discontinuance and restricted use options for unused roads.	BOS	PC		<input type="checkbox"/>
<b>3</b>	2. Plan road maintenance to preserve scenic character of Town roads.	BOS	PW		<input type="checkbox"/>
<b>3</b>	3. Evaluate and as necessary revise the pavement management systems.	BOS	PW		<input type="checkbox"/>

### C. Future Utility Needs

Timeframe	Action	Responsibilities*			Done
		Primary	Others		
<b>3</b>	1. Monitor potential need for alternative sewage treatment capacity in village areas and anticipate need to plan for future septic treatment requirements.	DOH	CC	ZC	<input type="checkbox"/>

### D. Private Educational Institutions

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>3</b>	1. Continue long-standing cooperation with private educational interests, but balance their needs with the interests of the Town and its residents.	BOS	All		<input type="checkbox"/>

\*For Key to abbreviations, see page 7-4

## E. Telecommunications

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>2</b>	2. Consider developing town-wide telecommunications facility siting plan.	BOS	ZC	CC	<input type="checkbox"/>
<b>1</b>	3. Identify appropriate municipal representation before state tower siting proceedings; monitor and reevaluate zoning regulations for guidance in such participation.	BOS	ZC	CC	<input type="checkbox"/>

## F. Community Spirit

Timeframe	Action	Responsibilities:*			Done
		Primary	Others		
<b>1</b>	1. Explore means of expanding dissemination of information on important Town issues through the Town web site, the Washington Times newsletter, and public workshops.	All			<input type="checkbox"/>
<b>3</b>	2. Support and publicize volunteer awards.	All			<input type="checkbox"/>
<b>3</b>	3. Continue to support and nurture community spirit and civic pride.	All			<input type="checkbox"/>

\*For Key to abbreviations, see page 7-4