**Action 4.1 Worksheet B**

Please complete this worksheet for each sustainability concept listed in your Plan of Conservation and Development. At least three concepts are required and additional concepts may be included for more points. Concepts must be integrated in a meaningful way to receive credit.

**Stratford’s POCD was developed as a vision of the future for the Town of Stratford. The objectives, actions, and policies for each sustainability action listed below can be found in enclosed pages 4-15. Additionally, they are also addressed in Chapter 8 on Climate Change Sustainability. The mitigation and adaptation strategies outlined in this chapter are enclosed, see pages 80-82.**

|  |  |  |
| --- | --- | --- |
| **Sustainability Concept (3 Required)** | **Page(s) in POCD where Referenced** | **Description of how Concept Included in POCD** |
| **Concept 1:** Land Use Actions Toward Sustainability | **In enclosed pages, see:**    **Page 26 concept 7 and 8 under Land Use and Zoning:**  *“Zone mixed-use commercial nodes along the waterfront according to the Future Land Use Plan.”*  *“Update the Zoning Code to allow for planned developments.”*  **Page 26, concept 4:**  *“Facilitate the development of higher density, mixed use structures in the Town Center according to the TOD zoning overlay.”*  **Page 27 concept 8:**  *“Update the zoning code to permit appropriate mixed-use and commercial development along the waterfront according to the Future Land Use Plan that has design and site plan standards.”*  **Page 28 section 10:**  *“Update the town’s zoning to provide for sustainable development patterns that support density, walkability, and conservation.”*  **Page 33, concept 5, concept 6**  *“Develop a new zoning district to promote redevelopment of the Stratford Army Engine Plant property as a mixed-use destination in the waterfront provided that site plans are**approved and state environmental review is undertaken.”* | Land use actions toward sustainability are discussed in Land Use & Zoning chapter of the POCD. An inventory of existing land use patterns reveals how development has occurred in the Town of Stratford as well as where there is potential for future development.  Within this section, policies noted as still valid to the Town include: giving careful consideration to the density and scale of new developments, considering mixed-use zones where appropriate and limiting strip developments thus reducing greenhouse gas emissions, utilizing existing infrastructure, and promoting vibrancy in the town. The POCD also includes a Stratford Vision Plan, Future Land Use Map and an Existing Land Use Map. The Town reviews all development proposals with respect to their consistency with the future land use vision of POCD and updates zoning regulations accordingly.  Stratford is undertaking a number of actions aimed at promoting sustainability through land use. One method is through properties and developments that are already existing. There is a significant emphasis on the reuse, rehabilitation, and revitalization of brownfield and delinquent properties in the town like the former Raymark Plant and the former Army Engine Plant sites.  Stratford also created a Transit Oriented Overlay Zoning District to promote dense, walkable mixed use developments in the Town Center with reduced parking requirements. In the past five years since its adoption, nearly 500 housing (multi-family) units have been approved in TOD zone.  There are also actions within the POCD directed at changing zoning regulations to promote mixed use, dense commercial developments along the waterfront which will help provide waterfront access for residents and bring new housing close to basic services. Quite recently, a property identified as mixed use waterfront commercial node in the POCD was re-zoned from a residential zone to a waterfront commercial zone thus implementing POCD recommendations.  Stratford seeks to increase its density allowances in some of the redevelopment sites such as the former Stratford Army Engine Plant site to promote a mix of uses thus utilizing already designated commercial industrial zones to a much greater capacity through smart growth. |
| **Concept 2:** Transportation Actions Toward Sustainability | **In enclosed pages, see:**  **Page 29 concept 12, concept 2, concept 7:**  *“Provide alternatives to the automobile by implementing the greenway trails and streetscapes ad defined in the Vision Plan.”*  *“Improve streetscapes designated in the Vision Plan to transform them into multi-modal greenway linkages, incorporating bicycle lanes, improve pedestrian accommodations, and enhanced landscaping.”*  *“Prepare a study to evaluate the need for developing and implementing a plan for bus transit to and from the train station to increase resident use of the train.”*  **Also see Page 9 (Objectives, Policies, and Action Steps).** | The Town of Stratford promotes multi-modal transportation policies through the implementation of Complete Streets (Phase I implementation underway) and Greenways (Phase II implementation underway), and promoting the use of transit as an alternative to auto-oriented trips.  The town seeks to evaluate the need for a rapid bus transit route along Boston Post Road (Route 1) connecting commuters from neighboring towns and cities (such as Milford and Bridgeport), who are employed in Stratford. Such a bus transit route would help minimize the reliance on automobile that is evidenced in this area currently.  Map on Page 17 of POCD shows the vision for an inter-connected transportation network in Stratford with greenway trails proposed throughout the town. |
| **Concept 3:** Housing and Building Actions Toward Sustainability | **In enclosed pages, see:**  **Page 5, concepts 5 and 8:**  *“Support development efforts to create well designed affordable housing units, particularly within mixed-use developments and as part of infill developments proportionately scaled to the neighborhoods in which they are located.”*  *“Revise Section 5.3 of the Zoning regulations (multifamily regulations) by modifying the standards and locational criteria for new housing developments.”* | In chapter 5 of POCD, the Town’s housing unit types are listed and housing initiatives are discussed. Currently, 6.37% of the Town’s housing is deemed affordable per state statute (CGS 8-30g). Stratford encourages developments that diversify housing choices in the town. Stratford aims to improve its provision of affordable housing to meet or exceed the standards set by the state.; and provide an adequate supply of affordable housing to meet that demand. To that end, the Town just embarked on developing a Housing Plan with the guidance of the newly created Stratford Housing Partnership. This Plan will also meet state statute requirements of developing affordable housing plans per CGS 8-30j.  The Town encourages mixed use and other residential infill developments to prevent the infringement of new developments into valuable open space and avoid installation of new infrastructure in these areas. To that end, the POCD recommends modifying the Town’s multifamily regulations in order to accommodate more multifamily housing in the town at appropriate locations. |
| **Concept 4:** Economic Development Actions Toward Sustainability | **In enclosed pages, see:**  **Page 27 concept 4:**  *“Develop a marketing*  *plan aimed at attracting visitors to the town’s natural landscapes, waterfronts and greenway system, including Long Beach/Great Meadows Marsh, Roosevelt Forest, Short Beach Complex, and the Stratford Greenway.”* | Chapter 6 of the POCD focuses on the economic vitality of the Town of Stratford. It goes into detail about the many economic development initiatives in the town including the Urban Action Grant Program that redirects, improves and expands activities which promote community conservation and development.  The Town intends to bring more people to commercial areas through a marketing plan aimed at attracting visitors to the town’s landscapes and create more economic opportunities for local small businesses nearby. This will increase the viability and sustainability of small businesses by enhancing their customer base and also promotes opportunities for community interaction and engagement. |
| **Concept 5:** Open Space/Recreation Actions Toward Sustainability | **In enclosed pages, see:**  **Page 30 concept 4:**  *“Seek funding to construct a multi-use greenway trail along the utility line in the north section of the town, connecting Roosevelt Forest to residential neighborhoods and the greenway network.”*  **Page 32 concepts 7 and 8:**  *“Establish new walking trails and fishing spots along the waterfront.”*  *“Provide significant public access and activities at the Stratford Army Engine Plant property that include trails, a boardwalk, pier access, public spaces, and an amphitheater.”*  **Page 10, concepts 5 and 7:**  *“Continue to strive to reach the Town’s open space goal of 15%, this will require approximately 300 additional acres.”*  *“Make use of the Charter Oak open space grant for obtaining funding to acquire land for open space and watershed protection.”*  **Page 10 concept 6:**  *“Continue to require a 10% set aside in new subdivisions and require homeowners to maintain the land or pay a fee to the Town to increase the open space fund, as allowed by current laws.”* | Chapter 10 in POCD focuses on open space and recreation in the Town of Stratford. Here, there is a map of parks and open space that includes and identifies potential open space acquisitions.  The Town recognizes the value of open spaces to improving public health and promoting livable communities, along with the added benefits of reducing heat island effects. Therefore, the recommendations for open space conservation in POCD include the protection of natural resources and open space as well as increasing the percentage of open space land utilizing state grants, local funds and conservation easement.  The POCD also recommends the use of subdivision regulations to preserve more open space in residential neighborhoods. Currently, the Town’s subdivision regulations mandate a 10% set aside of open space to be designated as common open space.  Stratford is actively seeking to expand open space through open strategic open space land acquisitions that help achieve the town’s open space goal of 15%, as identified in the POCD. Quite recently, the Town received a grant from State DEEP to acquire two open space parcels in the north end of the town.  The Town aims to provide ample high quality parks and recreation facilities to residents and visitors to Stratford. The Town will collaborate with neighboring communities to become a central hub of the regional greenway network. The Town will require development along the coastline and riverfront (such as the former site of Stratford Army Engine Plant) to provide public access to the waterfront and connect to the greenway network. |
| **Concept 6:** Infrastructure Actions Toward Sustainability | **In enclosed pages, see**  **Page 31 concept 8:**  *“Perform engineering studies to determine the best way to protect infrastructure subject to extreme flooding.”*  **Page 30 concept 1:**  *“Require that new development must manage all stormwater on site.”*  **Page 30 concept 2:**  *“Ensure methodical review and upgrade of the town’s aging infrastructure.”*  **Page 30 concept 3:**  *“Continue efforts toward upgrading the Town’s infrastructure with regard to potential impacts of climate change.”*  **Page 28, concept 6:**  *“Institute an energy benchmarking and tracking program for municipal buildings.”*  **Page 28, concept 7:**  *“Mandate high performance energy requirements for schools and municipal projects.”* | The Town’s sustainable infrastructure policies, objectives, and actions are discussed within the Public Facilities chapter (Chapter 12) of the POCD. The goal is to deliver the highest quality, safe, effective, and efficient services possible. Due to Stratford’s proximity to Long Island Sound and Housatonic River community, the Town has a special responsibility to ensure that it manages sanitary and stormwater discharges effectively. Strong participation from residents in efforts to reduce contaminants and reduce the size of the waste stream as a whole are key to long term sustainability. The Town will ensure that all new developments manage stormwater on-site and make efforts to reduce runoff.  The mandate to ensure methodical review and upgrades of the town infrastructure will help inform upgrades to infrastructure due to predicted climate impacts. Engineering studies will also be performed to determine the best way to protect critical infrastructure subject to extreme flooding. By informing plan development and creation with scientific studies directives can be developed that willaddress the losses associated with rising sea level and extreme events. This will help promote long term resiliency and safety of critical infrastructure.  One piece of the Town’s infrastructure that is essential is its municipal buildings. The Town seeks to institute energy benchmarking and tracking programs for all municipal buildings along with creating a mandate for schools and municipal projects to meet high energy performance marks.  This can be accomplished through a number of ways and is partially addressed with the call to incorporate green design consideration into the Towns Building code and site plan review process. |
| **Concept 7:** Growth Management Actions Toward Sustainability |  |  |
| **Concept 8:** Floodplain Management Actions Toward Sustainability | **In enclosed pages, see**  **Page 10, concept 3:**  *“Identify critical areas at risk from the impacts of climate change.”*  **Page 10, concept 13”**  *“Raise, reinforce or relocate threatened structures from vulnerable shorelines, especially those exposed to Long Island Sound.”* | Chapter 8 on Sustainability and Climate Change in the POCD discusses specific floodplain management actions that should be undertaken to achieve sustainability.  In 2013, FEMA updated floodplain maps for all communities across the nation, including Stratford. The Town included these flood zone classifications into its officially adopted floodplain regulations to protect floodplain areas at risk. Coastal A zones are recommended to be built at one foot above base flood elevation level.  The Town’s inland wetland regulations protect sensitive environmental areas within 100 feet of a waterbodies/watercourses and coastal regulations protect sensitive environmental areas within 75 feet of a waterbodies/watercourses.  In addition to these, the Town has identified all areas at risk from the impacts of climate change (including flooding) in its recently developed Coastal Resiliency Plan. The Town will reduce flooding impacts to these by elevating structures above the base flood elevation or relocating them to an alternate location that is at a higher ground. To that end, the Town is actively pursuing FEMA’s pre-disaster mitigation grant funds to assist property owners in flood prone areas in elevating their homes above the base flood level.  All of the aforementioned actions are designed to prevent loss of lives or properties, and mitigating the impacts of flooding to the extent possible. |
| **Concept 9:** Watershed Planning/Management Actions Toward Sustainability | **In enclosed pages, see**  P**age 28 concept 8:**  *“Adopt a water hierarchy that includes water conservation, capture and storage,* **and** *water reuse similar to the well-known solid waste management hierarchy.”* | Sustainable watershed planning/management is discussed under Environmental Considerations chapter (Chapter 7) of the POCD. The goal is to preserve, protect, enhance, and restore the Town’s environment, including waterways and water resources. To that end, the Town is actively working to comply with EPA’s stormwater MS4 NPDES permit requirements and goals.  The POCD recommends adoption of a water hierarchy that includes water conservation, capture and storage, and water reuse, similar to the well-known solid waste management “reduce, reuse, and recycle” hierarchy. This will help differentiate between the water that is utilized for drinking as opposed to other uses, and provide a better understanding of how to conserve and treat water off from pollutants in specialized ways instead of traditionally accepted ways that have proven to become unsustainable in the long-term.  The Town’s stormwater management plan also addresses public education and outreach activities needed to manage stormwater flow to Long Island Sound effectively. |
| **Concept 10:** Resource Conservation Actions Toward Sustainability | **In enclosed pages, see**  **Page 7, concept 2:**  *“Minimize impacts of development upon natural landscapes, habitats, and watercourses.”*  **Page 82, concept 3:**  *“Encourage adaptation strategies including natural habitat conservation, Low Impact Development Best Management Practices (BMPs), agriculture water BMPs, and drinking water treatment standards that will ameliorate the effects of water inundation.”*  **Page 82, concept 4:**  *“Identify and conserve ecosystem services vulnerable to climate change.”*  **Page 82, concept 21**:  *“Examine opportunities for water conservation strategies within the building code, in appliance standards, and in regulatory decisions.”*  **Page 82, concept 23:**  *“Protect critical soil landscapes.”*  **Page 82, concept 25:**  *“Reevaluate Connecticut’s Green Plan and open space*  *grant programs to prioritize acquisition of land and conservation easements for habitats more at risk from climate change.”*    **Page 82, concept 26:**  *“Acquire land conservation easements to provide upslope advancement zones adjacent to tidal marshes.”*  **Page 82, concept 28:**  *“Collaborate among state agencies, municipalities, and non-profits within Connecticut to implement regulations and policies that promote and facilitate the conservation of habitats and species most at risk from climate change.”*  **Page 82, concept 41:**  *“Continue to maintain setbacks from sensitive coastal wetland resources.”*  **Page 82, concept 42:**  *“Consider methods which include long term protection of sensitive areas, including the use of conservation easements, land trusts, and/or land donations to the Town.”* | Sustainable resource conservation in discussed in various chapters of the POCD including, Chapter 7 on Environmental Considerations, Chapter 8 on Sustainability and Climate Change, and Chapter 11 on Historic and Cultural Resources. Thus conservation and preservation of both natural and manmade resources of historic value are discussed as summarized below: The Town will support the public acquisition and protection of land and waters that are environmentally sensitive for conservation. The Town will protect rare and threatened plant and animal species and habitat. The Town will require developers to make every effort feasible to retain natural landscapes within their site plans. The Town will work in cooperation with public and private entities to ensure the protection, preservation, and leveraging protection of historic properties and districts. |
| **Concept 11:** Planning Processes/Education Actions Toward Sustainability | **In enclosed pages, see:**  page 80, action 2; page 82, actions 14, 15, and 16; page 25 action B (General and Overall), action 1 (Regional Context), page 27, action 4 (Economic Development), page 30, action 5 (Public Facilities), and page 31, action 1 (Community Facilities & Services). In addition, all planning studies recommended in the POCD will include a public education and engagement component. | Recognizing that the first step to implementing any of the sustainability actions mentioned in the POCD is by raising awareness among those responsible for implementation and the general public, education actions are recommended in various chapters of the POCD, including in the implementation guidelines recommended on pages 25-33 of the document (which are enclosed). |
| **Implementation Guidance Document** | **See pages 25-34 enclosed.** | Implementation guidance is provided in the document by providing an overview of estimated costs (where appropriate), concerned authorities for implementation, and order of priority. A potential funding matrix is also enclosed, which gives an overview of potential grant and government funding sources for projects that help achieve the vision of the POCD. |