

IMPLEMENTATION

PLAN CONSISTENCY

"Consistency is the foundation of virtue."

Francis Bacon

In accordance with CGS 8-23, the Future Land-use Plan was compared to State and Regional plans and was found to be generally consistent with both the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development.

All three plans:

- identify natural resource, open space, aquifer and historic areas for conservation, and
- identify desirable development densities based on the existing zoning designations of these areas.

Grow economically in the center of town



Coordinate services (above); Protect housing and rural character (below)



Any inconsistencies can be generally attributed to:

- difference in definitions of desirable uses or development densities, local (as opposed to state or regional) desires about how Torrington should grow and change in the coming years, or
- the fact that the State and Regional Plans make policy recommendations for relative intensity and environmental sensitivity while this Plan suggests specific land-use types.

Consistency With Growth Principles of the State Conservation and Development Policies Plan, 2005-2010

In accordance with Connecticut General Statutes Section 8-23, the Plan of Conservation and Development has been evaluated for consistency with State-wide growth management principles.

Principle 1

Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.

This Plan places a particular emphasis on the revitalization of Downtown Torrington and the use of existing physical infrastructure, including limiting the expansion of critical infrastructure, such as sewer, to a defined area.

Principle 2

Expand housing opportunities and design choices to accommodate a variety of household types and needs.

The Plan expresses a need for and provides strategies for diversifying housing choices to meet demographic and affordability needs. It also looks at ways to capitalize on the existing housing stock and to encourage appropriate new housing development.

Principle 3

Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.

The Plan recommends future development, including mixed-use development, primarily as infill and redevelopment, in and around Downtown Torrington.

Principle 4

Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.

The Plan of Conservation and Development contains a chapter that identifies strategies to:

- protect natural resources,
- preserve open space,
- protect historic resources, and
- protect and enhance community character.

These strategies will help conserve and restore the natural environment, scenic, cultural and historical resources.

Principle 5

Protect environmental assets critical to public health and safety.

The Plan provides strategies to conserve and preserve natural resources in order to protect public health and safety and for overall environmental protection. It also strongly emphasizes the need to protect drinking water sources and to make Torrington a sustainable community.

Principle 6

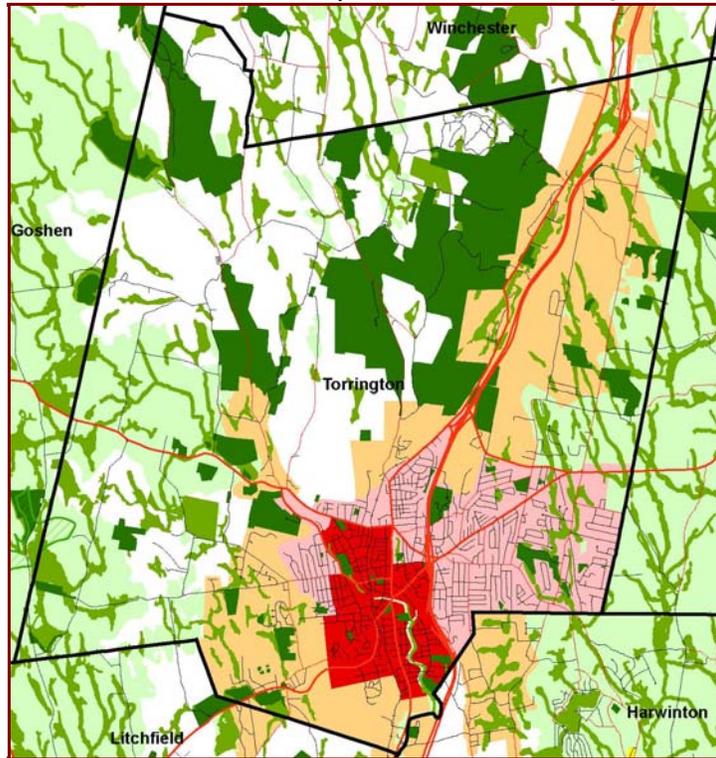
Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.

The Plan of Conservation and Development is part of the process of integrating planning with other levels of government and with other agencies.

The Plan will be used to coordinate efforts with:

- adjacent communities,
- regional organizations, and
- State agencies.

State of Connecticut –
Conservation and Development Policies Plan 2005-2010



LEGEND

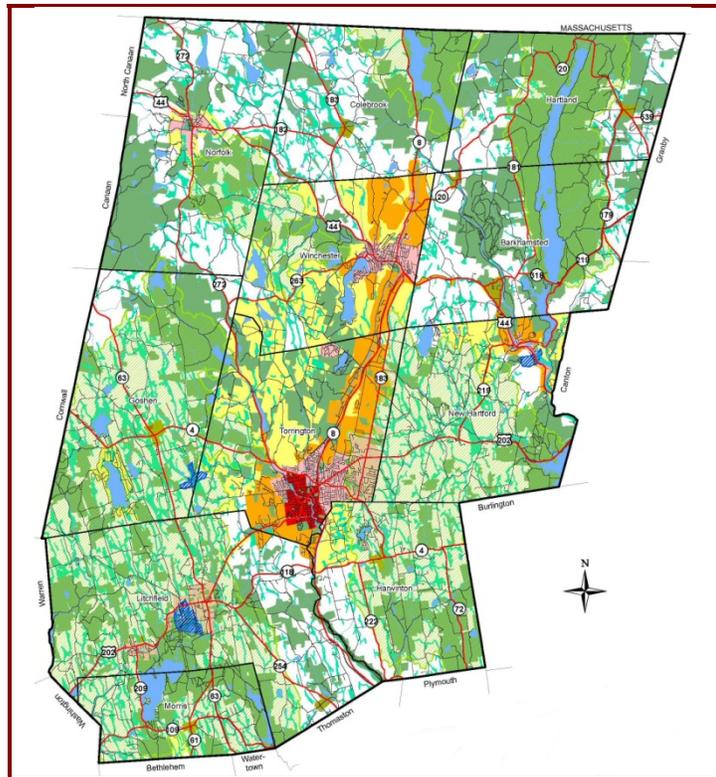
- Regional Center
- Neighborhood Conservation
- Growth Area
- Rural Community Center
- Existing Preserved Open Space
- Preservation Area
- Conservation Area
- Rural Lands
- Aquifer Protection Area
- Historic Districts
- Tribal Settlement Area
- Rail Stations
- Rail Line
- Primary Highways
- Secondary Highways
- Local Roads
- Town Boundary

City of Torrington
As Depicted in the Conservation and Development Policies Plan for Connecticut 2005-2010 Local Action Guide Map

0 0.3 0.6 1.2 1.8 2.4 Miles

CCSU GIS/Computer Cartography Laboratory
For CT Office of Policy and Management
June 2005

Litchfield Hills - Regional Plan of Conservation and Development – Growth Policy Map (DRAFT)



LEGEND

- Regional Center
- Primary Growth Area
- Village Centers and Developed Neighborhoods
- Outlying Areas That Should Generally Develop Without Public Sewer or Water Utilities
- Rural Areas**
- Areas Without Development
- Existing Preserved Open Space
- Preservation Areas
- Aquifer Protection Areas
- Public Water Supply Watershed***

- LHCEO Town Boundaries
- Major Roads
- Local Roads
- Water

DATA SOURCES
Connecticut DEP: Base Data
Connecticut OPM: Areas and Centers, Open Space
Housatonic Valley Association: Enhanced Open Space

This map is for informational purposes only and is subject to change.

HVA
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