

**SHELTON PLANNING AND ZONING COMMISSION, CITY OF SHELTON**  
**54 Hill Street, Shelton, CT 06484 (203)924-1555 EXT. 1361**  
**Ruth Parkins – Chairman**  
**Richard D. Schultz, AICP – Planning and Zoning Administrator**

**ZONING/PLANNING REFERRAL TRANSMITTAL**

Date: 9/12/17

TO: Richard Dunne, Exec. Director, NVCOG

FROM: SHELTON PLANNING AND ZONING COMMISSION

BY: Richard D. Schultz, AICP

PROPOSAL/PROJECT: Adopted 2017 Update to 2006 POCD



The subject proposal/project is referred to you by the Shelton Planning and Zoning Commission in accordance with the indicated provisions of the Connecticut General Statutes. A general description of the proposal/project is enclosed, but should you require additional information, please contact this office at 924-1555, extension 1361.

- Section 8-3b Notice to Regional Planning Agency of Proposed Zone or Zone Use Change.
- Section 8-3h Applications for projects within 500 feet of the City Line or with significant impacts on adjacent Town (traffic, drainage, etc.).
- Section 8.23(G)(4) Notification of proposed update or amendment to POCD
- Section 8-26b Subdivisions abutting the City Line.
- Section 8-26f Projects within 500 feet of the City Line or with significant impacts on adjacent Town.
- Section 22a-104e Zoning Regulations, Plan of Development and other changes within the designated Coastal Area.
- Section 22a-105 Coastal Site Plan Reviews

A public hearing/meeting on the subject proposal/project has been scheduled for N/A at N/A P.M. at the N/A.

Attachments: 2017 POCD Updated



2017

Update to the 2006 Plan of Conservation and  
Development

June 30, 2017

**ADOPTED RESOLUTION**  
**Effective June 30, 2017**

Shelton Planning and Zoning Commission

Date: May 24, 2017

Re: Adoption of 2017 Update to 2006 Plan of Conservation and Development  
Final Draft dated January, 2017 and revised to 5/17/17

**WHEREAS**, the Shelton Planning and Zoning Commission of the City of Shelton, Connecticut has prepared an Update to the 2006 Plan of Conservation and Development with the assistance of the POCD Update Subcommittee in accordance with the provisions of Section 8-23 of the Connecticut General Statutes;

**WHEREAS**, said Plan is titled "2017 Update to the 2006 Plan of Conservation and Development", dated January, 2017 and revised to 5/17/17 and consists of: Section I: Executive Summary, Section 2: Introduction and Overview, Section 3: Vision Statement, Section 4: Conditions and Trends, Section 5: Updated Plan Strategies, Section 6: Future Land Use Plan, and Section 7: Implementation;

**WHEREAS**, the Commission has filed a copy of the Plan in the Office of the City/Town Clerk, referred a copy to the Board of Aldermen, Naugatuck Valley Council of Governments (NVCOG), and Connecticut DEEP, Coastal Area Management Program;

**WHEREAS**, the Board of Aldermen at its 3/9/17 meeting voted to endorse the Final Draft Plan Update with recommendations;

**WHEREAS**, the NVCOG has sent a Staff Referral Report dated 1/12/17 to the Commission with specific recommendations to the Final Draft Update. These recommendations were incorporated into the Final Draft Update;

**WHEREAS**, the CT DEEP in its letter dated 2/1/17 found the Final Plan Update to be consistent with the goals and policies of the CT Coastal Management Act listed in CGS 22a-92.

**WHEREAS**, the Commission held a duly noticed public hearing on March 22, 2017 which was continued to and closed on 5/24/17 for the purpose of receiving public comments on the adoption of the Plan Update;

**WHEREAS**, the Commission has considered the information presented at said hearing as well as all communications received relative to the Plan and has made certain revisions to the Plan based on such information and communications and additional study;

**WHEREAS**, the Commission has solicited data from the Naugatuck COG to update facts and figures contained within the 2006 POCD as part of the consolidated Plan Update;

**WHEREAS**, the Plan is supported by both the regular and alternate members of the Commission who further find the Plan Update to be both visionary and action oriented;

**WHEREAS**, the Commission acknowledges the implementation of the Plan Update as an ongoing process which will require additional study and may take place over several years or occur in stages;

**NOW, THEREFORE, BE IT RESOLVED** by the Shelton Planning and Zoning Commission that said Plan Update, dated January, 2017 and revised to 5/17/17, is adopted subject to the following:

1. That Friday, **June 30, 2017 at 8:00 A.M.** is established as the effective date of the Adopted Plan Update.
2. That the Final Adopted Plan Update merges all of the individual planning reports and plans into one document with the proper notes and dates to be distributed to the Office of Policy and Management, NVCOG, City/Town Clerk, posted on the City's web site and made available to the general public; and
3. That the Adopted Plan Update incorporate all the updated facts and figures provided by NVCOG; and
4. That the Adopted Plan Update change the cover page date from January, 2017 to June 30, 2017.

On a motion made by Commissioner Pogoda and seconded by Commissioner Matto it was moved to adopt the 2017 Update to the 2006 Plan of Conservation and Development with the date of June 30, 2017 to be shown on the front cover page of the document.

Roll Call Vote:

Commissioner Kelly : aye  
Commissioner Pogoda: aye  
Commissioner Parkins: aye

Commissioner Matto: aye  
Commissioner Tickey: aye

The motion passed by a 5 to 0 vote.

Shelton Planning and Zoning Commission

Ruth Parkins

Chairman

ADOPTED  
2017 UPDATE

to the

2006 PLAN OF CONSERVATION AND DEVELOPMENT

JANUARY 19, 2017

Revised 5/17/17

SHELTON PLANNING AND ZONING COMMISSION

RUTH PARKINS, CHAIRMAN  
ANTHONY POGODA, VICE CHAIRMAN  
VIRGINIA HARGER, SECRETARY  
JIMMY TICKEY  
ELAINE MATTO  
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FRANK OSAK  
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STAFF

RICHARD D. SCHULTZ, AICP, PLANNING AND ZONING ADMINISTRATOR  
ANTHONY J. PANICO, CONSULTANT

MAPPING ASSISTANCE BY:  
PEREIRA ENGINEERING, LLC

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### **SECTION 1: EXECUTIVE SUMMARY**

Shelton's 2006 Adopted Plan of Conservation and Development (POCD) has served the City well. In accordance with the mandates of the Connecticut General Statutes Section 8-23, the

POCD must be reexamined and updated at least once every ten years. The POCD Update Subcommittee was established by the Commission to examine and update the Adopted 2006 POCD where deemed necessary. In doing so the POCD Update Subcommittee determined that it was not appropriate to prepare a new Plan but rather incorporate the 2006 POCD into this Update, as amended by the specific updated information contained herein as well as the revised, deleted or additional strategies contained in this Update.

Specifically, this 2017 Update of the 2006 POCD is intended to:

1. Conform to new and revised Statutory requirements for POCD Updates;
2. Update and expand upon new/recent economic development analysis and grand list growth;
3. Update the current Land Use Plan to reflect recent changes and certain proposed adjustments to the Future Land Use Plan; and
4. Update and revise, as necessary, the implementation schedule as set forth in the 2006 POCD.

The Commission recognizes that the City of Shelton has consistently guided appropriate commercial, industrial and more recently mixed-use development that has resulted in a net positive tax gain to the City. While much of this economic development has taken place on suburban sites, it is important to note that the Downtown has not been overlooked. Since the adoption of the 2006 POCD the Downtown area has been experiencing a major redevelopment transformation and revitalization. This can be directly attributed to the City's on-going commitment to the reestablishment of a pedestrian friendly, safe, attractive and economically viable downtown Shelton.

It is now the responsibility of the Commission to continue with guiding future economic development to support balanced Grand List growth. Any significant interruptions in this pattern of development may result in future difficulties in preserving the desired Grand List growth in the years beyond 2020.

This 2017 Update of the POCD and the Vision Statement incorporated herein is intended to provide the Commission with the guidance through 2026 to achieve this goal. Accordingly, if it is implemented this Plan Update will help protect important resources, guide appropriate development, address community needs, protect community character and enhance the quality of life of current and future residents.

## **SECTION 2: INTRODUCTION AND OVERVIEW**

### **Introduction**

Connecticut General Statutes Section 8-23 requires that Connecticut municipalities “prepare and/or amend and-...adopt” a Plan of Conservation and Development (POCD). In accordance with said Statutory mandates, Shelton last adopted a comprehensive rewrite of its POCD Plan in 2006. The purpose of this 2017 Update to that Plan is to provide relevant new/updated information about the City, assess its progress with the strategies of the 2006 POCD, and adopt new or revised strategies as necessary. It is not intended to rewrite the entire 2006 POCD but rather to identify and update appropriate portions of said adopted POCD.

The Statutes provide a series of guidelines and requirements for the POCD and mandate update of the POCD every ten (10) years. Recent Statutory amendments provide for potential fiscal penalties, in the form of disqualification for discretionary State grant funding, to municipalities without a current POCD (updated with the previous ten (10) years).

Therefore, this 2017 Update to the adopted Shelton 2006 POCD is intended to:

1. Address new and revised Statutory guidelines for POCD’s;
2. Provide Introduction and Overview and new Vision Statement;
3. Update and revise, as necessary, the strategies of the 2006 POCD;
4. Update and revise, as necessary, certain demographics and other statistics set forth in the 2006 POCD; and
5. Update and revise, as necessary, the implementation strategies of the 2006 POCD.

**\*This 2017 Update to the Shelton POCD incorporates the 2006 POCD in its entirety, as updated and amended by the specific updated information contained herein as well as the revised, deleted or additional strategies contained in this Update. The 2006 POCD information on maps pertaining to principal thoroughfares, sidewalks and multipurpose trails remains accurate. If updates are needed, they will be addressed in future amendments.\***



### **SECTION 3: VISION STATEMENT**

The vision of this 2017 POCD Update is to set forth the best thinking of the City as to its future physical growth, reflecting the latest development trends, and to give direction to both the public and private sectors regarding future development. While its objectives are long-range, the POCD Update should, upon Adoption, be useful in offering guidance for short-range land use decisions. The long-term purpose is reflected in the Future Land Use Plan and the updated strategies presented in this document.

This 2017 POCD Update, which compliments the adopted 2006 POCD, continues to be an advisory document only. It is intended to provide a basis for consistent actions and decisions relative to conservation and development in Shelton and to reflect the overall interpretation of the Planning and Zoning Commission as to the most desirable development patterns for the foreseeable future. The POCD gains its legitimacy through its use on an on-going basis as a guide for implementing future land use and zoning decisions by the Commission over the next ten (10) years.

Development in Shelton continues to reflect the demands of the marketplace as well as the needs of current residents and economic development. Accordingly, for Shelton to remain a “Balanced Growth” community, new strategies must be anticipated to guide future growth and development for the next 10 to 20 years.

The POCD must not and cannot remain a static unalterable document to be followed without regard to market trends, unfolding events or changes in the conditions and assumptions upon which it is based. On the contrary, the POCD must be a flexible document, able to adapt to changing conditions.

## **SECTION 4: CONDITIONS AND TRENDS**

The data provided below is supported in part by the information provided in a report titled “Naugatuck Valley Regional Profile 2015” dated July, 2016.

**DEMOGRAPHICS:** Shelton’s residential population has increased by nearly 4.9% since the 2010 census, from 39,559 to 41,500 in 2015.

**POPULATION PROJECTIONS:** Shelton’s population is projected to increase slightly over the next twenty years, compared to the decline of population growth Statewide. As projected for most Connecticut communities, and the State as a whole, Shelton is expected to see an increase in the number of residents 65 and older.

2000 Census	38,101
2010 Census	39,559
2016 Current	41,500
2020 Projected	42,500 (Consistent with data and known projects)
2025 Projected	44,000

**HOUSING:** As illustrated in the following table, based on data provided by the Building Department as reported to the State, annual certificates of occupancy for new single family dwellings detached on fee simple lots has increased slightly from 21 units in 2010 to 26 units in 2015. The annual number of certificates of occupancy for new multi-family dwellings has increased dramatically from 5 units in 2010 to 270 units in 2013. Data for the years through 2016 reflect actual reported numbers while data for 2017 and beyond are projected numbers predicated on major development projects anticipated at that time.

**CERTIFICATES OF OCCUPANCY**

<u>Single Family Dwelling Units</u>		<u>Multi-Family Dwelling Units</u>	
2010	21 units		5 units
2011	33 units		20 units
2012	35 units		18 units
2013	30 units		270 units (includes Avalon Canal St)
2014	27 units		3 units
2015	26 units		14 units (includes the Vista Apts)
2016	35 units		114 units (includes The Mark)
2017	projected 50	projected	162 units (includes The Mark/Bridge St. Commons)
2018	projected 50	projected	155 units (includes Canal Bridge Lofts/River Breeze/Waters Edge/Brookview)
2019	projected 50	projected	25 units (includes Hawks Ridge)
2020	projected 40	projected	160 units (includes Hawks Ridge/Shelter Ridge)
2021	projected 30	projected	125 units (includes Shelter Ridge)
2022	projected 30	projected	125 units (includes Shelter Ridge)
2023	projected 30	projected	120 units
2024	projected 30	projected	120 units
2025	projected 30	projected	120 units
2026	projected 30	projected	120 units

**ECONOMIC DEVELOPMENT ANALYSIS:** Economic development is viewed as encompassing any development that is expected to result in a net positive tax gain to the City after accounting for all identifiable costs incurred by the City in servicing such development. In the past, this has generally been interpreted as industrial, office and commercial development. More recently, however, this concept has been expanded to include some forms of residential development such as age-restricted housing, assisted living facilities, high density residential apartments with limits on bedroom count and upscale dwelling units catering to the older, affluent residential. This critical characteristic of such residential development lies in the limited number of school-age children residing in such facilities. In order to assure a net positive tax gain to the City, the residential development must be of high quality design and construction and must restrict bedroom count by avoiding units having more than two (2) bedrooms and by limiting total bedroom count to an average of less than 1.5 bedrooms per dwelling unit in any given development. It will be necessary to carefully screen rooms labeled “dens” and “studies” that might easily be put to use as additional bedrooms at a later date.

A recent sampling of some 319 dwelling units in a variety of planned residential developments, ranging from single-family clustered homes with an adult-orientation to traditional, multi-family condominiums, yielded approximately 37 school-age children, for an average of 0.12 children per unit. An examination of an additional 454 du's solely in high density, upscale/luxury apartments yielded approximately 45 school-age children, or an average of 0.10 children per unit. It should be noted that these are averages and reflective of actual developments in Shelton in the recent past. It should be noted that this ratio may be adversely impacted by on-going changes in living style, economics, fertility rates, and other relevant factors. Therefore, it will be important to continually monitor actual figures from current developments as they occur.

In the past, Shelton has benefitted from significant corporate office development that had the greatest potential for Grand List growth and property taxes per acre, as well as industrial/manufacturing development. However, in recent years there has been a dramatic change in the marketplace resulting in reduced demand for such development. The most recent, current and foreseeable time periods have shown a strong demand for upscale and luxury multi-

family apartments and quality retail and commercial development, as well as hotel rooms for transient housing accommodations serving the needs of the Route 8 Corridor as well as the City in general. Shelton's aging population has also contributed to the need for alternative housing styles as well as specialized housing and assisted living facilities, all of which are economically advantageous for the City.

While much of this economic and multi-family residential development has been occurring on suburban sites, the potential of Downtown has not been overlooked. The Riverfront has already seen the development of quality multi-family housing. Another 90 units on the former Kyle's Corner (Bridge Street Commons) and Spongex sites are under construction and/or renovation, while an additional 89 units on Canal Street and Howe Avenue sites are approved with construction pending in the near future. In the retail/commercial space, some 30,000 sq. ft. of new space in three (3) locations is approved and/or under construction. In addition, preliminary discussions and planning are currently underway at five (5) other sites at Downtown locations on Howe Avenue and Center Street, involving mixed retail/commercial/residential development.

As one can see from the above, in lieu of the formerly stand-alone, industrial and commercial economic development of the past, Shelton is witnessing mixed-use style of development both in the Downtown area as well as on suburban sites on Bridgeport Avenue (Route 714) and River Road (Route 110). These development types, with a preservation of the established theme of quality and design, and having appropriate restrictions and limitations on bedroom count, are expected to result in a net positive impact on the Grand List. For instance, the following are examples of actual, real or anticipated benefits that can be expected to accrue from various forms of development:

1. Downtown Mixed Use Developments: the significant five-story development of Bridge Street Partners now under construction will result in the replacement of \$2,500 of annual taxes yielded from Kyles Corner and the Polish Club with an initial projected revenue to the City of \$140,000 as a result of this \$8 million development. This results in a multiplier of 56 times the current taxes generated. Further, it does not include motor vehicles and personal property taxes and is expected to grow overtime as rental rates in

the Downtown area rise. The 43 apartments consist of 8 two-bedroom and 35 one-bedroom and efficiencies.

2. Bridgeport Avenue/The Mark: the first two buildings housing a total of 76 units plus the clubhouse/recreation area of this 228 unit luxury apartment complex are completed and occupied. The 228 total units will consist of 108 two-bedroom and 120 one-bedroom units, an average of 1.47 bedrooms per unit. Approximately 30 school-age children are anticipated. Based upon assessed values assigned to the first two buildings, the total Assessed Value of the development is estimated at \$18,850,000, not including motor vehicle taxes and the clubhouse.
3. Riverfront Luxury Residential: low-rise multi-family dwelling units under construction and/or occupied;
  - a. Shelton Cove: 36 units, with an average assessed-value per dwelling unit of \$350,000.00 and 2015/2016 average taxes of \$7,810 per unit. On this basis, the development will generate a total Assessed Value of \$12,600,000. The anticipated number of school-age children is 8.
  - b. Water's Edge: 17 units with anticipated average assessed value per dwelling unit of \$455,000.00 and will generate a total Assessed Value of \$7,720,000, not including motor vehicle taxes. Some 3 school-age children are anticipated.
4. Suburban Commercial and Industrial:
  - a. Split Rock Center; a multi-building complex of quality, retail/commercial space, restaurants, day-care facility and an assisted-living facility, completed within the past 5 years or so. The retail/commercial portion of the site is 14.4 acres, without the assisted living facility and has a total Assessed Value \$13,393,240.00 and A.V. per acre of \$930,000. The 91 unit assisted living

facility occupies 2.7 acres of the site and generates an Assessed Value of \$11,824,730 for an Assessed Value per acre of \$4,380,000.

b. Waterview Drive Manufacturing; recently completed and occupied:

- Single-tenant Hubbell corporate offices and manufacturing building on a 9.23 acre site: 2013 Assessed Value of \$ 10,080,000. A.V. per acre of \$ 1,092,000. These amounts do not include personal property and motor vehicle taxes.
- Multi-tenant building containing manufacturing and office space on a 9.47 acre site with a 2013 Assessed Value of \$ 6,041,000 and an A.V. per acre of \$ 637,900,000. Personal property and motor vehicle taxes add to these figures.

5. Class A Corporate Offices:

- a. 5 Research Drive: Low-rise office building on 5.0 acre site with a 2011 Assessed Value of \$5,598,000 and an A.V. of \$1,120,000 per acre.
- b. International Place, 6 Research Drive: High-rise office building on a 7.95 acre site with a 2013 Assessed Value of \$14,700,000 and an A.V. of \$1,849,000 per acre.

6. Unique, Residential-Related Development:

- a. Assisted Living Facilities: The City's past experience with this development form by "for profit" developers on suburban sites indicates a potential Assessed Value of approximately \$130,000 per unit, yielding in excess of \$4,000,000 per acre of site. On this basis, a current 160 unit proposed facility nearing final approval may generate an Assessed Value in excess of \$20,000,000. These numbers compare quite favorably with Class A High-

Rise, Corporate Offices and likewise place no financial burden on the City's educational system.

- b. Short and Long Term Stay Hotel Facilities: These facilities can be expected to yield a potential Assessed Value of somewhere between \$47,000 and \$80,000 per hotel accommodation, and anywhere from \$2,300,000 of Assessed Value per acre to as much as \$6,000,000 per acre of site. Once again, they place no financial burden on the educational system.

**GRAND LIST GROWTH:**

The October 2016 Net Grand List reflects the recently completed City-wide re-evaluation, and it is anticipated that the Net Grand List will increase by 0.5 % between October, 2016 and October, 2017. With anticipated future development, the Assessor's Office has estimated the net Grand List is expected to continue to increase at an average rate of 0.5 % per year thereafter. Based upon these assumptions the following Net Grand Lists are projected for ensuing years:

Date	F/Y	Grand List	Growth Rate	Growth (actual \$'s)	Mill Rate
Oct. 2015	'16/'17	4,581,932,935			22.31
<i>(After re-evaluation)</i>			1.5%	69,477,151	
Oct. 2016	'17/'18	4,651,410,086	0.5%	23,257,050	22.31
Oct. 2017	'18/'19	4,674,667,136	0.5%	23,373,336	projected
Oct. 2018	'19/'20	4,698,040,472	0.5%	23,490,202	projected
Oct. 2019	'20/'21	4,721,530,674	0.5%	23,607,653	projected
Oct. 2020	'21/'22	4,745,138,327	0.5%	23,725,692	projected
Oct. 2021	'22/'23	4,768,864,019	0.5%	23,844,320	projected
Oct. 2022	'23/'24	4,792,708,339			



If this projected Grand List growth rate of 0.5% per year is to be attained for the years following 2016, the City will need to grow the Grand List by an average of almost \$24 million annually. Barring unforeseeable changes in the economy, this will be attainable in the next five (5) years or so as a result of current market conditions and the number of specific development proposals recently approved and/or under construction along Bridgeport Avenue, in the Downtown area and on River Road, that are expected to materialize on the Grand List over the next five (5) years and are conservatively estimated to generate a total Grand List addition of approximately \$103 million, or at least \$20 million annually, on average. It is important to note, however, that the City doesn't want to grow the Grand list at the expense of the tax-payers. There are also some eight (8) additional development projects that have received or are awaiting final approval, some of which are anticipated to be completed by year 2020. These projects, if completed in a timely manner, are estimated to result in an addition of another \$40 to \$50 million. For the time period beyond 2020, in addition to those projects under construction but not yet completed, there are several other proposals currently under consideration that, if approved, are not likely to get added to the Grand List until after 2020, if not further delayed by changing market conditions and other circumstances beyond the control of the Planning and Zoning Commission. In addition, there has been interest expressed concerning several proposals that are under consideration and/or in the various stages of planning.

Continued growth of the economically advantageous development component of the Grand List beyond the year 2020 will depend upon a variety of market conditions, the general state of the economy, available financing, developer interest and project approvals. The lead-time for major development projects is easily in the range of four (4) to five (5) years, if not more for complex projects. Small to modest scale development projects may materialize in a shorter span of time if site conditions are reasonable and infrastructure are in place, whereas other large scale proposals require substantial time. It is unlikely that all proposals being contemplated will be approved to the extent proposed, if at all, or whether future changes in economic and market conditions will allow them to proceed. Major proposals such as that of the 120 acre Wells property and at the City-owned former Mas property will require a longer time frame to reach the Grand List. In both instances, major access road construction and significant site preparation are needed.

Obviously, it is important for the Commission to continually plan for such future economic development to support balanced Grand List growth. Any significant interruptions in this pattern of quality, tax-advantageous development may result in future difficulties in preserving the desired Grand List growth in the years beyond 2020. It is important to recognize that available sites for economically advantageous development in the City are limited and development of those available sites must be carefully regulated. For the next 5 to 7 years, the above analysis presumes that the significant development projects noted above will support the expected Grand List growth, without relying on the other lesser components of the Grand List. This is deemed to be a conservative approach, recognizing that the typical single family residential development does not normally generate sufficient tax revenue to offset the additional burden on municipal budgets, such as for educational costs to educate the children from those single family homes. However, such continued single-family residential development is desirable and necessary to preserve the balanced growth of the City.

## **SECTION 5: UPDATED POCD STRATEGIES**

### **PROTECT IMPORTANT RESOURCES**

1. Incorporate the 2009 Open Space Plan as a supplement to the POCD Update.
2. Incorporate the 2017 Open Space Map as a supplement to the POCD Update.
3. Incorporate Community Resources Inventory.
4. Continue to preserve and protect important natural resources.

### **GUIDE APPROPRIATE DEVELOPMENT**

1. Continue to protect and enhance community structure including greenways, ridgelines, rivers and streams and other important natural features.
2. Continue to protect and enhance Downtown Shelton, Huntington Center, White Hills and suburban office/industrial areas.
3. Officially identify Downtown, White Hills commercial area, Pine Rock Park commercial area and Huntington Center as the city's four Village Districts.
4. Develop master plans for the Huntington Center, White Hills and Pine Rock Park commercial center areas consistent with Village District standards and guidelines.
5. Continue efforts to improve the overall environment of village areas through use of sidewalks, signage and graphic symbols; planting of trees; provisions for street furniture; and other aesthetic and functional items that make villages more desirable to pedestrian, residents and shoppers.
6. Continue to improve traffic safety and circulation city-wide.
7. Provide adequate parking needs for the redevelopment of Downtown Shelton.
8. Consider adopting a Payment in Lieu-Of Parking/Parking Trust Fund Ordinance.

## **Guide Appropriate Economic Development**

1. Continue to guide appropriate non-residential developments and specific economically beneficial residential developments which control bedroom counts that seek to maximize future municipal revenue potential in order to maintain a balanced and healthy community.
2. Promote the development of the Mas property.

## **Guide Appropriate Residential Development**

1. Eliminate the use of PDD's in residential districts and replace with another appropriate zoning technique to accommodate alternative development forms.
2. Amend PRD regulations to appropriately guide alternative residential type developments.
3. Continue to provide for income diverse housing.

## **Address Community Needs**

1. Move the Echo Hose Hook and Ladder Fire Station to Constitution Blvd. North.
2. Promote the placement of a new governmental center in downtown.
3. Promote the establishment of a multi-purpose recreational facility.
4. Support the 2016 NVCOG transportation study titled "Transit Oriented Development (TOD) in the Lower Naugatuck Valley."

## **SECTION 6: FUTURE LAND USE PLAN**

The Existing Land Use Map provided herein has **been** updated to reflect developments of individual properties since 2006. The Land Use Map categories have stayed the same.

The Future Land Use Plan (FLUP) has been revised to reflect the stated land use goals, objectives and recommendations of the Updated Plan. The following new land use category titled **“Mixed-Use Economic Growth Areas”** has been added to the description of Future Land Use Categories:

### **Mixed-Use Economic Growth Areas (MUEGA):**

Areas that are substantially vacant or under-utilized, served by or can be provided with adequate roads and which have or can be provided with necessary public utilities and services. Such areas are intended to be development with one or an appropriate combination of a variety of economic development uses that will result in a positive economic impact on the taxable Grand List and impose minimal burden on City services and municipal infrastructure. Such uses can range from senior citizen’s services and facilities to restricted-commercial, light industrial, business and corporate offices and supportive hospitality facilities and may, after careful scrutiny and economic analysis, include limited high-quality, controlled multi-family residential apartments. To assure high-quality, compatible development, all uses should be authorized only by the application of Planned Development Districts (PDD’s)

The locations showing the MUEGA on the Future Land Use Plan are:

1. Shelter Ridge (Bpt. Ave.)
2. Wells Hollow (Bpt. Ave.)
3. Former UI Site (Bpt. Ave.)
4. Former Mas property (Const. Blvd. North)
5. Bures Family Farm (Const. Blvd. North)









Note: The GIS data may be inaccurate and the City of Shelton disclaims any responsibility for the accuracy or correctness of the data represented on the POCD maps.

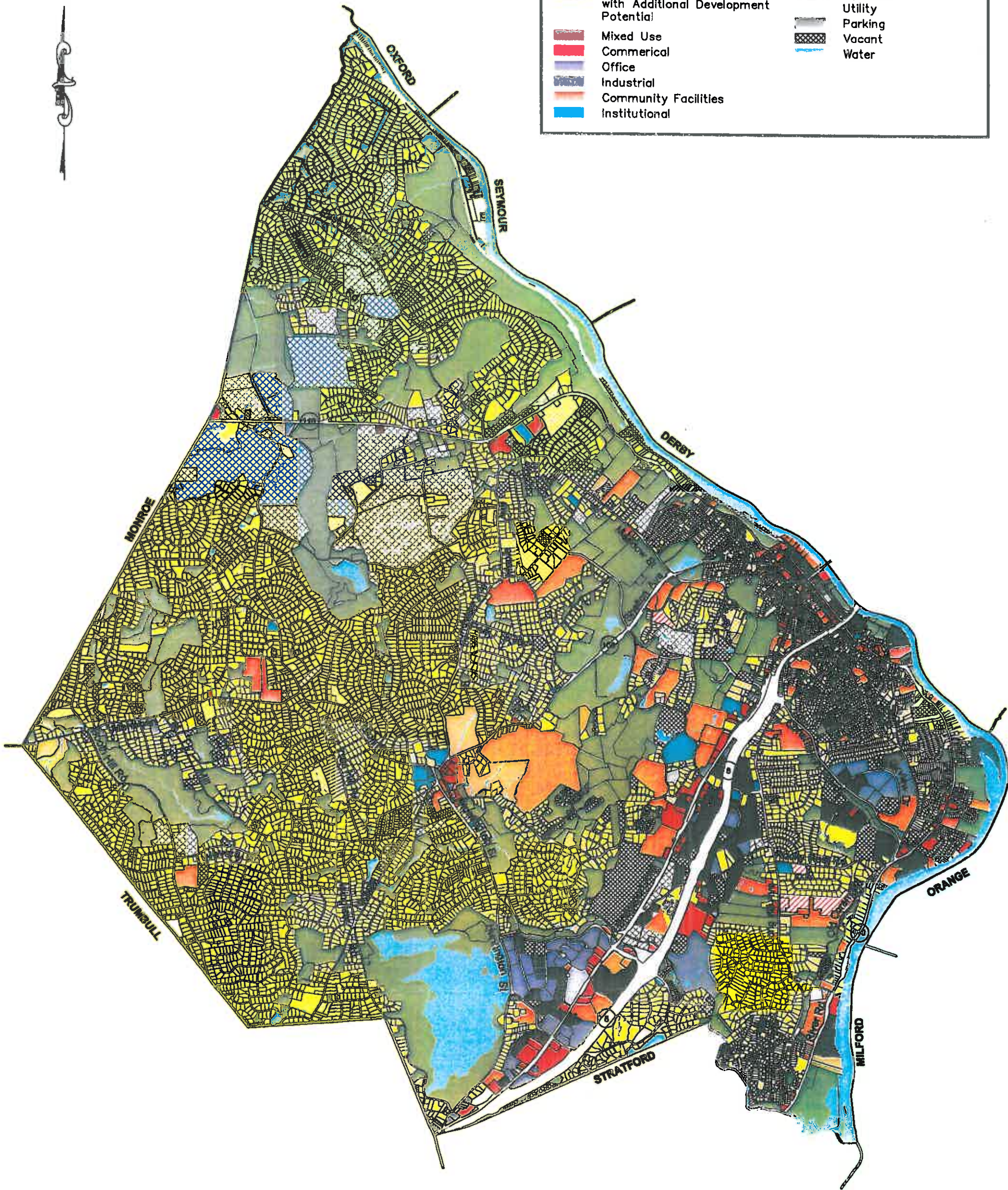
# EXISTING LAND USE MAP

SHELTON, CONNECTICUT



### LEGEND

	Single Family Development		Dedicated Open Space
	Multi-Family Development		Managed Open Space
	Group Quarters		Dedicated Farm/Forest
	Single Family Development with Additional Development Potential		Agriculture
	Mixed Use		Utility
	Commerical		Parking
	Office		Vacant
	Industrial		Water
	Community Facilities		
	Institutional		

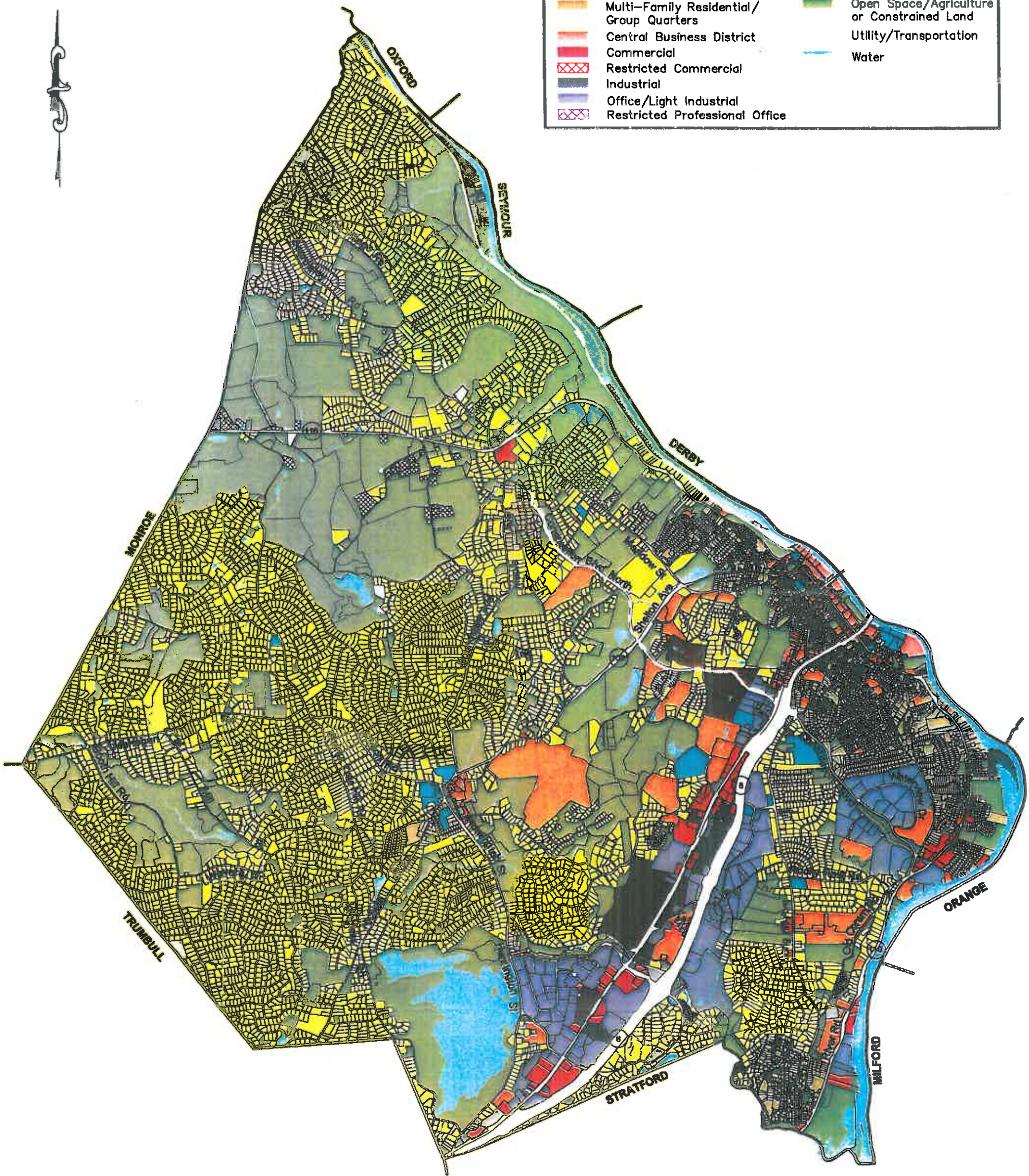


# FUTURE LAND USE PLAN

SHELTON, CONNECTICUT

## LEGEND

	Very Low Density Residential		Mixed Use Economic Development Area
	Low Density Residential		Community Facilities/ Institutional
	Moderate Density Residential		Open Space/Agriculture or Constrained Land
	Vacant Residential		Utility/Transportation
	Multi-Family Residential/ Group Quarters		Water
	Central Business District		
	Commercial		
	Restricted Commercial		
	Industrial		
	Office/Light Industrial		
	Restricted Professional Office		



## **SECTION 7: IMPLEMENTATION SCHEDULE**

Many of the recommendations in the 2006 POCD have been implemented and/or in the process of being implemented. Other recommendations have been modified or eliminated all together and are reflected in the updated Implementation Schedule below.

### **PROTECTING IMPORTANT RESOURCES**

#### **Preserve More Meaningful Open Space**

#### **Status**

1. Require a mandatory open space “set aside” of 15% ..... retained 10% requirement
2. Develop mechanism for use/application of density zoning principles that will result in additional open space “set aside”.... work in progress
3. Accept open space or a fee in lieu of..... complied

#### **Preserve Agricultural Resources**

1. Allow more flexible farm use regulations..... complied
2. Provide regulations for the establishment of Bed and Breakfast Inns work in progress

#### **Preserve and protect Important Natural Resources**

1. Adopt aquifer protection regulations..... complied

#### **Preserve Historic Resources**

1. Create Village District regulations for the four designated areas.... Downtown area complied  
three remaining areas: work in progress

#### **Preserve Scenic Resources**

1. Protect the views and vistas along the Housatonic River..... work in progress



**GUIDING APPROPRIATE DEVELOPMENT**

**Protect and Enhance Community Structure**

- 1. Finalize the Comprehensive Plan for Downtown.... work in progress

**Guide Appropriate Residential Development**

- 1. Eliminate the Use of PDD's in Residential Districts... complied

**ADDRESS COMMUNITY NEEDS**

**Maintain and Enhance Community Facilities and Services**

- 1. Relocate the Echo Hose Fire House to Constitution Blvd. North work in progress
- 2. Complete the construction of Constitution Blvd. North to Route 108 work in progress
- 3. Promote the extension/creation of sidewalks in appropriate locations work in progress
- 4. Promote the installation of bicycle lanes in appropriate locations work in progress
- 5. Promote the installation of traffic calming features in high traffic areas work in progress
- 6. Formulate Payment In-Lieu of Parking Regulations/Ordinance work in progress

**Ensure Adequate Public Utilities**

- 1. Encourage green development strategies..... work in progress
- 2. Facilitate the upgrade of electrical power substations where needed complied
- 3. Recognize that the existing Housatonic Railroad line located downtown is currently a commercial line with potential to change to passenger service work in progress
- 4. The city's sewerage system maps from 2006 have been and are continually updated and are accurate.... complied