

# EASTON

## PLAN OF CONSERVATION AND DEVELOPMENT 2018 - 2028



**PLANNING & ZONING COMMISSION**

**Effective – December 31, 2018**

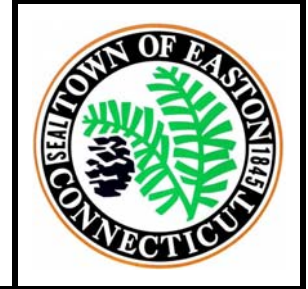


# CONTENTS

---

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>2</b>
<b>2.</b>	<b>CONDITIONS AND TRENDS .....</b>	<b>4</b>
2.1.	History of Easton .....	4
2.2.	Population / Housing / Economy / Fiscal .....	6
2.3.	Zoning /Land Use / Buildout.....	10
2.4.	POCD Issues / Approach.....	12
<b>3.</b>	<b>CONSERVATION STRATEGIES .....</b>	<b>14</b>
3.1.	Protect Water Quality .....	15
3.2.	Protect Natural Resources .....	16
3.3.	Preserve And Protect Open Space .....	18
3.4.	Preserve Farmland And Agriculture .....	22
3.5.	Maintain And Enhance Community Character.....	26
<b>4.</b>	<b>DEVELOPMENT STRATEGIES .....</b>	<b>30</b>
4.1.	Establish And Control A Village-Type Area.....	31
4.2.	Guide Residential Development.....	38
4.3.	Promote Sustainability & Resiliency.....	45
<b>5.</b>	<b>INFRASTRUCTURE STRATEGIES .....</b>	<b>48</b>
5.1.	Maintain And Enhance Community Facilities.....	49
5.2.	Address Vehicular Transportation Needs.....	56
5.3.	Support Walking And Cycling .....	58
5.4.	Promote Appropriate Infrastructure.....	61
<b>6.</b>	<b>LOOKING AHEAD .....</b>	<b>64</b>
6.1.	Future Land Use Plan .....	64
6.2.	Consistency With State and Regional Plans .....	66
6.3.	Consistency With State Growth Principles.....	67
6.4.	Implementation .....	68
6.5.	Next Steps .....	69

# WELCOME



December 2018

Dear Residents of Easton,

Greetings!

This document is the adopted 2018 Plan of Conservation and Development (POCD) for Easton. Following a public hearing on October 29, 2018, the POCD was adopted on December 10, 2018 with an effective date of December 31, 2018.

The strategies outlined in the POCD are intended to guide the future conservation and development of Easton. The recommendations reflect careful deliberations by the members of the Planning and Zoning Commission based on input from Easton residents and independent analysis.

Our overall goal has been to maintain the high quality of life in Easton and make our community an even better place in the future.

With your help, we look forward to implementing the Plan!

Sincerely,

*Easton Planning And Zoning Commission*

Robert Maquat, Chair  
Raymond Martin  
Ross Ogden  
Wallace Williams  
Justin Giorlando, Alternate  
Alison Sternberg, Alternate  
Thomas Maisano, Alternate

# 1

## INTRODUCTION

This document is the 2018 Plan of Conservation and Development (POCD) for Easton, Connecticut.

At its most basic level, planning is a process for making informed decisions about the future. Every so often, it makes sense for a community to evaluate the conditions and trends affecting the community and make informed decisions about how it should approach the future in order to:

- protect things which are important to the community, and
- attain the things which will enhance the overall health and well-being of the community and the quality of life of its residents.

This POCD is intended to reflect Easton’s vision for its future and present this information clearly and concisely for the use of current and future property owners and public officials and organizations.

Much has changed since the 2006 POCD for Easton was adopted (older age composition, decrease in school enrollments, reduction of State aid to towns, changes in housing demand, changes in house values, changes in job mix, etc.) and it is appropriate that policies be reviewed and updated to ensure those policies are appropriate for the future.

Character



Character



**EXCERPTS FROM CONNECTICUT GENERAL STATUTES 8-23 –  
PLAN OF CONSERVATION AND DEVELOPMENT**

**A Planning Commission shall:**

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

**The Plan of Conservation and Development shall:**

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ...
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, ... conservation, agricultural and other purposes and for the most desirable density of population in the ... parts of the municipality.
- be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ...
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.
- consider the ... protection and preservation of agriculture,

**The Plan of Conservation and Development may:**

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

# 2

## CONDITIONS & TRENDS

---

### 2.1. History of Easton

---

The landscape of the area we now know as Easton evolved over millions of years as a result of massive geologic forces. While there is no written record, Native Americans are believed to have inhabited this area for about the last 10,000 years.

#### **European Settlement**

Europeans “discovered” this part of the world in 1614 and Dutch and English trade with Native Americans eventually led to establishment of trading posts and settlements along the Connecticut River after 1633. Following the Pequot War of 1637, European settlement began to extend to other areas. Fairfield was settled in 1639. In the years following, as population grew and new settlers arrived in Fairfield, they had to move to new areas further out in order to be able to acquire sufficient land for their needs.

It was a long way by foot or horse to Fairfield for church services and town affairs so, as population grew, there was interest in shortening that distance. In 1762, about 100 families got together and formed North Fairfield Parish and took responsibility for creation of schools, maintenance of roads, hiring of ministers, and other governmental functions.

In 1787, the North Fairfield Parish joined with Norfield Parish (formed in 1757 from what had previously been parts of Wilton Parish, Fairfield West, and Greenfield Parishes) and were given permission to incorporate as the “Town of Weston.”

This area grew steadily for a while but, as more land and more fertile lands became available in the “Ohio Territory” and areas further west, population declined here. In 1845, Easton split off from Weston and became the municipality we know today.

## Community Evolution

For several centuries, Easton was a predominantly agricultural community. Over time, some of the settlers diversified from subsistence agriculture to small mills (saw mill, grain mill, etc.) to provide services to the community and trade evolved through local initiatives and itinerant vendors.

In the 1870s, the increasing demand for water in Bridgeport resulted in the Bridgeport Hydraulic Company (now known as Aquarion) acquiring land for reservoirs and water supply, including in Easton. As water demands increased within their service area, additional lands were acquired and reservoirs constructed in Easton. By 1935, BHC had acquired roughly 4,500 acres of land for the Saugatuck Reservoir and the Saugatuck dam was finished in January 1942.

During the same period, the rural beauty of Easton's landscape was discovered by people (from New York City and elsewhere) who began to purchase old farms and establish country estates. Although the town's economy was still fundamentally agricultural, its population grew after 1900. Growth in nearby Bridgeport was accelerated by World War I and this spilled over to adjacent areas.

By 1940, the automobile had become much more prevalent and so, with construction of the Merritt Parkway, Easton became even more accessible. Now people could live in a rural area and travel to employment in Bridgeport and other areas in Fairfield County.

Then, following World War II, the desire for a rural and suburban lifestyle and the improvement of the automobile and the road system resulted in a new round of growth in Easton. Easton's population blossomed as woods and farms were developed for new homes and population roughly quadrupled in 30 years growing from 1,262 residents in 1940 to 4,885 residents in 1970. And growth did not stop there. By 2010, Easton had grown to a community of about 7,500 residents. Even so, Easton retains its rural character due to the significant amount of watershed land in the community and the establishment, maintenance, and expansion of farms.

History



History



**Easton's Population**

1790	1,420
1800	1,540
1810	1,510
1820	1,590
1830	1,720
1840	1,470
1850	1,432
1860	1,350
1870	1,288
1880	1,145
1890	1,001
1900	960
1910	1,052
1920	1,017
1930	1,013
1940	1,262
1950	2,165
1960	3,407
1970	4,885
1980	5,962
1990	6,303
2000	7,272
2010	7,490
2020	6,741
2030	6,015
2040	5,388

US Census data for 1790 to 2010. Projections are in italics. Projections based on 2017 Connecticut State Data Center cohort survival model.

**Median Age**

Redding	49
<b>Easton</b>	<b>48</b>
Newtown	44
Monroe	44
Weston	44
Trumbull	43
Fairfield	41

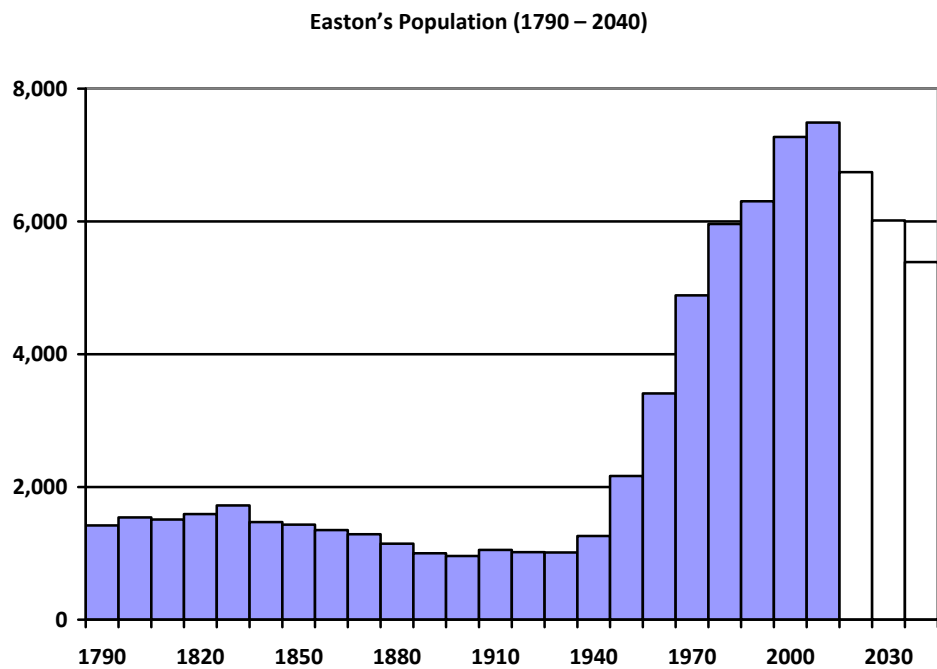
CERC, 2018

**2.2. Population / Housing / Economy / Fiscal**

**Population**

According to the Census, Easton had 7,490 residents in 2010. This represents an increase of 218 people in the prior decade. The American Community Survey estimates Easton's 2016 population at 7,591 people although this is based on a small sample of households.

The sidebar shows Easton population growth since the 1790 Census (the population between 1790 and 1850 was estimated based on the Weston/Easton split in 1850).



Population projections prepared by the Connecticut State Data Center project that, based on statewide demographic trends since the year 2010, Easton's population could decrease due to an aging population and changing housing preferences. It seems unlikely that Easton's population will decline as much as they have estimated and this illustrates why it may not be useful to project population over 20+ years based on just a few data points.

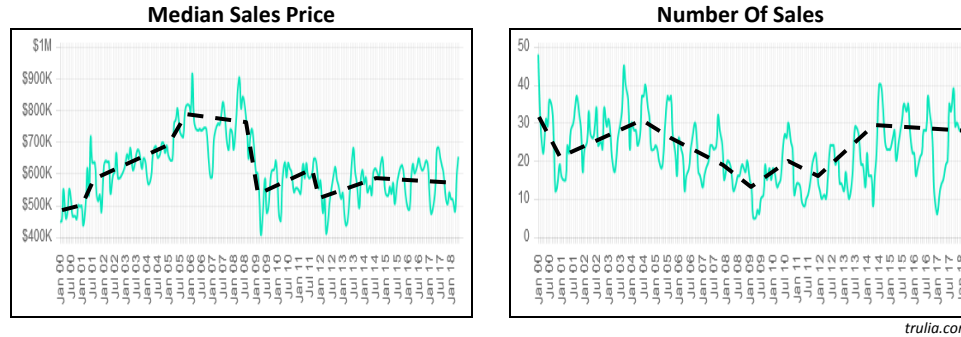
Nevertheless, it is clear that the median age is trending older in Easton and this is expected to result in a changing demand for municipal services (senior services, tax relief, medical transport, etc.) and housing types.



## Housing In Easton

Easton had about 2,715 housing units in 2010. Since 2010, Easton has been adding a little over 5 units per year. This is a significant decrease from averages in prior decades when Easton was adding between 25 housing units per year (1990s and 2000s) and 37 housing units per year (1970s and 1980s).

Housing sale prices also have experienced some decrease since the year 2000, especially following the recession beginning around 2007.



It is interesting to note that about 47 percent of all Easton households consist of one or two people. Overall, the aging of the population and other societal changes have resulted in smaller households. This trend is also evident in other communities throughout Connecticut.

2010 Household Size		
1-person	397	15%
2-person	833	32%
3-person	457	18%
4-person	545	21%
5-person	237	9%
6-person	79	3%
7+person	29	1%

About 17 housing units in Easton are considered “affordable housing” (assisted housing, financed by CHFA mortgages, etc.). In 2017, according to the Connecticut Department of Housing, Easton had:

- 1 family CHFA/USDA mortgage, and
- 16 deed restricted units.

As a result, Easton is not exempt from the “affordable housing appeals procedure” (codified as CGS Section 8-30g). This procedure subjects Easton to potential judicial over-ride of its minimum lot area requirements for any proposed affordable housing development, because less than ten percent of local housing stock is affordable under State guidelines.

Median Sales Price (2015)	
Weston	\$865,500
<b>Easton</b>	<b>\$645,900</b>
Redding	\$605,800
Fairfield	\$578,900
Newtown	\$414,700
Trumbull	\$396,500
Monroe	\$377,200

CERC, 2018

Affordable Housing (2015)	
Trumbull	4.82%
Newtown	2.32%
Fairfield	2.25%
Monroe	1.16%
<b>Easton</b>	<b>0.63%</b>
Redding	0.31%
Weston	0.11%

CT-DOH, 2018

**Median HH Income (2015)**

Weston	\$217,171
<b>Easton</b>	<b>\$131,189</b>
Fairfield	\$122,306
Redding	\$121,270
Trumbull	\$111,312
Newtown	\$111,022
Monroe	\$110,558

CERC, 2018

**Jobs / Housing Unit (2015)**

Trumbull	1.23
Fairfield	1.21
Newtown	0.84
Monroe	0.80
Redding	0.46
<b>Easton</b>	<b>0.35</b>
Weston	0.33

CERC, 2018

**Economy Of Easton**

Median household income is one way to gauge the size or strength of the local economy. According to data from CERC, Easton has a median household income higher than most nearby communities.

About 3,857 Easton residents were in the labor force (working or seeking work) in 2015 and there were about 972 jobs in Easton at that time. As a result, it can be seen that Easton is essentially a residential community supplying labor to the region more than it is an employment center.

With easy access to major travel routes (Merritt Parkway, Interstate 95, Route 25, Route 8, etc.) and to Metro-North rail service on the New Haven line (New Haven to Grand central Station in New York City), Easton residents can easily connect to employment places in other communities. Journey-to-work data from the Connecticut Economic Resource Center (CERC) indicates the following:

Top Job Destinations of Workers From Easton	
Fairfield	304
Stamford	293
Bridgeport	276
Norwalk	275
Easton	173
Westport	166
Manhattan	148

CERC, 2018

Top Residence Locations of Workers In Easton	
Easton	173
Bridgeport	82
Fairfield	74
Trumbull	54
Milford	37
Monroe	35
Stratford	34

**Farm Business**



**Village Store**



## Fiscal Overview

In the future, Easton is likely to experience some fiscal challenges as a result of:

- Declining state aid (increasing reliance on property tax revenue)
- Limited tax base growth (or even a decrease)
- Increasing expenditures

The following table illustrates some key statistics:

- The **decrease** in the Grand List after 2010 reflects changes in real estate values in Easton,
- The **increase** in municipal spending reflects general inflation and services desired by residents,
- The **increase** in revenue from property taxes as a result of decreases in State aid and other revenue sources, and
- The net results of higher tax rates and higher tax bills resulting from these trends.

Fiscal Year	Grand List (millions)	Adopted Budget	Revenue From Taxes	Tax Rate (mills)	Tax Revenue Per Capita
1999-2000	\$720	\$18.5	89.9%	25.7	\$2,286
2004-2005	\$1,212	\$28.6	93.8%	23.6	\$3,636
2009-2010	\$1,672	\$36.3	86.8%	21.7	\$4,205
2014-2015	\$1,337	\$41.8	93.4%	33.9	\$5,122
2017-2018 (estimate)	\$1,264	\$42.2	94.0%	33.4	\$5,209

The following table compares some fiscal indicators for Easton with surrounding communities. .

$$\boxed{\text{Per Capita Equalized Net Grand List}} \times \boxed{\text{Equalized Mill Rate}} = \boxed{\text{Per Capita Tax Levy}}$$

	Per Capita Equalized Net Grand List (2015)	Equalized Mill Rate	Per Capita Tax Levy (2014)
Weston	\$320,190	19.76	\$6,328
Fairfield	\$265,253	16.14	\$4,281
Redding	\$255,561	19.25	\$4,920
<b>EASTON</b>	<b>\$250,592</b>	<b>20.70</b>	<b>\$5,188</b>
Trumbull	\$181,854	21.51	\$3,912
Newtown	\$164,788	21.82	\$3,595
Monroe	\$157,221	22.98	\$3,613

CERC, 2018

## 2.3. Zoning /Land Use / Buildout

---

According to digital mapping of the community, all of the 18,282 acres of land in Easton are zoned for residential use with:

- About 1,402 acres (8%) in the R-1 District (40,000 SF min. lot sizes)
- About 16,880 acres (92%) in the R-3 District (3.0 acre min. lot sizes).

According to the assessor’s categorization, land uses in Easton are as follows:

		<b>Acres</b>	
<b>Single Family Residential</b>		<b>6,730</b>	<b>37%</b>
Single Family	6,598		
Single Family (with agriculture)	132		
<b>Open Space</b>		<b>7,586</b>	<b>41%</b>
Dedicated Open Space	1,152		
Managed Open Space	6,434		
<b>Agriculture</b>		<b>1,408</b>	<b>8%</b>
<b>Institutional</b>		<b>797</b>	<b>4%</b>
Town Facility / Land	576		
State Facility / Land	178		
Institution	43		
<b>Other</b>		<b>810</b>	<b>4%</b>
Road rights-of-way	685		
Utility, business, etc.	125		
<b>DEVELOPED/COMMITTED LAND SUBTOTAL</b>		<b>17,331</b>	<b>95%</b>
Vacant / Potentially Developable	951		5%
<b>TOTAL</b>		<b>18,282</b>	<b>100%</b>

### Buildout Potential

An analysis done by the Land Use Department in 2016 estimated that, if all developable land in Easton were to be developed, Easton could add about 350 to 650 additional housing units. As a result, Easton could become a community of up to about 3,065 to 3,365 housing units. If average household size remains the same (about 2.0 persons per household, Easton could theoretically become a community of about 8,900 to 9,800 residents.

Recent data suggests that this amount of housing growth may take an extended period of time. In addition, population projections suggest that household size may be decreasing and that the number of residents may decrease in the future. If additional land is preserved as open space or dedicated to non-residential use, these buildout estimates would be lower.

# Land Use / Zoning Map

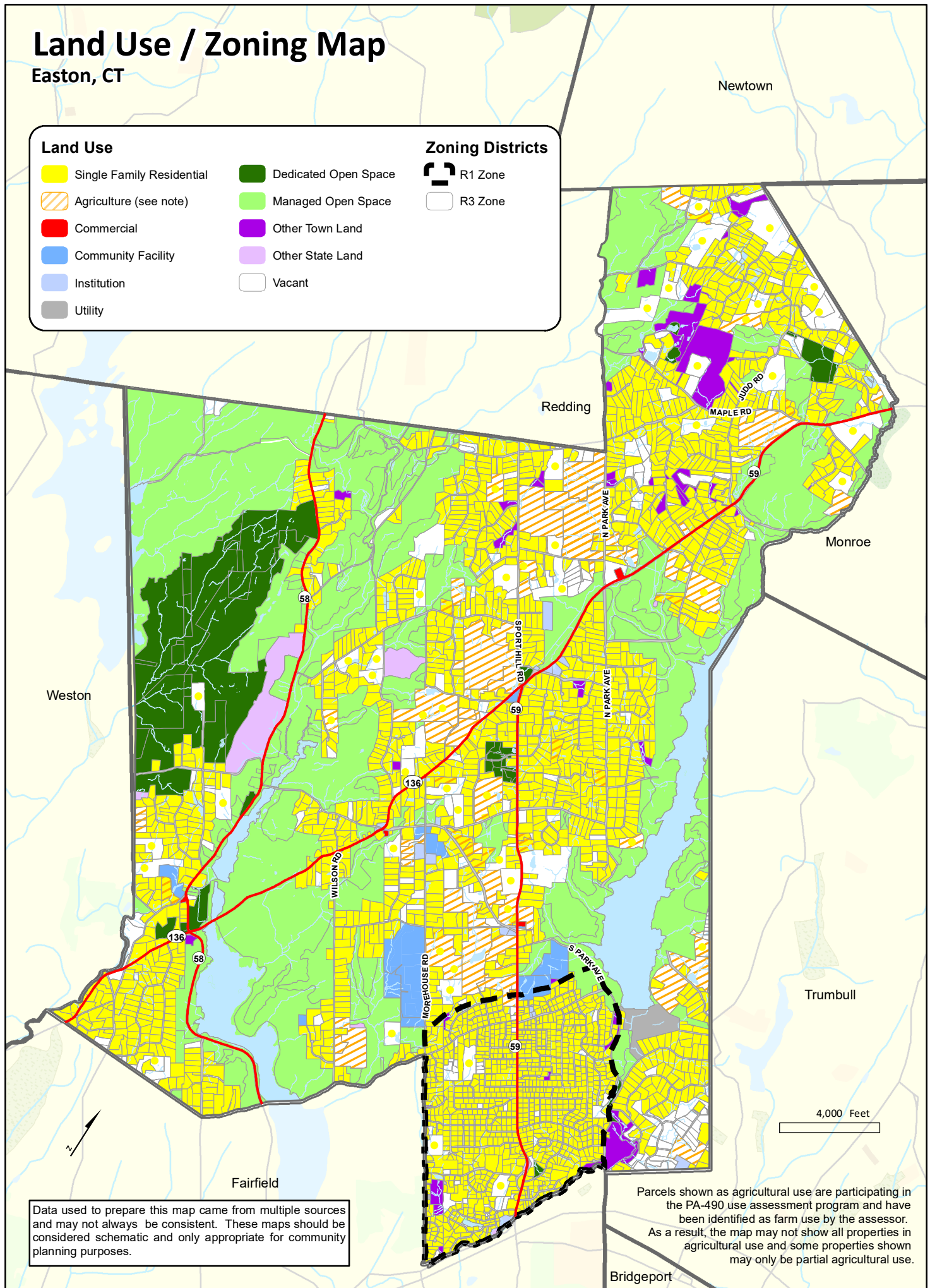
Easton, CT

## Land Use

- Single Family Residential
- Agriculture (see note)
- Commercial
- Community Facility
- Institution
- Utility
- Dedicated Open Space
- Managed Open Space
- Other Town Land
- Other State Land
- Vacant

## Zoning Districts

- R1 Zone
- R3 Zone



Data used to prepare this map came from multiple sources and may not always be consistent. These maps should be considered schematic and only appropriate for community planning purposes.

Parcels shown as agricultural use are participating in the PA-490 use assessment program and have been identified as farm use by the assessor. As a result, the map may not show all properties in agricultural use and some properties shown may only be partial agricultural use.

## 2.4. POCD Issues / Approach

---

### POCD Issues

Although Easton lies on the fringe of an urban and suburban area of Fairfield County it remains distinctively different from its neighboring towns. When one enters the town from any direction there is a sense of arriving at a country-like place – whether leaving the Merritt Parkway and climbing Sport Hill into a pleasant neighborhood, arriving from the southwest at the Aspetuck Historic District with its meadows and mill pond, or leaving behind the commercialized Route 25 in Monroe for the cool forests of northern Easton.

Within this setting, there have been significant changes. Regional and national trends over the past decade have changed many of the factors that affect Easton and its residents:

- an economic recession,
- a decrease in the employment base in the region,
- smaller household sizes,
- slower regional population growth,
- a decrease in local residential real estate values,
- an increase in local property taxes,
- an increase in the average age of the population,
- changing locational preferences for “baby boomers” and “Millennials,”
- housing prices that many see as unaffordable.

The Planning and Zoning Commission is aware that the changing world around Easton requires that new perspectives be considered regarding how Easton should grow into the mid-twenty-first century.

While preservation of Easton’s natural environment remains a basic foundation of the Plan, new initiatives are needed to strengthen Easton’s fiscal sustainability, attractiveness, and character as a community which enhances the quality of life of its citizens.

This Plan of Conservation and Development must strive to preserve the agricultural heritage, open space, and other characteristics of Easton which have attracted people for generations while also adapting to new realities that affect Easton’s long-term competitiveness and fiscal sustainability.

## POCD Approach

To help organize the topics in the POCD, the Planning and Zoning Commission decided to organize the 2018 POCD around four main thematic elements:



### Conservation-Related Strategies

Things Easton wants to protect or preserve in the future:

- Protect Water Quality
- Protect Natural Resources
- Preserve And Protect Open Space
- Preserve Farmland And Agriculture
- Maintain And Enhance Community Character



### Development-Related Strategies

How Easton wants to guide future growth or change to meet community needs and desires:

- Establish And Control A Village-Type Area
- Guide Residential Development
- Promote Sustainability & Resiliency



### Infrastructure-Related Strategies

Facilities / services Easton wants to support its over-all vision and the quality of life of residents:

- Maintain And Enhance Community Facilities
- Address Vehicular Transportation Needs
- Support Walking And Cycling
- Promote Appropriate Infrastructure



### Implementation Strategies

How Easton intends to approach implementation of POCD strategies.

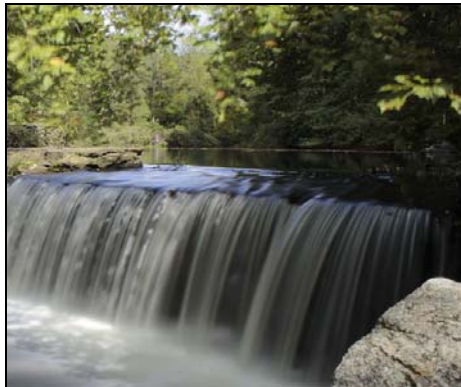
# 3

## CONSERVATION STRATEGIES

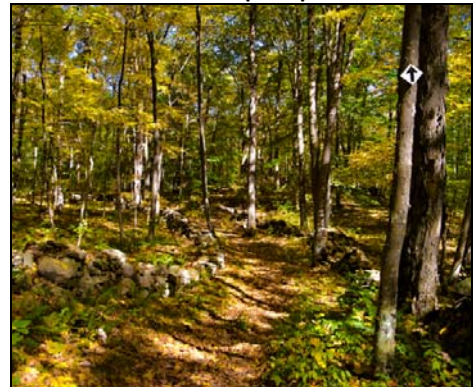
### GOAL

*Protect and preserve important resources and features in order to maintain overall environmental health and contribute to the diversity, rural character, economy and general welfare of Easton.*

**Protect Natural Resources**



**Preserve Open Space**



**Promote Agriculture**



**Preserve And Enhance Community Character**





### 3.1. Protect Water Quality

Protection of water quality is a key conservation priority in Easton.

Since the Bridgeport Hydraulic Company (now Aquarion) first established a public water supply reservoir about 150 years ago, Easton’s role within the southwestern Connecticut region has been that of providing a clean water supply to people and businesses in the Bridgeport region and communities extending west to Greenwich.

Easton recognizes and accepts this regional responsibility and is committed to continuing to work with Aquarion and others to preserve the water quality for the region.

This includes maintaining a generally low density approach to development as well as implementing stormwater management methods, such as “low impact development” (LID), for specific developments to ensure that water quality and water quantity are managed effectively.

#### Public Water Supply Watersheds

See the map on [page 21](#) for information about the extent of public water supply watershed areas and the different types of ownership.

#### Monetizing Water Quality Protection

Since Easton devotes considerable attention to protecting water quality and this provides significant benefits to Aquarion and other communities in the region, it may make sense to explore ways to monetize this relationship (payments in lieu of taxes, taxing, royalties, revenue-sharing, etc.).

A. WATER QUALITY - Easton intends to:	Leader Partners
1. Continue to ensure that protection of surface and groundwater quality water quality is a key conservation priority in Easton.	CC AWC DEEP
2. Continue to work with Aquarion and others to protect the water quality for the southwestern Connecticut region.	HD Staff DEEP
3. Maintain low density zoning in order to help protect surface and groundwater quality for the southwestern Connecticut region.	PZC
4. Maintain regulations to protect surface and groundwater quality. <input type="checkbox"/> a. Adopt zoning regulations to implement “low impact development” (LID) approaches to protecting surface and groundwater quality.	PZC PZC
5. Consider impacts on water quality and public health as part of land use decisions.	PZC
6. Promote public education and outreach related to best management practices for wells, septic systems, underground storage tanks, fertilizers and pesticides.	HD AWC DEEP
7. Encourage the use of best management practices for: • the application and removal of road sand and salt. • cleaning catch basins.	PW
8. Promote proper maintenance of on-site sewage disposal systems.	HD AWC

*Legend of acronyms on inside back cover*

### **Vernal Pools**

Vernal pools are temporary pools of water that provide habitat for certain plants and animals. Such wetland habitat is unique since its ephemeral nature (typically in the spring time) is important to the life cycle of the plants and animals found there.

For example, vernal pools do not support fish and so amphibian and insect species are thereby protected during their early life stages.

### **Natural Diversity Database**

The Conservation Plan map shows “natural diversity database” areas.

The Natural Diversity Database, which is maintained by the Connecticut Department of Energy and Environmental Protection, contains information on the approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut.

This information is intended to be a pre-screening tool to identify potential impacts to state-listed species and to identify areas of potential conservation concern.

Since the DEEP maps are updated periodically (every 6 months or so) and new information is continually being added to the database, it is important to check the State website regularly.

## **3.2. Protect Natural Resources**

Conservation of the town’s natural resources is one of the fundamental principles on which other planning policies should rest.

Conservation of natural resources in Easton is important in terms of preserving environmental functions, protecting community character, and enhancing the quality of life for residents. Environmentally sound planning helps find an appropriate balance between conservation and development.

Important natural resources include:

- Watercourses and waterbodies
- Designated wetland areas (including vernal pools)
- Slopes in excess of 25 percent
- Designated floodplain areas
- Natural diversity areas (important habitats and features)

Easton has a number of regulations in place to help preserve and protect natural resources at the time of development. For example, the low density residential zoning in much of Easton helps to correlate the amount of development on a parcel to the natural carrying capacity of the land and this helps preserve and protect natural resources.

**Water Resource**



**Biological Resource**



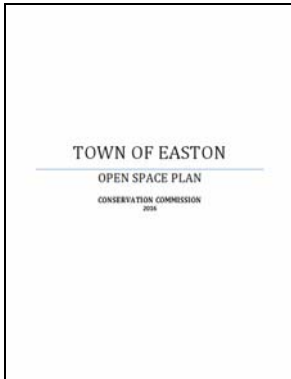
<b>A. WATER RESOURCES - Easton intends to:</b>	
1. Continue to preserve and protect watercourses and their functions.	CC
2. Continue to preserve and protect wetlands (including vernal pools) and their functions.	CC
<b>B. LAND RESOURCES - Easton intends to:</b>	
1. Continue to protect steep slopes (> 25%) from development pressure.	PZC
<b>C. FLOODPLAINS - Easton intends to:</b>	
1. Continue to regulate activities in flood-prone areas in accordance with FEMA requirements.	PZC
<b>D. NATURAL DIVERSITY - Easton intends to:</b>	
1. Continue efforts to preserve areas listed on the Natural Diversity Database (NDDDB).	CC PZC
<input type="checkbox"/> a. Modify the Zoning Regulations to require that NDDB information be submitted on zoning applications.	PZC
2. Discourage the planting or sale of non-native invasive plant species and encourage the planting of native vegetation that supports local wildlife species.	CC
<b>E. GENERAL - Easton intends to:</b>	
1. Consider updating regulations to protect important natural resources.	CC PZC
<input type="checkbox"/> a. Consider updating the definition of “buildable land” in the Zoning Regulations so that 100-year floodplains and 25% and steeper slopes are also excluded.	PZC
2. Encourage use of a “pre-application” process for proposed development within sensitive environmental areas.	PZC CC
3. Encourage use of “conservation design” development approaches to preserve natural resources and direct development away from sensitive areas.	PZC CC
<input type="checkbox"/> a. Modify the Zoning Regulations to implement a “conservation design” development approach.	PZC
4. Coordinate with local and regional natural resource protection agencies, groups, land trusts, and other organizations to protect natural resources.	CC PZC

*Legend of acronyms on inside back cover*

## Open Space Plan

In 2016, the Easton Conservation Commission updated the Open Space Plan for Easton, which was first adopted in 1994.

The updated Open Space Plan specifies policy proposals for open space and conservation of the town's natural resources and environment. The updated Open Space Plan is an important guideline for future land acquisition and resource protection, and is hereby incorporated as part of the POCD.



The Conservation Commission is in charge of the maintenance of Town owned open space areas.

## 3.3. Preserve And Protect Open Space

Easton is blessed with extensive open space areas based on the efforts of the Bridgeport Hydraulic Company (now Aquarion) and open space preservation efforts by local residents and officials and organizations over the years.

The Town's open space areas are a critical resource in helping to protect water quality, preserving the character of Easton and conserving important natural resources. Easton treasures the open spaces it has preserved and the overall feeling of "open-ness" in the community.

The POCD recommends that these open spaces be preserved in perpetuity and that additional open space areas be preserved as opportunities arise. Easton should continue to work with the Aspetuck Land Trust and other conservation organizations to preserve open space.

For the purposes of the POCD, open space can be defined as follows:

- **Dedicated Open Space** - land or water that is permanently preserved as open space based on ownership, deed restriction or other method. It may be in public ownership, such as the Town of Easton or State of Connecticut, or owned by a non-profit entity dedicated to conservation purposes, such as the Aspetuck Land Trust or The Nature Conservancy. It may also include privately-owned undeveloped land (including Aquarion land) which is permanently protected by conservation or greenbelt easements.
- **Managed Open Space** - land or water that, based on current ownership or use, is considered open space but is not preserved or restricted to open space. This may include private clubs such as the two golf course tracts in Easton because they are not protected from development nor permanently reserved as conservation land.

### Some Key Open Space Categories (2017) (not a complete listing)

	Acres
<b>Centennial Watershed State Forest</b>	<b>6,275 acres</b>
Multiple parcels owned by Aquarion Water Co., State DEEP, Nature Conservancy, etc.	
<b>Aspetuck Land Trust</b>	<b>813 acres</b>
<b>Town of Easton:</b>	<b>637 acres</b>
Paine Open Space (Maple Rd.)	143
Municipal	213
Other Town-Owned Land	280

*Conservation Commission*

One of the ways that Easton can supplement its open spaces is to continue to preserve open space at the time of development (as provided in Section III.g of the Subdivision Regulations). To enhance this open space preservation tool, the Planning and Zoning Commission should modify the Zoning Regulations to require the implementation of a “conservation design” development approach in order to maximize the preservation of important resource areas.

**See Section 4.2 for discussion of ways to preserve open space at the time of development through a “conservation development” approach.**

### **Trails**

Open space is certainly visually appealing from outside. However, it is even more valuable and enticing when experienced from inside like at the Paine Open Space on Maple Road. This is a 143 acre Town owned parcel that has an elaborate trail system meandering through several ponds. It is great for hiking in the summer and cross country skiing in the winter. Trout Brook Valley on the west side of Easton is another piece of open space with 730 acres in Easton and 45 acres in Weston and boasts with over 20 miles of trails. In 1999, purchase of this property was funded by private donors, the State of Connecticut, and the Nature Conservancy. The property is now managed by Aquarion, the State of Connecticut, and the Nature Conservancy.

There are a number of trails within open space areas in Easton and some trails connect with open spaces and trails in surrounding communities. The POCD encourages efforts to maintain these trails, and extend and expand the overall trail network within the community and the region.

It is a key recommendation of this POCD for Easton to work with Aquarion and other large property owners to establish publicly-accessible trails on their property. There are water utilities around the State that allow public access on their properties (see sidebar) and doing so in Easton would greatly enhance the community and the quality of life.

### **Water Company Lands**

While Easton is blessed with significant lands owned by the Aquarion Water Company, it is important to recognize that not all of their lands are protected as “open space.”

Under Connecticut laws, water company lands are considered to be “Class 1” or “Class 2” lands if they are owned by a water company and are located within a public water supply watershed. In such situations, State approval is required to sell or dispose of such land. State law gives the state, municipalities, and land conservation organizations first refusal rights with regard to such land.

### **Public Access**

---

The Metropolitan District Commission (MDC) operates public water supply reservoirs in the Hartford region. A number of their properties are open for public use every day between sunrise and sunset.

In West Hartford, for example, the MDC maintains more than 30 miles of paved and gravel roads for joggers and bicyclists, hiking trails, wheel-chair accessible picnic groves, cross-country skiing and snow shoeing.

While these lands are not public parks, their public use is regulated (according to the MDC website) by the Connecticut Department of Public Health and enforced by MDC police.

More information may be found at [themdc.org](http://themdc.org).

It would also be beneficial to Easton if water features could be made available for passive public use such as fishing.

“Class 3” lands, on the other hand, are lands owned by a water company which are *not* located within a public water supply watershed. Such lands may be subject to sale by a water company. While state law gives the state, municipalities, and land conservation organizations first refusal rights with regard to such land, Easton should be prepared to respond to any such proposal should it occur.

The map on the facing page shows the location of watershed lands in Easton and the classification of lands owned by the Aquarion Water Company.

A. OPEN SPACE - Easton intends to:	
1. Continue to preserve open space in Easton in order to help protect water quality, conserving important natural resources, and preserve the character of Easton.	LPAA CC PZC DEEP
2. Preserve additional open space areas as opportunities present themselves.	LPAA CC
3. Work with the Aspetuck Land Trust and other conservation organizations to preserve open space.	LPAA CC
4. Continue to preserve open space (acquisition and/or easements) at the time of development (Section III.g of the Subdivision Regulations).	PZC
<input type="checkbox"/> a. Modify the Zoning Regulations to implement a “conservation design” development approach in order to maximize the preservation of important resource areas, including water resources.	PZC
B. TRAILS - Easton intends to:	
1. Expand and develop the existing interconnected network of multi-purpose trails and other public ways for residents and visitors, including adding trails on lands owned by Aquarion Water Company.	LPAA CC PRC AWC
<input type="checkbox"/> a. Continue to publish maps with useful information about trails and access points for residents and visitors.	LPAA PRC

Legend of acronyms on inside back cover

Open Space







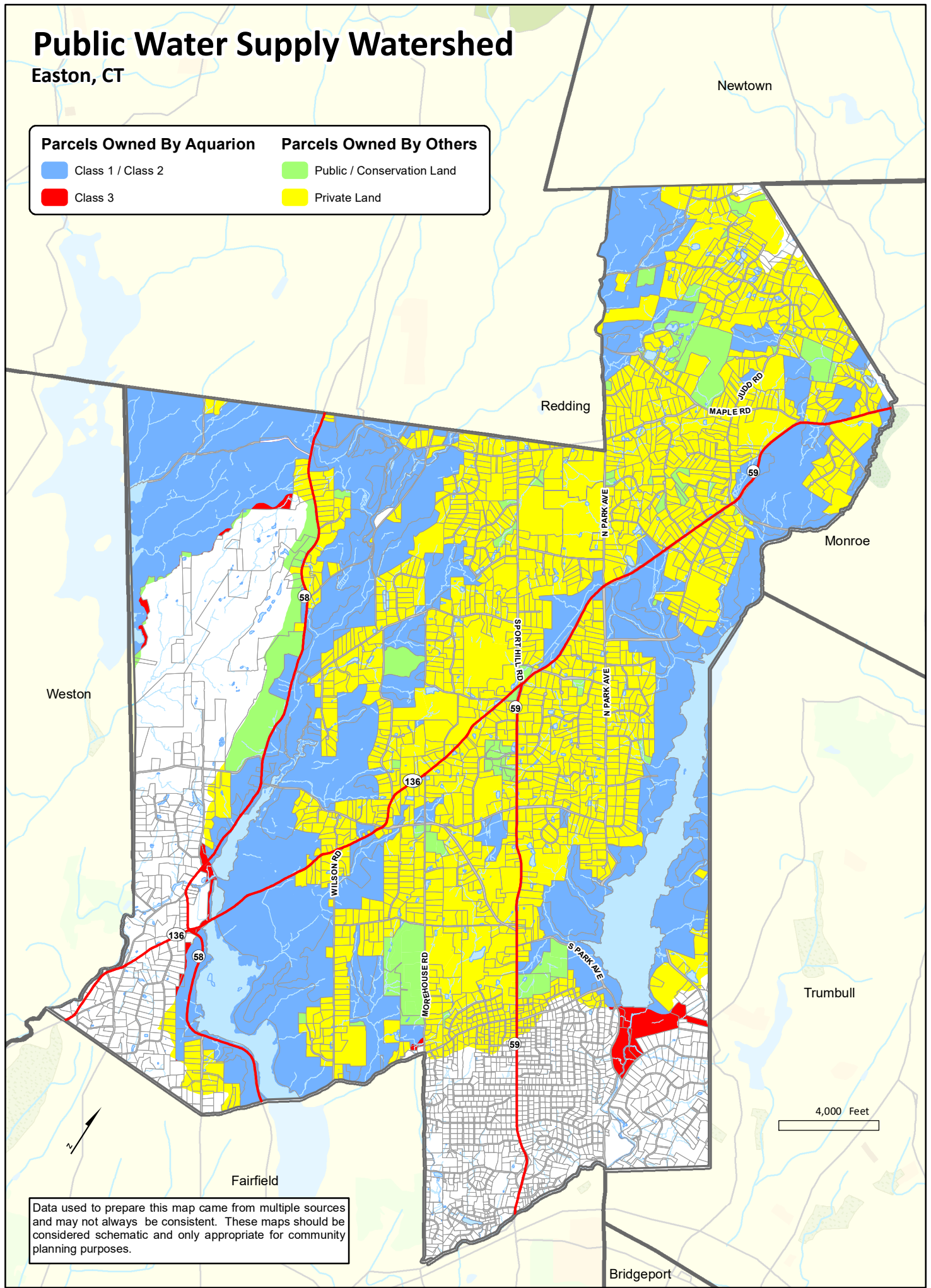
Open Space



# Public Water Supply Watershed

Easton, CT

Parcels Owned By Aquarion		Parcels Owned By Others	
	Class 1 / Class 2		Public / Conservation Land
	Class 3		Private Land



Data used to prepare this map came from multiple sources and may not always be consistent. These maps should be considered schematic and only appropriate for community planning purposes.

### 3.4. Preserve Farmland And Agriculture

---

Easton has a strong agricultural history and agricultural activities continue to play an important role in the community. The Assessor’s database suggests that about 2,049 acres in Easton are receiving the “farm” use assessment. While not all of those acres are being farmed, it can be viewed as an indication of the prevalence of agricultural activities in Easton.

More acres are actively farmed today than a decade ago with more immediate social and economic impact. Easton citizens rely on Easton farms for access to locally grown produce and Easton farmers now sell to local restaurants in every surrounding town. Young families are moving to Easton for the opportunity to grow and purchase locally grown food.

Several efforts help highlight Easton agriculture:

- the Garden Club’s Farm Map (see page 23) which states that “Easton is a Farmers’ market”;
- the Annual Farm Tour which draws hundreds of tourists and prospective home owners to Easton every August; and
- the recent launch of “Easton: The Christmas Tree Capitol of Connecticut” campaign.

Easton is the only town in Fairfield County with an Agricultural Commission. Farming is the town’s only major industry and represents both an economic and marketing opportunity for the town in its effort to attract residents. The POCD recommends that agricultural activities continue to be encouraged, supported, and supplemented.

Farm



Farm





# Farms In Easton

The Easton Farm Map Sponsored by the Easton CT Garden Club [www.eastongardenclub.com](http://www.eastongardenclub.com)

EASTON

HEIRLOOM



BRANDYWINE TOMATO

Is A Farmers' Market!



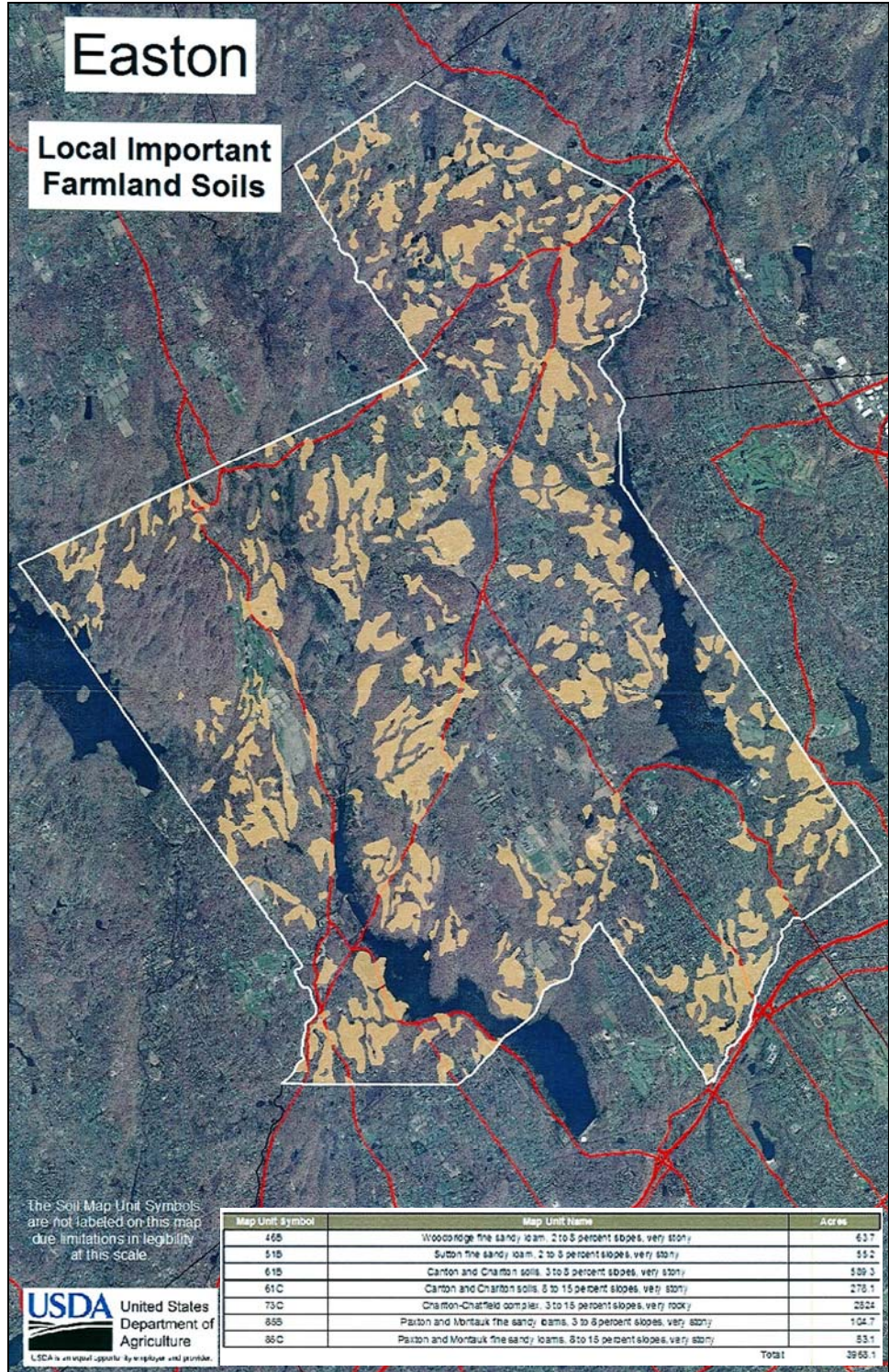
### Easton Farms

1		<b>Aspetuck Valley Apple Barn</b> , 720 Blackrock Turnpike 203-268-9033 <a href="http://www.avoapples.com">www.avoapples.com</a>
2		<b>Buttonwood Farm</b> , 114 Center Road 203-268-8298 <a href="mailto:carlasharp1@hotmail.com">carlasharp1@hotmail.com</a>
3		<b>Candee Farm</b> , 456 Morehouse Road 203-268-5623
4		<b>Dave's Honey Farm</b> , P.O. Box 173 203-449-8147 <a href="mailto:dblocher@optonline.net">dblocher@optonline.net</a> By appointment only
5		<b>Ducks in a Row Farm</b> , 336 Center Road 203-452-9735 <a href="mailto:djodarenko@yahoo.com">djodarenko@yahoo.com</a> Raw Wool; By appointment only
6		<b>Everett's Corner Tree Farm</b> , 136 Sherwood Road 203-268-2508 <a href="http://www.everettscorner.com">www.everettscorner.com</a>
7		<b>Ganims Tree Farm</b> , 130 Center Road 203-459-9581
8		<b>Gilbertie's Herb Gardens</b> , 65 Adams Road 203-227-4175 <a href="http://www.gilbertiesherbs.com">www.gilbertiesherbs.com</a> Wholesale only; seasonal retail honor box
9		<b>Hidden Meadows Farm</b> , 359 Silver Hill Road 203-261-2156 <a href="http://www.ctbiofarmer.com">www.ctbiofarmer.com</a> Barnevelder fertile eggs only; By appointment only
10		<b>J&amp;L Orchids</b> , 20 Sherwood Road 203-261-3772 <a href="http://www.jlorchids.com">www.jlorchids.com</a> Rare and unusual orchids
11		<b>Keneally Christmas Tree Farm</b> , 290 Silver Hill Road 203-268-6904 <a href="mailto:jckneals2@aol.com">jckneals2@aol.com</a>
12		<b>Lakeview Orchards</b> , 76 Easton Road (Rte 59) 203-268-0140
13		<b>Maple Row Growers</b> , 227 Stepney Road 203-268-1044 <a href="http://www.mrgrowers.com">www.mrgrowers.com</a>
14		<b>Maple Row Tree Farm</b> , 555 North Park Avenue 203-261-9577 <a href="http://www.mrfarm.com">www.mrfarm.com</a>
15		<b>Pee Wee Horse Farm</b> , 5 Silver Hill Road 203-268-9994 <a href="http://www.peeweehorsefarm.com">www.peeweehorsefarm.com</a>
16		<b>Pond View Farm</b> , 48 Bibbins Road 203-268-6074 <a href="mailto:okanadi@aol.com">okanadi@aol.com</a>
17		<b>Sabia Tree Farm</b> , 772 Morehouse Road 203-650-4229 <a href="mailto:bhr4455@aol.com">bhr4455@aol.com</a>
18		<b>Sherwood Farm</b> , 355 Sport Hill Road 203-268-6705 <a href="http://www.sherwoodfarm.org">www.sherwoodfarm.org</a>
19		<b>Silverman's Farm</b> , 451 Sport Hill Road 203-261-3306 <a href="http://www.silvermansfarm.com">www.silvermansfarm.com</a>
20		<b>Slady's Christmas Tree Farm</b> , 65 Orchard Road 203-261-3047
21		<b>Snow's Farm</b> , 550 Sport Hill Road 203-261-2020 <a href="http://www.snowsfarm.com">www.snowsfarm.com</a>
22		<b>Sport Hill Farm</b> , 596 Sport Hill Rd 203-268-3137 <a href="http://www.sporthillfarm.com">www.sporthillfarm.com</a>

### Easton Farm Products

Christmas Trees	Flowers & Orchids	Nursery / Seedlings
Eggs	Herbs	Orchard
Equine Services (riding or breeding)	Honey	Pick Your Own
Farm Stand	Livestock	Pumpkins
Fruits & Vegetables	Mulch & Compost	Wool (raw)

Farms Soils In Easton



**Agricultural Preservation**

<b>A. FARMS – Easton intends to:</b>	
1. Support and encourage the continuation of agriculture as an economic activity in Easton.	<b>AC</b>
2. Continue to use the Public Act 490 “farmland tax valuation” program to encourage the retention of working farms.	<b>Staff</b>
3. Consider providing for additional property tax exemptions for agriculture as provided in the Connecticut General Statutes (CGS Section 12-81 related to property tax exemptions and CGS Section 12-91 related to farm buildings).	<b>AC BOS TM</b>
4. Work with local farmers and others to identify other mechanisms to support farmers and farming and preserve agricultural lands, including allowing other activities to enable farmers to supplement their income.	<b>AC PZC Staff</b>
<input type="checkbox"/> a. Consider modifying the Zoning Regulations to allow minor non-agricultural uses (such as hayrides, corn mazes, etc.) on working farms in order to complement their agricultural activities.	<b>PZC</b>
<input type="checkbox"/> b. Consider modifying the Zoning Regulations to allow major non-agricultural uses (such as health and wellness spas, retreats, weddings, workshops, classes, etc.) on working farms under carefully controlled conditions.	<b>PZC</b>
<input type="checkbox"/> c. Consider modifying the Zoning Regulations to allow farm wineries, breweries, and/or distilleries and accessory uses under carefully controlled conditions.	<b>PZC</b>
5. Encourage the retention of quality agricultural soils for agricultural use.	<b>AC PZC Staff</b>
6. Continue working with public and private conservation organizations to acquire easements or development rights to one or more existing farms in Easton for leaseback to owners or qualified farm managers.	<b>AC Staff</b>
7. If development is proposed, use techniques such as “conservation development” to help preserve working farms and help preserve prime or important agricultural soils that could be utilized for commercial farming.	<b>PZC</b>

As a way to help preserve agricultural land, the Town of Easton established an Agricultural Land Preservation Fund in 1985 (codified as Public Act 86-135 and Town Ordinance #71).

*Legend of acronyms on inside back cover*

Public Act 490, enacted in 1963, allows owners of farmland, forestland and other land designated by a municipality (called the “open space” component) to be taxed at its “current use” value, rather than its highest and best use (“market value”).

This program makes it less expensive for owners to retain undeveloped land and this undeveloped land contributes to community character.

### 3.5. Maintain And Enhance Community Character

Although every Easton resident may have their own perception and interpretation of exactly what “community character” means to them, some common elements have been identified.

Character resources in Easton include the following:

- **Natural Resources** – The wetlands, waterbodies (including water supply reservoirs), hillsides, ridgelines, forests, valleys, and wildlife all contribute to Easton’s character.
- **Scenic Features** – Easton has scenic resources and scenic features that contribute to community character. This includes designated scenic roads, scenic views, forests, pastures, watercourses, stone walls (which serve as a visual reminder of areas once host to fields, pastures and livestock), and other features.
- **Farms**– Farms and agricultural lands contribute to Easton’s character, preserve the rural landscape, and enhance the local economy.
- **Undeveloped Land / Open Space** – whether preserved as open space or held by private owners, the large amount of undeveloped land in Easton makes the largest contribution to community character. The PA-490 Program (as described in the sidebar) helps in this effort.
- **Cultural Amenities** - Easton has a tradition and culture in literary, educational and artistic pursuits – continued by the artists, educators and other creative persons who reside here today. The Easton Arts Council presently plays a significant role in town cultural life through its sponsorship of public musical concerts, art exhibits, theatrical productions and Council scholarships in the arts.

Such activities add luster to a community’s image and enhance its desirability as a place in which to live. Quality of life is a driving force for community desirability and property values. The POCD supports preservation and enhancement of this cultural heritage as an important part of town civic life.

Scenic View



Scenic View



- **Community Events** – Community events in Easton bring residents together to celebrate and share common experiences. The POCD strongly supports these types of events which contribute to the overall quality of life in Easton.
- **Recreational Facilities** – Recreational facilities and activities (such as hiking, horse-riding, sports fields, recreation facilities, etc.) also contribute to the overall character and quality of life in Easton. Such activities should be allowed subject to the granting of a Special Permit by the Planning and Zoning Commission.
- **Historic Resources** – The following recognized historic resources contribute to Easton’s character:
  - Aspetuck Historic District – a district listed on the National Register of Historic Places (a mostly ceremonial designation) and described as an area that "embodies ... a farming community from the late colonial and early national periods.... [and] recalls the appearance of an inland Connecticut farming community when agriculture was the basis of the local economy."
  - Bradley Hubbell House (535 Black Rock Turnpike).
  - Ida Tarbell House (320 Valley Road)

The POCD recommends that these and other attributes that contribute to the overall community character of Easton and the quality of life of residents be maintained and enhanced. Easton may wish to consider enactment of a “demolition delay ordinance” and/or a “stone wall preservation ordinance” to help protect and preserve these character-enhancing resources.

The POCD also recommends that Easton consider establishing “gateway” elements (such as signs or stone cairns or other features) that announce and celebrate that people have entered this special place known as Easton.

**Bradley Hubbell House**



**Ida Tarbell House**



### State / National Registers of Historic Places

The National Register of Historic Places (NRHP) identifies resources significant in the history of the nation. The State Register of Historic Places (SRHP) identifies resources significant in the history of the state.

These designations are not regulatory in nature and only directly affect activities involving federal and/or state funding. Property owners may be eligible for tax benefits for improvements to these resources.

The designations may be for districts (areas containing multiple properties) or for individual properties.

### Local Historic Districts

A local historic district is regulatory in nature and regulates exterior changes in view from a public street. Easton does not have any local historic districts.

### Historic Resources

Additional information on historical and archeological resources in Easton may be found in:

- *Historical and Archeological Assessment Survey of Easton, Connecticut* (2009) by Aspetuck Landways.
- *Historic Homes in Easton* (1996) by the Historical Society of Easton.
- *Easton- Its History* (1972) by Helen Partridge / Francis Mellen.

**Scenic Resources**

**Scenic Highway**

Route 58 from the Fairfield line to Freeborn Road has been designated as a Scenic Highway.

**Existing Scenic Roads**

The following roads have been designated “scenic roads” in accordance with the local Scenic Road Ordinance:

- Adams Road
- Bibbins Road
- Burr Street
- Cedar Hill Road
- Everett Road
- Judd Road
- Norton Road
- Redding Road
- Orchard Lane
- Silver Hill Road
- Wells Hill Road

**Possible Future Scenic Roads**

- South Park Avenue north of the reservoir dam,
- Valley Road from Black Rock Road to the Redding line, and
- Morehouse Road from Old Staples School to Beers Road.

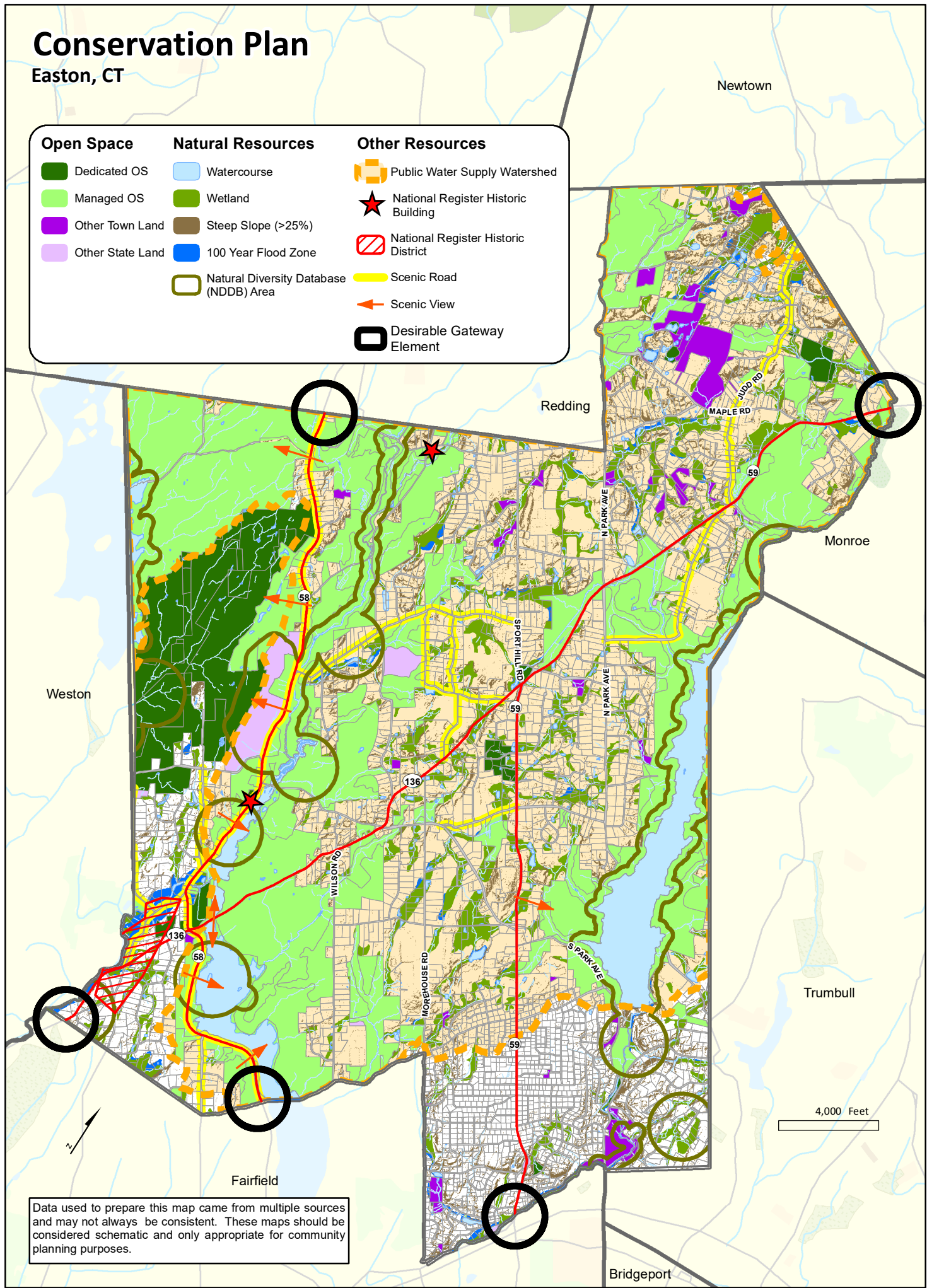
<b>A. OVERALL –Easton intends to:</b>	
1. Strive to preserve natural resources, open space, and other characteristics that contribute to community character.	CC PZC
2. Continue to use the Public Act 490 “land tax valuation” program to encourage the retention of farm and forest lands.	Staff
<b>B. SCENIC RESOURCES –Easton intends to:</b>	
1. Preserve scenic views, vistas and resources that enhance the overall character of Easton.	CC PZC
<input type="checkbox"/> a. <b>Modify the Zoning Regulations to implement a “conservation design” development approach in order to maximize the preservation of important resource areas.</b>	PZC
2. Continue to recognize and preserve scenic roads.	PZC
3. Support designation of additional local scenic roads in the future.	PZC
4. Request that the State designate the following as State Scenic Roads: <ul style="list-style-type: none"> <li>• Route 136 (Westport Rd.) from Fairfield line to Route 59, and</li> <li>• the remainder of Route 58 (Black Rock Rd.).</li> </ul>	FS
5. Preserve stone walls and other cultural resources that contribute to community character.	CC PZC
<b>C. HISTORIC RESOURCES –Easton intends to:</b>	
1. Encourage the preservation and protection of historic resources since they contribute to Easton’s overall character and sense of place.	EHS
2. Support the listing of sites and districts on the National Register of Historic Places and the State Register of Historic Places.	EHS
3. Support the establishment of local historic districts where supported by affected property owners.	BOS
4. Strive to preserve and protect archeological resources since they are an important link to the past.	Town
5. Consider enactment of a “demolition delay ordinance.”	Town
6. Consider enactment of a “stone wall preservation ordinance.”	Town
<b>D. CULTURAL AMENITIES –Easton intends to:</b>	
1. Continue to support literary, educational and artistic tradition and culture as an essential part of civic life in Easton.	Town
<b>E. COMMUNITY EVENTS –Easton intends to:</b>	
1. Continue to encourage community and civic activities that promote and enhance community pride and spirit.	PRC Town
2. Strive to keep people involved in the community as participants and volunteers.	Town

*Legend of acronyms on inside back cover*

# Conservation Plan

Easton, CT

Open Space	Natural Resources	Other Resources
Dedicated OS	Watercourse	Public Water Supply Watershed
Managed OS	Wetland	National Register Historic Building
Other Town Land	Steep Slope (>25%)	National Register Historic District
Other State Land	100 Year Flood Zone	Scenic Road
	Natural Diversity Database (NDDB) Area	Scenic View
		Desirable Gateway Element



Data used to prepare this map came from multiple sources and may not always be consistent. These maps should be considered schematic and only appropriate for community planning purposes.

# 4

## DEVELOPMENT STRATEGIES

### GOAL

*Continue to carefully guide and plan development in Easton to meet community needs and desires while protecting important resources.*

Easton Center



Easton Home



Easton Home





## 4.1. Establish And Control A Village-Type Area

---

Over the course of its history, Easton has had several village-type areas emerge in response to community needs. Interestingly, the Aspetuck village area is reported to have been the “town center” area when what is now Easton and Weston split off from Fairfield. Other areas have emerged for religious or civic reasons and so these village-type areas are part of “our DNA” in Easton. Some of these village-type areas also included some business uses such as restaurants, gas stations, and general stores.

However, upon adoption of zoning in Easton, it was decided that Easton would not allow for business zoning in the community. As a result, the existing businesses were allowed to continue (they were “grandfathered” since they were in operation before zoning was established) but new businesses were not allowed to be established and the existing businesses were limited in their ability to expand or adapt to changing markets. In addition, residents of Easton often had to drive to surrounding communities for even the simplest things.

The prohibition on businesses was likely a reflection on the nature of business development at that time and a fear that any new business development might harm the character of Easton. However, times have changed.

The POCD recommends that Easton establish and support a village-type area to meet community needs under carefully controlled guidelines. These guidelines are as follows:

1. One location within Easton.
2. Carefully delineated extents which are defined in the POCD.
3. A list of uses which might be considered at that location.
4. A discretionary approval process (“Special Permit”) which requires that any proposed use contribute to an overall “sense of place” in this location and demonstrate its appropriateness at that location.
5. Designation of this location as a “village district” under Section 8-2j of the Connecticut General Statutes, thus allowing the Commission to have considerable discretion on reviewing the architectural design of the buildings and the layout of the site to ensure that it will fit into the overall character of Easton.

### Sense of Place

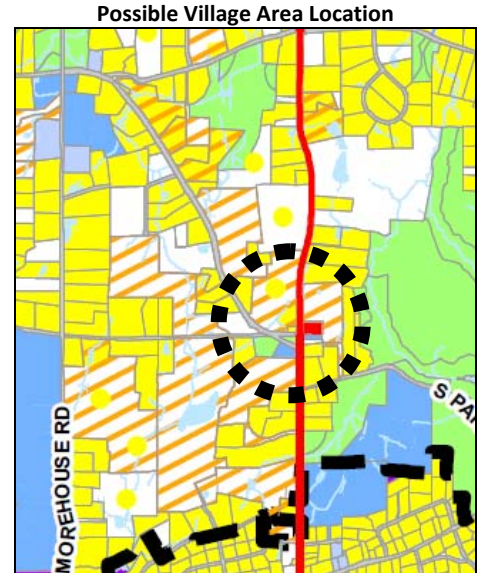
---

The term “sense of place” refers to the character of a geographic place that makes it special or unique and fosters a sense of human attachment and belonging.

Places said to have a “sense of place” have a strong identity and character that is felt by local inhabitants and by visitors.

Places that lack a “sense of place” tend to have no special relationship to the places in which they are located - they could be anywhere. According to a famous quote from Gertrude Stein, “there is no there there.”

**Location** - The POCD recommends that a village-type area be considered for the Easton Center area at the intersection of Center, Banks and Sport Hill Roads. This location contains several supporting uses, is located at the center of a recommended system of walking trails and bicycle routes (see pages 58-60), and has room for establishing and strengthening the desired village-type character. This village-type area could be enabled as a new zone to replace the R-3 District in that location or as an “overlay zone” that would modify the underlying R-3 zone in that location.



**Extent** - The boundaries of the village-type area would be ***strictly limited*** to the area depicted unless the POCD was amended (based on planning studies) with an explanation of how the village-type area would become more beneficial to the health, prosperity and well-being of the entire Easton community.

**Permitting / Enforcement Considerations** – At the present time, the business uses in the village-type area are considered “non-conforming uses” since they are not permitted in the residential district (some pre-dated the adoption of zoning). This type of scenario can pose challenges for property owners in terms of financing, investment decisions, and the like.

From a zoning perspective, such uses are allowed to remain but there can also be inherent challenges for the property owner and/or the Town with regard to whether changing activities on the site constitute “intensification” (generally permitted) or “expansion” (generally not permitted). Some possible examples include:

- A change in business methods or facilities which results in an increase of activity on the nonconforming property.
- An “intensification” of the volume of business on the property.
- An increase in floor space.
- An increase in the size of a lot used by nonconforming use.

Even when modifications are supported by the community (such as occurred at the Village Store), the permitting process can be lengthy and challenging because of the legal restrictions related to non-conforming uses. Allowing the uses in the “village-type area” to be considered “uses allowed by Special Permit” (or no longer be considered non-conforming uses) allows the Planning and Zoning Commission to better manage such uses and ensure they are appropriate and compatible for Easton. This includes placing conditions of approval, as appropriate, on activities so they can be managed more effectively.

## Not A New Concept

The concept of a “village-type area” has been part of Easton’s history and part of Easton’s approach to the future for some time. As stated on page 82 of the 2006 POCD:

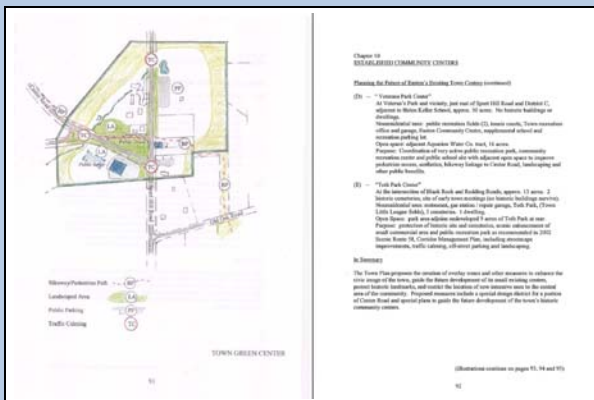
*... the future of the five small clusters of nonresidential use which have developed in Easton over many years and which continue to serve various needs of the town as it grows is a question which must be addressed by the Town Plan.*

*Although some might wish to keep the town exactly as it is today, this view does not recognize the inevitability of continued town growth and change, nor the potential of the several small long-established non-residential hamlets to evolve in ways less than beneficial to the community. The Plan is an opportunity to proactively guide the future development of these areas in a way which will enhance the quality of life in Easton.*

*The Town Plan aims to carefully balance the essential civic and service needs of the future town population with conservation of Easton's environment and its residential quality of life.*

The 2006 POCD went on to state the following on page 84:

*... guide the future use of each [non-residential] area in accordance with a plan which preserves its civic and historic character, and controls its layout, architecture and future uses for optimum benefit to the community as a whole. In this manner these small islands of nonresidential use and intense activity can fulfill their potential as civic assets rather than liabilities.*



Page 90 in the 2006 POCD showed the sketch plan for the village-type area at the intersection of Center Road and Sport Hill Road. An enlarged version of this sketch plan is located on page 34 of the POCD.

**Building Size**

When crafting regulations for the Easton Center area, the Commission may wish to consider adopting guidelines (or limitations) related to maximum building size.

**Potential Uses** - This village-type area, as illustrated below, would be intended to provide for a compact, pedestrian friendly service village of traditional architecture, designed to provide for a variety of community needs, and fulfill a unique civic purpose beneficial to the health, prosperity and well-being of the entire community. Possible uses for this village-type area could include:

- Small retail / specialty shops / small restaurant
- Farm and garden centers / Craft centers
- Business / professional offices / public services / post office
- Residential

The adopted regulation should contain specific standards/requirements for landscaping, buffering, signage, and other site development considerations (or indicate that the following will be specifically evaluated as part of determining consistency with the Special Permit criteria).

**Easton Center Area Concept Plan (From 2006 POCD)**



John Hayes, Planning Consultant

**Approval Requirements** - The following requirements should be incorporated into any regulatory language:

- Any use shall require a Special Permit from the Commission.
- The application shall include:
  - a precise description of all uses proposed to be conducted and/or services to be rendered,
  - an explanation of the extent to which the proposed uses will fulfill a significant need of the citizenry of Easton,
  - explicit data on proposed hours and days of operation,
  - a statement about how the proposed design of buildings and sites will contribute to a “sense of place” appropriate for Easton,
- In reviewing the application, the Commission should consider:
  - benefit to the community,
  - compatibility with the planning goals and appropriate uses as provided in the POCD,
  - compatibility with the historic character of Easton,
  - compatibility with the other existing uses in the area.
- Following any approval, a covenant shall be placed on the land records to ensure continuing compliance with the stipulations of any Special Permit granted by the Commission (including specific approved uses and any operational terms) before any such approval shall become effective.

**Village District** – As described in the sidebar, a “village district” allows the Commission considerable jurisdiction over the design of any development in the village district. The statute requires the assistance of a “village district consultant” and this could be a planning/design professional or it could be another local board or commission in Easton (including a newly established design review board).

The Connecticut General Statutes (Section 8-2j) authorizes the Planning and Zoning Commission to create a village district to “protect the distinctive character, landscape and historic structures” of a defined area, such as a village center or a local neighborhood. A pre-condition of such establishment is that the area be identified in the POCD as worthy of that protection.

The POCD specifically recommends that a village district be established as part of any new zoning approach in this area in order to “protect the distinctive character, landscape and historic structures” of this area and Easton.

## **Village Districts**

---

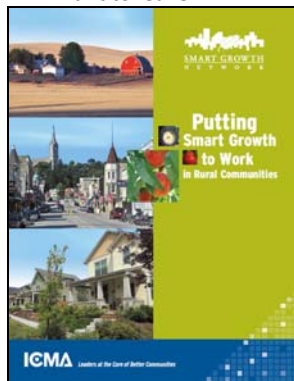
A “village district” (as recommended for the Easton Center area) is a special type of zoning district in Connecticut where a Commission is allowed to exercise aesthetic controls provided:

- The characteristics of the area which justify the establishment of a village district are identified in the POCD,
- The establishment of a village district is recommended in the POCD, and
- The Commission uses a “village district consultant” to help them evaluate aesthetic issues associated with a development proposal.

**Integration Of Ideas**

The “village-type area” (as recommended for the Easton Center area) is one component of an overall integrated approach for Easton. According to a report funded by EPA, the three goals for integration in rural areas should be:

1. **Support the rural landscape** by creating an economic climate that enhances the viability of working lands and conserves natural lands.
2. **Help existing places thrive** by taking care of assets and ... and places that the community values.
3. **Create great new places** by building vibrant, enduring neighborhoods and communities that people, especially young people, don't want to leave.



A. EASTON CENTER –Easton intends to:	
1. Consider establishing a mixed-use, pedestrian-friendly, village-style environment in the Easton Center area.	PZC
2. Consider modifying the Zoning Regulations to enable such development using strict controls.	PZC
<input type="checkbox"/> a. Establish a new zone or an “overlay zone” to enable establishment of a mixed-use, pedestrian-friendly, village-style environment in the Easton Center area.	PZC
<input type="checkbox"/> b. Limit the boundaries of the zoning district to the area depicted in the POCD.	PZC
<input type="checkbox"/> c. Discourage the changing the boundaries of the Easton Center zoning district or changing the permitted uses unless such change enhances the health, prosperity and well-being of Easton.	PZC
<input type="checkbox"/> d. Craft the regulations to utilize a Special Permit process to approve any uses or development in order to ensure that the planning goals for this area are met and that adequate controls will be in place as described in the POCD.	PZC
<input type="checkbox"/> e. Craft the regulations to establish such zoning district as a “village district” so that the Commission will have the ability to “protect the distinctive character, landscape and historic structures” of the community and the Easton Center area and ensure it contributes to a “sense of place” in this location.	PZC

*Legend of acronyms on inside back cover*

**Easton Center Area (Possible Village District)**



Easton Center Area (Possible Village District)



## **4.2. Guide Residential Development**

---

This section on residential development is a key section in the POCD for a couple of reasons.

First, all of the land in Easton is zoned for residential use. How Easton guides residential development on this land will have a major impact on whether the community is able to accomplish a number of POCD goals (protecting natural resources, preserving open space, preserving rural character, growing the tax base, etc.).

Second, all Easton residents look to the residential development policies of the town in terms of whether they will be able to meet their housing needs in Easton or if they will want (or need) to live elsewhere. As the age demographics of Easton change in the future, the “housing portfolio” of the community may need to be more diverse than it has been in the past.

As a result, the policies of the POCD need to guide residential development so that housing needs are met in ways that support the community’s vision.

### **Maintain An Overall Low Density Approach**

Land in Easton is zoned for either one-acre or three-acre minimum lot sizes. This overall low density approach is consistent with State guidelines for guiding development in public water supply watershed areas. The POCD recommends that this overall low density approach be maintained.

### **Modify Buildable Area Definition**

While the term “buildable area” in the Easton Zoning Regulations currently excludes watercourses and wetland soils from being considered as buildable area, it does not exclude steep slopes (> 25%) or 100-year floodplains. Development in such areas can harm natural resources or their functions, harm community character, and/or put property owners at risk. The POCD recommends that the definition of buildable land be modified so that steep slopes (> 25%) and 100-year floodplains are also excluded from being considered as buildable area.

### **Support Home-Based Businesses**

There are a number of home-based businesses in Easton and these are an important part of the livelihood of some residents. Such uses expand economic opportunities and are appropriate provided they do not adversely affect neighborhood character. The Commission should revisit the home-based business regulations to ensure that the standards are appropriate and that enforcement/compliance tools are adequate.



## Encourage A “Conservation Development” Approach

Although there appears to be less interest in land subdivisions than there was in the past, how land is subdivided affects almost all of the other sections of the POCD. In times past, the subdivision of land into lots might have meant the fragmentation of forests, loss of scenic areas, impacts on natural resources, loss of community character, and/or other impacts.

It doesn’t have to be this way. Residential development could happen in a way that protects resources important to the community while development occurs. This type of approach, recommended in the POCD, is called “conservation development.”

In a “conservation development” approach, development is designed based on the natural characteristics of the land rather than by blindly applying strict dimensional standards. Such development does not increase the number of houses prescribed by zoning but it does allow for rearranging the positions of dwellings, roads and other construction in accordance with a rational plan to conserve valuable natural features, to significantly increase protected open space, to reduce stormwater runoff and other environmental impacts, to allow farmland conservation, and to minimize maintenance costs for roads and other infrastructure.

The POCD recommends that “conservation development” be encouraged or required in the R-3 District (currently a 3-acre minimum lot size) by Special Permit in order to:

- ensure that development will be constructed in harmony with natural resources and the natural capability of the land;
- protect water quality and water resources,
- encourage preservation of open space, farmland and farmland soils, and community character,
- encourage variation in residential developments that would not otherwise be possible; and
- permit residential developments that are sensitive to parcel configuration, topography, natural resources, historic resources, character resources, solar access, and the surrounding area.

The maximum number of lots that may be approved in a “conservation development” should be determined by one of the following methods:

- on-site soil testing coupled with Commission review of a sketch plan of a conventional subdivision to determine the feasibility of the conceptual design and establish the maximum number of lots permitted.
- A mathematical approach (see sidebar) based on the buildable area on the parcel (areas not designated as watercourses, wetlands, steep slopes, or 100-year floodplains).

## Density Regulations

---

Some communities regulate residential development by a density regulation (maximum number of lots per acre) instead of, or in addition to, a lot size regulation (minimum number of acres per lot).

Easton could adopt density regulations stating:

- no more than 0.25 lots per total acre of property, and/or
- no more than 0.3 lots per acre of buildable area.

The density factor is not the inverse of the minimum lot size requirement because it contains a factor for open space set-aside, property access (roads or drives), and efficiency loss.

## Conservation Development Overview

Conservation development is an approach that protects a site's important features while allowing development to occur.

A key element of conservation development is that ***areas to be protected are typically identified first*** and then development occurs around the protected areas. This contrasts with a conventional approach where development is often laid out first and conservation areas are defined by what is left over.

## CASE STUDY – Conservation Development

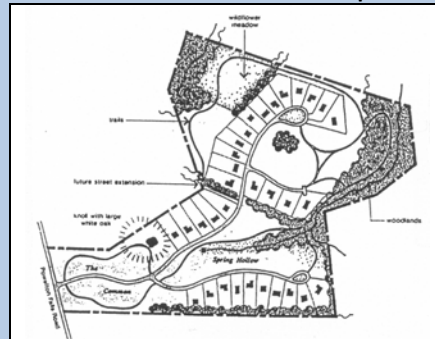
### Conventional Subdivision Development



- 32 lots on 140 acre parcel
- 111 acres in lots (average lot size equals 3.5 acres)
- 8 acres in road / drainage areas
- 21 acres of open space (15%)
- Scenic features converted into lots



### Conservation Subdivision Development



- 32 lots on 140 acre parcel
- 48 acres in lots (average lot size equals 1.5 acres)
- 4 acres in road / drainage areas
- 88 acres preserved as open space (63%)
- Scenic features preserved



## Conservation Development Approach

Development design should be determined as follows:

1. Any application for “conservation development” should include a site inventory / analysis map prepared by a landscape architect, civil engineer, or surveyor.
2. The site inventory / analysis map should identify the following areas within the proposed development:
  - a. **Primary Conservation Areas:**
    - watercourses,
    - wetlands / vernal pools,
    - steep slopes (25 percent or steeper), and
    - 100-year floodplain.
  - b. **Secondary Conservation Areas:**
    - Natural Resource Areas – 500-year floodplain, areas proximate to watercourses, wetlands / vernal pools, significant geologic formations (ledges or cliffs), Natural Diversity Database sites.
    - Cultural Resource Areas - Identified historic structures or districts or historic resources.
    - Scenic Resource Areas - ridgelines, scenic views, areas along existing streets or roads, notable individual trees and/or mature woodlands, stone walls and /or farm hedgerows.
    - Farms - existing farm fields and farm structures, prime farmland soils, farmland soils of statewide significance,
    - Open Space Connections - possible open space / trail connections and wildlife corridors between conservation areas.
3. If the Commission is not satisfied with the quality of the site inventory / analysis, it should be able to hire another landscape architect, civil engineer, or surveyor to prepare the analysis and charge the applicant for the cost of such services.
4. The overall layout plan for the “conservation development” should reflect the site inventory / analysis map.
  - a. Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas should be considered for permanent protection which may include preservation as open space.
  - b. Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas may be considered potential development areas and lots, streets, and other improvements may be sited in these areas.
5. Minimum lot sizes and setbacks in a “conservation development” should be reduced (subject to compliance with the Health Code and approval by the Commission) to maximize the amount and quality of open space preserved.
6. In order to maximize public access, open space lands should be deeded to the Town of Easton or a recognized conservation entity (such as the Land Trust).

### Overall Intent

---

It is anticipated and intended that a significant portion of the parcel being subdivided will be preserved as open space in perpetuity in a location, configuration, form and manner acceptable to the Commission.

## Consider Ways To Address Changing Housing Needs

The age composition of Easton is changing and housing needs / desires are also changing. Easton should remain cognizant of these changing needs and consider ways to address them.

Aging Population – As people get older, they may seek housing with less maintenance requirements, less floor area, lower cost, and/or more amenities (food, healthcare, accessibility, companionship, etc.). At the present time, Easton has a Senior Center and elderly tax relief to meet some needs but it does not have a housing stock that is configured for the needs of an aging population. As a result, there may come a point in people’s lives where they may need to move out of Easton for lifestyle reasons.

Since 1995, Easton’s Zoning Regulations have allowed an “Affordable Accessory Apartment” within a single-family residence, subject to a Special Permit which establishes adherence to State affordability guidelines. A residence containing an apartment must be owner-occupied and may not exceed a total of four bedrooms. The regulations required registration of existing unauthorized apartments and existing elderly accessory apartments. Since the inception of these regulations, 16 affordable accessory apartments have been registered, the majority for elderly relatives of the applicant-owner.

However, the requirements for registrations for continued use have proven unworkable or unenforceable.

Several factors suggest that it may make sense to re-examine the present accessory apartment regulations. These include the increasing proportion of “over 60” persons within the town’s population and indications that the present regulations may be discouraging new accessory apartment applications.

The POCD recommends that Easton consider the possibility of allowing:

- Home-sharing,
- Modification of standards for accessory apartments within existing houses in order to allow for companionship, cost-sharing, caretakers, or other lifestyle needs,
- Congregate care or similar facilities to provide housing alternatives,
- Age-restricted housing / planned retirement communities.

Affordable Housing - State statutes (CGS Section 8-23) require that the POCD:

- make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region,
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and
- consider the need for affordable housing and the protection of existing and potential public surface and ground drinking water supplies.

Opportunities to provide for multifamily dwellings and other types of housing are limited in Easton for the following reasons:

- Most of Easton lies within a public water supply watershed where low-density development and protection of water quality is a cornerstone of State land use policy (see “Responsible Growth” guidelines)
- Public water service is not widely available.
- Sewer service is not available anywhere in Easton.

Despite the natural limitations imposed by its terrain, its lack of infrastructure to support intensive development and its character as public water supply watershed, Easton does have a need for affordable and convenient housing for those persons who provide essential services to the community and for others.

In 2017, the Planning and Zoning Commission authorized, subject to conditions essential for water supply watershed protection, a set-aside development (“Easton Crossing”) consisting of 66 dwelling units which will create 20 additional affordable dwelling units, pursuant to General Statutes Section 8-30g. When this project is completed, the total of affordable units in Easton will more than double, not counting any new affordable accessory apartments added in the intervening years.

The POCD recommends that Easton continue to explore ways to make provision for the development of housing opportunities.

<b>A. RESIDENTIAL DEVELOPMENT—Easton intends to:</b>	
1. Continue to guide residential development so that housing needs are met in ways that support the community’s vision.	<b>PZC</b>
2. Continue to maintain the low density approach to residential development in accordance with guidelines for protecting public water supply watershed areas.	<b>PZC</b>
<input type="checkbox"/> a. Consider modifying the definition of buildable land to exclude steep slopes (> 25%) and 100-year floodplains from being considered as buildable land.	<b>PZC</b>
3. Support home-based businesses that expand economic opportunities without compromising neighborhood character.	<b>PZC</b>
<input type="checkbox"/> a. Revisit home-based business regulations to evaluate appropriateness and enforcement/compliance.	<b>PZC</b>
<b>B. CONSERVATION DEVELOPMENT APPROACH—Easton intends to:</b>	
1. For new residential development, encourage a “conservation development” approach in order to protect resources important to the community while development occurs.	<b>PZC</b>
<input type="checkbox"/> a. Adopt a conservation development approach in the Zoning Regulations as summarized in the POCD where areas to be protected are identified first and then development occurs around the protected areas.	<b>PZC</b>
<b>C. HOUSING NEEDS –Easton intends to:</b>	
1. Evaluate ways to enhance the utility of the existing housing stock.	<b>PZC</b>
<input type="checkbox"/> a. Revisit the “accessory apartment” regulations.	<b>PZC</b>
2. Continue to explore ways to make provision for the development of housing opportunities within Easton.	<b>PZC</b>
<input type="checkbox"/> a. Consider the possibility of revising the Zoning Regulations to allow:	<b>PZC</b> <b>CFA</b>
<ul style="list-style-type: none"> <li>• Congregate care or similar facilities to provide housing alternatives,</li> <li>• Age-restricted housing / planned retirement communities.</li> </ul>	
<input type="checkbox"/> b. Investigate ways to expand the supply of housing in Easton for senior citizens on limited incomes.	<b>PZC</b> <b>CFA</b>
3. Consider the need to expand municipal services for residents that choose to “age in place” in their residence in Easton (tax abatement, social services, nutrition, etc.).	<b>PZC</b>

*Legend of acronyms on inside back cover*

### 4.3. Promote Sustainability & Resiliency

---

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs. This includes:

- Conservation of important resources (energy, water, etc.),
- Reduction of waste / recycling,
- “Greener” approaches to development and building, and
- More efficient means of transportation.

The term “resiliency” refers to the community’s ability to adapt to new circumstances and/or recover from sudden changes or adversity. This includes:

- Emergency response capacity,
- Hazard mitigation (prevention of damage from predictable events caused by the forces of nature), and
- Adaptability to long term climate change.

See pages 63-64 of the POCD for additional discussion of wireless communication capability since such capability is important for effective emergency communication, emergency response, and resiliency.

#### Hazard Mitigation

---

Some of the natural forces which may potentially impact Easton include:

- Wind events (such as “Nor’easters”, hurricanes, blizzards and tornados
- Major floods
- Ice storms (including power failures, road blockages, etc.;
- Heat waves
- Droughts
- Wildfires / brush fires

Sustainability



Resiliency



<b>A. SUSTAINABILITY – Easton intends to:</b>	
1. Promote energy conservation by the Town and residents: <ul style="list-style-type: none"> <li>• Encourage the use of “green building” strategies (such as renewable energy and/or energy efficient design) in community facilities.</li> <li>• Seek to transition to renewable energy for Town vehicles.</li> <li>• Allow for solar and wind generation as accessory uses on private property as appropriate for Easton.</li> </ul>	<b>ETF BOS Staff</b>
2. Encourage water conservation.	<b>CC HD</b>
3. Promote recycling and reduction of the waste stream.	<b>SWC Town</b>
4. Provide for disposal of solid waste and bulky waste with minimal environmental impacts.	<b>SWC Town</b>
<b>B. RESILIENCY –Easton intends to:</b>	
1. Encourage continual review and improvement of emergency response by public safety services (fire and emergency medical).	<b>Fire Police</b>
2. Continue to coordinate with MetroCOG and others on updating and refining the regional hazard mitigation plan and strategies to avoid, mitigate, and respond to such events.	<b>Town Metro</b>
3. Participate with local organizations and regional agencies on emergency preparedness and response.	<b>Fire Police Staff</b>

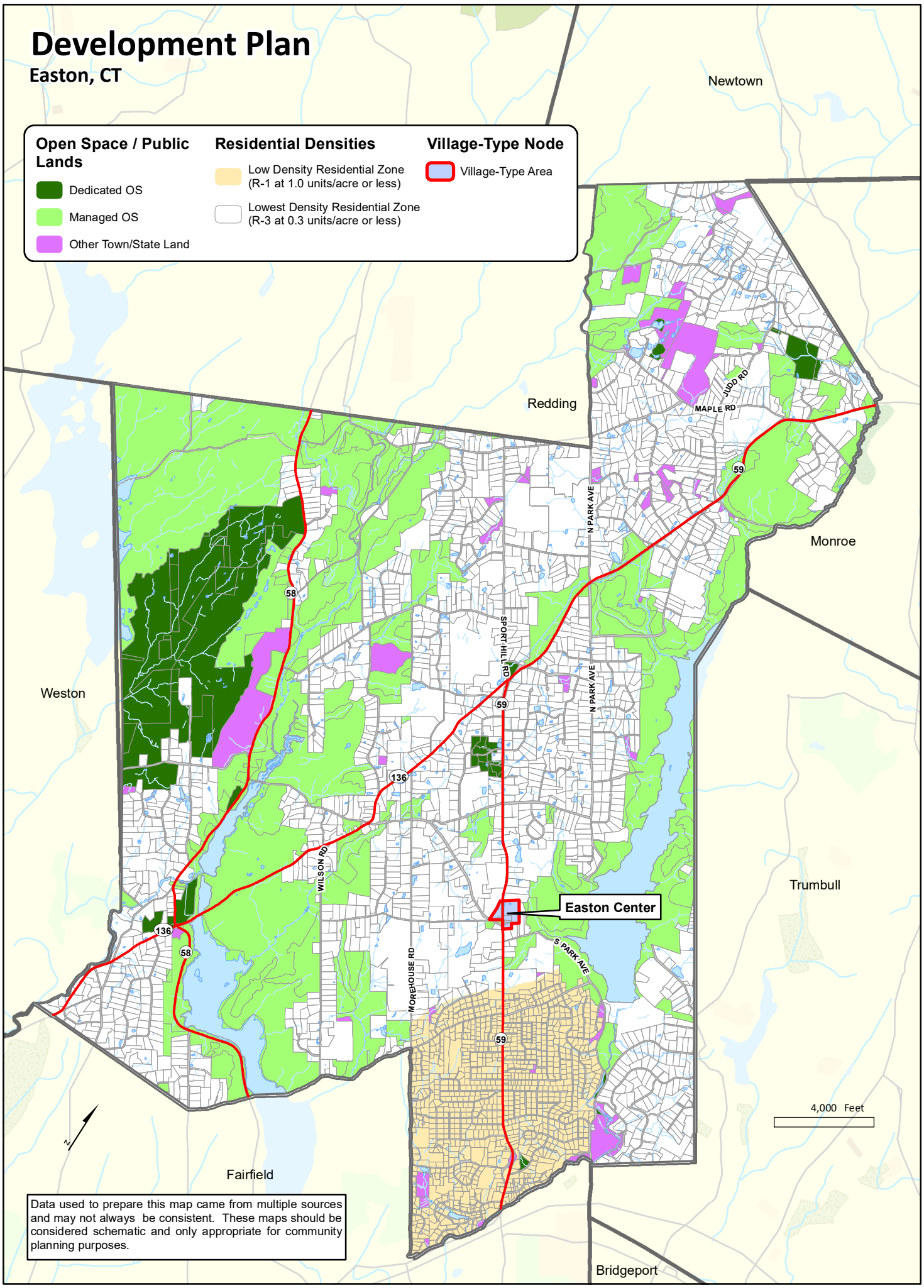
*Legend of acronyms on inside back cover*



# Development Plan

Easton, CT

Open Space / Public Lands	Residential Densities	Village-Type Node
Dedicated OS	Low Density Residential Zone (R-1 at 1.0 units/acre or less)	Village-Type Area
Managed OS	Lowest Density Residential Zone (R-3 at 0.3 units/acre or less)	
Other Town/State Land		



Data used to prepare this map came from multiple sources and may not always be consistent. These maps should be considered schematic and only appropriate for community planning purposes.

# 5

## INFRASTRUCTURE STRATEGIES

### **GOAL**

*Provide for facilities and services to enhance the quality of life at a level adequate to meet community needs and provide the desired level of service.*

**Town Hall**



**Library**



**Samuel Staples Elementary School**



**Helen Keller Middle School**





## 5.1. Maintain And Enhance Community Facilities


Community facilities support functions such as education, public works, public safety, and recreation, all of which are important to supporting local land uses as well as maintaining and enhancing the quality of life in Easton.


The POCD does not get involved in the day-to-day operations of individual departments. Rather, the Plan seeks to identify potential community facility needs (buildings and sites) so that they can be anticipated and planned for.





### Legend

 Expected to be adequate for community needs to 2030


 May have some issues to be considered


 Attention appears to be needed


 Not expected to be adequate for community needs


PUBLIC SAFETY	Assessment
<p><b>Police Station</b></p> <p style="text-align: center;"> (space)</p>	<ul style="list-style-type: none"> <li>• Operate from lower level at Town Hall (built in 1934, enlarged in 1969, renovated in 1997)</li> <li>• Police also operate dispatch center for police, fire, EMS</li> <li>• Police area could be adequate for their needs during the planning period but desire some improvements:               <ul style="list-style-type: none"> <li>○ Modification to the men's locker room.</li> <li>○ Replacement of the security system.</li> <li>○ Fitness equipment for officer wellness.</li> </ul> </li> <li>• Vehicles are stored in parking lot of the library</li> </ul>
<p><b>Emergency Medical Services</b></p> <p style="text-align: center;"> (space)</p>	<ul style="list-style-type: none"> <li>• Volunteer emergency medical service occupies original fire station building (built in 1926)</li> <li>• Provide 24/7/365 service with paid staff and volunteers</li> <li>• Serious space and operational deficiencies continue</li> </ul>
<p><b>Fire Station</b></p> <p style="text-align: center;"> (overall)</p> <p style="text-align: center;"> (attracting volunteers)</p>	<ul style="list-style-type: none"> <li>• Fire Company originally organized in 1920s and now a combination of paid staff (24/7/365) and volunteer staff</li> <li>• Attracting and retaining volunteer staff can be challenge to time commitment required</li> <li>• Current firehouse was built in 1989</li> <li>• Building expected to be adequate for community needs during the planning period</li> <li>• Site has sufficient area available to accommodate building expansion, if needed</li> <li>• Fire Company owns adjacent property as well</li> </ul>


**Legend**


 Expected to be adequate for community needs to 2030





 May have some issues to be considered


 Attention appears to be needed

 Not expected to be adequate for community needs


TOWN HALL	Assessment
<p><b>Town Hall</b></p> <p style="text-align: center;"> (space)</p>	<ul style="list-style-type: none"> <li>Built in 1934, enlarged in 1969, and renovated in 1997 when library relocated</li> <li>Space utilization appears at or near capacity and some department functions have been relocated elsewhere</li> <li>Public meetings where sizeable attendance is anticipated must be scheduled elsewhere</li> </ul>


PUBLIC WORKS	Assessment
<p><b>Public Works Garage</b></p> <p style="text-align: center;"> (space)</p>	<ul style="list-style-type: none"> <li>Main building (8,400 square feet) houses the maintenance garage and office.</li> <li>Secondary building (4,000 square feet) used for storage of vehicles, equipment, and supplies</li> <li>Additional space (building and site) for department operations and storage of materials is needed.</li> <li>Have had to store some materials and/or supplies off-site</li> <li>Site is at a strategically excellent location but is surrounded by three roads and site expansion is challenging</li> <li>One option may be to acquire surplus Route 59 right-of-way from DOT and close the portion of Bibbins Road between Sport Hill and Westport Roads to make more usable area on site.</li> </ul>


EDUCATION	Assessment
<p data-bbox="198 296 407 386"><b>Samuel Staples Elementary School (Grades PK-5)</b></p>  <p data-bbox="198 558 500 617"><b>Helen Keller Middle School (Grades 6-8)</b></p> 	<ul data-bbox="540 296 1136 653" style="list-style-type: none"> <li>• New Samuel Staples Elementary School recently built and occupied</li> <li>• Helen Keller Middle School constructed in 1964, enlarged in 1989 and has been most recently enlarged in 2001</li> <li>• Both sites have sufficient site area available to accommodate expansion, if needed</li> <li>• School enrollments are declining due to the aging population</li> <li>• School capacity is adequate for projected enrollments</li> </ul>
<p data-bbox="198 810 464 869"><b>Joel Barlow High School (Grades 9-12)</b></p> 	<ul data-bbox="540 810 1136 936" style="list-style-type: none"> <li>• Regional school located in Redding</li> <li>• Recently renovated and enlarged</li> <li>• Site has sufficient site area available to accommodate expansion, if needed</li> </ul>
<p data-bbox="198 1026 266 1052"><b>Other</b></p> 	<ul data-bbox="540 1026 1136 1152" style="list-style-type: none"> <li>• School busses currently stored in Bethel</li> <li>• A storage / service garage / refueling station could be located behind Samuel Staples Elementary School</li> </ul>


LIBRARY	Assessment
<p data-bbox="198 1339 277 1365"><b>Library</b></p> 	<ul data-bbox="540 1339 1136 1598" style="list-style-type: none"> <li>• Library building (built in 1997) has 14,800 square feet and site has ample parking</li> <li>• Community Room functions as a meeting hall for many civic organizations, public hearings and other Town events</li> <li>• Has some space issues to be addressed</li> <li>• Space is available on site for future expansion</li> <li>• Expansion plans have been approved</li> </ul>





**Legend**




 Expected to be adequate for community needs to 2030

 May have some issues to be considered

 Attention appears to be needed

 Not expected to be adequate for community needs

RECREATION	Assessment
<p><b>Indoor Recreation</b></p> <p style="text-align: center;"></p>	<ul style="list-style-type: none"> <li>Privately funded Easton Community Center (on land leased from the Town in Veterans’ Park) is used for indoor activities</li> <li>School facilities also used for indoor activities</li> <li>Community Center site has area available for expansion if needed</li> </ul>
<p><b>Outdoor Recreation</b></p> <p style="text-align: center;"> (additional fields)</p> <p style="text-align: center;"> (swimming area)</p>	<ul style="list-style-type: none"> <li>Sites include Morehouse Road, Aspetuck Park, Veterans’ Park, Helen Keller School, and Staples School</li> <li>Additional recreation fields are desired</li> <li>Morehouse Road site has capacity for recreation expansion</li> <li>The Town swimming area at Aspetuck Park is not currently available due to water quality issues</li> <li>Passive recreation resources, such as hiking trails, nature preserves, are also a vital part of Easton’s recreational ambience</li> <li>Consider scheduling additional fairs, festivals, concerts, and events</li> </ul>
<p><b>Other</b></p> <p style="text-align: center;"> (facilities dispersed)</p>	<ul style="list-style-type: none"> <li>Park and Recreation office is located within the original Samuel Staples Elementary School</li> <li>Maintenance building is located at Veterans’ Park to the rear of Helen Keller Middle School</li> <li>Department maintains grounds at both schools, Town Hall, and Library</li> </ul>

OTHER FACILITIES	Assessment
<p><b>Former Staples School</b></p>  <p>(possible recapture for future municipal use)</p>	<ul style="list-style-type: none"> <li>• Building (approximately 70,000 square feet of floor area) became available for other uses when new Staples Elementary School was built</li> <li>• Building currently houses: <ul style="list-style-type: none"> <li>○ Easton Country Day School (lease)</li> <li>○ Regional School District 9 administrative offices (lease)</li> <li>○ Easton Senior Center,</li> <li>○ The Speech Academy (lease) and</li> <li>○ Parks and Recreation Commission offices.</li> </ul> </li> <li>• Parking is occasionally in short supply, a challenge for seniors and handicapped persons at the Senior Center.</li> <li>• All or part of the building could be recaptured over time to secure additional space for various municipal departments.</li> </ul>
<p><b>Animal Facilities</b></p> 	<ul style="list-style-type: none"> <li>• The dog park (along the road from Helen Keller School to the Easton Community Center) is adequate for community needs.</li> <li>• Police oversee animal control and utilize the new Animal Control facility on Morehouse Road.</li> </ul>
<p><b>Solid Waste</b></p> 	<ul style="list-style-type: none"> <li>• Solid waste collection is handled by private contractors and transported to the Trumbull Transfer Station and the Regional Resource Recovery plant (State-licensed incinerator) in Bridgeport.</li> <li>• The Town operates a curbside pickup program for recyclable materials and participates in the operation of a regional drop-off center / transfer station (in Trumbull) for scrap metal, newspaper, tires and other recyclable products.</li> </ul>

**Quasi-Public Organizations**

There is a strong tradition of volunteerism in Easton, whether civic, cultural, social or religious. Many citizens serve as members of public boards, coach youth athletics, perform charitable service, or work to make community life better for their neighbors.

The POCD recognizes and supports these people and organizations.

## Morehouse Civic Park Master Plan

In recent years, the Planning and Zoning Commission worked with other Town agencies to prepare a master plan for the 127-acre Town-owned tract at Morehouse and Banks Roads. A plan was needed to balance competing desires for this property and establish a collective vision for the future uses of the property. This Master Plan, adopted by the Commission in 2015, is hereby incorporated as part of this POCD.

The adopted Master Plan provides for three major functions on the site to enhance the quality of life for the entire community.

<b>Education</b>	Samuel Staples Elementary School (and associated playgrounds, playing fields, utility and parking areas) is located on about 31 acres. Another 14 acres of land is reserved for the septic system, the animal shelter, solar power generation, the wireless telecommunications site, and potential school or recreation facility expansion.
<b>Active Recreation</b>	About 18 acres is set aside for sports fields (baseball, soccer, lacrosse, etc.) and a range of family-oriented recreation facilities such as tennis, court games, swimming pool, natural amphitheater with concert shell, skating pond and winter sports slope, jogging track, picnic groves.
<b>Conservation / Passive Recreation</b>	Most of the remaining land (meadow, forest, hillside and stream corridor) has been set aside for passive recreation activities for all ages including plans for a gently-graded pedestrian path weaving through conservation land.

Fulfillment of the recommendations presented in the Plan will be a shared responsibility requiring collaboration among several Town agencies – specifically the Board of Selectmen, the Board of Education, the Parks and Recreation Commission, the Public Works Department, and the Conservation Commission. The anticipated phases are described more fully in that Master Plan document.



<b>A. GENERAL COMMUNITY FACILITY STRATEGIES</b> —Easton intends to:	
1. Continue to manage / maintain existing facilities as efficiently and effectively as possible.	<b>FS BOS BOF</b>
2. Seek to locate future municipal facilities in the central area of Easton where they will be most accessible to residents.	<b>BOS</b>
3. Improve accessibility for people of all ages and abilities (mobility, hearing, sight, etc.) in municipal facilities and proceedings.	
<b>B. NEAR-TERM COMMUNITY FACILITY NEEDS</b> —Easton intends to:	
1. Undertake a municipal “space needs study” in order to identify and prioritize existing and future space needs and possible solutions for: <ul style="list-style-type: none"> <li>• Police Station</li> <li>• Emergency Medical Services</li> <li>• Town Hall</li> <li>• Public Works Garage</li> </ul>	<b>BOS Police EMS PW</b>
2. For the Public Works Garage, seek to acquire surplus Route 59 right-of-way from DOT and close the portion of Bibbins Road between Sport Hill and Westport Roads to make more usable area on site.	<b>BOS PW</b>
3. Seek to provide a swimming area to meet community needs and desires.	<b>PRC BOS</b>
<b>C. FUTURE COMMUNITY FACILITY NEEDS</b> —Easton intends to:	
1. Monitor volunteer participation for public safety services (fire and emergency medical) to ensure that adequate services remain in place for community needs.	<b>Fire Town</b>
2. Continue to monitor and project school enrollments in order to ensure adequate facilities for future needs.	<b>BOE</b>
3. Expand recreation facilities as needed to meet community needs.	<b>PRC</b>
4. Over time, consider ways to recapture space at the former Staples School for various municipal departments.	<b>BOS</b>

*Legend of acronyms on inside back cover*

**Future Roads**

The basic road network of Easton, with few exceptions, provides quite direct and effective access to all parts of Easton and no future connecting roads are recommended at this time.

Should new development occur on cul-de-sacs, there is limited public circulation benefit from such roads and the Town may wish to require that such roads be private roads, maintained by the owners along it (those who benefit from the road) rather than by all taxpayers in Easton.

## 5.2. Address Vehicular Transportation Needs

This section of the POCD looks at the roadway system to ensure that it will continue to meet community needs, efficiently and cost effectively into the future.

### Road Form and Function

Easton’s system of public roads fulfills three basic functions:

- access to individual homes and properties (local roads),
- conveyance of travelers from local neighborhoods to main roads (collector roads), and
- connection of Easton to other towns and major centers (arterial roads).

While MetroCOG and State agencies classify Easton roads differently to guide road aid funding in urban (U) and rural (R) areas, roads in Easton should also be classified locally with regard to land use considerations:

Road	Local Classification	State Classification
Route 58	Arterial	U Minor Art. / R Major Coll.
Route 59	Arterial	U Minor Art. / R Major Coll.
Route 136	Arterial	R Major Collector
South Park Avenue	Collector	U Collector
Buck Hill Road	Collector	U Collector
Center Road	Collector	R Minor Collector
Sport Hill Rd. (north of Rt. 59)	Collector	R Minor Collector
Redding Road	Collector	U Minor Art. / R Minor Coll.
Judd Road (east of Rte. 59)	Collector	R Minor Collector
Flat Rock Road	Collector	R Minor Collector
All other roads in Easton	Local	Local

### Traffic Operations / Safety

Traffic capacity and safety are a consideration in the POCD. Roads in Easton generally operate without significant congestion or delays and this level of performance should continue to be encouraged.

Any areas or locations which exhibit significant accident concentrations should be addressed by the Town or State as expeditiously as possible.

Speeding can be an issue on some local roads and the POCD supports the use of “traffic calming” and/or speed enforcement measures. These may include additional “stop” intersections, roundabouts, low-speed zones in developed areas and other measures.

## Pavement Management

The POCD recommends that Easton continue to maintain roadway pavement as efficiently and economically as possible. Pavement has a useful life and it is cheaper to preserve pavement quality by on-going crack-sealing and chip-dealing activities rather than let a road depreciate until it needs to be rebuilt.

## Scenic Character

While roadways occupy less than 10 percent of the land area in Easton, they have considerable influence on how people experience and perceive the community. Because so many Town roads, especially in the more rural sections of town, are an important component of Easton’s character, it should be Town policy to preserve the roadside stone walls, major trees, irregular and winding character of such roads – even at the expense of slower speeds and higher maintenance costs, provided there is no compromise with basic safety.

## Transit

The only forms of transit in Easton at the present time are:

- School buses used to transport pupils to school, and
- The Senior Center bus which brings eligible persons to the Senior Center and throughout the local area.

## “Context Sensitive” Design

When discussing roadway improvement projects, the term “context sensitive design” means balancing the desire to move vehicles efficiently and safely with other desirable outcomes, including:

- roadway context,
- community character,
- historic preservation,
- environmental sustainability, and
- the creation of vital public spaces.

<b>A. TRAFFIC OPERATIONS / SAFETY –Easton intends to:</b>	
1. Continue to work with the State Department of Transportation (DOT) to improve the safety of state roads consistent with the overall character of Easton.	Police BOS DOT
2. Continue efforts to improve the safety of Town roads consistent with the overall character of Easton.	PW Police BOS
3. Maintain local roads in a “state of good repair.”	PW
4. Implement “traffic calming” and/or speed enforcement measures where needed to manage driver behavior.	Police PW BOS
<b>B. PAVEMENT MANAGEMENT –Easton intends to:</b>	
1. Continue to maintain public roads as cost-effectively as possible using pavement management and other techniques.	PW BOF
<b>C. CHARACTER –Easton intends to:</b>	
1. Maintain scenic roadway features and ensure that roadway improvements maintain or enhance the character of Easton to the extent feasible.	PW BOS
<b>D. TRANSIT –Easton intends to:</b>	
1. Continue to support and consider expanding dial-a-ride and similar transit services for elderly or disabled persons.	BOS CFA

*Legend of acronyms on inside back cover*

## Complete Streets

The term “complete streets” refers to an approach where roadways are planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. “Complete streets” seek to accommodate pedestrians, cyclists, transit users and other modes in addition to the traditional focus on people driving automobiles.

The Connecticut’s Department of Transportation adopted a complete streets policy in 2014.

Another CTDOT policy which helps support bicycles, pedestrians and other users is to restripe State highways to 11-foot travel lanes when roadway painting is undertaken.

## 5.3. Support Walking And Cycling

### Walking / Hiking / Greenways

Easton is fortunate to have a number of walking trails within the community (many of these are on lands owned and managed by the Aspetuck Land Trust) and the POCD recommends that these walking trails in Easton be preserved and maintained (and expanded, if possible). See the discussion in Section 3.3 of the POCD with regard to expanding trails onto public water supply watershed lands.

The map on the facing page suggests a possible framework of local and neighborhood trails for Easton:

- **Center / Morehouse / Banks Road** - linking two schools, recreation facilities, Town Hall, Library, civic and cultural uses, and Easton Center.
- **Sport Hill South** - linking Veterans Park, Keller School, residential neighborhoods and Morehouse Civic Park.
- **Sport Hill North** - linking northern neighborhoods to Easton Center, two schools, civic and recreation facilities.

In addition, the map suggests a possible framework of greenways for Easton:

- **Aspetuck Valley** - scenic route along Route 58, Hemlock and Aspetuck Reservoirs, connecting via Redding trails to Huntington State Park.
- **Center Road West** - linking Easton neighborhoods and Easton Center to the scenic Aspetuck Valley trail and to Aspetuck Town Park.
- **Mill River Valley** – linking southern neighborhoods to Easton Center and following a scenic route northward overlooking Easton Lake Reservoir.

Additional trails and greenways are desirable.

Easton Trail

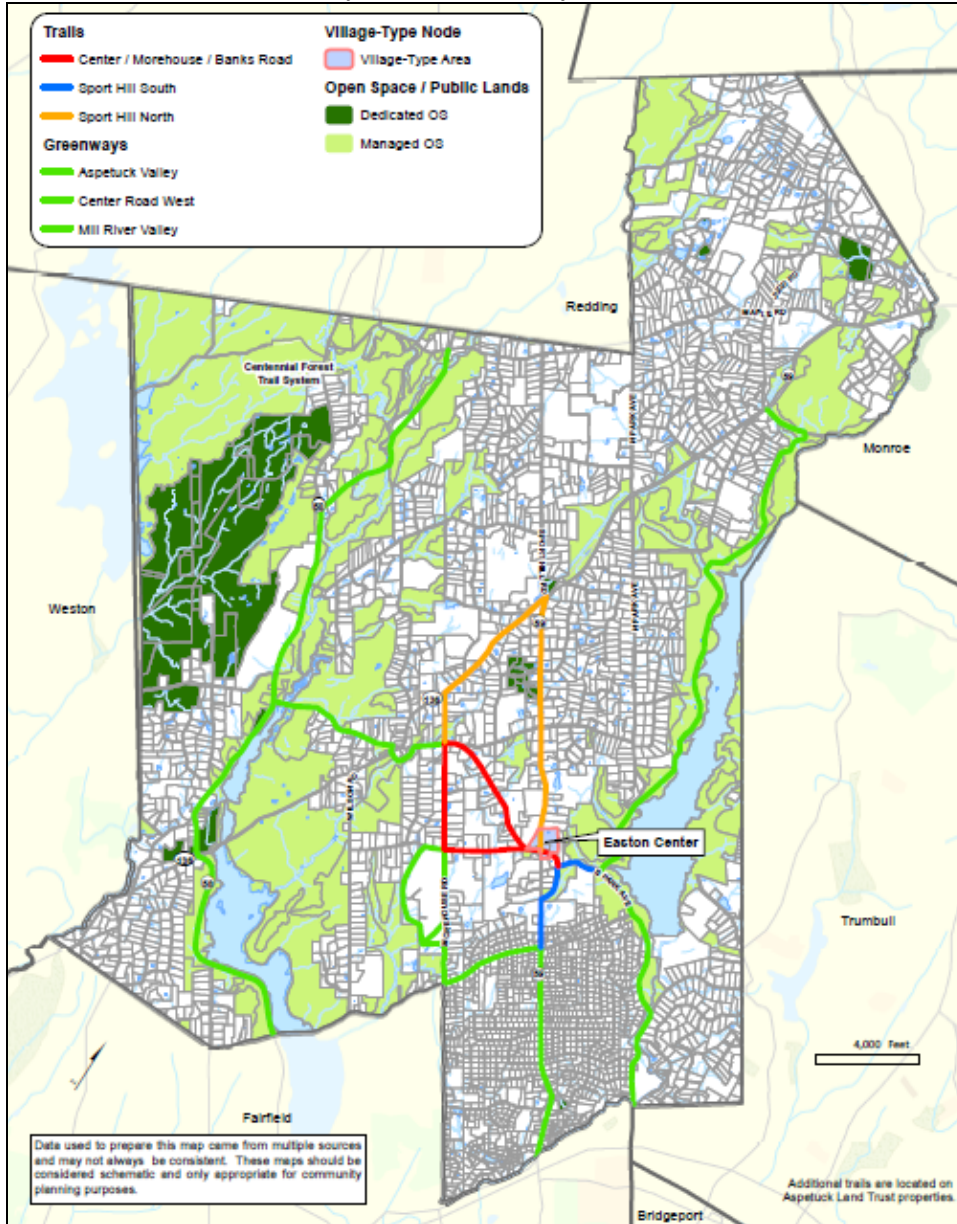


Easton Trail



***See Section 3.3 of the POCD for additional discussion regarding trails.***

**Conceptual Trail / Greenway Framework**



**Trails And Greenways**

As described in the text and shown on the map on the facing page:

- All trails should be graded for gentle slopes and separated from vehicular traffic, to be suitable for pedestrians and bicyclists. Motor vehicles of all types will be prohibited.
- To the extent feasible, trails should be located within public rights-of-way, on public lands, or in easements obtained from abutting owners.
- If necessary, due to constricted rights-of-way or difficult topography, trails may be at roadside and/or within protected lanes.

**Sidewalks**

As a rural community, there are few sidewalks in Easton at the present time and residents like it this way.

In the future, however, sidewalks or pedestrian walkways may be desirable in the Easton Center area as part of the establishment of a village-type setting and improvement of pedestrian safety in this area.

<b>A. PEDESTRIANS</b> —Easton intends to:	
1. Promote a town-wide system of trails.	PRC
2. Consider the desirability of a sidewalk or other pedestrian amenity in the Easton Center area.	PZC
<b>B. BICYCLES</b> —Easton intends to:	
1. Create and promote a town-wide system of bicycle routes.	PRC

*Legend of acronyms on inside back cover*

**Bicycle Routes**

The POCD recognizes that most bicycle routes in Easton will likely be either:

- Shared roadways (areas on the road shoulders where bicycles may travel), and
- Shared lanes (roadway lanes shared by bicycles and vehicles),

Other types of bicycle facilities, which may be more challenging in Easton, include:

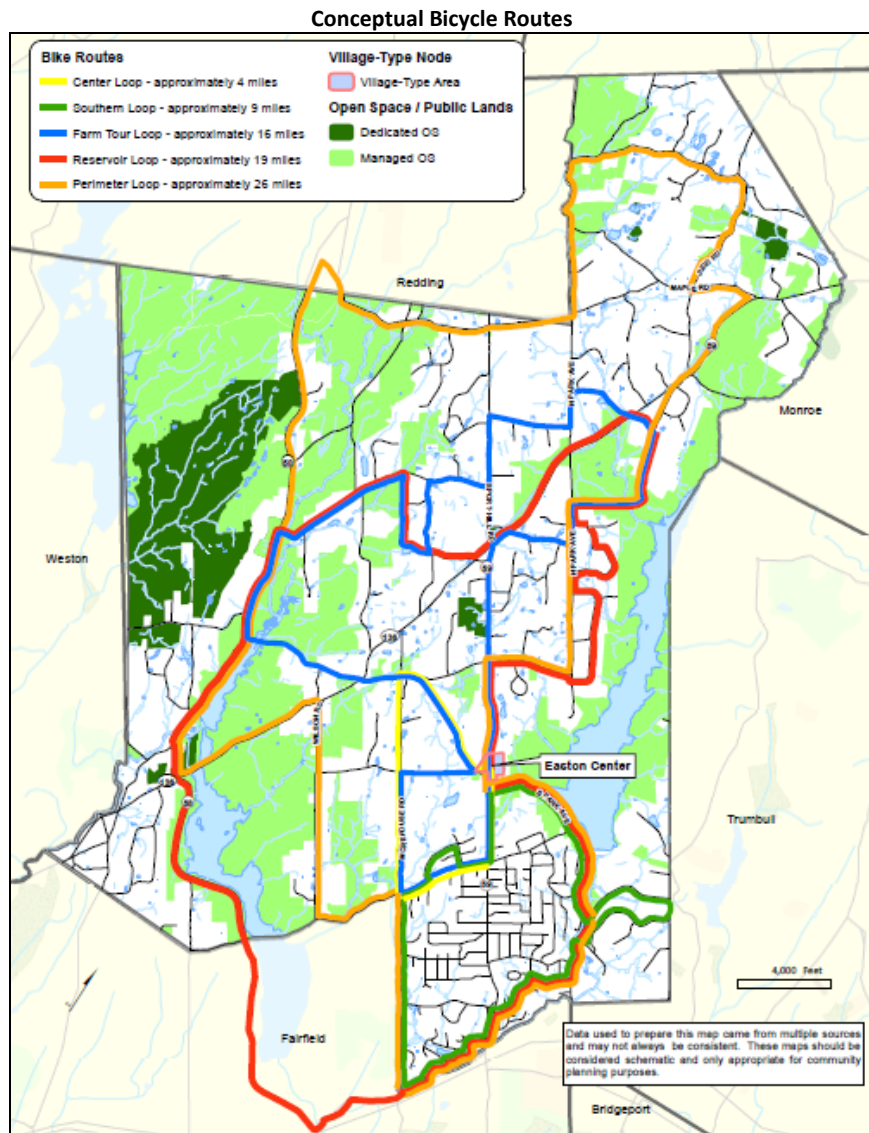
- Shared-use paths (paths shared by pedestrians, bicyclists, and other non-motorized people, typically off-road), and
- Bike lanes (dedicated lanes on a roadway reserved for bicycles).

**Bicycle Routes**

There are many roads in Easton that are suitable for bicycles. In addition, there are many off-road trails suitable for bicycling. The following map suggests a possible framework of local and neighborhood trails for Easton (all routes intersect at Easton Center):

- **Center Loop** – approximately 4 miles
- **Southern Loop** – approximately 9 miles
- **Farm Tour Loop** – approximately 16 miles
- **Reservoir Loop** – approximately 19 miles
- **Perimeter Loop** – approximately 26 miles

The POCD recommend that Easton consider other ways to implement and promote these and other bicycle routes.



## 5.4. Promote Appropriate Infrastructure

Utility availability can support the overall land use objectives of a community. The POCD looks at the availability of some utilities (both capacity and location) to ensure they are appropriate for community needs.

Piped Infrastructure	Provider / Status
<b>Water Supply</b>	Most properties in Easton rely on private wells. Public water service is only available in the R-1 district and some other areas. Fire hydrants are provided at regular intervals throughout the water main served area
<b>Sewage Disposal</b>	Properties in Easton rely on private septic systems as there is no public sewer service. Rigorous monitoring of on-site sewage disposal systems, especially in the "R-1" Residence Zone where minimum lot sizes are only 40,000 square feet, together with required connection to public water service where available, has successfully avoided the impact of a State-mandated sewage collection and treatment system. All of Easton is considered a sewer avoidance area.
<b>Natural Gas</b>	Natural gas service is available on Morehouse Road from the Fairfield line to the Town Hall and Library. Properties elsewhere may contract for private propane delivery.
<b>Stormwater Drainage</b>	Drainage on public roadways provided by Town and State agencies.

Wired Infrastructure	Provider / Status
<b>Electricity</b>	Properties contract directly with United Illuminating or other electrical provider/distributor. The Zoning Regulations allow for solar panels and wind turbines when accessory to a permitted use.
<b>Wired Communications</b>	Properties contract directly with cable and/or telephone providers.

Wireless Infrastructure	Provider / Status
<b>Wireless Communications</b>	Wireless services are provided by a variety of communication providers (coverage varies). Easton has two towers (North Street, Everett Road) and an approved tower on Town land on Morehouse Road.

### Water Quality

Strategies related to protecting water quality are contained in Chapter 4 – Protect Natural Resources.

### Sewer Avoidance Area

In accordance with CGS Section 8-23(g):

- (1) There are no areas in Easton served by existing public sewerage systems at this time,
- (2) There are no areas in Easton where public sewerage systems are planned at this time, and
- (3) As a result, all areas of Easton are considered to be areas where public sewers are to be avoided.

<b>A. WATER SUPPLY</b> —Easton intends to:	
1. Strive to ensure that all properties have adequate potable water supply.	HD PZC
2. Seek to extend public water to the Easton Center area and create a looped water supply system.	HD BOS PZC
<b>B. SEWER SERVICE</b> —Easton intends to:	
1. Strive to ensure that all properties have safe and sanitary sewage disposal.	HD PZC
2. Continue rigorous monitoring of on-site sewage disposal systems, especially in the “R-1” Residence Zone to ensure appropriate functioning and avoid any threats to public health.	HD
3. Continue to designate all of Easton as a sewer avoidance area.	HD BOS PZC
<b>C. NATURAL GAS</b> —Easton intends to:	
1. Support the extension of natural gas service to the Easton Center area.	BOS PZC Staff
<b>D. STORM DRAINAGE</b> —Easton intends to:	
1. Continue to implement low impact development approaches to stormwater management (also known as “green infrastructure”).	PZC Staff
<b>E. WIRED UTILITIES</b> —Easton intends to:	
1. Continue to encourage/require new electric, telephone and cable TV utilities to be placed underground in new subdivisions or developments.	PZC
2. Discourage installation of street lights unless required for public safety.	BOS Police
3. Encourage upgraded telecommunications infrastructure (internet speed and capacity) to better support residents and businesses.	BOS Staff
<b>F. WIRELESS</b> —Easton intends to:	
1. Enhance wireless communications capacity and capability while seeking to preserve scenic views and community character.	BOS Staff


*Legend of acronyms on inside back cover*



# Infrastructure Plan

Easton, CT

## Community Facilities

 Facility Location


## Roadway Classification


 Arterial Road

 Collector Road

 Local Road

## Utility Infrastructure

 Public Water Service Area  
(based on CT Department of Public Health GIS Data.)

 Areas Reliant on On-Site Wells

**The entire town of Easton is a sewer avoidance area and all areas are reliant on on-site septic systems.**

Newtown

Redding

Monroe

Weston

## Community Facilities

1. Town Hall / Police Station
2. Library
3. Firemen's Green  
(owned by Fire Department)
4. Fire Station
5. EMS Station
6. Public Works
7. Samuel Staples  
Elementary School
8. Helen Keller Middle School
9. Easton Community Center
10. Easton Senior Center

### Note

- Joel Barlow High School is located in Redding
- Parks and recreation fields are not shown

Trumbull

4,000 Feet

Fairfield

Bridgeport

Data used to prepare this map came from multiple sources and may not always be consistent. These maps should be considered schematic and only appropriate for community planning purposes.

# 6

## LOOKING AHEAD

### **GOAL**

*Implement the recommendations of the 2018 Plan of Conservation and Development.*

### **6.1. Future Land Use Plan**

The map on the facing page illustrates the location and intensity of *future* land uses that are desired in Easton based on the recommendations of this POCD. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for Easton.

**Conservation**



**Agriculture**



**Open Space**



**Residential**



**Village**



**Community Facility**



# Future Land Use Plan

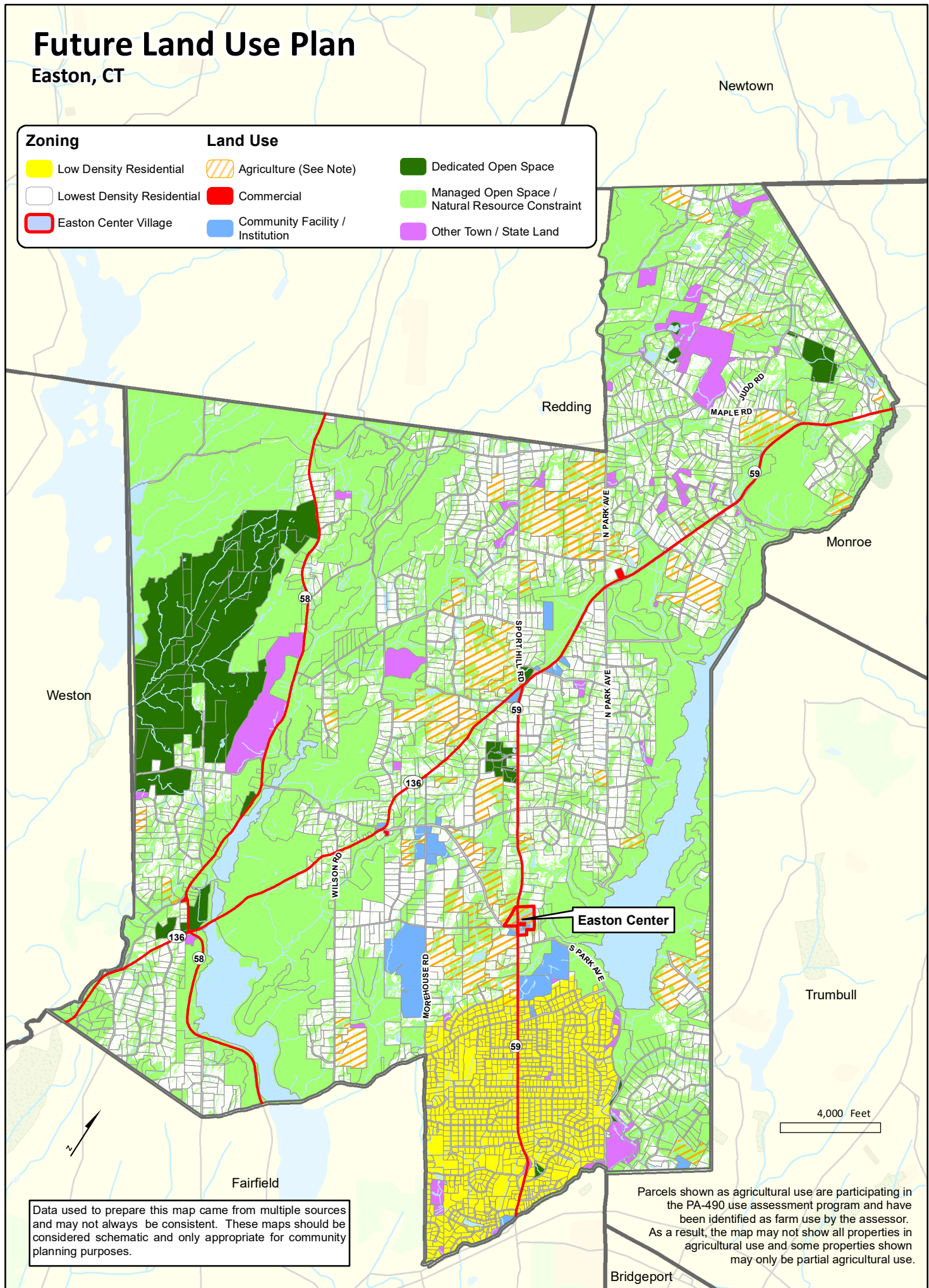
Easton, CT

## Zoning

- Low Density Residential
- Lowest Density Residential
- Easton Center Village

## Land Use

- Agriculture (See Note)
- Commercial
- Community Facility / Institution
- Dedicated Open Space
- Managed Open Space / Natural Resource Constraint
- Other Town / State Land



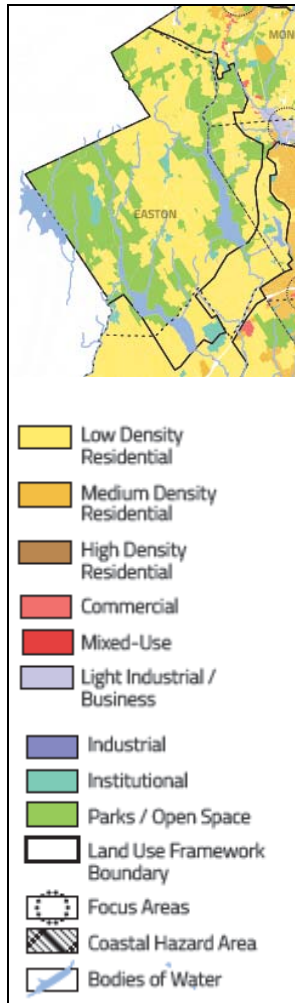
Data used to prepare this map came from multiple sources and may not always be consistent. These maps should be considered schematic and only appropriate for community planning purposes.

Parcels shown as agricultural use are participating in the PA-490 use assessment program and have been identified as farm use by the assessor. As a result, the map may not show all properties in agricultural use and some properties shown may only be partial agricultural use.

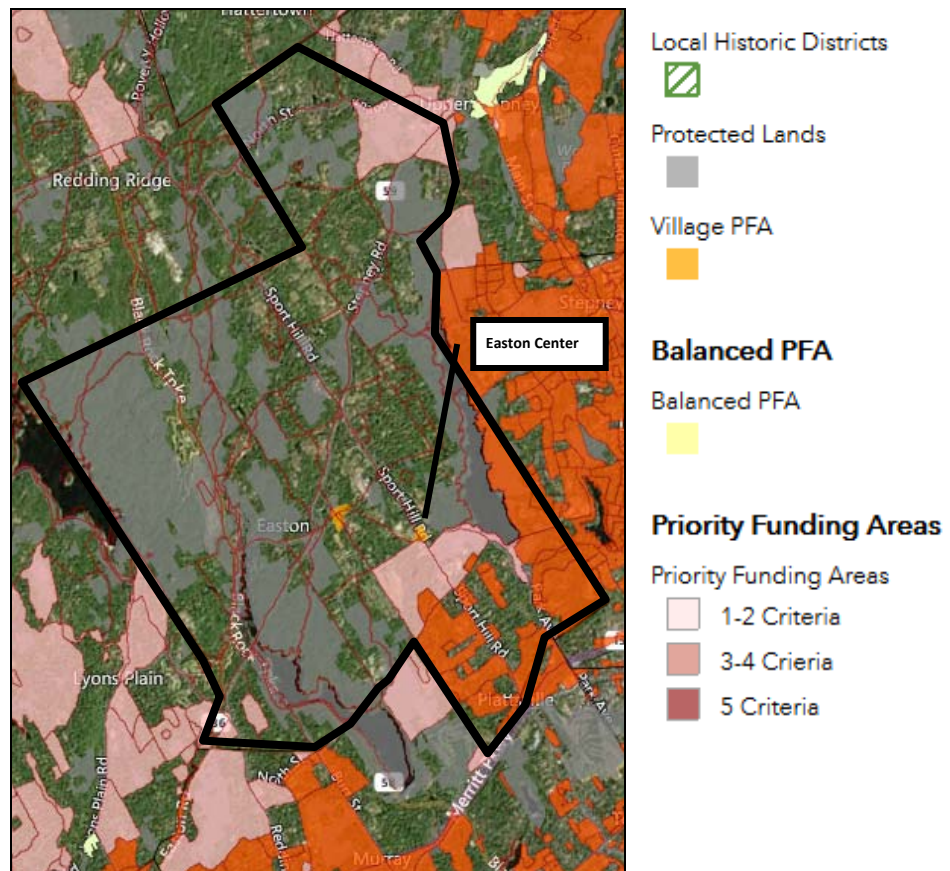
## 6.2. Consistency With State and Regional Plans

Easton’s Future Land Use Plan was found to be generally consistent with the State plan in terms of identifying areas for conservation and development and relative intensities. In the State Plan, the term “priority funding area” (PFA) is used to identify areas which may have characteristics that would be consistent with State growth objectives. Note that Easton Center is identified as a “village priority funding area.”

Easton’s Future Land Use Plan was also found to be generally consistent with the Regional Land Use Plan for the MetroCOG region plan in terms of identifying areas for conservation and development and relative intensities.



State Plan of Conservation and Development



### 6.3. Consistency With State Growth Principles

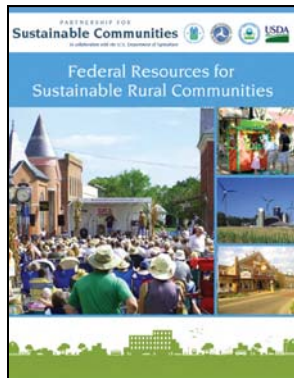
In accordance with CGS 8-23, the Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles and found to be consistent with them.

<p><b>Principle 1 – Redevelopment and revitalization of regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</b></p>	<p><b>FINDING – Not Applicable</b></p> <p>Easton is not a regional center and lacks sewer infrastructure (existing or planned).</p>
<p><b>Principle 2 – Expansion of housing opportunities and design choices to accommodate a variety of household types and needs.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The Plan recommends addressing housing needs and expanding housing opportunities and design choices to accommodate a variety of household types and needs in accordance with soil types, terrain, and infrastructure capacity.</p>
<p><b>Principle 3 – Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</b></p>	<p><b>FINDING – Not Applicable</b></p> <p>The Plan recommends strengthening a village-type area at Easton Center.</p>
<p><b>Principle 4 – Conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The Plan recommends conserving and restoring the natural environment as well as protecting and preserving cultural and historical resources and traditional rural lands.</p>
<p><b>Principle 5 – Protection of environmental assets critical to public health and safety.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The Plan recommends protecting environmental assets critical to public health and safety, such as the extensive public water supply watersheds in Easton.</p>
<p><b>Principle 6 – Integration of planning across all levels of government to address issues on a local, regional, and statewide basis.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The Plan 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:</p> <ul style="list-style-type: none"> <li>• adjacent communities,</li> <li>• regional organizations, and</li> <li>• state agencies.</li> </ul>

**Implementation And Grants**

There are a number of State and Federal grant programs that can help Easton accomplish POCD objectives. One report, “Federal Resources For Sustainable Rural Communities”, identifies a variety of grants across multiple federal departments.

Easton should seek grants from governmental (State and Federal) and non-governmental entities to help implement the POCD.



## 6.4. Implementation

Implementation of the strategies and recommendations of the Plan of Conservation and Development is the main purpose of the planning process. The Planning and Zoning Commission has the primary responsibility of promoting the implementation of all of the Plan’s recommendations. Other recommendations may require cooperation with and action by other local boards and commissions such as the Board of Selectmen, Conservation Commission, and similar agencies.

However, if the Plan is to be realized, it must serve as a guide to all residents, businesses, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of Easton.

<b>A. PZC APPROACH—Easton intends to:</b>	
1. Consider the policies of the POCD when reviewing land use applications (Special Permit, text change, and/or zone change applications).	<b>PZC</b>
2. Update local regulations, as needed, to implement the recommendations of the Plan of Conservation and Development.	<b>PZC</b>
<input type="checkbox"/> a. Update the Zoning Regulations to implement POCD recommendations.	<b>PZC</b>
<input type="checkbox"/> b. Update the Subdivision Regulations to implement POCD recommendations.	<b>PZC</b>
3. Promote application of POCD policies and completion of POCD action steps by: <ul style="list-style-type: none"> <li>• other Town boards and organizations,</li> <li>• other municipalities, and</li> <li>• state and regional agencies.</li> </ul>	<b>PZC BOS Town Metro</b>
4. Continue to enforce regulations and implement other approaches to accomplishing POCD objectives.	<b>PZC BOS</b>
5. Undertake regular review of POCD recommendations in order to promote, coordinate, and guide POCD implementation.	<b>PZC</b>
<b>B. OTHER ACTIONS –Easton intends to:</b>	
1. Strive to encourage consistency between the long term goals of the POCD and: <ul style="list-style-type: none"> <li>• the annual operating budget, and</li> <li>• the capital budget.</li> </ul>	<b>PZC FS BOS BOF</b>
2. Strive to commit adequate resources (funding and staffing) to: <ul style="list-style-type: none"> <li>• accomplish the goals of the POCD, and</li> <li>• implement the recommendations of the POCD.</li> </ul>	<b>PZC BOS BOF</b>

*Legend of acronyms on inside back cover*

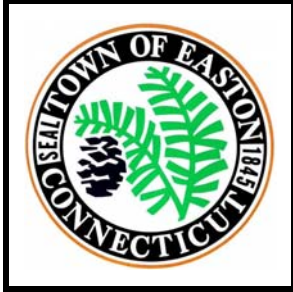
## 6.5. Next Steps

---

This POCD for Easton is intended to be a dynamic document that is regularly referred to, discussed, reviewed, refined, and updated. It is not intended to be a static document that is never reviewed or amended. The world will change over the next decade and beyond and Easton should be prepared to change along with it in ways that are consistent with the overall community vision and desires.

By using the POCD this way, the Plan will be continually relevant and be regularly refreshed so that it incorporates new ideas that will advance Easton's long-term interests. Easton intends to be an even better place in the future because we will continue a rational planning process to guide the future of the community. That process could include the following steps:

- Understand where we are,
- Evaluate where we are going,
- Determine if there are better outcomes or strategies,
- Select preferred approaches,
- Implement policies and complete action steps, and
- Re-evaluate approaches for effectiveness.



# ACKNOWLEDGEMENTS

---

## Easton Planning and Zoning Commission

Robert Maquat, Chair  
Raymond Martin  
Ross Ogden  
Wallace Williams  
Justin Giorlando, Alternate  
Alison Sternberg, Alternate  
Thomas Maisano, Alternate

## Land Use Department

John Hayes, Land Use Director  
Margaret Anania, Planning and Zoning Clerk  
Phillip Doremus, Zoning Enforcement Officer

## Technical Assistance

Glenn Chalder, AICP, Planimetrics, Inc.  
Michael Fazio, New England Geo-Systems

**Special thanks to MetroCOG for the GIS mapping information used in the preparation of this Plan of Conservation and Development.**

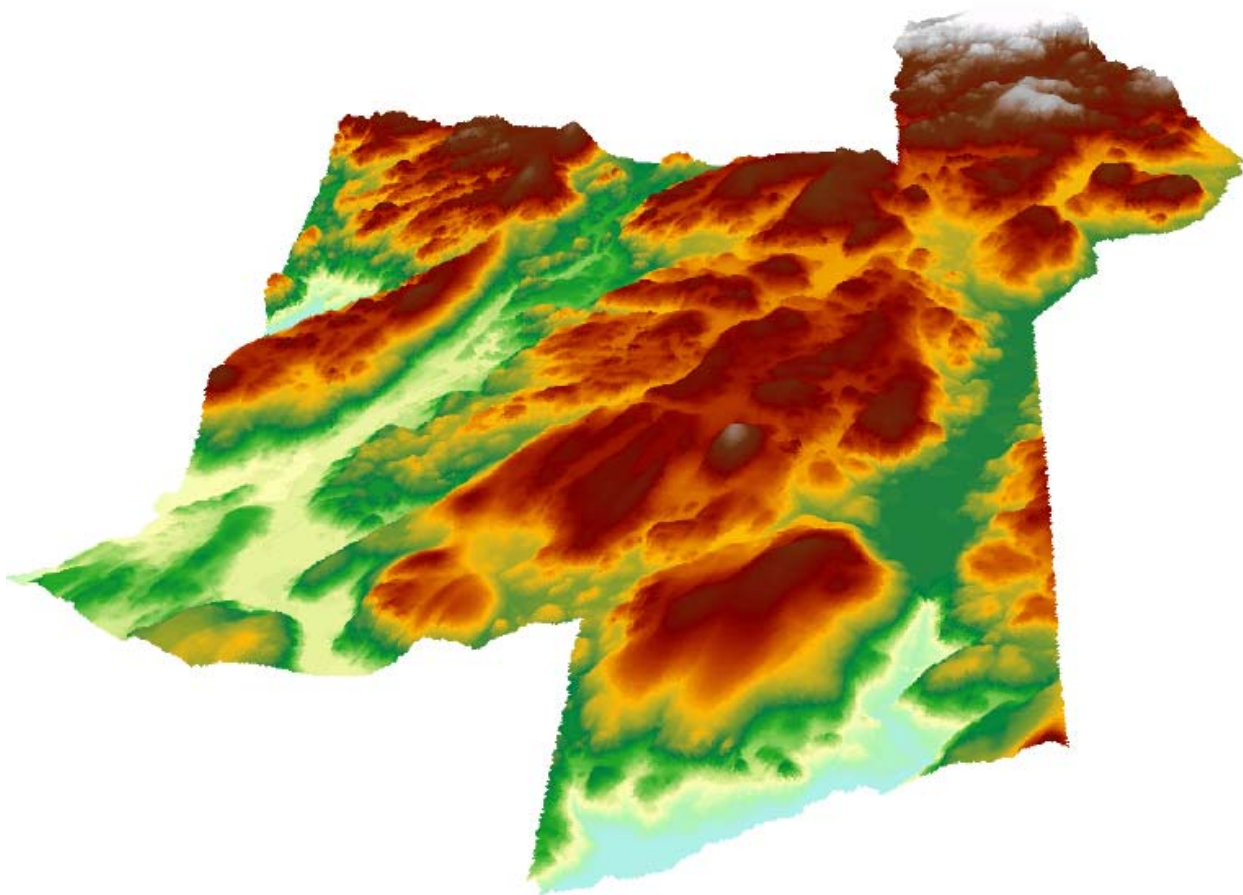


# LEGEND FOR LEADERS / PARTNERS



Code	Entity
<b>AC</b>	Agricultural Commission
<b>AWC</b>	Aquarion Water Company
<b>BOE</b>	Board of Education
<b>BOF</b>	Board of Finance
<b>BOS</b>	Board of Selectmen
<b>CC</b>	Conservation Comm. / Wetlands
<b>CFA</b>	Commission for the Aging
<b>DEEP</b>	CT Dept. of Energy / Env. Prot.
<b>DOT</b>	CT Dept. of Transportation
<b>EHS</b>	Easton Historical Society
<b>EMS</b>	Emergency Medical Services
<b>ETF</b>	Energy Task Force
<b>Fire</b>	Fire Department
<b>FS</b>	First Selectman

Code	Entity
<b>HD</b>	Health Department
<b>LPAA</b>	Land Preservation / Acq. Authority
<b>Metro</b>	MetroCOG
<b>PRC</b>	Park and Recreation Commission
<b>PZC</b>	Planning and Zoning Commission
<b>Police</b>	Police Department
<b>PW</b>	Public Works Department
<b>Staff</b>	Town Staff
<b>SWC</b>	Solid Waste Commission
<b>TM</b>	Town Meeting
<b>Town</b>	Town agencies / staff



The above image is three-dimensional representation of Easton's landform. It helps to illustrate the diversity of landscapes and habitats in Easton and the sensitivity of public water supply watersheds.

