

ADDITIONAL INPUT

Overview

In addition to the neighborhood and theme meetings, meetings were conducted with various town agencies and boards. This booklet summarizes comments received during meetings with:

- the Board of Estimate and Taxation
- the Representative Town Meeting Land Use Committee
- the Town Land Use Commissions, and
- Department Heads

Meetings were also conducted with the Board of Education, the Board of Parks and Recreation and various other town officials.



LEED (*Leadership in Energy and Environmental Design*): A voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

*From Saint John's University
Environmental Studies Program*

Summary of Key Points

All groups expressed a concern about making sure the public has a chance to participate and are provided with the ability to review documents related to the planning process.

The key connection from all of these meetings appears to be:

“Create a sustainable Greenwich”

Big Picture Sustainability ...

- Reduce energy costs
- Provide housing that is affordable
- Promote recycling
- Protect community character
- Balance growth to develop within our capacity
- Preserve revenue source value
- Connect to regional initiatives

Sustainable details ...

Conservation

- Protect trees
- Protect scenic views and vistas
- Limit the destruction of historic and cultural resources
- Preserve natural topography

Development

- Provide retail services for local consumers
- Properly manage stormwater runoff
- Ensure compliance with local regulations and laws
- Link build out to infrastructure

Infrastructure

- Build Town facilities that meet LEED design criteria
- Provide alternatives to the automobile
- Provide “city” services at a “town” level

BET Meeting

What they said...

Development

- Density of commercial parking – how should it be changed as use changes from corporate headquarters to financial services
- Annual review of density of office use as part of the certificate of occupancy
- Building safety – can buildings absorb loads applied with additional people in them?
- Would transit to offices relieve congestion and meet needs?
- How does house construction affect house value, drainage, appearance of open space (openness), etc?
- Uses have expanded geographically outwards but zones have not
- Should there be some zoning changes to reflect what is there?
- LEED/etc – can the Plan of Conservation and Development be a vehicle to encourage this?
- Shouldn't we understand the impact of build out and tune it back where capacity does not exist?
- Residential build out is exporting drainage issues to be solved by the public sector

Infrastructure

- Should BET have a role in acquisition/disposal of facilities?
- What is the role of the Plan of Conservation and Development in defining infrastructure?
- Would like Plan of Conservation and Development to consider whether police station should be on/near Greenwich Avenue (Should be considered as part of conservation section?)
- Recreation – active v. passive
- Would like Plan of Conservation and Development to come back to the BET for input on affordability of recommendations
- Housing – affordable/workforce
- Plan of Conservation and Development needs to look at other plans (sidewalks, erosion and sedimentation control, etc.

Fiscal Concerns

- 65% of grand list is residential land - how do we keep these values up?
- Need to fund infrastructure needs
- How does Plan of Conservation and Development (10 years) interact with the CIP (15 years)
- Fiscal impact of build out – have tried to do this before – it is very difficult
- How will needs be balanced in the future?
- Retail, etc. on Greenwich avenue does not seem to add an expected value to the grand list; Seem to need more in services than provide in revenue
- Large amount of 501(c)(3) organizations has a impact on the grand list; have been acquiring homes – how does this affect the grand list?
- May be valuable to look at the actual market value of town properties to put their importance and function into proper perspective
- Make the Plan of Conservation and Development as smooth as possible for financial impact of recommendations
- Sewer taxes – base on usage rather than value?

Overall

- Key is to define the vision first then strategies fall into place
- Need to be adaptable (address with flexibility in guidance and suggestions)
- How do we provide for alternative power generation? Manage increasing energy costs
- Need intelligent and thoughtful analysis
- Use the internet to get public opinion about the Plan of Conservation and Development

RTM Land Use Committee Meeting

What they said...

Conservation

- Stormwater impact; cost of implementation items
- Flooding
- Green development (aquifer) incentives
- Sustainable practices
- Education about natural resources/conservation use of water energy exterior lighting
- Loss of hardwood trees
- Proud of the Merritt parkway (PARK)

Development

- Inventory of Affordable Housing, business development, etc.
- What is the community's target retail percentage; office, etc? Source of retail customers?
- Fill to property lines
- Regional economic development plan (consistency) "1 Coast" program CERC
- Large lawns
- Impact of "big boxes" in Stamford

Infrastructure

- Characterization of traffic – where is it coming from? (supply v demand)
- SWRPA Transit

Overall

- Implementation – specificity and priorities (steps/actions)
- Neighborhood v. town wide concerns will people continue to attend (phone survey early in the process)
- NIMBY participation beyond a single issue?
- Ongoing / organizational capacity to plan
- Maximize feedback use web site
- Community list serve or Blog
- Regional context King Street (4 lanes?)
- Channel 79 broadcasts; direct mail; use neighborhood associations
- Broad spectrum of participants is needed
- Plan enforcement
- Translations into other languages to increase participation
- CIP inclusion in the Plan of Conservation and Development
- Maintenance of the plan / review cycle
- How are recommendations developed
- What does the plan include? Aspirations? Predictions; Goals/Direction?
- How specific will the plan get? Example: Deerfield road sidewalks involved significant tree removal; will it be too general?
- What does it mean?

Meeting with Land Use Commissions

CONSERVATION COMMISSION/ INLAND WETLAND AND WATERCOURSE
COMMISSION/ AND PLANNING AND ZONING

What they said...

Greatest issues

- Traffic Stormwater / water quality
- Shrinking open space
- Intensity of development
- Water quantity / Recharge shortage
- Vitality of watersheds / dynamics
- Sustainability of community (downtown, open spaces, etc)
- Is this sustainable?
- Use of green strategies
- Balance of impervious surfaces to green areas
- Preservation of natural soils (filling/grading)

Encourage

- Scenic views / vistas
- Tree protection (ordinance)
- Recycling / waste management 3 to 7?
- Habitat diversity
- Consistency of scale
- Preserve local focus in retail (non regional)
- Housing affordability
- Link build out to infrastructure
- LEED standards
- Metrics - measurable

Discourage

- Unenforceable regulations
- Inappropriate / bad behavior by developers
- Excessive coverage (consider density)
- Pesticide use
- Historic building destruction
- Destruction of archaeological resources (cultural)

Department Head Meeting

What they said...

Current planning

- Open space areas identified and enabled acquisition green infrastructure, etc
- Limited implementation
- Chapter 6 is a series of statements and ends with recommendations limited by PZC staff; zoning-orientated
- Integration between CIP and Plan of Conservation and Development (some direction)
- Are specific planning and site planning
- Limited problem identification and/or guidance should recommend areas where studies are required
- Decentralized DPW facilities should be evaluated
- Housing discussed no responsibility assigned GHA is seen as an outside agency (area of conflict)
- Flooding data
- Housing authority -land costs; teachers cannot live in town(all town employees); hospitals see united way report
- What is the percent that lives out of town schools have data
- Schools are training teachers to move elsewhere
- Traffic – land use interaction
- Parking trends (numerous studies)
- Use/demands for office have changed
- Suite v. day trading / Other problems are created
- Increased commuters to town, lack of transit options;
- Regional draw...
- Coordination between cultural attractions and businesses (additional communication)demographics 20% 60+ by 2020
- Long term care (staffing; community service; viability; transportation; etc.)
- Redevelopment pressure 2006 – 80 demolitions; streets are wiped out
- City v. Town appearance
- Organic growth is threatened
- Duality is it a city or a town? 60,000 + residents

Encourage

- Smart growth – infrastructure based
- Employee/workforce housing (TOD)
- Variable density along transportation corridors
- Protect open space in a balanced way throughout town
- Clearly define open space
- Watershed management PDWS flooding because of open space in fill
- Identify and analyze coastal issues
- Reduction in private marinas
- Lack of water north of town
- Affordable housing mandatory v. encouraged
- Zoning incentives for historic preservation a leadership role is needed by the town

Discourage

- Impervious surfaces an curbing (drainage master plan is under development)
- Speed bump v. emergency vehicle
- Resident v. business parking
- Clear cutting
- “bury the basement” (Old Greenwich)
- Detritus in town parks - Parks should be parks?

Technology

- Virtual visitor
- Model emergency response/natural disaster implications



Planimetrics

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