

# FUTURE LAND USE PLAN

# 6

## Overview

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This chapter will be considered by many as the heart of the Plan of Conservation and Development. It encompasses in graphic and text form, the recommendations of each of the proceeding chapters in the Plan.

From a practical point of view the Future Land Use Plan is fundamentally a guide to the physical development of the community. It translates values into a scheme that describes how and where to build, rebuild or preserve the Town.

The Land Use Map expresses current policies that will shape the future. As we move forward this map may and probably will be modified as circumstances dictate. The map is not to be construed as a rigid image of East Hampton in the future. The Land Use Map is a result of considering the inter-relationships of the other elements of the Plan of Conservation and Development.

The Future Land Use Map does not share the same legal status as the Zoning Map. It should be considered a guide, expressing the Town's vision for the future, and should be used to influence future land use decisions, not regulate the activities in specific zones.

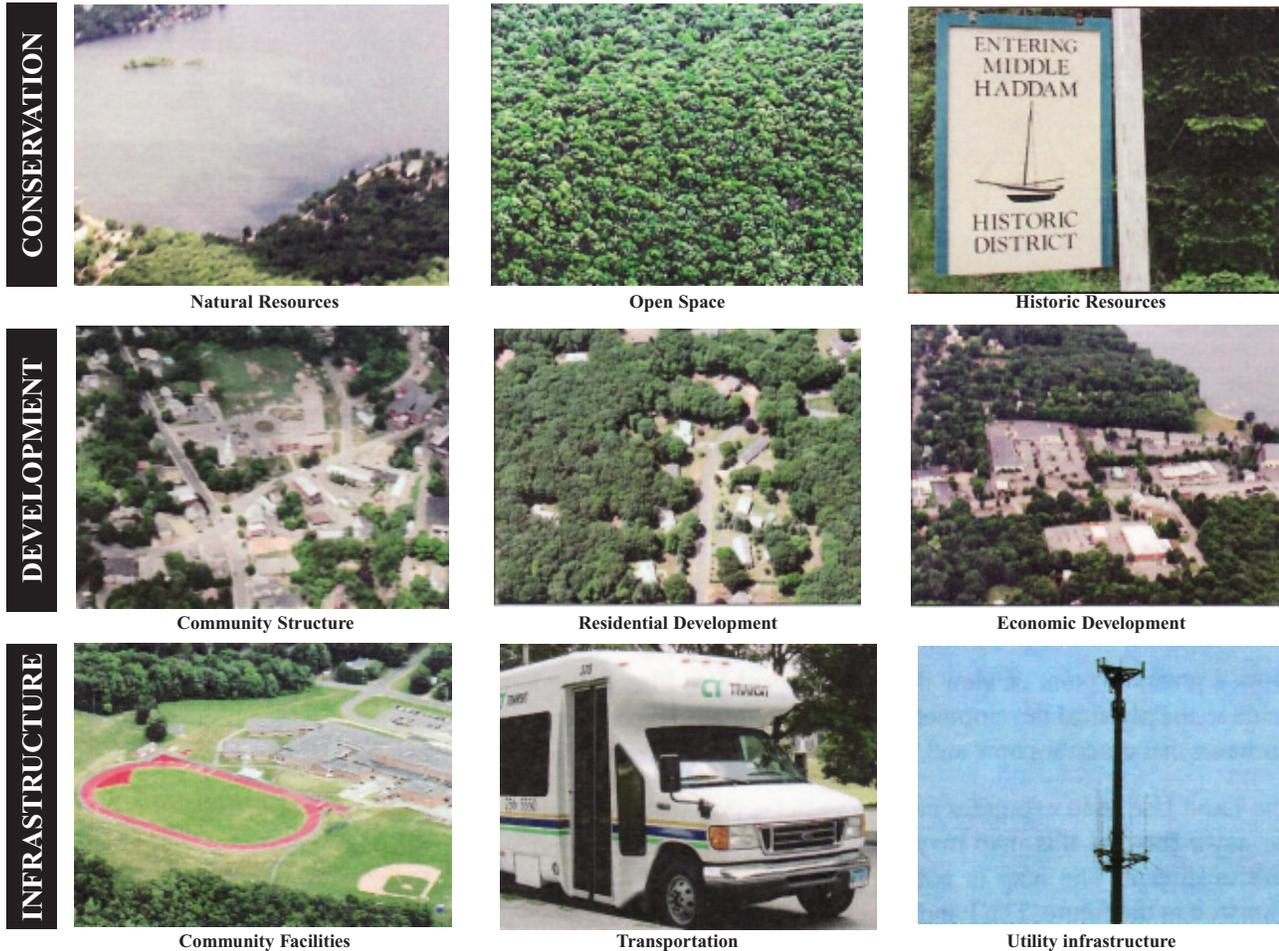
*In summary:*

The Future Land Use Plan is a statement of what the people of East Hampton would like the East Hampton of tomorrow to become.

After adoption of this plan the Planning and Zoning Commission will undertake a comprehensive review of the zoning regulations, with the goal of establishing an approach of “creative flexibility” in future land use development proposals, consistent with this Plan of Conservation and Development.

*A discussion of implementation mechanisms appears in Chapter 7 of the Plan of Conservation and Development.*

*The Future Land Use Plan is a depiction of the Plan's recommendations for the future conservation and development of East Hampton.*



## Descriptions of Future Land Use Categories

### OPEN SPACE

|                             |   |
|-----------------------------|---|
| <b>Open Space</b>           | Areas currently preserved or used for open space purposes.  |
| <b>Undevelopable</b>        | Areas with significant environmental constraints that represent the highest priorities for conservation.  |
| <b>Desirable Open Space</b> | Land that is desirable as future open space, should it become available in the future through purchase, donation, or acquisition as an open space set-aside as part of a residential subdivision. |

### RESIDENTIAL AREAS

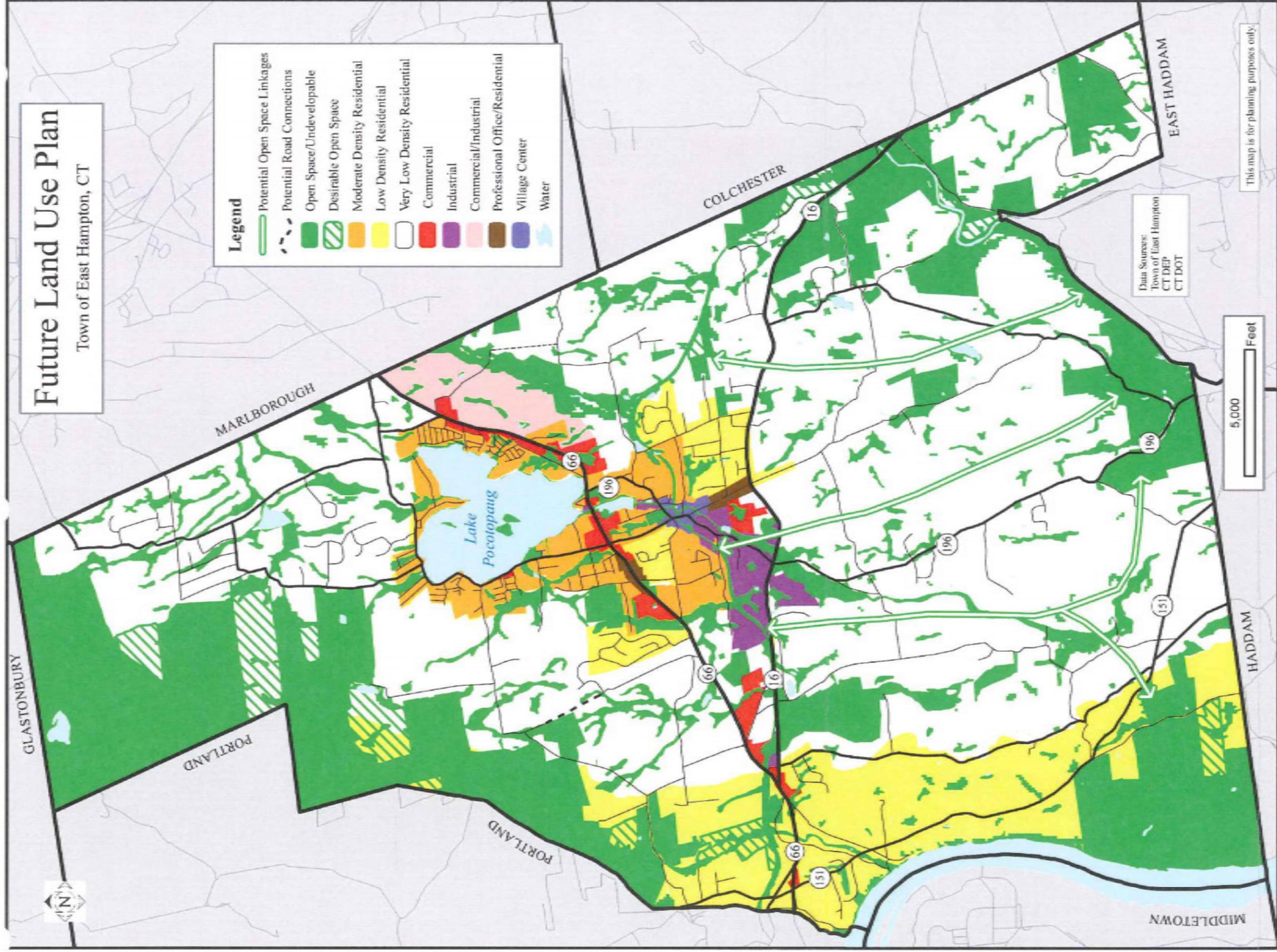
|                         |  |
|-------------------------|--|
| <b>Very Low Density</b> | Areas where adverse environmental conditions or Plan strategies restrict development to densities less than one single-family dwelling unit per two acres. |
| <b>Low Density</b>      | Areas where environmental conditions are suitable for residential densities of approximately one single-family dwelling unit per acre.                     |
| <b>Moderate Density</b> | Areas where, due to the availability of water and sewer, are suitable for residential densities of greater than one single-family dwelling unit per acre.  |

### BUSINESS AREAS

|                                |   |
|--------------------------------|---|
| <b>Commercial</b>              | Areas that have been, and are intended to be, developed with retail, personal service, and office facilities.   |
| <b>Industrial</b>              | Areas that have been, and are intended to be, developed with office, research, and light industrial development and similar facilities.               |
| <b>Commercial / Industrial</b> | Areas that have been, and are intended to be, developed with an appropriate mix of retail, personal service, office, and light industrial facilities. |

# Future Land Use Plan

Town of East Hampton, CT



**Legend**

- Potential Open Space Linkages
- Potential Road Connections
- Open Space/Undevelopable
- Desirable Open Space
- Moderate Density Residential
- Low Density Residential
- Very Low Density Residential
- Commercial
- Industrial
- Commercial/Industrial
- Professional Office/Residential
- Village Center
- Water

Data Sources:  
Town of East Hampton  
CT DEP  
CT DOT

5,000 Feet

This map is for planning purposes only.

# FUTURE LAND USE PLAN

## Town of East Hampton, CT



## **Consistency with State and Regional Plans**

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The Future Land Use Plan was compared to the Plan of Conservation and Development Policies Plan Locational Guide Map for 2004-2009 and to the Regional Growth Policy Map adopted by the Midstate Regional Planning Agency (page R-2).

While the land use categories used are different in the three plans, all plans focus on the preservation of important natural resources and on concentrating economic development along established transportation corridors with access to utilities. A major strategy of this Plan is to revitalize the Village Center. Additional economic growth, primarily in the light industrial sector, is proposed for areas along the east side of Route 66, from Lakeview Street to the Marlborough Town line.

In addition, this Plan will provide maximum protection of community character, environmental quality, and water quality, and is consistent with the growth management goals of the State Plan of Conservation.

The Following is a listing of specific growth strategies proposed by the East Hampton Planning and Zoning Commission. These strategies are designed to accomplish the goals of the Land Use Plan. These strategies are not listed in there order of importance:

### **Revitalize and Redevelop the Town Center; Promote Other Economic Development Activities**

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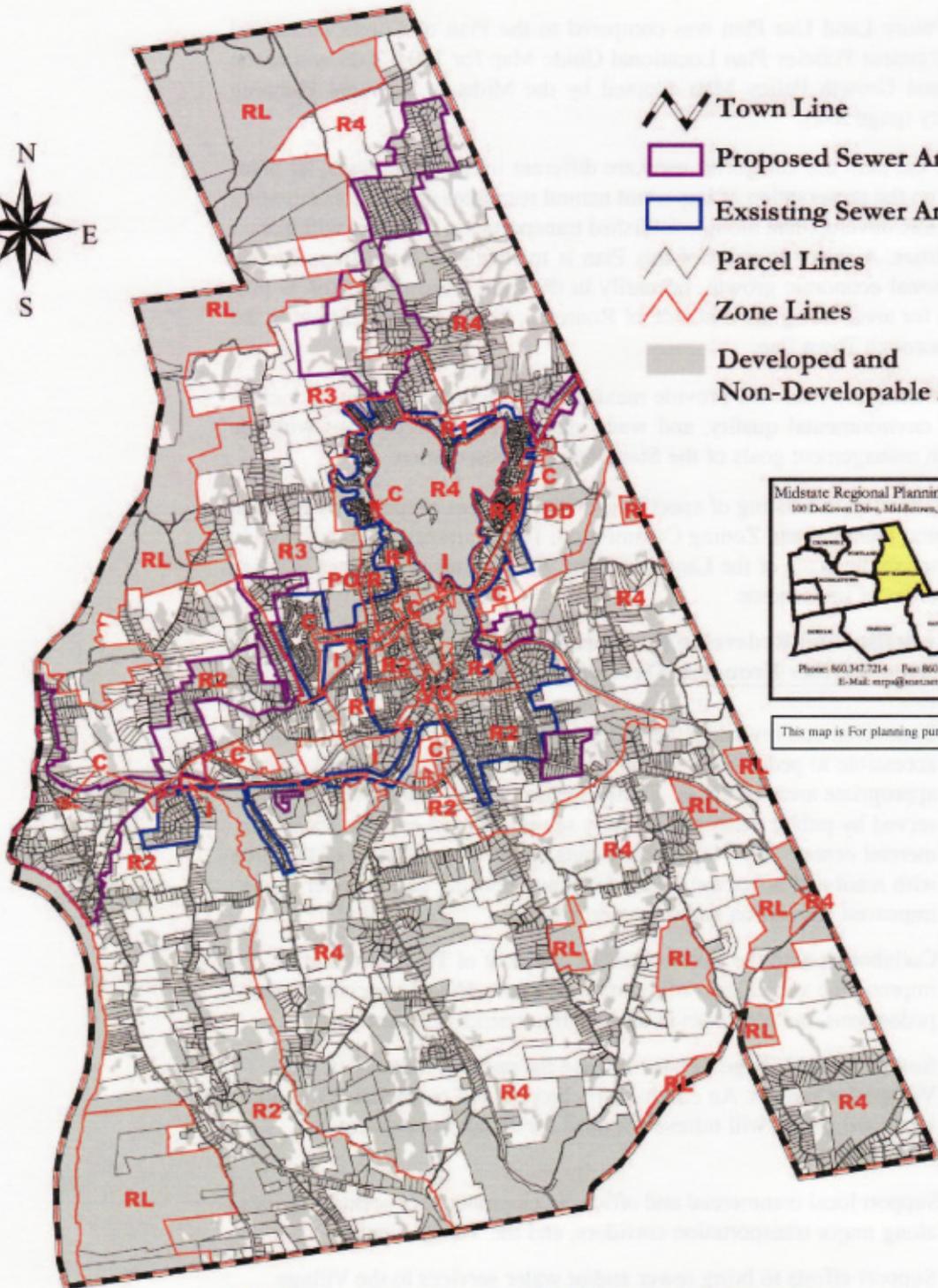
- Redevelop and revitalize the Village Center as a mixed-use area easily accessible to pedestrians, bicyclist, and automobiles. This area is an appropriate area for dense, Village District development when it is served by public water and sanitary sewers. It is an existing local commercial center. This Plan recommends denser development of this area with retail and office on ground level and housing on the upper floors, improved circulation and improved parking.
- Collaborate with the Connecticut Department of Transportation to improve the vehicular configuration of Route 66 and to accommodate pedestrians and bicyclists in a pedestrian friendly environment.
- Revitalize the Village Center, and use the parking capacity of the Village for visitors. An emphasis on bicycle and pedestrian paths and increased access will relieve the need for an auto-dependent Village Center.
- Support local commercial and office development in concentrated nodes along major transportation corridors, and the Village Center.
- Support efforts to bring sewer and/or water services to the Village Center area to support denser development.



# Town of East Hampton, CT DEVELOPABLE AREAS MAP



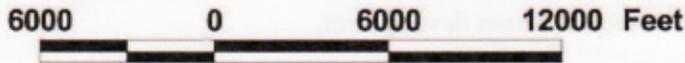
- Town Line
- Proposed Sewer Area
- Existing Sewer Area
- Parcel Lines
- Zone Lines
- Developed and Non-Developable Areas



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100 DeKoven Drive, Middletown, CT 06457

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E-Mail: mrpa@easthampton.org

This map is For planning purposes only.



## **Conserve the Environment and Historical Resources**

Develop partnerships with appropriate regulatory agencies, such as the Connecticut Department of Environmental Protection; private entities, such as Connecticut Light and Power; and public interest organizations, such as the Nature Conservancy, the Middlesex Land Trust, and the National Pesticide Stewardship Alliance, dedicated to conservation and restoration of important environmental, cultural, and historic resources.

- Collaborate and communicate with appropriate partners to identify and acquire funding sources available for acquisition and management of lands, which conserve and restore natural environmental functions; protect cultural and historical resources; and preserve rural lands.
- Develop management programs for town owned lands consistent with the goals of conserving and restoring the environmental, cultural, and historic resources. Special attention should be given to Lake Pocotopaug.
- Develop additional policies and actions for the preservation and protection of traditional rural lands, which provide a major element in the community's character.
- Develop and revise land use regulations to limit and/or prohibit development in areas of severe physical constraints, if these lands are not already appropriately protected.
- Develop overlays zones for lands with special and unique environmental, cultural, or historic resources
- Consider a density-based zoning regulation to allow for preservation of larger pieces of contiguous open space.
- Review comments and concerns of the Department of Environmental Protection (DEP) relative to development proposals in areas identified by DEP as Areas of Special Concern, and incorporate comments and concerns as necessary and appropriate.
- Continue to identify appropriate lands for acquisition, and dedication through the subdivision process, which can and should be included in the Town's Open Space Plan.
- Continue to make use of the formal PA 490 Open Space Assessment Policy to preserve private lands in open space, agriculture, and forestry.
- Work with CL&P to connect the Airline Trail in East Hampton with an anticipated trail on the old Railroad right-of-way in Portland.



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The Sellow Preserve in East Hampton is accessed from Dogwood Drive and borders the Airline Railroad Trail and Rapallo Viaduct. This 37-acre Preserve was purchased in 2001 by the Middlesex Land Trust with help from the State of Connecticut and the Town of East Hampton. The Middlesex Land Trust was started in 1987 and currently manages 11 Preserves in East Hampton totaling 150 acres.

### **Conserve the Environment and Historical Resources (Cont'd)**

- Collaborate with the Connecticut Department of Environmental Protection to develop strategies and identify funding sources for acquisition of lands deemed critical for environment protection.
- Consult with the Connecticut Department of Environmental Protection to ensure that areas identified as Areas of Critical concern, are zoned appropriately.
- Establish dialogues and collaborative activities that support archeological preservation efforts, particularly with the State Archaeologists, to ensure that the Map of Archeological Resources reflects the most current information on known archeological resources in East Hampton.

### **Expand Housing Opportunities and Design Choices**

- Promote housing diversity and create a range of housing opportunities and choices.
- Encourage age-restricted housing options for the over 55 year old population.
- Consider a density-based zoning requirement to allow for more clustered housing that includes significant preservation of open spaces.
- Promote consideration of specific strategies to promote affordable housing such as requirements that all housing projects provide for affordable housing by including affordable units or contributing to a fee-in lieu of account.
- Consider revising the regulations relative to accessory apartments to allow this housing choice in appropriate locations.
- Develop appropriate standards and densities for age-restricted housing compatible with appropriate carrying capacities.

### **Protect Public Health and Safety**

- Control the use of fertilizers, herbicides, and pesticides with programs designed at promoting the safe storage, use, and waste management of these potentially toxic materials.
- Establish criteria for the registration, construction, installation, monitoring, repair, closure, and removal of tanks used to store fuel, hazardous wastes or materials.
- Identify the capacity of the groundwater relative to the number of septic systems and revise the Zoning Regulations accordingly.

## **Protect Public Health and Safety (Cont'd)**

- Establish a septic system-monitoring program including an education program for residents with septic systems about the threats that septic systems can pose to groundwater supplies.
- Preserve and protect notable and significant trees by enacting a tree protection ordinance and/or tree replacement ordinance.
- Deleted
- Improve the Emergency Services Capacity by reviewing the NFPA standards and guide lines and making any necessary revisions to ensure effective emergency response capabilities.
- Improve road safety by implementing specific recommendations of the State of Connecticut Route 66 Corridor Improvement Plan, the Route 66 Study Access Management Plan and the Midstate Planning Regional Transportation Plan
- Institute a safety education program about sharing the road for auto mobile drivers, pedestrians, and bicyclists.
- Designate "bicycle boulevards" or traffic-calmed routes to schools.
- Fund efforts to comply with the federally mandated Stormwater MS4 General Permit Program.
- Revise standards for street and stormwater drainage that reflect the Connecticut Stormwater Manual.
- Revise the Zoning and Subdivision regulations to include provisions for compliance with the MS4 programmatic requirements.

## **Conclusion**

The major element of this chapter is the Future Land Use Map. As with all things in life the map can not be all things to all people. Any statements made with certitude as to what the future land use will be are risky at best, and foolish at worst. Nevertheless there is merit in attempting to project current trends into a land use guide for the Town's future. Land use plans and maps will continue to be reviewed, and new ones produced because of the compelling logic, that it is imperative to look ahead, to anticipate rather than to react, to coordinate rather than to compete, and to make decisions that are based on shared community objectives.

### **A Final Note of Caution:**

There is the danger that people will come to rely too heavily on the Land Use Map when discussing future developments, and tend to ignore the policy statements that are in the Plan Document.

It is appropriate to state here that if there is a conflict between the map and any policy statements, the written word rules.



