



Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

POCD Memorandum #2

Review of Previous Plans

To: Open Space and Land Use Committee
Copy: Planning and Zoning Commission
Board of Selectman
From: Brian J. Miller, AICP, Town Planning Consultant
Date: March 23, 2010

The most recent Plan of Conservation for the Town of Beacon Falls was adopted in 2002. This plan was formulated as part of an overall planning grant for communities within the Naugatuck Valley.

This plan is the guiding document for the town. It appears that the Plan was an initiative to have the citizens understand the overall issues facing the Town, and engage the stakeholders to identify key issues. The POCD identified potential "Strategies for Discussion." This was an important step in the Town planning process. However, it is our anticipation that this plan will draw upon this effort, and formulate a more specific set of strategies that can be implemented by various town boards and commissions.

I would suggest that the Committee engage in a general discussion based upon the "Strategies for Discussion" which are summarized on pages 18-20; 33-34; and 40. These pages are attached to this memorandum for discussion. However, it is important to understand that these recommendations may be changed, or new ones offered, as a result of the analysis included within this planning effort.

The Committee should also consider the "Tomorrow's Downtown Development Plan", prepared in 2002, which contained specific recommendations for the redevelopment of the Main Street area. These recommendations are more specific, and will be re-examined in this planning effort.