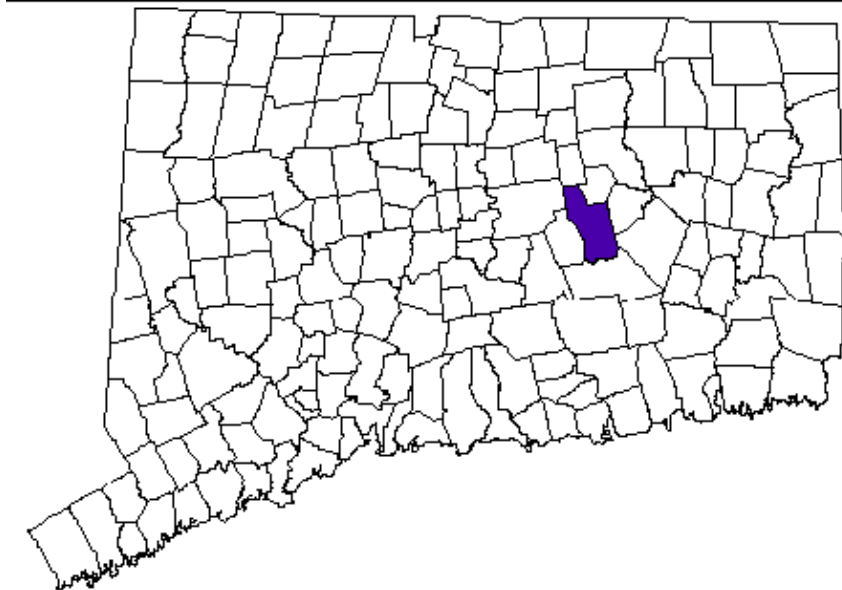


## Section 5

### Consistency with State and Regional Plans

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*Planning is a process of choosing among those many options. If we do not choose to plan, then we choose to have others plan for us. - **Richard I. Winwood***

## Consistency with State and Regional Plans



In preparing a Plan of Conservation and Development, a town is obligated to follow certain requirements and guidelines set forth by the State of Connecticut and as contained in the Connecticut General Statutes. The Forward of this Plan explains a summary of this process and these requirements. One of the requirements contained therein is that in preparing the plan, the Commission **shall** consider, among other things, the following:

- the state plan of conservation and development
- the regional plan of conservation and development

Also, the State Statutes go further to require, that local Plans of Conservation and Development must note any inconsistencies with the following growth management principles which are found in the State Plan of Conservation and Development:

1. Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;
2. expansion of housing opportunities and design choices to accommodate a variety of household types and needs;
3. concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;
4. conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands;
5. protection of environmental assets critical to public health and safety; and
6. integration of planning across all levels of government to address issues on a local, regional, and state-wide basis.

Both the State of Connecticut and the Capitol Region Council of Governments (CRCOG) periodically update their respective Plans to keep them current and to meet their statutory requirements. The State of Connecticut Office of Policy and Management's most recent and adopted Plan is: ***"Conservation & Development Polices: The Plan for Connecticut: 2018-2023"***. They are currently working on a draft of the 2025-2030 Plan, but that Plan is not scheduled for adoption until 2025. Also, the Capitol Region Council of Governments most recent Plan is: ***"Capitol Region Plan of Conservation and Development; Vibrant. Green. Connected. Competitive: 2014-2024."*** CRCOG is also working on an update to the regional plan that is expected to be drafted by 2024.



## State Plan

The State Plan is based on the growth management principles found above and as listed in the State Statutes. While several of these Principles are Regional in nature, they are based on well-accepted smart growth planning principles that are entirely consistent with the goals and objectives of the Hebron Plan of Conservation and Development.

- The first principle listed above promotes the revitalization of commercial centers and concentrated development, and mixed-use, in areas of existing or planned infrastructure. And the third principle calls for the concentration of growth along transportation corridors. Both of these State principles parallel the goals and policies in the Hebron Town Center section. For years, the planning philosophy of Hebron development policies has been to discourage sprawl development and concentrate new development around the infrastructure of Hebron Center and in a manner that supports and utilizes the existing development in Hebron Center. Newer zoning techniques such as the Mixed Use Overlay Districts as well as the Village Square District encourage the concept of higher density and mixed uses in this area, again consistent with these principles. These efforts minimize the potential of extensions of public utilities, support a village center approach to development and allow other policies to work in other areas of Town such as open space greenway and conservation goals and objectives.
- The second principle of expanding housing opportunities is entirely consistent with the recently adopted "2022-2027 Plan for Housing Choices" as well as the "Housing Diversity" section of this Plan that contains goals and policies aimed at continuing to develop ways to encourage mixed-use development with diverse and more affordable housing opportunities. This Plan also encourages the implementation and use of other mechanisms such as the recently expanded accessory apartment zoning regulations

and other techniques to allow and encourage a variety of housing types to meet the needs of all of the Town's population segments.

- The fourth and fifth principles of the State's Plan promoting the preservation and protection of natural features are supported by each of the sections of the Hebron Plan contained within the comprehensive and extensive Conservation Plan & Policies section. These sections establish goals and policies to preserve natural and historical and cultural features within the Town. The Town's open space acquisition program also has been used to protect these unique natural features.
- The last principle of the State plan encourages planning to address issues at a local, regional, and State level. Several sections of Hebron's Plan specifically look beyond its borders to ensure that the Town's policies are supported by the efforts of neighboring Towns. This is clearly demonstrated by Hebron's active role in the Salmon River Watershed Partnership and by including the watershed-wide open space map in this Plan. Hebron is also active in many of the efforts and committees of the Capitol Region Council of Governments and Hebron has worked cooperatively with State agencies and their many available State grant programs to achieve common goals and objectives.

## Regional Plan

The regional plan was developed by CRCOG and has been in effect since 2014. The formation of this plan involved a high degree of involvement and participation of the member towns in the Capitol Region. The Plan begins with a statement which is consistent with Hebron's Plan of Conservation and Development Goals and Policies:



***“Our success in maintaining the character of our individual communities, and the entire region, is often measured by how well we preserve our important historic and natural resources, while at the same time allowing for compatible new development that serves human needs. Our continued strength as a region will depend upon our ability to maintain the high quality of life and opportunities that many of our citizens now enjoy, while working to extend these opportunities to all current and future residents of our region.”***

CRCOG's Plan, while at times dealing with issues of a regional nature and necessarily focusing on the urban core areas that exist in the region, also identifies many of the same primary

planning concerns that are at the heart of the Hebron Plan of Conservation and Development. These include:

- Natural Resource Conservation including Sustainability,
- Watersheds and Water Quality,
- Open Space and Farmland Preservation,
- Land Use,
- Public Sewer and Water Service,
- Transportation,
- Housing and Economic Development.

The goals and policy recommendations contained within each of these chapters in CRCOG's regional plan are supportive and compatible to the Town's goals and policies both in Hebron's open space planning and conservation goals as well as in Hebron's economic development objectives.

The Regional Plan also provides valuable data for the region in which Hebron is located as well as data for communities surrounding Hebron. From a planning and public services standpoint, this data and the comparisons are extremely useful. Also, the economic well-being and the quality of life of any town is well-tied to the health of the Region as a whole; and, it is to the Town's benefit to be supportive of the goals, policies and objectives that guide the Region as a whole and to work with other towns in the Region to make it a vibrant place to work and live.