

# Proposed 2002 Derby Plan of Conservation & Development

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## Acknowledgments

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To Derby Residents,

This document is the proposed 2002 Plan of Conservation and Development for Derby, Connecticut. It is intended to be a strategic plan identifying major issues in Derby. It is anticipated that more detailed studies will be undertaken on various topics included in the plan as the need arises.

The Plan is the product of many meetings and discussions by the Derby Planning & Zoning Commission. As we have all worked together to develop the Plan, many recommendations have been included that are designed to:

- improve and maintain the overall quality of life in Derby,
- enhance the economic vitality, and
- preserve and promote the historic character of Derby.

It is the Commission's belief that this strategic Plan of Conservation & Development establishes a guide for the future of Derby.

Sincerely,

PLANNING & ZONING COMMISSION  
Theodore J. Estwan Jr., Chairman

**2001 Derby Plan of Conservation & Development**

**Street Map**

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# INTRODUCTION

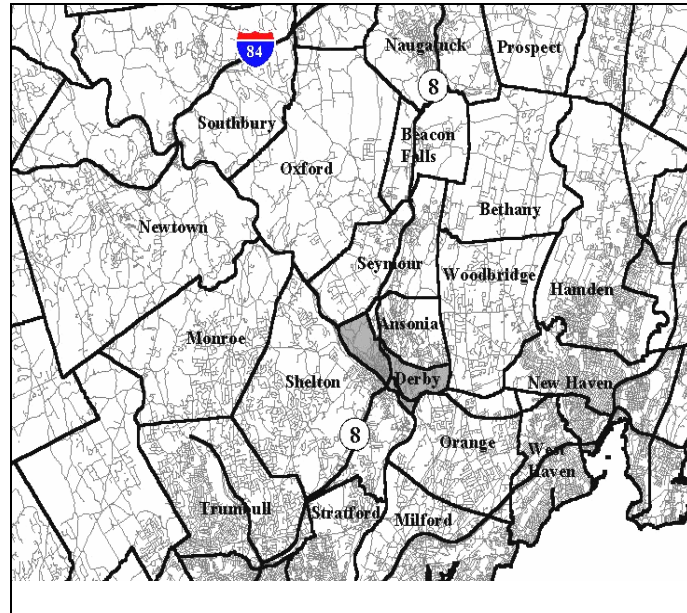
# 1

## Introduction To Derby

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Derby is located in New Haven County in southwest Connecticut. The City is bounded by Seymour and Ansonia on the north, Woodbridge on the east, Orange on the south, and Shelton on the west. Derby is located about 37 miles southwest of Hartford, the State capital.

According to the U.S. Census Bureau, Derby had a 2000 population of 12,391 people within its land area of about 4.98 square miles (3,187 acres). This is an increase of 192 people (1.6 percent) from the 1990 Census.



## Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that the Planning Commission prepare, adopt, and amend a Plan of Conservation and Development for Derby. The requirements for the Plan are presented on the following page.

## **About Plans Of Conservation And Development**

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A Plan of Conservation and Development is a tool for guiding the future of a community. The Plan recommendations can be a continuation of current practices and procedures or, when appropriate, can recommend new directions or initiatives.

It has been over 40 years since Derby prepared a comprehensive land use plan for the community. While the Planning & Zoning Commission might have preferred to have embarked on a more ambitious planning process at this time, budget constraints dictated that this more abbreviated plan be prepared. Although most topics in the plan are summary in nature, several topics were highlighted as being priority concerns for Derby. These topics were considered priority topics by the Planning and Zoning Commission and include Transportation, Open Space and Recreational Facilities.

This format was designed as a part of a regional planning process being done for the Greater Valley Region. The Greater Valley Region, consists of seven towns including Derby, that have united in many past activities. These efforts were recently recognized by the designation of the Valley as the recipient of the “2000 All American Valley Award” by the National Civic League. It is the Planning and Zoning Commission’s hope that the regional and local efforts that have lead to the preparation of this abbreviated “strategic” plan will provide the impetus to continue planning for the future of Derby on a more regular basis.

The major strategies in this Plan have been adopted by the Planning & Zoning Commission based on input from Derby residents through public meetings and on-line surveys. Input was also received from other City commissions, City officials, our consultants (Planimetrics of Avon), and independent research and investigation. The goals and recommendations of this Plan reflect the overall consensus of what is best for Derby and its residents in the future. While it is primarily a statement of recommendations addressing the conservation and development of Derby (the physical layout), this Plan is also intended to address the social and economic development of the community.

### **Use of the Plan of Conservation and Development**

This Plan of Conservation and Development is an advisory document for use by the Planning and Zoning Commission, all other City boards and commissions, and Derby residents as well. It is intended to guide local residents and to provide a framework for consistent decision-making with regard to conservation and development activities in Derby over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will only occur with the diligent efforts of the residents and officials of the City of Derby.

## **EXCERPTS FROM SECTION 8-23 OF THE CONNECTICUT GENERAL STATUTES**

### **The 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 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, industrial 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.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- 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.

### **The Plan 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.

## **Overall Plan Philosophy**

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During the process of preparing the Plan, the following philosophy emerged as the foundation for this Plan of Conservation and Development:

**Enhance the character, economic vitality and overall quality of life of Derby residents by:**

- **improving community facilities and infrastructure,**
- **promoting open space and recreation areas,**
- **preserving significant natural and historic resources, and**
- **revitalizing the downtown area.**

While there may be refinements in the goals and strategies of this Plan over time, it is anticipated that this philosophy will remain relevant during the anticipated ten-year life of this Plan of Conservation and Development