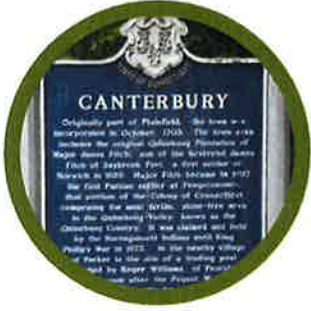
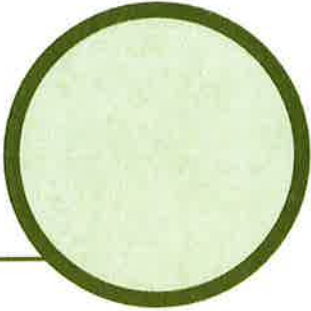


PLAN OF CONSERVATION AND DEVELOPMENT

August 1, 2010

CANTERBURY, CONNECTICUT



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CANTERBURY PLAN OF CONSERVATION AND DEVELOPMENT 2010

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Acknowledgements

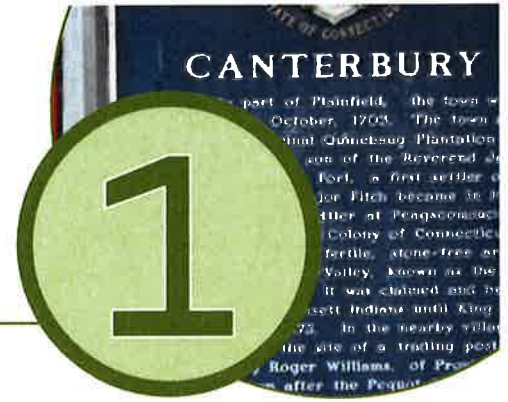


This Plan has been developed to be viewed on the internet.

The online version is free and environmentally-friendly.

Web Links active as of 7.14.2010

INTRODUCTION AND PLANNING PROCESS



Purpose of the Plan

This Plan of Conservation and Development is a tool for guiding the future of Canterbury. It is intended to be both visionary and action-oriented.

One purpose is to establish common goals for the community's future. These goals involve determining a positive future outcome or positive strategies and directions for Canterbury to pursue.

Another purpose is to outline action steps, that when implemented, will help attain that vision. If steadily implemented by Canterbury residents and officials, this plan will help protect important resources, guide appropriate development, protect community character, and enhance the quality of life for current and future Canterbury residents.

Why Plan?

Planning is something that people and organizations perform regularly since it helps prepare for future challenges and opportunities.

Communities are no different. Planning provides the opportunity to:

- focus on the 'bigger picture' and identify significant goals,
- promote overall values and achieve important purposes,
- coordinate efforts and produce consistent results, and
- achieve efficiency and economy in implementation.

Planning helps Canterbury identify and address community needs, foresee the long-term consequences of current actions, make good decisions, and produce desired results.



The Connecticut General Statutes (CGS 8-23) also require municipalities to adopt a Plan of Conservation And Development every ten years. Canterbury's previous Plan was adopted in August 1997.

How This Plan Was Prepared

During the planning process meetings were held with Town agencies and officials and the public to identify planning issues for Canterbury to monitor or address.

These issues were summarized for the Planning and Zoning Commission and Planimetrics began preparing sections of the Plan. The Draft Plan will be submitted to the Planning and Zoning Commission for review and to receive public comments on how the Plan might be improved.

The Planning and Zoning Commission is responsible for the final version of the Plan and will make the decision as to whether to adopt the Plan.

How this Plan is Organized

This Plan has been organized around three central themes:

- **Conservation** – protecting the elements that are important to us,
- **Development** – providing opportunities to grow, and
- **Infrastructure** – providing the resources needed for the conservation and development objectives.

Conservation issues can be found in the following chapters:

- Chapter 3 - Natural and Water Resources
- Chapter 4 - Community Character and Farming
- Chapter 5 - Open Space and Greenways

Development issues can be found in the following chapters:

- Chapter 6 - Villages and Community Structure
- Chapter 7 - Housing and Residential Development
- Chapter 8 – Business and Economic Development

Infrastructure issues are found in:

- Chapter 9 – Community Facilities and Infrastructure

HISTORY AND CONTEXT



History of Canterbury

Initial settlement in this area started around 1690 as part of the Incorporated Area of the Town of Plainfield (Incorporated in 1699). Canterbury was officially founded in 1703 when the General Assembly authorized a separation from Plainfield.

Initial Settlement

Early inhabitants overcame daunting tasks. Dense forests which covered nearly the entire extent of the town needed to be cleared and land prepared for planting.

The agricultural system was defined by simple tools. Small fields, home consumption, subsistence yields, and unpredictable weather threatened the farmers survival.

Houses and barns had to be built, roads and lanes laid out, fences and stone walls erected. Bounties placed on wolves and rattlesnakes testified to the dangers which lurked just out of sight. Other challenges included the building of bridges over the Quinebaug River, many of which were destroyed by ice flows.

A road system involving a north-south turnpike from Norwich to Worcester and an east-west turnpike from Providence to Hartford made Canterbury an important stage coach stop. This new transportation route led to the establishment of local business and the Town prospered, including a significant population growth from 1790-1820.

American Revolution

Canterbury's turnpike, which traveled from Willimantic to Providence, was an important route during the American Revolution, and General Rochambeau of France utilized this road, along with 5,500 troops, to augment General Washington's troops in Yorktown.

During the War one Canterbury resident, Moses Cleaveland, served under General George Washington for several years and rose to the rank of brigadier general in the Connecticut militia. He also had served as a member of the Connecticut State Convention that ratified the United States Constitution in 1788.

After the war pioneers began to migrate westward. Moses Cleaveland chose to move as well, and created townships of 25 square miles in the area which is now part of the State of Ohio.

One of the earliest towns established in this region was named Cleveland in his honor. It appears that Cleveland was originally spelled as Cleaveland, but a mistake by a mapmaker resulted in the new spelling by the 1820s.

Industrial Revolution

Canterbury was not particularly affected by the Industrial Revolution other than some new small mills along local rivers and streams and a three-story wooden mill in the Packerville section of the Town.

While water powered mills were constructed beside the town's many small rivers and streams, no large mill settlement was developed in Town - as had occurred in many other communities along the Quinebaug River. Canterbury was unaffected by the later stages of industrialization.



The location of a north south railroad and, later, an east-west railroad, through the adjacent Town of Plainfield affected commerce in Canterbury as the stage coach service was no longer a necessity. Only the far southeast corner of the town (Packerville) had access to a rail service, and a small train station was positioned there.

The Out Migration

From 1820 to 1910, Canterbury experienced an outmigration of over 1,130 residents, a 56 percent decrease in population. This trend ceased in the 1920s and the population remained stable until the 1940s. From 1940 to the present time, Canterbury experienced population growth averaging 20 percent per decade and was as high as 30 percent during the 1950s.

Post-War Suburbanization

After the Second World War however, the pace of change accelerated dramatically with greater access to outside employment. In places like Norwich, Groton, New London, Danielson, and elsewhere, population began rising sharply for the first time in 150 years.

The construction of Interstate 395 only strengthened the trend, providing rapid access to all points north and south. The number of local farms dropped sharply throughout the postwar era as dairymen and poultry producers struggled to meet rising costs and heightened competition.

The rapidly expanding population involved considerable new residential construction, the most Canterbury had experienced since the early nineteenth century. Many small subdivisions appeared, and with it the development of single-family houses in rural areas.

Historical Factors in Canterbury's Evolution

Originally an agricultural community, Canterbury has experienced growth spurts associated with economic growth and with the improvement of transportation systems.

In the last 50 years, people have been attracted to Canterbury due to:

- Canterbury's proximity to employment centers in Southeastern and Northeastern Connecticut, along with proximity to Hartford and Providence,
- an abundance of inexpensive land,
- the quality of education, and
- Canterbury's rural character and overall quality of life.



Moses Cleaveland
birthplace (top);
historic house (right)



school house
(right);
agriculture (bottom)



Regional Context

The Town of Canterbury, Connecticut, is situated in the eastern half of the state, about 40 miles from Hartford and 65 miles from New Haven. Canterbury is bounded on the north by Brooklyn, on the east by Plainfield (and the Quinebaug River), on the south by Griswold, Lisbon and Sprague, and on the west by Scotland and Hampton.

The Town extends eight miles from north to south and five miles from east to west and covers an area approximately 40 square miles.

While a Windham County Town and a member of the Northeastern Connecticut Council of Governments, Canterbury's primary role is as a rural suburb for New London County employment areas.

Canterbury is a scenic community with a rich agricultural past, which is slowly being absorbed by suburban-style development of strip-type shopping centers and large homes on large lots along wide streets.

This type of development is out of character with the traditional development pattern of farms, small village-type development and narrow country roads.

The change in community focus has an opportunity to create different needs for the community as new residents might want goods and services not traditionally offered by the Town.

Canterbury residents are dependent upon jobs located throughout the region and in Southeastern Connecticut; some residents even travel to Massachusetts and Rhode Island. Conversely, employers in Canterbury are becoming more dependent upon the labor force in neighboring communities and elsewhere in the region to fill jobs.

Efforts are being made to prepare a new Regional Plan, which is targeted for the fall of 2009. There are also efforts to develop a new Regional Transportation Plan, a regional Geographic Information System (GIS), and to upgrade road classifications throughout the region.

Canterbury is also involved in a number of regional initiatives, such as the Northeast District Department of Health, the regional dog pound, regional engineering services and sharing a Building Official with Plainfield. These programs have been utilized to expand or maintain services and reduce operating costs.



Butts Bridge (top);
Quinebaug River
(right)



Regional Connections

How other agencies define Canterbury. Canterbury is...

- in Windham County
- in the Northeast Special Services Area (SSA)- A geographical area, designated by the governor, within which employment and training services are provided under the Job Training Partnership Act. There are eight SDAs in Connecticut
- in the Northeastern Connecticut Council of Governments (NECCOG)
- part of the New London Labor Market Area (LMA) - As defined by the US Bureau of Labor Statistics, an economically integrated geographic area within which individuals can reside and find employment within a reasonable distance, or can readily change employment without changing their place of residence.
- In the Norwich-New London NECTA (New England City and Town Area) - A NECTA is a region associated with a core urban area with a population of at least 10,000, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting and employment.
- In the Mystic Country - Eastern Regional Tourism District

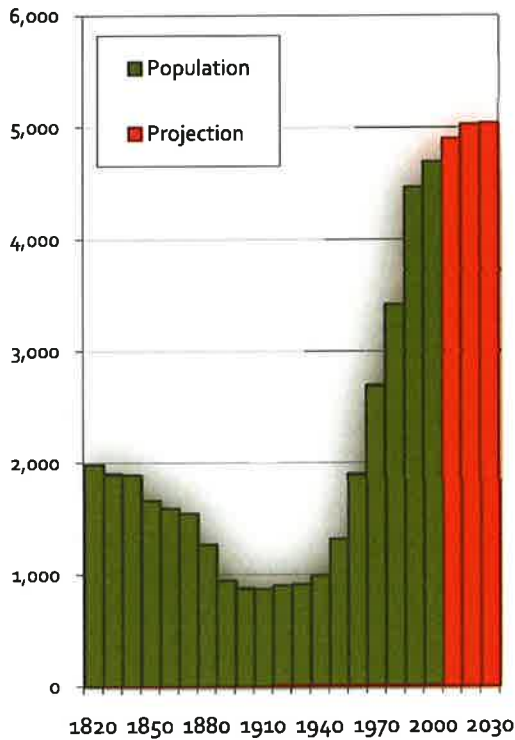
Population Change

YEAR	POPULATION
1940	992
1950	1,321
1960	1,900
1970	2,693
1980	3,426
1990	4,467
2000	4,692
Projections	
2010	4,909
2020	5,032
2030	5,045

1800 – 2000 Census, Projections in italics. Projections are from the Connecticut State Data Center at UConn.

People of Canterbury – A Changing Population

According to the Us Census, the Town of Canterbury had a population of 4,692 people in the year 2000. The population of Canterbury has grown by about 27 percent, from 1970 to 2000. According to population projections prepared by the Connecticut State Data Center, this growth is projected to increase from 2000 to 2030, albeit at a slower pace (about an 8 percent increase).



Since the 1970s Canterbury has seen:

- an increase in school aged children (5-19),
- a major increase in adults (35-54), and
- an increase in residents over the age of 55.

As currently projected, Canterbury is expected to see a large increase in the Retirement Age cohort range (65 and over) over the next 10-20 years. This change in demographics may mean that there is a change in the types of services the community has to provide.

DESCRIPTION	AGE RANGE	NEEDS	1970 - 2000	2000 - 2030
Infants	0 to 4	Child Care Recreation programs	-	-
School-Age	5 to 19	School facilities Recreation facilities Recreation programs	↑	↓
Young Adults	20 to 34	Rental housing Starter homes Social destinations	↑	↓
Middle Age	35 to 54	Family programs Trade-up programs	↑↑	↓
Mature Adults	55 to 64	Smaller homes Second homes	↑	↓
Retirement Age	65 and over	Tax relief Housing options Elderly programs Medical care In-home services	↑	↑↑↑

Canterbury Age Composition (1970-2030)

AGES	ACTUAL								PROJECTIONS					
	1970		1980		1990		2000		2010		2020		2030	
0-4	263	10%	273	8%	321	7%	250	5%	249	5%	250	5%	246	5%
5-19	857	33%	942	28%	1,102	25%	1,089	23%	948	19%	930	18%	925	18%
20-34	524	19%	896	26%	1,049	23%	739	16%	833	17%	842	17%	771	15%
35-54	562	21%	754	22%	1,322	30%	1,749	37%	1,553	32%	1,200	24%	1,253	25%
55-64	221	8%	283	8%	287	6%	427	9%	742	15%	867	17%	567	11%
65+	246	9%	278	8%	386	9%	438	9%	584	12%	943	19%	1,278	25%
Total	2,693		3,426		4,467		4,692		4,909		5,032		5,045	

1970 - 2000 CENSUS, PROJECTIONS BY CT DATA CENTER (2007)

Young Adults are Leaving Canterbury

Demographic data lends insight into reasons for Canterbury's past growth. From 1950-1990 Canterbury added 600-800 residents per decade, with 25-33 percent of this growth through natural increases (births minus deaths) and about 67-75 percent due to in-migration.

From 1990, Canterbury actually saw an increase in out-migration with a significant portion of the 20-34 age cohort moving out of town, a trend which increased from the 1980-1990 timeframe.

	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Total Population Change	579	793	733	1,041	166
Births	294	413	481	550	519
Deaths	151	214	241	223	294
Total Natural Increase	143	199	240	317	225
% due to Natural Increase	25%	25%	33%	30%	136%
Estimated Net Migration	436	594	493	724	-59
% due to Migration	75%	75%	67%	70%	-36%

CENSUS AND CT DEPARTMENT OF PUBLIC HEALTH

Housing in Canterbury

There are about 1,760 housing units in Canterbury. Canterbury is predominantly a single-family community (about 92 percent of the housing stock) with houses located on large lots. The entire town is zoned for single-family homes on 2-acre lots. There are areas in the community where historic development has occurred in a relatively dense manner (Canterbury Center and Westminster).

Canterbury has a high rate of home ownership (84 percent), especially when compared to the state and region which are both at 63 percent.

Moderate Housing Growth is Occurring

From 1990 to 2000 there have been 185 housing units added in Canterbury, a 12 percent increase. Canterbury has seen an additional 162 housing units since 2000, averaging 23 new units per year. This additional housing construction represents a 9 percent increase from 2000. About 98 percent of these new housing units are single-family residences, most of which are on 2-acre lots.

"Younger" Housing Units

Canterbury has seen recent housing growth, and has a housing stock, where the age of the structures is comparable with both the State and County.

About 40 percent of Canterbury's housing units were built before 1970 (State = 41 percent; County = 31 percent). Most of the pre-1970 housing growth occurred between 1940 and 1970, during the post-World War II suburbanization.

About 17 percent were built prior to 1940 (State = 22 percent; County = 28 percent).

Change in Housing Units

		PERCENT CHANGE
1990	1,556	-
2000	1,741	12%
2007	1,903	9%
Total 1990-2007	+347	22%

CENSUS; DECD

Tenure

Owner occupied	1,479
Renter Occupied	238
Vacant	45
Total	1,762

CENSUS

Household Size

1990	3.0
2000	2.7
Windham County	2.6
State	2.5

CENSUS

Land-use and Zoning

Vacant and underdeveloped land makes up about 80 percent of the land area in Canterbury. These areas, along with the dedicated open space (about 5 percent) provide a sense of openness that enhances the community character.

Land-use Definitions

Developed / Committed Land

- land that has buildings, structures, or improvements used for a particular economic or social purpose (e.g. residential, institutional or open space)

Vacant Land - land that is not developed or committed

Underdeveloped Land - land that may be capable of supporting additional development potential in the future. For example, a single family home on a 12 acre parcel in a 2-acre zone

Open Space - land or development rights owned by the Federal government, the State, the Town, land trusts, or conservation organizations intended to remain for open space purposes.

Land-use		
USE	ACRES	%
Developed/ Committed Land	4,961	19%
Residential	3,674	16%
<i>Residential</i>	3,470	
<i>Mobile Home Park</i>	171	
<i>Multi-Family Housing</i>	33	
Commercial/ Industrial	781	3%
<i>Sand and Gravel</i>	641	
<i>Commercial</i>	90	
<i>Industrial</i>	50	
Open Space	1,200	5%
<i>Open Space</i>	1,112	
<i>Town Owned Land</i>	88	
Community Facility/ Institutional	116	<1%
<i>Community Facility</i>	91	
<i>Institutional</i>	25	
Vacant/ Right of Way	20,176	76%
<i>Vacant</i>	8,852	
<i>Underdeveloped Land</i>	10,398	
<i>Right of Way/ Water</i>	926	
Total	25,947	

ASSESSOR'S OFFICE

Zoning

The majority of Canterbury is zoned for residential uses (over 99 percent).

While only 56 acres are zoned for business uses (less than 1 percent). Over 780 acres are actually *used* for commercial development (about 3 percent).

About 1,300 percent more land is used for commercial purposes than what is actually zoned for these purposes.

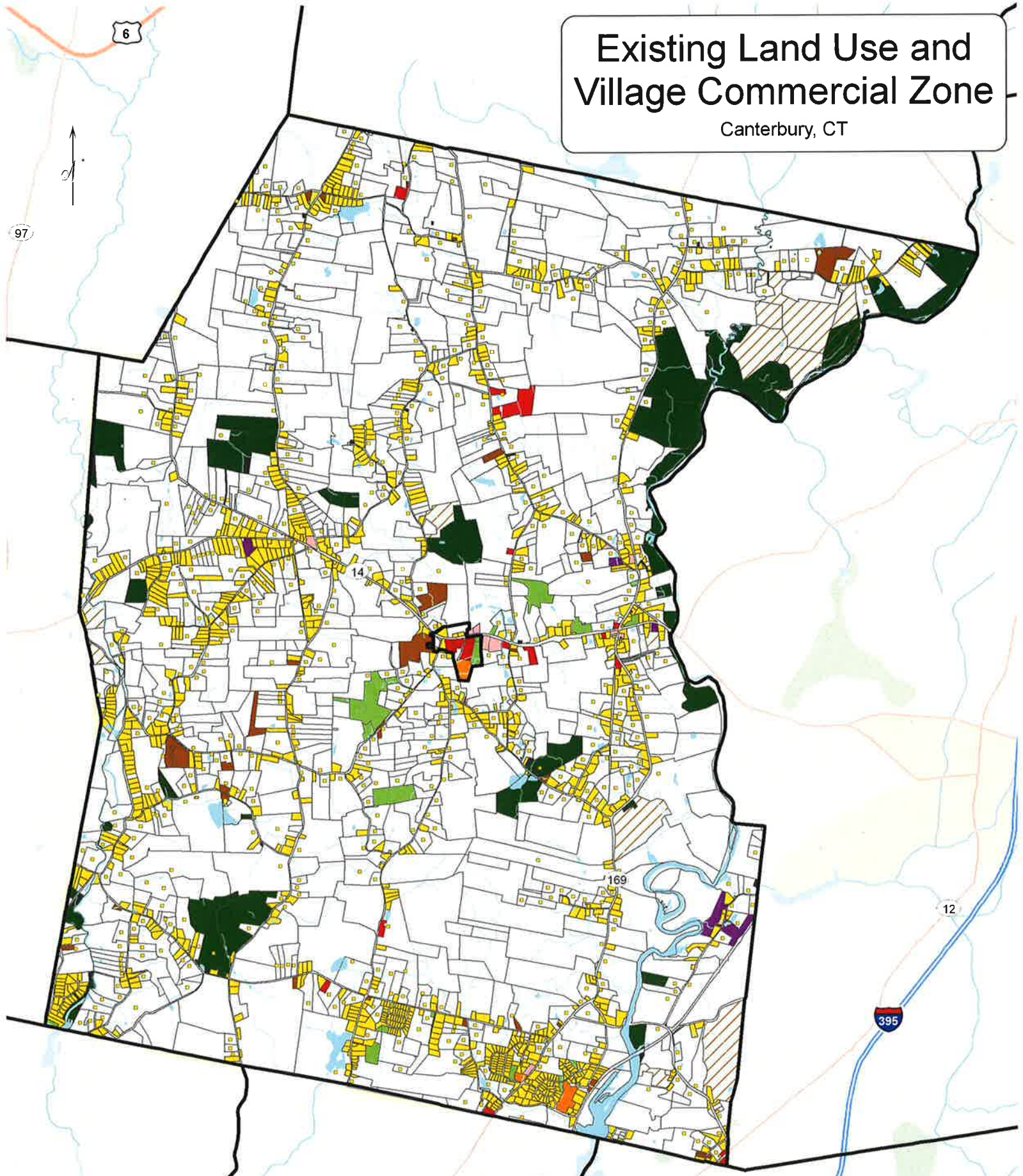
These numbers suggest that Canterbury has a "stealth" business environment, where commercial and industrial development is occurring, but is not readily identifiable without analysis.

In many communities the business areas are identified on the zoning map, and often can be seen while traveling around the community. This is not the case in Canterbury.

ZONE	ACRES	PCT
Rural District	25,890.7	99.8%
Village Commercial	55.9	0.2%
Total	25,946.7	

Existing Land Use and Village Commercial Zone

Canterbury, CT



Legend

Village Commercial Zone	Mobile Home Park	Open Space
Land Use	Commercial	Town Owned Land
Residential	Industrial	Institutional
Multi-Family Development	Sand and Gravel Operation	Vacant / Right of Way

5,000 Feet

Economy of Canterbury

Canterbury is not an economic center, but has seen growth in the commercial tax base, as depicted by the growth in the number of business taxpayers.

Many of the jobs that Canterbury residents have are similar to those found in the State and in the County, with two exceptions. Canterbury has a slightly higher number of agricultural jobs than the County (2 percent) and the State (less than 1 percent) and a lower percentage of residents working in the finance sector (3 percent) when compared to 5 percent in the County and 10 percent in the State.

Labor Force by Industry of Employment (2000)

INDUSTRY	PERCENT OF LABOR FORCE
Agriculture, forestry, fishing and hunting, and mining	3%
Construction	9%
Manufacturing	15%
Wholesale trade	2%
Retail trade	13%
Transportation and warehousing, and utilities	3%
Information	2%
Finance, insurance, real estate, and rental and leasing	3%
Professional, scientific, management, administrative, waste management services	8%
Educational, health and social services	26%
Arts, entertainment, recreation, accommodation and food services	6%
Other services (except public administration)	3%
Public administration	6%

CENSUS

Household Income

In 2007, the median household income in Canterbury was \$69,384. This is higher than the State median (\$65,859) and the County median (\$52,450). Canterbury's median household income also increased at a faster rate than the State and County from 1989 to 2007.

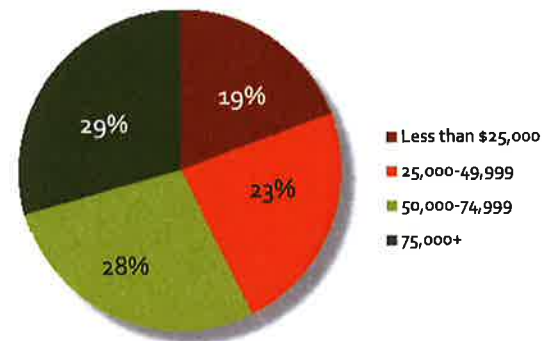
Median Household Income (1989-2007)

	STATE	COUNTY	TOWN	% CHANGE
1989	\$41,721	\$33,851	\$41,327	-
1999	\$53,935	\$45,155	\$55,547	+34%
2007	\$65,859	\$54,450	\$69,384	+25%

CENSUS AND CERC

The following chart displays the distribution of incomes. Roughly 43 percent of households in Canterbury had incomes of \$50,000 or less, while over one-quarter earned at least \$75,000.

Household Income in Canterbury (1999)



CENSUS

NATURAL AND WATER RESOURCES



Continue to Protect Natural Resources

Much of Canterbury's community character and quality of life is derived from natural and water resources.

By protecting these resources and guiding future development, Canterbury can maintain and enhance the overall character of the community, while improving the quality of life for generations to come



meadow (top);
Kitt Brook (left)

Canterbury's natural resources are an important aspect of the Town's character. Hills, valleys, wooded areas, streams and wildlife create dramatic landscapes around the Town.

In addition to these character contributions, each resource plays an important role in Canterbury's ecological well-being. Some resources warrant preservation, while for others, conservation can be a key strategy.

Resources for Preservation	Resources so important to environmental quality, public health or character that alterations should be avoided to the extent feasible.	<ul style="list-style-type: none"> • Watercourses • Wetlands • Very steep slopes (>25 percent) • Floodplain (100 year)
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Resources for Conservation	Resources that have important functions that can be maintained while compatible activities take place if such activities occur in an environmentally sensitive way.	<ul style="list-style-type: none"> • Floodplain (500 year) • Areas of high groundwater availability • Identified aquifers and recharge areas • Unique or special habitat areas
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The map on page 13 identifies general locations of these resources; in addition, new technology is expanding a community's capability to refine this information for use in ways that are more meaningful.

Canterbury has taken steps to inventory existing conditions and should continue to refine this information as new data becomes available.

Co-occurring Natural Resource Inventory

A Co-occurring Resource Inventory is developed using geographic information system (GIS) natural resource data from a variety of sources.

Individual data sets are selected and assigned a "weight" or value. The corresponding weights are entered into a computer model which processes the weighted values resulting in a map indicating approximate locations of resource "hot spots"; areas where the greatest number of selected resources can be found.

Resources Evaluated in Canterbury's Co-occurring Natural Resource Inventory

- **Riparian Buffer Zones** - areas within 200 feet of wetlands or watercourses.
- **Proximity to Protected Open Space Parcels** - areas within 2,000 feet of known protected open space parcels.
- **Active Farmlands** - areas with active farmland in Canterbury and adjacent communities.

Map Legend

Legend	
Town Boundary	
Roads	
—	Limited Access Highway
—	Other Numbered Route
—	Local Road
Hydrological Features	
—	Dam
—	Stream
—	Intermittent Stream
—	Lake, Pond or Puddle
—	Mech or Swamp
Existing Open Space	
■	Protected Open Space
■	Unprotected Open Space
Co-occurring Resource Inventory Value	
■	High Resource Value
■	Low Resource Value

Co-occurring Natural Resource Inventory

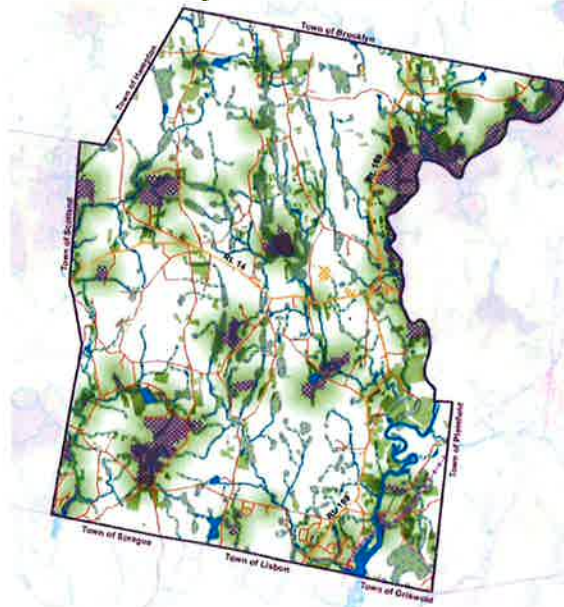
The Co-occurring Resource Inventory compiled for the Town of Canterbury was a collaborative project between the Green Valley Institute (GVI), Canterbury residents and staff. Various resources were evaluated and a value system was developed as part of this project.

The co-occurring inventory was developed to create a map of locations where natural resources are located and to identify and rank areas adjacent to these resources.

Input Data Sets	Percent Weights ¹
Riparian Buffer Zones	33%
Proximity to Protected Open Space parcels	33%
Active Farmlands	33%

¹ - Developed by Canterbury Residents during public meetings

Co-occurring Natural Resource Inventory



The inventory map is an important tool for land-use analysis and can be used to assist Canterbury's land-use commissions when they are faced with a proposal that may impact natural resources. This map can also be a valuable tool to identify key parcels to preserve as open space or protect for farming.

Reducing development potential of areas with sensitive resources may be the best strategy for protecting those resources. Canterbury may want to investigate flexible development regulations which will maintain low densities but allow more flexibility in development pattern, and allow development to be strategically located to minimize impacts.

Strategies to Protect Natural Resources

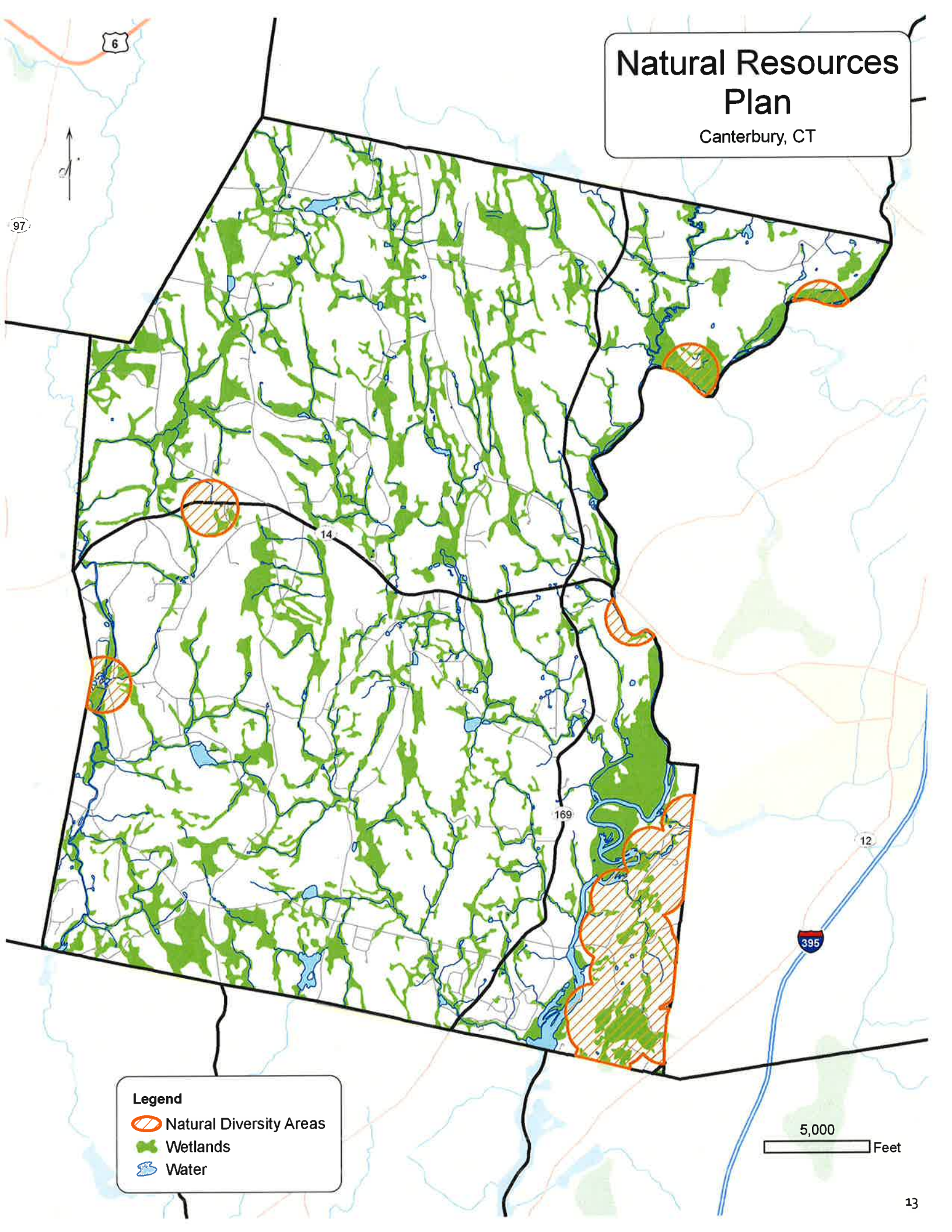
- 3.1 Guide future development away from preservation resources.
- 3.2 When development does occur in conservation areas, minimize the potential impacts and consider adopting flexible development regulations.
- 3.3 Continue to identify and refine information regarding key natural resources.






small pond (right); field (bottom)

Natural Resources Plan

Canterbury, CT



Legend

-  Natural Diversity Areas
-  Wetlands
-  Water

5,000

Feet

Three-quarters of the Earth's surface is covered with water, yet 98 percent is salt water and not fit for consumption.

Less than 1 percent of all the water on Earth is freshwater available for human consumption.

Low Impact Development

LID is an ecologically friendly approach to site development and stormwater management that aims to mitigate development impacts to land, water, and air.

The approach emphasizes the integration of site design and planning techniques that conserve natural systems and hydrologic functions on a site.

Low impact development techniques can offer many benefits, some of which include:

- Protect water quality by reducing impacts to water bodies
- Preserve integrity of ecological and biological systems
- Reduce municipal infrastructure and utility maintenance costs (streets, curbs, gutters, sidewalks, storm sewer)
- Preserve trees and natural vegetation

lowimpactdevelopment.org

Continue to Protect Water Quality

Surface Waters

Canterbury's water resources serve many purposes. They provide scenic value, recreation opportunities, drinking water, and habitat. Some water resources, such as wetlands, also provide filtration before the water enters the ground. The health of these water resources is very dependent upon the activities that occur in their watersheds (see watershed and water resources maps).

Important surface water resources in Canterbury include:

- Quinebaug River – About three-quarters of Canterbury is in the Quinebaug River Watershed. The Quinebaug River flows along the eastern border of the community,
- Little River – About one-quarter of Canterbury is in the Shetucket River Watershed, which is drained via the Little River. The Little River is located on the western border of the Town, and
- numerous small brooks, ponds and watercourse throughout the Town.

Many of the waters which flow through Canterbury are impacted because of land-use activities located in other communities. As a result, meaningful water resource protection extends beyond the Canterbury town line. Canterbury should continue to work with local and regional watershed groups to improve water quality.



storm drain (left);
Little River (bottom)



Stormwater Flow

Activities that occur in the watersheds of these resource areas can impact water quality. Pollutants from failing septic systems, the overuse of fertilizer or pesticides, poor pasture management practices, and sediments and contaminants found in storm water runoff can degrade water quality in rivers and lakes. Research also indicates that when a watershed contains over 10 percent impervious surfaces, water quality degrades.

A community can take a number of steps to reduce stormwater flow (and thus the flow of pollutants). These include reducing impervious surfaces, encouraging on-site infiltration, and maintaining vegetated covers. Canterbury should consider implementing the measures outlined in this section.

A way to reduce impervious surfaces is to use pervious surfaces for walkways, parking lots and access drives. Many pervious surface products are available and they are becoming more commonly used by developers and communities.

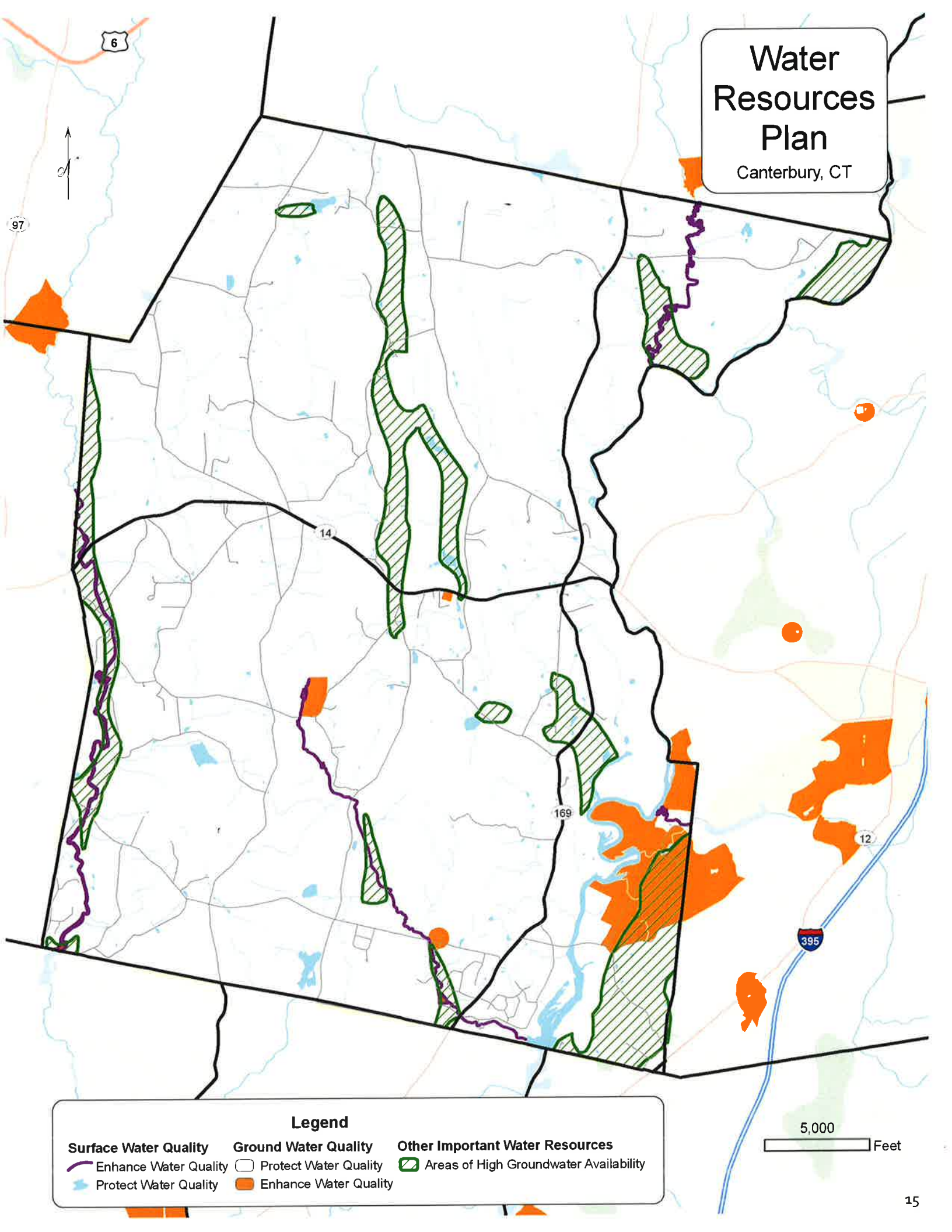
These products still provide the structural support needed, but allow water to infiltrate the ground, thereby reducing runoff. Reducing the required widths for new roads can also help.

Lastly, vegetated land reduces the flow of stormwater compared to lawn areas and cleared land (see sidebar). Sometimes during construction more trees and vegetation are cleared than is necessary. Carefully reviewing the building envelope during the land development stage can help reduce excess clearing.

A new tool that can fold all of these approaches into land use regulations and town policies is called Low Impact Development (LID), which is described in the sidebar. Canterbury should find ways to integrate this approach into land-use decision-making.

Water Resources Plan

Canterbury, CT



Legend

Surface Water Quality	Ground Water Quality	Other Important Water Resources
Enhance Water Quality	Protect Water Quality	Areas of High Groundwater Availability
Protect Water Quality	Enhance Water Quality	

Septic Management Ordinances

A Septic Management Ordinance requires mandatory inspection and maintenance of septic systems.

The ordinance sets how often maintenance must occur. Contractors provide proof of maintenance to the local health department.

Septic Management

Failing septic systems and those not properly managed in higher density areas can degrade water quality. Regular maintenance (pumping) can reduce potential pollution.

While many homeowners are diligent about regular maintenance, some homeowners may not fully understand proper maintenance. To address this source of pollution and help minimize the need for sewers, communities have adopted septic management ordinances (see sidebar).

The local health department (Northeast District Department of Health) has identified septic system management as a priority, and adopting a local ordinance would assist this agency and protect water quality.

Groundwater Resources

The water resources map indicates the locations of areas with high groundwater availability. Because these potential aquifers are not currently used for public water supplies, the Town is not required to adopt regulations to protect those sources.

Canterbury should protect these water resources for possible future use. Aquifers can be susceptible to the same threats to surface waters, as outlined above, so many of the strategies to protect surface waters can also protect aquifers.

Flooding

How land is developed in Canterbury can have an impact on downstream communities. While flooding is not a major issue in Canterbury, the creation of new impervious areas, if not properly managed, can impact downstream properties. It is important for Canterbury to continue to find appropriate ways to manage runoff from new development.

Individual boards and commissions address stormwater impacts in their regulations, but there is no overall town standard to ensure consistency. In addition, smaller projects may not trigger review or may have stormwater standards waived.

However, it may be the cumulative impact of smaller projects that contributes to flooding. Some communities have adopted town-wide drainage policies to ensure consistency in terms of which activities are reviewed and the standards that the projects must meet.

Others require drainage review for smaller projects, which can be as simple as requiring review by town staff to ensure that measures are taken to reduce the amount of runoff. In addition, as discussed earlier, employing Low Impact Development techniques can help reduce the amount of stormwater that runs off a property.

Strategies to Protect Water Resources

- 3.4 Adopt a septic management ordinance.
- 3.5 Reduce stormwater flows:
 - a. Consider adopting LID into land use regulations.
 - b. Require drainage review for small projects that, cumulatively, may contribute to flooding problems.
- 3.6 Consider adopting aquifer protection regulations for areas of high ground water availability.
- 3.7 Work with adjacent communities to improve the water quality of watercourses.
- 3.8 Adopt a Town-wide drainage policy.
- 3.9 Require stormwater drainage review on smaller projects.

COMMUNITY CHARACTER AND FARMING



Preserve Community Character

“Character” means something different to each resident, but residents tend to agree that the Town’s character should be protected. Community character often includes physical features, from natural resources to patterns of development, that make a town unique.

Residents and local officials identified things which add to Canterbury’s character and things which detract.

Contribute to Canterbury’s Character	<ul style="list-style-type: none"> • Farmland • Open Space • Scenic roads • Scenic views 	<ul style="list-style-type: none"> • Historic buildings • Small businesses • Community events
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Detract from Canterbury’s Character	<ul style="list-style-type: none"> • Signs • Look of some new buildings and development sites 	<ul style="list-style-type: none"> • Strip development patterns with large parking lots in front of buildings • Residential development patterns (sprawl)
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Recognition plaque (top);
Congregational Church (left)

Historic Resources

Historic issues are important because they connect the community to the past and establish a sense of character. Numerous historic buildings and resources are located within the community.

Some of these resources have not been well documented, and Canterbury should undertake a survey of existing historic resources.

Measures to protect historic resources generally include recognition programs (see sidebar), regulatory protection, out-right ownership by a government or preservation organization, and active use of structures.

Canterbury’s historic structures are not protected. There are no regulations in place to prevent the alteration of the appearance of any historic building in Canterbury, other than the Prudence Crandall Museum, because it is under State ownership.

Canterbury may want to conduct a survey of historic structures and evaluate opportunities to both recognize and protect these structures.

National and State Historic Recognition Programs and Designations

National and State Historic District and Place designations recognize areas with historical merit. These designations affect activities involving federal and/or state funding and may prevent unreasonable destruction of historic resources.

National and State Registers District

- Canterbury Center Historic District

Local Historic Designations

Local Historic District designations give local historic district commissions the authority to regulate the construction, demolition of structures and the alteration of architectural features.

Canterbury does not have a local historic district.

Local Scenic Road Criteria

Designation as a local scenic road includes a requirement that at least 50 percent of the landowners with road frontage support the Scenic Road designation.

In addition, the road must meet at least one of the following criteria:

- unpaved,
- bordered by nature,
- traveled portion no more than 20 feet wide,
- offers scenic views,
- blends naturally into the terrain, and/or
- parallels or crosses brooks, streams, lakes or ponds.

Continue to Provide Zoning Tools for Preservation

Canterbury does a good job of providing land-use flexibility for historic structures by allowing a range of land use activities by special exception.

While the current regulations are not currently limited to or oriented to historic structures, Canterbury should continue to provide land-use flexibility for historic structures.

Scenic Roads

Canterbury has what is perhaps one of the most scenic roads in the State of Connecticut traveling through the community from north-to-south. This road, Connecticut Route 169, is recognized as a National Scenic Byway for the entire length of the road through Canterbury. Canterbury should explore opportunities to protect the scenic attributes along this road.

While Canterbury has a number of local roads that are considered scenic by town residents and visitors alike, no Town roads have officially been designated as local scenic roads in accordance with State Statutes (see side bar). Canterbury might consider designating local scenic roads to recognize the community character value these roads provide.

Scenic Views

Scenic views can be found in virtually all parts of Canterbury. These views can be threatened or enhanced by development. Canterbury should identify these view areas and development management strategies.



scenic view (top);
scenic road (left)

Forest Use Assessment

The Forest Use Assessment Program is established by State Statute. Canterbury has properties utilizing the forest assessment and should continue to use the "Forest-Use Assessment" for any property which qualifies. As provided in CGS 12-107d, a State-certified forester determines whether the land meets the eligibility criteria.

Open Space Use Assessment

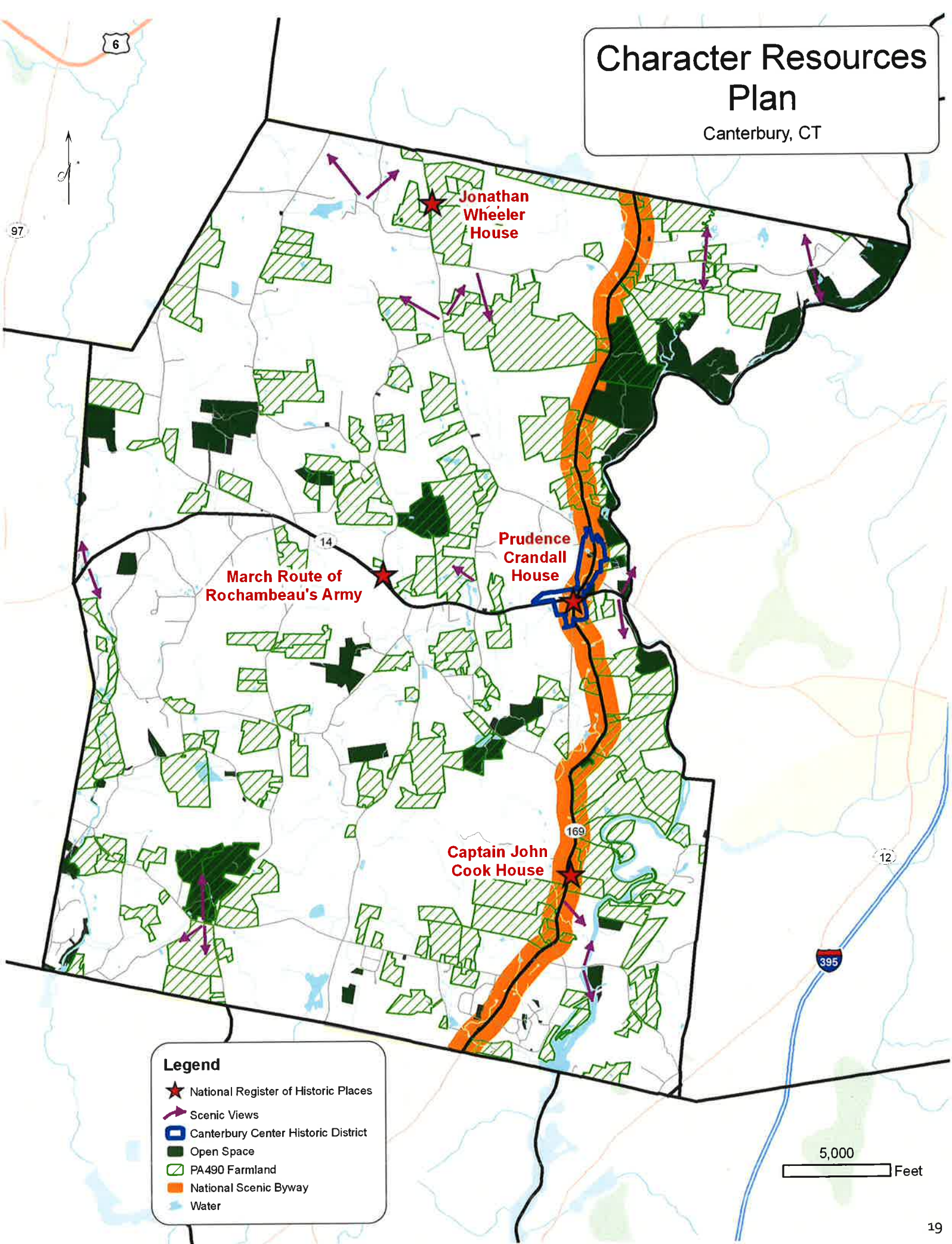
Under the Public Act 490 (PA 490) Open Space Use Assessment Program, the assessor may incorporate land into the program if the land parcel is designated (or the eligibility criteria are specified) in the Plan of Conservation and Development, and the designation (or criteria are) approved by the Board of Selectmen.

In 1980, Canterbury adopted the Recreation and open Space" Ordinance, which essentially designates all undeveloped land situated in the rural zoning district as open space land, eligible for Public Act 490.

Canterbury should continue this program. If new land is zoned for a classification other than Rural, then Canterbury should consider whether amendments to this ordinance would be appropriate for other zones.

Character Resources Plan

Canterbury, CT



Legend

- ★ National Register of Historic Places
- ↗ Scenic Views
- ▭ Canterbury Center Historic District
- Open Space
- ▨ PA490 Farmland
- ▬ National Scenic Byway
- Water

5,000 Feet

Conservation Commissions

The Conservation Commission is an official body of the municipality, created by vote of the local legislature, with its members appointed by the chief executive officer.

The enabling legislation for the operation of Connecticut conservation commissions can be found in Chapter 97, Section 7-131a of the Connecticut General Statutes.

For Canterbury, an organization involved in non-regulatory conservation-issues might be the appropriate solution.

caciw.org/pages/cc/index.html

Create a Conservation Commission

Canterbury should consider establishing a Conservation Commission and identifying it as the lead agency in terms of coordinating the overall conservation and preservation of resources in Canterbury. Many strategies in the Plan of Conservation and Development will require effort to implement.

Existing land-use commissions (Planning and Zoning and Inland Wetlands and Watercourses) may not have the time or resources to put the effort into implementation.

A Conservation Commission can help. This group would have no regulatory authority and could focus on implementing the strategies in the Plan.

A Conservation Commission can:

- collect data and information about community resources,
- serve as a Town liaison for discussions with State, regional and not-for-profit conservation agencies, and
- develop management plans for Town-owned open space lands.

Building Architecture and Site Design

The construction of new commercial buildings and renovations or additions to existing buildings can impact character if the building's design and appearance do not fit in with an area. This can be particularly important in areas of Town where the buildings comprise the character of that area – such as in the Village at Canterbury Plains and the Historic Town Center.

Attendees at the public workshops expressed concern about the look of new commercial buildings in Town. Canterbury might consider adopting advisory design standards to influence the style of new commercial buildings.

Strategies to Preserve Community Character

- 4.1 Consider creating a Conservation Commission.
- 4.2 Create an inventory of historic and cultural resources.
 - a. Protect historic areas, possibly through Village District zoning.
 - b. Continue to allow adaptive reuse of buildings.
- 4.3 Create a local scenic road program.
- 4.4 Consider regulations to require the use of flexible residential development in scenic areas.
- 4.5 Explore opportunities to enhance scenic views.
- 4.6 Continue PA 490 designations.
- 4.7 Consider developing advisory design standards for new commercial buildings.
- 4.8 Evaluate light pollution and strategies to reduce the impacts of this nuisance.
- 4.9 Consider converting properties acquired through tax foreclosure into protect open space land.

Support and Promote Farming

Farmland, along with Canterbury's scenic roads, wooded hills and other features, contributes to the Town's New England character. In addition, farmland is now seen as a valuable resource for economic activity and job creation, as well as providing a needed local source of food.

However, like other parts of Connecticut, Canterbury has seen its farmland developed and has lost some of its rural character.

Importance of Farmland

Preserving farmland is important because it:

- provides "food security,"
- ensures a source of fresh, locally grown produce,
- provides jobs and fiscal benefits,
- preserves Canterbury's agricultural heritage,
- reduces sprawl, and
- protects open space.

According to Town records, Canterbury contains about 1,600 acres of land classified as active farmland (tillable or pasture), which accounts for about 6 percent of the total area of the Town.

Other data shows that about 4,000 acres are classified as "Agricultural Land Cover" (University of Connecticut CLEAR land cover data) and about 6,600 acres as "Prime Farmland Soils" according to the US Department of Agriculture Soil Survey (about 25 percent of Canterbury).

This land is currently not protected and remains farmland by the desire of the current owners to farm or otherwise keep this land free of development.

As part of this planning effort, a survey of farmers was conducted. Surveys were mailed to 65 farmers and about 28 percent responded to the questionnaire. The respondents collectively own about 960 acres of farmland in Canterbury. Interestingly, the majority of respondents (about 70 percent) were over the age of 50.

Some of the information learned from the survey includes:

- need to find ways to reduce the tax burden for farming,
- it is hard to find new farmers, and
- few farms have succession plans in place.

Preserve Farmland

With 6,600-acres of prime farmland soil and about 1,600-acres of active farmland, preserving farmland is an important strategy for Canterbury. Canterbury should work with property owners to find solutions that will retain property as farmland.

The Town should also consider setting aside funds for the acquisition of farmland or the purchase of development rights (see sidebar) of high priority properties, as illustrated on the Agricultural Resources Plan on page 23.

The Agriculture Resource Plan also identifies locally-important farmland and some Potential Agriculture Clusters. The State of Connecticut has placed a high priority on protecting farms that are in close proximity to other farmland and preserved landscapes, so called "clusters".

By identifying, and refining this Agriculture Cluster concept, Canterbury may be able to make a more compelling case for preservation in these areas.

Farming Challenges

Challenges to farming in Connecticut include:

- rising land values (resulting in higher taxes, less ability to purchase new land, and succession tax issues),
- fluctuating market conditions (including lower price supports, higher fuel and fertilizer costs),
- loss of support systems (farm equipment dealers, milk haulers, and farm labor),
- market risk where property needs to be put up as collateral or sold to fund capital needs,
- aging farmers, and
- fewer people interested in being farmers.

Purchase Development Rights (PDR)

Through a PDR program, a landowner receives compensation for the value of the development rights associated with a land parcel. The owner still owns the land, but is compensated for relinquishing the right to develop it as real estate. Agriculture and other uses of the land continue.

For the public, PDR programs enable land conservation at a much-reduced expense, as the cost of PDR is less than outright purchase of land, and costs associated with subsequent management of the land remain the responsibility of the landowner.

Community Supported Agriculture (CSA)

A CSA is a way for the food buying public to create a relationship with a farm and to receive a weekly basket of produce or other farm products. By making a financial commitment to a farm, people become "members" (or "shareholders," or "subscribers") of the CSA.

Some farms offer produce subscriptions, where buyers receive a weekly or monthly basket of produce, flowers, fruits, eggs, milk, meats, or any sort of different farm products.

localharvest.org/csa/

Right to Farm

Connecticut has a "Right to Farm" law (Connecticut General Statutes Section 19a-341) and some communities have decided that affirming this philosophy within their Town is important.

In June of 2000 the Town of Woodstock established this right to farm ordinance to protect agricultural or farming operations. The ordinance prohibits certain ramifications of farming from being considered nuisances.



Promote The Right to Farm

Canterbury's farmers face a number of challenges including competition from vast, industrialized monoculture operations, structural changes in farming, overall costs of farming, fluctuating markets and advancing age.

These challenges can make it more financially attractive for farmers to sell their land for development when they are ready to retire or even sooner. Yet, 21st century trends in farming (Community Supported Agriculture [CSA's – see sidebar], smaller, specialty produce farms, growing demand for organic and locally-grown and the emergence of a new generation of would-be farmers) plus the existence of a potentially vast and sophisticated market within a go-minute radius of the Town, offer a potentially powerful alternative. Without farmland, this cannot happen.

As residential development continues to encroach on farming activity, complaints regarding manure odor, pesticide application, escaped livestock, noise, dust and other nuisances are bound to increase.

Canterbury can adopt a "Right to Farm" policy (see sidebar) that:

- recognizes the importance of agriculture to the community,
- recognizes that the farms existed before the residential development, and
- protects farmers from nuisance claims arising out of the normal operation of their farms.



farm stand (left);
cattle (bottom)



Promote Farming

Even when farmland is protected from development, this does not guarantee that farming activities on the land will be successful. Capital for farm improvements and structures, available labor, and a market for products are all needed to maintain working farms.

Many of the issues identified by farmers extend beyond the jurisdiction of the Planning and Zoning Commission and require coordination among various agencies. Because farming is important in Canterbury, the Town should consider creating an organization to promote farming.

The establishment of an Agricultural Committee or Commission may further Canterbury's efforts to remain farm-friendly. This group could work to address signage needs, provide educational programs for non-farmers, and provide outreach to farmers about succession planning and other farm-friendly programs.

This organization could also become an advocate for the development of a farmer's market, applying for grants, creating a bulk purchasing program (especially for fuel) and identifying other strategies to help retain farmers.

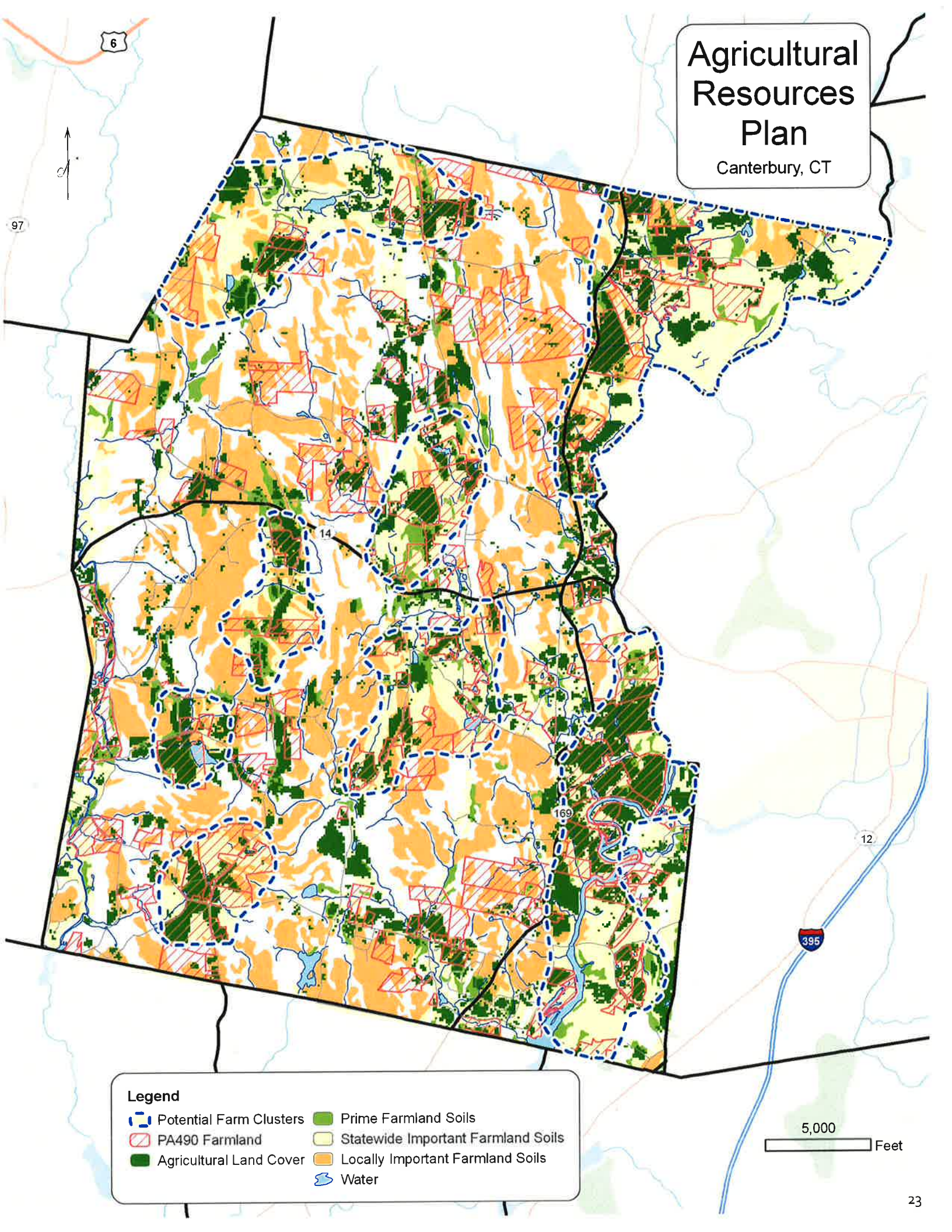
PA 490 Use Assessment

To help reduce the costs of farming, a number of farms in Canterbury participate in the PA 490 Use Assessment Program. This program reduces the assessment of farm land, thereby lowering a farm's property taxes. Communities also can offer reduced assessments on farm machinery and outbuildings.

Use Value Assessment is a tax reduction program which preserves undeveloped land in private hands by making qualifying land less expensive to own. The program is authorized by Connecticut General Statutes (CGS) Section 12-107 (also known as Public Act 490).

Agricultural Resources Plan

Canterbury, CT



Legend

- Potential Farm Clusters
- PA490 Farmland
- Agricultural Land Cover
- Water
- Prime Farmland Soils
- Statewide Important Farmland Soils
- Locally Important Farmland Soils

5,000 Feet

Farm Use Assessment – The Farm Use Assessment Program is established by State Statute. Canterbury has properties utilizing the farm use assessment and should continue to use the “Farm Use Assessment” for any property which qualifies based on “the acreage of such land, the portion thereof in actual use for farming or agricultural operations, the productivity of such land, the gross income derived therefrom, the nature and value of the equipment used in connection therewith, and the extent to which the tracts comprising such land are contiguous” (CGS 12-107c).



old barn (top);
commercial greenhouse
(left)

Canterbury currently offers a tax exemption for farming equipment, but may wish to consider allowing additional exemptions.

Agriculture Overlay Zone

Canterbury’s Zoning Regulations are also relatively farm-friendly, in that they allow farming activity in most of the Town. Because farming is so important in Canterbury, the Town may want to consider adopting an Agriculture Overlay Zone, which might build off the “Agriculture Cluster” concept discussed earlier.

An Agricultural Overlay Zone could:

- allow additional agricultural-related uses that may not otherwise be suitable elsewhere (i.e. wineries, farm markets),
- have additional requirements for non-farm uses that occur in the zone, such as providing screening buffers or mandating flexible residential subdivisions,
- allow additional uses “by right”,
- expand area where agriculture can occur (distance to wetlands), and/or

- restrict development on farmland soils.

There are additional measures a community can undertake to ensure that local regulations and town policies support farming. Examples include reviewing zoning regulations to ensure that restrictions on farm stand signage and what can be sold on-site do not create burdens on farmers. Allowing farm-related uses can also help expand the markets of farms.

In some cases, development occurring around a farm can impact a farm’s operation. New houses nearby can lead to complaints about noises and smells that are typical of farming. Requiring new housing developments to provide a buffer screen between the houses and the farm can also help reduce problems, as can requiring alternative site layouts for subdivisions, to ensure that the houses are not too close to the active farm. Canterbury could comprehensively address a number of these zoning-related measures by adopting an Agricultural Overlay Zone.

Strategies to Preserve Farmland and Promote Farms

- 4.10 Establish an Agriculture Commission.
- 4.11 Review current tax policies in light of tax reductions allowed by the State and determine if additional tax breaks would help farms.
- 4.12 Focus farmland protection on Agricultural Cluster areas (see Agriculture Plan map).
- 4.13 Help expand the market for local products (such as by establishing a Farmers’ Market) and by helping to publicize farms (such as on the Town’s website and through better signage).
- 4.14 Establish a funding mechanism for purchasing farmland or development rights
- 4.15 Conduct a zoning audit to ensure zoning regulations are farm-friendly.
- 4.16 Consider adopting an Agriculture Overlay Zone.
- 4.17 Consider adopting a “Right to Farm” Ordinance.
- 4.18 Consider leasing Town-owned land to farmers.

OPEN SPACE AND GREENWAYS



Preserve Open Space and Create Greenways

Open space contributes to character, provides passive recreation opportunities, and often protects natural resources. Research also indicates that the permanent protection of land as open space provides a fiscal benefit since undeveloped land requires fewer town services than developed land. A very small percentage of the land area in Canterbury is dedicated as open space.

Developing a strategy to connect existing open space parcels with greenways is an effective way for Canterbury to establish a meaningful open space system.

The greenway open space concept involves providing linkages between community facilities, villages and recreation areas. Greenways can also include trails and become a recreational amenity for the community.

Dedicated Open Space	Land preserved in perpetuity as open space, with public use. Includes land owned by Wyndham Land Trust, the Nature Conservancy Audubon, the State of Connecticut (about 575 acres).
Protected Open Space	Land preserved from development (such as a conservation easement) but public use is generally not allowed. Includes conservation easements held by various agencies.
Managed Open Space	Land set aside for some other purpose (such as watershed protection) but that provides some open space value. Public use may not be allowed (about 27 acres). Includes cemeteries.

Characteristics of a Rural Town

With over 20,000 acres (about 78 percent of land in Canterbury) as undeveloped land, Canterbury has a rural "feel" that people are attracted to. This perception, called "open-ness" is a large component of Canterbury's community character.

With only about five percent of the Town classified as dedicated open space, Canterbury's ability to retain this rural character is reliant on the desires of private property owners.

Since private owners control the vast majority of the "open-ness" in Canterbury, having a dialog about open space and developing an Open Space Plan will be an important task for the town. This Plan will have to work with private property owners to develop strategies that respect their rights, and find a balance to retain the rural character of the Town.

	DEDICATED OPEN SPACE	CONTRIBUTES TO OPEN-NESS
Acres of dedicated open space	1,290	1,290
Acres of vacant/undeveloped land		8,674
Acres of underdeveloped land		10,398
TOTAL	1,290 (5%)	20,362 (78%)

Standards are only guidelines and focusing on the quantity of open space may not provide for the quality of open space that residents want ...

Canterbury should focus on establishing a meaningful open space system ...

Exclusion of Town-Owned Land from Open Space

Town-owned land is not included because: (1) while public land, not all Town-owned land is open space; (2) not all Town-owned land is planned to be used as open space; and (3) unless the Town-owned land has some level of restriction preventing future development, political pressure could result in the change of designation to a non-open space use.

Open-ness

Land that provides a feeling of open space, but is neither protected or managed as open space.

Greenway

A greenbelt / greenway is a corridor of open space that:

- may protect natural resources... or offer opportunities for recreation or non-motorized transportation,
- may connect existing protected areas and provide access to the outdoors,
- may be located along a defining natural feature, such as a waterway...
- may be a green space along a highway or around a village.

Connecticut General Assembly
Public Act 95-335

Develop an Open Space Plan

Since there is no real standard of how much open space a community needs, there is no specific open space goal for Canterbury. Still Canterbury would benefit from a vision of what it would like to achieve in terms of an open space system.

Other communities have established open space visions based on preserving specific resources (such as a river corridor) or accomplishing a specific result (such as a system of greenways or preserving scenic views).

Canterbury should undertake an effort to prepare and maintain an open space vision that will allow it to determine how it would like to proceed with preserving open space.

Canterbury currently requires that at least 10 percent of the land area of a subdivision be preserved as open space. Canterbury also allows, at the discretion of the Planning and Zoning Commission, for the payment of a fee in lieu of dedicating open space land.

Another reason for preparing an Open Space Plan would be to provide some guidance as to when the community should require land and when it might accept the fee in lieu of open space.

Create a Greenway Along the Quinebaug River

While open space is important, Canterbury can achieve a higher value from open space if the land is connected to other open parcels. Canterbury should create a cohesive overall greenbelt / trail system.

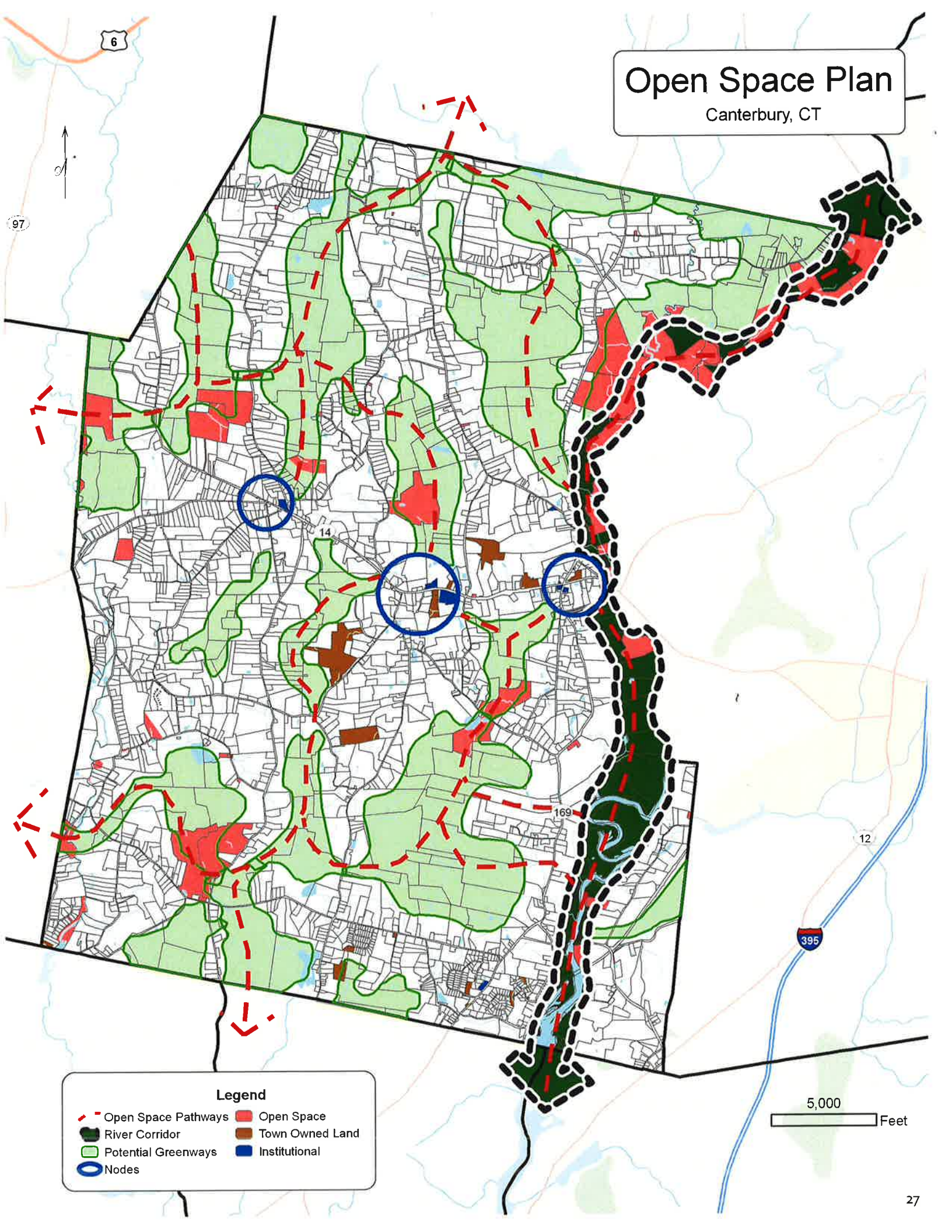
The focus for this greenway should be the Quinebaug River, but over time, other areas could be connected as well.

Such a system will:

- significantly enhance community character,
- improve the quality of life of residents,
- enhance the quality of the experience for visitors,
- increase accessibility for all residents and visitors,
- provide more opportunities for active or passive use, and
- take recreational opportunities closer to residents

Open Space Plan

Canterbury, CT



Legend

- Open Space Pathways
- River Corridor
- Potential Greenways
- Nodes
- Open Space
- Town Owned Land
- Institutional

5,000 Feet

Encourage Flexible Residential Developments

Canterbury's land use regulations have played an important role in how the community has developed. Considering that almost 100 percent of Canterbury is zoned for residential development and that about 80 percent of Canterbury is vacant land, *how* new development occurs in Canterbury is an important issue.

Tools requiring set-aside as part of subdivisions and the creativity of the flexible residential development allow for protection of land as part of new development.

While conventional subdivisions with mandatory open space set-asides will preserve some land as open space, there may be another option for preserving more meaningful open space during the development process.

Some communities allow (or require) the use of flexible residential development standards to maximize the amount of land that is preserved as open space during the development process.

Such developments do not allow any more lots than a conventional development but they do allow reduced frontages and lot sizes in return for preserving more open space. By permitting development flexibility, communities find they are able to preserve additional and often more significant open space.

Canterbury should consider allowing (or requiring) more flexible residential development patterns in order to preserve more open space.

Partner With Others

The Wyndham Land Trust and other organizations, such as The Audubon Society, The Nature Conservancy and The Trust For Public Land, are an important part of open space preservation efforts. Canterbury should seek opportunities to partner with these other organizations to accomplish overall open space objectives.

Strategies to Preserve Open Space and Create Greenways

- 5.1 Create an Open Space Plan with a vision for an open space system and priorities. Incorporate the Open Space Plan into the Plan of Conservation and Development.
- 5.2 Acquire open space and create greenways:
 - a. focus on identified high-priority areas in an Open Space Plan
 - b. identify open space partners and develop relationships to work together
 - c. seek alternative funding sources and techniques for open space acquisition (e.g. state grants; flexible development techniques, PDR).
- 5.3 Manage, maintain and promote existing open space.
- 5.4 Encourage flexible residential development.

VILLAGES AND COMMUNITY STRUCTURE



Promote and Enhance Villages

With growth, Canterbury has already experienced different needs resulting from resident's desires. These changes can be seen in the relatively new Town Center, where new restaurants, a post office, a gas station and other businesses have opened.



Better Valu supermarket (top);
Historic Town Center (left)



Village at Canterbury Plains (left);
shopping center (bottom)

Enhance the Village at Canterbury Plains

Canterbury residents indicated that new development should promote and enhance the village character and flavor of Canterbury. Attractive growth adds value to properties, which increases revenue.

Canterbury has experienced growth as a result of designating an area for Village Commercial development within the Zoning Regulations. This growth has occurred primarily within the last twenty years. The challenge is to establish, promote, and enhance the village elements.

One of the unifying elements of villages is the existence of human scale – areas designed in relation to people rather than vehicles. This basic principle has been observed for centuries. For comparison, the trend toward automobile-oriented design has occurred only in the past 50 years or so.

The key factor will be to ensure that design elements in the village complement and encourage appropriate activities that reinforce (rather than weaken) the basic village characteristics.

Andres Duany and Elizabeth Plater-Zyberk are the founders of Duany Plater-Zyberk & Company (DPZ).

DPZ is a major leader in the practice and direction of planning, having designed over 300 new and existing communities in the United States and overseas.

Mixed-use Development

The practice of allowing more than one type of use in a building or set of buildings

This can mean some combination of residential, commercial, industrial, office, institutional, or other land uses.

Two of the major proponents of village and neighborhood scale design, Andres Duany and Elizabeth Plater-Zyberk, have concluded that an authentic neighborhood contains most or all of the following elements:

- The neighborhood has a discernible center. This is often a square or a green, and sometimes a busy or memorable street corner.
- Most of the dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.
- There is a variety of dwelling types, usually houses, rowhouses and apartments - so that younger and older people, singles and families, the poor and the wealthy, may find places to live.
- There are shops and offices at the edge of the neighborhood of sufficiently varied types to supply the weekly needs of a household.
- Uses are often mixed, with businesses and dwellings on the same parcel or in the same building. (Mixed-use Development – see sidebar)
- The streets within the neighborhood are a connected network, providing a variety of pedestrian and vehicular routes to any destination, which disperses traffic.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.
- Buildings in the neighborhood center are placed close to the street, creating a strong sense of place.
- Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, religion or cultural activities.

On the other hand, Duany and Plater-Zyberk have identified the following characteristics of conventional suburban development:

- Conventional suburban development consists of housing subdivisions, shopping centers, business parks, stand alone commercial stores, open space, and civic uses such as schools, libraries, and municipal buildings.
- All uses are kept separate in distinct "pods." Even housing types, such as townhomes, duplexes, apartment buildings, and single homes, are usually built in separate pods. Transportation between separate "pods" is generally by automobile.
- The street pattern is random, rather than interconnected. Housing pods, shopping centers, and business parks feed into arterial roads that carry most of the traffic. To move between pods, one generally has to travel by automobile on an arterial road. Use of cul-de-sacs in residential areas is common.
- There is no distinct center.
- It is less compact than historic or neo-traditional neighborhoods. Because uses are kept separate and there is no distinct center, conventional suburban development tends to spread out, hence the term "sprawl." The main selling point is privacy and security, so lots tend to be bigger.
- Streets are designed on an automobile scale. Pavement is wide, and setbacks of buildings from the street are large. Infrastructure intended for the automobile is given the most prominent placement - e.g. garages, driveways, and parking lots are closest to the street. Arterial roads, which connect separate uses, are designed for rapidly moving traffic. These characteristics create a pedestrian environment that is both boring and threatening for those who venture beyond the cul-de-sac.

As can be seen at the Village at Canterbury Plains, this area has more of the characteristics of conventional suburban development than a village or neighborhood. If current development patterns continue, Canterbury will lose elements of its rural character.

Elements that Contribute to the Village at Canterbury Plains



Housing in close proximity

Mixed commercial uses and village scale (building size, not placement on the property)

Housing in close proximity, building scale, and placement on the site

Civic space

Opportunities to Enhance the Village at Canterbury Plains – Conceptual



Opportunities to influence future commercial development still remain

Consider encouraging new buildings closer to the street

Consider requesting the State Highway be narrowed

Create pedestrian connections (rural paths)

Plant shade trees

Opportunity to create a focal point

Over time Canterbury may encourage the creation of a more village-like pattern of development by:

- Requiring a pedestrian connection along Route 14 in the business area. This connection might be a low-intensity stone dust surface rather than concrete. The purpose of this connection is to promote a pedestrian-friendly environment and add to the overall sense of place in the village.

- Consider creating a stronger street tree canopy along Route 14 in areas where there is no utility conflict.
- Consider requiring new development to locate closer to the road.
- Requesting the Connecticut Department of Transportation narrow Route 14 and decrease the posted speed limit through this area.
- Consider allowing mixed-use developments.
- Consider developing a Town Green as part of a commercial development (only with owner buy-in).

Example of a Rural Path



Village District

Section 8-2j of the Connecticut General Statutes allows a community to adopt zoning regulations which will give the Zoning Commission greater authority over the design aspects of an application in the town center area.

The statutes require that:

- such a district only be established in an area with a distinctive character, landscape, or historic value, and
- that the Commission retain a "village district consultant" to provide advice and guidance on design issues.

Enhance the Historic Town Center

Canterbury's Historic Town Center is predominantly residential with several small businesses and a market. This village is at two important cross roads, State Route 14 and State Route 169.

As such it has become an important location for community event postings, some of which have been nailed to a large shade tree. There is concern that hanging signs from the tree will kill the tree which might adversely impact community character.

The Economic Development Commission has discussed creating a sign at this location and it might be appropriate to evaluate what types of signage would provide the most value to the community.

While it might not be a popular idea, Canterbury should consider installing sidewalks along Route 14. This might be best accomplished by "capturing" some of the pavement width along the highway, thereby reducing the road width slightly.

A narrower road calms traffic and creates a stronger "sense of place." In addition, with narrower roads, there might be room to plant shade or ornamental trees.

Consider Using the Village District Zoning Tool

How development occurs in the Historic Town Center is important to overall community character. Some people have expressed concern that new businesses that were established in this area were not sensitive to the rural and historic character.

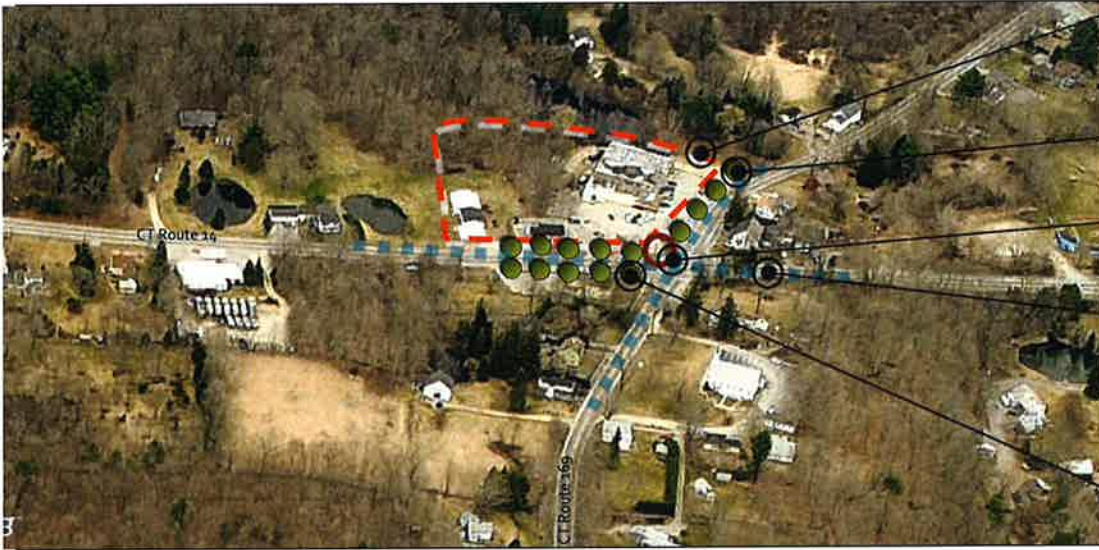
New land-uses tools, such as the Village District (see sidebar) can help Canterbury preserve community character while promoting development.

Perhaps the Village District boundary could follow the existing Historic District, as show on the Business Development Plan map on page 43.

Potential Village District Location



Historic Town Center in Canterbury



- Opportunity to encourage future development to have rural design elements
- Opportunity to plant shade trees
- Opportunity to install a community sign
- Road width exceeds amount needed and could be replaced with sidewalks to create pedestrian-safe environment
- Opportunity to plant ornamental street trees (powerline-friendly)

"Capturing Highway" Concept on Route 14 in the Historic Town Center (Concept)



- Consider planting shade trees
- Pedestrian walkway (rural path)
- Narrower road

Creating a Town Directional Sign At Routes 14 and 169 (Concept)



- Opportunity to create community notification sign

Strategies to Promote and Enhance Villages

- 6.1 Enhance the Village at Canterbury Plains, by:
 - a. Establishing and requiring pedestrian connection along Route 14
 - b. Considering the creation of a street tree canopy over Route 14.
 - c. Considering whether new development should be situated closer to the street.
 - d. Requesting the Connecticut Department of Transportation narrow Route 14 and decrease the posted speed limit.
 - e. Considering mixed-use development.
- 6.2 Enhance the historic Town Center, by:
 - a. Establishing and requiring pedestrian connection along Route 14
 - b. Installing a community sign.
 - c. Considering the creation of a street tree canopy over Route 14.
 - d. Requesting the Connecticut Department of Transportation narrow Route 14.
 - e. Considering the Village District tool to preserve character while promoting development.

HOUSING AND RESIDENTIAL DEVELOPMENT



Address Housing and Residential Development

Because housing is a cornerstone of the community, it is important to determine:

- the types of housing and residential development issues, and
- how this will change over time, so Canterbury can establish strategies and consider solutions.

For Canterbury, there appears to be two main themes for housing and residential development:

- how do we address housing needs, and
- how do we promote appropriate residential development?



multi-unit house (left);
changing housing
needs (bottom)



Housing Needs

Over the past ten years or so Canterbury has seen an increase in housing values. This increase has caused some concern that the community is changing, and for some residents housing costs may become overwhelming.

A number of housing need indicators call out for housing options in Canterbury:

- median sales price in Canterbury is growing faster than median household income in the region and the state;
- seventeen percent of all households are single-person households, with single incomes;
- one hundred percent of all new homes built over the last eight years have been single-family homes, which tends to be the most expensive housing option;
- like many Connecticut communities, Canterbury's population is continuing to age; and
- the land-use permit structure has been developed to encourage (whether intentionally or not) the construction of single-family homes on individual lots.

Average Household Size

	1990	2000
Overall	3.0	2.7
Owner-Occupied	3.1	2.8
Renter-Occupied	2.3	2.1

1990 and 2000 Census

Single-Adult Households

	1990	2000
Overall	14%	17%
Owner-Occupied	11%	10%
Renter-Occupied	3%	7%

1990 and 2000 Census

2000 Housing Tenure

	Town	State
Owner-Occupied	84%	63%
Renter-Occupied	13%	31%
For Rent or Sale /other	3%	6%

2000 Census

Housing Units

Year	New Units ¹	Total Units
2000	-	1,741
2001	44	1,785
2002	34	1,819
2003	24	1,843
2004	16	1,859
2005	21	1,880
2006	14	1,894
2007	9	1,903
New	162	

¹ Net Gain
2000 Census; CT DECD

Housing Needs are Changing...

...Household Size Is Shrinking

Canterbury has been experiencing a reduction in household size resulting from demographic changes toward an older population.

While population growth has been modest, the reduction in household size has placed additional market pressure on housing supply.

...Single-adult and Non-Family Households are on the Rise

Single-parent families comprise a significant and rising percentage of all families with children under the age of 18. In addition, the 2000 census identifies a 32 percent increase in the number of single-person households over the previous ten years.

During that time, the number of single-person rentals increased about 150 percent from 48 units to 118 units.

By 2000, approximately 17 percent of households in Canterbury consisted of a single person. This has been driven largely by an aging population and by an increase in non-married individuals.

This trend has a significant impact on Canterbury's housing needs. An upward shift in single-person households, even in a period of minimal growth in the total population, will mean increased demand for housing units.

Furthermore, households with single wage-earners are limited in terms of the income available for housing.

This shifting household demographic means an increase in the total demand for housing as well as an upward shift in the population's need for affordable housing options.

Housing Conditions are Changing...

According to the 2000 U.S. Census, a total of 1,762 housing units in the Town of Canterbury were recorded.

Owner-occupied housing represents 84 percent of the total housing stock in the Town of Canterbury (1,479 units) and home-ownership levels are higher than the State average.

Renter-occupied units are below the State average at 13 percent (238 units).

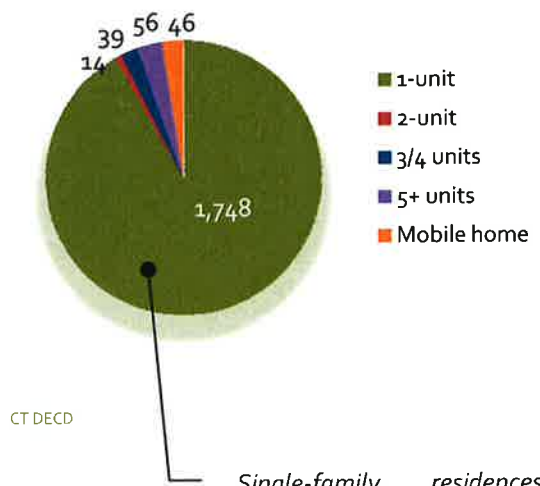
...Housing Growth Continues

From 1990 to 2000, there was a net increase of 166 housing units, an 11 percent increase. Since the last Census, Building Permits have been issued for an additional 162 housing units, a 9 percent increase.

...Canterbury's Housing Stock Continues to Become Less Diverse

Canterbury's housing supply is oriented towards single-family homes. Building Permit data from the Connecticut Department of Economic and Community Development (CT DECD) indicates that all of the permits issued since 2000 involved the construction of single-family residences. About 92 percent of the housing units are single-family residences.

Distribution of Residential Units (2007)



Single-family residences account for over 92 percent of the residential units in Canterbury (1,903 units)

CT DECD

Limited Recognized Affordable Housing...

While there is no state mandate to provide "affordable housing," Connecticut General Statutes Section (CGS) 8-30g can place pressure on Connecticut communities that fail to provide a minimum of 10 percent of all units as affordable housing units.

This pressure results from the process in which communities are required to evaluate projects, and the manner in which the courts have determined how the law is to be enacted. CGS 8-30g essentially reassigns the burden of proof on a land-use development from the developer to the community (i.e. the land-use commissions).

According to the State of Connecticut Department of Economic and Community Development (DECD), "affordable housing" opportunities in Canterbury, as defined under Connecticut General Statutes Section 8-30g, represent about 6 percent of all housing opportunities. This falls below the threshold of 10 percent, set by the statute.

No deed-restricted housing units exist while two government-assisted housing units are located in the Town, Knoll Brook Village and Campbell Height Apartments. Knoll Brook Village is restricted to seniors and Campbell Height Apartments has units available for families.

Twenty-four percent of Canterbury's "affordable housing" units are a result of special financing through either the Connecticut Housing Finance Authority (CHFA) or the Farmers Home Administration (FmHA). While this may appear to be a small number, these mortgages represent 100 percent of the non-development-related affordable units.

While housing units which are assisted through a mortgage assistance programs are eligible for inclusion in the CGS 8-30g 10 percent threshold, it is an area of volatility in terms of securing long-term affordability, especially when lucrative refinancing opportunities come along.

Summary of C.G.S. Section 8-30g Affordable Housing Appeals Procedure

Ten percent of all housing units in a community must be affordable to households earning 80 percent or less of the regional median household income (\$68,500 in 2009).

According to the Connecticut General Statutes, "Affordable Housing" means housing that is:

- subsidized housing,
- financed by CHFA or other mortgage assistance programs; or
- is deed restricted to affordable prices.

About 6 percent of Canterbury's housing stock meets these criteria and this is below the State threshold of 10 percent affordable housing units in a community.

As a result, Canterbury is subject to the State Affordable Housing Appeals Procedure (CGS Section 8-30g) which allows developers of affordable housing developments considerable regulatory flexibility (including increased density) as part of their development proposal.

How Canterbury Compares to Other Towns

TOWN	%
Brooklyn	10.52%
Canterbury	5.68%
Lisbon	2.5%
Scotland	1.56%
Sprague	6.19%
Plainfield	14.62%

DECD Affordable Housing Appeals List, 2006

Incentive Housing Zones

The Incentive Housing Zone (IHZ) tool has been recently adopted by the State of Connecticut. This tool provides incentives to towns that choose to zone land for developing housing mainly where transit facilities, infrastructure, and complementary uses already exist.

The regulations governing these zones must allow incentive housing developments (IHDs), which can consist entirely of residential units or a mix of these units and stores, offices, and other uses. The residential units can be single-family homes or multi-family dwellings containing at least three units. At least 20 percent of the units must be affordable to low- and moderate-income people.

Inclusionary Zoning

"Inclusionary zoning" means any regulation which promotes the development of housing affordable to persons and families of low and moderate income.

Tactics for achieving inclusionary objectives include:

- setting aside a reasonable number of housing units for long-term retention as affordable housing (through deed restrictions or other means);
- providing density bonuses; or
- requiring a fee in lieu of affordable housing (to be used for constructing, rehabilitating or repairing housing affordable to persons and families of low and moderate income.)

...No New Affordable Units Are Being Created

Connecticut General Statutes (CGS) Section 8-30g relies on US Census data from the 2000 Census to determine the percentage of housing units which are affordable. While the data is sufficient when the Census has been updated, nine years have passed and Canterbury has seen an increase of 162 new units with zero new affordable units.

The Legislature adopted CGS Section 8-30g in 1989 and no qualifying "affordable housing" unit has been constructed in Canterbury.

Since 2002, Canterbury has seen the number of CHFA mortgages and Section 8 housing vouchers decline from a high of 157 in 2002 to 22 in 2007, a 73 percent decrease.

...How Many Units Are Needed To Meet the 10 Percent Threshold?

In order to meet the State of Connecticut threshold of 10 percent of Canterbury's housing being deemed "affordable," 92 units would be needed based on the current housing unit total.

NUMBER OF UNITS		
Current Total Housing Units	1,903	190 units = 10 %; 92 units needed today
Current "Affordable Housing" Units	98	
Build-out Numbers		
Potential additional single-family units	4,909	
Total Housing Units ¹	6,812	
Future "Affordable Housing" Units	491	
Total Units Needed for 10 percent threshold	681	
Units That Need to be Added	583	583 units = 12% of all new units would be needed to meet the 10% threshold at build-out

2006 Housing Appeals List, DECD; Build-out numbers by Planimetrics (Single-family residential)

¹ Total housing units does not include any new multi-family developments because an estimate cannot be generated at this time

With a maximum build-out estimated at 4,909 additional units, an additional 491 new housing units would be needed in the future.

...Considerations to Address Housing Needs

Canterbury could do many things to address housing needs. Programs can range from promoting additional elderly housing to requiring affordable housing.

Ultimately, finding the right approach is important.

Tools that Canterbury might consider include:

- encouraging development of housing for the elderly,
- Incentive Housing Zones (see sidebar),
- Inclusionary Zoning (see sidebar),
- mixed-use zoning in the Village at Canterbury Plains, and
- additional flexibility for accessory apartments.

Residential Development...

With projections of up to 4,900 additional eligible housing units in Canterbury, residential development will have the largest impact on community character and services.

Canterbury's land-use regulations have played an important role in how the community has developed. Considering that almost 100 percent of Canterbury is zoned for residential development and about 80 percent of Canterbury is vacant land, *how* new development occurs in Canterbury is an important issue.

Because residential development will play such an important role in how the community grows, Canterbury may want to evaluate whether the current zoning tools are an appropriate way to guide this growth.

*Common New Residential Development Pattern
(Minimum Lot Size)*



Rear Lot (mostly hidden from public view)

Lots are located along existing road frontage whenever possible, which creates a perception that Canterbury is losing a feeling of open-ness

Alternative Development Approach (Maximum Overall Density)



Same number of houses can be built, but in areas where it is not so apparent (shared drive)

Protected open space can be created (maybe even for agricultural purposes if suitable)

...Evaluate Whether Existing Residential Zoning is the Right Approach

There are a number of different strategies to address residential zoning. Most strategies can be classified into two groups:

- strategies based on Minimum Lot Size (MLS) Zoning (acres per lot), or
- strategies based on Maximum Density Zoning (lots per acre).

Strategies Based On Minimum Lot Size (MLS) Zoning (acres per lot)

Basic MLS Zoning	Counts all land as contributing to minimum lot size for each lot and limits number of lots based on area and configuration of parcel
MLS Zoning With Shape	Counts all land as contributing to minimum lot size but requires that a square or rectangle of specified dimensions fit within the lot
MLS Zoning With Buildability	Only counts "buildable" land as contributing to minimum lot size (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.)
MLS Zoning With Buildability AND Shape	Relates lot size to the perceived "buildability" of the parcel. Only counts "buildable" land as contributing to minimum lot size (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.) AND requires that a square or rectangle of specified dimensions fit within the lot
Soil Based MLS Zoning	Relates lot size to the perceived "buildability" of the lot. Weights different soil types and requires a certain minimum lot size depending on soil types

Strategies Based On Maximum Density Zoning (lots per acre)

Basic Density Zoning	Limits maximum number of lots based on area of parcel
Density Zoning With MLS	Limits maximum number of lots based on area of parcel and requires that each lot have a certain minimum lot size
Density Zoning With Shape	Limits maximum number of lots based on area of parcel and requires that a square or rectangle of specified dimensions fit within each lot
Density Zoning With Buildability	Limits maximum number of lots based on "buildable" area of parcel (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.)
Density Zoning With Buildability AND Shape	Limits maximum number of lots based on "buildable" area of parcel (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.) AND requires that a square or rectangle of specified dimensions fit within each lot
Soil Based Density Zoning	Relates the number of lots to the perceived "buildability" of the parcel. Weights different soil types and determines the total number of lots based upon soil types

Canterbury should consider evaluating the residential zoning designations to determine if other solutions would be more effective.

...Consider Requiring Flexible Residential Developments

Tools requiring an open space set-aside as part of subdivisions and the creativity of the flexible residential development allow for protection of land as part of new development. Some communities allow (or require) the use of flexible residential development standards to maximize the amount of land that is preserved as open space during the development process.

Such developments do not allow any more lots than a conventional development but they do allow reduced frontages and lot sizes. Canterbury should consider allowing (or requiring) more flexible residential development patterns to address the impacts of residential development.

Strategies to Address Housing Needs and Residential Development

- 7.1 To address housing needs, consider:
 - a. encouraging development of housing for the elderly,
 - b. Incentive Housing Zones,
 - c. Inclusionary Zoning,
 - d. mixed-use zoning in the Village at Canterbury Plains, and
 - e. additional flexibility for accessory apartments.
- 7.2 Consider evaluating residential zoning and whether different tools may be more effective for Canterbury.
- 7.3 Consider providing modifications to the residential subdivision design requirements.

BUSINESSES AND ECONOMIC DEVELOPMENT



Promote Business and Economic Development

Canterbury has traditionally been a rural community with an economy consisting of agricultural activities, small businesses and a predominantly residential tax base.

The need for business development can often be refined to three main reasons:

- to provide for jobs,
- to increase revenue, or
- to provide for goods and services.

Canterbury residents indicated that the best economic development strategies should focus on ways to increase tax revenue. This strategy will result in new growth in Canterbury. The questions for Canterbury are:

- *how will this growth occur, and*
- *where should it be directed?*

Continue to Promote Business Retention

The Canterbury Business Directory, produced by the Economic Development Commission, is an excellent example of how a community can promote existing businesses in an effort to retain the business.

In addition, the recent creation of the Business Wayfinding Sign Program (see sidebar) is another way the community can increase awareness about the types of businesses, and more importantly, the locations of business in Town. These are valuable initiatives and should continue.

Another business retention strategy Canterbury might consider includes developing a tax abatement program for building expansions or new equipment purchases.

Promote Cottage Businesses

Cottage businesses are businesses where the creation of products and services is home-based, rather than factory-based. While products and services created by cottage industry are often unique and distinctive, given the fact that they are usually not mass-produced, producers in this sector often face numerous disadvantages when trying to compete with much larger factory-based companies.

Some of those disadvantages include being over-looked as an important economic development component. The Canterbury Economic Development Commission and Zoning Regulations have recognized the value of these businesses through marketing and permitting.

It is important to note that some cottage businesses do not fit into a residential neighborhood. Canterbury should continue to evaluate the types of home-based businesses which are allowed and refine the zoning regulations to authorize appropriate expansions.

Online Sign Photo Gallery



Canterbury Business Directory

The directory, which is posted online at canterbury-ct.org/documents/directory.pdf, currently lists 75 businesses.

Business Wayfinding Sign Program

Canterbury recently began a program to install signs identifying local businesses that are located along town roads. This will direct motorists travelling along the major roads and may provide additional visibility for these smaller operations.

Enterprise Zones

The Enterprise Zone Program is the core program on which many other business-related incentive programs are based. Program staff provides guidance to DECD business expansion, retention and recruitment teams as well as municipal officials who coordinate the program application process at the local level.

Benefits may include:

- An 80 percent five year local property tax abatement on eligible real and personal property.
- A 25 percent or a 50 percent credit on the state corporate business tax of the eligible business.

Contiguous Municipality Zone

In 1998 the Connecticut General Assembly passed Public Act 98-146, which allowed Plainville to offer Enterprise Zone benefits. While this law was specifically written for Plainville, similar legislation could be authored for Canterbury.

Evaluate Opportunities for Environmentally-friendly businesses in Southeastern Canterbury

Canterbury's past planning efforts have identified a key business area along the southeastern corner of the Town. Since the 1998 Plan, the adjacent community, Town of Plainfield, has made major investments of infrastructure to improve the viability of this area for business-type uses within Canterbury.

Canterbury should explore whether creating zoning for energy-oriented business uses, specifically solar farms, would be a good strategy to diversify the tax base and encourage environmentally-sensitive growth in this area.

Ultimately, business development in this area may be a challenge because of identified species of concern (listed in the State's Natural Diversity Database – depicted on page 13) and overall State Conservation and Development planning policies which might limit any contribution of State funds for economic development purposes.

Right now there is no protection for these or other resources (e.g. water quality and agriculture) in this area.

Regardless, if business development is the targeted land-use objective for this area, then Canterbury should establish a business zone before the land is converted into additional residential uses. This zone should identify that additional testing is required before a development will be approved.

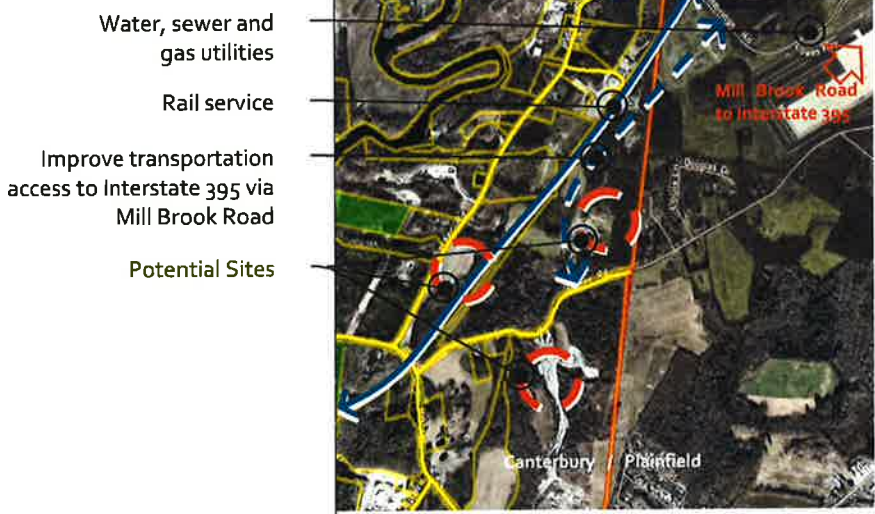
Explore whether Enterprise Zones Benefits Can Be Extended Into Canterbury

Canterbury's challenges to attract business development include the lack of public water and sewer, limited highway access, few areas specifically zoned for business development, and a competitive disadvantage to provide tax abatements.

While Canterbury has the ability to provide tax abatements, other communities in eastern Connecticut are able to provide Enterprise Zone benefits (see sidebar).

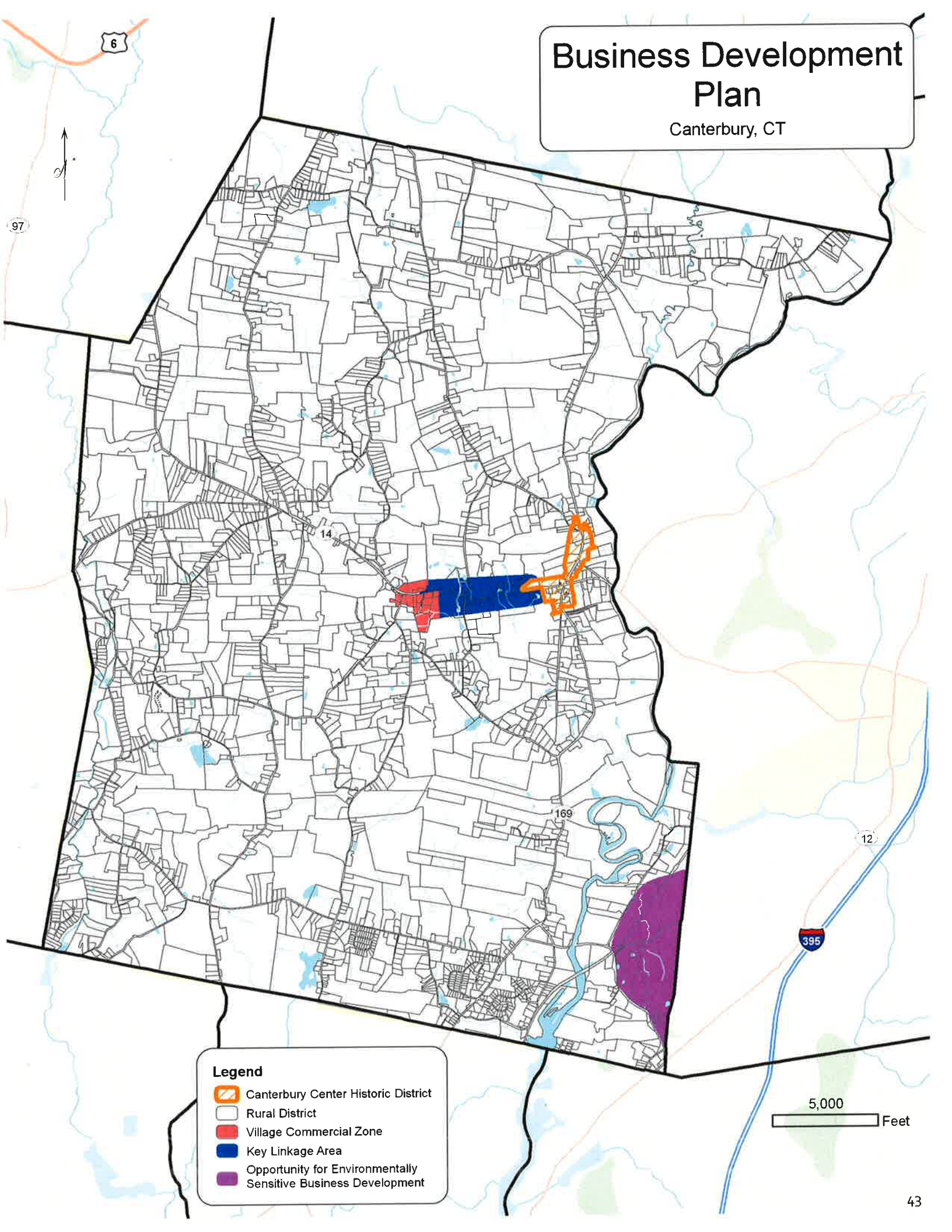
Because Canterbury is contiguous to an Enterprise Zone community (Plainfield), the Town might consider approaching the Connecticut Department of Economic and Community Development to see if land abutting Plainfield might be eligible for inclusion.

Potential Locations for Business Development








Business Development Plan

Canterbury, CT



Legend

-  Canterbury Center Historic District
-  Rural District
-  Village Commercial Zone
-  Key Linkage Area
-  Opportunity for Environmentally Sensitive Business Development

Continue to Monitor Gravel Policies

Gravel removal has become a big business as all new construction activities require gravel for some purpose. The demand for this raw material is particularly noticeable in Canterbury as a number of gravel operations have opened or expanded to capitalize on the demand.

These operations have created some concerns about their nature, and inherent conflicts (i.e. noise, dust) that might exist when they are adjacent to houses.

While Canterbury has recently updated the zoning regulations, it is important that the community continue to monitor how this land-use activity functions, and whether policy changes are needed.

Encourage Re-vegetation of Gravel Operations

Many of the gravel operations in Canterbury are occurring in areas when the topsoil is suitable for agricultural purposes. Balancing the need for gravel and the need for agriculture should be a priority for the community, especially when prime and important agriculture soils are present. It is important to realize that many farmers need to sell gravel to support their agricultural operations.

One way that Canterbury might be able to balance the need and demand for gravel is by requiring gravel operators to retain sufficient top soil on the site so the property can be restored to agricultural uses at the end of operations.

Types of Small Business Opportunities

Economic development comes in all shapes and sizes. Many people think of major industry as being the highest value economic development. In reality, most communities in Connecticut rely on a mixture of businesses, and few communities have one business, or business sector, that pays a majority of the taxes.

Some communities have found that there are a number of businesses that could contribute tax revenue at a greater rate per square foot than some larger industries might, for example:

- hotels and bed and breakfast inns,
- offices, and
- congregate care/assisted living housing.

Ultimately, for Canterbury, finding the right businesses is important. Because of the tourism base that exists in the region, many of the types of opportunities discussed above might work here, provided they are specifically mentioned as permitted uses in the Zoning Regulations.

Strategies to Promote Business and Economic Development

- 8.1 Continue to promote business retention through the Business Directory and wayfinding sign programs.
- 8.2 Continue to promote cottage businesses.
- 8.3 Consider whether environmentally-sensitive business development zoning is necessary and appropriate for southeastern Canterbury.
- 8.4 Identify economic development opportunities that are likely to contribute to the tax base at a higher rate, such as bed and breakfast inns and congregate care housing.
- 8.5 Continue to evaluate policies regarding gravel operations.
- 8.6 Encourage gravel operators to restore gravel sites, so it can be used as farmland.
- 8.7 Explore whether Enterprise Zone benefits can be extended into Canterbury.



COMMUNITY FACILITIES AND INFRASTRUCTURE



Community Facilities include:

- recreation facilities,
- schools,
- utilities, and
- transportation facilities.

As part of the preparation of the Plan of Conservation and Development, a Town Agency Questionnaire was developed and distributed.

Agencies were asked to comment on current and/or anticipated needs of their departments during the planning period. In regards to community facilities they were asked to comment on the greatest need for their departments over the next five to ten years and in particular major needs to be considered in the Plan.

Also included in the questionnaire were questions relating to other department needs as well as the Town's greatest challenges, things to be encouraged by the Town as well as types of things to be discouraged.



boat launch (top);
Highway Department
Garage (left)



Dr. Helen Baldwin
Middle School (left);
Robert Manship Park
(bottom)



Pipe-and-Convey Drainage

The conventional approach to dealing with stormwater runoff is to install curbs along the edge of the road to channel the water to a catch basin. The catch basin is then connected to a series of pipes that convey the water to a wetland or watercourse.

Removing the curb from a road design will allow water from the crowned roadway to sheet flow into the adjacent, vegetated shoulder.

There is a cost savings both in the absence of the curb itself as well as the associated structures.

Emerging Issue – Addressing Stormwater Quality in Town Roads

In the past, dealing with stormwater involved addressing water quantity. Today water quality has become the critical design consideration for new stormwater systems.

Many Connecticut communities have taken an active approach in dealing with stormwater quality, in new development, through the use of Low Impact Development techniques.

Often the existing public infrastructure is overlooked and stormwater infrastructure becomes an unmanaged utility. Canterbury should work to inventory the existing public stormwater system and develop a strategy to improve stormwater quality within the system.

Maintain and Address Transportation Infrastructure

Consider Modifying Requirements for New Town Roads

In many communities development proposals involve the construction of new local roads associated with proposed subdivisions. Canterbury might consider revising local road requirements to encourage and allow designers the flexibility to:

- minimize the disruption to the natural drainage pattern,
- reduce pavement width on low-traffic volume roads, and
- incorporate alternative stormwater management techniques where feasible.

Reducing pavement width and getting away from the traditional pipe-and-convey drainage systems (see sidebar) and ways that Canterbury might also reduce long-term maintenance responsibilities.

A narrower road will be less expensive to plow and re-pave. Canterbury's Road Ordinance provides a mechanism to allow for narrower roads. Canterbury should consider allowing design alternatives if and when new Town Roads are proposed.



rural road (top);
suburban-style road
(left)

Consider eliminating the requirement that a Town Road be built to accommodate new development

Canterbury's Subdivision Regulations currently require lot frontage along a Town Road. While much of Canterbury's new development has occurred along existing road frontage, developers will look to create new lot frontage at some time in the future. New frontage is created when a Town Road is established.

As a result, Canterbury's current policy encourages the creation of new Town Roads, and as is the case in many communities, these new roads do not meet any overall transportation objectives; they have solely been built for the purpose of development.

Once built, and accepted, the Town Road now becomes the maintenance responsibility of the Town. This means additional time for plowing, additional costs for paving, and other maintenance tasks.

Canterbury should consider whether new Town Roads are really necessary for new development. A potential solution might be to allow private driveways serving multiple lots. Providing a flexible private driveway provision might encourage developers to avoid proposing a Town Road, since a private driveway would be cheaper to build.

Continue to Address Road Maintenance

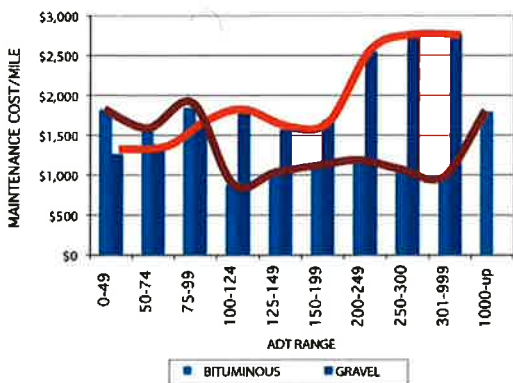
Canterbury's largest infrastructure responsibility comes from Town-owned and maintained roads. Canterbury maintains 68.21 miles of roads. Perhaps the biggest challenge related to roads is the proper upkeep and paving.

While 94 percent of Town roads are paved, 3.84 miles are gravel. There are concerns that retaining gravel roads is costing the Town more money to maintain. Often people consider gravel roads as part of the character of a rural town. Canterbury will need to find balance between community character and overall costs of municipal services.

Unpaved roads may not continue to be the best solution when it comes to road maintenance. They require yearly re-grading, and can become almost impassible during wet periods.

There are also quality of life issues related to vehicle operating expenses for road users and dust issues for adjacent property owners. This also creates some concerns about access for emergency response equipment.

Road Maintenance Costs per Mile by Average Daily Traffic (ADT)



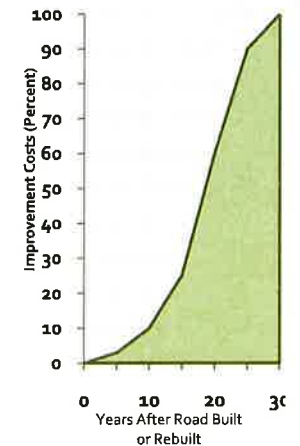
University of Minnesota Center for Transportation Studies

While the initial cost associated with paving is high, studies have shown that there can be savings in terms of maintenance. The question for Canterbury is *when should it be paved?* Canterbury should evaluate construction costs, traffic volumes and poll adjacent property owners to determine if paving these roads is a good strategy for the community.

Since roadway improvement costs escalate in a fairly predictable pattern, Canterbury should continue to make regular road improvements on local roads. Incremental maintenance (as and where needed) helps to efficiently and cost-effectively maintain road conditions and helps avoid expensive road reconstruction projects that can result from deferred maintenance.

Canterbury might consider using a Pavement Management System (see sidebar) to help prioritize road reconstruction and repairs.

Road Maintenance Costs



When to Pave a Gravel Road

The decision to pave is a matter of trade-offs. Paving helps to seal the surface from rainfall, and thus protects the base and subgrade material.

It eliminates dust problems, has high user acceptance because of increased smoothness, and can accommodate many types of vehicles such as tractor-trailers that do not operate as effectively on unsurfaced roads.

epa.gov

Pavement Management System

A system which involves the identification of strategies to maintain pavement at an adequate level of serviceability.

These include, but are not limited to:

- procedures for scheduling maintenance, and
- rehabilitation activities based on optimization of benefits and minimization of costs.

Rural Arterials

The rural minor arterial road system should, in conjunction with the principal arterial system, form a rural network having the following characteristics:

- Link cities and larger towns (and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances) and form an integrated network providing interstate and intercounty service.
- Be spaced at such intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway.
- Provide (because of the two characteristics defined immediately above) service to corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to-through movement.

fhwa.dot.gov

Typical Rural Arterial Design Standards

Width of Travelled Way	22-24'
Shoulder Width	4-6'
Total Width	26-30'
Maximum Grade	4-5%
Maximum Curvature	6-8

Manage Through Roads and Heavy Use Local Roads

There are a number of roads in Canterbury that serve both local and regional needs. The most heavily travelled roads are owned and maintained by the State (CT Routes 12, 14, 169 and Butts Bridge Road). Other roads, such as Water Street, North Society Road and Wauregan Road) are both owned and maintained by the Town. In many Transportation Planning text books, these roads would be labeled as rural arterials (see sidebar).

This Plan recommends the following road hierarchy for Canterbury based on local knowledge:

Typical Road Hierarchy	Suggested Road Hierarchy for Canterbury
Freeway/Highway	Not Applicable
Arterials	State Roads
Collectors	Heavy Use Roads
Local Roads	Local Roads

This hierarchy is based on the overall form of the road rather than its function. Meaning this Plan does not recommend the alteration of these roads for the purpose of building additional road capacity or enabling higher travel speeds.

It is recommended that improvements to these roads be sensitive to the overall character of the neighborhood in which they travel and modifications to these be as minimally intrusive as possible. Improvements and repairs to Heavy Use Roads should be a higher priority and an effort should be made to use the most durable materials available for these roads.

Pedestrian Paths and Connections

Pedestrians have a right to use the road system and deserve special accommodation in areas with high traffic volumes or rate of speed. The Transportation Plan identifies areas in Canterbury where pedestrian paths and crosswalk installation should be considered. This identified area should also be a priority location to promote the reduction of road width and authorized speeds.

Consider Encouraging Transit

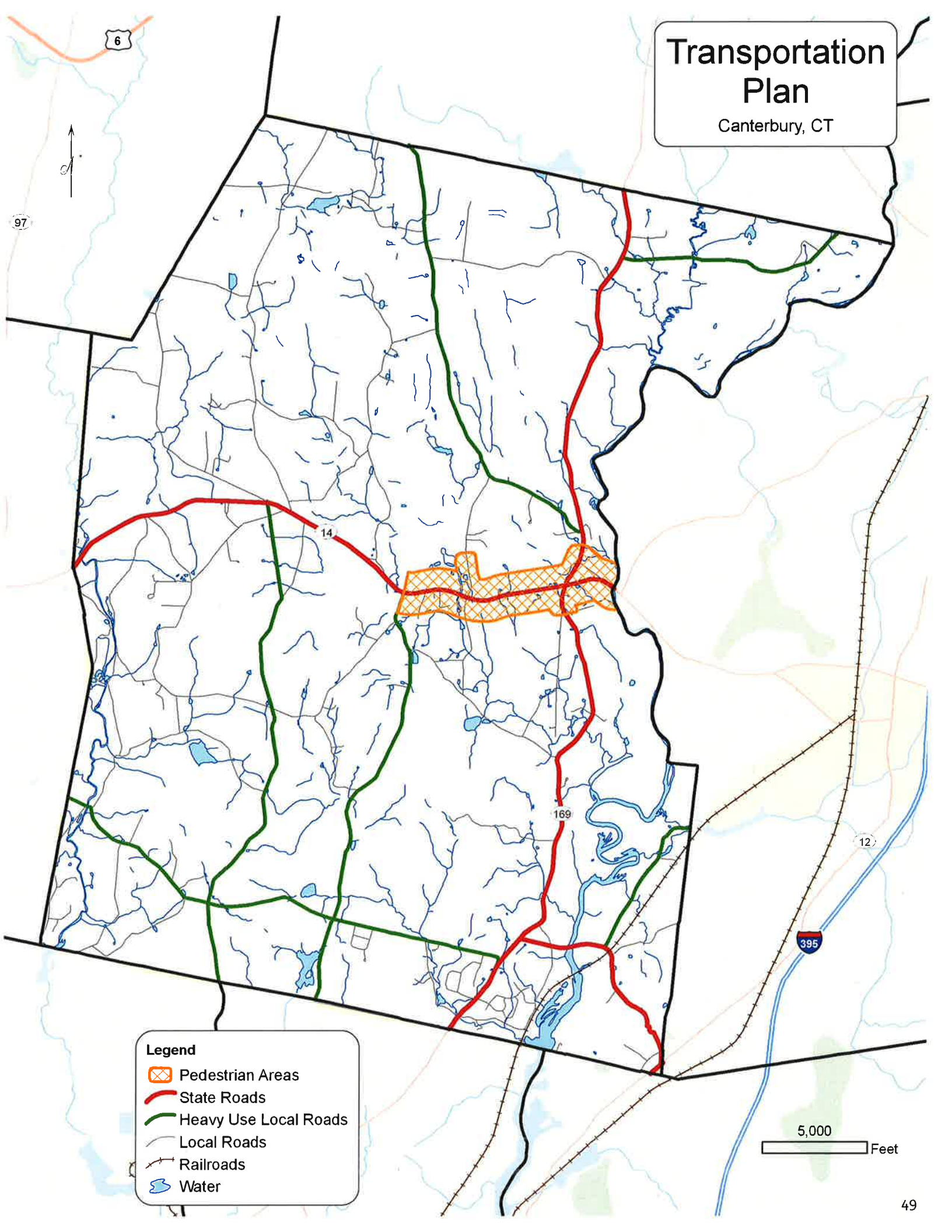
There are no transit routes in Canterbury and residential density is too low to support any form of affordable solution. Because the majority of Canterbury residents have to commute to other communities for work, Canterbury should consider having a dialog with the regional transit providers, and the adjacent regional transit providers in the Windham and New London County regions, to adjust transit options to Town needs.

Strategies to Maintain and Address Transportation Infrastructure

- 9.1 Consider allowing road design alternatives for new Town Roads.
- 9.2 Create an inventory of the public stormwater system.
- 9.3 Consider eliminating the Town Road requirement for new residential development.
- 9.4 Continue to make roadway improvements to address safety and capacity issues.
- 9.5 Evaluate gravel roads and whether these roads should be paved.
- 9.6 Consider whether a pavement management system is an appropriate management tool.
- 9.7 Consider providing pedestrian paths in village areas to provide a safe area for pedestrians.
- 9.8 Consider having a dialog with transit providers about transit options.

Transportation Plan

Canterbury, CT



Legend

- Pedestrian Areas
- State Roads
- Heavy Use Local Roads
- Local Roads
- Railroads
- Water

5,000 Feet

Continue to Provide Quality Community Facilities and Services

Community facilities in Canterbury include

- two schools (Dr. Helen Baldwin Middle School and Canterbury Elementary School),
- several parks and recreation fields,
- a senior center,
- a library, and
- a municipal center

Support School Needs

Canterbury currently has two schools that provide education from pre-k through grade 8. Students must travel to other school districts for their high school studies and there are a variety of options available. School facility capital needs identified for this planning period include upgrades to the energy management system, and HVAC and telecommunications upgrades.

Other areas where improvements are anticipated include upgrades to school facilities and grounds and the need for a larger bus parking facility. The bus parking issue is also identified as a stress point for the Public Works Department.

Consider Evaluating the Maintenance of Town-owned Buildings

Building maintenance is an often over-looked part of community facility management, partly because communities do not invest the time to develop a facility management plan.

Canterbury would be well-served by creating a working group of town officials that have responsibility for town facility management.

This group could identify long-term improvements that are needed and develop strategies and priorities to fund these improvements.

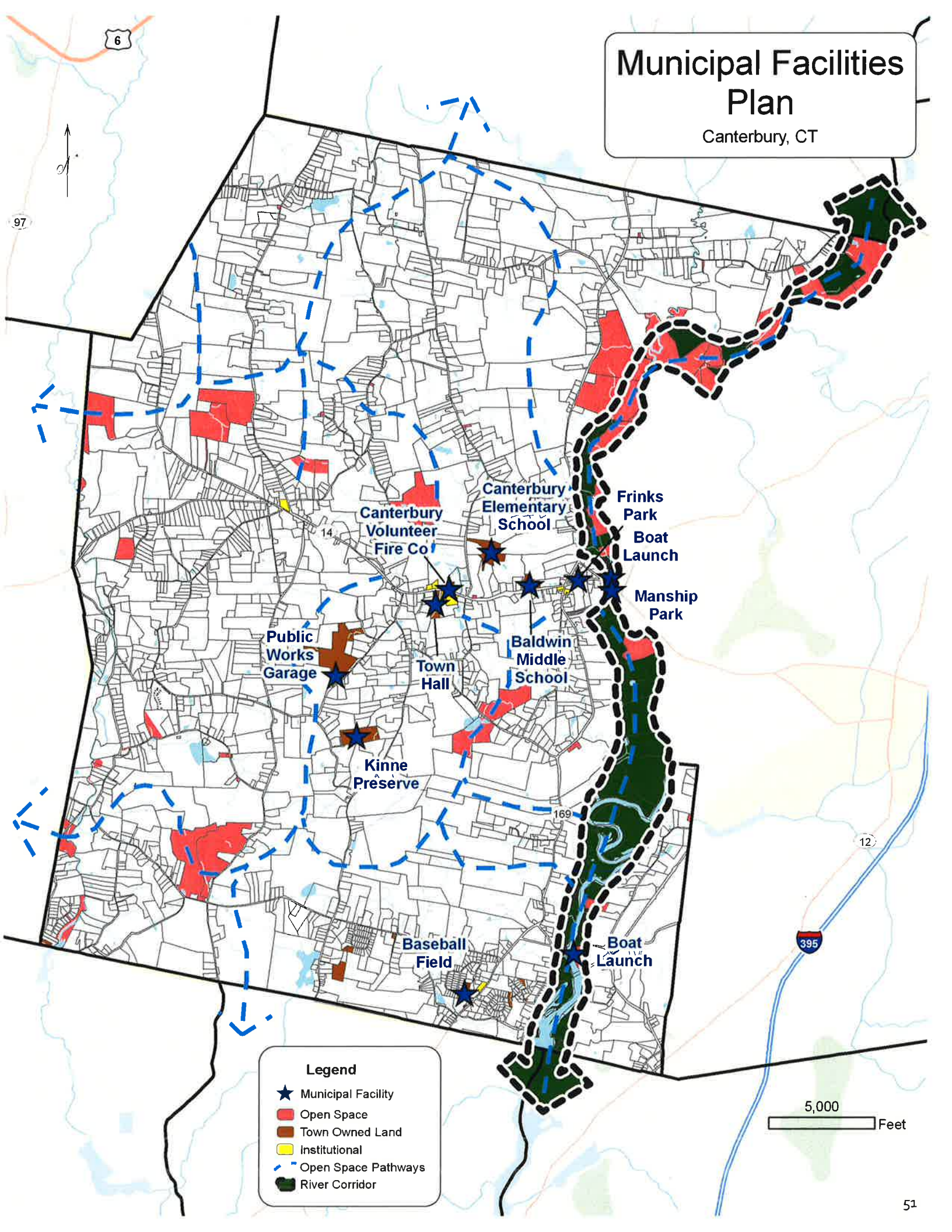
In addition, coordinated maintenance may also result in cost-savings if efficiencies can be identified, such as through bulk purchasing and reducing energy consumption.



Canterbury Elementary School (top);
Dr. Helen Baldwin Middle School (left)

Municipal Facilities Plan

Canterbury, CT



Legend

- ★ Municipal Facility
- Open Space
- Town Owned Land
- Institutional
- Open Space Pathways
- River Corridor

5,000 Feet

Continue to Promote Parks and Recreation

During meetings held early in the planning process Canterbury residents indicated that parks and recreation are a valuable and meaningful part of the community. Canterbury relies on a volunteer-based approach to providing recreation services.

The community has partnered with others to provide recreation space and has developed facilities for public use. Recreation programs have increased in popularity and over time Canterbury will need to continue to evaluate space and programming needs.

Continue to Plan for Library Expansion

Canterbury's Library has become a center for programming for events ranging from book readings to various social events geared for all ages. Canterbury had the foresight to create space for the library and community center activities in the new municipal building and these facilities are utilized.

These facilities are used so much that the Library Board has developed plans and proposes to expand the library to meet user needs and programming requirements.

The Library is an important part of the community and Canterbury should continue to pursue funding to expand the Library.

Upgrade the Town Garage

Space at the Town Garage has become a premium commodity as the School Buses, Highway Department and Transfer Station all jockey for additional room to meet their needs.

This facility has grown organically to meet the needs of all of its users, but there is a need to create a plan to accommodate future growth. In addition, Canterbury should make sure that solutions include an environmentally-sensitive approach that protects water quality and minimizes stormwater runoff.

Strategies to Continue to Provide Quality Community Facilities and Services

- 9.9 Prepare for needed school upgrades and updates.
- 9.10 Consider creating a coordinated evaluation of the maintenance of Town-owned buildings.
- 9.11 Continue to provide recreation space and plan for future needs.
- 9.12 Continue to pursue funding for the Library expansion project.
- 9.13 Develop a plan to upgrade the Town Garage facility.

LAND USE SUMMARY AND PLAN CONSISTENCY



Land Use Summary

The recommendations of each of the preceding chapters can be combined to summarize the plan recommendation into a Land Use Recommendations map for Canterbury.

This plan is a reflection of the stated goals, objectives and recommendations of the plan.

While the Land Use Recommendations summary may take on the appearance of a zoning map, it should not be used in the same manner.

The map colors and classifications represent desired future land uses that do not necessarily correspond to zoning classifications.

As the Plan is implemented, the following map illustrates the location and intensity of *future* land-uses that are desired.

Since this map summarizes the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Land Use Recommendation map for Canterbury.

Because the map is advisory and produced at a large scale, conflicts may arise when a specific site is being evaluated. In these instances, this summary map must be compared to other maps in this Plan.

The planning and Zoning Commission will have to determine which perspective is the most consistent with the plan's overall recommendations.



new house lot (top);
recent subdivision
(left)

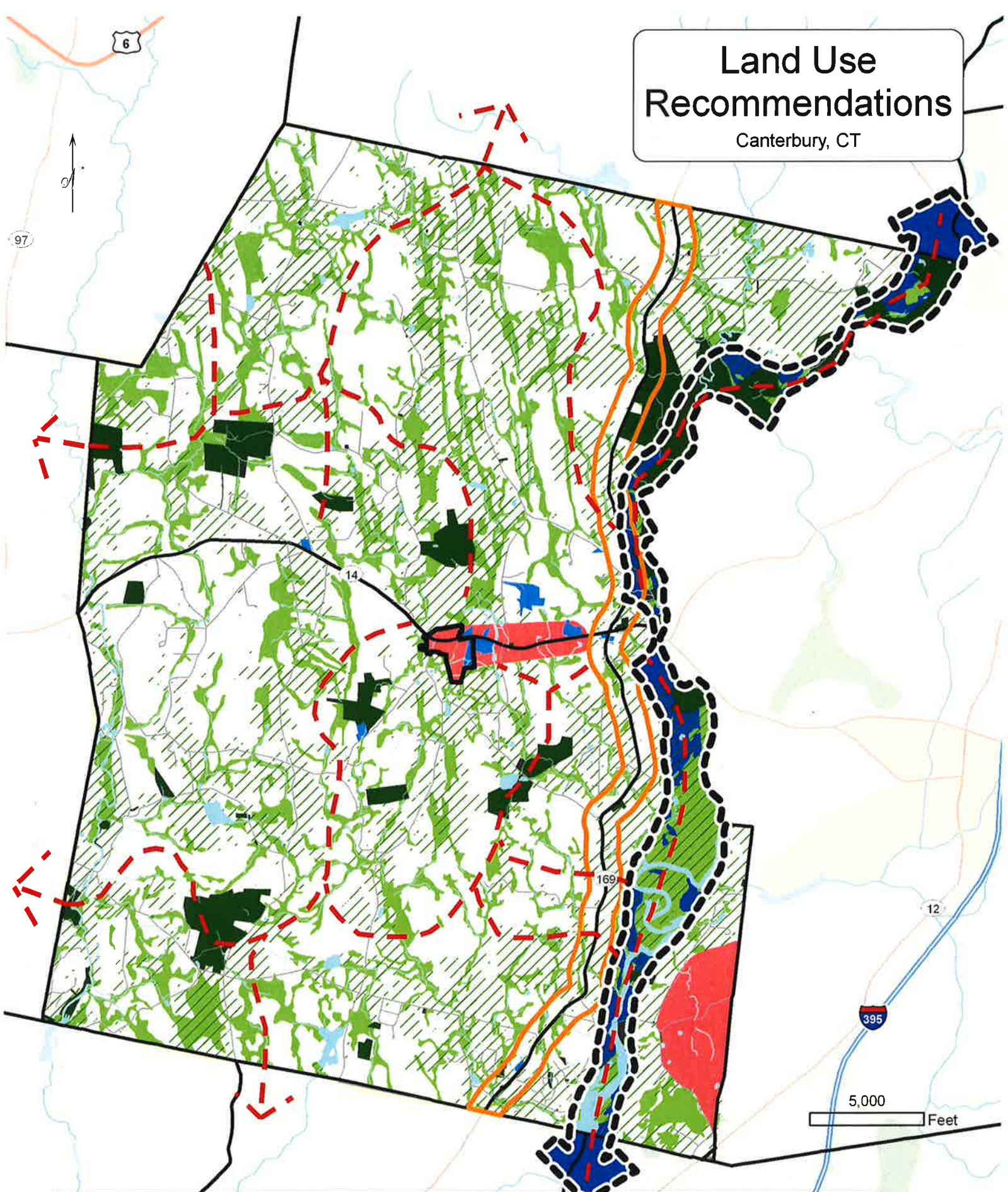
Land Use Recommendations Categories

The Land Use Recommendations map contains the following categories:

Residential Areas	<p>Areas used or intended for residential uses</p> <p><u>Map Legend</u></p> <ul style="list-style-type: none"> ○ Rural Development ○ Village Center
Business Areas	<p>Areas used or intended for development of business or industrial uses</p> <p><u>Map Legend</u></p> <ul style="list-style-type: none"> ○ Village Center ○ Business Areas
Open Space	<p>Areas with existing or desirable open space, enhance community character or might provide greenway trails</p> <p><u>Map Legend</u></p> <ul style="list-style-type: none"> ○ Open Space ○ Farmland ○ River Corridor
Environmental Constraints	<p>Sensitive environmental areas</p> <p><u>Map Legend</u></p> <ul style="list-style-type: none"> ○ Wetlands and watercourses
Community / Institutional	<p>Existing or desired uses that will help meet community needs</p> <p><u>Map Legend</u></p> <ul style="list-style-type: none"> ○ Institutional / Community Facility
Unique Area	<p>Important community resource area, where visually-sensitive growth will support community objectives.</p> <ul style="list-style-type: none"> ○ National Scenic Byway ○ River Corridor

Land Use Recommendations

Canterbury, CT



Legend

Village Commercial Zone	Open Space	Town Land / Institutional	National Scenic Byway
Rural Development	Open Space Pathways	Natural Resource Constraints	
Business Areas	River Corridor	Agriculture	

Plan Consistency

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

All three plans:

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

Any inconsistencies can be generally attributed to:

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

Consistency With Growth Principles

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

Principle 1 Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.

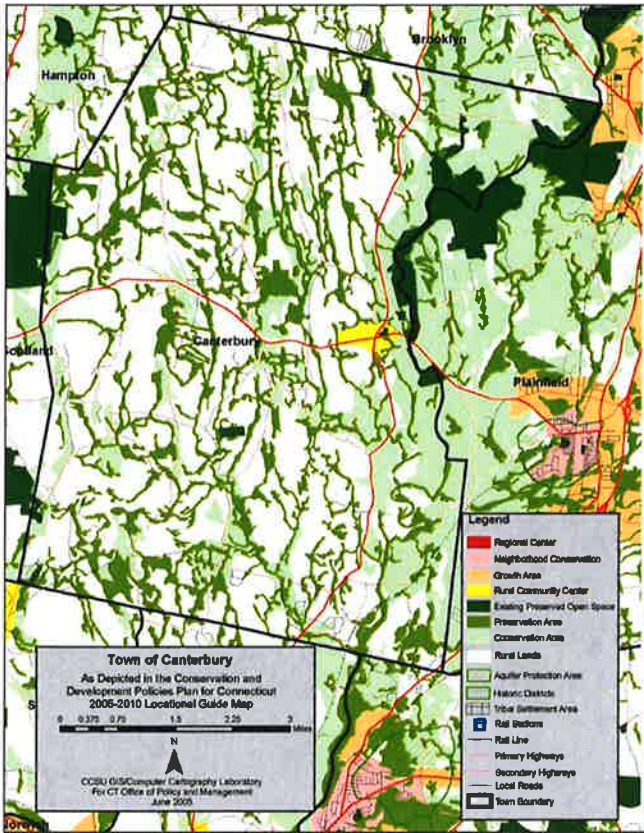
Although Canterbury does not contain any areas designated as a "Regional Center", the Plan does promote areas of mixed land uses in the Village at Canterbury Plains. Canterbury has limited infrastructure to support these initiatives.

Principle 2 Expand housing opportunities and design choices to accommodate a variety of household types and needs.

The Plan recommends a number of strategies to expand housing opportunities and types to accommodate a variety of household types and needs. In particular, the Plan recommends that Canterbury:

- diversify the range of housing types available in the community to address the housing needs of an aging population and a trend towards smaller households, and
- implement a variety of strategies to promote housing affordability.

State of Connecticut –
Plan of Conservation and Development



Principle 3 Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.

The Plan promotes the location of land uses in areas where concentration of development may support transit or a pedestrian-friendly environment.

The Plan promotes development in the Village at Canterbury Plains and along Route 14 in accordance with the potential for transit, or a live/work environment in this area.

Principle 4 Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.

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

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

These strategies will help conserve and restore the natural environment, cultural and historical resources and traditional rural lands.

Principle 5 Protect environmental assets critical to public health and safety.

The Plan of Conservation and Development also contains recommendations to protect environmental assets critical to public health and safety.

This includes goals, policies and objectives to protect water quality, renovate storm water discharges, minimize runoff, and other similar strategies.

Principle 6 Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.

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

The Plan will be used to coordinate efforts with:

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

PLANNING AND IMPLEMENTATION



Overview

Implementation of the Plan is an ongoing process. While some recommendations can be carried out in a relatively short period of time, others may only be realized by the end of the planning period or beyond.

For Canterbury, creating an implementation table, assigning responsibilities, and developing priorities is the first step towards successful plan implementation.

Since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

Use of the Plan

Using the Plan as a basis for land use decisions by the Commission (PZC) will help accomplish the Plan's stated goals and objectives. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.

The Plan is not a static document that can only be amended every ten years. It is becoming increasingly more difficult to anticipate change during a ten year time frame.

If dramatic change alters a premise on which recommended strategies are based, or creates unanticipated issues, the PZC can make interim amendments to this Plan to address these changes.

In doing so, the Commission and other agencies can continue to make decisions that are consistent with an up-to-date Plan of Conservation and Development, regardless of what the future brings.

Plan Implementation Committee

Many communities establish a Plan Implementation Committee (PIC) to oversee implementation of the Plan's recommendations which is an effective way to implement the Plan.

The PIC could use implementation schedules (proposed below) to guide the ongoing implementation and assessment of specific elements of the Plan.

The Town's various boards and commission should be represented on the PIC to help prioritize, coordinate, and refine implementation of the Plan.

The PIC would meet three to four times a year to establish priorities and guide implementation of the Plan's recommendations.

In addition, the Committee could assess the status of specific recommendations, establish new priorities, and suggest new implementation techniques.

Updating Tools

- holding annual public informational meetings to summarize the Plan recommendations and receive feedback from the community;
- holding workshop sessions for local boards, commission and other interested persons to discuss Plan strategies and suggest alternative language;
- revising Plan sections as appropriate; and
- re-adopting the Plan whenever there are minor text or map changes; or when the PZC wants to reaffirm the existing policies of the Plan.

Plan Themes

Conservation

- Natural and Water Resources
- Community Character and Farming
- Open Space and Greenways

Development

- Villages and Community Structure
- Housing and Residential Development
- Business and Economic Development

Infrastructure

- Community Facilities and Infrastructure

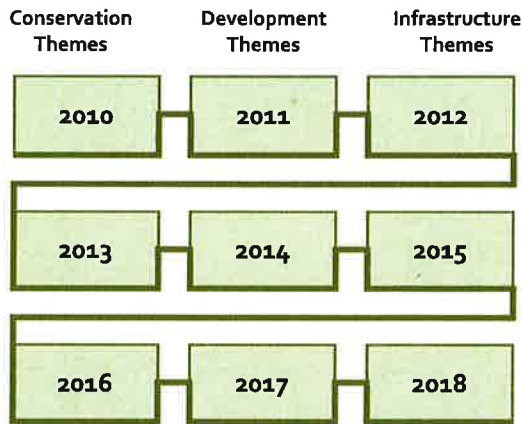
Annual Update Program

A Plan that is only updated once every ten years can be silent on emerging issues, trends, and current policy objectives which could lead to conflicts in land-use decisions or missed opportunities.

When a Plan is considered strictly as a reference document rather than a working document, its effectiveness in guiding the community can diminish over time.

Canterbury, with the assistance of the Plan Implementation Committee, should consider reviewing the Plan with the following schedule:

Possible Plan Update Schedule



By following this schedule, each review and update extends the Plan's ten-year life, until a comprehensive update is needed. Tools that the PZC and the PIC can use to ensure that the broader community is involved in the updating process are identified in the sidebar.

Suggested Organization of the Implementation Tables

The following tables are an example of how the specific action items can be assigned to an agency, prioritized and tracked as part of the plan implementation phase.

Policies and Tasks

The implementation tables identify both policies and tasks:

Policies are long-term guidelines that do not readily lend themselves to a specific schedule or measurement.

Tasks on the other hand, are specific actions that can typically be scheduled, completed, and evaluated.

Strategies to Protect Natural Resources(Page 12)

	Task	Who	Priority
T	3.1 Continue to identify and refine information regarding key natural resources.		
T	3.2 When development does occur in conservation areas, minimize the potential impacts and consider adopting flexible development regulations.		
T	3.3 Continue to identify and refine information regarding key natural resources.		

Strategies to Protect Water Resources (Page 16)

	Task	Who	Priority
T	3.4 Adopt a septic management ordinance.		
T	3.5 Reduce stormwater flows: a Consider adopting LID into land use regulations. b Require drainage review for small projects that, cumulatively, may contribute to flooding problems.		
T	3.6 Consider adopting aquifer protection regulations for areas of high ground water availability.		
P	3.7 Work with adjacent communities to improve the water quality of watercourses.		
T	3.8 Adopt a Town-wide drainage policy.		
	3.9 Require stormwater drainage review on smaller projects.		

Strategies to Preserve Community Character (Page 20)

	Task	Who	Priority
T	4.1 Consider creating a Conservation Commission.		
T	4.2 Create an inventory of historic and cultural resources. a Protect historic areas, possibly through Village District zoning. b Continue to allow adaptive reuse of buildings.		
T	4.3 Create a local scenic road program.		
T	4.4 Consider regulations to require the use of flexible residential development in scenic areas.		
T	4.5 Explore opportunities to enhance scenic views.		
P	4.6 Continue PA 490 designations.		
T	4.7 Consider developing advisory design standards for new commercial buildings.		
T	4.8 Evaluate light pollution and strategies to reduce the impacts of this nuisance.		
P	4.9 Consider converting properties acquired through tax foreclosure into protect open space land.		

Legend

The entities listed are considered lead agencies and would not preclude other agencies from participating in the implementation of particular strategies.

Agency Legend

- BOS** Board of Selectmen
- EDC** Economic Development Commission
- LUD** Land Use Department
- PZC** Planning & Zoning Commission

Priorities

T	Task
1	High Priority
2	Moderate Priority
3	Lower Priority
P	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

Strategies to Preserve Farmland and Promote Farms (Page 24)

	Task	Who	Priority
T	4.10 Establish an Agriculture Commission.		
T	4.11 Review current tax policies in light of tax reductions allowed by the State and determine if additional tax breaks would help farms.		
P	4.12 Focus farmland protection on Agricultural Cluster areas (see Agriculture Plan map).		
P	4.13 Help expand the market for local products (such as by establishing a Farmers' Market) and by helping to publicize farms (such as on the Town's website and through better signage).		
P	4.14 Establish a funding mechanism for purchasing farmland or development rights		
P	4.15 Conduct a zoning audit to ensure zoning regulations are farm-friendly.		
P	4.16 Consider adopting an Agricultural Overlay Zone.		
T	4.17 Consider adopting a "Right to Farm" Ordinance.		
P	4.18 Consider leasing Town-owned land to farmers.		

Strategies to Preserve Open Space and Create Greenways (Page 28)

	Task	Who	Priority
T	5.1 Create an Open Space Plan with a vision for an open space system and priorities. Incorporate the Open Space Plan into the Plan of Conservation and Development.		
T	5.2 Acquire open space and create greenways: a focus on identified high-priority areas in an Open Space Plan b identify open space partners and develop relationships to work together. c seek alternative funding sources and techniques for open space acquisition (e.g. state grants; flexible development techniques, PDR).		
P	5.3 Manage, maintain and promote existing open space		
P	5.4 Encourage flexible residential development.		

**Strategies to Promote and Enhance Villages
(Page 34)**

Task	Who	Priority
<p>T 6.1 Enhance the Village at Canterbury Plains, by:</p> <p>a Establishing and requiring pedestrian connection along Route 14</p> <p>b Considering the creation of a street tree canopy over Route 14.</p> <p>c Considering whether new development should be situated closer to the street.</p> <p>d Requesting the Connecticut Department of Transportation narrow Route 14 and decrease the posted speed limit.</p> <p>e Considering mixed-use development.</p>		
<p>T 6.2 Enhance the historic Town Center, by:</p> <p>a Establishing and requiring pedestrian connection along Route 14</p> <p>b Installing a community sign.</p> <p>c Considering the creation of a street tree canopy over Route 14.</p> <p>d Requesting the Connecticut Department of Transportation narrow Route 14.</p> <p>e Considering the Village District tool to preserve character while promoting development.</p>		

Strategies to Address Housing Needs and Residential Development (Page 40)

Task	Who	Priority
<p>T 7.1 To address housing needs, consider:</p> <p>a encouraging development of housing for the elderly,</p> <p>b Incentive Housing Zones,</p> <p>c Inclusionary Zoning,</p> <p>d mixed-use zoning in the Village at Canterbury Plains, and</p> <p>e additional flexibility for accessory apartments.</p>		
<p>T 7.2 Consider evaluating residential zoning and whether different tools may be more effective for Canterbury.</p>		
<p>T 7.3 Consider providing modifications to the residential subdivision design requirements.</p>		

Legend

The entities listed are considered lead agencies and would not preclude other agencies from participating in the implementation of particular strategies.

Agency Legend

- BOS** Board of Selectmen
- EDC** Economic Development Commission
- LUD** Land Use Department
- PZC** Planning & Zoning Commission

Priorities

- | | |
|----------|-------------------|
| T | Task |
| 1 | High Priority |
| 2 | Moderate Priority |
| 3 | Lower Priority |
| P | Policy |
| A | High Priority |
| B | Moderate Priority |
| C | Lower Priority |

Strategies to Promote Business and Economic Development (Page 44)

	Task	Who	Priority
P	8.1 Continue to promote business retention through the Business Directory and wayfinding sign programs.		
P	8.2 Continue to promote cottage businesses.		
T	8.3 Consider whether environmentally-sensitive business development zoning is necessary and appropriate for southeastern Canterbury.		
T	8.4 Identify economic development opportunities that are likely to contribute to the tax base at a higher rate, such as bed and breakfast inns and congregate care housing.		
P	8.5 Continue to evaluate policies regarding gravel operations.		
P	8.6 Encourage gravel operators to restore gravel sites, so it can be used as farmland.		
T	8.7 Explore whether Enterprise Zone benefits can be extended into Canterbury.		

Strategies to Maintain and Address Transportation Infrastructure (Page 48)

	Task	Who	Priority
T	9.1 Consider allowing road design alternatives for new Town Roads.		
T	9.2 Create an inventory of the public stormwater system.		
T	9.3 Consider eliminating the Town Road requirement for new residential development.		
P	9.4 Continue to make roadway improvements to address safety and capacity issues.		
T	9.5 Evaluate gravel roads and whether these roads should be paved.		
T	9.6 Consider whether a pavement management system is an appropriate management tool.		
T	9.7 Consider providing pedestrian paths in village areas to provide a safe area for pedestrians.		
T	9.8 Consider having a dialog with transit providers about transit options.		
T	9.9 Prepare for needed school upgrades and updates.		
T	9.10 Consider creating a coordinated evaluation of the maintenance of Town-owned buildings.		
P	9.11 Continue to provide recreation space and plan for future needs.		
P	9.12 Continue to pursue funding for the Library expansion project.		
T	9.13 Develop a plan to upgrade the Town Garage facility.		

ACKNOWLEDGEMENTS



Planning and Zoning Commission

Peter Kelly Chair
Christopher Bergman
David Norell
Gretchen Drosch
James Clark
Kyle Green
Mark Weeks
Stephen Benson
Walter Moriarty
Thomas Lord Alternate
Kyle Livingstone Alternate
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Chad Thetreat Former Member

Plan Adopted July 8, 2010
Effective August 1, 2010

Canterbury Board of Selectmen

Brian H. Sear First Selectman
Leslie M. Wrigley, Jr. Selectman
Jeffrey L. Hasbargen Selectman
Christopher C. Johnson Former
Selectman

The Residents of Canterbury

Canterbury Land Use Office

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Melissa Gil Land Use
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Funding for this project was provided by:

Technical Assistance Provided By:



Glenn Chalder, AICP President
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Connecticut Department of Agriculture



Connecticut Office of Policy and Management



