

Plan of Conservation and Development

In preparing such plan, the commission or any special committee shall consider the following:

- (1) The community development action plan of the municipality, if any,
- (2) the need for affordable housing,
- (3) the need for protection of existing and potential public surface and ground drinking water supplies,
- (4) the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality,
- (5) the state plan of conservation and development adopted pursuant to chapter 297,
- (6) the regional plan of conservation and development adopted pursuant to section 8-35a,
- (7) physical, social, economic and governmental conditions and trends,
- (8) the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications,
- (9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation,
- (10) protection and preservation of agriculture, and
- (11) sea level change scenarios published by the National Oceanic and Atmospheric Administration in Technical Report OAR CPO-1.

Such plan of conservation and development shall

- (A) be a statement of policies, goals and standards for the physical and economic development of the municipality,
- (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate,
- (C) 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 and identify areas where it is feasible and prudent
 - (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and
 - (ii) to promote such development patterns and land reuse,
- (D) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses,
- (E) recommend the most desirable density of population in the several parts of the municipality,
- (F) note any inconsistencies with the following growth management principles:
 - (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;
 - (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs;
 - (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;

- (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;
- (v) protection of environmental assets critical to public health and safety; and
- (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis,

(G) 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 in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a,

(H) 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 identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297, and

(I) consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may:

- (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home;
- (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and
- (iii) expand the definition of "family" in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure. For purposes of this subsection, "disability" has the same meaning as provided in section 46a-8.

For any municipality that is contiguous to Long Island Sound, such plan shall be

- (A) consistent with the municipal coastal program requirements of sections 22a-101 to 22a-104, inclusive,
- (B) made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and
- (C) designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound.

Such plan may show the commission's and any special committee's recommendation for

- (1) conservation and preservation of traprock and other ridgelines,
- (2) airports, parks, playgrounds and other public grounds,
- (3) the general location, relocation and improvement of schools and other public buildings,
- (4) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes,
- (5) the extent and location of public housing projects,
- (6) programs for the implementation of the plan, including
 - (A) a schedule,

- (B) a budget for public capital projects,
- (C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations,
- (D) plans for implementation of affordable housing,
- (E) plans for open space acquisition and greenways protection and development, and
- (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27,

(7) proposed priority funding areas, and

(8) any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.