

North Haven

Plan of Conservation and Development 2017-2027



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Prepared by:



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Introduction: North Haven's Plan of Conservation and Development

The Town of North Haven is a thriving suburban community in the Greater New Haven area. With accessible transportation linkages to New Haven, Hartford, and points beyond, North Haven enjoys a strong and diversified economic base; convenient residential neighborhoods; and easy access to commercial, educational, historic, and open space amenities.

The purpose of this Plan of Conservation and Development (POCD) is to set forth an official account of the conditions in the municipality and to put forward the goals and aspirations of the community for its future land use, development, and environmental conservation. The plan includes information on the community's demographics, housing stock, public infrastructure, schools and community facilities, open space and recreational lands, and other resources and assets. Likely future trends in the size and composition of the community's population and how the impacts of those trends may be felt across the community are also outlined in the plan. Lastly, it lays out goals and strategies for how the town's features should be improved, maintained, or adapted over the coming decade and beyond and provides direction for both public and private development and conservation efforts.

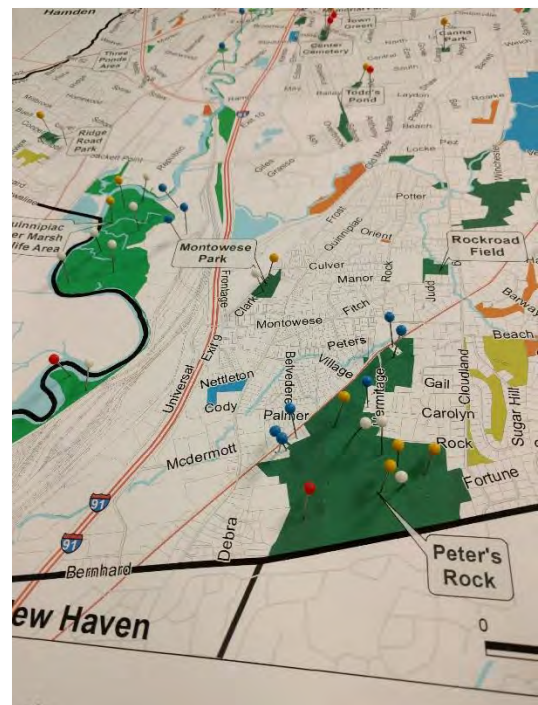
This plan is an update to North Haven's previous POCD, which was prepared in 2005. Chapter 126, Section 8-23 of the Connecticut General Statutes requires municipal planning commissions to prepare and adopt a POCD once every 10 years and for the plan to address key aspects of the town's conditions, policies, and goals.

Planning Process

In fall 2015, the North Haven Planning and Zoning Commission, in conjunction with consultant Milone & MacBroom, Inc., began preparing the foundation of data and analysis for the planning effort to follow. In line with the previous POCD, the initial phase of the planning process involved the development of a series of seven reports on the existing conditions in place across the community. Reports were presented to the Planning and Zoning Commission on the following topics:

- Existing land use
- Demographics and housing
- Zoning and underutilized land/buildout analysis
- Economic development
- Transportation, community facilities, and infrastructure
- Natural and historic resources and open space
- Sustainability

Outreach throughout the community was an important component of the planning process. In May 2016, a public workshop was held at the North Haven Community Center to present research and



information on all major elements of the plan and to gather feedback from the public on issues, ideas, and opportunities that should be addressed in the plan.

To broaden outreach for the POCD to those who may not have been able to attend the workshop, the planning team also developed a community survey addressing many of the same questions, with particular attention to neighborhood-level issues, as well as providing opportunities for respondents to weigh in on issues such as North Haven's sense of community, transportation and housing options, schools, and recreation facilities. The results of this survey were presented to the Planning and Zoning Commission and are summarized in Appendix B of this plan.



The plan is built around a set of goals and objectives that present a clear and concise direction to guide future development and redevelopment in a manner that is consistent with state and regional land use plans. These goals and objectives reflect past town plans, new information collected and analyzed throughout the planning process, topical reports presented during the POCD Update process, existing land use patterns, future projections, and community input. These goals and objectives will serve to guide North Haven's development and conservation activities over the next 10 years and beyond.

The POCD and its associated Generalized Land Use Plan serve to guide the Town's future conservation and development efforts as an advisory or policy-guidance document. Key to the successful implementation of the Plan is continued maintenance and updates of North Haven's Zoning and Subdivision Regulations, which directly implement many of the visions, goals, and policies described in this Plan.

[Action Agenda, Future Land Use Map, and Plan Consistency](#)

The POCD's most important and forward-looking element is the Action Agenda, which lays out concrete steps forward that will advance North Haven's collective goals and vision, as identified through the planning process, over the coming decade and beyond. The goals and strategies laid out in the Action Agenda are intended to build on the community's strengths, address current problems, and anticipate future needs. The Action Agenda includes measures to promote development and grand list growth, provide for changing housing needs, preserve and enhance open spaces for recreation and environmental protection, provide efficient mobility and improve transportation options, and promote sustainability in the town's operations.

The Action Agenda is presented in two formats in this plan. Each of the following topical chapters concludes with a list of Action Agenda items relevant to that section of the POCD, providing a compact list of goals and strategies relevant to a particular topic for stakeholders with an interest in that area. Many goals and strategies cut across multiple areas of the plan and may appear multiple times in these

topical sections. Chapter 7 presents the Action Agenda in a unified format, providing a comprehensive list of all recommended goals and strategies contained in the plan.

The Future Land Use Plan presented in Chapter 7 is a graphical illustration of how the Action Agenda is envisioned to be implemented in terms of land uses across the community. This map depicts current land uses envisioned to continue in place as well as areas suitable for particular types of development, redevelopment, reuse, or protection.

Just as North Haven exists in the context of the greater New Haven region and the state as a whole, its POCD also exists in the context of broader planning efforts for coordinating land use, housing, natural resources, and transportation across the state and region. The Plan Consistency section reviews the South Central Regional Council of Governments (SCRCOG) Regional Plan of Conservation and Development and the State Conservation and Development Plan and confirms this POCD's consistency with these documents.

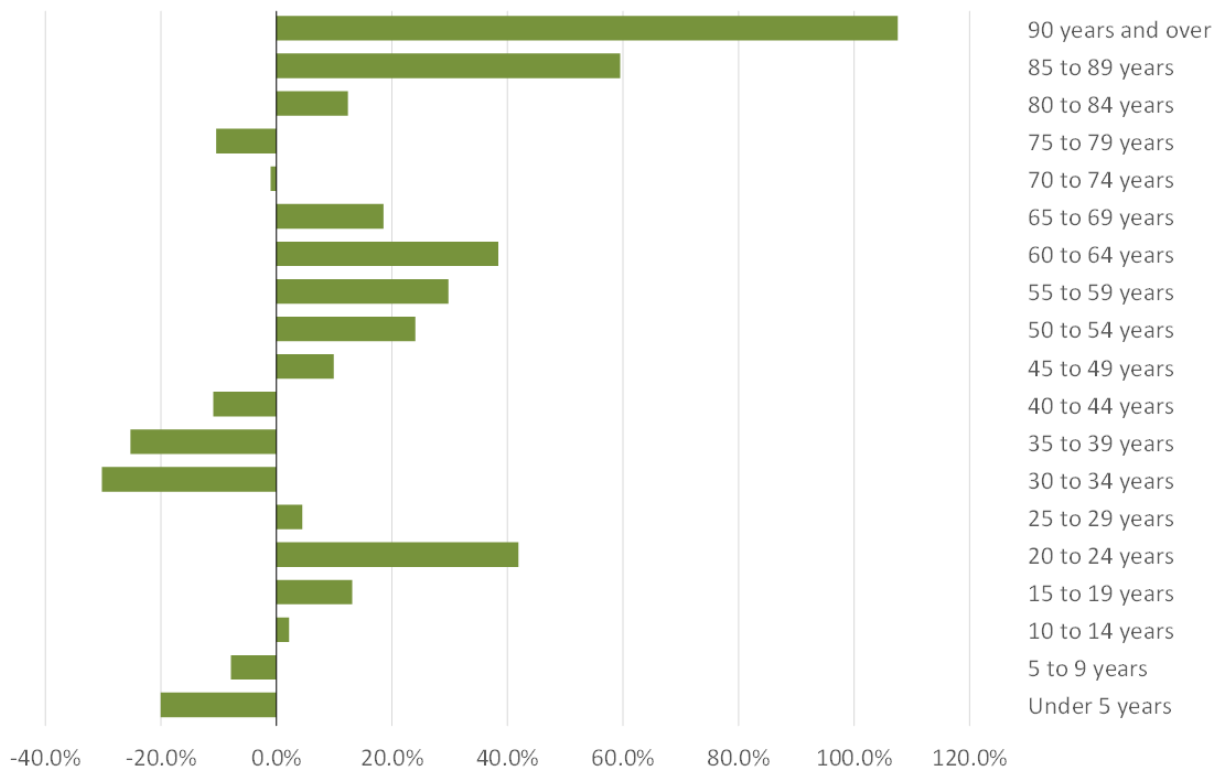
Chapter 1: Demographics and Housing

Where We Are

North Haven's population grew by 5% from 2000 to 2010, with growth especially concentrated in the southern end of the town. It also has become older on average, as the oldest age groups have grown while births and the under-18 population declined.

- North Haven's median age has risen by 3.6 years to 45.5 years of age, with the population 90 years and up doubling, as well as growth in older working-age adults (45 to 69) and older teens and young adults (15-29) while the population of younger families (30-44) and young children (under 9 years) has declined.
- The school-age population has declined since 2006, with North Haven School District enrollment decreasing by almost 20%.
- Deaths have exceeded births in almost every year since 2000, indicating that migration into the community, not natural increase, is responsible for growth since 2000.
- Small increases in the population of Hispanic/Latino and Asian residents occurred from 2000 to 2010.
- The population of unmarried mothers in the community increased by 29% although this population remains small in absolute terms.

North Haven Population Change 2000-2010



Source: U.S. Census Bureau, Census 2000 and 2010.

North Haven Households, 2000 - 2010

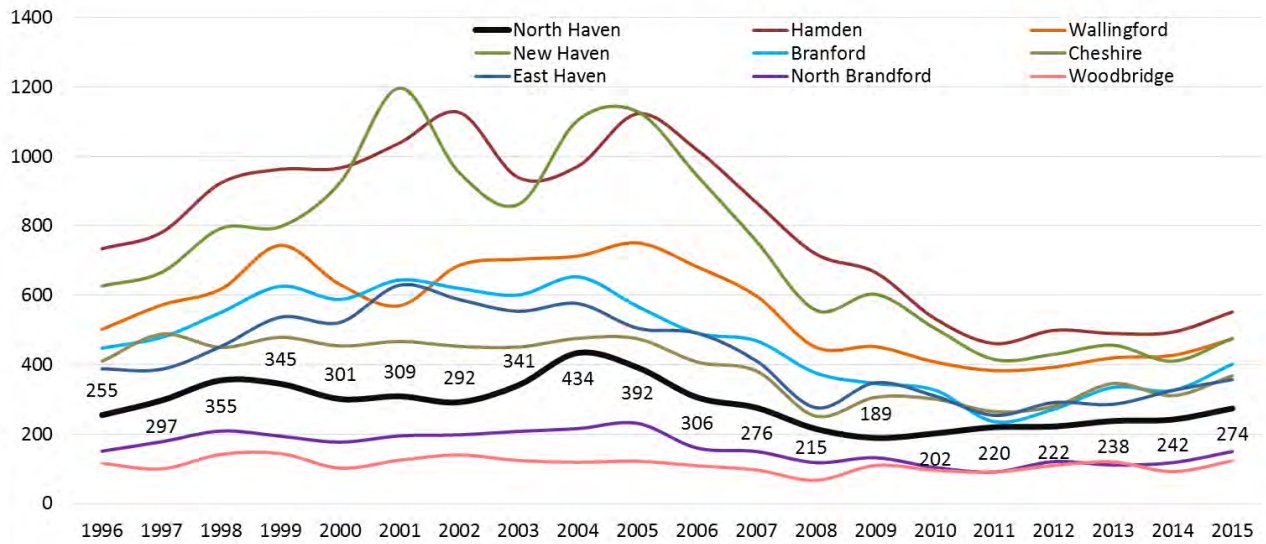
Household Type	North Haven 2000	North Haven 2010	North Haven % Change
Family Households	6,490	6,632	2.2%
With Own Children Under 18	2,666	2,607	-2.2%
Married Couple Family	5,520	5,445	-1.4%
With Own Children Under 18	2,317	2,142	-7.6%
Female Householder, No Husband Present	697	853	22.4%
With Own Children Under 18	270	348	28.9%
Non-Family Household	2,107	2,503	18.8%
Householder Living Alone	1,807	2,133	18.0%
Householder 65 Years and Over	939	1,170	24.6%
Total Households	8,597	9,135	6.3%
Households with Individuals under 18	2,870	2,843	-0.9%
Households with Individuals 65 years and Over	2,941	3,343	13.7%
Average Household Size	2.65	2.61	-1.5%
Average Family Size	3.10	3.09	-0.3%

Source: U.S. Census Bureau, 2010 Census.

North Haven is projected to see an aging population with limited population growth in coming years. As these changes ripple across the community, North Haven will face new needs in its schools, transportation system, and community services. These trends will also have impacts on its housing market.

- The average household became smaller, with adults living alone rising across the community; in particular, the number of adults over age 65 living alone increased by about 25%, which may increase demands on social and community services.
- The share of homeowners over age 65 has increased in most areas of town, creating a large stock of homes with greater likelihood of turning over in coming years.
- While North Haven's housing stock remains predominately single family, growth in multifamily/townhome-style options has created new options for both younger buyers and older residents who may wish to downsize.
- A housing stock heavily weighted toward mid-20th-century homes may increasingly require renovations to match the needs and desires of today's buyers.
- Indications of a recovery in North Haven's housing market exist, with sales increasing slowly since 2009 although prices have seen little recovery since the Great Recession. Compared to other municipalities in the region, North Haven's housing market was somewhat more stable, declining less sharply and reaching its trough in sales volume by 2009 while many of its neighbors' housing markets continued to decline through 2011.
- High local incomes (median > \$86,000) relative to local home values make for a relatively affordable housing market despite only 4.8% dedicated affordable housing stock as of 2015.

Number of Housing Sales in North Haven and Adjacent Towns 1996 to 2015



Source: The Warren Group.

Public outreach during the POCD's planning process yielded important insights into how housing issues are currently perceived in the community. A majority of online survey respondents indicated that young adults and retirees lack affordable housing options in North Haven. To address this need, a majority of respondents indicated that some types of multifamily housing, located in appropriate areas, are needed to meet this need. Additionally, continuum of care (or continuing care retirement community [CCRC]) style developments were supported as an appropriate addition to North Haven's selection of housing options.



Flats @ 520 Multifamily Housing Development



Village on State Age-Restricted Apartments

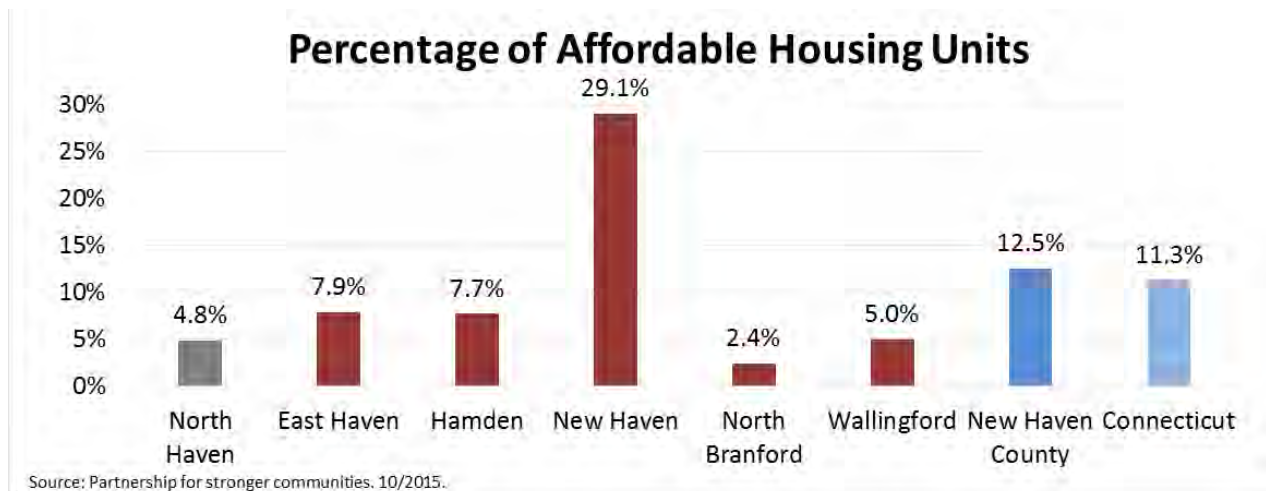
Housing Affordability and Availability

The State of Connecticut requires that the issue of affordable housing be addressed in each municipality's POCD. The state legislature has established an Affordable Housing Appeals Procedure, commonly referred to as Section 8-30g, to provide assistance with development of affordable housing throughout the state. Affordable levels mean housing for which persons and families pay 30% or less of income, where such income is less than or equal to 80% of the median income. In North Haven, this would be \$69,000.

The procedure does not apply where at least 10% of the dwelling units in the municipality meet one or more of the following criteria:

- Governmentally assisted housing, units receiving either RAP (Rental Assistance Program) or Section 8 rental assistance
- Currently financed by Connecticut Housing Finance Authority (CHFA) or Farmer's Home Administration (FHA) mortgages
- Subject to deeds containing covenants or restrictions that require sale or rental at affordable levels

In 2015, it was reported North Haven had 4.8% of housing units meeting the Connecticut Department of Economic and Community Development (DECD) definition of affordability. Under Connecticut General Statutes, a municipality with fewer than 10% of its housing units qualified as affordable is subject to affordable housing appeals from developers who propose affordable housing developments. In affordable housing appeals cases, the municipality has to prove the public health, safety, or welfare interests protected by a denial of a proposed development.



Connecticut DECD does not include affordable unrestricted *market* rate units in its count of affordable units. There are a variety of units, both single and multifamily, that serve as affordable homes for the town's population. For example, the average home sale price in North Haven in 2015 was \$262,000, which is affordable to a household with an annual income of \$60,760 (based on Department of Housing and Urban Development [HUD] calculations of affordability). This is 29.5% lower than North Haven's 2015 median household income (\$86,250).

While North Haven is not likely to reach the 10% threshold of the Affordable Housing Appeals Act in the near future because of the sheer numbers of new or converted units that would be required, North Haven can, in a planned manner, increase the percent of affordable housing (as calculated by the state formula) and work toward meeting the state goal. Recommendations include requiring a minimum of 10% affordable units in multifamily housing, providing for a greater variety of housing options as part of mixed-use development areas, expanding access to affordable housing suitable for retirees and the elderly, and increasing access to CHFA mortgages to expand access to homeownership.

For additional information on North Haven's demographics and housing, see Appendix A.

Where We're Going: Goals and Strategies

Goals and Strategies: Population and Housing

Goals	Strategies
<p><i>Ensure a variety of housing options for all segments of North Haven's population</i></p>	<p>In a planned manner, increase the percent of affordable housing (as calculated by the state formula) and work towards meeting the state goal of 10% affordable housing.</p>
	<p>Consider the development of mixed-use projects in appropriate areas, such as Washington Avenue east of the railroad line, and along existing transportation corridors.</p>
	<p>Provide and promote more affordable housing for the elderly that is centrally located, consistent with neighborhood character, connected to transit services, and aesthetically pleasing.</p>
	<p>Encourage assisted living homes and nontraditional housing options, including Continuing Care Residential Communities</p>
	<p>Work with the brokerage community in marketing CHFA mortgages to qualified homebuyers.</p>
	<p>Evaluate the creation of additional housing units (public and/or private) for the elderly and disabled.</p>
	<p>Monitor changes in family structure and composition and the resulting effect of those changes on the housing needs of the Town.</p>
	<p>Consider allowing small apartments in appropriate locations such as near business centers (i.e., above businesses around the Center Block), commercial corridors, and existing businesses, suitable for market segments including young professionals and downsizing retirees.</p> <p>Develop plan to minimize the prevalence of single-family residential rentals to students.</p>
<p><i>Balance housing growth against commercial, industrial and open space needs</i></p>	<p>Determine appropriate locations for infill development and facilitate with appropriate zoning, ensuring that such infill residential development occurs in harmony with surrounding property uses.</p>
<p><i>Balance housing growth against commercial, industrial and open space needs</i></p>	<p>Continue to maintain a balance between residential subdivision growth, commercial and grand list growth, open space conservation, and natural resource protection.</p>
	<p>Control types and sizes of development through active use of zoning controls, attracting desirable businesses, and protecting residential and recreational areas.</p>
<p><i>Seek opportunities for age-restricted housing in appropriate locations</i></p>	<p>Seek appropriate redevelopment options for unused nursery property on Clintonville Road, such as age-restricted housing.</p>

Goals and Strategies: Population and Housing

Goals	Strategies
<p><i>Maintain and enhance a range of housing options in and around the Town Center</i></p>	Promote residences as a desirable use on upper floors throughout the Town Center district, as well as professional office uses as appropriate.
	Strive to guide Senior Housing towards center of town, walkable/transit oriented, service adjacent, and buffered from adjacent uses.
	Encourage the conservation of the residential neighborhoods surrounding the Center Block and resist actions to convert residential structures to commercial uses which would compete with Center Block's existing commercial space.

Chapter 2: Land Use and Zoning

Where We Are

Land use analysis is a foundational step in the planning process for understanding the current built and natural environment across the town and inventorying the undeveloped land available for future conservation and development purposes. Due to its proximity to New Haven and other regional economic hubs, most of the land in North Haven has been divided and developed for residences or other uses. As North Haven matures, the community's shrinking inventory of vacant and open space parcels must be carefully examined to determine how they can best serve the needs of the community in the future. The town's current land uses can be usefully classified into the following categories:

Category	Examples
Residential	
1 to 2 Family	Single-family and/or two-family houses, mobile and manufactured homes on individual parcels
Multifamily	Condominium, apartments, and senior housing
Commercial	
Commercial Retail	Retail sales and services operations, eating and drinking establishments, automotive sales and services, driving ranges, and other commercial recreation
Offices	Commercial professional, and medical office uses
Lodging	Commercial hotel, motel, inn, bed and breakfast, and other lodging uses
Industrial	
	Manufacturing, research and development, warehousing, storage, and earth processing operations
Public/Institutional	
Community Facilities	Local-government-owned buildings and facilities, such as schools and their associated grounds and facilities; transfer stations; and public service facilities, such as senior centers, fire stations, police stations, etc.
Other State Facilities	State lands and facilities otherwise not classified
Institutional	Private institutional uses, such as places of religious worship, private schools, state or private universities, museums, daycare, and other nonprofit facilities
Agriculture, Open Space, and Parks	
Agriculture	Lands in active use for farms, pasture, or forestry (with or without a residence on site) but not permanently protected as open space

(Continued on next page)

Parks and Open Space –Town/State	Parks and open space properties that are maintained for recreation and/or open space preservation and are owned by the Town of North Haven or the State of Connecticut (i.e., Connecticut Department of Energy & Environmental Protection [CT DEEP])
Parks and Open Space: Private/Land Trust	Parks and open space properties that are owned by nongovernmental organizations for recreational or open space purposes, including the North Haven Land Trust
Transportation: ROW	
	Park and ride, public right-of-way (ROW), including those used for roads, train corridors, and "paper" streets
Vacant	
	Undeveloped parcels

Land Use Inventory

In order to identify and define each of the individual land use categories and subcategories, the community and its partners utilized several resources to construct a current and accurate land use inventory. This process included leveraging several different techniques:

- Existing geographic information systems (GIS) data
- Assessor's records
- Field surveying
- Aerial mapping analysis
- Input from the town's land use department

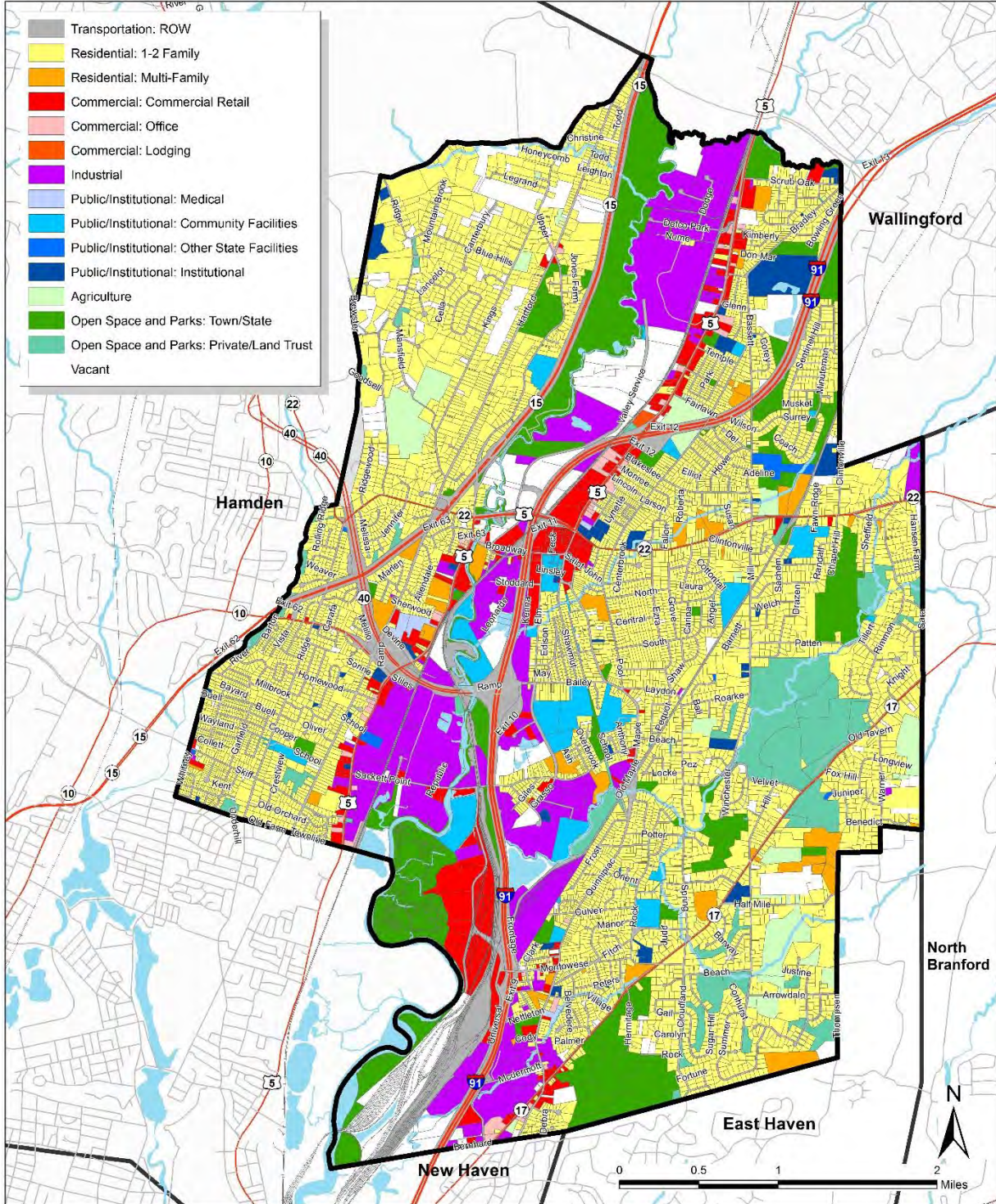
Based on these results, all observable land uses are current to the year 2015.

Land Use Change from 2005 to 2015

Land Use Category	2005 POCD		2015 POCD		2005 -2015
	Area in Acres	% of Total Area	Area in Acres	% of Total Area	Change
Residential	5,917	43.79%	6,026	44.59%	109
Commercial	438	3.24%	538	3.98%	100
Industrial	1,184	8.76%	1,188	8.79%	4
Institutional	543	4.02%	532	3.94%	-11
Open Space	2,143	15.86%	2,258	16.71%	115
Vacant Land	1,546	11.44%	1,050	7.77%	-496
Transportation/ROW	1,742	12.89%	1,921	14.22%	179
TOTAL	13,513		13,513		0

Existing Land Use 2015

North Haven POCD



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For North Haven, CT | 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Delimitations may not be exact.



From 2005 to 2015, there have been significant changes in the way land has been utilized in the town of North Haven.

- As the community becomes more of a hub for regional shopping, more of the town's developable land has become dedicated to commercial development, which resulted in a 23% growth in commercial parcels.
- Industrial land use in town has remained stable despite the closing of Quebecor World Northeast Graphics, Inc. in 2008 and Marlin Firearms in 2014. These closings have been offset with the expansion of light industrial companies, increasing industrial land use by 0.3%.
- The community as a whole has seen a slower rate of increase from the residential sector as the town progresses toward a maximum buildout based on the existing division of land; the increase was 1.8% (105 acres).
- The town's vacant or undeveloped land has decreased significantly, by more than 32% compared to 2005 numbers.
- To date, there are approximately 773 acres of developable vacant and agricultural land available.
- There are approximately 562 acres of constrained land (land that includes wetland soils, floodplain zones, and steep slopes greater than 15% that cannot be developed) in North Haven.

It is important to note that while vacant land has decreased, open space, which includes parks, agricultural land, and land trusts, has increased upwards of 28% compared to the 2005 land use numbers. This is a clear indicator that the town and its partners are prioritizing the preservation of the remaining open space for the benefit of the community while remaining consistent with the growth recommendations of the 2005 POCD.

Existing Zoning

North Haven's current zoning was last fully overhauled in 2007 to modernize the regulations originally adopted in 1960. Since that time, a number of further amendments have been made to the regulations to account for new types and mixes of uses desired within the community and facilitate new modes of development appropriate to the community's changing needs.

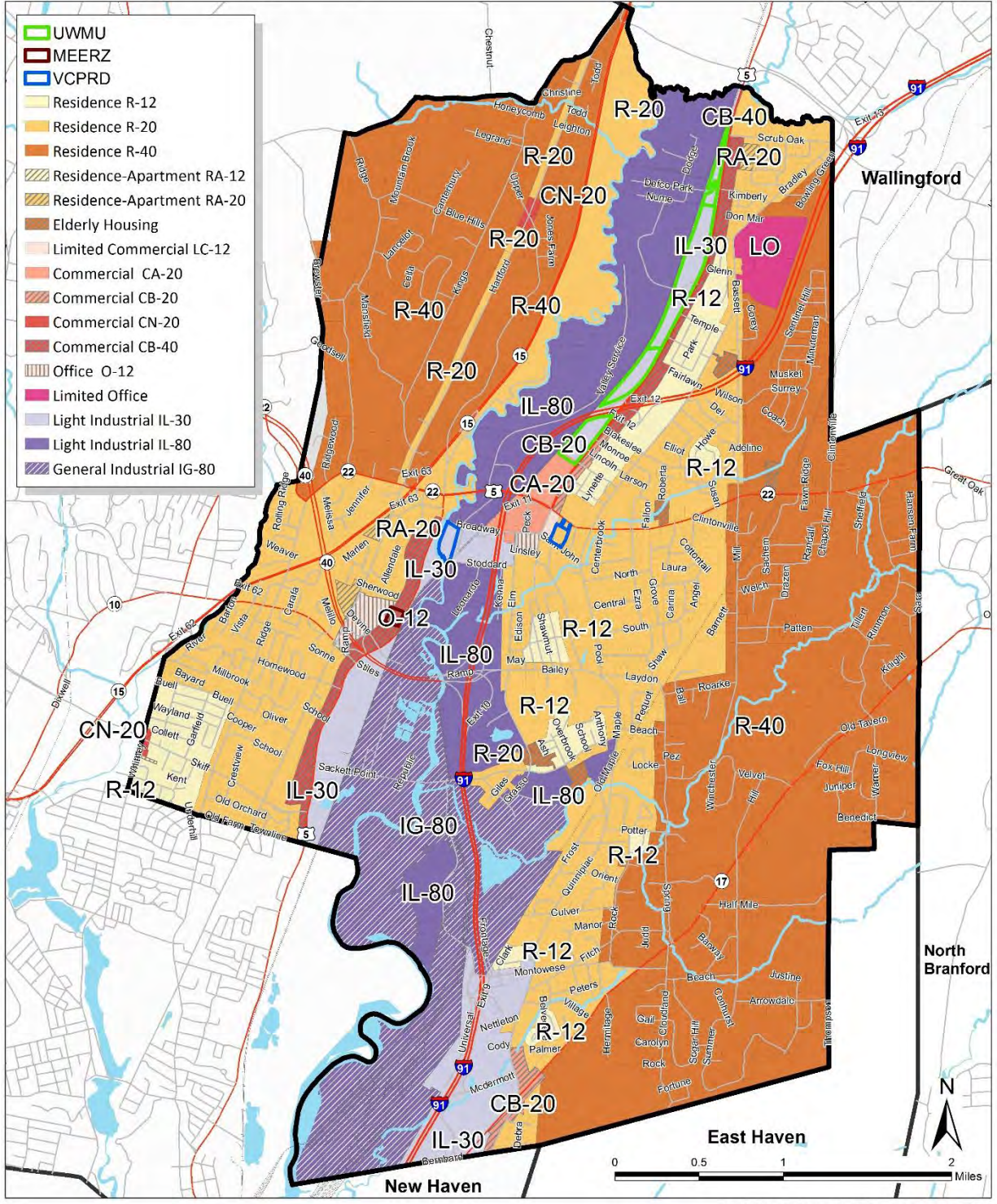
In addition to the town's traditional zoning, several base and overlay districts have been established to encourage specific types of growth in targeted areas. These zones include the following:

- **(IL) Upper Washington Avenue Mixed Use (UWMU and ILUWMU)** – Two complementary zones intended to allow for multifamily housing as well as commercial/industrial uses
- **Medical Epicenter Elderly Residential Zone (MEERZ)** – Designed to allow for age-restricted housing development proximate to medical services
- **Village Center Planning Residential District (VCPRD)** – Implemented to allow for larger-scale multifamily residential

The overall pattern of zoning in North Haven is dominated to the east and northwest sides by primarily single-family residential zones (R-40, R-20, and R-12). The community's industrial and commercial corridors predominately run along I-91 in lands with close proximity to regional transportation routes. The Existing Zoning Map on the following page displays current district boundaries in detail.

Existing Zoning 2015

North Haven POCD



MILONE & MACBROOM®

For North Haven, CT 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Delineations may not be exact.

Buildout Analysis

The buildout analysis conducted as part of the POCD is a 'what-if' scenario depicting the potential development that could occur in the community given existing zoning and development constraints.

- Large sections of the community have vacant or underutilized parcels. These parcels have the potential to accommodate the type of growth set forth in the POCD.
- Underutilized parcels located in residential zones could potentially accommodate subdivisions. The potential acreage totals to approximately 469.7 buildable acres, which has the potential to yield 502 single-family homes.
- Vacant nonresidential districts, centralized along the Interstate 91 corridor, are ideal for development of 329 buildable acres, or 3.5 million square feet, within close proximity to regional corridors and the upcoming rail station project making them accessible to a sizable and diverse regional labor force.
- The neighborhoods in the northwest corner of North Haven, west of Route 15, and the neighborhood in the southeast sections of the community, east of Route 17, have a high proportion of land that is underutilized for residential development.

**Distribution of Vacant and Agricultural Land by Zoning
Town of North Haven, 2015**

Zone	Acres	Percentage
Residential	438.6	56.7%
Non-Residential	334.6	43.3%
Developable Vacant & Agricultural Land	773.2	100.0%
Constrained Land*	562.0	
Total Vacant & Agricultural Land	1335.2	

Note: *Constrained land includes wetland soils, FEMA 100-year flood zones, steep slopes greater than 15%, and riparian buffer areas

Source: Town Assessors Database, FEMA, CT DEEP (2015)

**Potential Non-Residential
Development**

Zone	Gross Vacant Land (Acres)	Net Buildable Land (Acres)	Potential Development (Square Feet)
CA-20	0.2	0.2	0
CB-20	11.0	7.3	42,200
CB-40	32.2	32.2	241,900
CN-20	1.9	0.7	0
IG-80	252.8	115.7	1,299,900
IL-30	14.7	14.7	337,800
IL-30-UWMU	9.1	9.1	88,200
IL-80	306.1	104.6	904,300
LO	40.2	40.2	569,400
Total	668.1	324.7	3,514,300

Source: Town Assessors Database 2015, prepared by MMI.

Potential Residential Development

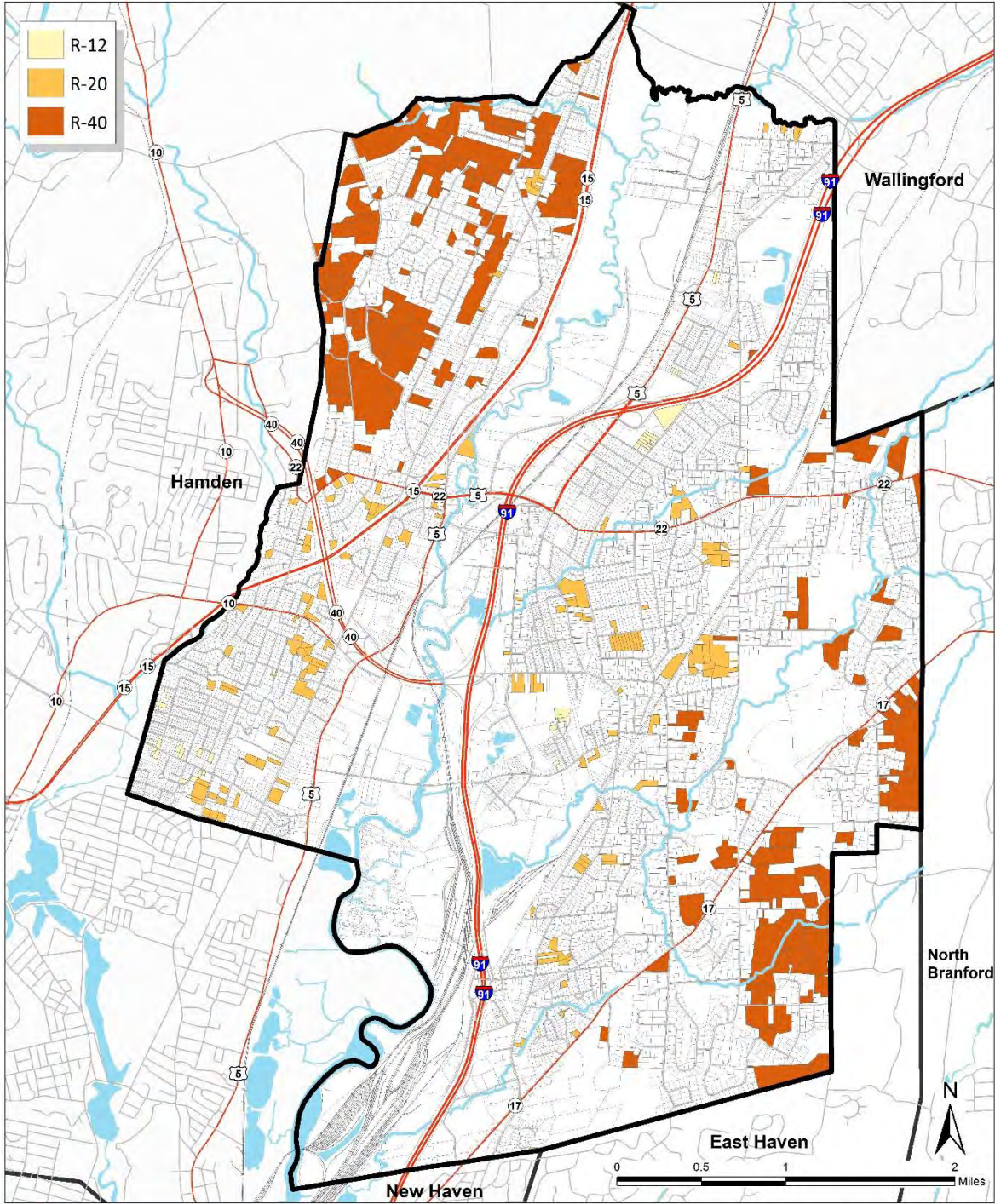
Zone	Gross Vacant & Agricultural Land (Acres)	Net Buildable Land (Acres)	Estimated Potential Single Family Units
R-12	14.1	14.1	39
R-20	33.7	25.7	43
R-40	526.5	367.4	306
Subtotal	574.3	407.2	388
Underutilized Parcels			
Zone	-	Underutilized Land (Acres)	Estimated Potential Single Family Units
R-12	-	11.6	32
R-20	-	125.5	202
R-40	-	332.6	268
Subtotal	-	469.7	502
Total			890

Source: Town Assessors Database (2015), MMI analysis

For additional information on North Haven's land use patterns, see Appendix A.

Potential Residential Development

North Haven POCD



MILONE & MACBROOM

For North Haven, CT | 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) | Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Delineations may not be exact.

Where We're Going: Goals and Strategies

Goals and Strategies: Land Use and Zoning

Goals	Strategies
<p><i>Balance housing growth against commercial, industrial and open space needs</i></p>	<p>Continue to maintain a balance between residential subdivision growth, commercial and grand list growth, open space conservation, and natural resource protection</p>
	<p>Control types and sizes of development through active use of zoning controls, attracting desirable businesses, and protecting residential and recreational areas.</p>
<p><i>Reduce stormwater impacts of new development through land use regulations</i></p>	<p>Revise land use regulations to encourage or require low-impact development techniques, such as impervious surface reductions and on-site retention/detention, where feasible. Consider specifying a goal of one regulatory revision per year to ensure progress is made.</p>
	<p>Review and revise surface and groundwater protection standards based on low-impact development techniques in the general review of zoning regulations.</p>
	<p>Review and enhance the regulatory standards for best management practices (BMP) in the general review of zoning regulations to avoid significant adverse impacts on water quality.</p>
	<p>Review and revise stormwater drainage provisions in the zoning regulations to require "best practice" methods be utilized in site design.</p>
	<p>Periodically review existing development regulations and standards for opportunities to reduce or eliminate impervious surface requirements.</p>
	<p>Protect floodprone areas in the Town through the use of floodplain protection measures and regulations of new development.</p>
<p><i>Avoid adverse impacts of development in Coastal Area Management boundary</i></p>	<p>Continue judicious implementation of coastal site plan review within the coastal boundary as delineated by DEEP.</p>
<p><i>Protect high quality wetlands and their ecosystem services while encouraging appropriate use</i></p>	<p>Develop a strategy to identify high quality wetlands and explore mitigation measures to allow for future economic development along the Quinnipiac River corridor.</p>
	<p>Work with DEEP to develop educational programs and materials for developers, builders, and residents to increase understanding of the value and nature of wetlands and of the wetland regulations.</p>
	<p>Review zoning, subdivision and Inland Wetland regulations and revise as necessary to facilitate construction of trail systems, open space linkages, and recreational use of wetlands and open space as long as such uses do not have an adverse impact on wetland and watercourse resources.</p>
<p><i>Set aside open space in new development</i></p>	<p>Consider establishing open space requirement for all residential subdivisions.</p>

Goals and Strategies: Land Use and Zoning

Goals	Strategies
<i>Improve the visual character and sense of place of the Town Center through zoning</i>	Work with the business owners to develop signage that is more appropriate for a town center location, which is smaller, lower to the ground and in- scale with Center Block's pedestrian streetscape. Ensure that gateway signage installations are located in obvious locations easily visible to motorists and pedestrians.
	Create a cohesive visual quality for Center Block through facade restoration of buildings and improvement of landscaping. Consider establishing design criteria based on elements consistent with the character of the historic architectural building stock throughout the Center Block.
	Coordinate the design of signage and street furnishings in the Center Block area, particularly in areas under redevelopment, to provide a cohesive visual character.
	Explore establishing an Architectural Review Board for Center Block and other priority areas, which can create design criteria on elements consistent with the character of the historic architectural building stock throughout the Center Block.
<i>Improve traffic safety in new developments</i>	Incorporate new streetscape elements that enhance the quality of the pedestrian environment.

Chapter 3: Economic Development

Where We Are

Economic development is a key priority for North Haven's continued growth and development and is essential to maintaining the town's high quality services in a financially sustainable manner. Since the last POCD, North Haven weathered the Great Recession and has emerged as an economically strong location with a strong competitive position in a growing and dynamic region. The town's Economic Development Commission has expanded the town's web presence and marketing, promoting redevelopment of unused or underutilized sites. In recent years, a Tax Incentive Program was adopted to further strengthen the town's competitiveness in attracting new businesses and building its long-term tax base through a balanced array of businesses.

Economic Base

North Haven's economic base includes a broad range of enterprises throughout the town's commercial and industrial zones. Economic development and grand list growth remain key priorities from both a fiscal standpoint and in providing employment opportunities as North Haven develops over the coming decade and beyond.

North Haven's business community spans a broad range of sectors, from retail, dining, and entertainment to manufacturing, distribution, and professional services. Like many Connecticut communities, North Haven continues to adapt to shifts in sectors and industries doing business in the town.

- Manufacturing, retail, and accommodation and food service are North Haven's largest employment sectors as reported by the Connecticut Economic Resource Center (CERC).
- Comparing employment in North Haven against the regional economy shows a high concentration of jobs in transportation and warehousing, manufacturing, wholesaling, and construction.

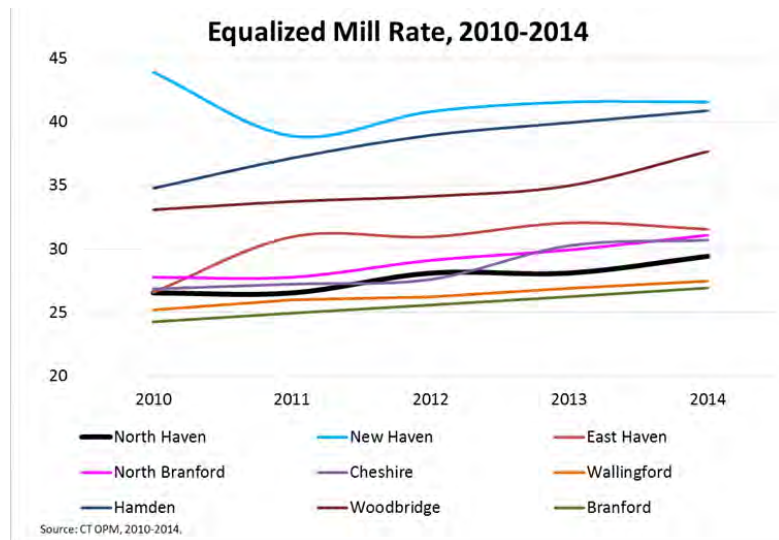


- Job growth from 2009 to 2014 has been greatest in sectors including administration/waste management, educational services, other services, retail, and transportation and warehousing; by contrast, the manufacturing, information, and financial and real estate sectors have all declined in employment since 2009.
- According to the town's most recent Annual Financial Report (June 2015), Covidien, Brescome Barton, and Area Cooperative Educational Services are the largest nonpublic employers in the town; the town itself is also a major employer.
- Considerable change has occurred in the list of North Haven's top employers over the past decade. Comparing the 2015 and 2005 lists of the town's top 10 employers by workforce size, four new businesses appear: Brescome Barton, Quinnipiac University, New Breed Logistics, and United Aluminum.
- North Haven's strong employment base is reflected in the balance of jobs and resident workers, with approximately 18,417 employees working in town and 12,481 employed residents (14% of whom also work in North Haven).

Municipal Finances

North Haven remains fiscally strong as an organization, with an excellent bond rating and a competitive mill rate. Sustained growth in the town's grand list and business community has been a priority for North Haven's town government and will continue to support fiscally sound delivery of town services.

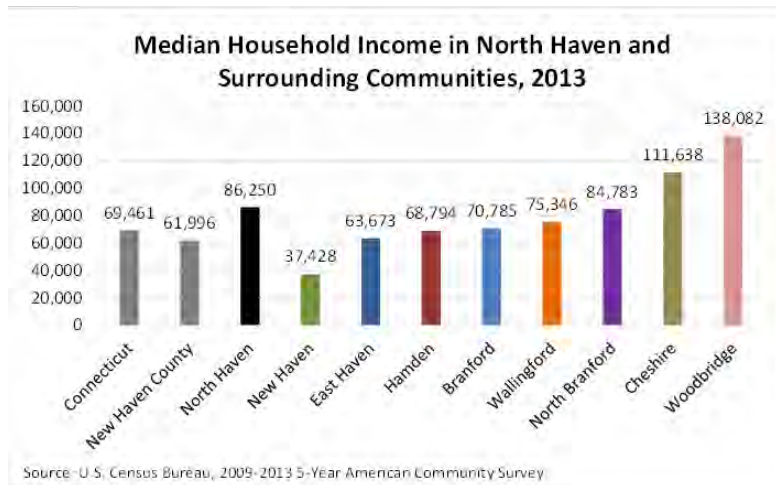
- North Haven has achieved a Standard & Poor's bond rating of AAA for 3 years running, allowing for lower financing costs when bonding municipal projects.
- North Haven's per capita debt stands at \$2,356 circa fiscal year 2014, approximately equal to the statewide average of all Connecticut municipalities.
- North Haven's mill rate of 30.53 for FY 2017 remains below that of most neighboring communities.



Residential Workforce

North Haven's population contains a diversity of incomes, educational backgrounds, and occupations. In broad terms, the town's residents skew toward an upper-middle class population in the context of the greater New Haven area.

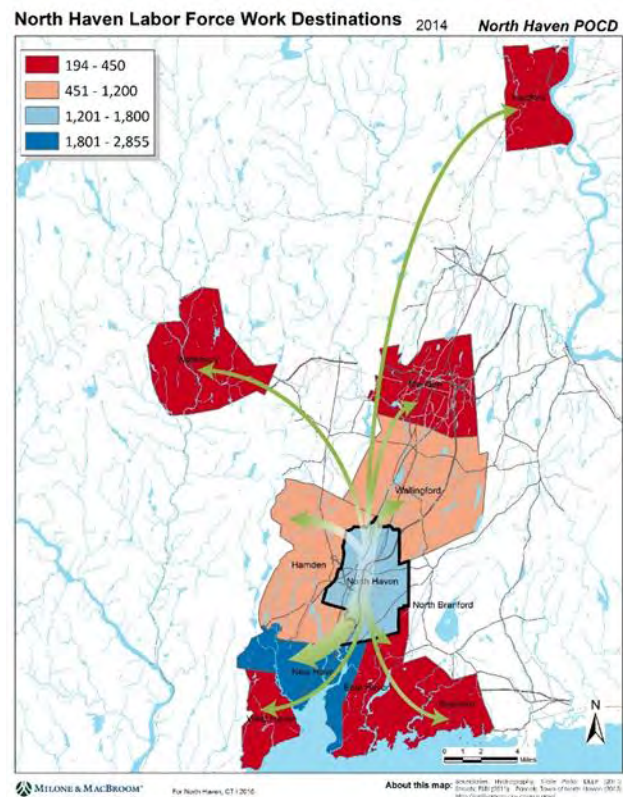
- The town's median household income was \$86,250 in 2013, the highest of its neighbors and well above New Haven County and statewide medians.
- Unemployment has remained below many neighboring communities and the region, with an average rate of 4.7% in 2015; the community continues to recover toward full employment.
- Census estimates indicate that labor force participation among working-age adults in the community has risen (from 65% to almost 70%) since the year 2000 despite an aging population.
- Educational attainment is above average for the region, with 40% of adults holding a bachelor's degree or higher and almost two-thirds of younger adults (age 25-34) having a 4-year degree.



In addition, the planning process examined the distribution of North Haven's workforce by commute destinations. North Haven's workforce is primarily centered in New Haven County with a strong local preference. In fact, approximately 45% of the town's labor force works locally. According to the 2014 American Community Survey, the top commuting destinations for North Haven's workers were New Haven (22.9%), North Haven (14.4%), Hamden (9%) and Wallingford (5.4%).

Recent and Future Development

Economic development successes and ongoing initiatives across the community continue to bolster the town's economic base, provide employment opportunities, and make beneficial use of the community's prime commercial and industrial land.



- Redevelopment near the Mount Carmel Connector and planned New Haven – Hartford – Springfield train station has included dining and retail businesses (e.g., J. Roo's and Cumberland Farms) as well as the completion of the Medical Epi-Center development area at Devine and State Streets.
- Redevelopment of key parcels on Washington Avenue has brought new businesses to previously underutilized sites as well as new residential options.
- Revitalization of legacy commercial properties and increased occupancy in local shopping centers remain priorities.
- The Cedar Hills Infrastructure Improvement District is located south of the Universal Drive complex and is envisioned to provide developable land for industrial, manufacturing, and clean energy projects, with primary access through New Haven.
- Reuse of major industrial sites has been a major priority, most notably the Northeast Gateway Industrial Park; the town has been highly active in marketing major opportunity parcels, attracting new users, and securing needed infrastructure improvements to adapt major sites to modern needs.
- Redevelopment of brownfield sites for industrial reuse is another opportunity, with the remediation of the Upjohn site for both redevelopment and a wildlife refuge a major success in this area.
- New development in the Town Center area, in conjunction with planned improvements to the Center Block, is a major opportunity to create businesses that capitalize on the town's local character and history.



The May 2016 public workshop hosted as part of the POCD process included discussion of economic development priorities in terms of business recruitment and appropriate densities and uses in major development hubs. Priorities voiced during this session included increasing the selection of clothing retailers and department stores, reducing shopping center vacancy rates, increasing activity in the Town Center area, and New England 'main street' or 'town center'-style mixed use, apartment, office, and medical center developments.

Where We're Going: Goals and Strategies

Goals and Strategies: Economic Development

Goals	Strategies
<p><i>Remediate and redevelop brownfield sites for economic development and/or open space use</i></p>	<p>Partner with property owners, developers and government and quasi-government agencies such as the Regional Growth Partnership, the Connecticut Development Authority, the Department of Economic and Community Development, the Environmental Protection Agency, the Department of Environmental Protection and the Economic Development Administration, to remediate, redevelop and reuse brownfield sites according to their highest and best use.</p>
	<p>Support redevelopment of Upjohn Site for manufacturing and industrial purposes as well as recreational trails; provide a connection to Sackett Point Road via Massimo Road improvements.</p>
	<p>Pursue DECD brownfields grant, other relevant funding sources, and necessary State approvals to move forward with construction of anaerobic digester and other redevelopment opportunities on Celevan Property</p>
<p><i>Promote full and appropriate occupancy of existing commercial properties</i></p>	<p>Pursue full occupancy and/or beneficial re-use of underused strip malls and retail plazas, including attracting non-retail commercial tenants</p>
	<p>Attract and retain a variety of tenant businesses (retail, personal services, dining, entertainment) for key sites in Universal Drive</p>
	<p>Promote the expansion of R&D uses in the State Street & Sackett Point Road area.</p>
<p><i>Attract and zone for appropriately scaled commercial development in suitable corridors</i></p>	<p>Allow for the development of neighborhood commercial uses that enhance the quality of the Sackett Point Road corridor between Universal Drive and Elm Street.</p>
	<p>Continue to promote and concentrate big-box style development in the Universal Drive area, while avoiding this style of development in other commercial areas.</p>
	<p>Promote the expansion of appropriate retail and service-oriented commercial uses along State Street corridor Bishop Street to Broadway, while maintaining the traditional New England village-scale character and design of this corridor</p>
<p><i>Promote parcel assembly to expand development opportunities</i></p>	<p>Provide appropriate incentives for parcel assembly of underutilized properties within the IL-30 zone to attract appropriately scaled redevelopment.</p>
<p><i>Provide public access to recreational assets through development sites where feasible</i></p>	<p>Utilize innovative land techniques as part of the developments near the Quinnipiac River including the formation of linear trails and river access points where appropriate. Request trail/sidewalk easements where appropriate to further town-wide Trail Plan.</p>

Goals and Strategies: Economic Development

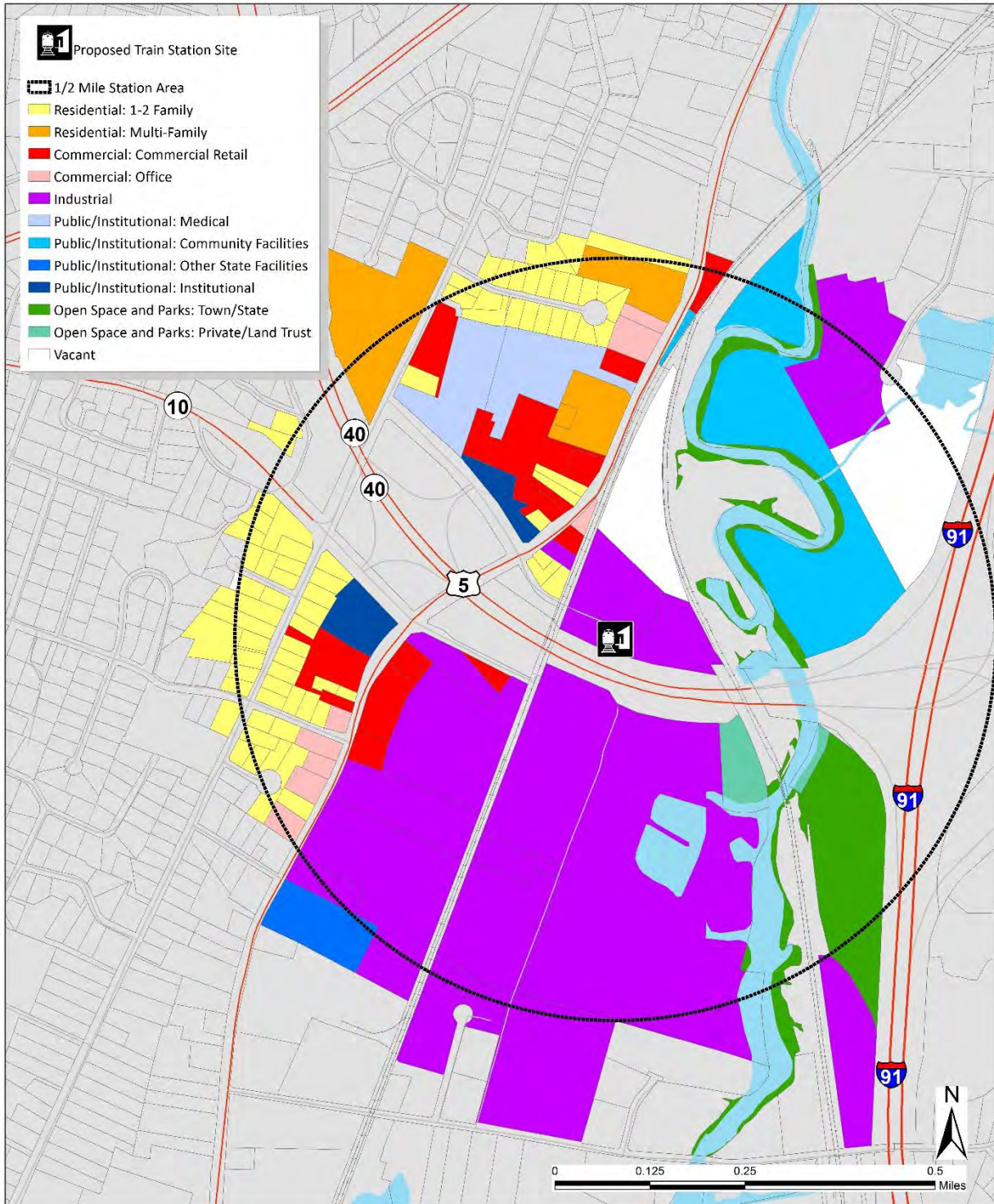
Goals	Strategies
<p><i>Align zoning and business recruitment efforts to revitalize the Town Center area</i></p>	Promote the continuation of recent investment throughout the Town Center district to maintain an upgraded building stock as conditions warrant.
	Converting vacant upper floor office space to residential uses should be viewed as an option to bring additional pedestrian activity and buying power into Center Block.
	Expand recruiting efforts and develop strategies to attract a variety of restaurants, cafes, bars, and other traffic-generating establishments to the area around the Center Block
<p><i>Improve the visual character and sense of place of the Town Center through zoning</i></p>	Work with the business owners to develop signage that is more appropriate for a town center location, which is smaller, lower to the ground and in- scale with Center Block's pedestrian streetscape. Ensure that gateway signage installations are located in obvious locations easily visible to motorists and pedestrians.
	Create a cohesive visual quality for Center Block through facade restoration of buildings and improvement of landscaping. Consider establishing design criteria based on elements consistent with the character of the historic architectural building stock throughout the Center Block.
	Coordinate the design of signage and street furnishings in the Center Block area, particularly in areas under redevelopment, to provide a cohesive visual character.
	Incorporate new streetscape elements that enhance the quality of the pedestrian environment.
<p><i>Pursue transportation and other infrastructure investments to enhance access and traffic flow to and from commercial and industrial areas</i></p>	Work with the Connecticut Department of Transportation to provide a southbound egress at Exit 11 on 1-91 and realign, if necessary, Exit 12 for better access to the Valley Service Road developments.
	Coordinate construction of roads and other necessary infrastructure improvements, through public and private sector financing and grant funding, to provide access and facilitate redevelopment of vacant industrial land to the south and west of Universal Drive. Providing access through the rear of the present Target lot is a priority.
	Widen and install utilities along the length of Valley Service Road, extend the road to and through the Pratt & Whitney site and Wharton Brook Industrial Park, and evaluate signalization of the Valley Service Road and Clintonville Road intersection. Seek funding for these improvements through public and private sources including grants and federal highway appropriations.
	Enhance the commercial area along Route 5 (Washington Avenue) between 1-91 Exits 11 and 12 through streetscape or "Main Street" type programs and provide facade upgrades, designed pedestrian walkways, new bus stops, and underground utility lines.

Goals and Strategies: Economic Development

Goals	Strategies
<p><i>Pursue transportation and other infrastructure investments to enhance access and traffic flow to and from commercial and industrial areas</i></p>	<p>As part of site plan submission or modification, ensure that trees and plantings improve the overall appearance of Washington Ave without detracting from the visibility of the commercial building. Provide better enforcement for replacement of trees that are removed or damaged.</p>
	<p>Enhance the commercial area centered at the intersection of Middletown Avenue and Quinnipiac Avenue including improved signage, facade upgrades, landscaping, and pedestrian walkways.</p>
<p><i>Ensure compatibility of new and existing developments</i></p>	<p>Control types and sizes of development through active use of zoning controls, attracting desirable businesses, and protecting residential and recreational areas.</p>

NHHS Station Land Use

North Haven POCD



MILONE & MACBROOM

For North Haven, CT | 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Delineations may not be exact.

Walking and Biking

North Haven's walking and biking options are becoming increasingly popular modes of transportation for residents and commuters. Developments in the area since the previous plan include the following:

- 4.9% of North Haven households have no vehicle available. This percentage increases to 16% among one-person households.
- While only 1% of survey respondents reported walking or bicycling to work, 16% of respondents listed these options as modes they would prefer to use if they were viable options, indicating substantial unmet demand for active transportation options.
- Route 17 and the Hartford Turnpike in North Haven are designated as bicycle routes.
- The 2007 SCRCOG Regional Bike-Ped Plan called for road improvements for cyclists along the Hartford Turnpike (on-road bicycle lane and sign improvements). These conditions are currently unchanged.
- The SCRCOG Bike-Ped plan also identified gaps in North Haven's sidewalk network and other opportunities for potential infrastructure improvements for pedestrians and cyclists.



Hartford Turnpike Designated Bike Route

Community Facilities

North Haven's Department of Public Works oversees building, land use, and engineering administration and oversight as well as maintenance and operations of roads, sanitation, recycling, parks, and equipment. In addition to ongoing maintenance of town facilities and infrastructure, a number of larger-scale capital improvements have occurred since the prior POCD.



North Haven Middle School (Architectural Rendering)

- Recent, ongoing, and funded projects include the following:
 - Interior renovations to the North Haven Public Works Garage (\$470,000)
 - Renovation of the North Haven Middle School (\$64m)
 - Replacement of fieldhouse at Vanacore Recreation Complex (\$500,000)
 - Todd Drive drainage projects (\$1.5m)
 - Center Block parking and pedestrian reconfiguration (\$400,000)
- A needs assessment of the North Haven Police Department facilities was conducted in 2016 and made recommendations regarding space needs and facility conditions, renovation options, and potential project costs.
- Renovation of the North Haven Middle School is a major ongoing project for the entire community and is expected to be completed and ready for occupancy by summer 2017.

Major public facilities across the town include the following:

- Educational facilities including four elementary schools (Green Acres, Clintonville, Montowese, and Ridge Road), North Haven Middle School, and North Haven High School; the system's rated capacity is 4,822 students.
- The North Haven Memorial Library, which is open 48 to 58 hours per week throughout the year, boasts over 113,000 volumes in circulation, and hosts more than 300 programs and story hours for children each year
- The North Haven Recreation Center, which is headquarters for a variety of community services and growing recreation programs, sees over 15,000 users each year.

Sewer Service

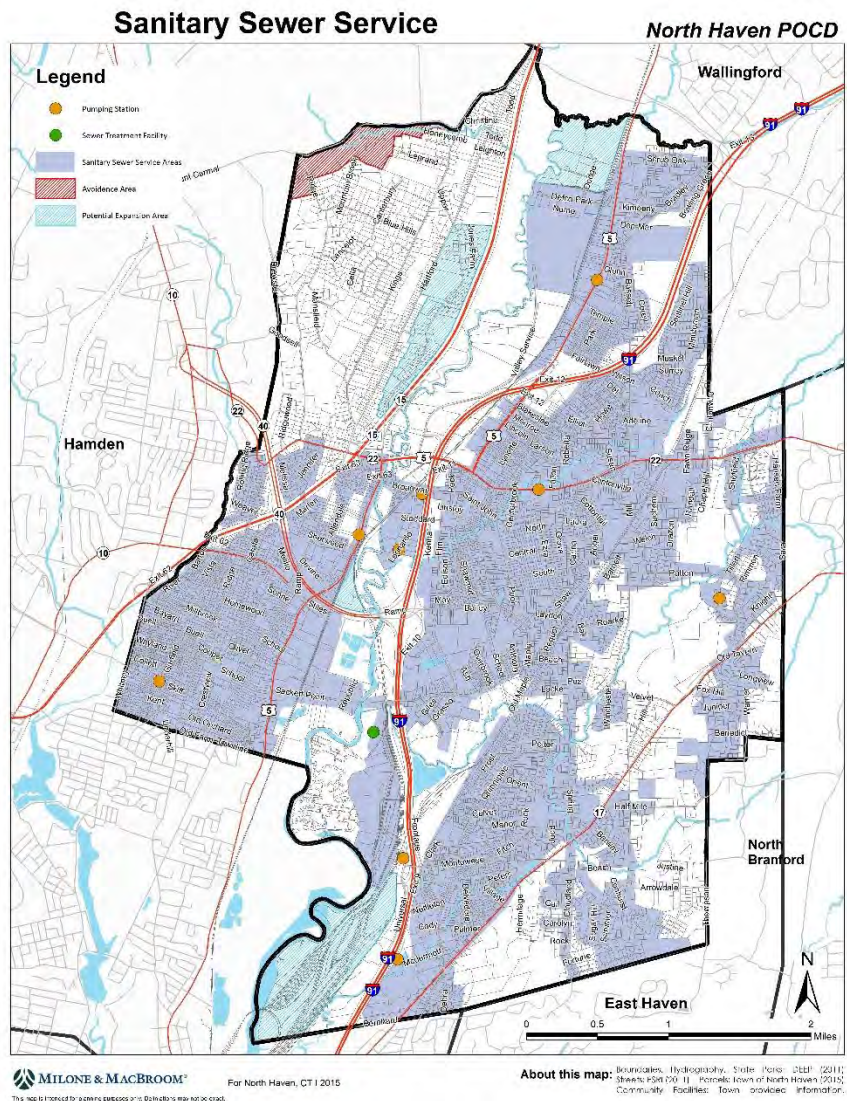
The majority of North Haven is served by sanitary sewer piping. Working with town staff, areas of potential sewer expansion and sewer avoidance were identified.

Potential sewer expansion areas were identified based on areas with soils poorly suited to septic systems: the east side of the Hartford Turnpike, Route 5 north of Defco Park Road, and Universal Drive North.

The area south of Mt. Carmel Avenue was identified as a sewer avoidance area. Development in this area is recommended to be limited to preserve the rural and pastoral nature of the area, which is also slated for future scenic road status.

Public Safety

Policing and fire protection are central functions of North Haven's local government.



The North Haven Police Department is responsible for the enforcement of all laws, ordinances, and regulations governing the criminal and motor vehicle codes and the protection of all citizens. The police department has three operating divisions. The Detective Division is responsible for criminal investigation; the Patrol Division controls patrol operations and traffic matters; and the Records Division handles all reports and computerized case studies.

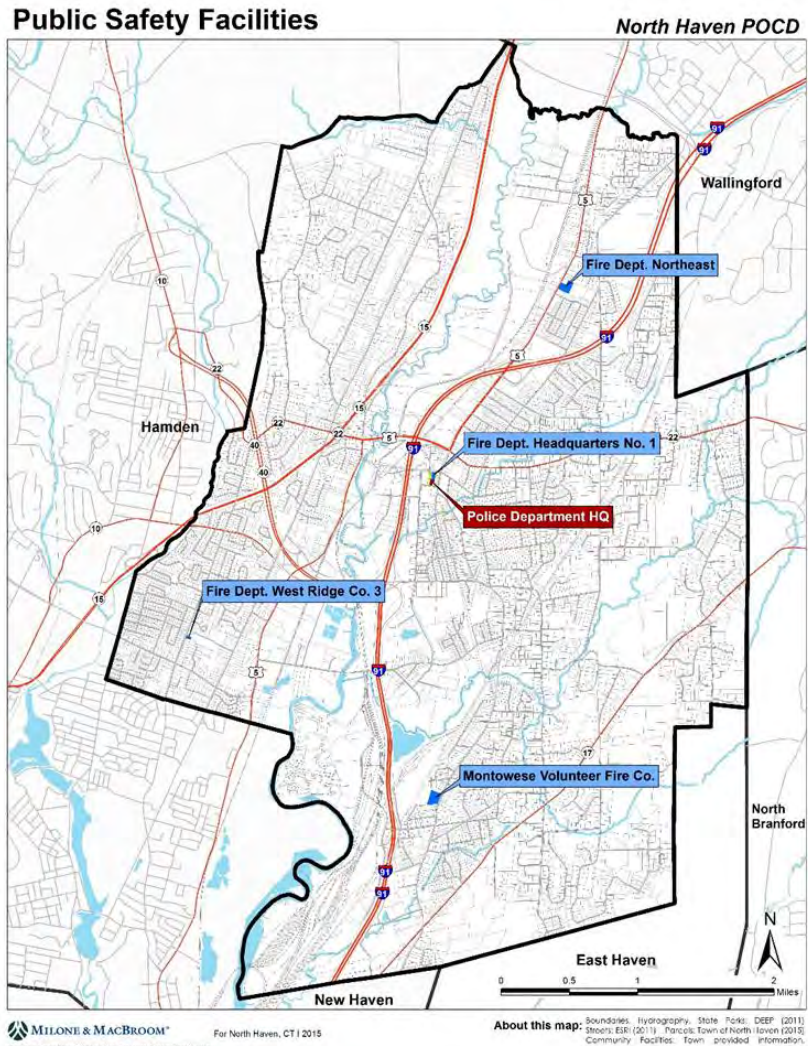
The Police Department is headquartered at 8 Linsley Street in the town's Center Block. This facility was built in 1965 and has been the subject of a recent needs assessment to determine appropriate options for ensuring that the department's facility is up to date and meeting the town's needs.

Fire protection services are provided by the North Haven Fire Department. Supplementary fire protection is provided by mutual aid agreements with the Towns of Hamden, East Haven, New Haven, North Branford, and Wallingford. The Fire Department is made up of paid and volunteer firefighters organized into four companies operating out of the following locations:

- Company 1 (Fire Headquarters): 11 Broadway
- Company 2 (Montowese Station): 282 Quinnipiac Avenue
- Company 3 (West Ridge Station): 1331 Ridge Road
- Company 4 (Northeast Station): 366 Washington Avenue

In addition to the town's fire and police services, the town's Public Safety Committee coordinates emergency dispatch, communications, and cooperation between Police, Fire, and Civil Defense departments of the town.

For additional information on North Haven's transportation and community facilities, see Appendix A.



Where We're Going: Goals and Strategies

Goals and Strategies: Transportation, Infrastructure, & Community Facilities

Goals	Strategies
<i>Continue to provide a high level of public services</i>	Continue financial support for and coordination of the operation of police, fire, and other emergency services within North Haven.
	Consider actions that will encourage more North Haven residents to volunteer for fire and emergency service activities.
	Support and expand services for seniors to keep pace with an aging population and the expansion of age-restricted developments in the Town.
<i>Maintain public lands and facilities, and plan to efficiently meet current and future facilities needs</i>	Encourage and support the continued maintenance and renovation of existing public buildings and grounds.
	Establish infrastructure and facilities priorities and implement through capital budgeting process.
	Conduct building and land inventory of conditions of all town-owned property to facilitate management and budget planning.
	Continue to coordinate school facilities planning with town facilities planning.
	Evaluate facility needs for programs serving senior citizens for the next ten years, taking into account the Town's aging population, and develop an expansion plan if necessary.
	Continue the efficient utilization of existing Parks and Recreation facilities, including extended hours and creative scheduling.
	Conduct school enrollment and utilization study to better understand future school facilities needs
<i>Support regional cooperation in efficiently providing local services, where appropriate</i>	Where feasible, support regional public facilities such as animal control and solid waste facilities.
	Continue to cooperate and support the efforts of Quinnipiack Valley Health District and the DEEP to ensure the health and welfare of North Haven residents.
	Continue financial support to public health organizations and look for opportunities for regional partnerships.
<i>Maximize opportunities for recreation and athletics across Town facilities, including fields, gyms, and open space</i>	Strengthen the existing cooperative relationship between Public Works, the Parks Department, the Community Service and Recreation Department and the School Board to maximize the use of all municipal recreational resources to the benefit of all residents.
	Improve playing fields at North Haven's public schools to facilitate their improved utilization to support organized sports.
	Maintain and enhance existing pedestrian trail networks.

Goals and Strategies: Transportation, Infrastructure, & Community Facilities

Goals	Strategies
<i>Provide suitable space for Town meetings</i>	Identify and outfit a permanent meeting space for Town meetings with appropriate AV equipment, seating, etc.
<i>Continue to maintain, improve, and remedy deficiencies in North Haven's storm sewer system</i>	Support funding for the renovation, replacement, and addition of sewer pumping stations, as needed.
	Design engineering solutions to sanitary sewer system deficiencies.
	Review and update townwide storm drainage plan on an ongoing basis, and continue to implement needed provisions.
	Repair/replace catch basins and culverts as needed.
	Continue to work with the State on the maintenance of storm sewers along State routes.
	Implement regular storm drain cleaning plan.
	Correct areas identified in the Town's Master Drainage Study as storm drainage areas of concern, including the Spring Road to Old Maple and Sheffield Road to Patten Road sections of the Muddy River
<i>Meet DEEP MS4 requirements to reduce connected impervious surfaces</i>	Support a continuing, systematic program to locate and eliminate sources of infiltration/inflow into the Town's sewer system.
<i>Continue to reduce energy consumption and waste in municipal operations</i>	Take needed steps to comply with DEEP MS4 Permit mapping requirement, including mapping and calculation of impervious coverage and connectivity to outfalls and impaired waters, and documenting disconnection of impervious surface in 2020 and 2021.
	Ensure the efficient use of resources in carrying out the work of the town by reducing waste and recycling whenever possible.
	Continue to reduce unnecessary municipal waste generation.
	Fully power North Haven Water Pollution Control Authority (WPCA) facility and other suitable Town facilities with solar energy to provide stable energy costs and lower Town emissions.
<i>Improve and expand the municipal Center Block to meet current and future needs</i>	Continue the ongoing performance contract with Johnson Controls to reduce energy costs with no direct monetary outlays.
	Acquire the remaining private parcels in the civic block as they become available.
<i>Improve and expand the municipal Center Block to meet current and future needs</i>	As part of the larger study of the interior of the Center Block, develop and implement a Center Block Parking Plan to better accommodate the parking needs of patrons and employees, as well as increasing landscaping and enhancing the visual character and usability of this space.

Goals and Strategies: Transportation, Infrastructure, & Community Facilities

Goals	Strategies
<p><i>Expand and enhance pedestrian connections in and around the Town Center</i></p>	<p>Incorporate new streetscape elements that enhance the quality of the pedestrian environment.</p>
	<p>Provide for the improvement and reorganization of the interior of the Center Block area to improve pedestrian access, promote foot traffic, reduce short vehicular trips, enhance surface parking and circulation (including unpaved areas), and increase pedestrian safety at busy intersections.</p>
	<p>Promote the development of a network of pedestrian paths that provide direct connections between various key destinations.</p>
<p><i>Maintain high-quality local roads</i></p>	<p>Provide for long-term maintenance of local roadways.</p>
	<p>Continue to provide annual funding for road repaving through bonding measures and auditing disagreements between local and state road listings to maximize state funding.</p>
<p><i>Enhance the safety and smooth flow of traffic in residential areas, commercial corridors, and arterials</i></p>	<p>Evaluate traffic calming techniques and enhanced enforcement efforts to reduce the adverse impact of vehicular traffic on residential neighborhoods, especially in the following areas: Montowese Avenue, Buell Street, Spring Road, Kings Highway, Blue Hills Road, Sackett Point Road, Mount Carmel Avenue, Outer Ridge Road, Dixwell Avenue, State Street, Pool Road and its side streets, and Hartford Turnpike</p>
	<p>Conduct ongoing access management planning and implementation in an effort to promote traffic safety and maintenance of the "carrying capacity" of North Haven's arterial streets. Techniques such as combining driveways and/or restricting turning movements should be evaluated as opportunities arise.</p>
	<p>Work with DOT/property owners to improve sightlines at Middletown Avenue/Rimmon Road intersection.</p>

Goals and Strategies: Transportation, Infrastructure, & Community Facilities

Goals	Strategies
<i>Protect scenic roads that contribute to the Town's character</i>	Convene a committee to study adoption of a Scenic Road ordinance to protect views along roadways that contribute to the Town's character, such as Upper State Street, Outer Ridge Road, and King's Highway.
<i>Plan and coordinate funding and construction of major road improvements to improve access to key development parcels</i>	Work with the Connecticut Department of Transportation to provide a southbound egress at Exit 11 on 1-91 and realign, if necessary, Exit 12 for better access to the Valley Service Road developments.
	Coordinate construction of roads and other necessary infrastructure improvements, through public and private sectors financing and grant funding, to provide access and facilitate redevelopment of vacant industrial land to the south and west of Universal Drive. Providing access through the rear of the present Target lot is a priority.
	Widen and install utilities along the length of Valley Service Road, extend the road to and through the Pratt & Whitney site and Wharton Brook Industrial Park, and evaluate signalization of the Valley Service Road and Clintonville Road intersection. Seek funding for these improvements through public and private sources including grants and federal highway appropriations.
<i>Enhance commercial streetscapes to improve appearance and functionality</i>	Enhance the commercial area along Route 5 (Washington Avenue) between 1-91 Exits 11 and 12 through streetscape or "Main Street" type programs and provide facade upgrades, designed pedestrian walkways, new bus stops, and underground utility lines.
	As part of site plan submission or modification, ensure that trees and plantings improve the overall appearance of Washington Ave without detracting from the visibility of the commercial building. Provide better enforcement for replacement of trees that are removed or damaged.
	Enhance the commercial area centered at the intersection of Middletown Avenue and Quinnipiac Avenue including improved signage, facade upgrades, landscaping, and pedestrian walkways.
<i>Improve traffic safety in new developments</i>	Develop a comprehensive strategy and corresponding zoning & subdivision regulations designed to reduce accidents. Evaluating traffic calming and access management techniques, along with other site-specific measures should be included.
<i>Improve bicycle and pedestrian mobility options to connect key destinations, neighborhoods, and corridors</i>	Conduct a sidewalk and bikeway improvement plan by appointing a subcommittee to study needs and recommend best practices and areas in which to focus improvements. This plan should build off prior work towards a bike/ped plan; include multiuse trails, sidewalks near schools, and designated priority areas.
	Extend sidewalks in and around the Town Center and adjacent residential neighborhoods.
	Further investigate the legality of adopting fee-in-lieu provisions for sidewalks within a designated area.

Goals and Strategies: Transportation, Infrastructure, & Community Facilities

Goals	Strategies
<p><i>Improve bicycle and pedestrian mobility options to connect key destinations, neighborhoods, and corridors</i></p>	<p>Work with DOT to add marked bike lane and signage to increase cyclist safety on Hartford Turnpike.</p>

Chapter 5: Natural and Historic Resources and Open Space

Where We Are

Natural landscapes provide a number of ecosystem and community services for the town of North Haven. Preserving these landscapes not only protects the environment for future generations but also maintains the quality of life that makes North Haven such a desirable place to live.

Natural Resources Summary

The town has examined and mapped natural resources during the course of the planning process. These resources include the following:

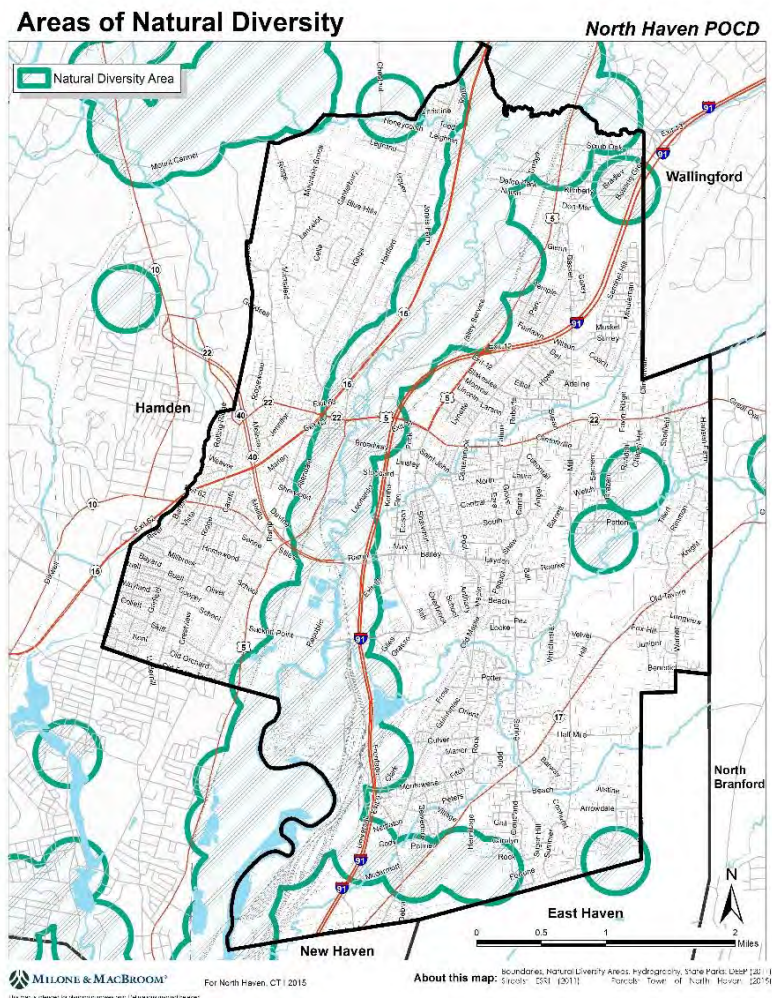
- Wetlands
- Slopes
- Soil conditions
- Watersheds and aquifers

The mapping indicated no significant changes in these resources since the last assessment.

North Haven's rivers and watercourses, particularly the Quinnipiac River, are its key natural resources in terms of public health, recreation, and animal habitats. Protection of the river as a resource should remain a priority for the town in cooperation with regional communities that share common boundaries. This collaboration will continue to facilitate greater access to the waterway as a mode for recreational activity and improved public health.

Natural Diversity

There is an abundance of habitats for endangered and threatened species throughout the entirety of North Haven. Most of these ecosystems are concentrated in and around the Quinnipiac River and the town's other watercourses. Since the last update to the POCD, there have been several additional species and habitat located throughout town. A number of regulatory protections are in place to maintain the integrity of these habitats and other natural resources. These regulations are continuously reevaluated to determine best practices and effectiveness. Some of these protective measures include the following:

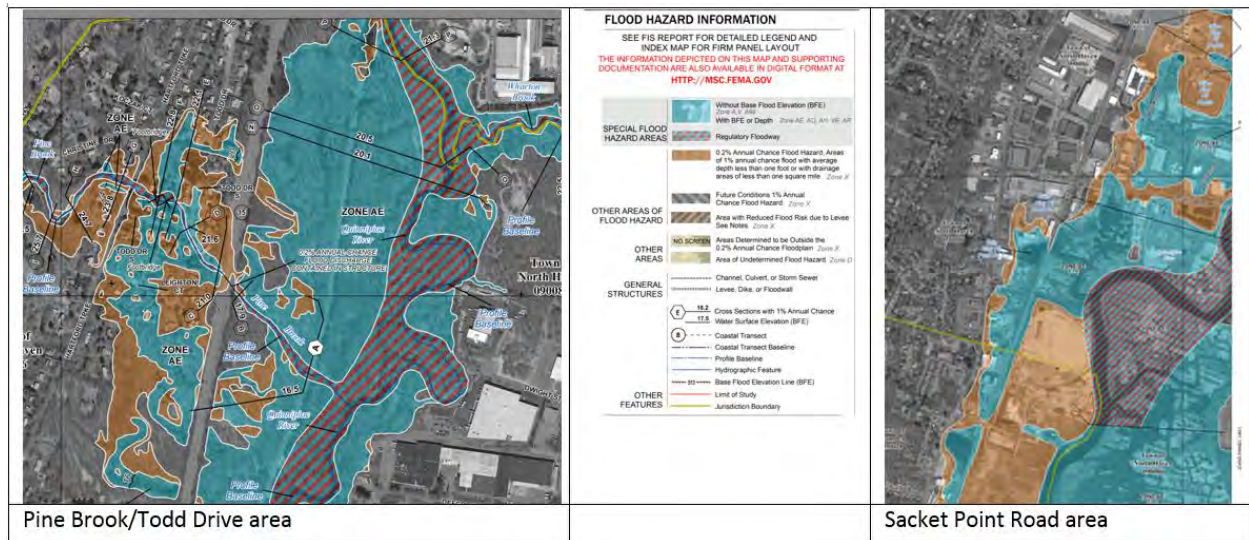


- Aquifer Protection Area: Overlay zoning regulations
- Cluster subdivision regulations
- Stream/buffer regulations for Quinnipiac and Muddy Rivers
- Coastal site plan review
- Inland wetlands upland review area

Federal Emergency Management Agency (FEMA) Flood Zones

The town's flood zones have been updated based on revised FEMA flood mapping that was released in 2013. The result of these map revisions has been an additional 158 acres added to FEMA's 100-year floodplain, as shown in the map on the following page. The Quinnipiac River has been restudied, and new Flood Insurance Rate Maps (FIRMS) for this corridor went into effect May 16, 2017. As expected, the Quinnipiac Corridor as shown on the existing FEMA flood map and sections below has the highest flooding potential townwide in conjunction with the smaller sections of:

- Lower Reach of the Muddy River (affecting the east side of Sheffield Road and a portion of Tiltet Court
- Pine Brook (affecting Todd Drive South)
- some limited properties along Waterman Brook



Coastal Area Management (CAM)

Coastal waters in Connecticut are defined as the waters of Long Island Sound and its harbors, embayments, tidal rivers, streams, and creeks, which contain a salinity concentration of at least 500 parts per million under the low-flow stream conditions. Coastal waters are further divided into nearshore waters, offshore waters, and estuarine embayments. The town of North Haven is included in the CAM boundary because of the proximity of estuarine embayments located along the Quinnipiac River. Estuarine embayments are defined by the CT DEEP as protected coastal bodies of water with an open connection to the sea in which saline water is measurably diluted by fresh water including tidal rivers, bays, lagoons, and coves. In North Haven, the CAM boundary as delineated by DEEP includes the land area around the Quinnipiac River and the surrounding marsh complex. These areas are illustrated on the map titled *FEMA Flood Zones and CAM* on the following page.

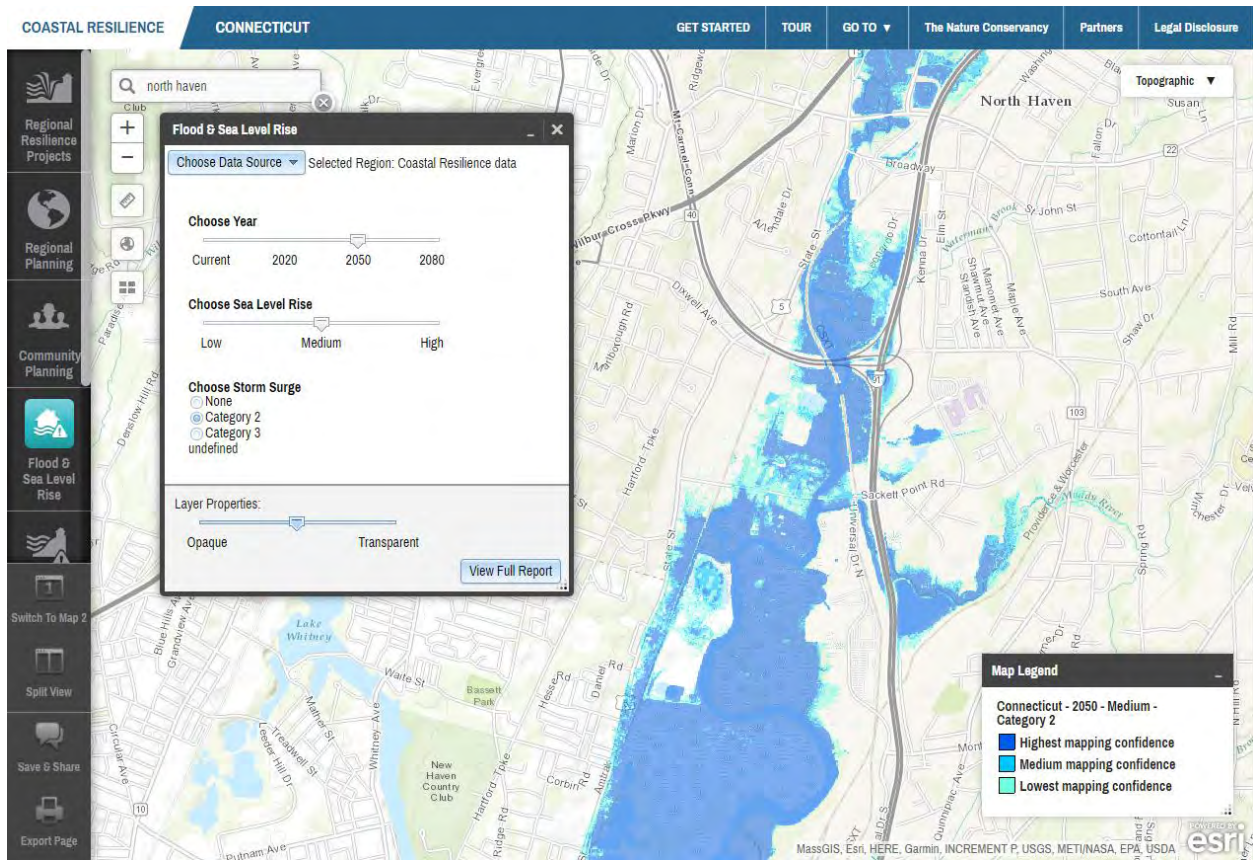
The Connecticut Coastal Management Act (CGS 22a-90 to 22a-112, as amended) requires "coastal site plan reviews" for certain site plans, plans, and applications for activities or projects located fully or partially within the coastal boundary. The Town of North Haven addresses this requirement in Article X, Section 2 (Coastal Site Plan Review) of its zoning regulations. The stated purpose of these regulations is to assure that development within the coastal area is accomplished in a manner that is consistent with the goals and policies of the Connecticut Coastal Management Act and with the goals and policies of the Town of North Haven Planning and Zoning Commission. This process helps ensure the protection of this unique natural resource.

Sea-Level Rise and Coastal Resilience

The Coastal Site Plan Review process also provides an opportunity for consideration of factors relating to potential future sea-level rise. The Quinnipiac River appears to be tidal through all of the North Haven and is therefore susceptible to sea-level rise in its tidal marshlands and adjacent low-lying areas as shown on the Nature Conservancy's Sea Level Rise viewer (image below). As these include areas that are also targeted for additional economic development opportunities and intensification, such as Sackett Point Road, the proposed North Haven NHHS Train Station development area, some areas along Valley Service Road, the river-facing parcels on State Street between Broadway and Bishop, and the river-facing portions of the development sites on Universal Drive, the following policies are strongly recommended for consideration.

- Prohibit basements in all new commercial development projects in the 500-year floodplain and require utility installation above adjacent AE flood heights. This would allow for less expensive wet or dry floodproofing in the future.
- Consider future flooding and sea-level rise projections for any special planning initiatives for the TOD area surrounding the proposed NHHS North Haven station, including special development standards for flood protection and future sea-level rise accommodation.
- Consider establishing a future sea-level overlay zone to require alternate development standards within this overlay zone (refer to document for possible standards).
- Acquire storm-damaged properties and convert to open space to allow for tidal marshland advancement where possible.
- Review all roadway replacement projects within the Quinnipiac River corridor with potential elevation in mind as needed to keep up with projected sea-level rise impacts.
- Review bridge replacements as identified in the POCD to be designed to accommodate future sea-level rise projections wherever they cross the Quinnipiac watershed such as Sackett Point Road.

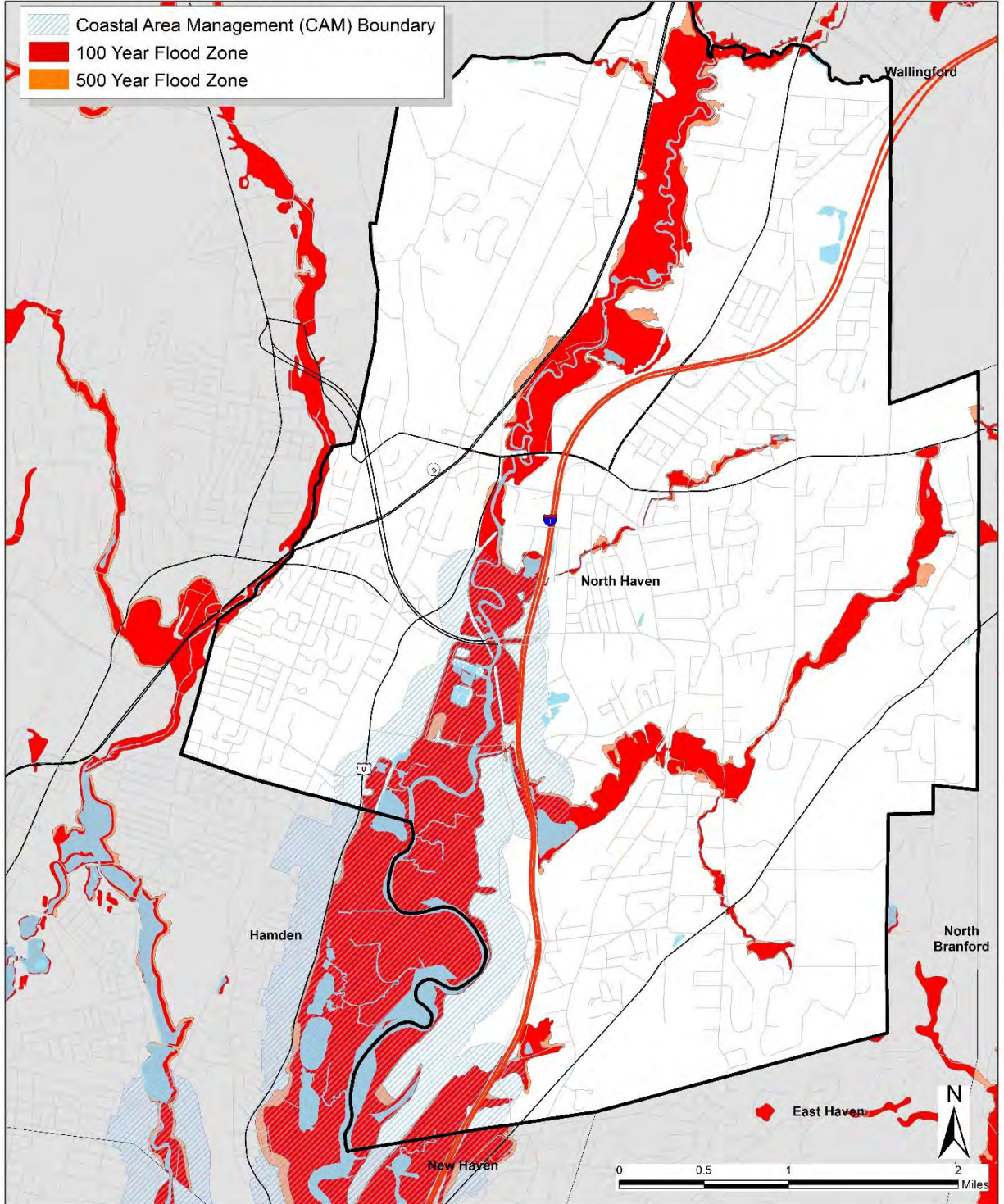
Unlike many coastal communities, North Haven's wastewater treatment facilities appear to be at high elevations and do not appear to require future mitigation initiatives for future flooding conditions or sea-level rise impacts.



The Nature Conservancy's Sea Level Rise viewer shows predicted storm surge in 2050.

FEMA Flood Zones and CAM

North Haven POCD



MILONE & MACBROOM

For North Haven, CT | 2015

This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of North Haven (2015)
Flood Zones: FEMA (2013)

Open Space

Open space preservation is an important and ongoing priority for North Haven. The town has had success in issuing bonds for open space acquisitions in the past year and ongoing bonding as well as seeking outside funding sources for open space conservation. These efforts have a variety of benefits for the community, including providing for the current and future outdoor recreational needs of community residents, preserving wildlife habitats and the ecological functioning of lands in their natural state, and ensuring lands poorly suited to residential or other development are permanently protected. These efforts also help to provide greater stability in the town's budget and limit growth in public infrastructure and program needs.

In service of this goal, the town has developed a "Top Ten List" of properties that are currently in open space use and that have been identified as high priorities for preservation based on their location, historical significance, natural beauty or unique features, viability for agricultural activities, and environmental quality. These properties have been deemed worthy of investment in protection or acquisition using town funds or outside funding sources, including state and local partners.

Two key partners in preserving and maintaining North Haven's open space have been the North Haven Land Trust, a nonprofit corporation that holds some 19 open space properties throughout the town, and the North Haven Trail Association. Both of these groups have been active in expanding access to open space in North Haven in recent years. Most recently, the Land Trust acquired Founder's Preserve, a 4.8-acre wooded property adjacent to North Hill Road. The Trails Association has assumed responsibility for maintaining a section of the Blue Trail system and has improved the trailhead of the Tidal Marsh Trail behind Universal Drive. In 2016, SCRCOG released updated Regional Recreational Trails Maps, including maps of the trails, descriptive information, directions, and parking information for Julius M. Hansen Park, Peter's Rock Park, Pitch Pines Park, Quinnipiac River State Park, and the Tidal Marsh Trail in North Haven.



Quinnipiac River State Park



Tidal Marsh Trail (c/o North Haven Trails Association)

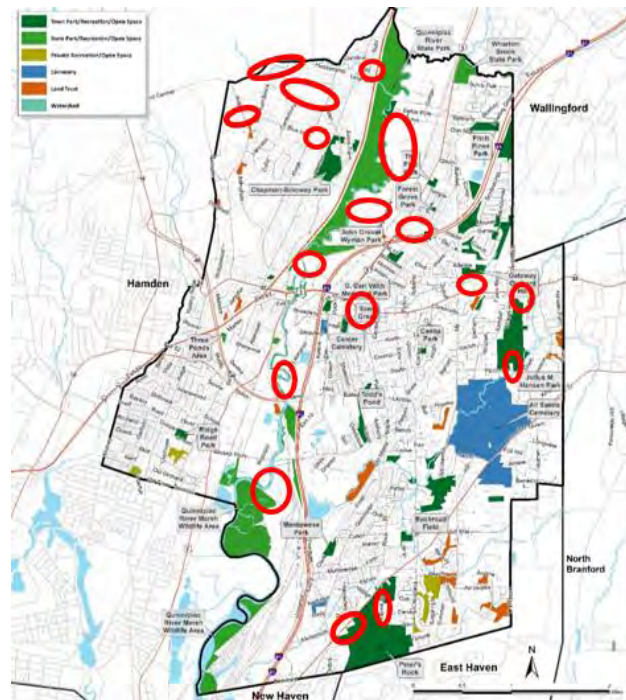
North Haven's existing open space inventory is large and varied, notably including Quinnipiac River and Wharton Brook State Parks, Peter's Rock Park, Hanson Park, and the Town Green. For the purposes of this plan, several types of open space lands have been identified. Each of these categories have different uses and restrictions, but only some of these landscapes are protected from development. Open space across the community is depicted on the following page.

North Haven's open spaces are classified as follows:

- **Dedicated Open Space** – All lands that are permanently preserved
 - Town-owned parks and open space
 - State parks and open space properties
 - Land trust properties and other lands preserved by conservation easement or deed restriction
- **Unprotected Open Space** – Existing open space not permanently protected but contributes to the open space network and functions as open space
 - Private recreational properties not protected under a deed restriction or easement
 - PA 490 land, raw vacant land, and residual land at public facilities

The State of Connecticut has a goal to protect 21% of statewide land as open space by 2023. When the 2005 POCD was written, 15.9% of land area or 2,143 acres in North Haven was classified as open space. Based on land records current to 2015, the updated POCD classifies 2,258 acres or 16.7% of the town's area as open space, an increase of 115 acres.

Realizing the fiscal benefits tied to open space protection, the town is continuing its efforts to acquire additional land for parks and open space, preserving scenic properties and increasing access to outdoor recreation for town residents. As part of the POCD's public outreach process, residents and stakeholders provided input on desirable parcels for open space across the community, which may inform future acquisitions. Additional priorities identified in this workshop included improving and cleaning up trails around the Quinnipiac River and providing for connections to regional linear trails.

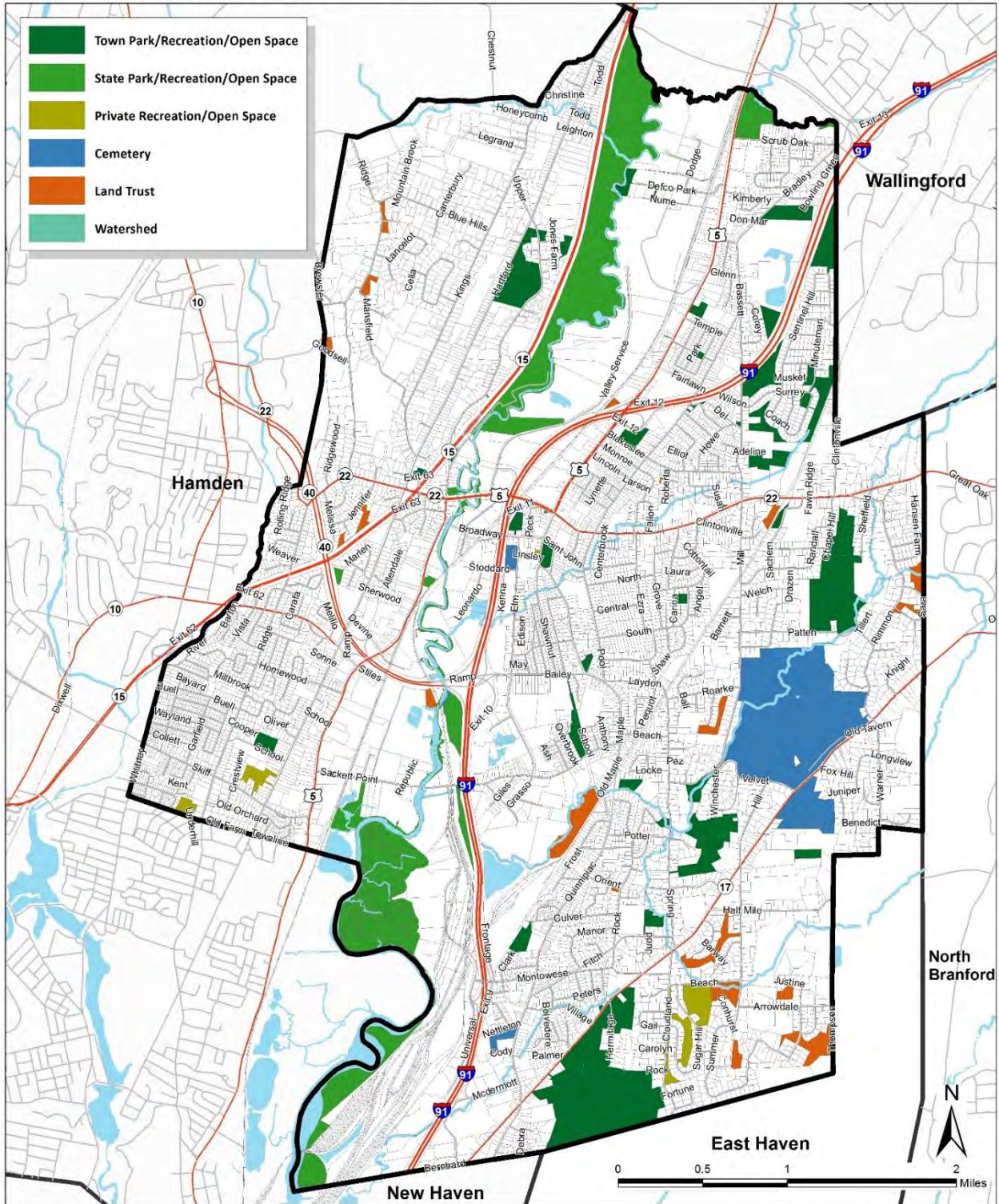


Open Space Acquisition Suggestions from May 2016 Workshop

For additional information on North Haven's natural and historic resources, open space, and trail maps, see Appendix A.

Existing Open Space 2015

North Haven POCD



MILONE & MACBROOM

For North Haven, CT | 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Delineations may not be exact.



Historic Resources

North Haven has roots that date back to the 1670s. Due to its proximity to New Haven and its natural features that were conducive to regional commerce, the town has prospered for more than 300 years. Several sites and historic structures date back to the early days of the community. However, none of these sites have been designated as historic properties. The town and its partners have started several initiatives to preserve its heritage:

- The North Haven Historical Society and Museums (NHHS&M) has compiled a list of 329 historic 18th and 19th century buildings. However, many have been demolished since the original list was compiled. NHHS&M has recently arranged for a requirement that any notification for demolition permits of a historically significant structure include comprehensive documentation. The town has approved this measure, and it is currently in effect.
- The Connecticut State Historic Preservation Office (SHPO) maintains a statewide historic resource inventory that identified 208 North Haven properties that could potentially be eligible for the National Register of Historic Places grants and awareness programs.
- In 2016, SHPO developed and launched an internet database that provides information on sites classified on State's Register of historic significance. This includes the following:
 - The Rising Sun Tavern
 - The Pines Bridge Historic District
 - Beech Homestead
 - Anderson Bros. Dairy Farm



Where We're Going: Goals and Strategies

Goals and Strategies: Natural Resources and Open Space

Goals	Strategies
<i>Provide public access to recreational assets through development sites where feasible</i>	Utilize innovative land techniques as part of the developments near the Quinnipiac River including the formation of linear trails and river access points where appropriate. Request trail/sidewalk easements where appropriate to further townwide Trail Plan.
<i>Remediate and redevelop brownfield sites for economic development and/or open space use</i>	Support redevelopment of Upjohn site for manufacturing and industrial purposes as well as recreational trails; provide a connection to Sackett Point Road via Massimo Road improvements.
<i>Meet DEEP MS4 requirements to reduce connected impervious surfaces</i>	Take needed steps to comply with DEEP MS4 Permit mapping requirement, including mapping and calculation of impervious coverage and connectivity to outfalls and impaired waters, and documenting disconnection of impervious surface in 2020 and 2021.
<i>Reduce stormwater impacts of new development through land use regulations</i>	Revise land use regulations to encourage or require low-impact development techniques, such as impervious surface reductions and on-site retention/detention, where feasible. Consider specifying a goal of one regulatory revision per year to ensure progress is made.
	Review and revise surface and groundwater protection standards based on low-impact development techniques in the general review of zoning regulations.
	Review and enhance the regulatory standards for BMPs in the general review of zoning regulations to avoid significant adverse impacts on water quality.
	Review and revise stormwater drainage provisions in the zoning regulations to require "best practice" methods be utilized in site design.
	Periodically review existing development regulations and standards for opportunities to reduce or eliminate impervious surface requirements.
	Protect floodprone areas in the town through the use of floodplain protection measures and regulations of new development.
<i>Protect sensitive habitats and natural resources</i>	Continue to protect water quality by preserving watercourses, wetlands, and aquifers.
	Conserve steep slopes, talus, ledge and rock outcroppings, and other environmentally sensitive habitat areas.

Goals and Strategies: Natural Resources and Open Space

Goals	Strategies
<i>Avoid adverse impacts of development in Coastal Area Management boundary</i>	Continue judicious implementation of coastal site plan review within the coastal boundary as delineated by DEEP.
<i>Document North Haven's architectural history</i>	Strengthen procedure for notification to ensure that the Historical Society has ample time to document historic buildings before demolition.
<i>Protect high quality wetlands and their ecosystem services while encouraging appropriate use</i>	<p>Develop a strategy to identify high quality wetlands and explore mitigation measures to allow for future economic development along the Quinnipiac River corridor.</p> <p>Work with DEEP to develop educational programs and materials for developers, builders, and residents to increase understanding of the value and nature of wetlands and of the wetland regulations.</p> <p>In order to determine the location of sensitive or "high quality" wetlands within the Town, it is recommended that a wetland inventory be established that differentiates between high, average, and low quality wetlands.</p> <p>Review zoning, subdivision and Inland Wetland regulations and revise as necessary to facilitate construction of trail systems, open space linkages, and recreational use of wetlands and open space as long as such uses do not have an adverse impact on wetland and watercourse resources.</p>
<i>Pursue opportunities to preserve and acquire open space properties to benefit the Town</i>	<p>Continue to provide funding for open space acquisition through annual bonding to preserve key undeveloped lands across the Town</p> <p>Coordinate and continue to protect open space that is accessible to all with linkages between open spaces</p> <p>Work with neighboring municipalities to advance joint preservation projects.</p> <p>Continue to coordinate the efforts of the Finance Department and State, Federal and private granting and fund raising sources.</p> <p>Empower Open Space Committee to designate and maintain 'Top Ten' list of priority open space acquisitions, with purchase of open space in all areas of the community as a priority.</p> <p>Identify and designate areas as open space that provides historical significance.</p>
<i>Set aside open space in new development</i>	Consider establishing open space requirement for all residential subdivisions.

Goals and Strategies: Natural Resources and Open Space

Goals	Strategies
<i>Provide for pedestrian access to and between open space parcels</i>	Wherever possible, existing parks and open space should be linked together with a network of trails to form interconnected greenways.
<i>Manage Coastal Development</i>	Where feasible, focus coastal development to maximize existing pre-developed or upland parcels.
<i>Protect Water Quality & Coastal Resources</i>	Identify potential adjacent un-developed parcels that could be Open Space grant application targets for expansion of the State’s Quinnipiac River State Park, especially if subject to future sea level rise impacts and if not in a targeted Economic Development area.
	Maintain and update as needed North Haven’s Stormwater Management Plan to reduce the direct discharge of stormwater to the Quinnipiac River corridor’s tidal marshlands.
<i>Improve Coastal Access</i>	Develop a strategy to connect, expand, and improve public access locations (including kayak and canoe launch areas) and to secure additional public parking for these public access points, including any potential linear expansion areas for the Tidal Marsh Trail behind Universal Drive.
<i>Anticipate sea level rise</i>	Explore instating a prohibition on basements in all new commercial development projects in the 500-year floodplain and require utility installation above adjacent AE flood heights. This would allow for less expensive wet or dry-floodproofing in the future.
	Consider future flooding and sea level rise projections for any special planning initiatives for the TOD area surrounding the proposed NHHS North Haven station, including special development standards for flood protection and future sea level rise accommodation.
	Consider establishing a future sea level overlay zone to require alternate development standards within this overlay zone.
	Consider allocating funds to the acquisition of storm-damaged properties and conversion to open space to allow for tidal marshland advancement where possible.
	Review all roadway replacement projects within the Quinnipiac River corridor with potential elevation in mind as needed to keep up with projected sea level rise impacts.
	Review bridge replacements as identified in POCD to be designed to accommodate future sea level rise projections wherever they cross the Quinnipiac watershed such as Sackett Point Road.

Chapter 6: Energy and Sustainability

Where We Are

North Haven's 2005 POCD laid out a number of goals to develop the community toward a more environmentally sustainable future. To date, the town has made significant strides toward achieving these goals in a number of areas. The goals not only reduce the impact that the town and its citizens have on the environment but also generate cost savings for the community and its taxpayers.

Since its formation in 2007, North Haven's clean energy task force has made progress in its goal to reduce the town's carbon footprint. These initiatives range greatly from public information sessions to installation of solar panels. In order to achieve these goals, the team collaborated with partners from both the public and private sector. Some of these successes include the following:

- Obtained a free solar array for North Haven High School through collaboration with Project Green, a high school student group
- Sponsored four forums on climate change, energy efficiency, solar power, and state resources
- Promoted Home Energy Solutions (HES) energy audit program, engaging over 500 participants and raising over \$12,000 dollars for SARAH, Inc.
- Earned three Bright Ideas Grants
- Wrote Energy Management Plan

Clean energy has been identified as a key strategy toward reducing the town's dependence on fossil fuels and vulnerability to rising energy costs. North Haven's successes in this area to date have earned the town recognition as a Clean Energy Community, and in 2016, it received an Energy Star Achievement award from United Illuminating. Recognizing that continued progress toward this goal cannot be reached by initiatives taken solely by the town, town officials have worked in partnership with private energy groups in order to encourage initiatives on private property. Several highlights of this progress are below:

- Powering the WPCA facility with a solar installation currently at ~1/3 MW with the goal to power the facility at 100%
- Working with Solarize CT to provide opportunities for homeowners to get solar assessments and financing for solar installations at favorable group rates
- Installing electric vehicle charging stations
- Setting energy benchmarks for all town buildings
- Using Bright Idea Grant money to sponsor 300 home energy solutions assessments for North Haven residents
- Working with UI on moving toward 100% LED streetlights to reduce the cost of energy

Public Engagement

Becoming a sustainable community is strongly dependent on the actions of the community as a whole, not just town officials. The Conservation Commission has taken on a leadership role in the community by hosting and organizing environmental outreach activities over the course of each year designed to engage and inform the public on sustainability and conservation. In addition to educational activities aimed at youth audiences, the commission has also hosted events on topics including reducing the use of pesticides, growing organic produce in home gardens, and household waste reduction.

Waste Management

The town's single-stream recycling plan has improved significantly since the POCD was developed in 2007. To date, the amount of municipal solid waste recycled has increased to 50%, well above the state's goal of 40%. Part of this success is attributed to the diversion of organic waste, such as food scraps and yard refuse, to the town's free composting and farm donation programs. These methods are an emerging area of organic waste diversions by utilizing it as nutrients for growing plants and feeding farm animals. By doing so, the town has the potential to divert upwards of 750,000 tons of waste to landfills annually.

Green technology is becoming increasingly popular to solve community waste management issues. The Cedar Hill Area's proposed anaerobic digester project is designed to convert food waste to a biogas energy source. This project is one of five of the permitting/construction projects in the state. Once created, biogas can be used to heat homes, power public transportation, and generate electricity.

Low Impact Development (LID)

Nationwide, there is a growing understanding that land development methods have an enormous impact on the health of the environment; North Haven is no different. The implementation of LID techniques is a method designed to minimize the environmental impact associated with land development. Techniques include minimizing site disturbances, reducing impervious surfaces, and installing bioretention ponds. Through ongoing updates to zoning and subdivision regulations, North Haven may promote these techniques and ensure that new development occurs with reduced environmental impacts.

Where We're Going: Goals and Strategies

Goals and Strategies: Sustainability

Goals	Strategies
<p><i>Maintain safe and efficient public utility services and infrastructure capable of handling new growth.</i></p>	<p>Review and revise surface and groundwater protection standards based on LID techniques in the general review of zoning regulations.</p>
	<p>Review and enhance the regulatory standards for BMPs in the general review of zoning regulations to avoid significant adverse impacts on water quality.</p>
	<p>Review and revise stormwater drainage provisions in the zoning regulations to require "best practice" methods be utilized in site design.</p>
	<p>Continue to promote recycling by residents.</p>
<p><i>Coordinate parks, recreation, and open space planning efforts between municipal departments and commissions.</i></p>	<p>Wherever possible, existing parks and open space should be linked together with a network of trails to form interconnected greenways.</p>
<p><i>Maintain and support recreational facilities.</i></p>	<p>Maintain and enhance existing pedestrian trail networks.</p>
<p><i>Reduce stormwater impacts through LID.</i></p>	<p>Revise land use regulations to encourage or require LID techniques, such as impervious surface reductions and on-site retention/detention, where feasible.</p>
<p><i>Build and enhance sidewalks and bicycle facilities to encourage safe and healthy active travel.</i></p>	<p>Extend sidewalks in and around the Town Center and adjacent residential neighborhoods.</p>
	<p>Work with DOT to add a marked bike line and signage to increase cyclist safety on Hartford Turnpike.</p>
	<p>Develop town cycling network to connect the Town Center, commercial corridors, and the train station with safe and accessible bicycle routes.</p>
<p><i>Reduce energy costs and emissions from town facilities and operations.</i></p>	<p>Fully power North Haven WPCA facility and other suitable town facilities with solar energy to provide stable energy costs and lower town emissions.</p>
	<p>Continue the ongoing performance contract with Johnson Controls to reduce energy costs with no direct monetary outlays.</p>

Chapter 7: Action Agenda and Future Land Use Plan

Action Agenda

The Action Agenda is a comprehensive list of goals for the community over the coming decade and beyond as well as specific strategies to be pursued in order to achieve those goals. These goals and strategies incorporate both long-standing priorities and ongoing best practices as well as responses to new issues and priorities that have arisen since the previous POCD. Goals and strategies were formulated based on input from many sources, including outreach events and public meetings, the POCD online survey conducted in 2016, discussion with town departments familiar with specific topical areas, information volunteered by citizen-interest and nonprofit groups, and priorities from town commissions and leadership.

Each goal is associated with one or more strategies for its implementation, and each strategy is assigned to a particular town entity (department, commission, or town leadership) that is best suited to take responsibility for pursuing and implementing that strategy. In many cases, multiple departments, divisions, or commissions may have a role to play in fully implementing a given strategy; in these cases, the lead entity is designated as having primary responsibility for coordinating the combined efforts of all stakeholders. Some activities involve budget commitments and capital expenses; some require advocacy and promotion, and others call for administrative action.

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Community Facilities	<i>Continue to provide a high level of public services</i>	Continue financial support for and coordination of the operation of police, fire, and other emergency services within North Haven.	Board of Selectmen
Community Facilities		Consider actions that will encourage more North Haven residents to volunteer for fire and emergency service activities.	Fire & Police Commissioners
Community Facilities		Support and expand services for seniors to keep pace with an aging population and the expansion of age-restricted developments in the town.	Commission on Aging
Community Facilities	<i>Maintain public lands and facilities and plan to efficiently meet current and future facilities needs</i>	Encourage and support the continued maintenance and renovation of existing public buildings and grounds.	Public Works
Community Facilities		Establish infrastructure and facilities priorities and implement through capital budgeting process.	Board of Selectmen
Community Facilities		Conduct building and land inventory of conditions of all town-owned property to facilitate management and budget planning.	Public Works
Community Facilities		Continue to coordinate school facilities planning with town facilities planning.	Public Works
Community Facilities		Evaluate facility needs for programs serving senior citizens for the next 10 years, taking into account the town's aging population, and develop an expansion plan if necessary.	Community Services
Community Facilities		Continue the efficient utilization of existing Parks and Recreation facilities, including extended hours and creative scheduling.	Parks & Recreation
Community Facilities		Conduct school enrollment and utilization study to better understand future school facilities needs.	Board of Education
Community Facilities		<i>Support regional cooperation in efficiently providing local services, where appropriate</i>	Where feasible, support regional public facilities such as animal control and solid waste facilities.
Community Facilities	Continue to cooperate and support the efforts of Quinipiack Valley Health District and the DEEP to ensure the health and welfare of North Haven residents.		Board of Selectmen
Community Facilities	Continue financial support to public health organizations and look for opportunities for regional partnerships.		Board of Selectmen
Community Facilities	<i>Provide suitable space for town meetings</i>	Identify and outfit a permanent meeting space for town meetings with appropriate AV equipment, seating, etc.	Public Works

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Community Facilities	<i>Maximize opportunities for recreation and athletics across town facilities, including fields, gyms, and open space</i>	Strengthen the existing cooperative relationship between Public Works, the Parks Department, the Community Service and Recreation Department, and the School Board to maximize the use of all municipal recreational resources to the benefit of all residents.	Public Works
Community Facilities		Improve playing fields at North Haven's public schools to facilitate their improved utilization to support organized sports.	Parks & Recreation
Community Facilities, Transportation		Maintain and enhance existing pedestrian trail networks.	Conservation Commission
Economic Development	<i>Remediate and redevelop brownfield sites for economic development and/or open space use</i>	Partner with property owners, developers, and government and quasi-government agencies such as the Regional Growth Partnership, the Connecticut Development Authority, the DECD, the Environmental Protection Agency, the Department of Energy & Environmental Protection, and the Economic Development Administration to remediate, redevelop, and reuse brownfield sites according to their highest and best use.	Economic Development Commission
Economic Development, Open Space		Support redevelopment of the Upjohn site for manufacturing and industrial purposes as well as recreational trails; provide a connection to Sackett Point Road via Massimo Road improvements.	Economic Development Commission
Economic Development, Sustainability		Pursue DECD brownfields grant, other relevant funding sources, and necessary state approvals to move forward with construction of anaerobic digester and other redevelopment opportunities on Celevan property.	Board of Selectmen
Economic Development	<i>Promote full and appropriate occupancy of existing commercial properties</i>	Pursue full occupancy and/or beneficial reuse of underused strip malls and retail plazas, including attracting nonretail commercial tenants.	Economic Development Commission
Economic Development		Attract and retain a variety of tenant businesses (retail, personal services, dining, entertainment) for key sites on Universal Drive.	Economic Development Commission
Economic Development		Promote the expansion of R&D uses in the State Street and Sackett Point Road area.	Economic Development Commission

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Economic Development	<i>Attract and zone for appropriately scaled commercial development in suitable corridors</i>	Allow for the development of neighborhood commercial uses that enhance the quality of the Sackett Point Road corridor between Universal Drive and Elm Street.	Planning & Zoning Commission
Economic Development		Continue to promote and concentrate big-box style development in the Universal Drive area, while avoiding this style of development in other commercial areas.	Planning & Zoning Commission
Economic Development		Promote the expansion of appropriate retail and service-oriented commercial uses along State Street corridor Bishop Street to Broadway, while maintaining the traditional New England village-scale character and design of this corridor	Planning & Zoning Commission
Economic Development	<i>Promote parcel assembly to expand development opportunities</i>	Provide appropriate incentives for parcel assembly of underutilized properties within the IL-30 zone to attract appropriately scaled redevelopment.	Planning & Zoning Commission
Economic Development, Open Space	<i>Provide public access to recreational assets through development sites where feasible</i>	Utilize innovative land techniques as part of the developments near the Quinnipiac River including the formation of linear trails and river access points where appropriate. Request trail/sidewalk easements where appropriate to further town-wide Trail Plan.	Land Use and Planning & Zoning Commission
Historic Resources	<i>Document North Haven's architectural history</i>	Strengthen procedure for notification to ensure that the Historical Society has ample time to document historic buildings before demolition.	Building Office
Housing	<i>Ensure a variety of housing options for all segments of North Haven's population</i>	In a planned manner, increase the percent of affordable housing (as calculated by the state formula) and work toward meeting the state goal of 10% affordable housing.	Planning & Zoning Comm.
Housing, Economic Development	<i>Ensure a variety of housing options for all segments of North Haven's population</i>	Consider the development of mixed-use projects in appropriate areas, such as Washington Avenue east of the railroad line, and along existing transportation corridors.	Planning & Zoning Comm.
Housing		Provide and promote more affordable housing for the elderly that is centrally located, consistent with neighborhood character, connected to transit services, and aesthetically pleasing.	Land Use and Planning & Zoning Comm.

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Housing	<i>Ensure a variety of housing options for all segments of North Haven's population</i>	Encourage assisted living homes and nontraditional housing options, including Continuing Care Retirement Communities.	Land Use, Commission On Aging, and Planning & Zoning Comm.
Housing		Work with the brokerage community in marketing CHFA mortgages to qualified home buyers.	Housing Authority
Housing	<i>Ensure a variety of housing options for all segments of North Haven's population</i>	Evaluate the creation of additional housing units (public and/or private) for the elderly and disabled.	Housing Authority
Housing		Monitor changes in family structure and composition and the resulting effect of those changes on the housing needs of the town.	Planning & Zoning Commission
Housing, Town Center		Consider allowing small apartments in appropriate locations such as near business centers (i.e., above businesses around the Center Block), commercial corridors, and existing businesses, suitable for market segments including young professionals and downsizing retirees.	Planning & Zoning Commission
Housing	<i>Ensure a variety of housing options for all segments of North Haven's population</i>	Develop a plan to minimize the prevalence of single-family residential rentals to students.	Planning & Zoning Commission
Housing	<i>Balance housing growth against commercial, industrial, and open space needs</i>	Determine appropriate locations for infill development and facilitate with appropriate zoning, ensuring that such infill residential development occurs in harmony with surrounding property uses.	Planning & Zoning Commission
Housing, Economic Development	<i>Seek opportunities for age-restricted housing in appropriate locations</i>	Seek appropriate redevelopment options for unused nursery property on Clintonville Road, such as age-restricted housing.	Economic Development Commission

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Infrastructure	<i>Continue to maintain, improve, and remedy deficiencies in North Haven's storm sewer system</i>	Support funding for the renovation, replacement, and addition of sewer pumping stations, as needed.	Board of Selectmen
Infrastructure		Design engineering solutions to sanitary sewer system deficiencies.	Public Works
Infrastructure		Review and update townwide storm drainage plan on an ongoing basis and continue to implement needed provisions.	Public Works
Infrastructure		Repair/replace catch basins and culverts as needed.	Public Works
Infrastructure		Continue to work with the state on the maintenance of storm sewers along state routes.	Public Works
Infrastructure		Implement regular storm drain cleaning plan.	Public Works
Infrastructure		<i>Continue to maintain, improve, and remedy deficiencies in North Haven's storm sewer system</i>	Correct areas identified in the town's Master Drainage Study as storm drainage areas of concern, including the Spring Road to Old Maple Avenue and Sheffield Road to Patten Road sections of the Muddy River.
Infrastructure	Support a continuing, systematic program to locate and eliminate sources of infiltration/inflow into the town's sewer system.		Public Works
Land Use, Housing	<i>Balance housing growth against commercial, industrial and open space needs</i>	Continue to maintain a balance between residential subdivision growth, commercial and grand list growth, open space conservation, and natural resource protection.	Planning & Zoning Commission
Land Use, Housing, Economic Development		Control types and sizes of development through active use of zoning controls, attracting desirable businesses, and protecting residential and recreational areas.	Land Use
Land Use, Natural Resources, Sustainability	<i>Reduce stormwater impacts of new development through land use regulations</i>	Revise land use regulations to encourage or require LID techniques, such as impervious surface reductions and on-site retention/detention, where feasible. Consider specifying a goal of one regulatory revision per year to ensure progress is made.	Engineering, Land Use, and Planning & Zoning Comm.
Land Use, Natural Resources, Sustainability		Review and revise surface and groundwater protection standards based on LID techniques in the general review of zoning regulations.	Land Use

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Land Use, Natural Resources, Sustainability	<i>Reduce stormwater impacts of new development through land use regulations</i>	Review and enhance the regulatory standards for BMPs in the general review of zoning regulations to avoid significant adverse impacts on water quality.	Land Use
Land Use, Natural Resources, Sustainability		Review and revise stormwater drainage provisions in the zoning regulations to require "best practice" methods be utilized in site design.	Land Use
Land Use, Natural Resources, Sustainability		Periodically review existing development regulations and standards for opportunities to reduce or eliminate impervious surface requirements.	Land Use
Land Use, Natural Resources, Sustainability		Protect floodprone areas in the town through the use of floodplain protection measures and regulations of new development.	Land Use
Natural Resources, Land Use	<i>Avoid adverse impacts of development in Coastal Area Management boundary</i>	Continue judicious implementation of coastal site plan review within the coastal boundary as delineated by DEEP.	Planning & Zoning Commission
Natural Resources, Land Use, Sustainability	<i>Manage coastal development</i>	Where feasible, focus on coastal development to maximize existing predeveloped or upland parcels.	Land Use
Natural Resources, Land Use, Sustainability	<i>Protect water quality and coastal resources</i>	Identify potential adjacent undeveloped parcels that could be Open Space grant application targets for expansion of the state's Quinnipiac River State Park, especially if subject to future sea-level rise impacts and if not in a targeted Economic Development area.	Conservation Commission
Natural Resources, Land Use, Sustainability		Maintain and update as needed North Haven's Stormwater Management Plan to reduce the direct discharge of stormwater to the Quinnipiac River corridor's tidal marshlands.	Public Works

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Natural Resources, Land Use	<i>Improve coastal access</i>	Develop a strategy to connect, expand, and improve public access locations (including kayak and canoe launch areas) and to secure additional public parking for these public access points, including any potential linear expansion areas for the Tidal Marsh Trail behind Universal Drive.	Conservation Commission
Natural Resources, Land Use, Sustainability	<i>Anticipate sea-level rise</i>	Explore instating a prohibition on basements in all new commercial development projects in the 500-year floodplain and require utility installation above adjacent AE flood heights. This would allow for less expensive wet or dry floodproofing in the future.	Land Use
Natural Resources, Land Use, Sustainability		Consider future flooding and sea-level rise projections for any special planning initiatives for the TOD area surrounding the proposed NHHS North Haven station, including special development standards for flood protection and future sea level rise accommodation.	Planning & Zoning Commission
Natural Resources, Land Use, Sustainability		Consider establishing a future sea-level overlay zone to require alternate development standards within this overlay zone.	Planning & Zoning Commission
Natural Resources, Land Use, Sustainability		Consider allocating funds to the acquisition of storm-damaged properties and conversion to open space to allow for tidal marshland advancement where possible.	Board of Selectmen
Natural Resources, Land Use, Sustainability		Review all roadway replacement projects within the Quinnipiac River corridor with potential elevation in mind as needed to keep up with projected sea-level rise impacts.	Public Works
Natural Resources, Land Use, Sustainability		Review bridge replacements as identified in POCD to be designed to accommodate future sea-level rise projections wherever they cross the Quinnipiac watershed such as Sackett Point Road.	Public Works
Natural Resources, Land Use		<i>Protect high-quality wetlands and their ecosystem services while encouraging appropriate use</i>	Develop a strategy to identify high-quality wetlands and explore mitigation measures to allow for future economic development along the Quinnipiac River corridor.
Natural Resources, Land Use	Work with DEEP to develop educational programs and materials for developers, builders, and residents to increase understanding of the value and nature of wetlands and of the wetland regulations.		Conservation Commission

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Natural Resources	<i>Protect high quality wetlands and their ecosystem services while encouraging appropriate use</i>	In order to determine the location of sensitive or "high quality" wetlands within the town, it is recommended that a wetland inventory be established that differentiates between high, average, and low quality wetlands.	Conservation Commission
Open Space	<i>Pursue opportunities to preserve and acquire open space properties to benefit the town</i>	Continue to provide funding for open space acquisition through annual bonding to preserve key undeveloped lands across the town.	Board of Selectmen
Open Space		Coordinate and continue to protect open space that is accessible to all with linkages between open spaces.	Conservation Commission
Open Space		Work with neighboring municipalities to advance joint preservation projects.	Conservation Commission
Open Space		Continue to coordinate the efforts of the Finance Department and state, federal, and private granting and fund-raising sources.	Board of Selectmen
Open Space		Empower Open Space Committee to designate and maintain 'Top Ten' list of priority open space acquisitions, with purchase of open space in all areas of the community as a priority.	Conservation Commission
Open Space		Identify and designate areas as open space that provide historical significance.	Conservation Commission
Natural Resources, Infrastructure	<i>Meet DEEP MS4 requirements to reduce connected impervious surfaces</i>	Take needed steps to comply with DEEP MS4 Permit mapping requirement, including mapping and calculation of impervious coverage and connectivity to outfalls and impaired waters and documenting disconnection of impervious surfaces in 2020 and 2021.	Public Works
Open Space, Land Use	<i>Protect high quality wetlands and their ecosystem services while encouraging appropriate use</i>	Review zoning, subdivision, and Inland Wetland regulations and revise as necessary to facilitate construction of trail systems, open space linkages, and recreational use of wetlands and open space as long as such uses do not have an adverse impact on wetland and watercourse resources.	Planning & Zoning Commission
Open Space, Land Use	<i>Set aside open space in new development</i>	Consider establishing an open space requirement for all residential subdivisions.	Planning & Zoning Commission

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Open Space, Natural Resource	<i>Protect sensitive habitats and natural resources</i>	Continue to protect water quality by preserving watercourses, wetlands, and aquifers.	Conservation Commission
Open Space, Natural Resource		Conserve steep slopes, talus, ledge, and rock outcroppings and other environmentally sensitive habitat areas.	Conservation Commission
Open Space, Transportation	<i>Provide for pedestrian access to and between open space parcels</i>	Wherever possible, existing parks and open space should be linked together with a network of trails to form interconnected greenways.	Conservation Commission
Sustainability	<i>Maintain North Haven's high rate of recycling</i>	Continue to promote recycling by residents.	Conservation Commission
Sustainability, Community Facilities	<i>Continue to reduce energy consumption and waste in municipal operations</i>	Ensure the efficient use of resources in carrying out the work of the town by reducing waste and recycling whenever possible.	Selectman's Office
Sustainability, Community Facilities		Continue to reduce unnecessary municipal waste generation.	Selectman's Office
Sustainability, Community Facilities		Fully power North Haven WPCA facility and other suitable town facilities with solar energy to provide stable energy costs and lower town emissions.	Board of Selectmen
Sustainability, Community Facilities	<i>Continue to reduce energy consumption and waste in municipal operations</i>	Continue the ongoing performance contract with Johnson Controls to reduce energy costs with no direct monetary outlays.	Selectman's Office
Town Center, Community Facilities	<i>Improve and expand the municipal Center Block to meet current and future needs</i>	Acquire the remaining private parcels in the civic block as they become available.	Board of Selectmen
Town Center, Community Facilities		As part of the larger study of the interior of the Center Block, develop and implement a Center Block Parking Plan to better accommodate the parking needs of patrons and employees, as well as increasing landscaping and enhancing the visual character and usability of this space.	Public Works

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Town Center, Land Use	<i>Improve and expand the municipal Center Block to meet current and future needs</i>	Explore establishing an Architectural Review Board for Center Block and other priority areas, which can create design criteria on elements consistent with the character of the historic architectural building stock throughout the Center Block.	Board of Selectmen
Town Center, Economic Development	<i>Align zoning and business recruitment efforts to revitalize the Town Center area</i>	Promote the continuation of recent investment throughout the Town Center district to maintain an upgraded building stock as conditions warrant.	Economic Development Commission
Town Center, Economic Development		Converting vacant upper floor office space to residential uses should be viewed as an option to bring additional pedestrian activity and buying power into Center Block.	Land Use
Town Center, Economic Development		Expand recruiting efforts and develop strategies to attract a variety of restaurants, cafes, bars, and other traffic-generating establishments to the area around the Center Block.	Economic Development Commission
Town Center, Economic Development, Land Use	<i>Improve the visual character and sense of place of the Town Center through zoning</i>	Work with the business owners to develop signage that is more appropriate for a town center location, which is smaller, lower to the ground, and in scale with Center Block's pedestrian streetscape. Ensure that gateway signage installations are located in obvious locations easily visible to motorists and pedestrians.	Land Use
Town Center, Economic Development, Land Use		Create a cohesive visual quality for Center Block through facade restoration of buildings and improvement of landscaping. Consider establishing design criteria based on elements consistent with the character of the historic architectural building stock throughout the Center Block.	Planning & Zoning Commission
Town Center, Economic Development, Land Use	<i>Improve the visual character and sense of place of the Town Center through zoning</i>	Coordinate the design of signage and street furnishings in the Center Block area, particularly in areas under redevelopment, to provide a cohesive visual character.	Land Use
Town Center, Economic Development, Transportation		Incorporate new streetscape elements that enhance the quality of the pedestrian environment.	Land Use

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Town Center, Housing	<p><i>Maintain and enhance a range of housing options in and around the Town Center</i></p>	Promote residences as a desirable use on upper floors throughout the Town Center district, as well as professional office uses as appropriate.	Land Use
Town Center, Housing		Strive to guide senior housing toward center of town, walkable/transit oriented, service adjacent, and buffered from adjacent uses.	Land Use and Planning & Zoning Commission
Town Center, Housing		Encourage the conservation of the residential neighborhoods surrounding the Center Block and resist actions to convert residential structures to commercial uses that would compete with Center Block's existing commercial space.	Planning & Zoning Commission
Town Center, Housing		Study the potential expansion of mixed uses allowed by the CA-20 Zone north to include Broadway and the Drazen Shopping Center (Stop & Shop Plaza).	Planning & Zoning Commission
Town Center, Transportation	<p><i>Expand and enhance pedestrian connections in and around the Town Center</i></p>	Provide for the improvement and reorganization of the interior of the Center Block area to improve pedestrian access, promote foot traffic, reduce short vehicular trips, enhance surface parking and circulation (including unpaved areas), and increase pedestrian safety at busy intersections.	Public Works
Town Center, Transportation		Promote the development of a network of pedestrian paths that provide direct connections between various key destinations.	Planning & Zoning Commission
Transportation	<p><i>Maintain high-quality local roads</i></p>	Provide for long-term maintenance of local roadways.	Public Works
Transportation		Continue to provide annual funding for road repaving through bonding measures and auditing disagreements between local and state road listings to maximize state funding.	Board of Selectmen
Transportation	<p><i>Enhance the safety and smooth flow of traffic in residential areas, commercial corridors, and arterials</i></p>	<p>Evaluate traffic-calming techniques and enhanced enforcement efforts to reduce the adverse impact of vehicular traffic on residential neighborhoods, especially in the following areas: Montowese Avenue, Buell Street, Spring Road, Kings Highway, Blue Hills Road, Sackett Point Road, Mount Carmel Avenue, Outer Ridge Road, Dixwell Avenue, State Street, Pool Road and its side streets, and Hartford Turnpike.</p>	Public Works

Plan of Conservation and Development: Goals & Strategies

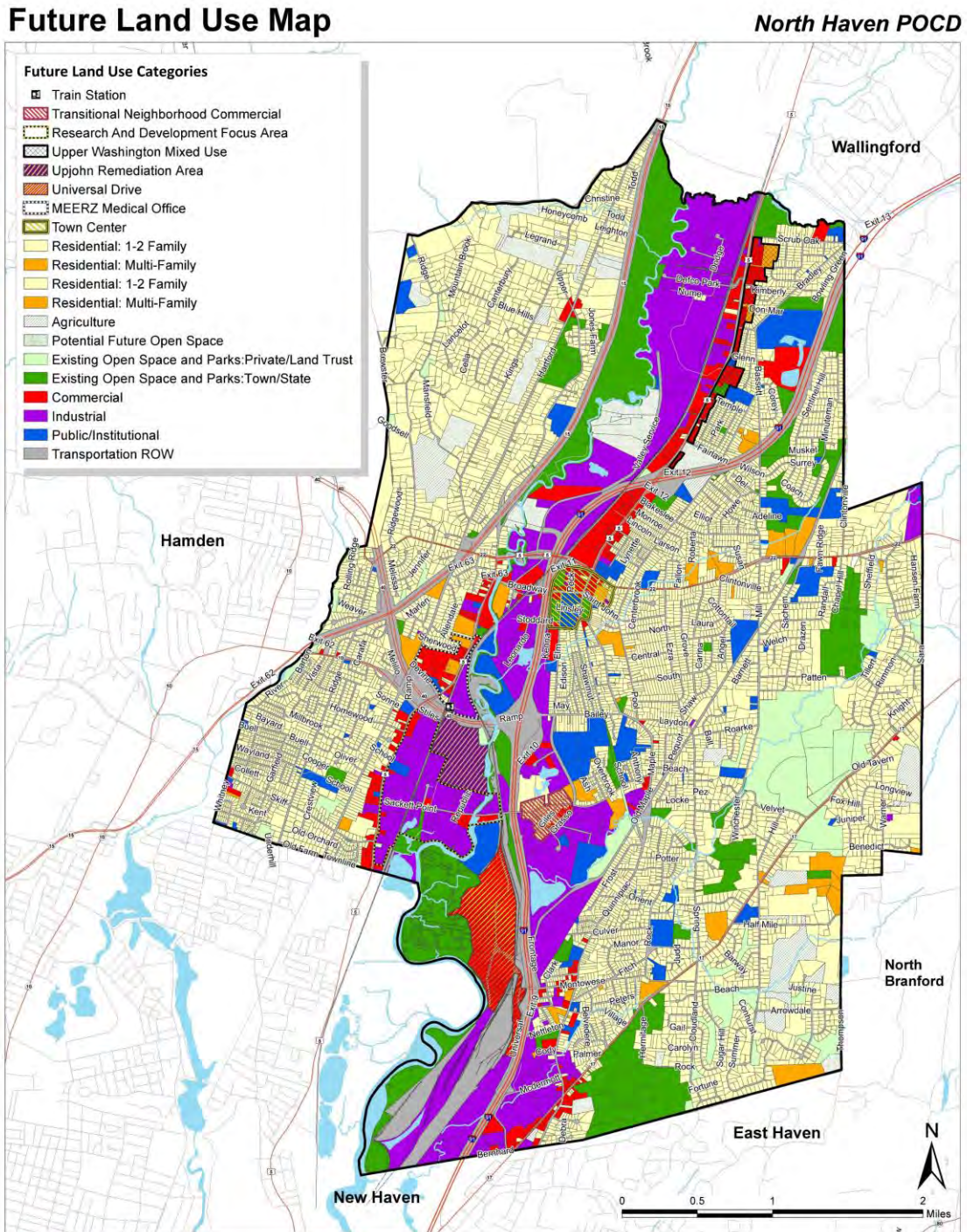
Topic Area(s)	Goals	Strategies	Lead Entity
Transportation	<i>Enhance the safety and smooth flow of traffic in residential areas, commercial corridors, and arterials</i>	Conduct ongoing access management planning and implementation in an effort to promote traffic safety and maintenance of the "carrying capacity" of North Haven's arterial streets. Techniques such as combining driveways and/or restricting turning movements should be evaluated as opportunities arise.	Planning & Zoning Commission
Transportation		Work with DOT/property owners to improve sight lines at Middletown Avenue/Rimmon Road intersection.	Land Use
Transportation	<i>Protect scenic roads that contribute to the town's character</i>	Convene a committee to study adoption of a Scenic Road ordinance to protect views along roadways that contribute to the town's character, such as Upper State Street, Outer Ridge Road, and King's Highway.	Board of Selectmen
Transportation, Sustainability	<i>Improve bicycle and pedestrian mobility options to connect key destinations, neighborhoods, and corridors</i>	Develop town cycling network to connect the Town Center, commercial corridors, and the Train Station with safe and accessible bicycle routes.	Planning & Zoning Commission
Transportation, Economic Development	<i>Plan and coordinate funding and construction of major road improvements to improve access to key development parcels</i>	Work with CTDOT to provide a southbound egress at Exit 11 on 1-91 and realign, if necessary, Exit 12 for better access to the Valley Service Road developments.	Selectman's Office
Transportation, Economic Development		Coordinate construction of roads and other necessary infrastructure improvements, through public and private sector financing and grant funding, to provide access and facilitate redevelopment of vacant industrial land to the south and west of Universal Drive. Providing access through the rear of the present Target lot is a priority.	Public Works
Transportation, Infrastructure, Economic Development		Widen and install utilities along the length of Valley Service Road, extend the road to and through the Pratt & Whitney site and Wharton Brook Industrial Park, and evaluate signalization of the Valley Service Road and Clintonville Road intersection. Seek funding for these improvements through public and private sources including grants and federal highway appropriations.	Selectman's Office

Plan of Conservation and Development: Goals & Strategies

Topic Area(s)	Goals	Strategies	Lead Entity
Transportation, Economic Development	<i>Enhance commercial streetscapes to improve appearance and functionality</i>	Enhance the commercial area along Route 5 (Washington Avenue) between 1-91 Exits 11 and 12 through streetscape or "Main Street" type programs and provide facade upgrades, designed pedestrian walkways, new bus stops, and underground utility lines.	Public Works
Transportation, Economic Development		As part of site plan submission or modification, ensure that trees and plantings improve the overall appearance of Washington Avenue without detracting from the visibility of the commercial building. Provide better enforcement for replacement of trees that are removed or damaged.	Planning & Zoning Commission
Transportation, Economic Development		Enhance the commercial area centered at the intersection of Middletown Avenue and Quinnipiac Avenue including improved signage, facade upgrades, landscaping, and pedestrian walkways.	Planning & Zoning Commission
Transportation, Land Use	<i>Improve traffic safety in new developments</i>	Develop a comprehensive strategy and corresponding zoning and subdivision regulations designed to reduce accidents. Evaluating traffic calming and access management techniques , along with other site-specific measures, should be included.	Planning & Zoning Commission
Transportation, Sustainability	<i>Improve bicycle and pedestrian mobility options to connect key destinations, neighborhoods, and corridors</i>	Conduct a sidewalk and bikeway improvement plan by appointing a subcommittee to study needs and recommend best practices and areas in which to focus improvements. This plan should build off prior work toward a bike/ped plan and include multiuse trails, sidewalks near schools, and designated priority areas.	Planning & Zoning Commission, Parks & Recreation, Public Works, Board of Education, and Engineering
Transportation, Sustainability		Extend sidewalks in and around the Town Center and adjacent residential neighborhoods.	Planning & Zoning Commission
Transportation, Sustainability		Further investigate the legality of adopting fee-in-lieu provisions for sidewalks within a designated area.	Planning & Zoning Commission
Transportation, Sustainability		Work with DOT to add marked bike lane and signage to increase cyclist safety on Hartford Turnpike.	Public Works

Future Land Use Map

The Future Land Use Plan is complementary to the Action Agenda and graphically illustrates a vision for areas suitable for conservation (as protected open space or ongoing agricultural uses) and new types of development, including focus areas for specific types of redevelopment or reuse.



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 This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries: Hydrography: State Parks: DEEP (2011)
 Streets: ESRI (2011) Parcels: Town of North Haven (2015)

Plan Consistency

Regional Plan

Section 8-23 of the Connecticut General Statutes requires that municipalities take into account the relevant regional POCD, which in North Haven's case is the SCRCOG. North Haven's POCD is fully consistent with the SCRCOG POCD.

Connecticut General Statutes

Chapter 126, Section 8-23 of the Connecticut General Statutes, as amended, provides the standards and legal requirement for creating or updating a municipal POCD. This update to the North Haven POCD is consistent in all respects with the governing state statute.

2013-2018 Conservation and Development Policies: The Plan of Connecticut

Section 8-23 of the Connecticut General Statutes requires that municipalities take into account the State POCD and note any inconsistencies. The State Plan is centered on six Growth Management Principles with which municipal POCDs should be consistent. The State Plan notes that "the statutory mandate for consistency with the State C&D Plan only applies to state agencies, as outlined in CGS Section 16a-31. The State C&D Plan is advisory to municipalities, due to the fact that there is no statutory requirement for municipal plans, regulations, or land use decisions to be consistent with it." Nevertheless, the areas of consistency between North Haven's POCD and the State Plan extend across all Growth Management Principles and are outlined below.

Growth Management Principle 1: *Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure.*

North Haven's POCD aligns with this priority in its emphasis on the revitalization of North Haven's Town Center, redevelopment and enhancement of existing commercial corridors and centers, and reuse of major industrial properties proximate to major transportation infrastructure. Continued mixed-use development focused on medical uses and age-restricted housing in the vicinity of the planned NHHS train station further align with this principle.

Growth Management Principle 2: *Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs.*

North Haven's POCD recognizes that the town's population is changing in its age profile and other key demographic characteristics, and with these changes comes new demands on the community's housing stock. The plan's recommendations acknowledge not only the need for affordable options for the retirees and aging seniors but also contain recommendations for expanding housing options suitable for young professionals and those seeking residences in mixed-use and walkable settings.

Growth Management Principle 3: *Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options.*

North Haven's POCD is strongly aligned with funneling new development toward accessible locations well served by existing and planned transportation infrastructure. As mentioned above, the plan supports further infill and redevelopment in the vicinity of the North Haven Train Station. Prior to adoption of the updated POCD, the town adopted a unique TOD zone, the MEERZ district, focused on co-location of a variety of medical uses and age-restricted residential. Expansion of these uses is encouraged in the plan, and North Haven will be well positioned to take advantage of NHHS rail service when the station is complete. It also continues to emphasize growth and development in the vicinity of major highway and arterial corridors (I-91, Route 40, and Route 5) while directing the preservation of land in more outlying and less-developed areas of the community.

Growth Management Principle 4: Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands.

North Haven's POCD reflects the community's ongoing emphasis on the preservation of open space, natural resources, and working lands. The Future Land Use Plan and Action Agenda recognize the desirability of ongoing open space acquisitions through town bonding and state funding sources as well as the continuation of agricultural activities currently occurring in North Haven. Additionally, it reflects ongoing cooperation between the town and the North Haven Historical Society in coordinating the documentation of homes and properties that are historically significant and contribute to the town's overall historic character.

Growth Management Principle 5: Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety.

The North Haven POCD recognizes the importance of protecting the community's critical environmental assets and preserving the quality of its watersheds, coastal areas, air, and lands. It emphasizes the remediation of brownfield sites to reduce soil and groundwater contamination, continued adoption of LID techniques to reduce stormwater impacts, and planning for energy efficiency in municipal operations and transportation options.

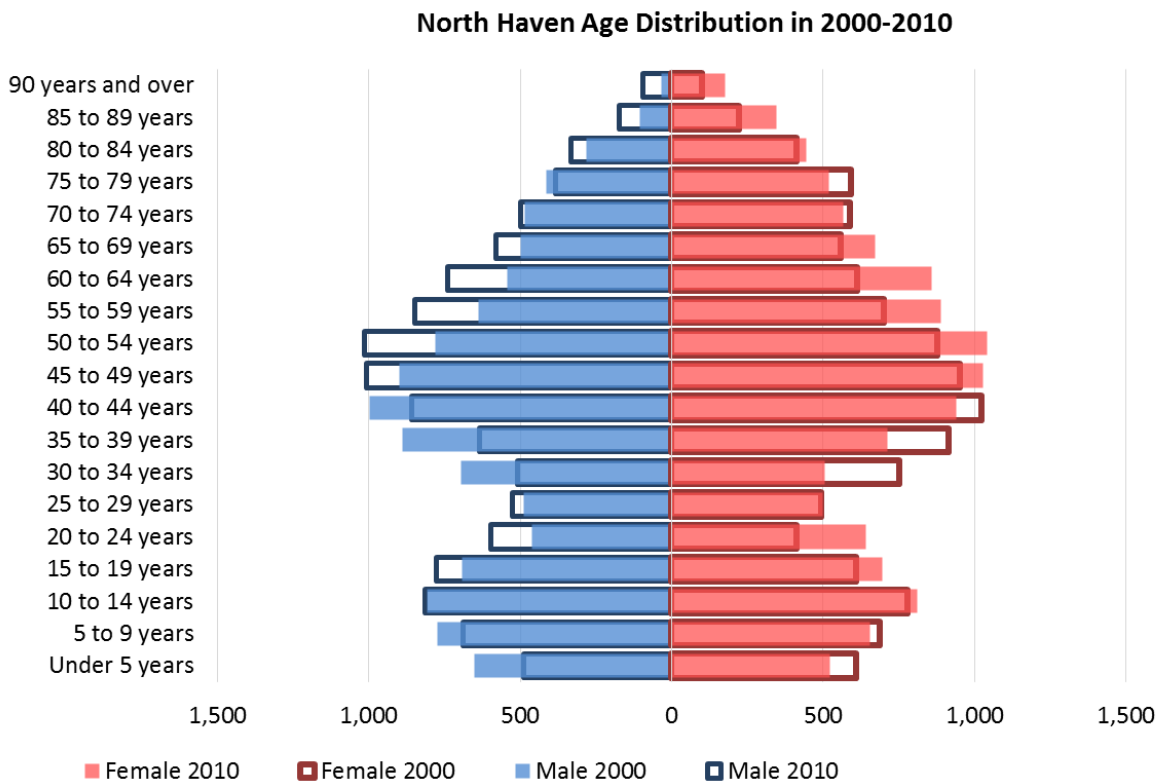
Growth Management Principle 6: Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis.

North Haven's POCD strongly supports regional cooperation to address issues with impacts beyond its borders as well as providing local services in the most efficient manner possible. The plan urges continued participation in entities such as the Quinnipiac Valley Health District and the Regional Economic Xcelleration partnership as well as pursuing new opportunities for cooperation with neighboring towns on regional solutions to solid waste disposal, animal control, and enhancing open space connectivity.

Appendix A: Statistical and Geographical Context

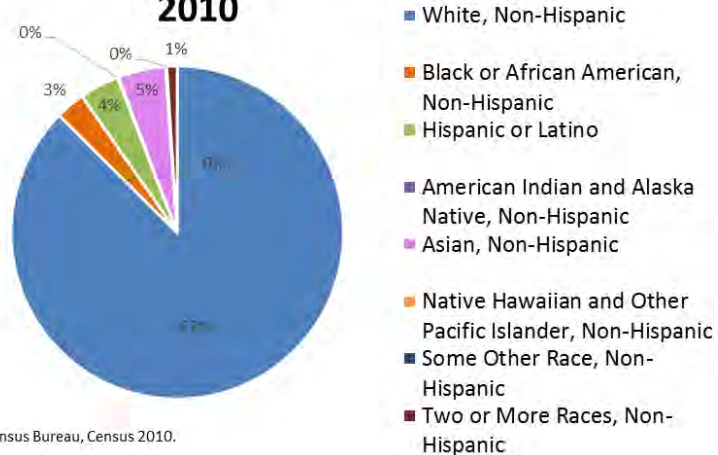
Demographics

The following maps and charts display key demographic indicators about the distribution and characteristics of North Haven's population. Unless otherwise noted, information is drawn from the 2000 and 2010 Decennial Census and is displayed geographically at the Block Group level.



Source: U.S. Census Bureau, Census 2000 and 2010.

Population of North Haven by Race, 2010

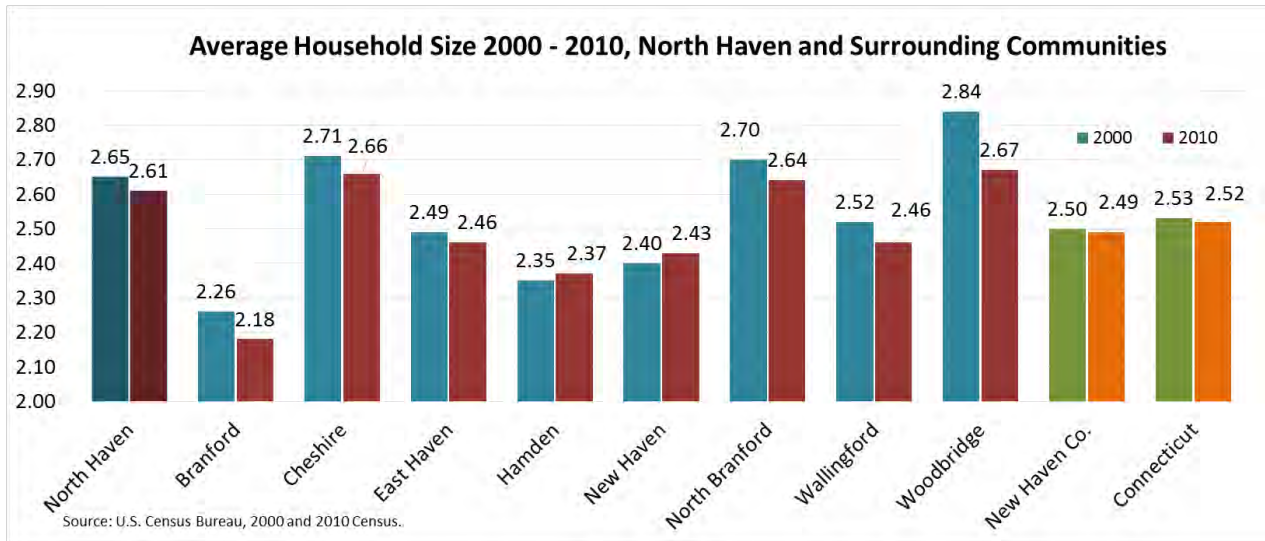


Source: U.S. Census Bureau, Census 2010.

Comparison of Households: 2000 to 2010 North Haven and Surrounding Communities

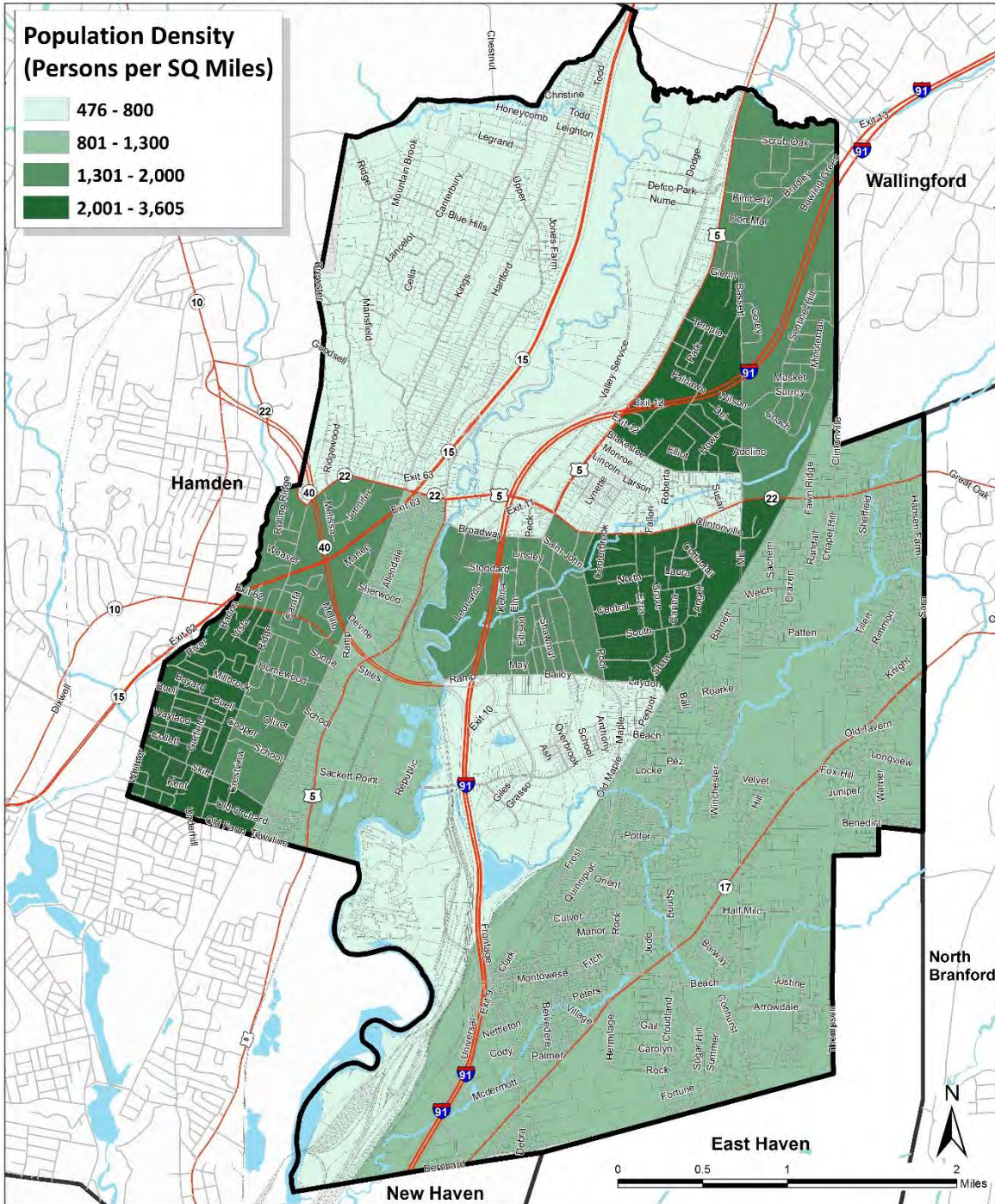
	2000			2010		
	Population in Households	Households	Average Household Size	Population in Households	Households	Average Household Size
North Haven	22,822	8,597	2.65	23,804	9,135	2.61
Branford	28,399	12,543	2.26	27,771	12,739	2.18
Cheshire	25,373	9,349	2.71	26,720	10,041	2.66
East Haven	27,955	11,219	2.49	28,861	11,756	2.46
Hamden	52,711	22,408	2.35	56,162	23,727	2.37
New Haven	113,027	47,094	2.40	118,559	48,877	2.43
North Branford	13,862	5,132	2.70	14,345	5,441	2.64
Wallingford	42,153	16,697	2.52	44,272	18,032	2.46
Woodbridge	8,821	3,103	2.84	8,895	3,336	2.67
New Haven County	796,334	319,040	2.50	833,279	334,502	2.49
Connecticut	3,297,626	1,301,670	2.53	3,455,945	1,371,087	2.52

	Change		
	Population	Households	% HH
North Haven	982	538	6.3%
Branford	-628	196	1.6%
Cheshire	1,347	692	7.4%
East Haven	906	537	4.8%
Hamden	3,451	1,319	5.9%
New Haven	5,532	1,783	3.8%
North Branford	483	309	6.0%
Wallingford	2,119	1,335	8.0%
Woodbridge	74	233	7.5%
New Haven County	36,945	15,462	4.8%
Connecticut	158,319	69,417	5.3%



Population Density by Block Groups 2010

North Haven POCD



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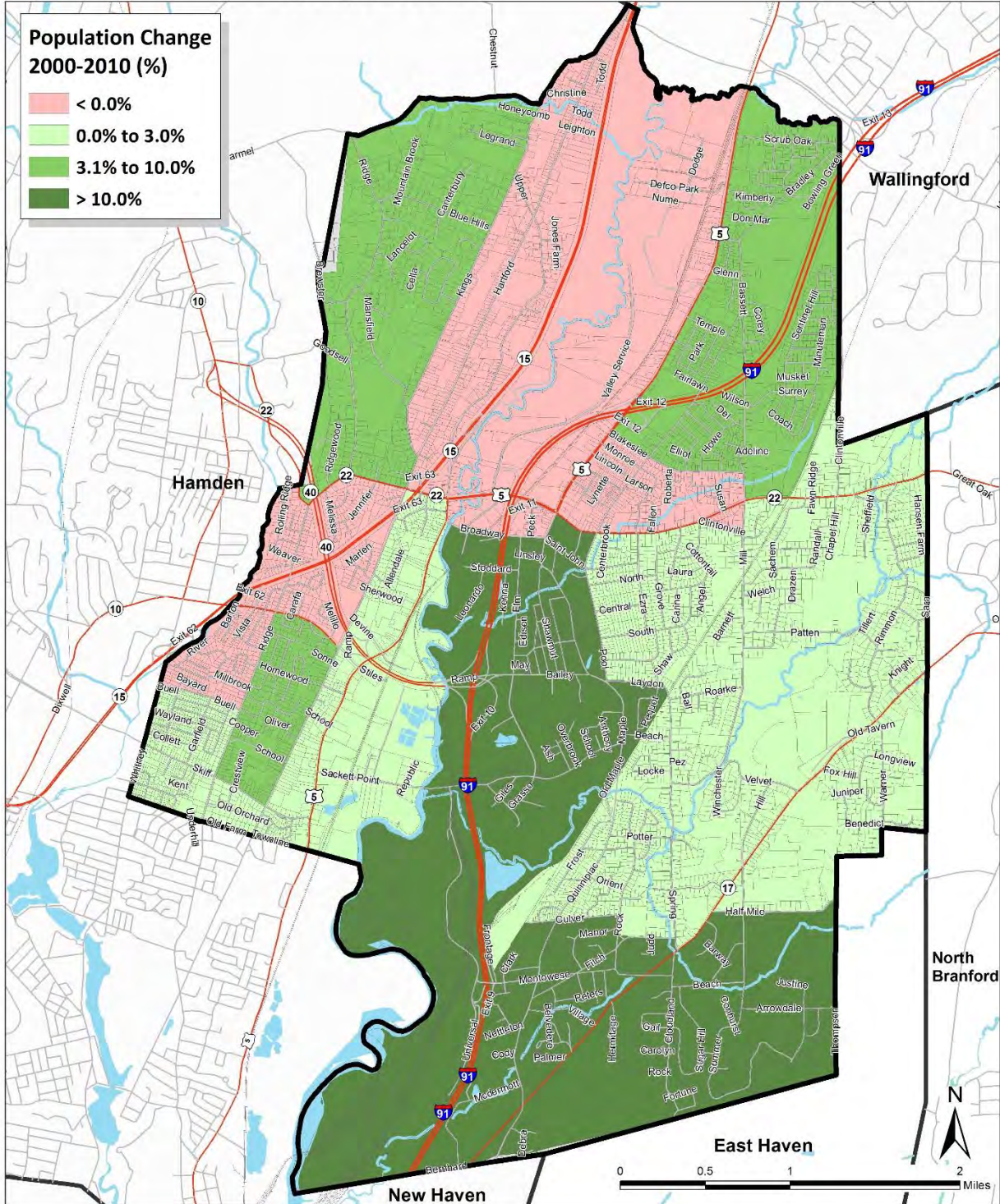
For North Haven, CT | 2015

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About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
 Streets: ESRI (2011) | Parcels: Town of North Haven (2015)
 Demographic Information: US Census Bureau (2010-2013)

Population Change by Block Groups

North Haven POCD



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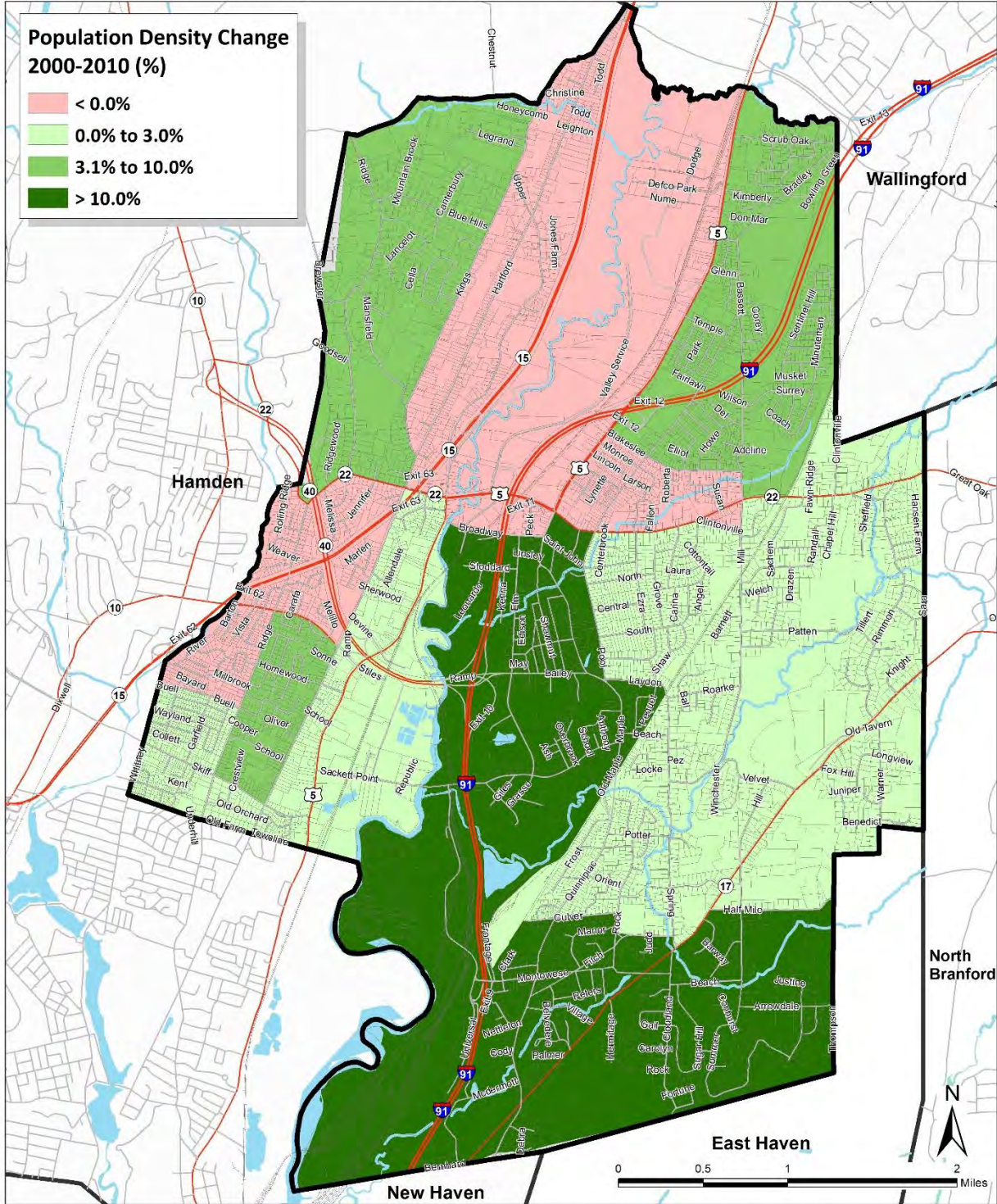
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Population Density Change by Block Groups

North Haven POCD



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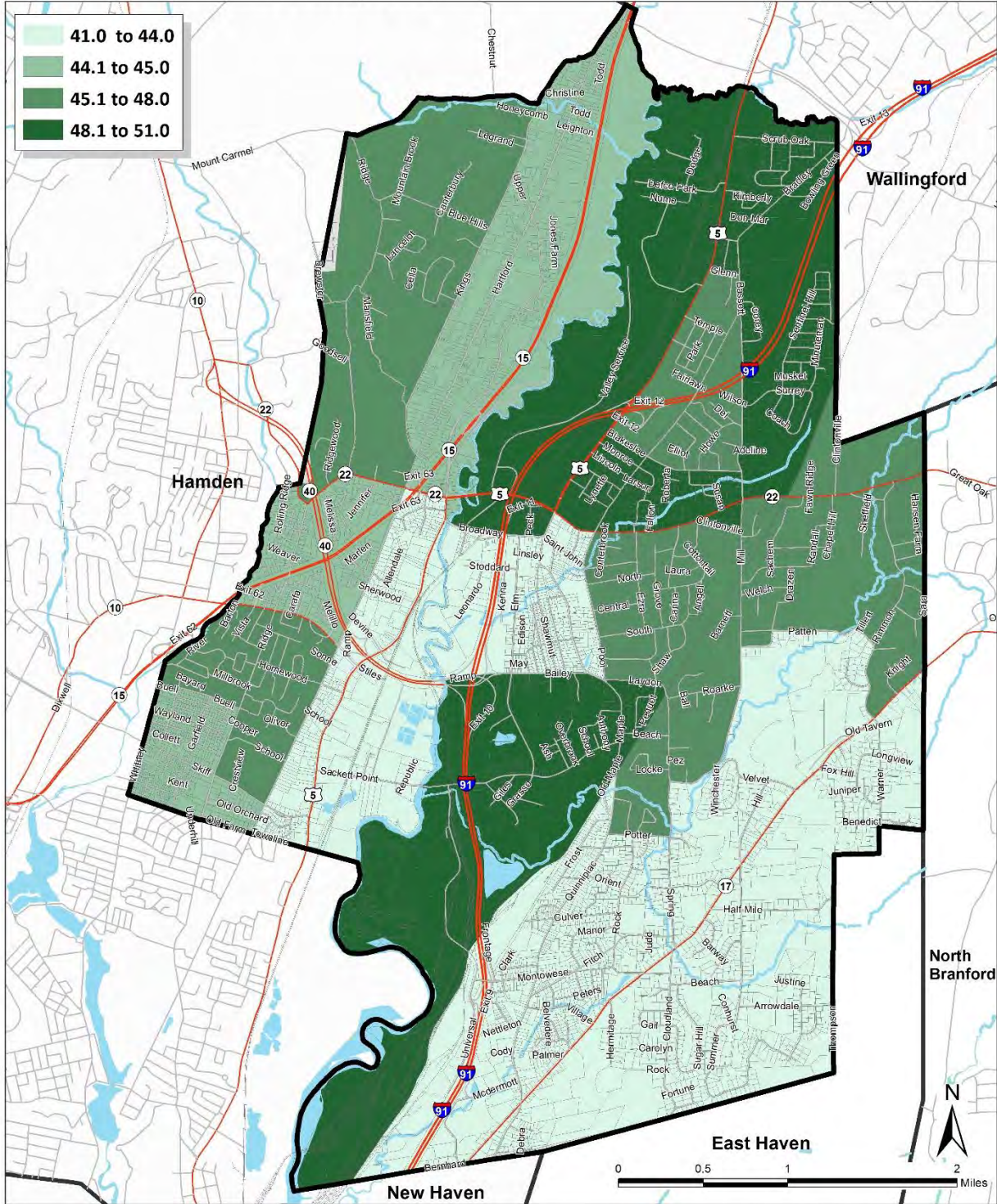
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Median Age by Block Groups 2010

North Haven POCD



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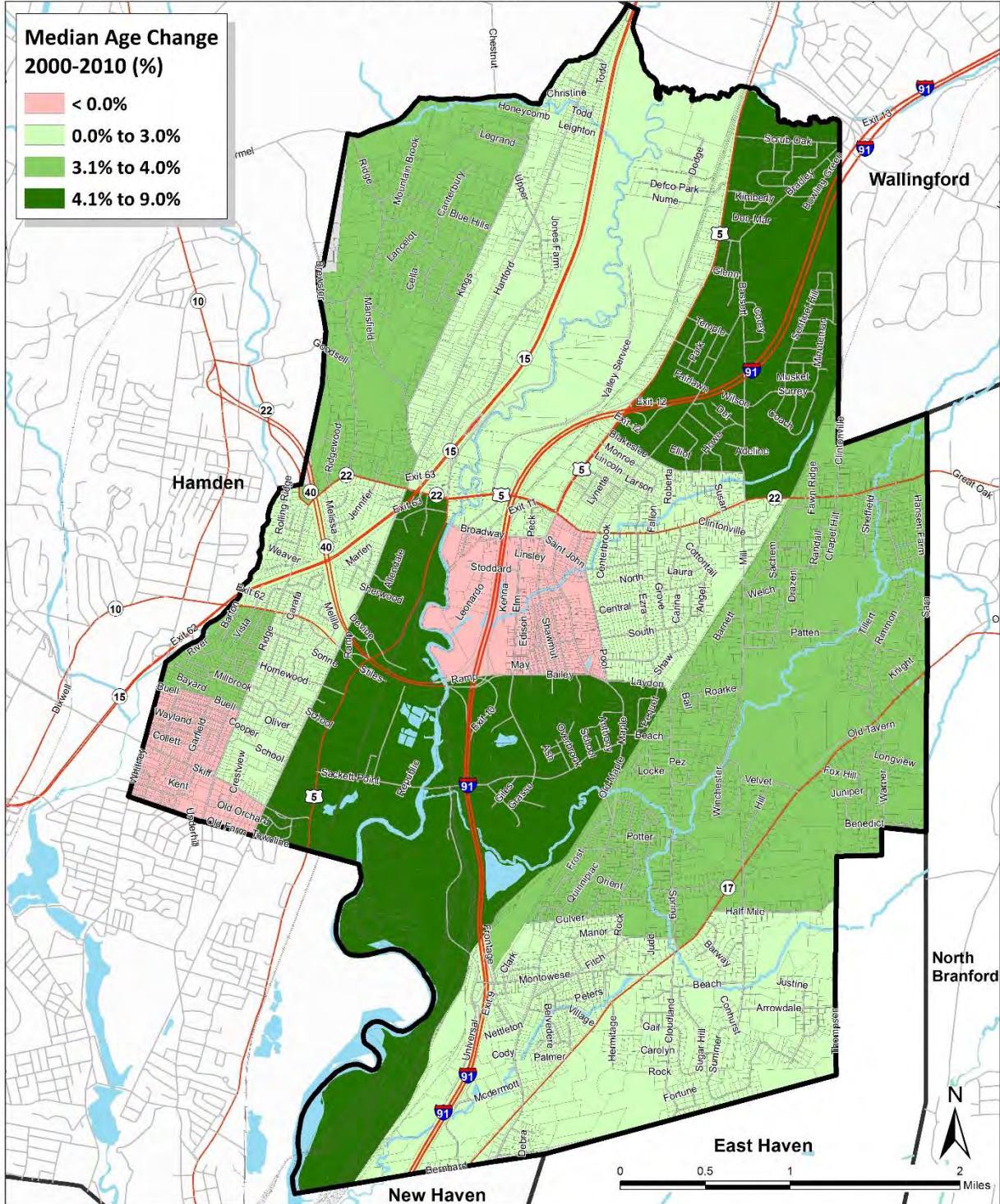
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Median Age Change by Block Groups

North Haven POCD



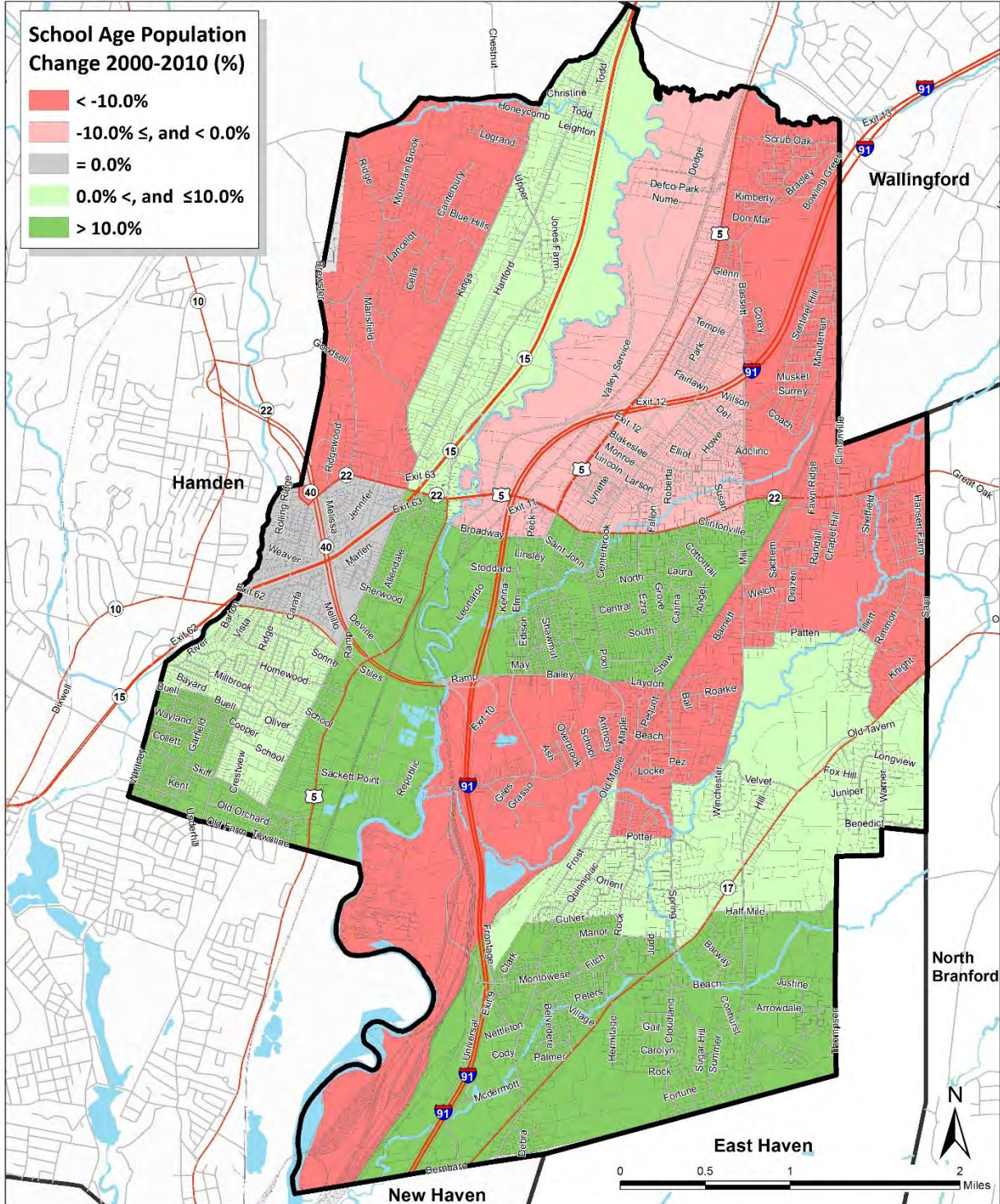
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School Age Population Change by Block Groups *North Haven POCD*



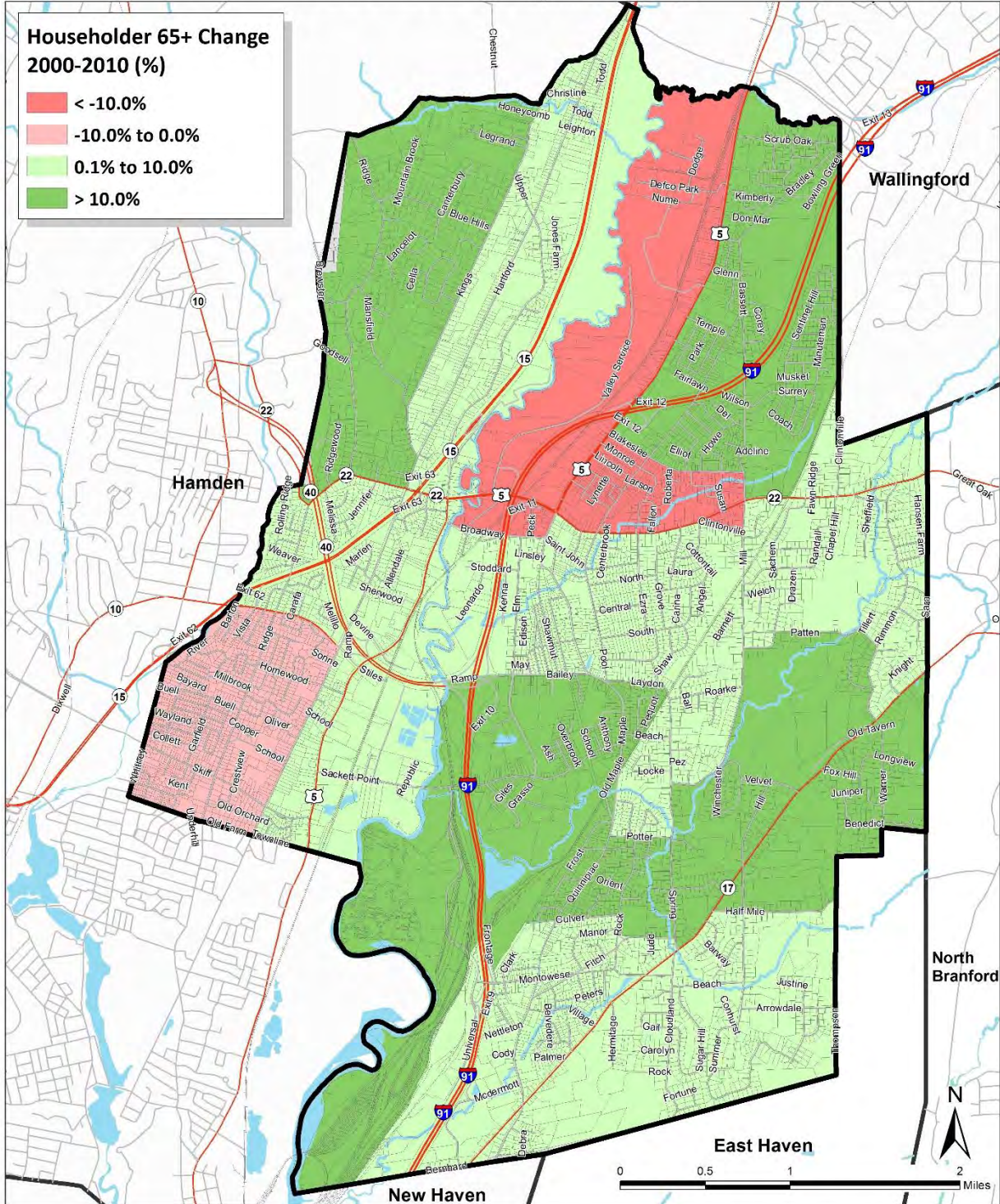
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Householders over 65 Change by Block Groups North Haven POCD



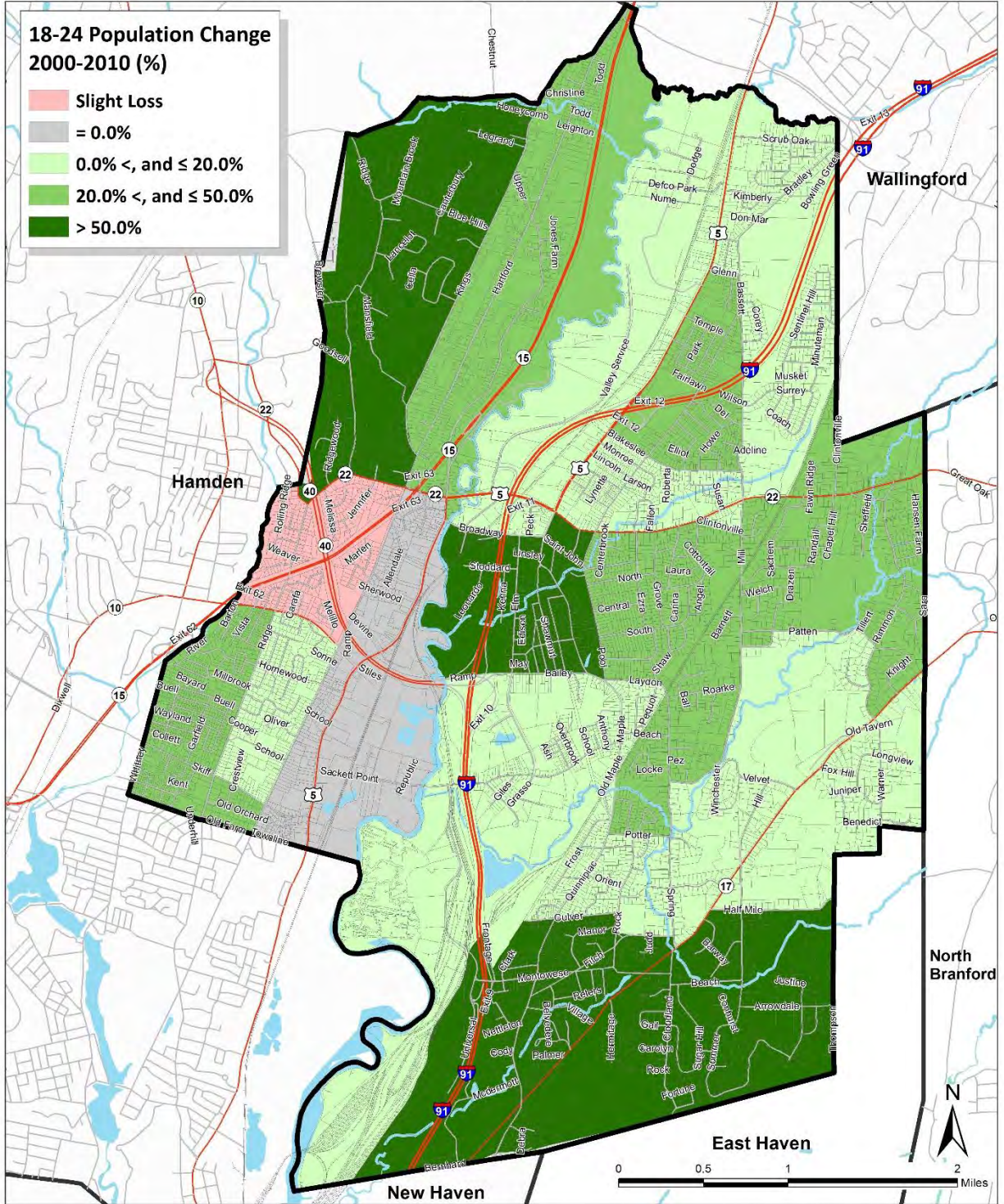
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18-24 Age Population Change by Block Groups

North Haven POCD



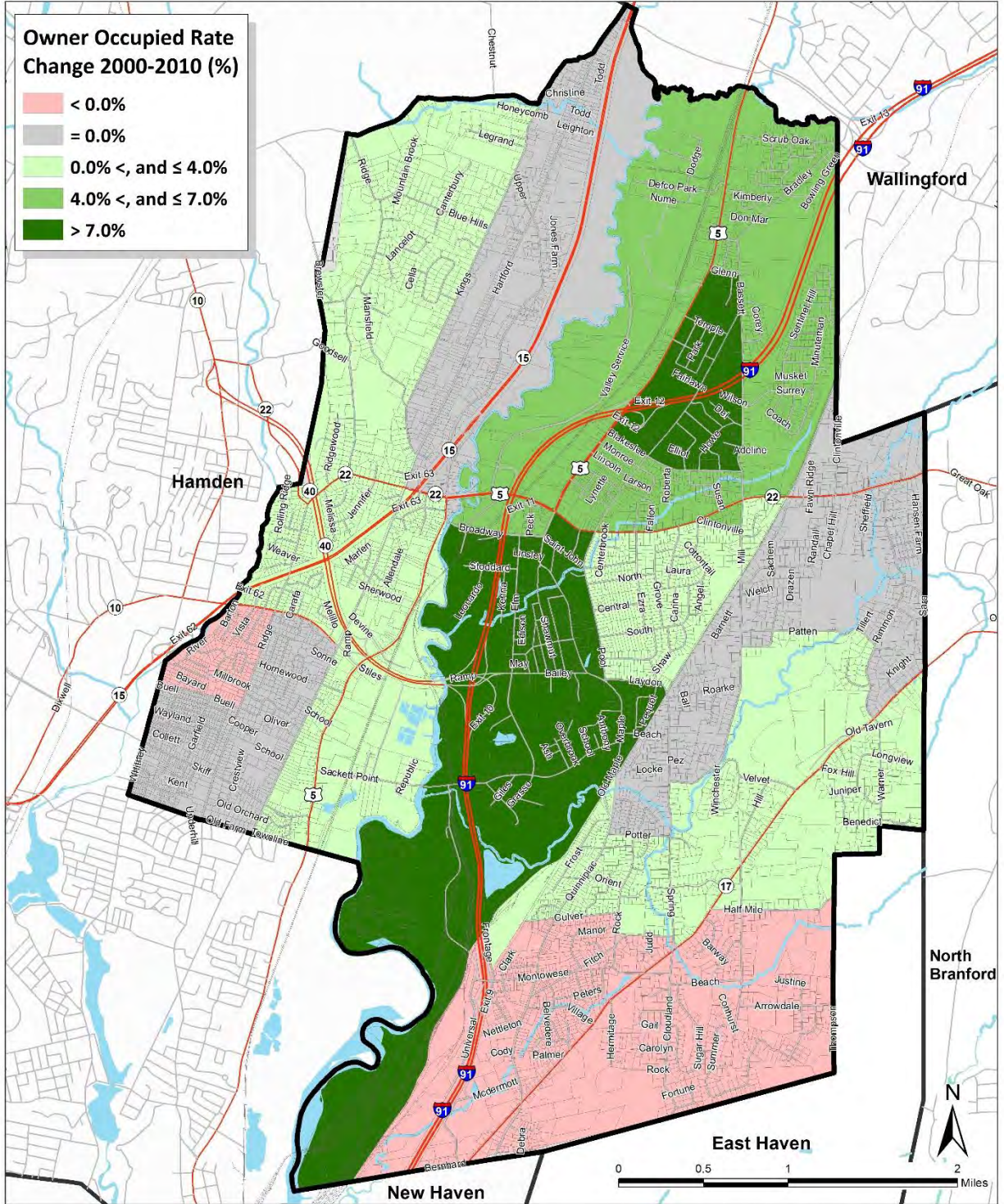
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Owner Occupied Rate Change by Block Groups North Haven POCD



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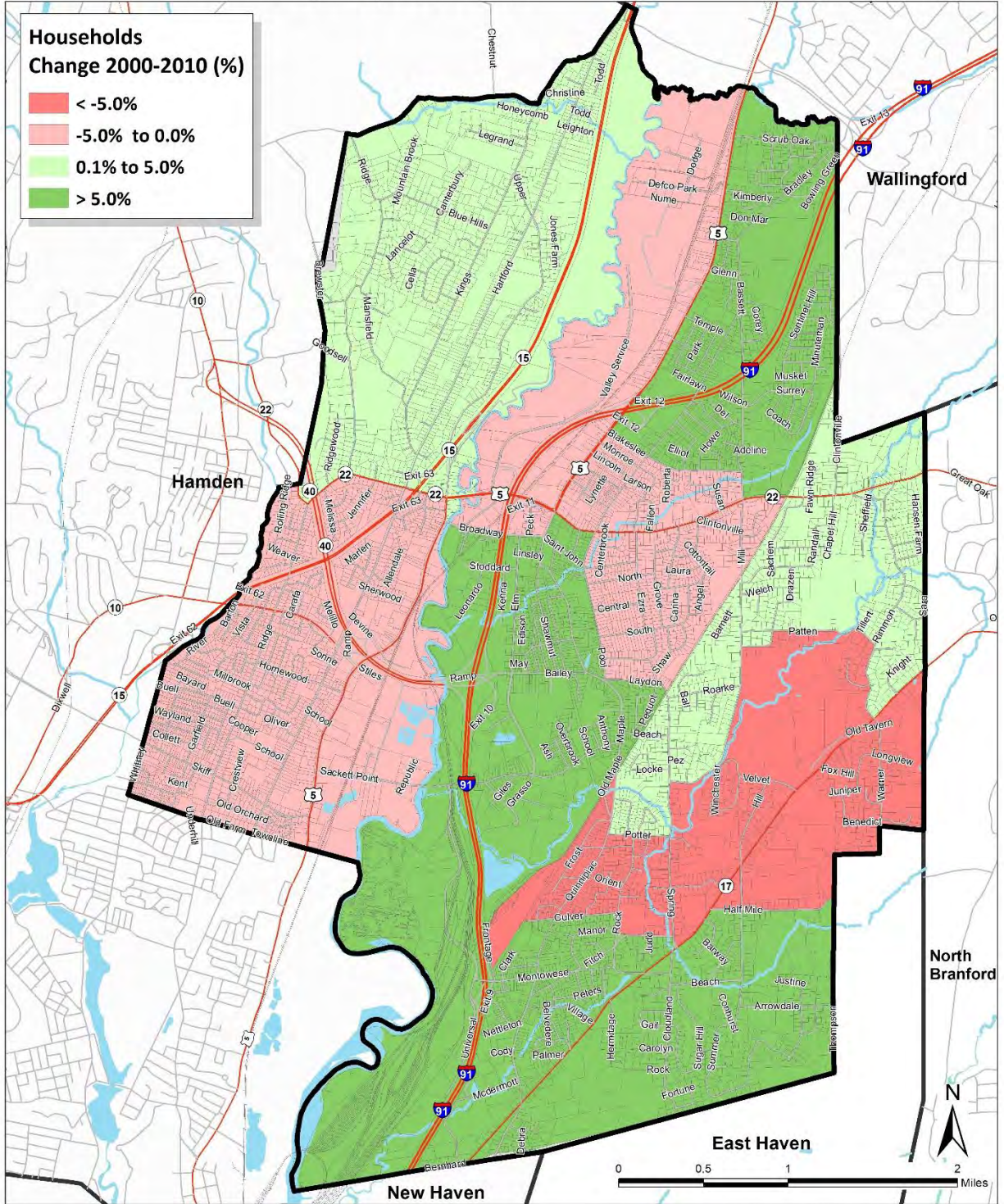
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Households Change by Block Groups

North Haven POCD



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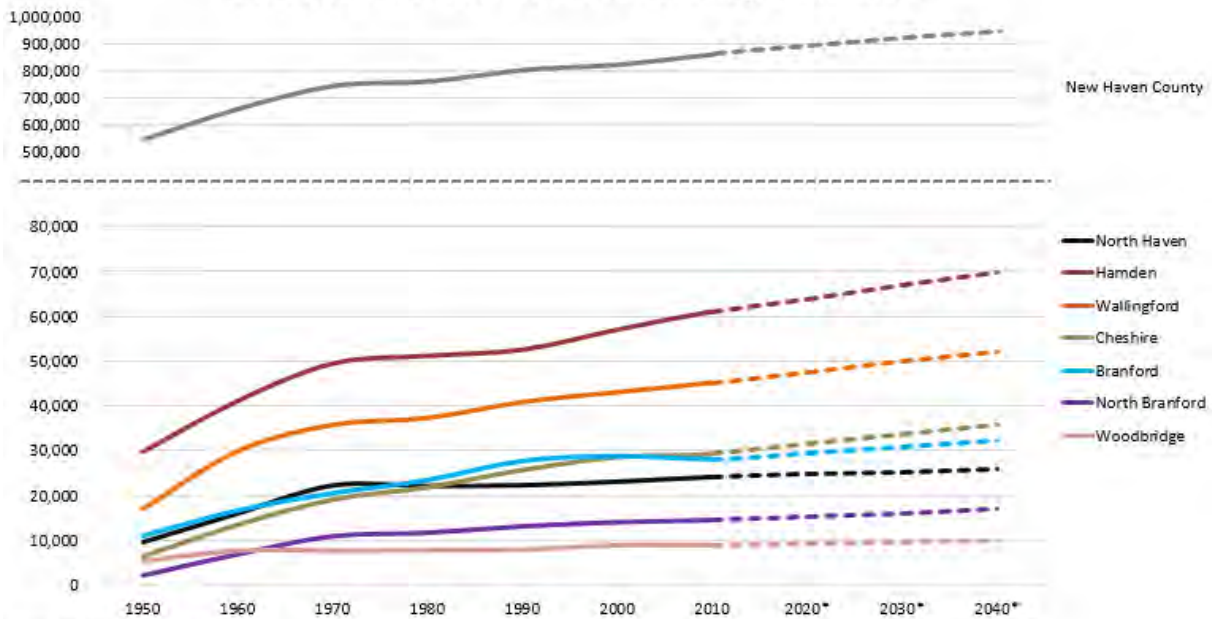
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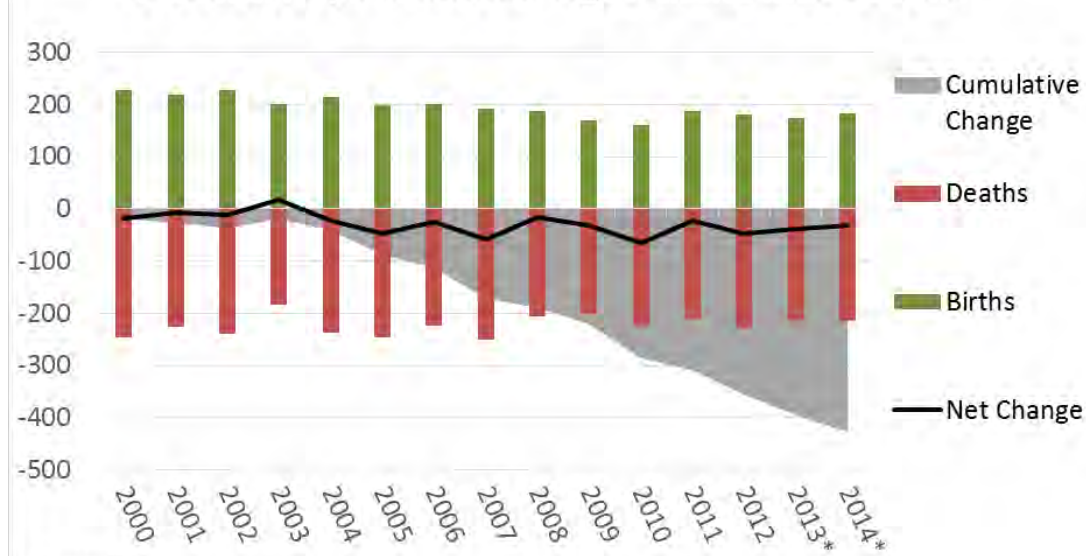
In addition to Census-based demographic data, the plan takes into account historic and projected future population growth, as projected by the CTDOT. Growth since 1970 has been relatively slow, and limited future growth is expected. Between 2010 and 2040, the total projected population increase is projected to be just 7%. The limited population growth measured in DOT projections aligns with a negative balance between local births and deaths as measured by Connecticut Department of Public Health since 2000, implying that in-migration is necessary to maintain a stable population.

**Comparison of Population Projections:
2010 to 2040 North Haven and Surrounding Communities**



Note: * indicates projected populations
Sources: ct.gov/ecd; U.S. Census Bureau, Census 2000 and 2010, U.S. Projections – State of Connecticut, Department of Transportation, 2014.

Natural Population Change: Births and Deaths



Source: CT DPH
*2013 and 2014 - Birth counts are provisional, death counts are estimated from 5 year average.

Housing

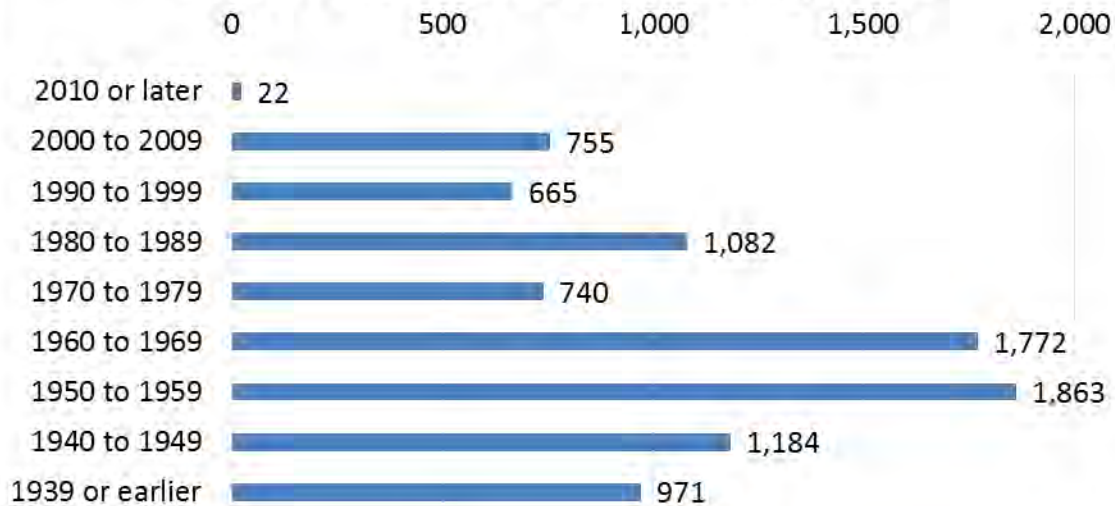
The Decennial Census and American Community Survey gather data on the distribution of housing units by the style and age of the structure. The following estimates are derived from 2014 American Community Survey estimates.

North Haven Housing Units by Type (2014)

Type of Structure	Number of Total Units	% of Housing Stock
1 unit, detached	7499	82.8%
1 unit, attached	422	4.7%
2 units	184	2.0%
3-4 units	98	1.1%
5+ units	839	9.3%
Mobile home, trailer, other	12	0.1%

Source: 2010-2014 ACS estimates

Age of North Haven Housing Units



Source: 2010-2014 American Community Survey.

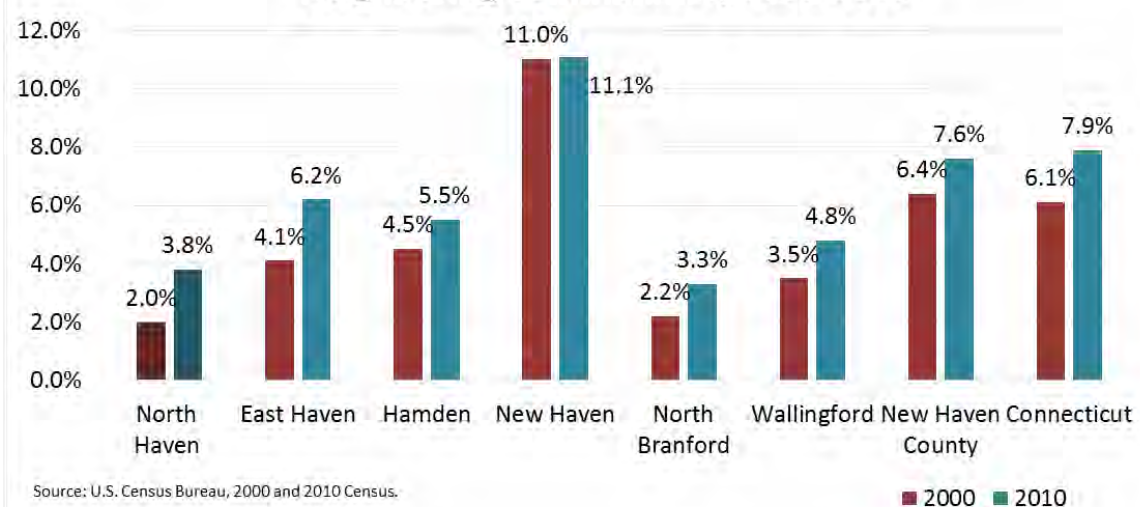
Residential construction in North Haven, as recorded by the State DECD, has continued at a modest rate, with small increases in the town's stock occurring in all but one year since the onset of the Great Recession. Residential vacancy rates, as measured by the Decennial Census, appear to have increased substantially during the recession but remained lower than most neighboring communities.

North Haven Housing Units and Construction Activity Authorized, 2003-2014

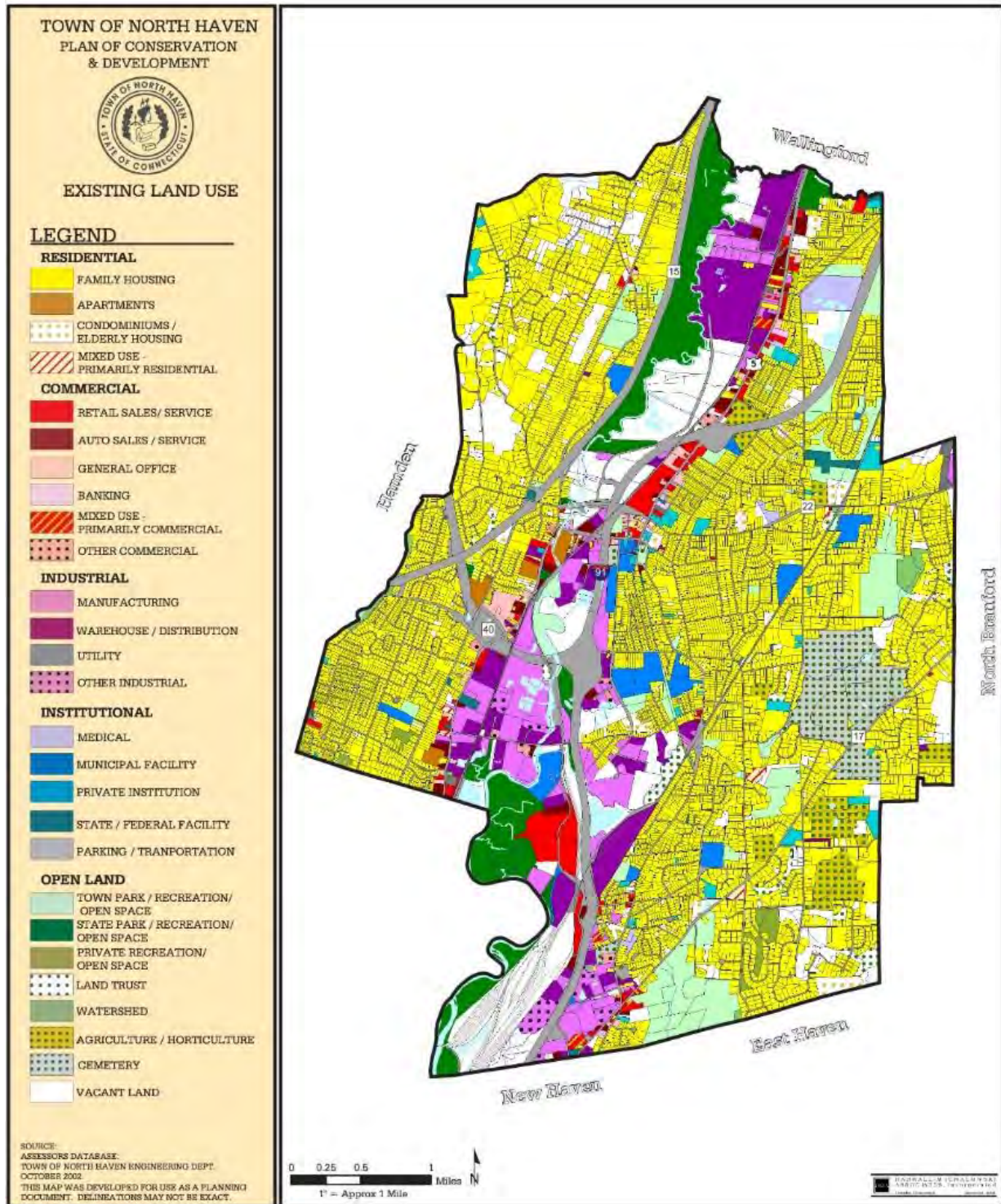
Year	Total Authorized Housing Units	1 Unit	2 Units	3 & 4 Units	5 Units or More	Demolitions	Net Gain
2003	53	35	0	18	0	9	44
2004	131	131	0	0	0	8	123
2005	128	25	0	0	103	2	126
2006	31	21	10	0	0	4	27
2007	16	16	0	0	0	8	8
2008	4	4	0	0	0	0	4
2009	0	0	0	0	0	2	-2
2010	11	11	0	0	0	3	8
2011	11	11	0	0	0	0	11
2012	19	19	0	0	0	3	16
2013	20	20	0	0	0	4	16
2014	18	18	0	0	0	2	16

Source: CT DECD, *Connecticut Housing Production and Permit Authorized Construction Report*.

Residential Vacancy Rate in North Haven and Neighboring Communities, 2000-2010



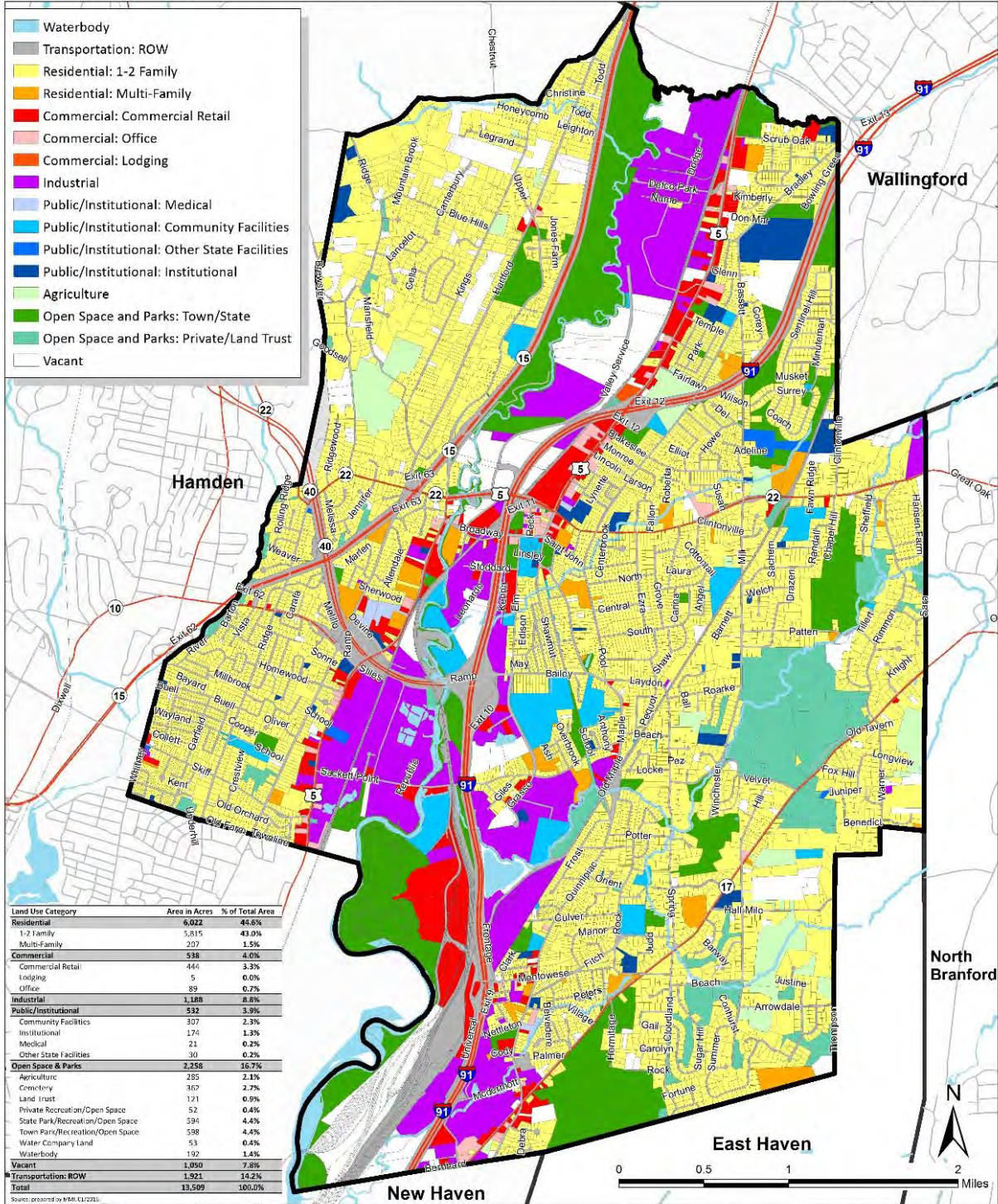
Land Use



North Haven Existing Land Use circa 2005 (Source: North Haven 2005 POCD)

Existing Land Use 2015

North Haven POCD



MILONE & MACBROOM[®]

For North Haven, CT | 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
 Streets: ESRI (2011) Parcels: Town of North Haven (2015)
 Demographic Information: US Census Bureau (2010-2013)

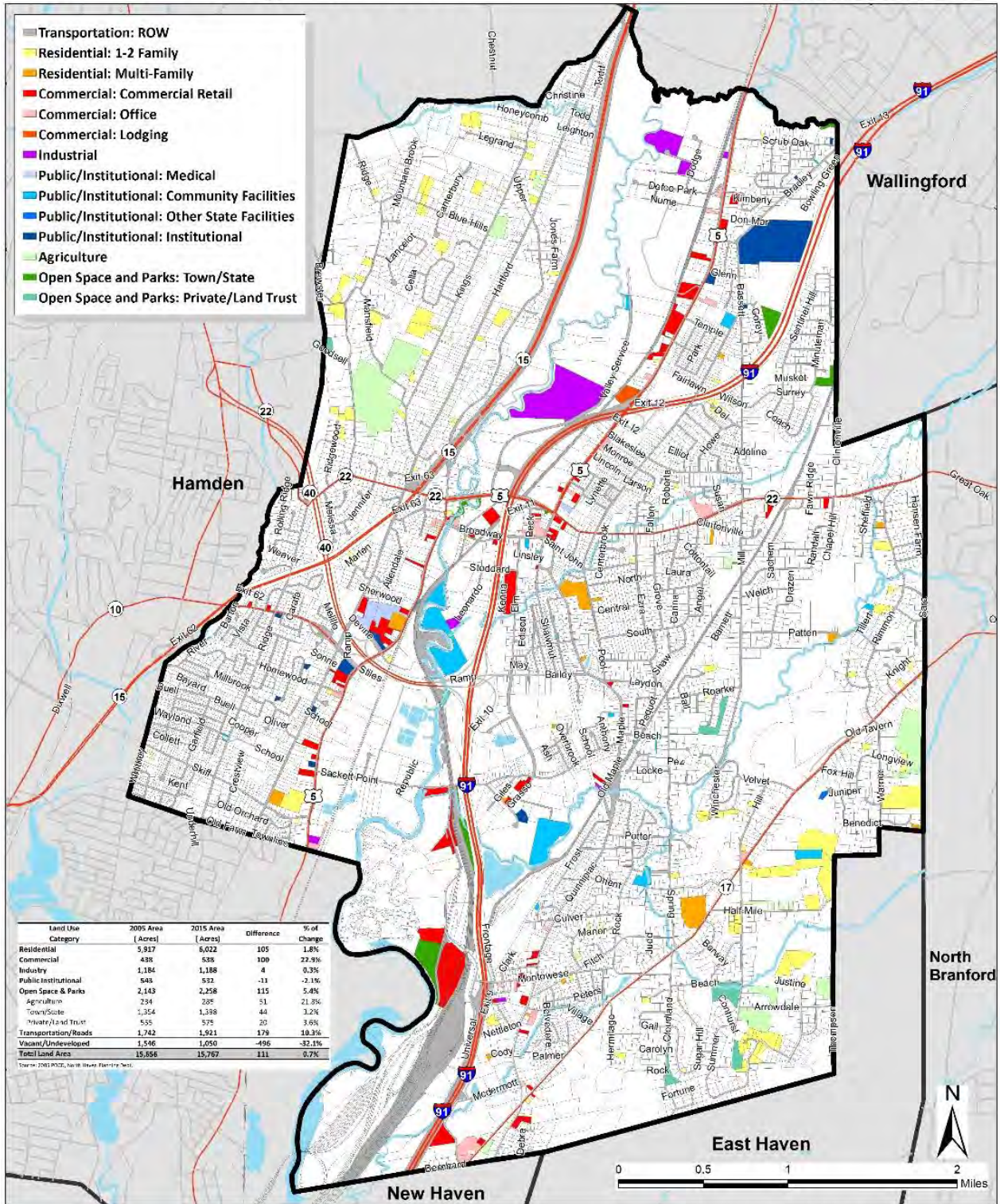
This map is intended for planning purposes only. Delineations may not be exact.

North Haven Land Use (2015)



Land Use Change 2005-2015

North Haven POCD



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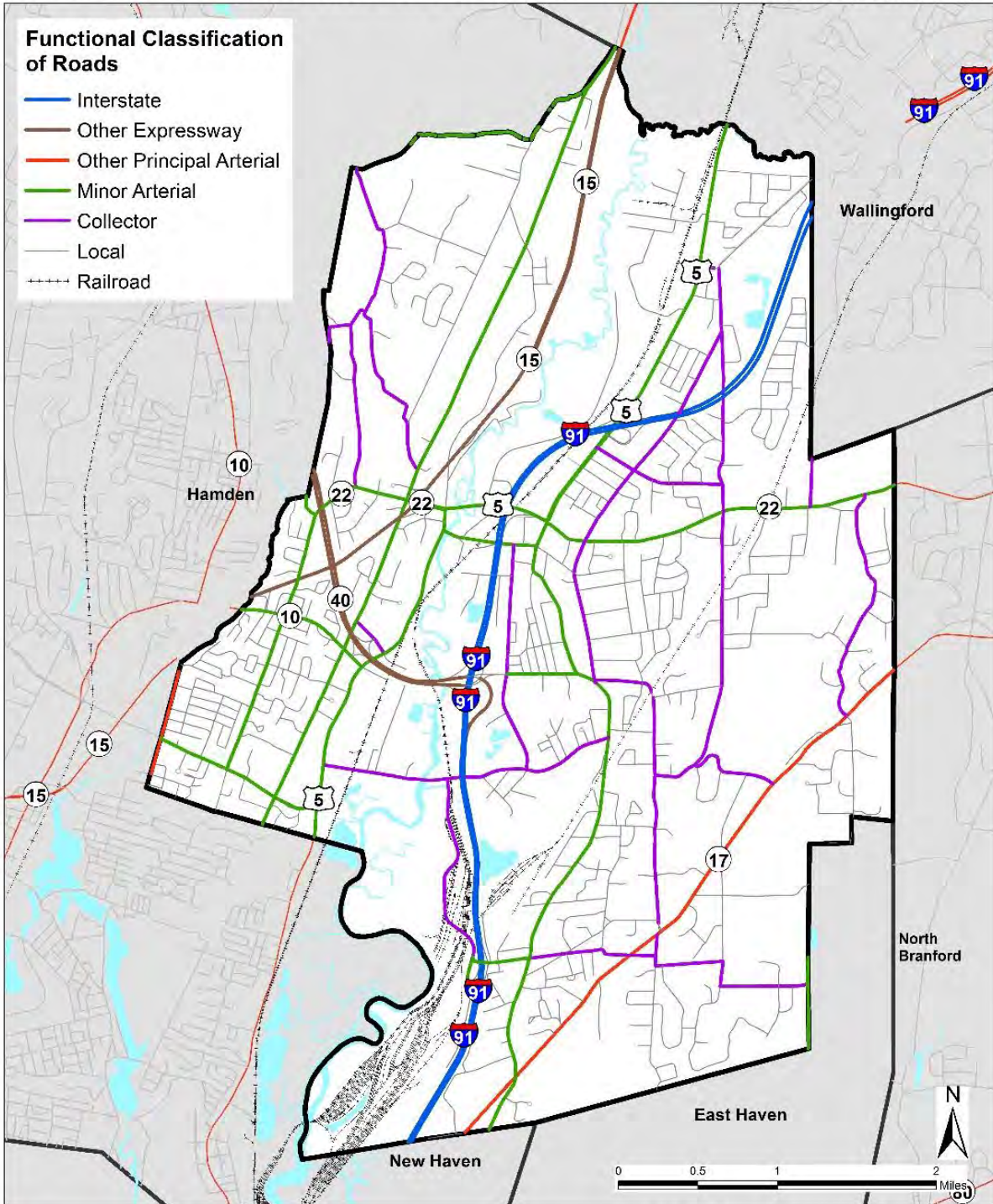
About this map: Boundaries: Hydrography, State Parks: DLEP (2011) Streets: ESRI (2011) Parcels: Town of North Haven (2015) Demographic Information: US Census Bureau (2010-2013)

North Haven Land Use Change (2005-2015)



Functional Classification of Roads 2015

North Haven POCD



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For North Haven, CT | 2015

About this map: Boundaries: Hydrography, State Parks: DEEP (2011);
Streets: ESR (2011); Parcels: Town of North Haven (2015);
Roadway Functional Classifications: CTDOT (2013)

This map is intended for planning purposes only. Uncertainties may not be exact.

All Connecticut roads are classified by function (design, type of circulation, and level of traffic) according to a standardized classification scheme used by the CTDOT. Minor adjustments to classifications of North Haven's roads have been made since the 2005 POCD based on changes in traffic volumes and other observations of the functional role of each road in the town and region's travel network.

Traffic Volumes

Traffic volumes are measured by the CTDOT on a 3-year rotating basis. Comparisons between 2006 counts (the most recent prerecession measurements available) and 2012 counts were made for key intersections and corridors in North Haven.



2006 Counts I-91 Exit 12 (Washington Avenue) Counts Source: CT DOT



2012 Counts I-91 Exit 12 (Washington Avenue) Counts Source: CT DOT

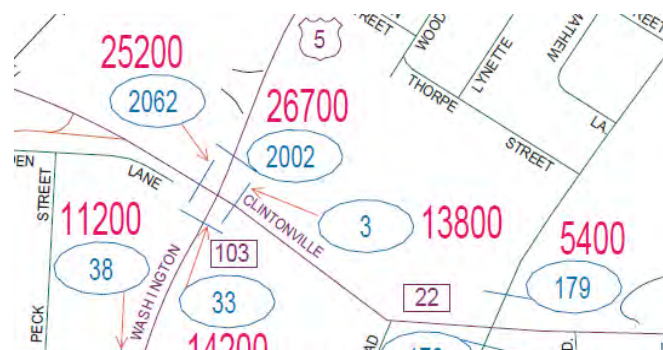


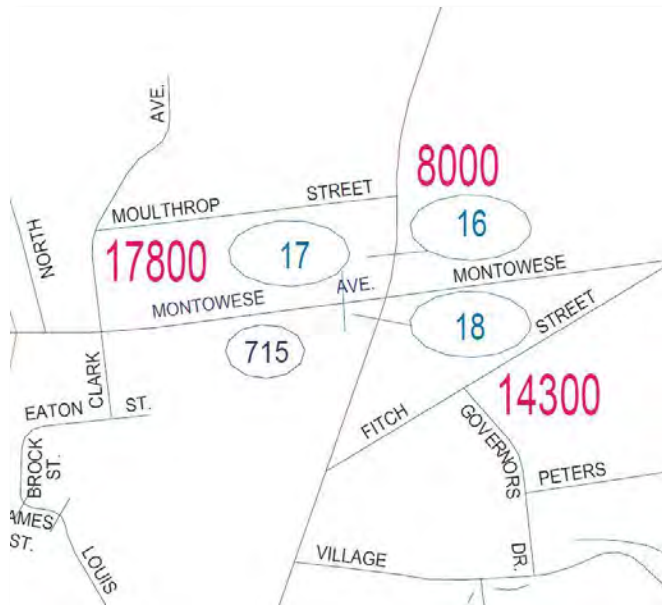
Figure 1: North Haven Road Classification



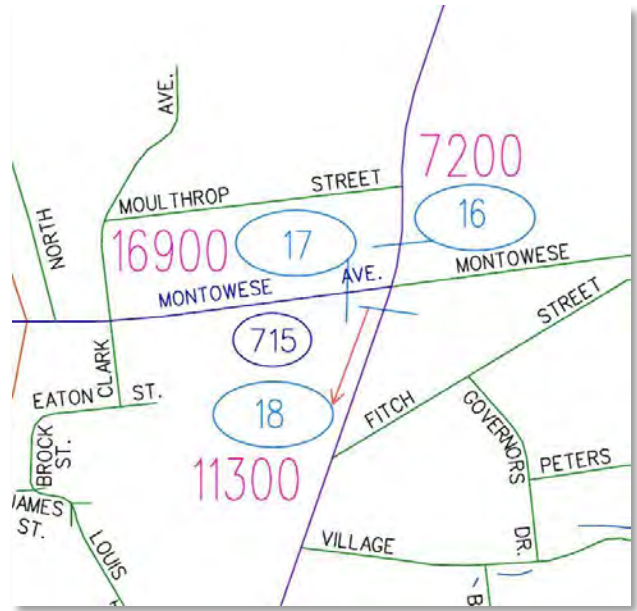
2006 Counts Route 22/Route 5 Intersection Source: CT DOT



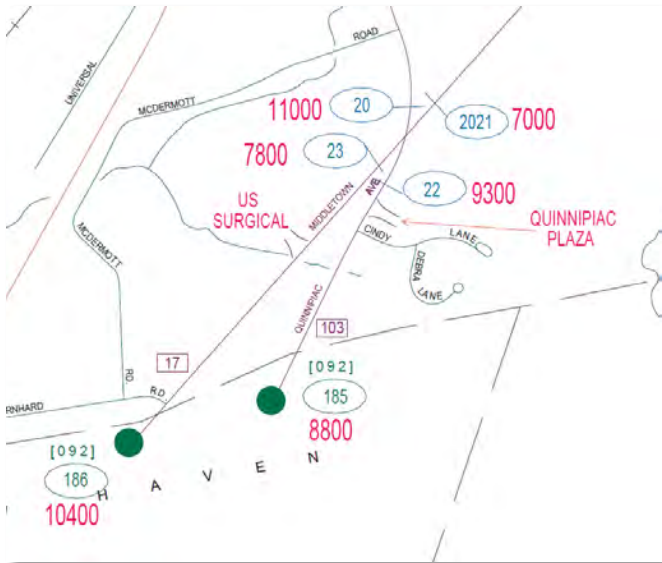
2012 Counts Route 22/Route 5 Intersection Source: CT DOT



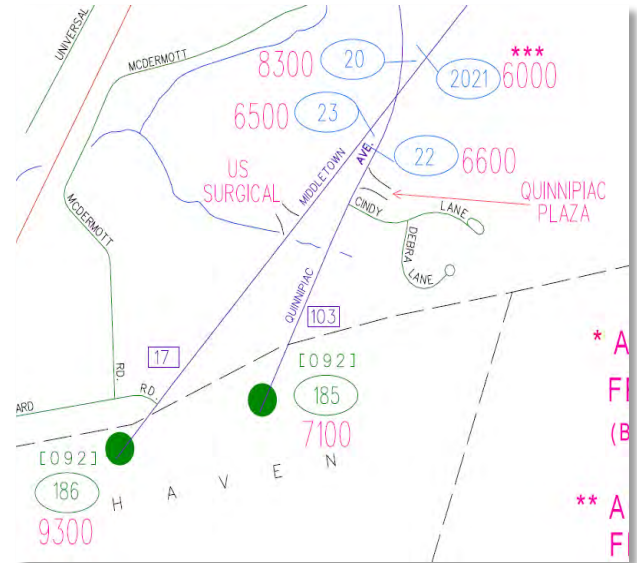
2006 Counts Montowese/Route 5 Intersection Source: CT DOT



2012 Counts Montowese/Route 5 Intersection Source: CT DOT



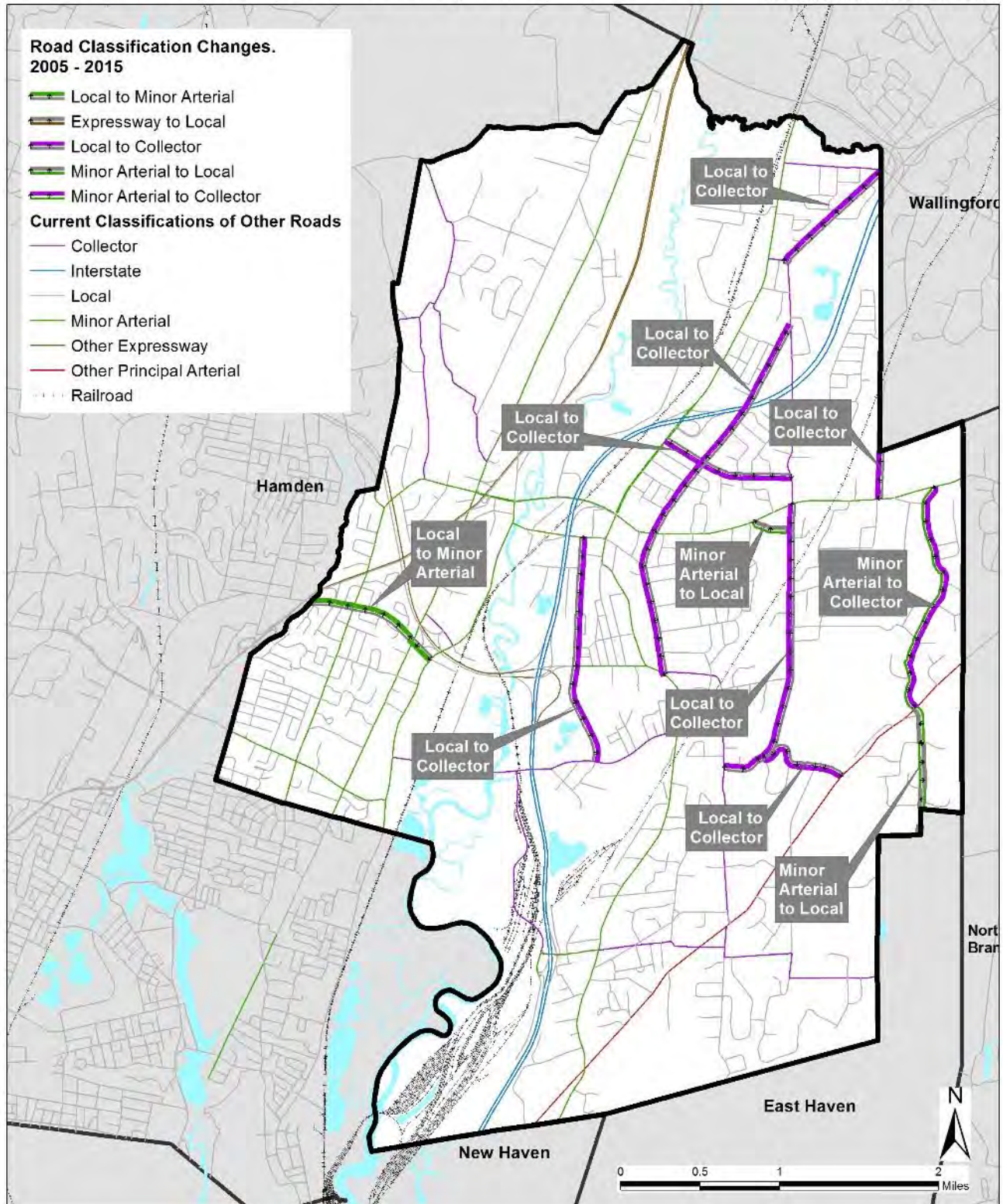
2006 Counts Quinnipiac/Route 17 Intersection Source: CT DOT



2012 Counts Quinnipiac/Route 17 Intersection Source: CT DOT

Road Classification Changes, 2005 - 2015

North Haven POCD



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For North Haven, CT | 2015

This map is intended for planning purposes only. Distortions may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
 Streets: ESRI (2011) | Parcels: Town of North Haven (2015)
 Roadway Functional Classifications: CTDOT (2013)

North Haven Road Classification



Planned State-Funded Improvements

In 2015, the State of Connecticut allocated Transportation Improvement Program (TIP) funds to several local area projects:

- Valley Service Road construction (\$1,600,000)
- Sackett Point Road reconstruction and bridge replacement (\$400,000)
- Bassett Road Bridge replacement (\$185,000), which is slated for construction in spring 2017

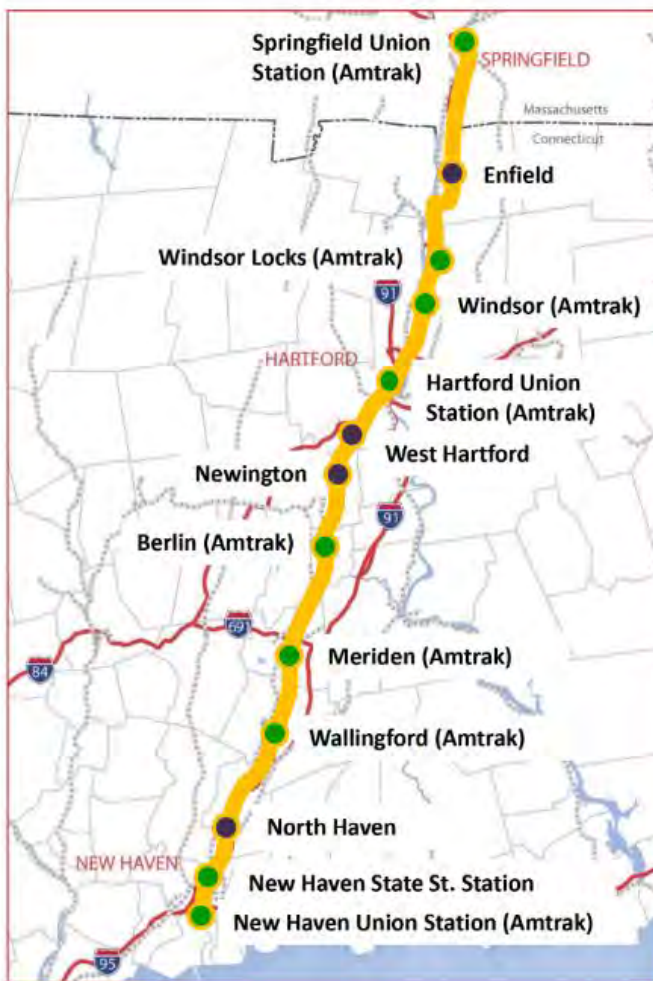
2015-2019 transportation-related Capital Improvement Program (CIP) items (5-year total \$)

- Valley Service Road extension (\$1,900,000)
- Road repaving (\$8,000,000)
- Universal Drive Phase II (\$1,000,000)
- Sackett Point Road widening (\$1,400,000)
- Spring Road bridge (\$750,000)
- Universal Drive bridge over Muddy River (\$2,000,000)
- Roads and drainage (\$250,000)

NHHS Corridor

● Existing Stations

● New Stations



North Haven Bus Routes
Source: CT Transit

NHHS Station Area

North Haven POCD



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For North Haven, CT | 2015

About this map: Boundaries, Hydrography, State Parks: DEEP (2011); Streets: ESRI (2011); Parcels: Town of North Haven (2015);

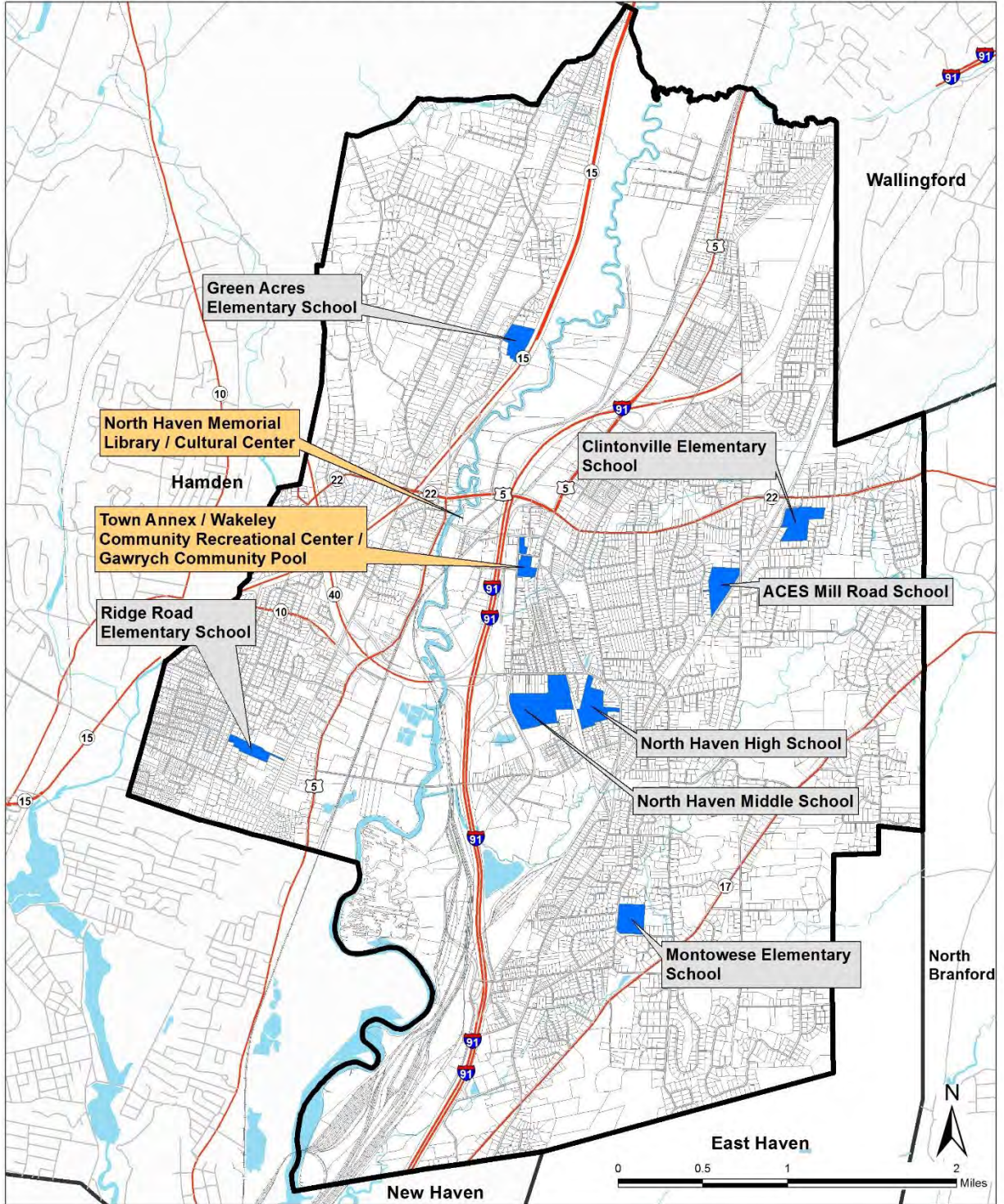
This map is intended for planning purposes only. Distortions may not be exact.

NHHS Train Station Area



Educational and Recreational Facilities

North Haven POCD



For North Haven, CT | 2015

This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries: Hydrography, State Parks: DEEP (2011)
 Streets: ESRI (2011) Parcels: Town of North Haven (2015)
 Community Facilities: Town provided information.



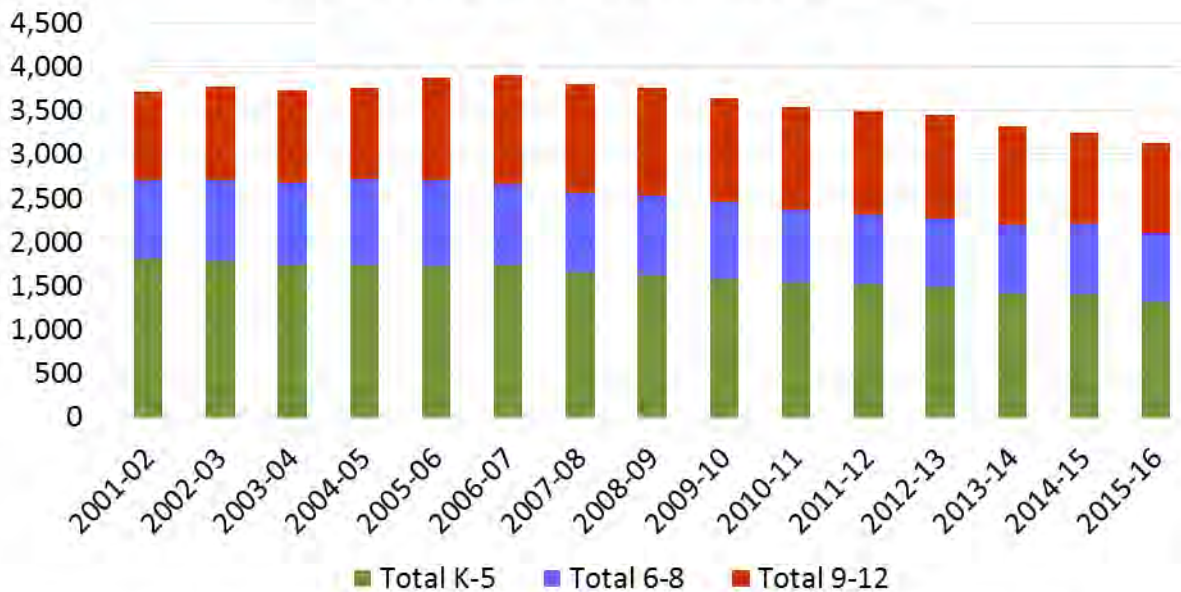
School enrollments (as of 2015-16) in North Haven Public Schools have fallen by 19.9% since enrollments peaked in 2006-07. The strongest declines have been seen at the elementary level, where enrollment has declined by 24%. Districtwide school capacity was most recently estimated at 4,822 seats by the State Department of Education.

Enrollment Change

	Elementary	Middle	High	Total
2006-07	1,736	922	1,246	3,904
2015-16	1,319	788	1,022	3,129
Change	-417	-134	-224	-775
% Change	-24.0%	-14.5%	-18.0%	-19.9%

Sources: CT Dept. of Education from 2001-2010;
North Haven School District from 2011-2015.

North Haven School Enrollments, 2001-2015



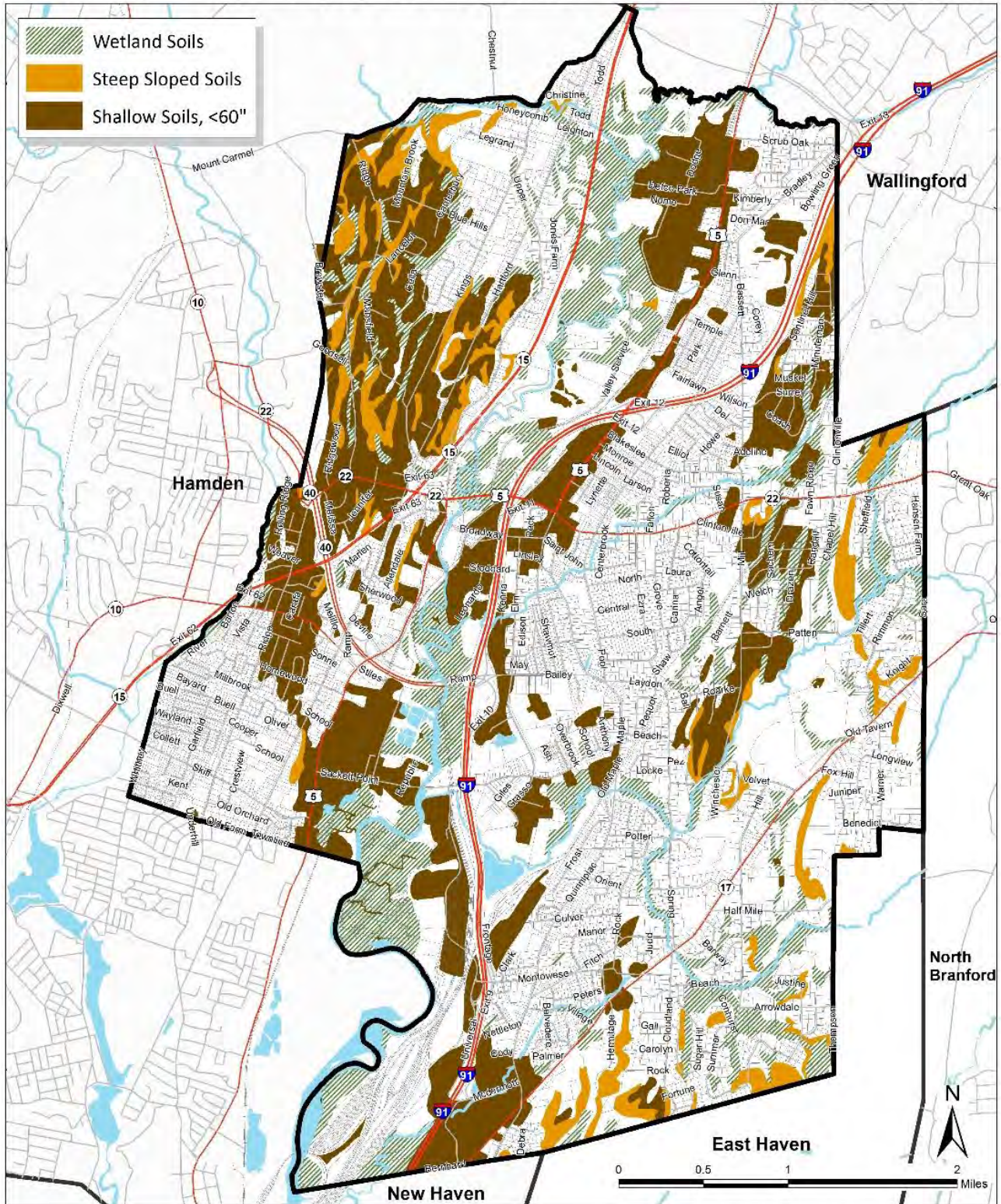
Sources: CT Dept. of Education from 2001-2010, and North Haven School District from 2011-2015.

School	Grades	Size (Sq.Ft.)	Year Built	Year Updated	Current Enrollment	Capacity
Montowese Elementary School	K-5	55,463	1957	2001	337	572
Ridge Road Elementary School	PK-5	62,743	1948	2001	404	506
Green Acres Elementary School	PK-5	64,704	1965	2001	379	550
Clintonville Elementary School	PK-5	73,132	1968	2001	340	594
North Haven Middle School	6-8	142,352	1960	2016	783	1100
North Haven High School	9-12	246,000	2005	N/A	1123	1500
Districtwide PK-5		256,042			1,460	2,222
Districtwide Total		644,394			3,366	4,822

Source: CT State Dept. of Ed. 2013 School Facilities Survey (ED050)

Shallow, Steep Slope, and Wetland Soils

North Haven POCD



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For North Haven, CT | 2015

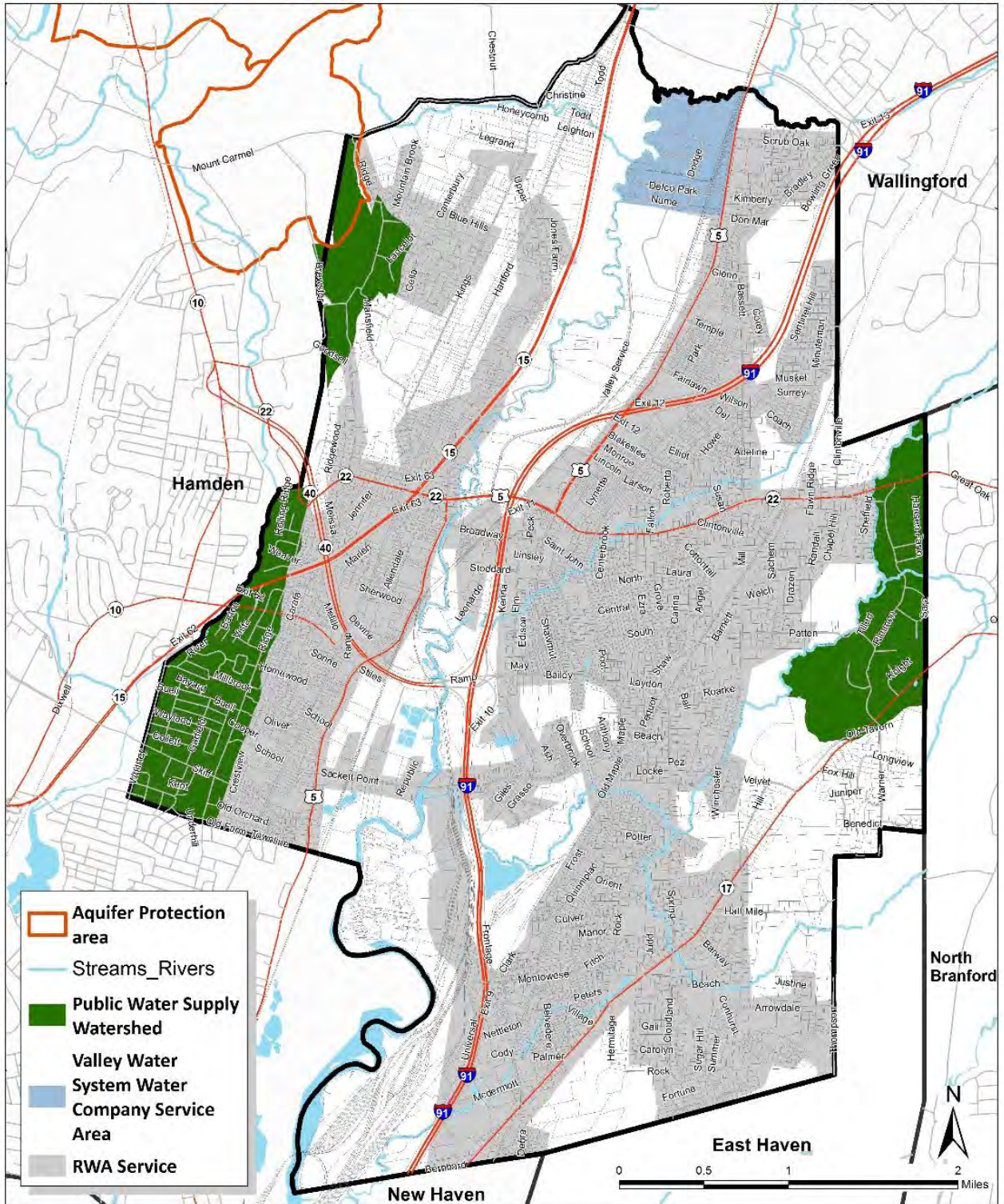
About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: FSR (2011) Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Citations may not be exact.



Public Water Supply

North Haven POCD



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For North Haven, CT | 2015

This map is intended for planning purposes only. Delineations may not be exact.

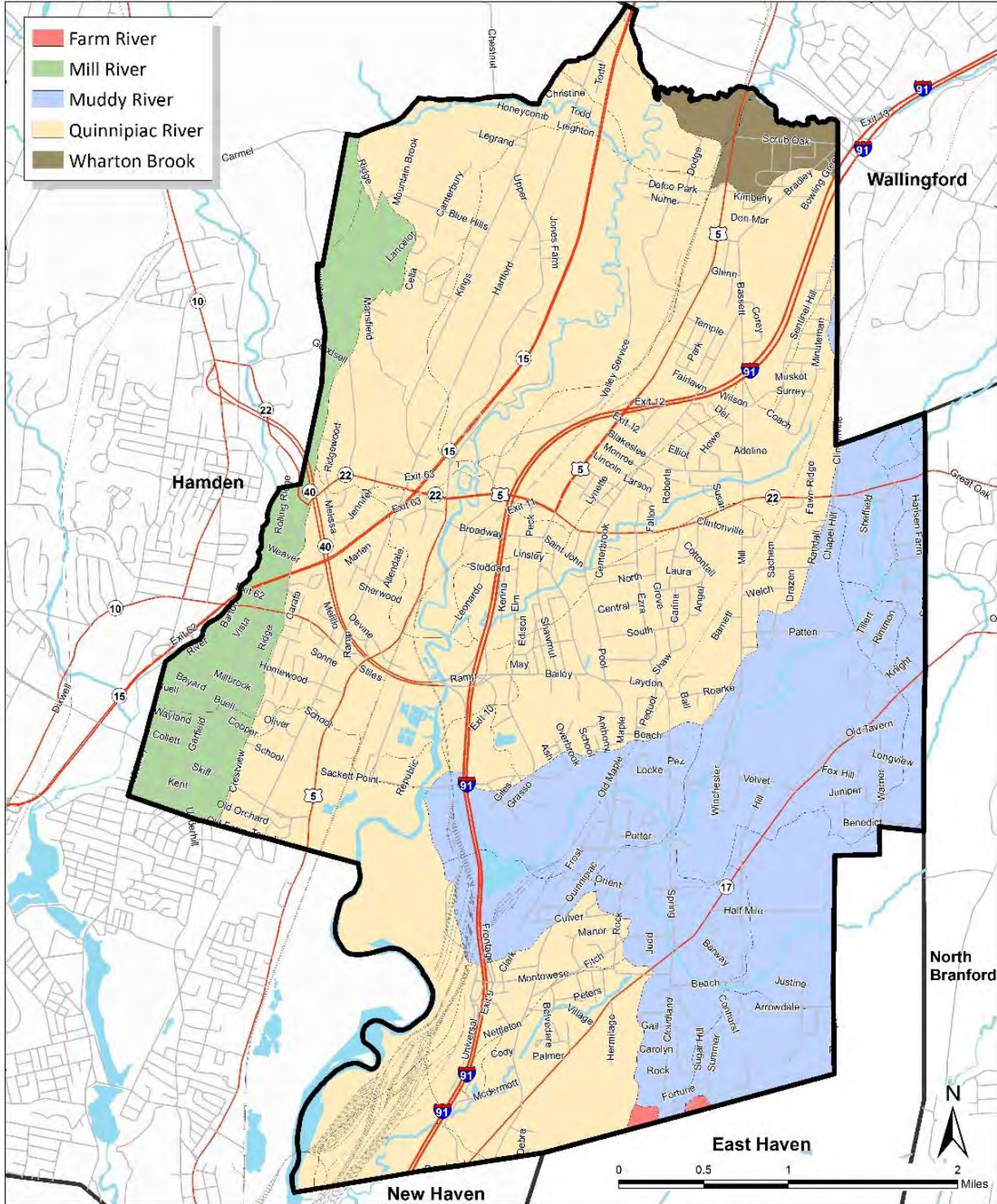
About this map: Boundaries: Hydrography, State Parks: DEEP (2011) Streets: ESRI (2011) Parcels: Town of North Haven (2015) Community Facilities: Town provided information.

North Haven Water Supply



Watersheds

North Haven POCD



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For North Haven, CT | 2015

This map is intended for planning purposes only. Dimensions may not be exact.

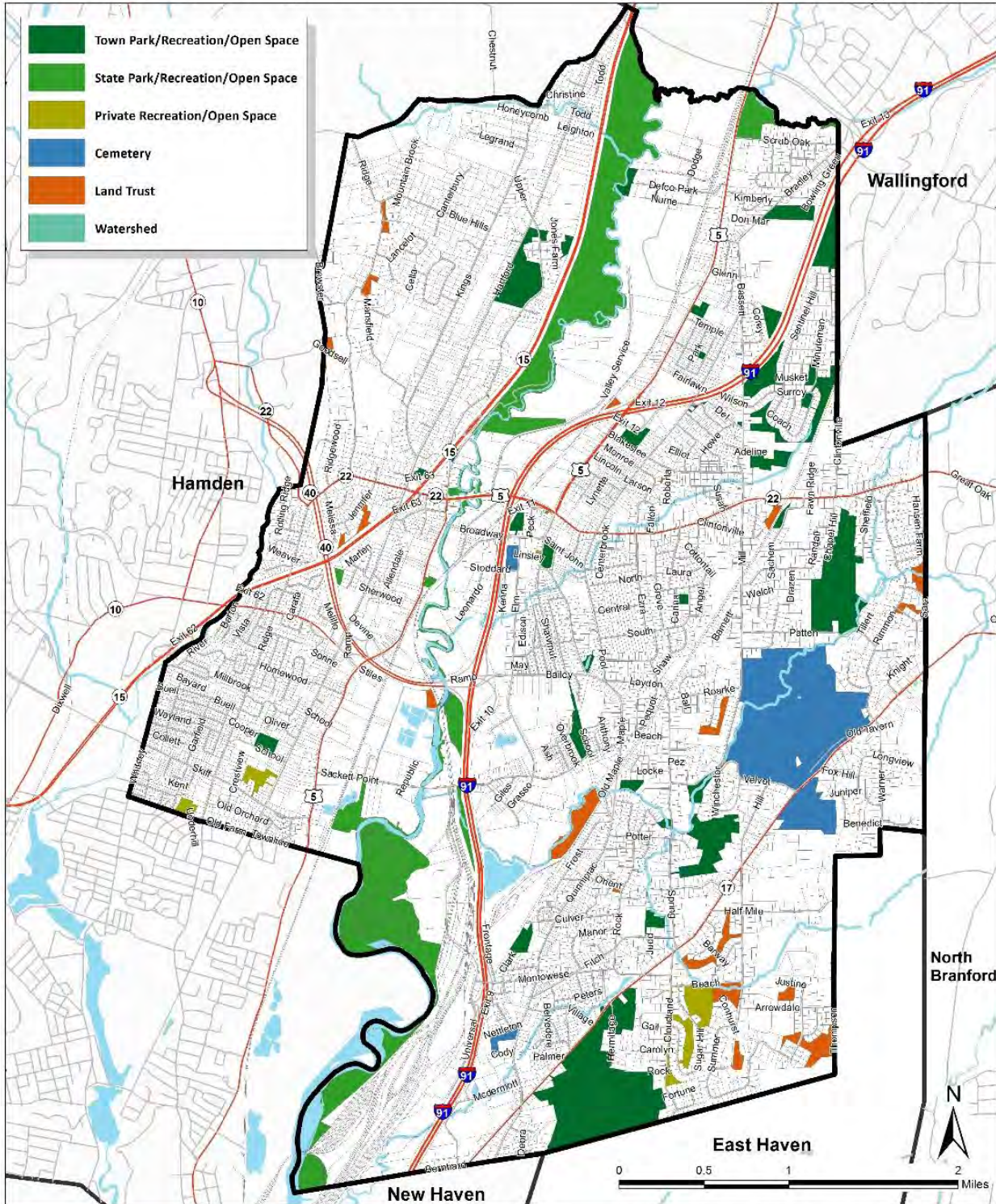
About this map: Boundaries: Hydrography: Scale: Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of North Haven (2015)

North Haven Watersheds



Existing Open Space 2015

North Haven POCD



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For North Haven, CT | 2015

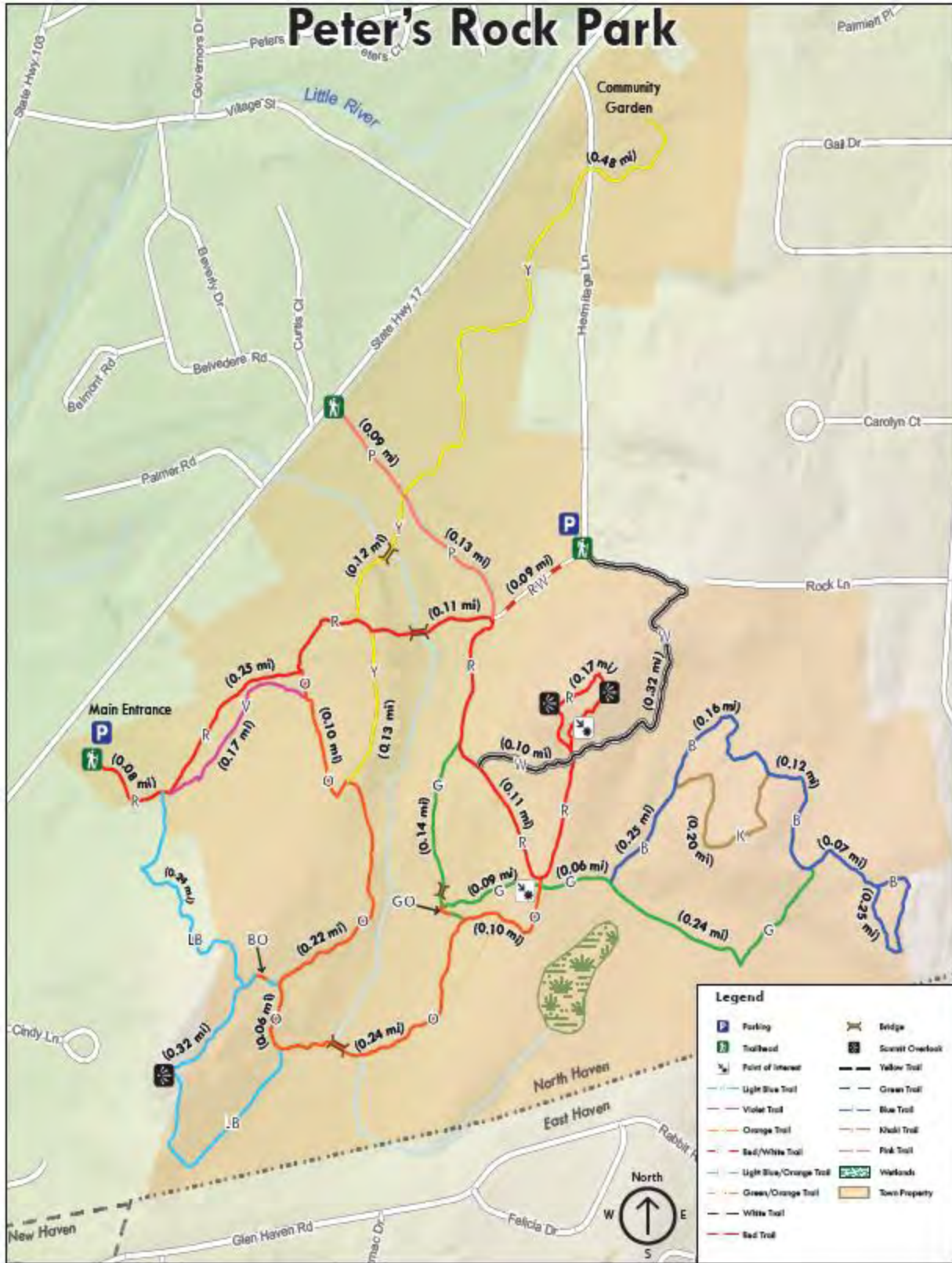
About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011), Parcels: Town of North Haven (2015)

This map is intended for planning purposes only. Delimitations may not be exact.

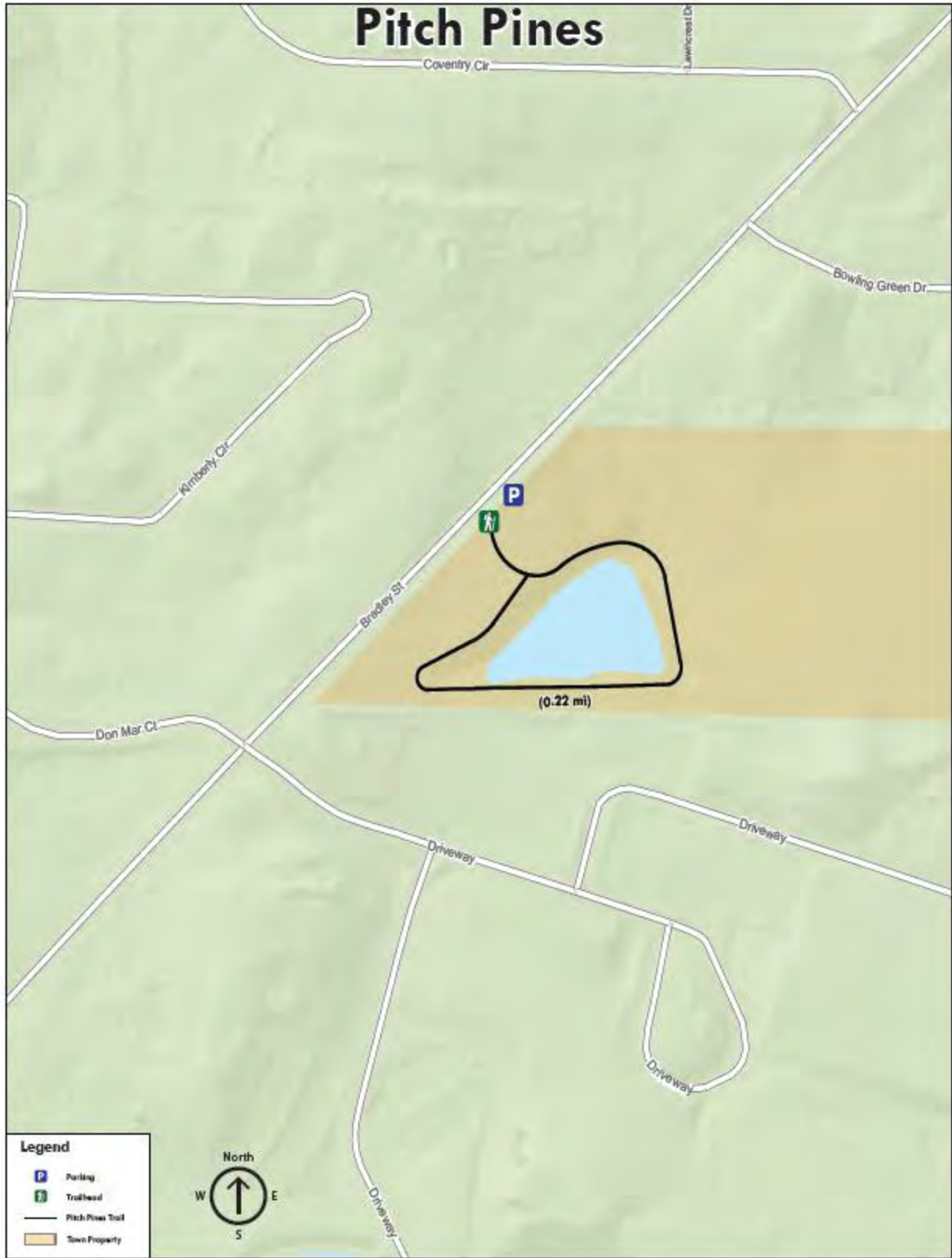
North Haven Existing Open Space



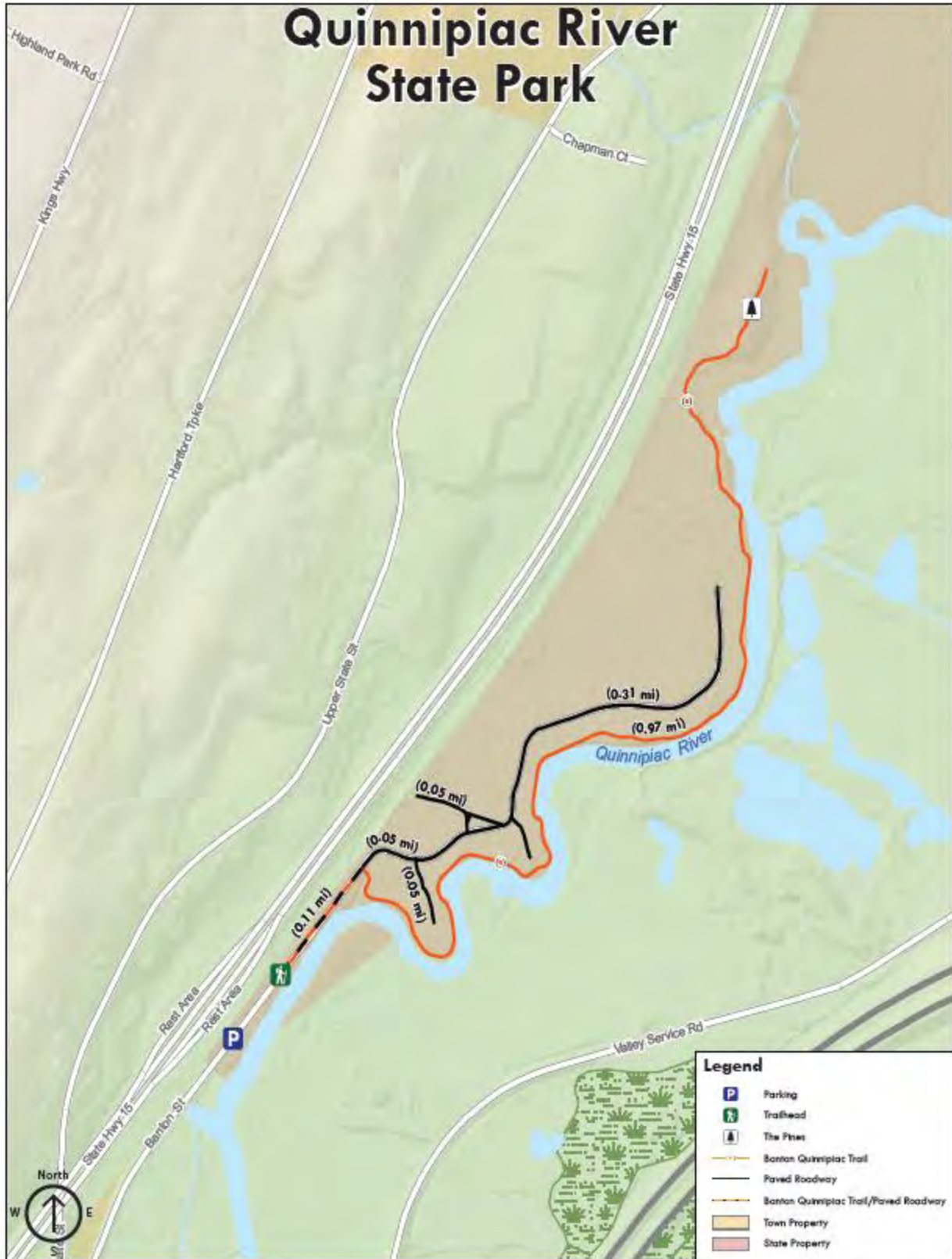
Julius M. Hansen Park. Source: South Central Regional Council of Governments



Peter's Rock Park. Source: South Central Regional Council of Governments



Pitch Pines Park. Source: South Central Regional Council of Governments



Quinnipiac River State Park. Source: South Central Regional Council of Governments



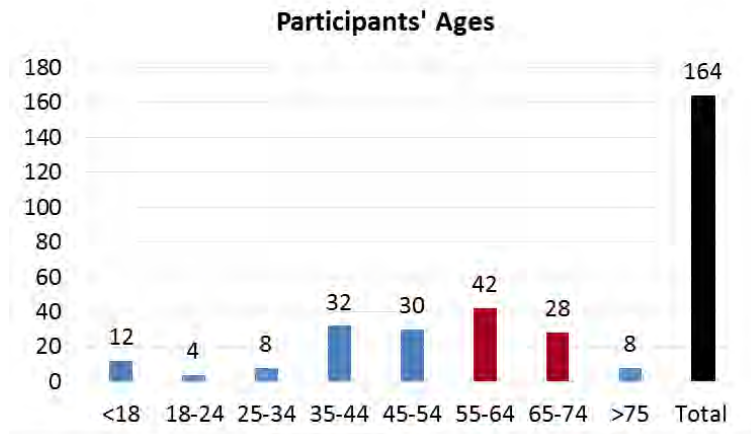
Tidal Marsh Trail. Source: South Central Regional Council of Governments

Appendix B: Survey Results

An online survey was distributed to town residents in order to obtain the public's perception of the current and future state of North Haven. A total of 164 participants took the online survey, which yielded a number of insights.

The participant sample skewed slightly older; 46% of the adult responders were between the ages of 55 and 74. The Clintonville (22% of participants) and Montowese neighborhoods (18% of participants) were the two North Haven neighborhoods with the most resident participation.

Some highlights of the survey results are listed below:



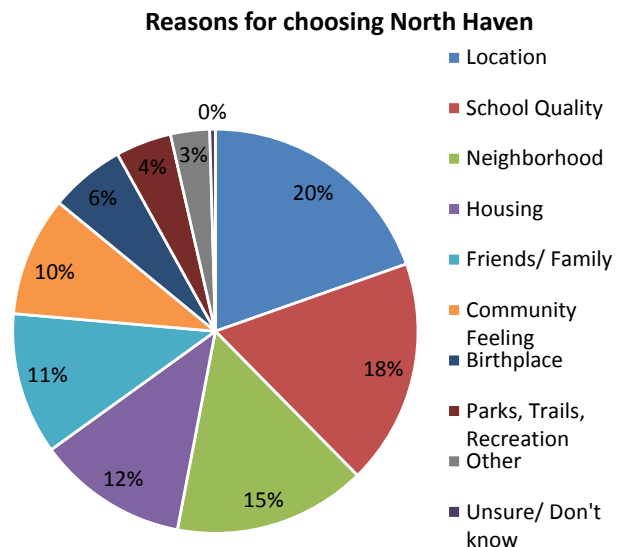
Why residents chose North Haven as their home

- Participants cited proximity to work/transportation, school quality, and the character of its neighborhoods as the primary reasons.

Housing

When asked their opinion of the current amount and type of affordable housing:

- 43% of participants see a need for additional affordable housing in North Haven. 51% indicated that North Haven should designate specific locations in town for affordable housing. 62% encouraged the development of more affordable housing options for multigenerational families.
- Mixed-use developments, cluster housing units with affordable residential components, and accessory apartments are the most accepted forms of affordable housing.

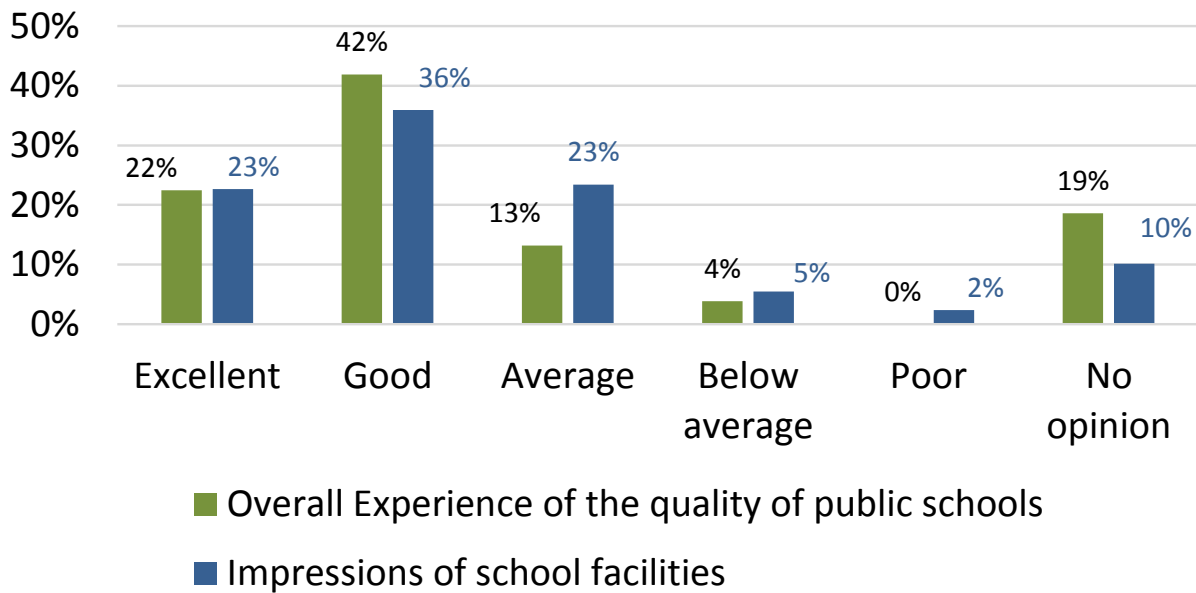


Public Schools

When surveyed on the overall perception of North Haven's public school system:

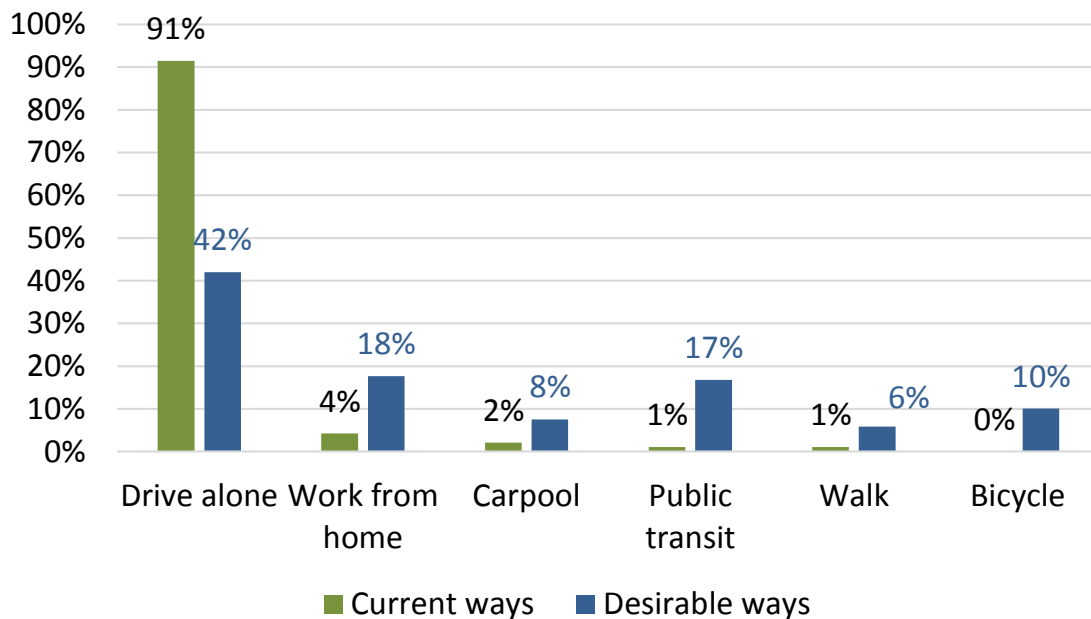
- 64% of participants had good or excellent experiences with North Haven's public schools.
- 58% had positive evaluations of the quality of school facilities.

Public School Experiences



Work Commute

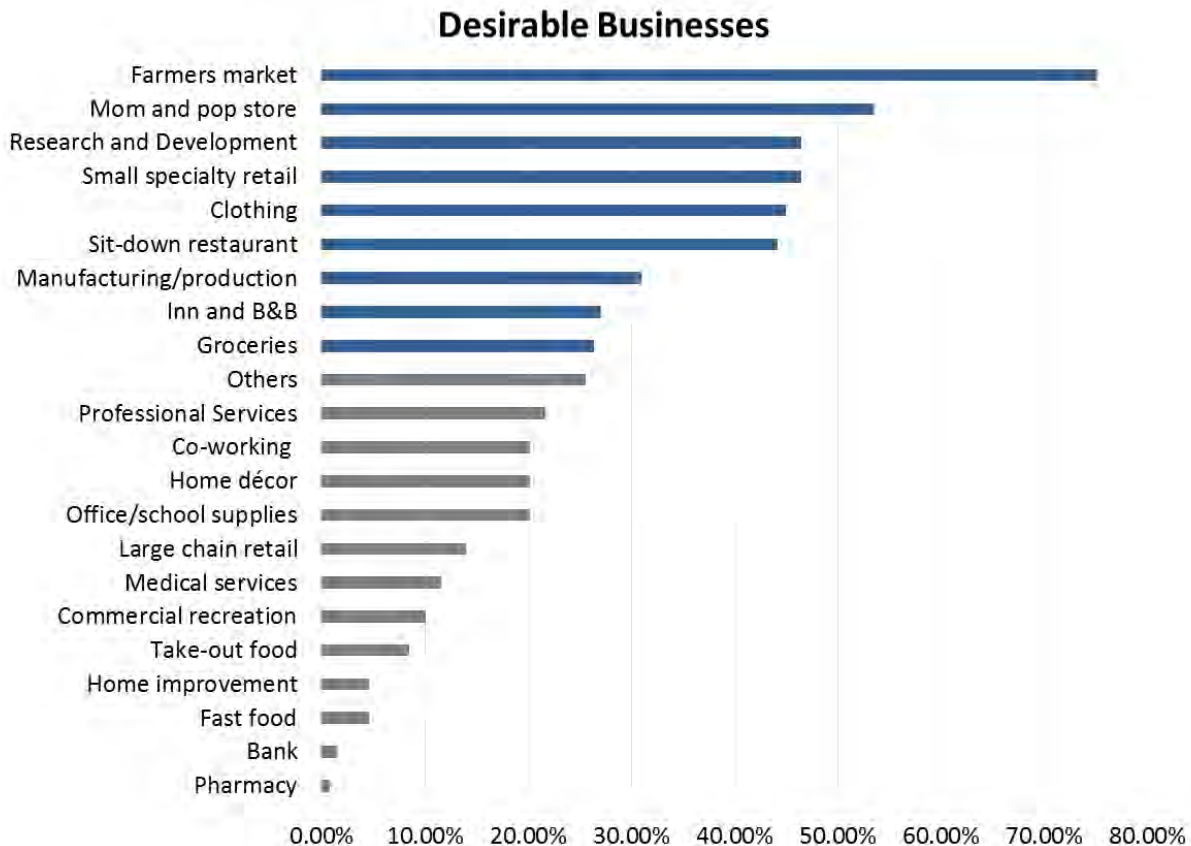
Journey to Work



When asked about the characteristics of their daily work commutes:

- 92% of participants who currently work commute by driving alone.
- Participants did show a strong preference for broader options for work commutes; 6 in 10 would prefer alternatives to driving alone.

Business



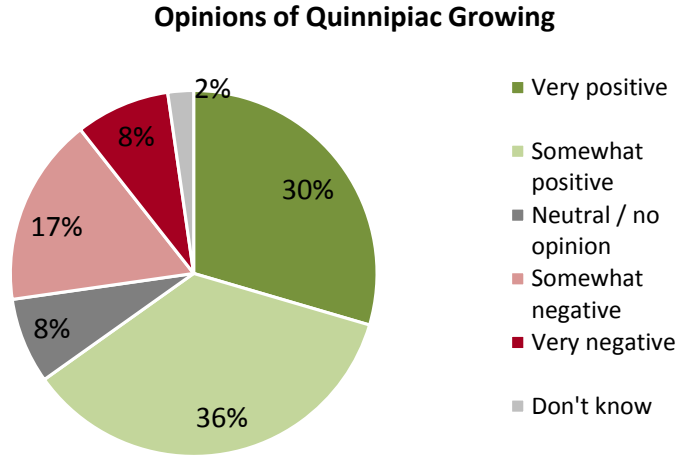
When surveyed about the types of businesses needed in North Haven:

- Small/high-end retail, farmer's markets, locally owned specialty shops, research and development firms, and restaurants are all seen as the most desirable additions to the North Haven business base.
- Participants expressed very little interest in additional chain retail, services, or dining.
- The general opinion of the survey was that participants would like to diversify businesses in order to provide more in-town working and living, which will lead to an improved community identity.

The Possibility of Quinnipiac Growing

When surveyed on the possibility of Quinnipiac University growing their campus within town boundaries:

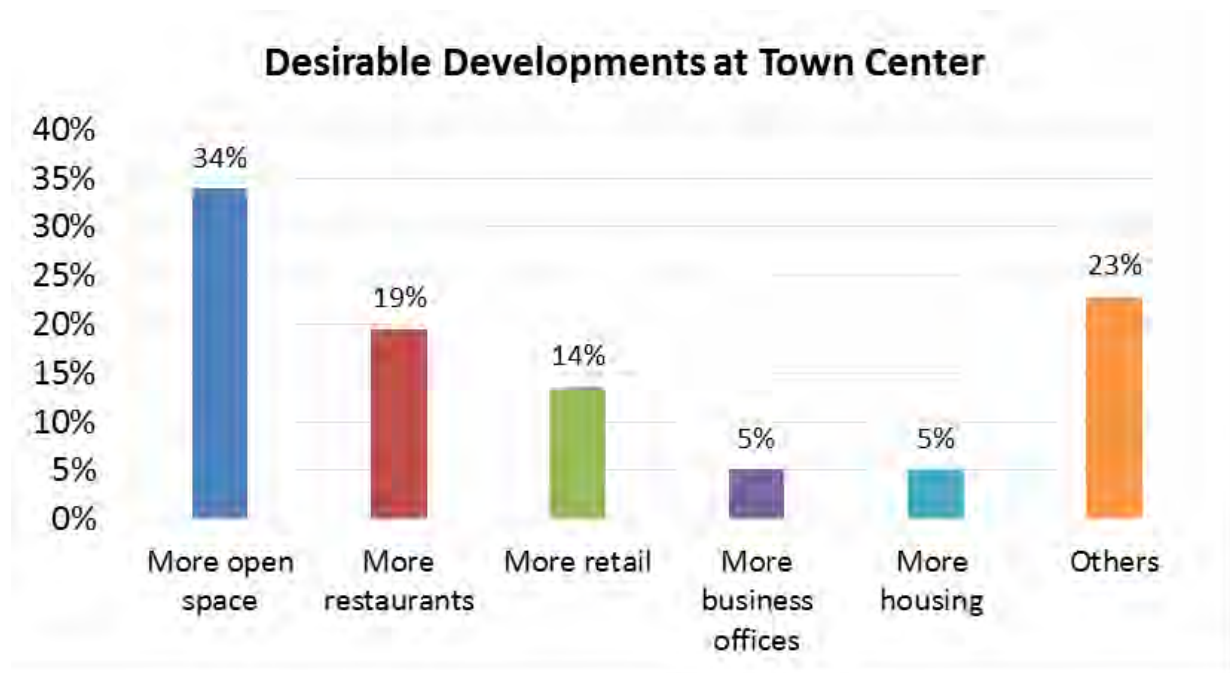
- 65% of respondents believe Quinnipiac will have a net positive impact on the community while 25% believe the impacts will be a net negative.
- Some responders have a concern that student behavior has been troubling recently, related to late parties and public disturbances at rental properties.



Town Center Development

When asked about the type of development that is needed in the town's center:

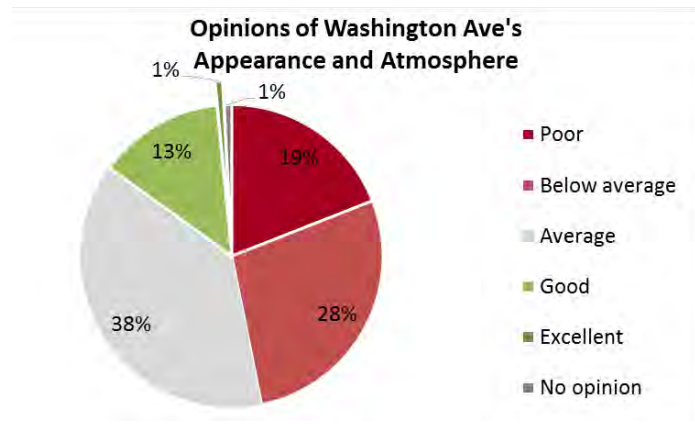
- 87% see a need for improved sidewalks in town center.
- 34% of participants would like to see more open space within the town center.
- A preference was shown for encouraging new development along Broadway and leaving town departments in place.



Washington Avenue Development

When asked about the type of development that is needed along the Washington Avenue corridor:

- Open space is once again seen as desirable along the Washington Avenue corridor.
- Demand for higher-end retail establishments, farmer's markets, integrated mixed-use developments and community spaces
- 47% of responses were unfavorable toward Washington Avenue's physical appearance vs. only 14% favorable.



Desirable Developments at Washington Ave



Analysis by Age Groups

Respondents under the age of 55 are more likely to do the following:

- Get news from social media (59% vs. 39% of 55+ respondents)
- See safety/crime and a lack of parks and recreation space as issues (20% vs. 3%/20% vs. 10%)
- Support provisions for accessory housing (35% vs. 21%)
- Rate schools as excellent (35% vs. 20%)—but also more likely to see condition of school facilities as average or below average (42% vs. 24%)

- Work *and* live in North Haven (29% vs. 19%)
- View Quinnipiac University as having a positive or neutral impact (79% vs. 66%)
- Say more restaurants are the top development priority for the Town Center (28% vs. 12%) and Washington Avenue (22% vs. 12%)
- Rate parks, playgrounds, and sports fields as key recreation/open space priorities

Respondents over age 55 are more likely to do the following:

- Support conservation subdivisions (37% vs. 19%) as a housing strategy
- Be involved with arts and religious groups on a regular basis (but less likely to be involved with sports, youth, and schools groups)
- View transportation options (bike/pedestrian/transit) as sustainability priorities and say their ideal journey to work is by a mode other than driving alone (65% vs. 51%)
- Support improving trails for hiking and biking (74% vs. 60% across five questions)
- Rate hiking trails and preserving natural open space areas as key recreation/open space priorities