

Cluster Development

State Statutes require the Commission, among other matters, to consider the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality. As noted, the Town is largely developed, and it is also served by a significant system of public sewers and public water supply sufficient to support opportunities for cluster development on remaining vacant parcels, especially in the central and southern sections of the community. Developments north of the Merritt Parkway would need to be considered on a site-by-site basis due to limitations of sewer and water lines, rugged topography and expansive wetland areas.

"Cluster Development" is defined in Section 8-18 CGS as "a building pattern concentrating units on a particular portion of a parcel so that at least one-third of the parcel remains as open space to be used exclusively for recreational, conservation, and agricultural purposes except that nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development".

The Commission's community attitude survey confirmed that much of the public supports the protection of open space, but they don't want to see extra taxes levied to purchase it. 61% of the respondents supported the Town purchase of more land for natural resource protection or passive use and 53% wanted to see more land for recreational use -- but, 80% felt that the Town should explore creative ways to protect open space, and only 13.7% felt the Town should increase taxes to purchase more open space.

As a consequence, while the specific opportunities may be limited, the use of cluster development COULD help to protect valuable open space resources without costing the Town additional money. The open space requirements for a cluster development are at least three times greater than for a standard subdivision in Stratford (33 1/3% + compared to 10%). The Planning Commission should consider the adoption of subdivision regulations that would encourage cluster developments to achieve specific community objectives (such as open space protection of properties included on the Town's open space inventory, protection or public enjoyment/use of natural resource areas, etc.). The Commission should work in conjunction with the Zoning Commission and other interested parties to evaluate potential development issues such as setbacks and building coverage on individual lots contained in such cluster developments.

Open Space - Definition and Purposes



Roosevelt Forest

In 1997, Stratford adopted the Town's Open Space Plan. The Plan defines open space as land that is restricted and often used for recreational opportunities, including passive recreation. The OS Plan differentiates between Developed Open Space, such as a landscaped park, playground, athletic fields, and other lands with facilities and buildings, and Undeveloped Open Space, which focuses on land in its natural state. Undeveloped land includes uplands, wooded areas, hiking trails, and beaches, as well as lands that serve a particular natural resource function. This function may be to protect water quality, wildlife habitat, wetlands, steep slopes, or some other natural, resource-based function, where preserving the land is important, but so is limiting the amount of access to the site by not providing improved trails and facilities.

Many open space lands in Stratford provide recreational benefit. Stratford has numerous parks with playgrounds, paved walking trails, baseball fields, soccer fields, and other athletic facilities for its residents. Passive recreation - hiking, fishing, birdwatching, and similar activities - are also available at many town facilities. Recreation is not the only reason to encourage the acquisition and protection of open space lands, however.



Cemetery Brook – Peter's Lane

Some open space parcels protect important natural resources. The Stewart B. McKinney Federal Wildlife Refuge protects some, but not all, of the Great Meadows Marsh. This important wetland ecosystem provides wildlife habitat to shellfish, birds, fish, and other animals. The wetlands help to protect the coast, reducing the adverse impacts of severe storms, and provide scientific and educational benefits as well. There are additional open space lands in Stratford that protect steep slopes, preserve freshwater wetlands and water quality, and provide migratory paths and habitat for plants and wildlife.

Stratford has examples of open space areas that connect parks, beaches, and other larger open space areas to residential neighborhoods. These open space areas of trails create a network system that allows people, animals, and plants to move within corridors from one habitat area to another.

Open space areas provide neighborhoods with buffers to adjacent developments. These buffers can help define neighborhoods, reduce potential adverse impacts from nearby developments, particularly commercial or industrial uses, and provide additional light and air to residents.

Open spaces that are part of historic properties connect current residents with the town's past. Historic buildings can be retained in their natural settings, preserving the historic integrity of buildings and their landscapes.



Lyric Park

1997 Open Space Plan

In 1997, the Open Space (OS) Plan identified 1,174 open space acres in Stratford. The Plan divided the properties into passive open space and active open space. In addition, it includes federal property within the town as well.

PASSIVE OPEN SPACE**TOWN**

Far Mill River Park	48.0 Acres
Peck's Mill Pond Park	14.0
Roosevelt Forest	293.0
Sedgewick Park	1.3
Spring Pond Park Land	11.5
Stonybrook Park	4.0
Town Hall Green	.5
Veteran's Park Land	11.9
West Broad Street Green	1.0
Long Beach	17.0*
Exchange Park	2.5
Hunter Havens Property	9.4
Beach Drive Park	2.0

TOTAL , Town Passive	416.1 Acres
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* Since portions of Long Beach are used for active recreational purposes and have been also used for seasonal homes, only the portion considered passive open space is included here.

FEDERAL

Stewart B. McKinney Wildlife Refuge	350.0 Acres
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Total Passive Open Space	766.1 Acres
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ACTIVE OPEN SPACE

Total Town Active Open Space (Remainder of Parks, Improved)	407.9 Acres
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TOTAL Open Space Land	1,174.0 Acres
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The 1997 Open Space Plan set a goal of preserving 10% of Stratford's land area as open space. This amounts to 1,273 acres. The Plan recognizes 1,174 acres, which was 91% of the goal in 1997. Since 1997, the Town has acquired additional open space acreage, as shown below.

ADDITIONAL PROTECTED OPEN SPACE
SINCE OPEN SPACE PLAN 1997

PRIVATE DONATIONS

Bargas	Beaver Dam Rd	11.5 acres
Honeywell Parcel	Main Street	7.0 acres
		18.5 acres

SUBDIVISION SET ASIDES

Coastal Builders	Baxter Street	.23 acres (7.27%) & \$8,190 Cash (2.73%)
Weeping Willow Estates	Reeds Lane/Linda's Run	.60 acres
Green Acres Estates	Perry Lane	2.17 acres
Grey Fox Estates		.41 acres
		3.41 acres

OPEN SPACE GRANTS/ STATE

United Illuminating	Peters Lane	7.0 acres
Basso	Far Mill River	3.0 acres
United Illuminating	James Farm Road	34.0 acres
United Illuminating	Huntington Road	9.8 acres
		53.8 acres

OUTRIGHT PURCHASES BY TOWN

Pirhala Farm	Connors Lane	16.02 acres
DeLuca Field	Main Street	5.05 acres
		21.07 acres

CONSERVATION EASEMENTS

Stratford Point	Remington Arms	32.0 acres
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TOTALS

Town Fee Simple		96.78 acres
Private Restricted		32.00 acres
TOTAL		128.78 acres

Adding the newly acquired 129 acres to the 1997 open space total of 1,174 equals 1,303 acres, or 10.2% of the town. This exceeds the 10% goal of 1,273 acres by 30 acres. However, there are still properties identified within the 1997 Plan that have not been protected, the Stratford community continues to grow, and the demand for additional open space lands increases.

As part of this update of the Plan of Conservation and Development, this report recommends that the Town increase its open space goal from 10% to 15%, or 1,940 acres. Fifteen percent would still be below the statewide goal of 21%, and it would be competitive with other towns and cities in Connecticut. Middletown presently has a goal of 18%, Woodbridge has a goal of 15%, while Woodbury's goal is 20-25%.

When considering acquiring new properties, the 1997 Plan includes guidelines and recommendations that should be followed.

SUGGESTED PRIORITY SYSTEM FOR TOWN ACQUISITIONS AND DONATIONS

1. **Property which is adjacent to existing Town parks or other Town property** could be a good addition to the open space inventory particularly if such an expansion would fit into one or more of the following categories:

a) **Provide improved access for the public**; e.g. enhanced pedestrian or vehicular access, such as a new entrance to replace a limited one or a new or expanded parking area.; or

b) **Provide expanded recreational opportunities**; e.g. addition of a water body or watercourse to an existing park in order to provide for swimming or fishing opportunities in a neighborhood where these facilities are currently limited; or the addition of flat land which could be used for ballfields or picnic tables, given the needs of the surrounding area; or

c) **Enhance the Town's ability to maintain or service a particular park or piece of Town property**, such as a strip of land that could provide a service entrance or a piece of land to house maintenance equipment, etc.

d) **Maintain or improve the integrity of a larger unique habitat, nesting area, or cool water habitat.**

2) **Free-standing parcels** of land which:

a) Provide **buffers** between neighborhoods and help to define neighborhood boundaries

b) Help to **provide linkage** or connectivity between neighborhoods, public schools, commercial areas, parks and other recreational facilities, as well as managed access to unique natural resources (when determined appropriate).

c) **Protect unique natural resources**, particularly those which are most threatened by private or public development pressures.

d) Provide a **break in a pattern of high density** in areas where there are limited amounts of existing open space

3) **The Town should consider acceptance of property which is proposed for dedication as part of subdivision (residential or commercial/ industrial), where suitable with the emphasis on:**

a) **Meeting recreational needs (passive or active) of intended residents or users** of subdivision; or

b) **Protecting unique natural resources** contained within the land area to be subdivided, especially when those natural resources are clearly an important part of a larger system.

c) **Providing for expansion of existing public land** when it generally falls within the categories described under number 1 above.

In addition to total acreage, the Open Space Plan identifies specific open space needs that still must be met. The 1997 Plan identifies different categories with standards for active recreational areas. These include neighborhood recreation areas, major athletic facilities, and regional/state parks.



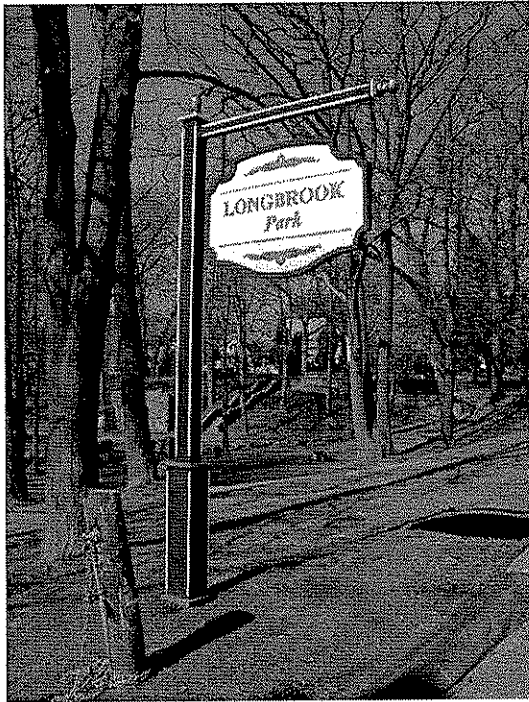
High Park

The Open Space Plan calculates 91 (61%) existing acres of neighborhood parks while it recommends a goal of 150 acres for neighborhood parks. These are small parks located in denser areas that people can walk to and that provide small-scale recreation to residents. The deficit of neighborhood recreational areas suggests that certain sections of town are underrepresented with open spaces and parks. At the workshop, people spoke out that the central part of town, particularly the Barnum Avenue Spine, lacks adequate recreational and open space opportunities. Conversely, because the area is densely settled, it will be difficult to assemble and acquire open space properties to allow better recreation, connections to other open space areas, and neighborhood buffers to provide more greenery to this area.

The Open Space Plan also calls for an additional 150 acres of Regional/State parkland. The Town presently has 350 acres (the McKinney Wildlife Refuge). The Plan sets a goal of 500 acres for this category of parkland.

2001 Open Space Inventory Acquisition Report

The 2001 Open Space Inventory Acquisition report identifies future parcels for acquisitions and recognizes areas throughout the community where additional open space areas can be found.



Longbrook Park



Open Space in Grey Fox Subdivision

The Acquisition report calls for preserving 45 parcels throughout the town as open space. Conserving these properties as open space lands will expand existing open space areas, provide linkages and connections to other open space properties, and create buffers between neighborhoods and add open spaces to densely developed parts of town.

The Acquisition report does not expect the town to purchase all of the properties. The report recommends that the town use a variety of tools to prevent the lands from being developed. These tools could include: direct acquisition, subdivision set-asides, state grant money, conservation easements, sale of development rights, and private gifts for tax purposes.

Acquisition of the parcels will help the Town reach the new goal of 15%.

Currently:	1,303 acres (10.2% of land area)
	<u>8 acres</u> (Russian Beach)
	1,311 acres (10.2% of land area)

Future Acquisitions:	<u>480 acres</u>
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Total:	1,791 acres (14% of land area)
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Future acquisitions should consider active and passive recreational needs within the town as well as balance the active and passive open space lands throughout the town, so that the town works to achieve its goals related to neighborhood parks and major athletic facilities, as well as its acreage goals.

Section VIII. Affordable Housing



Affordable Housing Development, Knowlton Street



Affordable Housing Development, Cutspring Road



Habitat for Humanity Project, Agresta Terrace

Section VIII. Affordable Housing

Introduction

While State statutes give the Planning Commission latitude to create the content of the Plan of Conservation and Development, it requires that the Plan include a housing component and discuss affordable housing. This section constitutes the Commission's consideration of affordable housing needs and issues.

Stratford held a public workshop May 14, 2003, to discuss the issues surrounding affordable housing. The need for affordable housing in Stratford is driven by two factors: 1) the need to retain a diverse community and provide homeownership opportunities for families confronted with rising home prices. A diverse community means that moderate-income wage earners are able to live, work, and participate in community life; and 2) State statutes which allow court-ordered developments within municipalities when less than 10% of the housing stock is considered affordable.

Creating additional affordable units will aid families who need assistance to find adequate housing. It will also help the town meet the 10% threshold, which will exempt the community from a developer's complaint, litigation, and possibly a court-ordered development.

As a comparison with other towns in the state, Stratford is 1 of 138 towns that do not meet the 10% threshold. The number communities in Connecticut that are exempt from Section 8-30g CGS totals 31 (18.3% of 169 municipalities).

The following table provides a comparison of affordability levels in communities near Stratford that have similar population levels and infrastructure.

AFFORDABILITY LEVELS FOR SELECTED CONNECTICUT COMMUNITIES

Municipality	2000 Census Housing Units	Governmentally Assisted Housing Units	CHFA Mortgages	Deed Restricted	TOTAL	% Affordable
STRATFORD	20,596	819	438	1	1,258	6.11%
Milford	21,962	930	350	21	1,301	5.92%
Fairfield	21,029	396	63	111	570	2.71%
West Haven	22,336	2,400	744	0	3,144	14.08%
Hamden	23,464	1,472	600	2	2,074	8.84%

Opportunities to Expand Affordable Housing Units in Stratford

The workshop held May 14 was well attended. The Stratford Planning Commission co-sponsored the event with the Stratford Housing Partnership. Approximately 40 people arrived to discuss different ideas for affordable housing goals and objectives in Stratford.

Attendees broke out into four tables, where they discussed the same issue: how to promote affordable housing in Stratford. At the end of the evening, a reporter from each table spoke to the group to summarize that table's ideas.

The ideas that received the greatest support from the workshop include:

Partner with Non-Profit groups/Stratford Housing Authority to convert tax delinquent and foreclosed properties to affordable units.

Many people expressed frustration with the condition of some residences within the town. These homes adversely impact adjoining properties and create blight within a neighborhood. At a time when families need homes to live in, it seems wasteful to allow homes to fall into disrepair and require extensive rehabilitation, time, energy, and money to restore them to good condition.

To lower rehabilitation costs, the town, in partner with a non-profit home builder or the housing authority, may be able to structure a deal so that the future homeowners invest time and energy, sweat equity, into the home prior to moving in. The Town would simply act as the broker, not be a participant in the renovation of the structure itself.

Encourage small infill affordable units.

Many of Stratford's affordable units are part of large development projects. Large projects offer some advantages of scale with regards to maintenance and upkeep; however, these projects may not blend in with their neighbors. Large projects that overwhelm existing neighborhoods, can stigmatize the subdivision or the neighborhood, and may concentrate problems.

Small, infill units are designed to blend into existing, built communities. These units would be of the same general size and appearance and therefore be indistinguishable from adjacent homes.

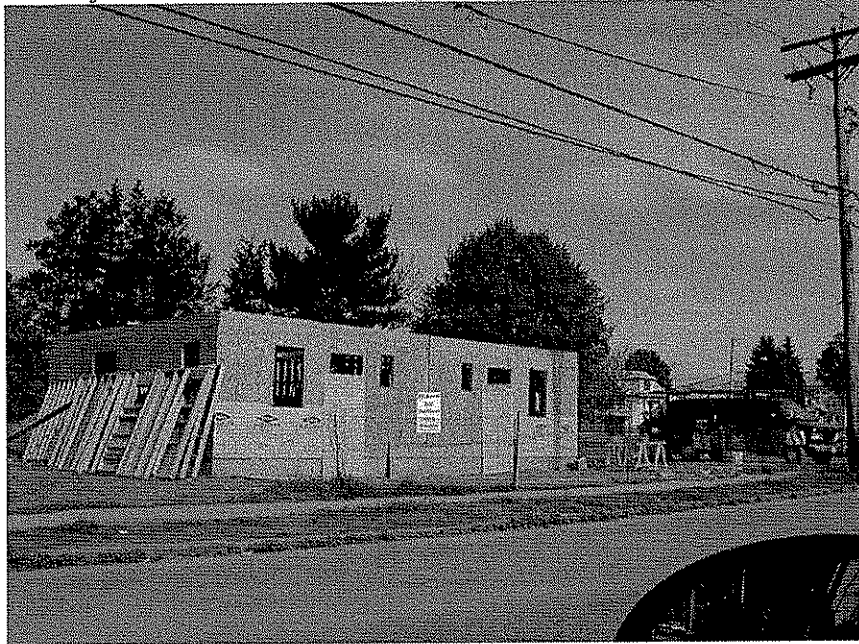


Work with small homebuilders to provide additional units

There are homebuilders in the Stratford area that do not concentrate on erecting large residential subdivisions. The Town should work with those developers who offer to produce small-scale affordable housing under the town's existing zoning code and not under the threat of state law and court implementation.

Focusing on these community builders will hopefully produce additional units which are accepted by the community, maintained by their occupants, and provide opportunities for families who qualify for the affordable-income units to live throughout the town, rather than certain areas of town.

The New Hope subdivision developed by Habitat for Humanity offers an excellent example to be followed here.



Encourage affordable units as part of mixed-use projects

The workshop produced a great deal of interest in producing affordable units in conjunction with mixed-use and commercial projects. The prototype for this project is the apartment over the store. This type of housing already exists within the town, so it is familiar to many people.

Most people saw this as a housing type that would complement the existing development pattern, place affordable units near stores and services, and continue to reinforce the existing development pattern of the town.

Obstacles

Lack of Significant Vacant Land

Perhaps the greatest obstacle to additional affordable units is the lack of significant amounts of undeveloped land. The 1997 Open Space report estimated that 800 residential acres could be developed. This amounts to only six percent of the town's area.

40-year time frame

The new affordable housing law requires deed restrictions of 40-years. These restrictions are 33% longer than the previous law (30 years). It is anticipated that developers and homeowners will be reluctant to agree to 40-year restrictions on their property.

Money

Rising home prices and current fiscal demands restrict the Town's ability to directly influence (purchase or develop) the construction of additional affordable units.

Public Sentiment

Stratford generally supports the affordable housing concept, but is concerned with large-scale developments that are incompatible with existing neighborhoods (density, height, scale, buffers, etc.).

The above ideas are not mutually exclusive, and where there are overlaps, it may help to build a greater constituency to implement affordable housing solutions.

Recommendations

The Town should work with its legislators to amend and improve the affordable housing ordinance.

The existing law provides too much discretion to developers and the courts. Changes to the law could include:

- Lowering the threshold below 10%
- Lowering the deed restriction to less than 40 years
- Requiring judges to consider
 - the underlying zone and density
 - consideration of existing affordable housing within the community
 - amount of municipality already developed
 - market conditions of existing homes for sale.

Support the creation of affordable units for the elderly.

Population statistics for the town indicate that the elderly population is growing and disproportionately accounts for significant number of homeowners. Many of these elderly people are "over-housed," occupying more space than they need, and perhaps more space than they want. Some are on fixed incomes and don't have the ability to afford expensive assisted living complexes in other parts of Fairfield County.

Providing additional senior housing opportunities would meet many of the town's population needs, while also making houses available to younger families who need additional space.

Modify Section 5.4 of the Zoning Code

The existing code regarding affordable housing has produced very few units. Revisions to the ordinance could include:

- Allow minimum lot sizes below three acres
- Reduce the required 250-foot square
- Reduce yard setbacks to those typical of underlying zone
- Reconsider sliding density scale and consider "bonus" provision up to a fixed maximum (perhaps 20%).
- Eliminate location guidelines relating to sidewalks and public transportation

Create / Rezone Mixed Use Zones Where Appropriate

Consider rezoning existing industrial zones to mixed use zones that allow both commercial and residential uses, such as apartments over shops, as already exist in parts of town. There are significant undeveloped industrial zones throughout town and little undeveloped commercial and residential land.

Produce 40-50 annual affordable housing units

Thirty seven units are currently under construction and forty two more are pending. Forty-fifty units could be a sustainable number that is achievable and would show progress and commitment on this issue, assuming sufficient resources exist to support development at that level.

How Much is Affordable?

Section 8-30g of the Connecticut General Statutes defines affordable housing. Affordable housing units must be affordable to households earning no more than 80% of the lesser of the State median income, or the local area median income. Stratford is within the Bridgeport metropolitan area, which has a median family income of \$75,200. This income level is essentially the same as the State's median family income (\$75,400), so for Stratford, the difference is negligible.² In addition to income qualifications, households may not expend more than 30% of their gross income on housing costs.

The following equation shows the maximum gross income for a family of four to qualify for affordable housing (the income limit is different for larger and smaller households).

$$\$75,200 \text{ (median family income)} \times 80\% = \$60,160 \text{ (income limit)}$$

A household can not expend more than 30% of its income on household expenses, so the following equation shows the maximum amount a family of four could spend per month on housing costs:

$$\begin{aligned} \$60,160 / 12 \text{ months} &= \$5,013 \text{ monthly income} \\ \$5,013 \times 30\% &= \mathbf{\$1,504} \text{ maximum monthly housing costs} \end{aligned}$$

The following table shows maximum affordable housing costs (based upon estimated 2003 incomes) for the following family sizes:

One Person	\$1,050	Four Person	\$1,500
Two Person	\$1,200	Five Person	\$1,620
Three Person	\$1,350		

The above maximum housing costs apply to both rental and home ownership. For rental households, monthly costs include utilities in addition to rent.

The \$1,500/month housing cost translates into a home price between approximately \$160,000 (5% down payment) and \$210,000 (20% down payment), assuming a 6% interest rate and the remainder for utilities, taxes, and mortgage insurance.

Income	\$60,160	\$60,160
Monthly Housing Cost	\$1,500	\$1,500
Mortgage and Insurance	\$1,000	\$1,000
Utilities / taxes	\$500	\$500
5% and 20% down	\$8,000	\$42,000
Max. Sales Price	\$160,000	\$210,000

² U.S. Department of Housing and Urban Development 2003 Estimates.

Current Market Conditions

When the Town's affordable housing is evaluated on a market basis, Stratford fares very well. In fact, Stratford's affordable housing units were estimated at between 39.0% to 48.7% as of the year 2000 according to a publication of Ameregis Metropolitan Area Research Corporation. The data were reported in a March 2003 publication commissioned by the Office of Urban Affairs of the Archdiocese of Hartford, entitled Connecticut Metropatterns: A Regional Agenda for Community and Prosperity in Connecticut. (Map 12: Percentage of Housing Units Affordable to Households with 80 percent of the regional median income by Municipality, 2000.) The statewide average was reported as 48.8%. The Data Source was the U.S. Census Bureau.

Through the first quarter of 2003, forty six homes sold in Stratford with the median sale price of \$245,000. This represents an 80% increase in sales price over the 1998 median price of \$135,000. The median price is approximately \$85,000 above the estimated sale price of an affordable home with 5% down and \$35,000 above the price of one with 20% down payment. High housing costs hurt families that meet affordable income levels by requiring increased cash for down payments, as well as increased mortgage payments.

A recent search on the Connecticut Multiple Listing Service returned 81 homes for sale within the town.

- Three were priced between \$90-\$99,000.
- One was offered between \$100-\$119,000.
- Four were between \$120-\$159,000.
- Ten were between \$160-\$199,000.
- Sixty Three were priced over \$200,000.

It should be noted that some houses are still for sale within the income range of affordable-income households. Eighteen of the 81 houses for sale (22%) would all be eligible for a family that had a 20% down payment. However, the trend in sales price is increasing beyond the range of a family whose income qualifies as affordable.

These homes do not qualify as part of the affordable housing inventory within the town, however, because they lack deed restrictions that limit the future selling price.

According to the 2000 Census, the median household income in Stratford was \$67,300, which means that a household could spend \$1,682 (30%) on housing per month. This figure is below the State and Local Median income, but above the affordable-income guidelines, which suggests that the average sales price will remain above the price needed for an affordable-income household.

Compared to other towns in Fairfield and New Haven Counties, Stratford's housing prices compare favorably. However, this may be putting increased demand on the local housing stock, as families become priced out of other communities.

Base on an informal assessment, the rental market appears to be more favorable to affordable-income households in Stratford. Eleven apartments listed in the Connecticut Post on May 12, 2003 ranged from \$600 to \$1,200. Nine units priced below \$1,000 would qualify for affordability, while the two priced between \$1,100 and \$1,200 may qualify, depending on family size and utility cost. These costs are in relation to households earning 80% of the median income. Households earning 60% of the median, however, would have a difficult time finding rentals or sales prices in town.

What Are Affordable Housing Units?

According to state law, affordable housing 1) receives financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing, and any housing occupied by persons receiving rental assistance, and/or 2) includes a forty-year deed restriction that guarantees that the unit will be sold or rented to families who meet income guidelines. These units include housing authority apartments, group homes, Section 8 certificates, and homes purchased with ChFA mortgages, and those that are deed restricted.

Total Housing Stock (2000)	20,596 units
Government Assisted Housing	819 units
ChFA Mortgages	438
Deed Restrictions	1
	1,258 units (6.11%)

In 2003, Stratford has 1,258 units that count towards the affordable housing goal. The 2000 Census indicates that the town has 20,596 housing units. In order to meet the guidelines of the state law, ten percent of the housing stock (2,060 units) would have to qualify as affordable. With 819 units, just over six percent of the local housing market qualifies under state law as affordable units.

An additional 802 units are needed to bring the number up to 10% and allow the town to be excluded from the appeals process.

Developers' Appeal

Because less than ten percent of the housing stock falls under the state's definition for affordable housing, developers may petition the courts to permit "set-aside" subdivisions that would not normally be approved under the town's current zoning code. These types of developments typically allow greater number of homes than the underlying zoning allows. When this happens, the town has the burden of proof to demonstrate that the set-aside developments would adversely impact issues such as health and safety matters. According to the law, thirty percent of the units within a developers' appeal subdivision must be affordable units, fifteen percent affordable to households earning 80% of the median income and fifteen percent to households earning 60% of the median income. The thirty percent has to be deed restricted for 40 years to qualify.

Stratford has been an attractive area for developers because the majority of the Town is supported by central water and sewer services, which makes higher densities feasible. In addition, the strong housing market and lower land costs combine to attract new residential activity.

Status of Current Affordable Housing in Stratford

A number of subdivisions are currently under construction that will add to Stratford's affordable-income housing.

Under Construction

Cutspring Village, Cutspring Road

25 units, 7 affordable

Shakespeare Estates, Knowlton Street

34 units, 9 affordable

Tara Place, Otis Street

10 units, 3 affordable

New Hope Subdivision

18 units, 18 affordable

Approved, No Permits Taken Out

Judson Place Apartments

32 units, 32 affordable (elderly)

Success Avenue

40 units, 10 affordable (elderly)



Paradise Green

Section IX. Community Character/ Historic Preservation Plan



Boothe Park



Stratford Center

Section IX. Community Character/ Historic Preservation Plan

Introduction

The Town of Stratford Planning Commission sponsored a public workshop to discuss Community Character and Historic Preservation. The workshop was part of a series of public meetings regarding the update of Stratford's Plan of Conservation and Development.

Community Character and Historic Preservation

Many factors go into community character. Buildings, streets, and design elements (trees, benches, paving materials, etc.) comprise the built portion of a community and are significant in shaping the appearance and perception of a town. Stratford, one of Connecticut's oldest communities, has an array of historic structures, which add to the richness of the town and intertwine community character with historic preservation. Many of Stratford's older neighborhoods are associated with historic crossroads in town, which indicates how streets have shaped the community and played a role in the town's development and character.

Today, Stratford, like most communities, has attractive areas that residents enjoy and parts of town that many people would like to see improved. Main Street in Stratford Center, with its historic buildings, mature trees, building setbacks, and sidewalks spaced well away from the thoroughfare provides a stark contrast to US Route 1. The town also has neighborhood success stories such as Paradise Green, which shows that the town can work with local property owners to agree to design standards in an effort to create more interesting, attractive, pleasant, and pedestrian friendly environments. Local and federal historic districts help to preserve the town's architectural legacy.

Stratford's neighborhoods are unique, providing residential and shopping experiences that can't be duplicated in malls and in other towns. The purpose of the workshop was to acknowledge and identify the desirable and unique areas of Stratford and then to examine regulatory means at the town's disposal to enhance their positive attributes and encourage the continued improvement of Stratford's neighborhoods.

Workshop Results

Appearance – Attractive Areas

Participants were asked to identify which area of Town they find most attractive, and why. Many of the responses focused on the historic areas:

Stratford Center	Shakespeare Theatre
Putney – Boothe Park	Paradise Green
Academy Hill	Main Street

People appreciate these areas because of the **historic buildings**, the **unique character**, and the **opportunities for walking around**.



Public Workshop

Other popular responses include:

Waterfront
Short Beach
Lordship
Long Beach
Birdseye Boat Launch

Residents commented that they like the **recreational activities** available within these areas, the **natural setting** of the riverfront and coast, as well as the **views** from the waterfront.

Appearance – Areas That Need Improvement

Conversely, the next question asked participants to identify those areas in need of design improvements. Participants expressed their displeasure with:

Barnum Avenue
Stratford Avenue
Stratford Center

Comments include that these areas are **unattractive**, have a **poor mix of stores**, and are perceived as **unsafe**. Residents would like to see additional landscaping within the parking areas, additional landscaping along the roadways, and improvements to Stratford Center to try to improve the look of I-95 and the railroad bridge. Some felt that Stratford Center needs some type of unifying theme for the stores. Many people felt that the train station area offers a poor image of Stratford when arriving there.

Regulations

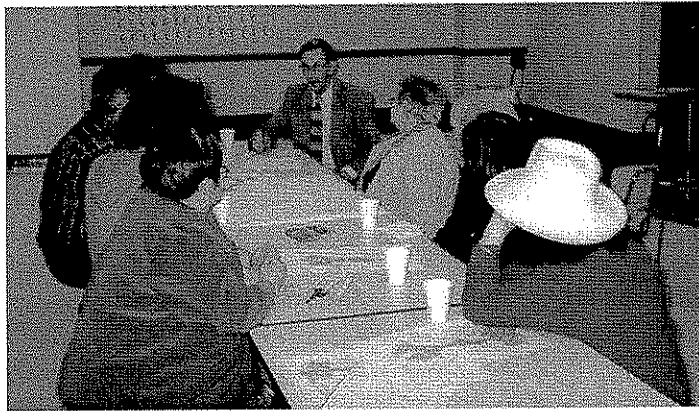
The next questions posed to workshop participants lead into the topic of government regulation and how best to address the challenges the town faces. The questions asked participants to describe what the town should do to improve the area(s) and what level of government involvement is appropriate?

Most of the recommendations for areas identified as needing improvements are design related: landscaping, building facades, improve appearance of railroad viaduct and I-95 overpass. Increased maintenance to remove litter, provide trash cans, and clean streets was another comment expressed by some members at the workshop.

People like the variety of areas within Stratford and wish to see that variety enhanced with different design standards or guidelines for the different neighborhoods and commercial strips.

Workshop participants struggled, however, with the level of government involvement. Some wished to see the town have architectural controls similar to the historic districts, others preferred general guidelines that would be recommended but not enforceable. The majority of people favored the creation of design guidelines, which would be provided to a developer at the beginning of a project. The Town would review and make recommendations on the site plan, though the comments would only be advisory. Certain areas, however, such as lands surrounding the historic districts, might warrant stricter controls, such as an architectural review board or the creation of a Village District as part of the zoning code.

Participants favored the creation of merchants associations as a way to assist in developing design guidelines and help to keep the commercial areas clean.



Public Workshop

Signage

Stratford recently placed welcoming signs along the major gateways into town. Opinion regarding the signs was split. While many liked the idea, some thought the lettering was too small, others disagreed with the color choices (same color as Bridgeport's). Still others did not like the signs and felt that the signs were gaudy.

The majority of people attending the workshop favored unique road signs for the town, similar in nature to the road signs in Bridgeport. However, rather than have one motif throughout the town, it may be more appropriate to have multiple motifs for different neighborhoods in Stratford. Lettering and colors should be uniform, though some neighborhoods may want a historic, waterfront, or aviation symbol on the road sign.

Recommendations

Design Districts

Identify different districts in town that would be subject to design guidelines (Paradise Green, Stratford Center, Barnum Avenue, etc.)

Site Plan

Stratford's zoning code should be amended to incorporate site plan review for all new non-residential construction and significant renovation of non-residential existing buildings. Site plan review would give the Planning Commission increased powers to review development proposals and recommend design improvements.

Architectural Design

The Planning Commission should be more actively involved with design regulations. The Commission should consider creating an architectural review board to advise them on architectural matters. In addition, specific neighborhoods may prefer to have design standards required by the zoning code. The Planning Commission can achieve this by creating a Village District

Architectural Review Board

The architectural review board (ARB) is a common tool that many Planning Boards have created. Typically, recommendations from the ARB are advisory and not binding on the applicant. However, rather than risk generating ill feelings, most developers are inclined to work with review boards to achieve a project that the community will support. Since the recommendations are advisory, though, the developer is not bound to accept them.

One way of providing further information to a developer, before meeting with the ARB, is to create a **Design Handbook**. The handbook could be prepared by the Planning Commission and the ARB, and it would provide information and visual clues to a developer before designing a building and then submitting the plans for review.

Village District

The Village District (CGS 8-2j) is a relatively recent addition to the zoning tools available to Zoning Commissions in Connecticut. Village Districts were first authorized in 1998. The purpose of creating a district is to protect the unique character of specific locales.

The legislature specifically gives to the Zoning Commission the power to regulate the "design and placement of buildings" in view from public roadways. The legislation reads in part, "The zoning commission of each municipality may establish village districts as part of the zoning regulations adopted under Section 8-2 or under any special act. Such districts shall be located in areas of distinctive character, landscape, or historic value that are specifically identified in the plan of conservation and development of the municipality" (CGS 8-2j(a)).

Design guidelines within a Village District are therefore enforceable and much stronger than the advisory recommendations of an architectural review board. Village District designation could be an option for areas designated "Design Districts," as discussed previously. Through the Village District, the Zoning Commission may regulate buildings and their placement, pavement materials, maintenance of public views, and "other elements that the commission deems appropriate to maintain and to protect the character of the village district."

The Zoning Commission has the discretion to decide how stringent the design regulations of a Village District should be. Regulations could be strict, within a historic district, for example, or they could be broader, perhaps requiring that a developer "conform" to guidelines in a design handbook, without specifying particular architectural styles, colors, or window openings.

Although the Village District may not be appropriate everywhere, it might have local appeal where there is a cohesive style and character (Paradise Green, Stratford Center, historic districts). The Plan recommends that two specific areas be considered for village district designation since they possess distinctive character, landscape, and/or historic value:

1. Academy Hill / Stratford Center/Mac's Harbor
2. Pumpkin Ground Wetland Conservation Area

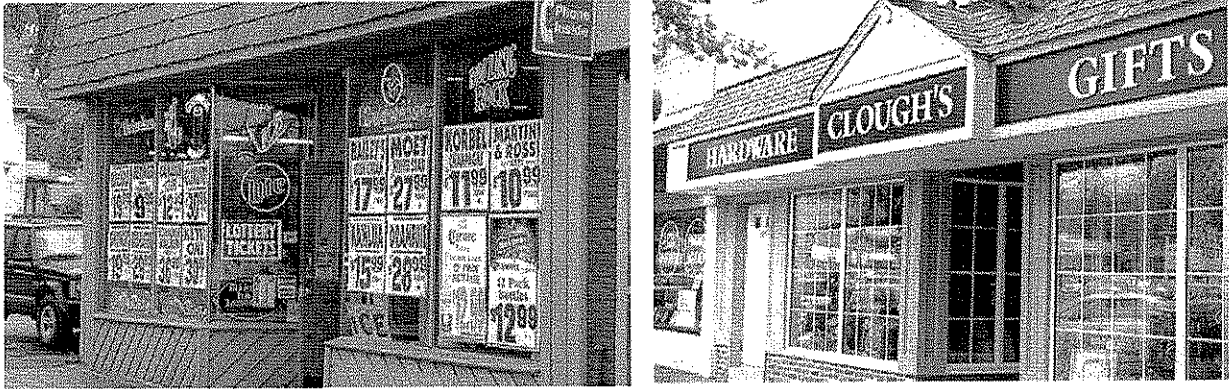
Other areas may also be appropriate (Paradise Green, etc.) for consideration as well.

Landscaping

Stratford has landscape regulations. Conformance with these regulations should be incorporated into site plan review. Landscaping regulations should be reviewed to consider a continuous eight-foot landscaped median between each bay of parking.

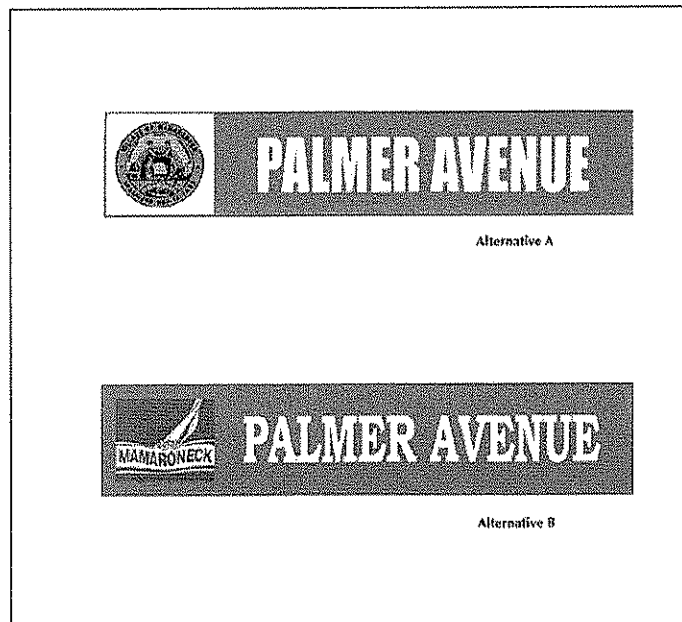
Signage

Section 16 of the zoning code details Stratford's signage ordinance. Window signs should be restricted to less than 50% of the total window display area, to improve visibility of the storefront and encourage attractive window displays.



Paradise Green

Consider uniform street signs with community-supported motifs to differentiate neighborhoods within Stratford.



Example proposed for Mamaroneck, NY

Place wayfinding signs to identify parking areas, stores, and tourist venues.

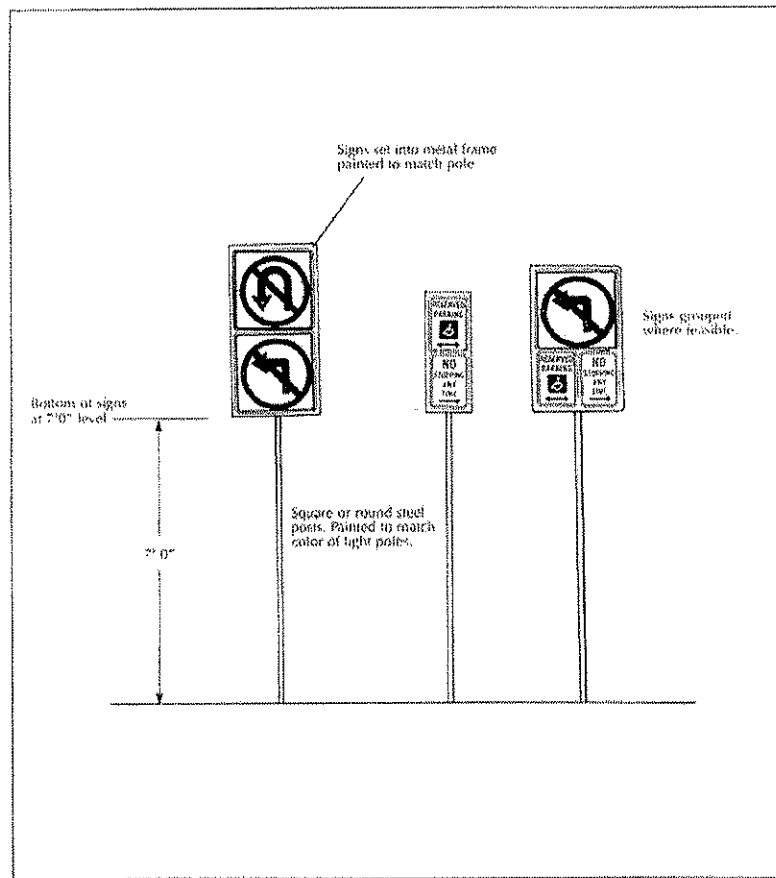


Example from Westfield, NJ

Improve appearance of traffic and information signage. Work with Connecticut DOT where signs are placed in the State right-of-way.



Main Street and Route 1 Intersection



Uniform Signage

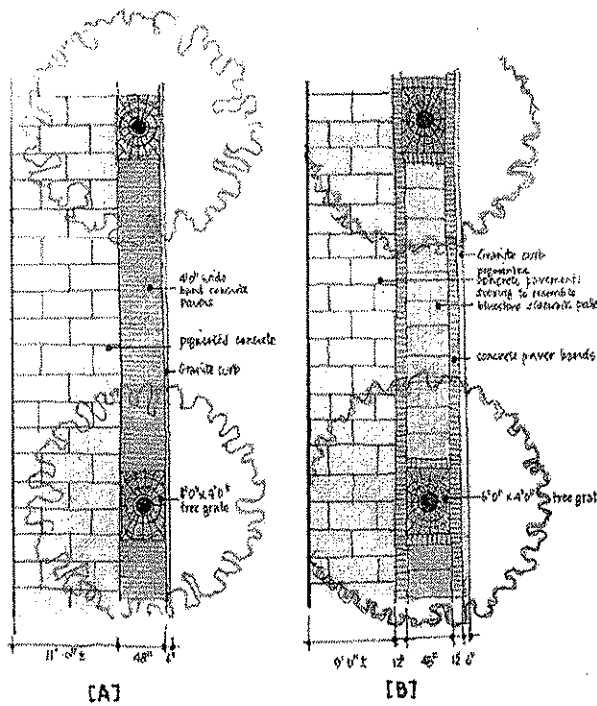
Historic Districts

Workshop participants consistently cited Academy Hill Historic District as one of the things they like best about Stratford. Historic Districts provide a unique sense of place and neighborhood identity and preserve the town's architectural legacy. The Planning Commission should consider designating certain areas for Village District zoning to support the preservation of the historic character. The Village District could encompass properties outside of the Historic District, such as the Shakespeare Theater site, Stratford Center, and extend south to Stratford Avenue. Properties on the local and national historic registers should be considered when drafting Village District boundaries.

Streetscape

Paving

Consider alternative paving designs along the edges of sidewalk areas to create visual interest and add to the character of an area. Keep the central walkway portion of the sidewalk level and of a consistent material.



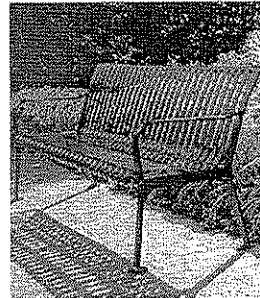
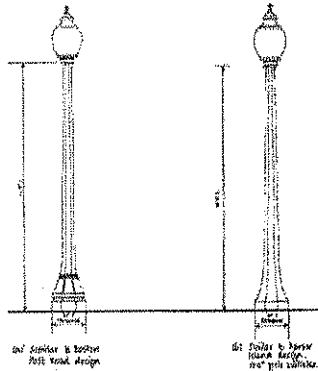
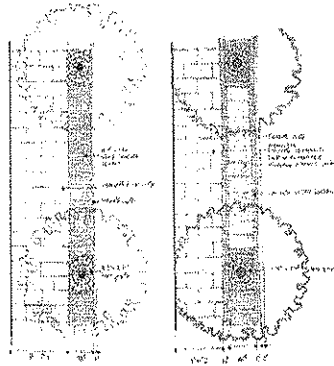
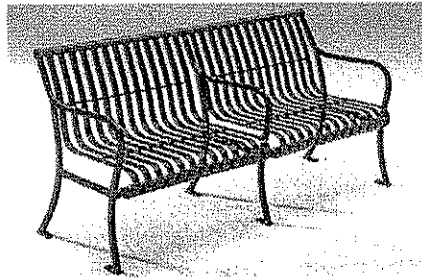
Lee, MA

Street Furniture

Consider the placement of lighting, benches, trash cans, and information kiosks in denser areas where pedestrians are common and walking is encouraged. Elements should be designed or selected in harmony with one another. Maintenance of trash cans and lighting fixtures should also be considered when selecting these items.



Buckhurst Fish & Jacquemat Inc. provided consultant design services on behalf of the Village of Mamaroneck concerning new streetscape for a three block-long section of Mamaroneck Avenue in the downtown area. A follow-up study was also commissioned to review new traffic sign guidelines for the area including alternative designs for gateway signage.



Section X. Implementation Plan

During the process of developing this Plan Update, the Planning Commission received a significant level of input stressing the adoption of this Plan Update as a strategic plan or an action plan. In the past, it had been noted, there were a number of quality, credible plans developed; however, there was a concern that implementation of those plans sometimes fell short of expectations. The Commission agreed with this goal and saw the need for there to be with the Plan Update an implementation plan. This implementation plan would be developed as a clear statement of quantifiable actions with an assignment of those boards, committees, and staff persons having the primary responsibility for implementing each action.

The Planning Commission supports the development of such an implementation plan, once this Plan Update has been adopted. With the adoption of the Plan Update, the Town will have a clear statement of actions and objectives to achieve within a defined vision for the town. In developing this Plan Update, the Planning Commission chose a process that was highly participatory. It involved extensive efforts towards shaping consensus among a wide range of "stakeholders" from the private and public sectors. The Commission feels strongly that it has achieved a careful balance of the need to "conserve" and the need to "develop" the community. It also feels that this Plan Update represents a shared vision of the community. Initially, the Commission contemplated the development of an implementation plan within the pages of this plan update. But, what the Commission learned in this process is that board and committee members, residents, and businesspeople took greater ownership in the recommendations of this Plan Update by being a partner in its development. Consequently, the Commission feels that the process of implementing this Plan Update must follow the same course. Upon adoption of this Update, initially by the Planning Commission and hopefully, followed by the Town Council, the implementation plan should be developed by the same stakeholders who were involved in developing this process. It is anticipated that a joint committee would be formed with representation from other participating commissions, boards and agencies (see Credits at front of document). This committee would be charged with developing an implementation plan, using the following instrument as a general guide for the work product:

ACTION ITEM	RESPONSIBLE STAFF	RESPONSIBLE COMMISSION	ESTIMATED COST	FUNDING SOURCE	TIME FRAME

Section XI . Community Profile

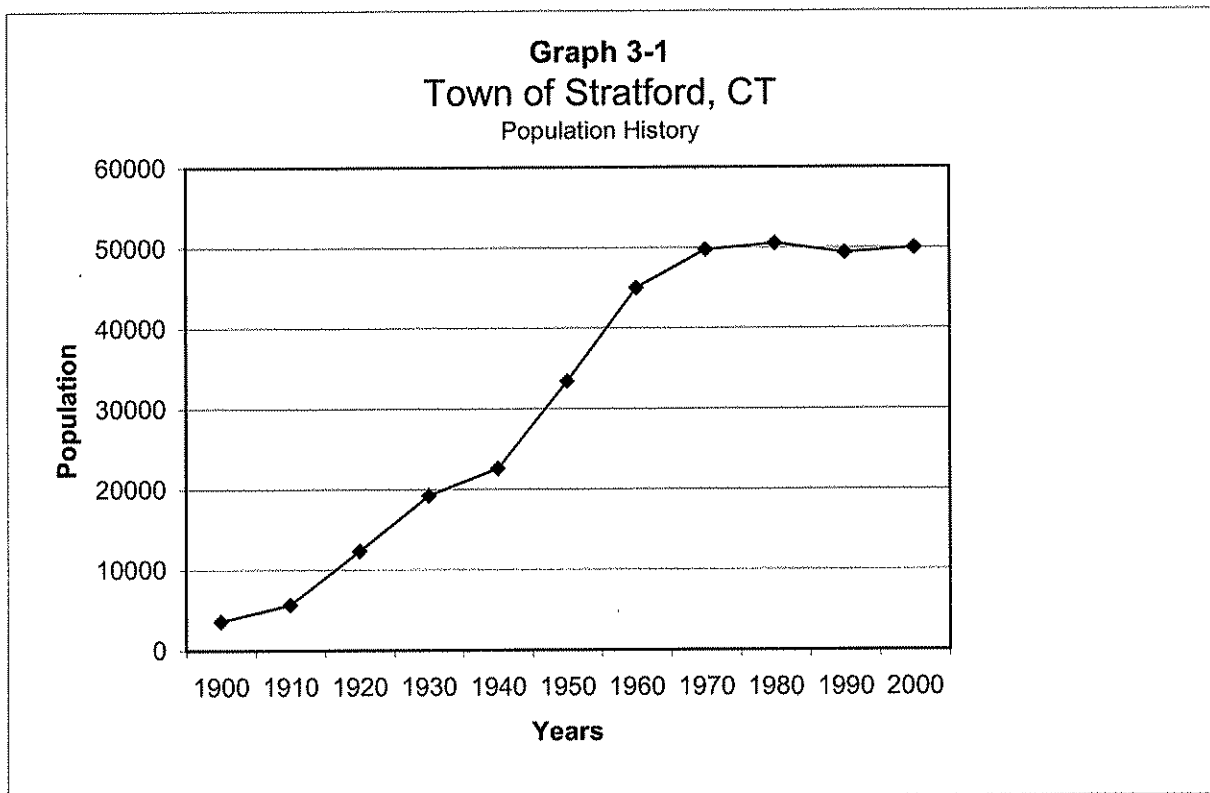


Section XI . Community Profile

POPULATION CHARACTERISTICS

Total Population

Tracking a region's population is vital to its development. Throughout the twentieth century, Stratford's population soared from 3,657 people in 1900 to 49,976 in 2000. This undoubtedly led to Stratford's progression and expansion into the town it is today, testimony to the industrialization of the community throughout this century. After the first population decrease during this century, between 1980 and 1990, the 2000 Census shows Stratford's population is rising once again; however the rate of change, at 1.1%, is slower than recorded for previous decades. The Town's population has stabilized over the past two decades. A more detailed look at population and housing data helps to further understand Stratford's resident characteristics.



SOURCE: U. S. Census Bureau, 2000 Census

Age Characteristics**Median Age**

Table 1 summarizes changes in the median age of Stratford's population since 1980 in relation to other communities in the region and to state and national averages. Overall, median age has risen over the last thirty years at the local, state and national levels, in some cases by more than 25%. This trend is to be expected with the aging of the 'Baby Boomers'. It is important to incorporate this aging trend in local planning efforts (housing needs, recreation planning, elderly service demands, etc.)

TABLE 1 MEDIAN AGE 1970, 1980, 1990, 2000				
Geographic Unit	1970	1980	1990	2000
<i>STRATFORD</i>	34.3	38.2	39.0	40.3
Bridgeport	29.9	29.7	31.0	31.4
Fairfield	31.9	35.8	37.9	38.5
Trumbull	31.6	36.1	39.5	40.3
Monroe	25.1	30.3	34.3	38.1
Easton	N/A	36.7	40.1	40.4
Connecticut	29.1	32.0	34.4	37.4
United States	28.0	30.0	N/A	35.3

SOURCE: U.S. Census

Median age is a good indicator of the age of the general population. Stratford and Trumbull have the second highest median age levels for the region, falling right behind Easton. These communities have an older population generally. In particular, this trend is evident in Table 2, which illustrates increases in older age groups, specifically residents between 45-54 years and those 85 and older.

Age Groups

Understanding the age characteristics or groups for the town's population is an important step in analyzing community needs, housing demand, public facility requirements, and future population trends. Table 2 illustrates the distribution of Stratford's population between 1980 and 2000, as well as the relative level of change that has occurred within these groups.

AGE GROUP	1980	%	1990	%	#	%	2000	%	#	%
					CHANGE				CHANGE	
0-4	1,448	5%	2,886	6%	1438	99%	2,983	6%	97	3%
5-14	6,478	13%	5,383	11%	-1095	-17%	6,731	14%	1,348	25%
15-19	4,079	8%	2,781	6%	-1298	-32%	2,649	5%	-132	-5%
20-24	3,634	7%	3,049	6%	-585	-16%	2,060	4%	-989	-32%
25-34	6,957	14%	7,641	15%	684	10%	6,159	12%	-1,482	-19%
35-44	5,294	10%	7,224	15%	1930	36%	8,070	16%	846	12%
45-54	6,643	13%	5,281	11%	-1362	-21%	6,889	14%	1,608	30%
55-59	3,937	8%	2,515	5%	-1422	-36%	2,689	5%	174	7%
60-64	3,896	8%	2,929	6%	-967	-24%	2,153	4%	-776	-27%
65-74	3,009	6%	5,863	12%	2854	95%	4,531	9%	-1332	-23%
75-84	2,902	6%	3,107	6%	205	7%	3,815	8%	708	23%
85 +	585	1%	740	2%	145	25%	1,247	3%	507	69%
TOTAL	50,541	100%	49,389	100%	-1152	-2%	49,976	100%	587	1%

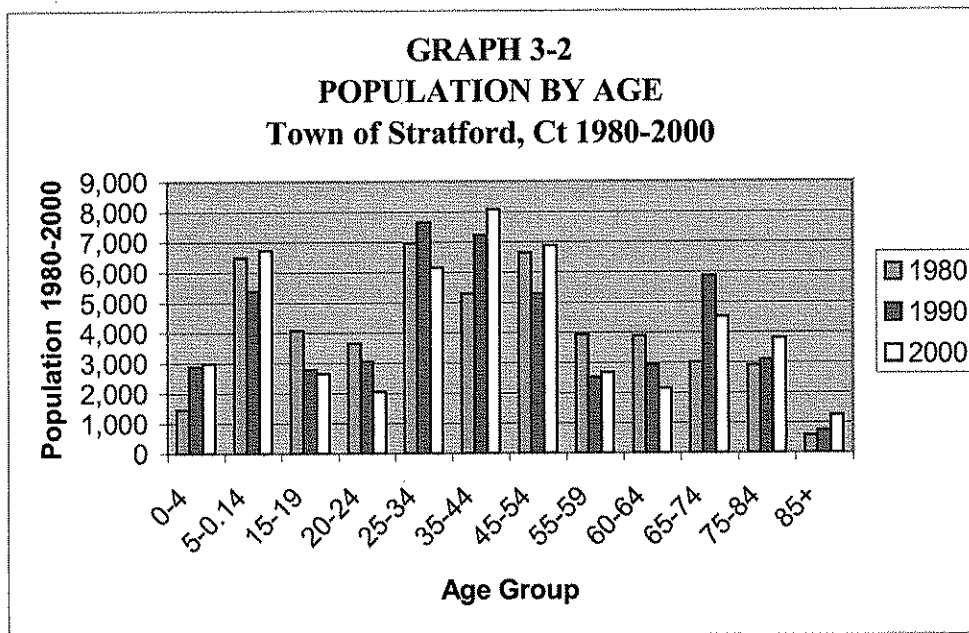
SOURCE: U.S. Census Bureau, 1998-2000 Census

Between 1990 and 2000, the largest rate of growth occurred amongst residents ages eighty-five and over (up 69%), which is a nationwide trend attributable to better health care and overall improvement in the general health of seniors. This age group represents a relatively

small portion (3%) of the town's overall population. Residents aged thirty-five to forty-four comprise the largest age group in Stratford (16%). In addition to the group of residents aged 85 and over, large increases were seen in the following age groups: 75-84; 45-54; and 5-14. Significant decline was experienced for the age groups 20-24 and 60-74.

Significant growth in the younger age groups of the Town shows continued demand on the school system. Since 1990, the Town's population aged 0 – 4 clearly matured, resulting in a 25% growth in student-aged population between the ages of 5 and 14 by the Year 2000. Once again, there are over twice as many youngsters aged 0-4 in 2000 than there were in 1980.

The most drastic change in an age group took place with the sixty-five to seventy-four year olds. Between 1980 and 1990, this age group increased by 95% compared to the next decade (1990-2000) in which they decreased by 22.7%.



SOURCE: U. S. Census Bureau, 2000 Census

Graph 3-2 illustrates the relative change in population groups from 1980-2000. A majority of the age groups increased in 2000 when compared to 1980 and 1990. By 1990, many age groups declined in number compared to 1980.

Family and Household Characteristics

Looking at household and family characteristics can provide meaningful information for public facility planning, assessing community needs, analyzing housing demand, and projecting population trends.

Table 3 compares household and family size in Stratford for 1980, 1990, and 2000.

TABLE 3 FAMILY AND HOUSEHOLD CHARACTERISTICS Stratford, CT		
	1990	2000
Total Persons	49,389	49,976
Total Persons in Households	49,070	49,610
Total Households	19,310	19,898
Persons Per Household	2.54	2.49
Total Persons in Families	42,339	41,456
Total Families	13,922	13,637
Persons Per Family	3.04	3.04

SOURCE: U. S. Census Bureau, 1990-2000 Census

The number of households is based on the number of occupied units counted as part of the decennial census. The factor for persons per household is calculated by dividing the total population by the total number of occupied units (vacant units are excluded). Households, for this purpose, include families related by blood and marriage as well as unrelated individuals sharing living space and singles.

The table shows that, while total population increased by only around 1%, the total number of households increased by 688 or 3%. The result is a smaller average household size of 2.49 persons per household... almost the same number of people living in a larger number of dwelling units.

The lower half of the table concentrates specifically on family households only (households in which two or more members are related by blood or marriage). From 1990 to 2000, while total households increased, the total number of family households dropped by 555. Family households represented 72% of all households in 1990 but only 68% of all households as of 2000. This trend is consistent, again, with national trends reflecting changes in family composition. Family household size remained constant at 3.04 persons per family, higher than the average total household size of 2.49 persons per household.

Table 4 shows mean household size for the Town of Stratford, in relation to the Bridgeport Region, the State of Connecticut and the United States as a whole. While household size remained constant locally and nationally, there was a slight decrease in household size for the state of Connecticut as a whole (decreased by .1%). Meanwhile, Stratford's household size is relatively small when compared to regional and national averages.

TABLE 4 MEAN HOUSEHOLD SIZE 1970-2000				
	TOWN OF STRATFORD	BRIDGEPORT REGION	STATE OF CONNECTICUT	UNITED STATES
1970	3.2	3.2	3.2	3.1
1980	2.7	2.8	2.8	2.8
1990	2.5	2.7	2.6	2.6
2000	2.5	2.7	2.5	2.6

SOURCE: U.S. Census Bureau, 1970-2000 Census

Racial Composition

Table 5 provides comparative data on racial composition for Stratford, the Greater Bridgeport Planning Region, and the State of Connecticut. (The Greater Bridgeport Planning Region includes Bridgeport, Stratford, Fairfield, Trumbull, Monroe, and Easton).

TABLE 5 RACIAL COMPOSITION 2000 Town, Region, and State			
	TOWN OF STRATFORD	GREATER BRIDGEPORT PLANNING REGION	STATE OF CONNECTICUT
White	84.8%	45.0%	81.6%
Black	9.8%	30.8%	9.1%
American Indian, Eskimo, or Aleut	.2%	.5%	.3%
Asian or Pacific Islander	1.4%	3.4%	2.4%
Other Race	2.1%	20.4%	4.3%
Total Percentage	98.3%	100.1%	97.7%

Overall, the percentage of Stratford's population classified as white is considerably higher than that of the Greater Bridgeport Planning Region and is closer to averages for the state as a whole (84.8% compared to 81.6%).

Stratford's black population, at 9.8% of total population, is about a third of the ratio of black population in the region (30.8%) but is very close to the ratio of black population at the state level (9.1%).

Other races represented in Stratford's population are at a comparatively lower rate than for the region and the state. Included in this category are American Indians, Eskimos and Aleuts, Asians and Pacific Islanders, and other unspecified races.

Hispanic Origin

Table 6 shows population of Hispanic origin as of 2000 for Stratford, the Bridgeport Region, and the State of Connecticut. Stratford's population of Hispanic origin (6.8% of total population) is lower than for the State of Connecticut (9.4% of total population), and it is significantly lower than the population of Hispanic origin in the Greater Bridgeport Region (31.9% of total population). Stratford's population that is of Hispanic origin almost doubled in the 1990s -- from 1,771 (3.6%) in 1990 to 3,399 (6.8%) by the year 2000. Stratford's population is far more diverse than for neighboring communities with a smaller Hispanic population such as Easton, Fairfield, Monroe, Trumbull, Milford and Shelton.

GEOGRAPHIC AREA	# HISPANIC ORIGIN	TOTAL 2000 POPULATION	% HISPANIC ORIGIN
Town of Stratford	3,399	49,976	6.8%
Greater Bridgeport Planning Region	44,476	39,529	31.9%
State of Connecticut	320,323	3,405,565	9.4%

SOURCE: U.S. Census Bureau, 2000 Census

HOUSING CHARACTERISTICS**Total Housing Stock**

Table 7, below, provides a brief history of changes in the Town's total housing stock since 1960.

TABLE 7 TOTAL DWELLING UNITS, 1960-2000 STRATFORD, CT			
YEAR	TOTAL DWELLING UNITS	# CHANGE	% CHANGE
1960	13,549		
1970	15,823	2,274	16.8%
1980	18,957	3,134	19.8%
1990	20,152	1,195	6.3%
2000	20,596	444	2.2%

SOURCE: U. S. Census Bureau, 1960-2000 Census

The number of dwelling units in Stratford increased by more than 52% between 1960 and 2000. In that 40-year period, dwelling units increased from 13,549 to 20,596. The majority of that growth in housing stock occurred in the 1970s (19.8%) and, to a lesser extent, the 1960s (16.8%). Housing growth dropped to a level of 2.2% for the last decade, with a growth in total housing stock of 444 dwelling units. This reduction is, in part, due to the increasingly limited amount of vacant land available for residential development in Stratford.

Dwellings By Occupancy

Table 8 highlights the distribution of dwelling units by occupancy type (owners and renters). Clearly, the number of dwelling units that are owner-occupied continues to remain at a high 78%, often a sign of community stability and continuity. The decrease in vacant housing units is indicative of a stronger housing demand in 2000 than in 1990.

There is a significant increase in owner-occupied housing units compared to a slight decrease in renter-occupied housing units, which could imply an increase in economic standing for Stratford residents. Meanwhile, the majority of new housing construction in the last ten years was single-family homes, which tend to be owner-occupied. Stratford's real estate market, according to this table, has strengthened over the past ten years.

YEAR	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	VACANT HOUSING UNITS	OWNER-OCCUPIED HOUSING UNITS	RENTER-OCCUPIED HOUSING UNITS
1990	20,152	19,310	842	15,390	3,911
2000	20,596	19,898	698	15,989	3,909
CHANGE #	444	588	-144	599	-2
CHANGE %	2.2%	3.04%	-17.1%	3.9%	-0.05%

SOURCE: U. S. Census Bureau, 1990 –2000 Census

3.3.3 Assisted Housing

The Town of Stratford, through the Stratford Housing Authority, owns and operates seven housing developments to meet the needs of family and elderly households that have low or moderate incomes. The housing developments that are owned and operated by the Housing Authority are identified on Table 9 on the next page.

The majority of the 510 publicly assisted housing units (310 units) are designed and used for occupancy by elderly residents. The remaining 200 units are housing for family households, located in Meadowview Manor and Hearthstone Apartments. Each of these family developments contains 100 units. The Meadowview Manor units are for occupancy by moderate-income households, while Hearthstone is for occupancy by low-income households. These family housing developments include a much higher bedroom mix than the elderly developments. Only 15 of the units are one-bedroom apartment. The remainder consists of 82 two-bedroom units, 75 three-bedroom units, and 28 four-bedroom units.

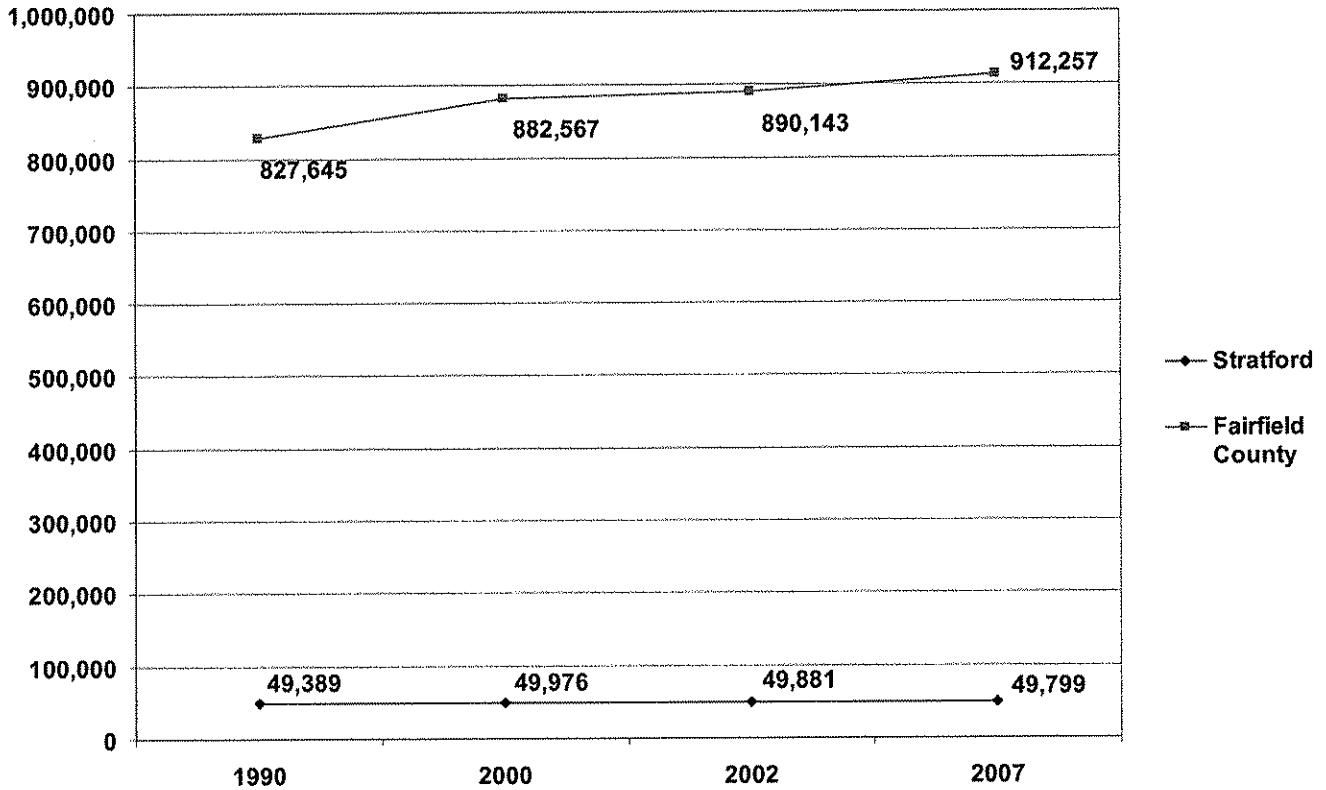
The focus of new housing for low and moderate income households in the 1990s was the creation of affordable housing, within new private sector developments. For further information, see Section VIII of this Plan Update, Affordable Housing.

TABLE 9 INVENTORY OF ASSISTED HOUSING STRATFORD HOUSING AUTHORITY 2000		
Development/Program	No. of Units	Project Description
Meadowview Manor 15-One Bedroom 50-Two Bedroom 25-Three Bedroom 10-Four Bedroom	100	State Moderate Rental Located on McPadden Drive and Justice Street
Shiloh Gardens 20-Efficiency 40-One Bedroom	60	State Elderly located on Henry Avenue
Lucas Gardens 7-Efficiency 3-Handicap 1 Bedroom 43-One Bedroom	53	State Elderly located on Arbor Avenue
Hearthstone 32-Two Bedroom 50-Three Bedroom 18-Four Bedroom	100	Federal Low Family located on Woodend Road, Gregory Circle & Birch Drive
Elm Terrace Apts 6-Efficiency 40-One Bedroom 4-Two Bedroom	50	Federal Elderly located on Woodend Road and Leeward Drive
Robert F. Kennedy Apartments 36-Efficiency 39-One Bedroom	75	Federal Elderly located on Birch Drive
Baldwin Apts 3-Handicap 1 Bedroom 33-Efficiency 36-One Bedroom	72	Federal Elderly located on Griffen Street, Watkins Street, Everett Street
TOTAL	510	

SOURCE: Stratford Housing Authority

Supporting Economic Data

Population



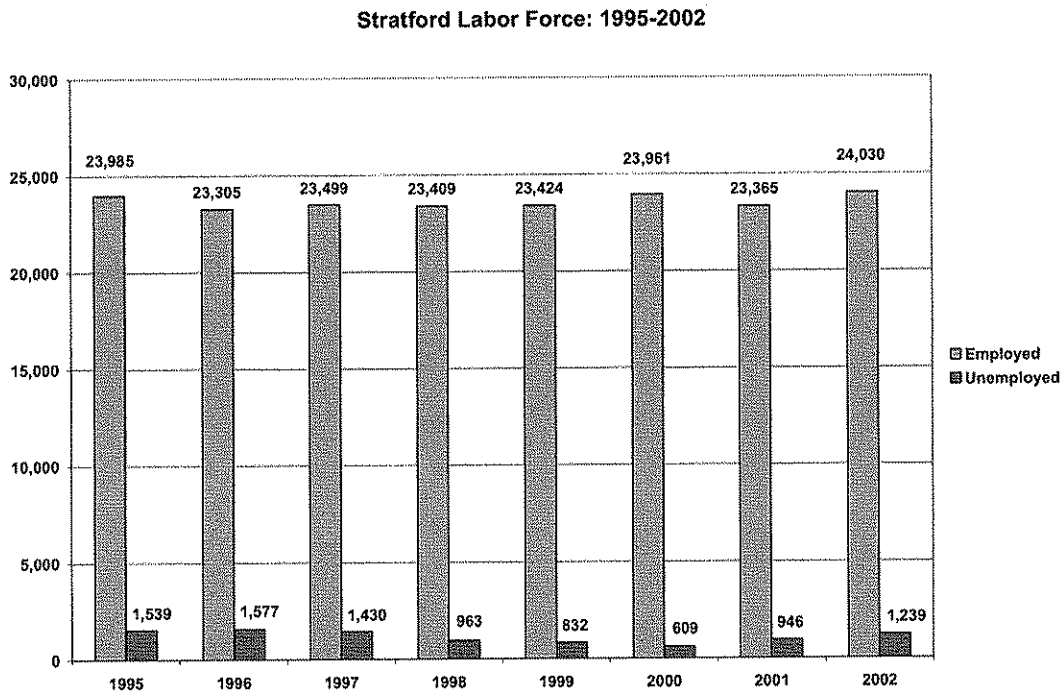
Stratford's population increased 1.2% between 1990-2000, from 49,389 to 49,976. The town did not grow as quickly as Fairfield County, which increased 6.6% during the same period. Connecticut Department of Transportation forecasts predict Stratford's population will stay relatively constant over the next decade, lagging growth throughout the county as a whole.

As of 2000, over half of Stratford residents were between the ages of 18-64. The median age was 40 years old. The census reports 9,593 (19%) persons were eligible for retirement (over 65 years of age). Although approximately 20% of the population, this same age cohort headed up 31% of the town's 19,898 households.

Stratford households contained an average of 2.49 persons.

The average household income was \$65,912 (2000 census). Per capita income averaged \$30,441 in 2002.

Labor Force

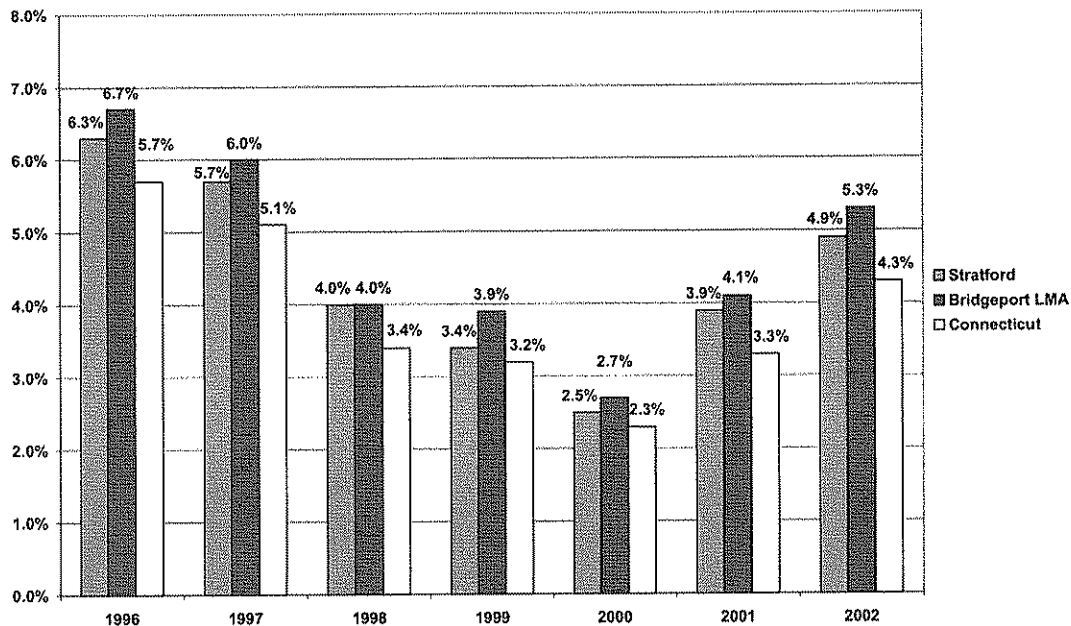


Stratford's resident labor force reached 25,269 in 2002, marking a slow recovery to near 1995 levels of 25,524 from a 1999 year low of 24,256.

By contrast, Fairfield County showed a 2% increase between 1995-2002 from 219,787 to 224,985 resident labor force. Connecticut as a whole saw 3% gains from 1,721,100 to 1,772,900.

Unemployment

Unemployment Rates: 1996-2002



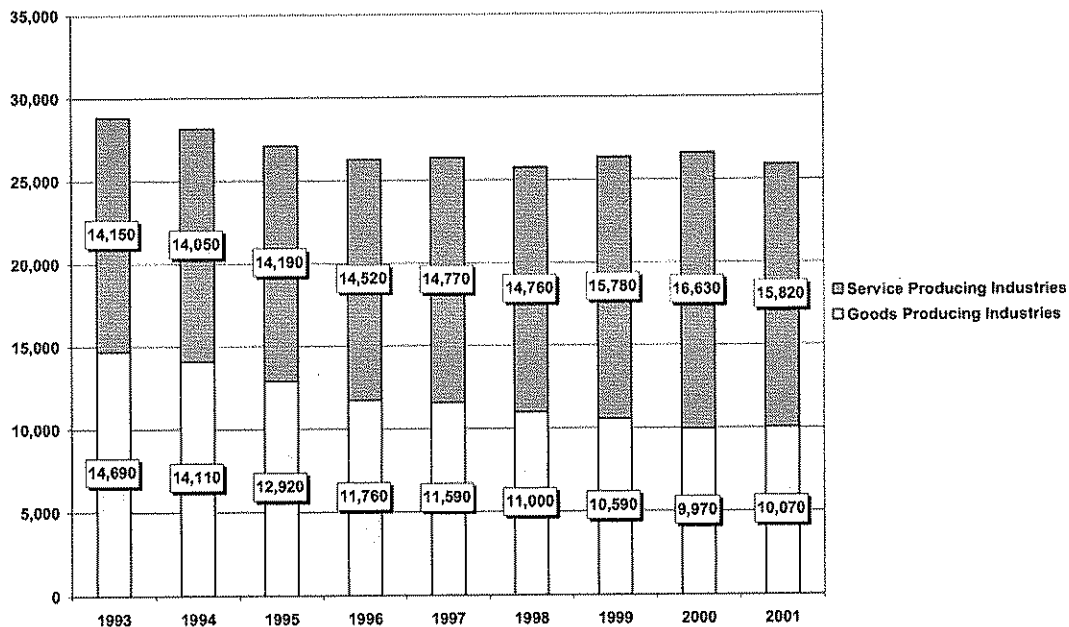
In the recent past, Stratford's unemployment levels generally fall between the greater Bridgeport labor market area (LMA) and the state as a whole. In 2002, 1,239 (4.9%) of Stratford's 25,269 resident labor force were unemployed. This was below the Bridgeport LMA's average of 5.3% but above Connecticut's average of 4.3%

Stratford's unemployment level has risen dramatically from the 2000 low of 2.5%, but the average was still below that experienced during the high rates of unemployment in the mid-1990s when both the Bridgeport LMA and Stratford saw unemployment rates above 6%.

Employment

Among the town's 2,200 business establishments, major employers include the Stratford-headquartered, helicopter manufacturing firm, Sikorsky Aircraft Corporation, the headquarters of the Dresser Instrument division, and the recording systems producer, Dictaphone Corporation. In addition to manufacturing firms, Stratford houses branches of the utility firms, Exxon Mobil and the United Illuminating Company, as well as the moving and distribution firms, United Parcel Service and William B. Meyer. Other significant employers include the Dock shopping center, the pathology company Dianon Systems, and the Lord Chamberlain Nursing and Retirement Home.

Stratford Employment: 1993-2001

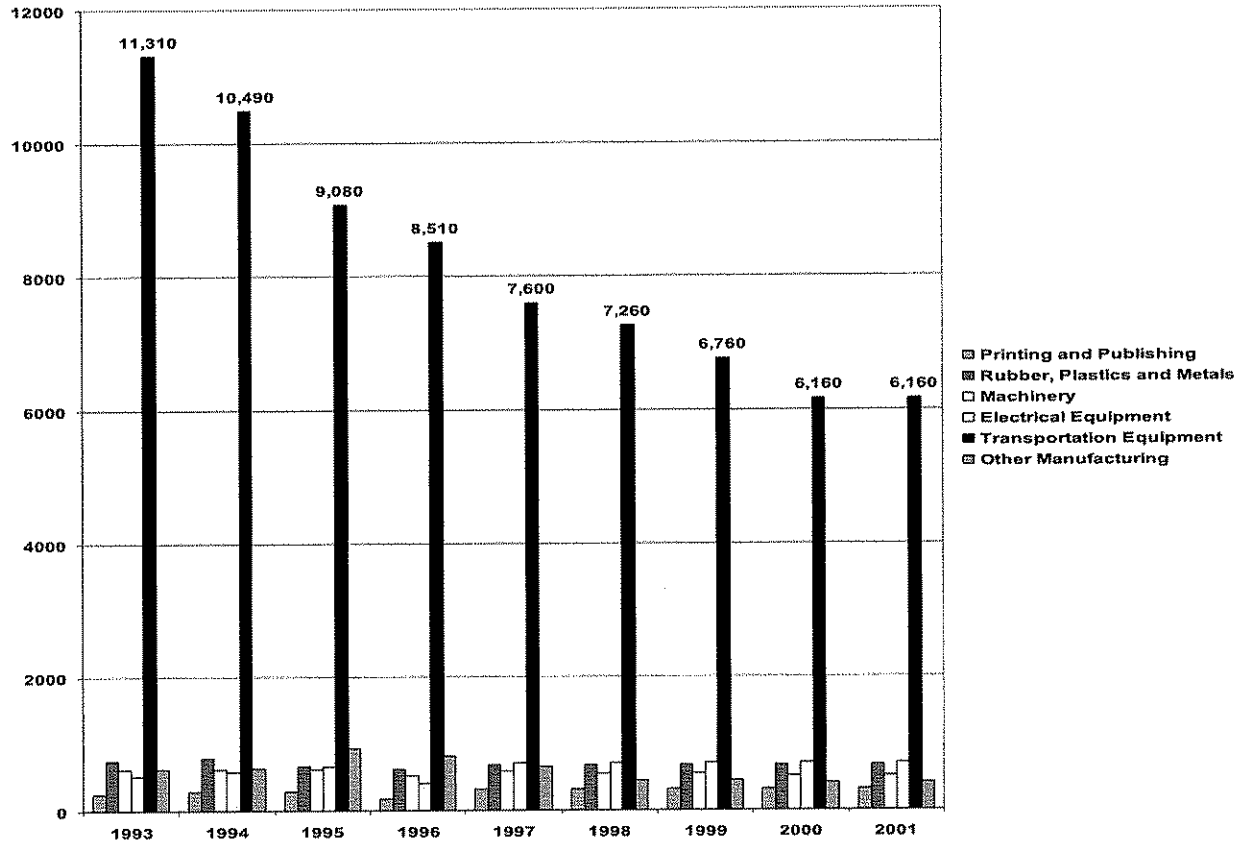


In 2001, goods-producing industries accounted for 10,070 jobs and service-producing industries totaled 15,820 jobs. The total of 25,890 jobs marks a 24% drop from Stratford's 1990 total of 33,930 jobs and a 10% drop from 1993's 28,840 jobs. The current figure is even below the 1980 level of 28,100 jobs.

Between 1993 and 2001, total non-farm employment declined by 10% in Stratford, but grew by 5% in the Bridgeport LMA and by 10% in Connecticut, as a whole. While employment in goods producing industries dropped across the board, most significantly in Stratford (by 31%), service employment grew by 12%, outpacing growth in Bridgeport (by 11%), but not the state of Connecticut (by 15%).

Stratford's businesses represent a variety of sectors, most notably services, with 41% of firms and 34% of employment, and trade, with 24% of firms and 18% of employment. Though on the decline in Stratford, manufacturing accounted for 7% of firms, but 6,787 or 29% of jobs.

Manufacturing Employment, 1993-2001



Manufacturing is a staple of Stratford's employment, yet it has experienced, and is forecasted to see, significant declines. These declines have been felt in transportation equipment, a sector dominated by the town's largest employer, Sikorsky Aircraft Corporation. Between 1993-2000, transportation equipment manufacturing fell by 45.5%, from 11,310 to 6,160 jobs, a level which held steady through 2001.

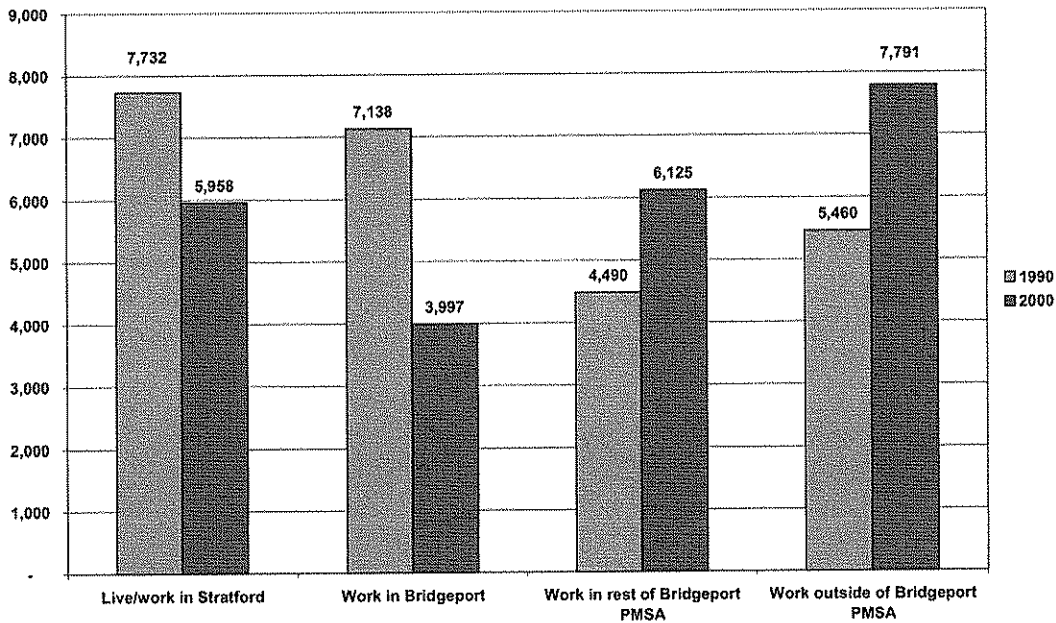
Minimal fluctuations have been felt by other manufacturing sectors, like printing and publishing, rubber, plastics, metals, machinery, and electrical equipment.

Between 2000 and 2010, the Connecticut Department of Labor forecasts that employment in the state as a whole will increase by 152,000 jobs or 8.6%, just over half the expected national growth rate of 15.2%. The service sector, the main driver of Stratford's economy, should grow by 100,000 jobs statewide, while trade should see less robust increases. However, manufacturing, which currently accounts for 29% of Stratford's employment, is projected to decline by 10,000 jobs statewide.

The State Department of Transportation expects Stratford's employment to continue its slow growth to 28,540 jobs by 2010, to 32,170 jobs by 2020, and to 33,990 jobs, just above the 1990 level, by 2025.

Commuter Patterns

Stratford Commutation: 1990 and 2000

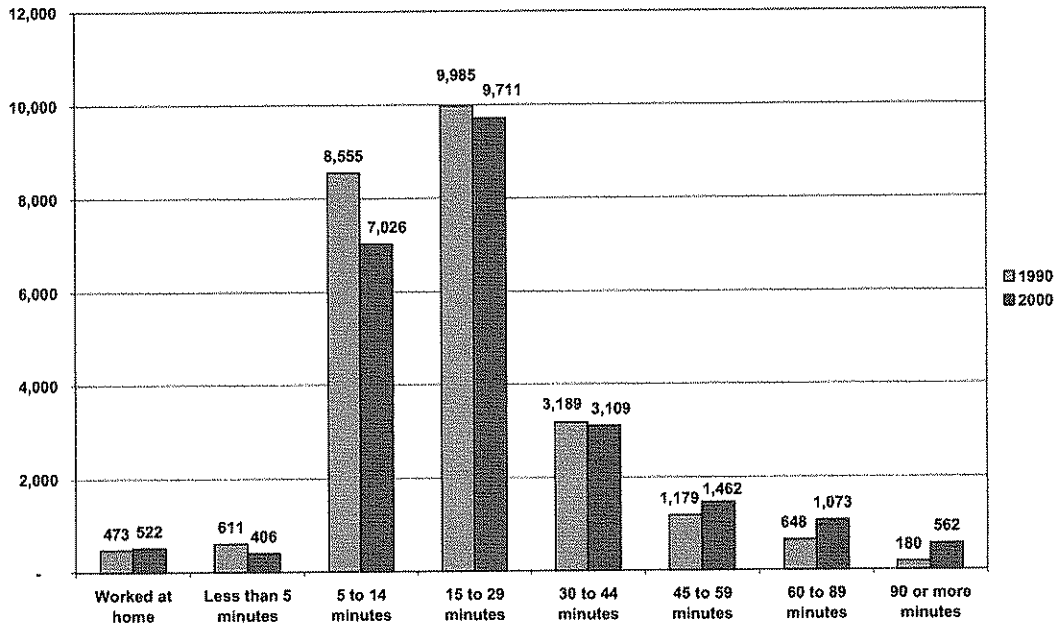


Basic commuter patterns have shifted over the last decade. In 1990, some 7,732 or 31.2% of Stratford's employed labor force worked in the town, while slightly fewer (7,138 or 28.8%) commuted to Bridgeport. Relatively few by comparison, worked either elsewhere in or outside of the Bridgeport PMSA. By 2000 however, the numbers of Stratford residents who worked outside of Stratford or the City of Bridgeport had practically reversed themselves.

More precise commuter destinations are not yet available for the 2000 census to provide a breakdown of commutation by town.

Travel Time

Stratford Travel Time to Work: 1990 and 2000

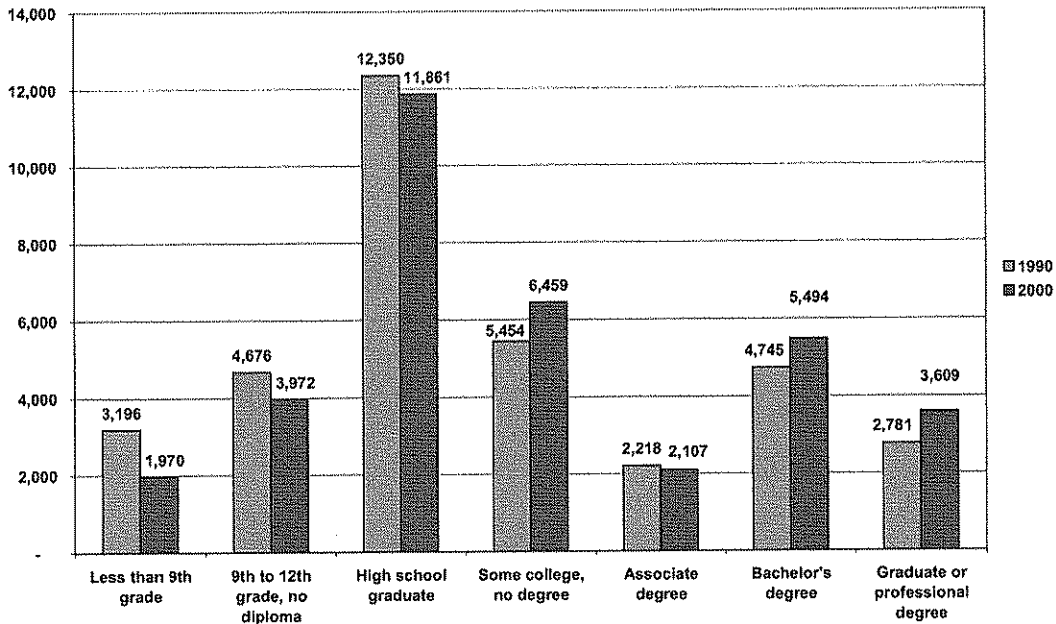


In response to changing commutation patterns, the time it takes Stratford residents to reach their workplaces increased slightly between 1990 and 2000. Fewer Stratford residents enjoy commutes of less than 5 minutes, 5 to 14 minutes, 15 to 29 minutes, and even 30 to 44 minutes.

The most significant drop, of 1,525 or 17.9%, was experienced in the 5 to 14 minute category, while the greatest percentage increases were felt in commuting time categories in excess of one hour. Commuters who averaged 60 to 89 minute trips to work grew by 425 or 65.6%, while those whose daily commutes lasted an hour and a half or longer increased by 382 or 312%.

Education

Stratford Educational Attainment of Persons of 25+ Years: 1990 and 2000



In 2000, 12,366 of Stratford's residents attended schools from the elementary to the graduate or professional levels.

Moreover by 2000, 29,530 or 83.2% of residents aged 25 years old or older had obtained high school diplomas. Of these, 14,060 had college experience, 2,107 having obtained a maximum of an Associate degree and 5,494 a Bachelor's degree. 3,609 Stratford residents held graduate and professional degrees in addition to any undergraduate degrees.

These figures show an improvement over 1990 rates, when 10,381 people over the age of 3 attended schools, and 27,548 of the 25+ years age group had high school diplomas. In 2000, fewer residents received Associate degrees than in 1990, but a greater number obtained Bachelor's or other higher level degrees.

Section XII. Methodology/ Process

Methodology

Achieving consensus seems at times a lofty, if not impossible, goal. This is especially true in the public sector where public meetings, public hearings, and public informational sessions are as common as the pebbles of sand on a beach – and, frequently, with little actual return on time invested. We often hear of people who have opinions but seldom have a place to submit them, far less have them make an impact on government. The old adage, "You can't fight city hall", is heard far too often.

And, yet, achieving consensus on a direction for the community was exactly the goal of the Planning Commission in developing this Plan Update.

This process was designed to actively solicit opinions – many of them, and from as many individuals and groups as possible – for inclusion in the development of the Plan Update. In short, this process was designed to solicit public opinion through the creation of a partnership between the community and the elected and appointed officials serving this community. A series of topics was developed by the Planning Commission based on an assessment of Town issues and the results of a June 2002 public forum that focused on the Plan Update. The topics included:

- Waterfront Plan
- Economic Revitalization
- Open Space
- Affordable Housing
- Community Character/ Historic Preservation

The waterfront plan was seen as the most important need within the Plan Update. The Town was successful in securing a DEP grant of \$25,000 to supplement this effort (predominantly for consultant costs and office expenses). Assisting the Town in the process were the CT Department of Environmental Protection Office of Long Island Sound and the consulting firm of Buckhurst Fish and Jacquemart, Inc.

The Town decided it would work with a consensus-shaping model that included a series of workshops dealing with these topics in order to solicit input from the public and relevant boards and commissions in a structured format. The input from the workshops was supplemented with the results of a community attitude survey and a number of joint meetings. The plan being presented here is the result of those efforts, along with input from Town departments.

Joint Meetings

The most significant players guiding this process were the Planning Commissioners who had the primary responsibility for developing the Update to the Plan of Conservation and Development. But, the Planning Commission realized that it couldn't be as successful in achieving an action plan for the community without having the full participation of all the other agencies having specific responsibilities in the areas of concern.

The Commission reached out to several local agencies to participate in the process:

- Waterfront and Harbor Management Commission
- Economic Development Commission
- Conservation Commission
- Historic District Commission
- Stratford Housing Partnership
- Zoning Commission

Others were consulted along the way, including members of the Town Council, but the groups listed above were the groups most involved in the Plan Update.

Several joint meetings were held along the way to foster an ongoing relationship in the development of the Plan. Specific meetings or formal communications were held in relation to the following tasks:

Consultant Selection, including a 7-member interview panel representing various agencies and boards (Planning, Zoning, Waterfront and Harbor Management Commission, Economic Development Commission, and Town staff.)

Development of agendas, questions and mailing lists for public workshops

Input on questions to be utilized in the online survey

Participation at workshops, including the role of sponsor or host

Participation in follow-up sessions in which recommendations were reached

Participation in field visits to critical properties, including the Hunter Havens and Honeywell properties and the DeLuca Field (12 in attendance at the visit held on July 11, 2003).

Mailing List

A comprehensive mailing list was essential to the level of participation in this process. There was a minimum of three communications sent to each member of the mailing list in the development of this Plan:

- Invitation to the first Waterfront Workshop on April 3, 2003
- Invitation to the second Waterfront Workshop on April 23, 2003
- Letter inviting individuals to participate in the Town's online attitude survey and providing instructions to do so.

The mailing list was designed to identify anyone who might have a possible interest in the waterfront plan or one of the other theme areas and to enable the Town to keep him or her

informed along the way. These lists will be used once again for the formal public hearings on the proposed plan.

The mailing list utilized for the waterfront and various other workshops included the following groups:

- Members of the Town Council
- Members of related boards and committees, including the Waterfront and Harbor Management Commission, the Inland Wetlands Commission, the Conservation Commission, the Economic Development Commission, the Zoning Commission, the Board of Zoning Appeals, the Beautification Committee, the Parks Commission, the Recreation Commission, the Short Beach Commission, Historic District Commission, Stratford Housing Partnership, etc. (all members of these groups were included on the mailing list individually, not just the chairperson)
- Representatives of the business community, including the Chamber of Commerce.
- Individuals who had attended a general public forum on the plan update, held in June 2002. (approx. 50)
- Individuals who attended the first waterfront workshop were invited to the second waterfront workshop and to the open space workshop.
- Major property owners along the waterfront were also invited based on a list provided by the Waterfront and Harbor Management Commission (copy attached.)
- Department Heads/ Town Staff
- Press

Workshops

The workshops utilized in this process provided the Town with the most meaningful widespread input on the various issues facing the Town Plan Update. A series of six workshops was held between April and June 2003 (two on waterfront, and one each for economic revitalization, affordable housing, community character/historic preservation and affordable housing).

The first waterfront workshop focused on the identification of key issues of importance along the waterfront. Topics included natural resource protection/ coastal resources, marina development/boating, waterfront recreational opportunities, public access, public land, significant developments, and image/design.

The second workshop built on the results of the first workshop. In the second workshop, participants were asked to rank the relative importance of recommendations that had come out of the first session.

The other sessions focused on the respective topics of economic revitalization, affordable housing, community character/historic preservation, and open space.

Appendix C of this Plan Update provides a complete schedule of the workshops conducted, with date, time and location of each.

The format for each session included:

- Welcome and Introduction by the chairpersons of the Planning Commission and the co-sponsoring Commission (5 to 10 minutes)
- PowerPoint Presentation by the consultant, Buckhurst Fish and Jacquemart, with assistance from Town Staff. These presentations were used to illuminate various planning issues facing the Town within each respective topic area. Photographs, maps and other graphics were used extensively.
- Brief break for informal chat and fellowship, with light refreshments provided (10 minutes)
- Small group sessions of 10 to 12 individuals. The large group was then divided into smaller groups and placed at tables where they could discuss the questions which had been developed for the workshop. A facilitator trained by Town staff led each group.
- The role of each facilitator was to ensure sufficient dialogue on each topic and participation by as many in the group as possible, in a free and open dialogue. Each small group selected an individual who would record the group's discussion and one individual who would report the results of the small group's discussion (approx. 1 hour)
- The large group session was then reconvened, and each small group was given the opportunity to report the results of the discussions at their individual table. (approx. ½ hour)

Online Survey

To provide greater public access to the planning process, the Planning Commission next designed a community attitude survey, which was conducted online and linked directly to the Town's web page.

Mary Ann Vlahac, Manager of Market Research for People's Bank, provided technical assistance for the survey. The survey was used to capture public perspectives on a number of topics that were to be included in the Commission's overall plan update: image/vision, waterfront development, economic revitalization, community character/historic preservation, affordable housing, and open space/land use issues. These topic areas mirrored those topics covered in the individual workshops between April and June 2003. Interestingly, the results of each of the workshops included recommendations and themes for properties located largely within the coastal boundary.

As mentioned earlier, the questions used in the survey were developed with broad input from the various "partner" committees and boards. Draft survey questions were circulated to the leadership of the related committees and boards. Input from these groups was invaluable in

ensuring that the survey would capture sufficient feedback to cover the topic under consideration.

Groups surveyed:

1. A random sampling of registered voters was conducted at the beginning of the survey period. 2,500 names were selected and printed on mailing labels. Postcards were mailed to each of these individuals inviting them to participate in the survey. This group was selected as the ultimate Control Group for the survey.
2. A "pop-up" box was designed into the Town of Stratford web page to announce the survey and invite response by any individual going to the Town's web site. This pop-up box contained a direct link to the survey. Two other links were contained in the web site, one on the page devoted to news and local events, and the other was located on the page of the Planning and Zoning Department.
3. All individuals included on the mailing list for the waterfront planning process (approx. 275 names)
4. A newspaper article appearing in the Connecticut Post described the survey and invited people to respond.

NOTE: One of the questions in the survey was used to determine which respondents were part of the control group and which came from other sources. A series of demographic questions was also asked in order to later compare the demographics of the survey group to the population as a whole to determine the degree to which they were representative.

Section XIII. Survey Results

Overall Responses

The survey was launched on June 25, 2003 and was initially scheduled to close on July 18, 2003. Due to the level of interest in and rate of response to the survey, the deadline was extended to July 31, 2003.

There were 904 responses to the survey in total, 79% of which were residents and 17% were business people. The remainders were "visitors", finding the Town through its web site.

In the final tally, 211 responses were received from the post card survey of randomly selected registered voters or 23.8% of the total responses. The largest response rate was from individuals who found the survey while visiting the Town's web page. 351 response, or 40% of the total responses, were obtained through the web page. Those hearing about the survey from a friend or a family member and those reading about it in the newspaper represented about 27% of the total responses (239).

A copy of the survey instrument and the overall results of the survey are provided as Appendix D of this Plan Update. Below is an overview of the results:

Demographics of Respondents

The typical survey respondent:

- Was between the ages of 35 and 54 (50%)
- Lived in a household of two persons (40%), with no school age children (63%), and with an annual income of over \$100,000 (35%)
- Worked outside of Stratford (59%)
- Had lived in Stratford for 21 or more years (45%)

There was relatively good participation in the survey from each voting district. The highest levels of participation came from: Wilcoxson School District/ District 7 (13.3%); Lordship/Baldwin District/District 1 (13%); and Bunnell School District/ District 9 (10.2%).

For those respondents who indicated they had a business in Town, most had small businesses employing between 1 and 5 persons (including the respondent) (62%).

Results: Strategic Vision

Survey respondents were asked to rank a number of Town attributes for inclusion in the vision statement for this Plan Update. The top picks, ranked from Highest to lowest:

- Waterfront attractions or attributes (96% very appropriate or appropriate)
- Historic character (95%)
- Recreational opportunities (92%)

- Business climate (89%)
- Natural/environmental resources (87%)
- Employment opportunities (85%)
- Aviation manufacturing role (83%)
- Tourism/cultural opportunities (81%)

Results: Waterfront

Respondents were asked to determine the value of different approaches to utilizing the waterfront. The survey showed there was agreement to the level indicated for each of the following approaches, in rank order of priority:

- Create coastal greenways (bike and walk ways) (91.3% agreed)
- Increase public access (86.4%)
- Protect natural resources (i.e. wetlands/marshes, etc.) (83.0%)
- Increase commercial shoreline services (i.e. shops, hotels, restaurants) (74.1%)
- Town to acquire more open space along waterfront (72.7%)
- Town should promote revenue from its waterfront property (leases, concession stands, etc.) (68.3%)
- Increase "car top" boating (i.e. canoeing, kayak.) (62.5%)
- Provide a publicly owned/operated marina (51.8%)
- Additional marinas for recreational boating (46.1%)
- Expand Birdseye launching ramp (45.3%)
- Add upland support facilities (boat storage, showers, etc.) (42.1%)
- Expand commercial boating (i.e. shell fishing, commercial fishing) (36.7%)
- Town should sell waterfront property to increase tax base (18.1%)

Individuals who provided additional written comments on the waterfront mentioned the following items the most often:

- Do not develop it. Keep natural beauty (29)
- Provide walking and bicycling paths with rest areas (25)
- Create restaurant zone to allow shops, restaurants, etc. (25)
- Beaches are terrible. Sand is coarse and covered with shells (23)
- Don't sell Long Beach. Remove tenants. Tear down cottages. Too valuable to disregard. Protect and preserve for the future. (16)
- Waterfront has unrealized potential (15)
- Do not sell waterfront property to anyone (14)
- Greenway/boardwalk should combine beaches and boat ramps (13)
- Any way to lower taxes and promote revenues (10)
- Town should do better job of maintaining existing areas (overall) (10)

Results: Economic Revitalization

Survey results indicate there is public support for revitalizing local and neighborhood commercial areas and promoting tourism, culture (including the American Festival Theater),

and growth in higher tech and service industries. The levels of agreement for various economic revitalization strategies, in order of support, are as follows:

- Town should revitalize local/neighborhood commercial areas (i.e. Stratford Center, Hard's Corner, Stratford Ave., Barnum Ave.) (88%)
- Town should promote tourism and cultural opportunities (80.5%)
- Town should promote redevelopment of American Festival Theater (Shakespeare) (80.0%)
- Town should seek higher tech and service industries (71.5%)
- Town considers favorable tax treatment for businesses dealing with pollution (62.6%)
- Town encourages development of community-based high speed internet network to attract high tech companies (61.5%)
- Town should grant favorable tax treatment to revitalize Stratford Army Engine Plant (61.3%)
- Town should encourage construction of full I-95 on/off ramps at Exit 33 (Home Depot/Wal Mart exit) (52.4%)
- Town should support development/expansion of the airport (41.2%)

Individuals who provided additional written comments on economic revitalization mentioned the following items the most often:

- Town should do more to promote Theater (31)
- Airport expansion and development is crucial to economic growth (14)
- Lower property tax for residents (13)
- Town needs more family entertainment venues: restaurants, concerts. Town is not culturally diverse. (11)
- Town should not support expansion of Airport (10)
- Town must become business friendly. Have heard of unfair and unreasonable obstacles and lack of cooperation when businesses attempt to move to our town. (9)
- Wal-Mart has ruined this town (9)
- The airport is large enough. Don't fill in marshlands. Needed to protect Lordship from flooding. (9)

Results: Affordable Housing

- Town renovates existing housing to create new units (67.2%)
- Town encourages participation by nonprofit organizations to create affordable housing (62.6%)
- Town should encourage more senior housing options in Stratford. (53.1%)
- Town provides financial or tax incentives or subsidies to create affordable housing (32.9%)
- Town changes zoning regulations to encourage more affordable housing units (i.e. density bonus) (21.8%)
- Town buys vacant land to build new affordable housing (18.0%)

Individuals who provided additional written comments on affordable housing mentioned the following items the most often:

- Town has too much affordable housing. Especially in South End. Don't need any more affordable housing. (20)
- Town should support and encourage more affordable housing (17)
- Town image will only decrease with more affordable housing (11)
- Affordable senior housing should be a priority (10)

Results: Open Space

Survey respondents vocalized the need for upgrading and holding onto existing Town-owned open space. In response to questions on open space, the following levels of agreement were offered in rank order of priority:

- Town should better maintain existing parks and open space (86.3%)
- Town should explore creative ways to protect open space (land trusts, easements, etc.) (80.1%)
- Town should continue to require open space set aside (10%) within new subdivisions (74.2%)
- Homeowner associations should maintain new open space in subdivision developments (66.7%)
- Town purchases more land for natural resource protection or passive use (61.1%)
- Long Beach should be used as open space (56.4%)
- Town acquires more land for recreational use (i.e. ballparks, fields) (52.8%)
- Town has enough open space already (25.9%)
- Town should increase taxes to purchase more open space (13.7%)

Individuals who provided additional written comments on open space mentioned the following items the most often:

- Maintain and improve what we have and set up long range plans (34)
- Too much overcrowding of houses. Open space is greatly needed (23)
- Any available open space should be preserved as such. (21)
- Long Beach should be cleaned up (14)
- Parks need to be better maintained (14)

Results: Community Character/Historic Preservation

Respondents feel that historic preservation is important and they feel that the Town should take a leadership role in promoting preservation, but they don't want to see the Town take a strong role in regulating historic preservation. The responses, ranked by level of agreement, were as follows:

- Town should encourage private owners to preserve historic buildings (92.1%)
- High priority should be given to preservation of Town property with historic significance (i.e. Boothe Park, Town Hall) (84.3%)
- Town should promote historic village appeal (84.1%)

- Town should provide tax incentives to owners who preserve historic buildings (69.3%)
- Town should strictly regulate historic preservation by private homeowners (47.3%)

Individuals who provided additional written comments on community character/historic preservation mentioned the following items the most often:

- Historic preservation should be a priority, Each area is full of heritage. Would be a shame to destroy those areas. (17)
- Town should provide incentive to preserve historic areas. (9)
- Boothe Park is a treasure and should be touted as one of few bright spots in Town (7)
- Actively promote preservation of historical homes (6)
- Maintain our historic areas, but regulations should not burden homeowners or businesses (6)

Other Comments

Individuals who provided additional written comments on the overall plan of conservation and development provided a variety of comments within the following areas:

- Leadership (34)
- Economic revitalization (30)
- Preservation (15)
- Schools and education (13)
- Miscellaneous (12)
- Shakespeare (9)
- Waterfront (4)
- Affordable housing (2)

Section XIV. Statutory Compliance

The Connecticut General Statutes include a number of requirements for the proper development and adoption of a plan of conservation and development. The Planning Commission considered these requirements and others relating to the plan of conservation and development and believes this Plan Update to comply fully with those requirements. Several specific statutory references are addressed below:

1. Consistency with state plan of conservation and development, adopted pursuant to Chapter 297

A review of this proposed Plan Update indicates a general consistency with the State Plan of Conservation and Development 1998-2003, except as noted below. In particular:

- a. The Locational Guide Map, May 1998, provides a graphic depiction of the State's Plan policies and illustrates various categories of urban and rural areas and areas of critical environmental concern. Stratford is identified with the following locational guidelines:
 - i. Urban Areas:
 1. Neighborhood Conservation Areas
Development Priority: 2
State Action Strategy: Support for maintenance of basically stable developed neighborhoods and communities as well as intensification of development when supportive of community stability and consistent with the capacity of available urban services.
 2. Growth areas
Development Priority: 3
State Action Strategy: High priority and affirmative support toward concentration of new urban growth that occurs outside of Regional Centers into specified areas capable of supporting large-scale mixed uses and densities in close relationship to the Regional Centers.

ANALYSIS: Areas shown to be Neighborhood Conservation Areas appear to be compatible with the Town's Plan of Conservation and Development. Areas shown to be Growth Areas on the State's Plan may be inconsistent with the goal of future urban growth due to the limitation of urban services to this area and the difficulty for providing them during the duration of this Plan Update. Specific concern is expressed over the ability to provide public sewer service to the area in the vicinity of Beaver Dam and Pumpkin Ground Brook due to environmental and topographic constraints. Further, the Planning Commission has identified one area, the Pumpkin Ground Brook watershed area, as having potential for Village District designation.

ii. Areas of critical environmental concern:

Areas identified as being of environmental concern within the State Plan (including existing preserved open space and other preservation and

conservation areas) appear to be consistent with the recommendations, policies and Land Use Plan adopted by the Town and proposed amendments contained within this Update.

- b. Policies and Other Recommendations of the State Plan. It is believed that this Plan Update seeks to achieve all relevant policies. The State's current population projections, however, predict a Town population of 49,190 by the Year 2010. The Town did not update its population projections with this Update; however, the Town's 2000 population of 49,976 was within 1% of the Town's earlier projection for 2000 of 49, 619. As a consequence, the Town feels comfortable that its projection of 50, 415 for the year 2010 is still realistic. That small variance in population growth is not expected to affect State or local goals appreciably.
2. Consistency with regional plan of development, pursuant to section 8-35a.
As of this writing, it is believed that this Plan Update, in conjunction with the 1993 Plan of Development, is consistent with the direction of the regional plan of development. This Plan Update has been referred to the Greater Bridgeport Regional Planning Agency for review and comment.
3. The need for protection of existing and potential public surface and ground drinking water supplies (covered in 1993 plan) protection

There are no existing public surface or ground drinking water supplies located within Stratford's town boundaries, nor is there believed to be the potential for such drinking water supplies within the context of this planning period.

4. Town community development action plan.

The Town does not currently have a community development action plan; however, the Town has adopted a Consolidated Housing and Community Development Strategy and Plan for Fiscal Years 2000-2004, which Plan is currently in effect. Each year, the Town adopts an Annual Action Plan as part of its administration of the Community Development Block Grant Program (Stratford is an Entitlement Community).

The Town's Housing Needs were estimated based on 1990 U. S. Census data, contained in the CHAS Databook. As of the writing of this Plan Update, there has been no additional calculation of housing need, since the CHAS Databook had not yet been updated to reflect 2000 U.S. Census Data. Therefore, previous data were considered in the relevant sections of this Plan Update.

The Annual Action Plan, May 2003, includes specific recommendations for the expenditure of \$798,000 in Entitlement Grants, including reallocated funds. Among these expenditures is an allocation of \$150,000 for housing. The recommendations of this Plan Update are deemed to be compatible with those allocations and do not conflict with the overall direction of the Annual Action Plan.

5. Objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation

As reported in the Plan of Development, adopted 1993, Stratford is largely developed. As of 1990, only 13% of the Town's land area was classified as vacant. Since that time, the Town has seen the construction of over 400 additional residential units and a redevelopment of key commercial and industrial properties such as the Raybestos property. There is little available land in large tracts to develop for residential, commercial, or business purposes. As a consequence, much of the new residential development that has occurred over the last decade has occurred along exiting Town roads (infill) or within new subdivisions that often are limited in design flexibility.

The Town of Stratford has, within its subdivision regulations, a requirement that subdividers provide a "Statement on Utilization of Solar Energy". This statement requires the applicant to demonstrate to the Planning Commission that he/she has considered, in developing the plan, the use of passive solar energy techniques that would not significantly increase the cost of the housing to the buyer, after tax credits, subsidies, and exemptions. Such passive solar energy techniques mean site design techniques that maximize solar heat gain, minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season. The techniques typically considered by the Planning Commission include:

- Alignment of streets along an east-west axis (within 30 degrees of true east)
- Alignment of lot lines along a north-south axis.
- Orientation of structures so that the longest side faces south.
- Location of septic systems on the south side of structures to help insure an area free of accessory structures and major vegetation.
- Maintenance of "solar setback" zone keyed to the percent grade and orientation of the slope; and
- Location of required open space and parking areas on the south side of the structure.

Since any significant design flexibility will be likely derived within new subdivisions, the Town should retain this current practice in its subdivision application process and utilize it to accomplish consistent strides in energy conservation.

6. 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.

The Planning Commission has taken significant steps with this planning process to carefully consider the various needs of the municipality. In addition to considering economic and employment data for the community, the Commission examined a wide range of population and housing characteristics and compared current trends to historic and regional trends. The Town's community facilities plans were extensively considered in the 1993 Plan, and the Town continues to achieve goals contained within that Plan.

In addition to demographic, employment, and economic data and adopted community facilities plans, the Commission committed to an extensive process for soliciting the needs of the community from those who provide service to the population on an ongoing basis. High attendance and participation in the workshop series and active participation in the online community attitude survey assured the Commission's abilities to adequately assess the needs of the municipality in this planning process.

7. 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.

This Plan Update was developed with a significant emphasis on coastal management practices. In fact, the Waterfront Plan, which serves as the most significant set of recommendations of this Plan Update, was funded by the CT Department of Environmental Protection Office of Long Island Sound Programs as an update to the Town's Municipal Coastal Program. Implementation of the recommendations for the Town's waterfront will significantly enhance the relationship of the Town's land uses, management and operations to the quality and use of the Housatonic River and Long Island Sound. Significant improvements would be anticipated in the areas of public access, recreation, property maintenance, public health and safety, environmental remediation, and natural resource protection.

Appendices

Appendix A	CT General Statutes, Section 8-23
Appendix B	Open Space Inventory 2001
Appendix C	Schedule of Workshops
Appendix D	Survey Results

Appendix A

**CT General Statutes,
Section 8-23**

commission, whether existing under the general statutes or under any special act, shall appear for or represent any person, firm or corporation or other entity in any matter pending before the planning or zoning commission or zoning board of appeals or agency exercising the powers of any such commission or board in the same municipality, whether or not he is a member of the commission hearing such matter. No member of any planning commission shall participate in the hearing or decision of the commission of which he is a member upon any matter in which he is directly or indirectly interested in a personal or financial sense. In the event of such disqualification, such fact shall be entered on the records of the commission and, unless otherwise provided by special act, replacement shall be made from alternate members pursuant to the provisions of section 8-19a, of an alternate to act as a member of such commission in the hearing and determination of the particular matter or matters in which the disqualification arose.

History: 1971 act replaced provision allowing selection of elector to act for disqualified member with provision that selection be made from alternates; P.A. 84-546 made technical change substituting reference to Sec. 8-19a for reference to 8-1b.

See Sec. 8-11 re disqualification of members of zoning authorities.

Sec. 8-22. Contracts and expenditures. Action by majority vote. The commission may engage such employees as are necessary for its work and may contract with professional consultants. The commission may accept gifts but all of its expenditures, exclusive of such gifts, shall be within the amounts appropriated for its purposes. Action of the commission shall be taken only upon the vote of a majority of its members.

Sec. 8-23. Plan of conservation and development.

(a) (1) At least once every ten years, the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan. The commission may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. The commission may, at any time, prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which, in its judgment, contain special problems or opportunities or show a trend toward lower land values.

(2) If a plan is not amended decennially, the chief elected official of the municipality shall submit a letter to the Secretary of the Office of Policy and Management and the Commissioners of Transportation, Environmental Protection and Economic and Community Development that explains why such plan was not amended. Until the plan is amended in accordance with this subsection, a copy of such letter shall be included in each application by the municipality for funding for the conservation or development of real property submitted to said secretary or commissioners.

(b) In the preparation of such plan, the commission may appoint one or more special committees to develop and make recommendations for the plan. The membership of any special committee may include: Residents of the municipality and representatives of local boards dealing with zoning, inland wetlands, conservation, recreation, education, public works, finance, redevelopment, general government and other municipal functions. In performing its duties under this section, the commission or any special committee may accept information from any source or solicit input from any organization or individual. The commission or any special committee may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan.

(c) 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 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, and (9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation.

(d) (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) 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, (C) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes, (D) recommend the most desirable density of population in the several parts of the municipality, (E) note any inconsistencies it may have with the state plan of conservation and development adopted pursuant to chapter 297, (F) 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, (G) 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 housing plan 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.

(2) 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.

(e) Such plan may show the commission's and any special committee's recommendation for (1) conservation and preservation of traprock and other ridgelines, (2) a system of principal thoroughfares, parkways, bridges, streets and other public ways, (3) airports, parks, playgrounds and other public grounds, (4) the general location, relocation and improvement of public buildings, (5) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes, (6) the extent and location of public housing projects, (7) 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, and (E) plans for open space acquisition and greenways protection and development, 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.

(f) A plan of conservation and development or any part thereof or amendment thereto prepared by the commission or any special committee shall be reviewed, and may be amended, by the commission prior to scheduling at least one public hearing on adoption. At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto for review and comment to the legislative body. Such body may hold one or more hearings on the proposed plan and shall submit any comments to the commission prior to the public hearing on adoption. The failure of such body to report prior to or at the public hearing shall be taken as approval of the plan. At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan to the regional planning agency for review and comment. The regional planning agency shall report its comments to the commission at or before the hearing. The failure of the regional planning agency to report at or before the hearing shall be taken as approval of the plan. The report of the regional

planning agency shall be advisory. Prior to the public hearing on adoption, the commission shall file in the office of the town clerk a copy of such plan or part thereof or amendment thereto but, in the case of a district commission, such commission shall file such information in the offices of both the district clerk and the town clerk. The commission shall cause to be published in a newspaper having a general circulation in the municipality, at least twice at intervals of not less than two days, the first not more than fifteen days, nor less than ten days, and the last not less than two days prior to the date of each such hearing, notice of the time and place of any such public hearing. Such notice shall make reference to the filing of such plan in the office of the town clerk, or both the district clerk and the town clerk, as the case may be.

(g) The commission may adopt the plan or any part thereof or amendment thereto by a single resolution or may, by successive resolutions, adopt parts of the plan and amendments thereto. Any plan, section of a plan or recommendation in the plan, not endorsed by the legislative body of the municipality may be adopted by the commission by a vote of not less than two-thirds of all the members of the commission. Upon adoption by the commission, any plan or part thereof or amendment thereto shall become effective at a time established by the commission, provided notice thereof shall be published in a newspaper having a general circulation in the municipality prior to such effective date. Any plan or part thereof or amendment thereto shall be filed in the office of the town clerk, except that, if it is a district plan or amendment, it shall be filed in the offices of both the district and town clerk.

(h) Following adoption of a new plan by the commission, the legislative body of any municipality may hold one or more hearings on the proposed plan and, by resolution, may endorse the plan for the municipality.

History: 1959 act added provisions re districts; 1969 act substituted "shall" for "may" thereby requiring that recommendation for most desirable land uses and population density be included in development plan, but did leave optional the inclusion of other recommendations re streets, bridges etc. and further clarified contents of plan re economic development, schedules, budgets, various codes and regulations and community needed and deleted requirement that report be filed annually; 1971 act changed public hearing notice requirements from publication at least seven days before hearing to publication "twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days" before hearing; P.A. 78-314 allowed consideration of energy-efficient development, renewable forms of energy and energy conservation in development plan; P.A. 80-327 allowed consideration of water supplies and their protection in development plan; P.A. 85-279 made consideration of surface and ground drinking water supplies in preparation of the plan mandatory rather than discretionary; P.A. 88-13 allowed consideration of affordable housing and open space acquisition in the plan of development and required that the plan of development be reviewed and updated at least once every ten years; P.A. 91-392 added provisions re development of housing opportunities and promotion of housing choice and economic diversity in housing; P.A. 91-395 designated existing provisions as Subsec. (a) and amended them to require that municipal plans take into account the state plan and that plans adopted under this section be reviewed for consistency with the state plan of development and added Subsec. (b) requiring municipalities to consider use of cluster development; P.A. 91-398 added provision re plans in municipalities contiguous to Long Island Sound; P.A. 95-239 amended Subsec. (a) to provide that the plan may make regulations re traprock ridgelines; P.A. 95-335 amended Subsec. (a) to change the name of the plan of development to the plan of conservation and development and authorized the plan to include provisions re greenways protection and development, effective July 1, 1995; P.A. 99-117 divided existing Subsec. (a) into (a) and (b), redesignating existing Subsec. (b) as (c), and amended Subsec. (b) by adding provision regarding explanation of failure to conduct review of the plan, effective January 1, 2000; P.A. 01-197 recodifies the statutes governing the form and content of local plans of conservation and development and allows commissions to appoint special committees to develop recommendations for the plan. This act shall take effect July 1, 2001, and shall apply to municipal plans of conservation and development adopted after the effective date of this act.

See Sec. 7-148 re municipal powers generally.
See Sec. 8-39a for definition of "affordable housing".

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding

Appendix B

**Open Space
Inventory 2001**

ENVIRONMENTAL OPEN SPACE ACQUISITIONS

STREET	ACRES	COMMENTS	DEVELOPMENT PRESSURE	RESOURCE VALUE
1 1022 JAMES FARM RD	22.70	High value as unique wetland	Low. No U. Use Wetlands	Very High. Southwestern (ext) & New England.
2 0003 JAMES FARM RD	22.20	Approved DEEP Open Space Grant.	Low/Moderate. No U. Use. Has road frontage.	High. Trails, Wetlands, Wetlands
3 0003 JAMES FARM RD	22.57		Low. No access. Difficult to access. Steep	High. Topography, Wetlands
4 0003 WARNER HILL RD	24.10	Good Neighborhood Park.	Very High. Flat. Wetlands. Adjacent to Otsego Co. Park	High. Wetlands, Wetlands, Wetlands, Wetlands
5 0743 DAWN DR	2.57	Part of 1980s subdivision	Low. Wetlands. No wetlands.	High. Wetlands, Wetlands, Wetlands, Wetlands
7 2000 JAMES FARM RD	8.42	Rear Land, adjacent to Recreation Found	Low. No topography. Wetlands. Wetlands.	High. Slopes, wetlands, park expansion.
6 0785 JAMES FARM RD	20.26	Utility lines over property.	Moderate. Limited sewer potential. Steep slopes	Medium. Steep slopes.
9 0000 NORTH PETERS LANE	6.14		Low. Heavy wetlands. Limited sewer potential.	High. Wetland resource park expansion.
10 PUMPKIN GROUND RD	7.20		Low. No sewer potential. Wetlands & steep slopes	High. Wetlands. Topography
11 0000 PETERS LANE	35.19	Approved DEEP Open Space Grant.	Low. No road access or utilities. Severely steep	High. Topography, wildlife.
12 0000 HUNTINGTON RD	11.45	Highly desired as an open space	Low. No road access or utilities. Difficult to access.	High. Wetland complex. Forest linkage. Flat
13 0000 PUMPKIN GROUND RD	7.43	Part of Otsego West Subdivision	High. Flat. City. Potentially Sewer extension	High. Topography, wildlife, wetlands.
14 0715 JAMES FARM RD	5.36		Low/Moderate. Sewer potential. Wetlands.	High. Wetlands.
17 0253 HARVEST RIDGE RD	5.63	Site of Avelar-Hay Historical	High. Public sewer, public water	High. Topography, wetlands.
18 1008 HARVEST RIDGE RD	11.88	Historic site.	Low. Small.	Moderate.
19 0011 CIRCLE DR	.55		Low. No utilities. Difficult to access.	High. Wetlands, access to Recreation Forest.
20 HARVEST RIDGE RD	9.89	Approved DEEP Open Space Grant.	Moderate. Sewer available. Power lines, wetlands, slopes	High. Wetlands, topography, buffer, wildlife potential
21 0000 HUNTINGTON RD	11.97	Rear Land of Hickory Woods Church	Low. Difficult to sewer. Wetlands.	High. Wetlands, neighborhood park, potential
22 0000 C-FAEL ST	11.16	Corner of Tavern Rock Rd.	Very High. Flat. Utilities. Poor access.	High. Wetlands, neighborhood park, neighborhood boundary
23 0105 HICKORY WOODS LANE	.12	Greenhouse farm	Moderate. Slopes, wetlands, utilities.	High. Wetlands, neighborhood park, neighborhood boundary
24 0000 HUNTINGTON RD	3.3	Church Property/Neighborhood definition	Very High. Sewer. No utility flat, rolling. Road access.	High. Wetlands, access to Recreation Forest.
25 0002 CHAPEL ST	3.3		Low/Moderate. Wetlands/Watercourse. Sewered.	High. Wetlands, topography, buffer, wildlife potential
26 0020 HUNTINGTON RD	26.21	State Property "Shake Flat"	Low. Sewered. Wetland complex. State-owned	High. Wetlands, neighborhood park, neighborhood boundary
27 0020 HUNTINGTON RD	56.04	Private farm.	Very High. Sewered. Flat	High. Wetlands, neighborhood park, neighborhood boundary
28 0020 HUNTINGTON RD	.20	Private roof water	Low. Small. Power Lines	Low. Small peak potential.
29 0020 HUNTINGTON RD	6.18	Used by kids for recreation	Moderate. Wetlands/Watercourse. Sewered.	High. Wetlands, wildlife, watercourse.
30 0020 HUNTINGTON RD	3.33	Adjacent to Burns High School	Moderate. Wetlands/Watercourse. Sewered.	High. Wetlands, wildlife, watercourse.
31 4557 WIGWAM LANE	6.19	Adjacent to Burns High School	Very High. Sewered. Flat	Moderate. Agricultural land.
32 0020 SILVER LANE	2.47	Private farm	Very High. Sewered. Flat	Moderate. Agricultural land.
33 0150 JOHNSON LANE	13.50	Adjacent to Burnell High School	Moderate. High. Sewered. Wetlands.	High. Wetlands, wildlife, watercourse.
34 0110 JOHNSON LANE	5.73	Superior soils. Previous auto's storage	Moderate. High. Sewered. Wetlands.	High. Wetlands, wildlife, watercourse.
35 0000 CONNORS LANE	5	Approved for 34 unit affordable hous. Dev.	Low. Clearcut. Slopes. Sewered. Wetlands. Steep slopes.	Moderate. High. Wetlands, topography.
36 0000 CONNORS LANE	2.72	Prop. used for retirement community.	High. Sewered. Good road access. Some wetlands.	Low to Moderate. Could provide transition to commercial area
37 0000 JOHNSON LANE	2.8	McGrath Farm property.	Very High. Sewered. Flat. Road access.	High. Wetlands, neighborhood park, potential
38 0000 BROADBRIDGE LANE	20.11	Remington Club Property	High. Sewered. Flat. Majestic views. Clearcut. Slopes.	Moderate. Neighborhood park boundary. Nursery value.
39 1341 EAST BROADWAY				Very High. Wetland park/walk. Bluffs. Fishing value.
40 1413 ELAY ST				
41 0000 LIGHTHOUSE AVE				
42 1207 PROSPECT DR				

Appendix C

Schedule of Workshops

SCHEDULE OF WORKSHOPS

Plan of Conservation and Development Update

Thursday, April 3, 2003 --- **Waterfront Development**
Baldwin Center, 1000 West Broad Street, 7:00 PM

Wednesday, April 23, 2003 --- **Waterfront Development II**
Baldwin Center, 1000 West Broad Street, 7:00 PM

Wednesday, April 30, 2003 -- **Economic Revitalization**
Baldwin Center, 1000 West Broad Street, 7:00 PM

Wednesday, May 14, 2003 -- **Affordable Housing**
Baldwin Center, 1000 West Broad Street, 7:00 PM

Tuesday, May 27, 2003 -- **Historic Preservation**
Wooster Intermediate School; 150 Lincoln Street, 7:00 PM

Tuesday, June 10, 2003 -- **Open Space/ Land Use**
Wooster Intermediate School; 150 Lincoln Street, 7:00 PM



Appendix D

Survey Results

NOTE: Additional detail regarding the written responses to open-ended questions is available in the Planning and Zoning Office and in the final printed version of this plan. Summary charts were prepared by Planning Commissioner Edward Matosian.



TOWN OF STRATFORD

CONNECTICUT

Stratford Community Attitude Survey

Stratford's Planning Commission is updating the Town's Plan of Conservation and Development (long range plan). The plan will help guide Town decisions on capital improvements, land use matters and other Town policies. The Town would like your perspective on the directions the community should take over the next 10 years and for the long run. Please be candid and frank in your reply. The survey is being conducted online to maintain the anonymity of respondents. If you have any questions regarding this survey please contact: David Killeen, Town Planner, 203-385-4017 or Dkilleen@Townofstratford.com

1) I am responding to this survey as a

- resident of Stratford
- business person in Stratford
- both a resident and business person
- visitor

2) I learned about this survey by

- receiving a postcard in the mail
- read about it in a newspaper article
- Stratford's Town web page
- neighbor/friend/family member told me about it
- Other (please specify)

If you selected other please specify: _____

3) IMAGE: STRATEGIC VISION/IMAGE. The Planning Commission wishes to establish a strategic vision for Stratford as part of this planning process. From your point of view, which of the following aspects of the Town should be included in this vision? How appropriate are they?

	very appropriate	appropriate	not appropriate	not sure/no opinion
waterfront attractions or attributes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
historic character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
aviation manufacturing role	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
business climate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
mature community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
employment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
tourism attractions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
cultural opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
diverse housing choices (variety of neighborhoods)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
natural/environmental resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
other--use space for what else is appropriate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Additional comments:

4) WATERFRONT: Your responses on the following statements will help the Planning Commission weigh the value of different approaches to utilizing the waterfront. Please check which answer best describes your opinion with each statement.

	agree	disagree	not sure/no opinion
additional marinas for recreational boating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
expand commercial boating (ie: shell fishing, commercial fishing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

- provide a publicly owned/operated marina
- Town to acquire more open space along waterfront
- create coastal greenways (bike and walk ways)
- add upland support facilities (boat storage, showers, etc.)
- increase "car top" boating (ie: canoeing, kayak)
- expand Birdseye launching ramp
- increase commercial shoreline services (ie: shops, hotels, restaurants)
- increase public access (ie: bird watching, hiking)
- protect natural resources (ie: wetlands/marshes, etc.)
- Town should promote revenue for its waterfront property (leases, concession stands, etc.)
- Town should sell waterfront property to increase tax base

5) Your comments about Stratford's Waterfront. Please type in your thoughts/opinions.

6) OPEN SPACE/LAND USE: Your opinion about protecting open space in Stratford

- | | agree | disagree | not sure/no opinion |
|---|-----------------------|-----------------------|-----------------------|
| Town purchases more land for natural resource protection or passive use | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town acquires more land for recreational use (ie: ballparks, fields) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town has enough open space already | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Town should better maintain existing parks and open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should continue to require open space set aside (10%) within new subdivisions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
homeowner associations should maintain new open space in subdivision developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should explore creative ways to protect open space (land trusts, easements, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should increase taxes to purchase more open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Long Beach should be used as open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7) Your thoughts about Open space/land use in Stratford.

8) ECONOMIC REVITALIZATION:

	agree	disagree	not sure/no opinion
Town should revitalize local/neighborhood commercial areas (ie: Stratford Center, Hard's Corner, Stratford Ave, Barnum Ave)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town considers favorable tax treatment for businesses dealing with pollution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should seek higher tech and service industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should promote tourism and cultural opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should grant favorable tax treatment to revitalize Stratford Army Engine Plant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town encourages development of community-based high speed internet network to attract high tech companies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

- Town should promote redevelopment of American Festival Theater (Shakespeare)
- Town should encourage construction of full I-95 on/off ramps at Exit 33 (Home Depot/Wal-Mart exit)
- Town should support development/expansion of the airport

9) Your thoughts about Economic Revitalization in Stratford.

10) AFFORDABLE HOUSING: State laws require Towns to consider affordable housing in their Plans. Affordable housing is generally based on area income levels. In 2003, this includes families/households with income of no more than \$40,000 to \$65,000. Rents in a range of no more than \$900 to \$1300 including utilities or a sale unit of no more than approximately \$200,000. Check if you agree or disagree with the following approaches to expanding affordable housing.

- | | agree | disagree | not sure/no
opinion |
|--|-----------------------|-----------------------|------------------------|
| Town buys vacant land to build new affordable housing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town renovates existing housing to create new units | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town changes zoning regulations to encourage more affordable housing (ie: density bonus) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town provides financial or tax incentives or subsidies to create affordable housing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town encourages participation by nonprofit organizations to create affordable housing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town should encourage more senior housing options in Stratford. | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Additional comments: _____

11) Your thoughts about Affordable Housing in Stratford. Use this space for your opinions.

12) COMMUNITY CHARACTER/HISTORIC PRESERVATION:


	agree	disagree	not sure/no opinion
Town should strictly regulate historic preservation by private homeowners	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should promote historic village appeal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should encourage private owners to preserve historic buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town should provide tax incentives to owners who preserve historic buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High priority should be given to preservation of Town property with historic significance (ie: Booth Park, Town Hall)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13) Please use this space for additional comments you have about community character and historic preservation.


14) GENERAL PLAN COMMENTS: Please use this space for additional comments you have regarding the update of the Town Plan.

15) Your age

16) Your household income

Select One 

17) What is your voting district? Which School do you use for voting?

Select One 

If you selected other please specify:

18) If you have a business in Town, how many employees (both full and part time) currently work for you? Including yourself (would be 1+)....

Select One 

19) Where do you work?

- Inside Stratford
- Outside of Stratford, other town/city
- unemployed
- retired

20) How many people are in your household, including yourself?

- 1
- 2
- 3
- 4
- 5
- 6
- 7 or more

21) How many in your household are school age children (under 18 years old)?

- 0, or none
- 1
- 2
- 3
- 4
- 5
- 6
- 7 or more

22) How long have you lived in Stratford?

- less than one year
- 1-4 years
- 5-10 years
- 11-20 years
- 21 or more years

Thank you for completing this survey. Your answers will shape the future direction of our Town.

[Submit Survey](#)

This survey was created with [WebSurveyor](#)

Survey: Stratford Community Attitude Survey

Author: Vlahac

Responses Received: 904

I am responding to this survey as a

Response	Count	Percent
resident of Stratford	709	79.1%
business person in Stratford	66	7.4%
both a resident and business person	84	9.4%
visitor	37	4.1%

I learned about this survey by

Response	Count	Percent
receiving a postcard in the mail	211	23.8%
read about it in a newspaper article	80	9.0%
Stratford's Town web page	351	39.6%
neighbor/friend/family member told me about it	159	17.9%
Other	86	9.5%

[Click here for "other" responses](#)

waterfront attractions or attributes

Response	Count	Percent
very appropriate	609	68.7%
appropriate	242	27.3%
not appropriate	20	2.3%
not sure/no opinion	16	1.8%

historic character

Response	Count	Percent
very appropriate	508	57.4%
appropriate	333	37.6%
not appropriate	27	3.1%
not sure/no opinion	17	1.9%

aviation manufacturing role

Response	Count	Percent
very appropriate	290	32.8%
appropriate	440	49.8%
not appropriate	104	11.8%
not sure/no opinion	49	5.5%

business climate

Response	Count	Percent
very appropriate	355	40.2%
appropriate	435	49.2%
not appropriate	66	7.5%
not sure/no opinion	28	3.2%

mature community

Response	Count	Percent
very appropriate	154	17.6%
appropriate	396	45.4%
not appropriate	233	26.7%
not sure/no opinion	90	10.3%

employment opportunities

Response	Count	Percent
very appropriate	341	38.8%
appropriate	403	45.9%
not appropriate	93	10.6%
not sure/no opinion	41	4.7%

tourism attractions

Response	Count	Percent
very appropriate	337	38.2%
appropriate	378	42.8%
not appropriate	133	15.1%
not sure/no opinion	35	4.0%

cultural opportunities

Response	Count	Percent
very appropriate	301	34.3%
appropriate	410	46.8%
not appropriate	114	13.0%
not sure/no opinion	52	5.9%

diverse housing choices (variety of neighborhoods)

Response	Count	Percent
very appropriate	118	13.4%
appropriate	402	45.5%
not appropriate	265	30.0%
not sure/no opinion	98	11.1%

natural/environmental resources

Response	Count	Percent
very appropriate	374	42.4%
appropriate	395	44.7%
not appropriate	70	7.9%
not sure/no opinion	44	5.0%

recreational opportunities

Response	Count	Percent
very appropriate	398	45.4%
appropriate	409	46.6%
not appropriate	52	5.9%
not sure/no opinion	18	2.1%

other--use space for what else is appropriate

Response	Count	Percent
very appropriate	128	29.4%
appropriate	143	32.9%
not appropriate	42	9.7%
not sure/no opinion	122	28.0%

additional marinas for recreational boating

Response	Count	Percent
agree	400	46.1%
disagree	275	31.7%
not sure/no opinion	192	22.1%

expand commercial boating (ie: shell fishing, commercial fishing)

Response	Count	Percent
agree	316	36.7%
disagree	326	37.8%
not sure/no opinion	220	25.5%

provide a publicly owned/operated marina

Response	Count	Percent
agree	447	51.8%
disagree	243	28.2%
not sure/no opinion	173	20.0%

Town to acquire more open space along waterfront

Response	Count	Percent
agree	634	72.7%
disagree	138	15.8%
not sure/no opinion	100	11.5%

create coastal greenways (bike and walk ways)

Response	Count	Percent
agree	799	91.3%
disagree	48	5.5%
not sure/no opinion	28	3.2%

add upland support facilities (boat storage, showers, etc.)

Response	Count	Percent
agree	364	42.1%
disagree	273	31.6%
not sure/no opinion	227	26.3%

increase "car top" boating (ie: canoeing, kayak)

Response	Count	Percent
agree	543	62.5%
disagree	168	19.3%
not sure/no opinion	158	18.2%

expand Birdseye launching ramp

Response	Count	Percent
agree	390	45.3%
disagree	215	25.0%
not sure/no opinion	255	29.7%

increase commercial shoreline services (ie: shops, hotels, restaurants)

Response	Count	Percent
agree	645	74.1%
disagree	160	18.4%
not sure/no opinion	66	7.6%

increase public access (ie: bird watching, hiking)

Response	Count	Percent
agree	752	86.4%
disagree	70	8.0%
not sure/no opinion	48	5.5%

protect natural resources (ie: wetlands/marshes, etc.)

Response	Count	Percent
agree	722	83.0%
disagree	86	9.9%
not sure/no opinion	62	7.1%

Town should promote revenue for its waterfront property (leases, concession stands, etc.)

Response	Count	Percent
agree	591	68.3%
disagree	162	18.7%
not sure/no opinion	112	12.9%

Town should sell waterfront property to increase tax base

Response	Count	Percent
agree	156	18.1%
disagree	576	67.0%
not sure/no opinion	128	14.9%

Your comments about Stratford's Waterfront. Please type in your thoughts/opinions.

[Click here for data](#)

Town purchases more land for natural resource protection or passive use

Response	Count	Percent
agree	532	61.1%
disagree	208	23.9%
not sure/no opinion	130	14.9%

Town acquires more land for recreational use (ie: ballparks, fields)

Response	Count	Percent
agree	459	52.8%
disagree	297	34.1%
not sure/no opinion	114	13.1%

Town has enough open space already

Response	Count	Percent
agree	223	25.9%
disagree	479	55.6%
not sure/no opinion	159	18.5%

Town should better maintain existing parks and open space

Response	Count	Percent
agree	749	86.3%
disagree	54	6.2%
not sure/no opinion	65	7.5%

Town should continue to require open space set aside (10%) within new subdivisions

Response	Count	Percent
agree	641	74.2%
disagree	92	10.6%
not sure/no opinion	131	15.2%

homeowner associations should maintain new open space in subdivision developments

Response	Count	Percent
agree	580	66.7%
disagree	124	14.3%
not sure/no opinion	165	19.0%

Town should explore creative ways to protect open space (land trusts, easements, etc)

Response	Count	Percent
agree	701	80.1%
disagree	68	7.8%
not sure/no opinion	106	12.1%

Town should increase taxes to purchase more open space

Response	Count	Percent
agree	119	13.7%
disagree	639	73.5%
not sure/no opinion	111	12.8%

Long Beach should be used as open space

Response	Count	Percent
agree	492	56.4%
disagree	142	16.3%
not sure/no opinion	239	27.4%

Your thoughts about Open space/land use in Stratford.

[Click here for data](#)

Town should revitalize local/neighborhood commercial areas (ie: Stratford Center, Hard's Corner, Stratford Ave, Barnum Ave)

Response	Count	Percent
agree	769	88.0%
disagree	51	5.8%
not sure/no opinion	54	6.2%

Town considers favorable tax treatment for businesses dealing with pollution

Response	Count	Percent
agree	545	62.6%
disagree	164	18.8%
not sure/no opinion	162	18.6%

Town should seek higher tech and service industries

Response	Count	Percent
agree	623	71.5%
disagree	98	11.3%
not sure/no opinion	150	17.2%

Town should promote tourism and cultural opportunities

Response	Count	Percent
agree	703	80.5%
disagree	92	10.5%
not sure/no opinion	78	8.9%

Town should grant favorable tax treatment to revitalize Stratford Army Engine Plant

Response	Count	Percent
agree	533	61.3%
disagree	180	20.7%
not sure/no opinion	157	18.0%

Town encourages development of community-based high speed internet network to attract high tech companies

Response	Count	Percent
agree	534	61.5%
disagree	144	16.6%
not sure/no opinion	190	21.9%

Town should promote redevelopment of American Festival Theater (Shakespeare)

Response	Count	Percent
agree	698	80.0%
disagree	108	12.4%
not sure/no opinion	67	7.7%

Town should encourage construction of full I-95 on/off ramps at Exit 33 (Home Depot/Wal-Mart exit)

Response	Count	Percent
agree	455	52.4%
disagree	321	36.9%
not sure/no opinion	93	10.7%

Town should support development/expansion of the airport

Response	Count	Percent
agree	357	41.2%
disagree	406	46.8%
not sure/no opinion	104	12.0%

Your thoughts about Economic Revitalization in Stratford.

[Click here for data](#)

Town buys vacant land to build new affordable housing

Response	Count	Percent
agree	157	18.0%
disagree	612	70.3%
not sure/no opinion	101	11.6%

Town renovates existing housing to create new units

Response	Count	Percent
agree	584	67.2%
disagree	219	25.2%
not sure/no opinion	66	7.6%

Town changes zoning regulations to encourage more affordable housing (ie: density bonus)

Response	Count	Percent
agree	189	21.8%
disagree	547	63.2%
not sure/no opinion	130	15.0%

Town provides financial or tax incentives or subsidies to create affordable housing

Response	Count	Percent
agree	286	32.9%
disagree	461	53.1%
not sure/no opinion	121	13.9%

Town encourages participation by nonprofit organizations to create affordable housing

Response	Count	Percent
agree	543	62.6%
disagree	227	26.2%
not sure/no opinion	98	11.3%

Town should encourage more senior housing options in Stratford.

Response	Count	Percent
agree	461	53.1%
disagree	261	30.1%
not sure/no opinion	146	16.8%

Share your thoughts about Affordable Housing in Stratford. Use this space for your opinions.

[Click here for data](#)

Town should strictly regulate historic preservation by private homeowners

Response	Count	Percent
agree	408	47.3%
disagree	264	30.6%
not sure/no opinion	190	22.0%

Town should promote historic village appeal

Response	Count	Percent
agree	729	84.1%
disagree	62	7.2%
not sure/no opinion	76	8.8%

Town should encourage private owners to preserve historic buildings

Response	Count	Percent
agree	799	92.1%
disagree	33	3.8%
not sure/no opinion	36	4.1%

Town should provide tax incentives to owners who preserve historic buildings

Response	Count	Percent
agree	595	69.3%
disagree	188	21.9%
not sure/no opinion	75	8.7%

High priority should be given to preservation of Town property with historic significance (ie: Booth Park, Town Hall)

Response	Count	Percent
agree	727	84.3%
disagree	66	7.7%
not sure/no opinion	69	8.0%

Please use this space for additional comments you have about community character and historic preservation.

[Click here for data](#)

GENERAL PLAN COMMENTS: Please use this space for additional comments you have regarding the update of the Town Plan.

[Click here for data](#)

Your age

Response	Count	Percent
under 24	29	3.4%
25-34	145	16.9%
35-54	432	50.4%
55-64	165	19.3%
65-75	63	7.4%
75 or older	23	2.7%

Your household income

Response	Count	Percent
Under \$20,000	21	2.7%
\$20,000-\$49,999	114	14.6%
\$50,000-\$74,999	192	24.5%
\$75,000-\$99,999	181	23.1%
\$100,000 or more	275	35.1%

What is your voting district? Which School do you use for voting?

Response	Count	Percent
1A Lordship	84	10.3%
1B Baldwin	22	2.7%
2 Johnson House	48	5.9%
3 SHS	79	9.7%
4 Franklin	54	6.7%
5 Nichols	59	7.3%
Wooster	59	7.3%
7 Wilcoxson	108	13.3%
8 Chapel	76	9.4%
9 Bunnell	83	10.2%
10A Bunnell	20	2.5%
10 Second Hill	52	6.4%
Other	68	7.5%

[Click here for "other" responses](#)

If you have a business in Town, how many employees (both full and part time) currently work for you? Including yourself (would be 1+)....

Response	Count	Percent
1-5	67	62.0%
6-14	23	21.3%
15-24	9	8.3%
25-49	3	2.8%

50-99	0	0.0%
100 or more employees	6	5.6%

Where do you work?

Response	Count	Percent
Inside Stratford	220	25.4%
Outside of Stratford, other town/city	510	59.0%
unemployed	45	5.2%
retired	90	10.4%

How many people are in your household, including yourself?

Response	Count	Percent
1	98	11.3%
2	342	39.5%
3	150	17.3%
4	169	19.5%
5	82	9.5%
6	16	1.8%
7 or more	9	1.0%

How many in your household are school age children (under 18 years old)?

Response	Count	Percent
0, or none	540	62.7%
1	139	16.1%
2	116	13.5%
3	52	6.0%
4	11	1.3%
5	2	0.2%
6	1	0.1%
7 or more	0	0.0%

How long have you lived in Stratford?

Response	Count	Percent
less than one year	66	8.2%
1-4 years	127	15.7%
5-10 years	99	12.2%
11-20 years	156	19.3%
21 or more years	361	44.6%

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