PLAN OF CONSERVATION & DEVELOPMENT

Community

Government

Environment

History

TOWN OF NORTH HAVEN, CONNECTICUT

FEBRUARY 2005

Town of North Haven Plan of Conservation and Development

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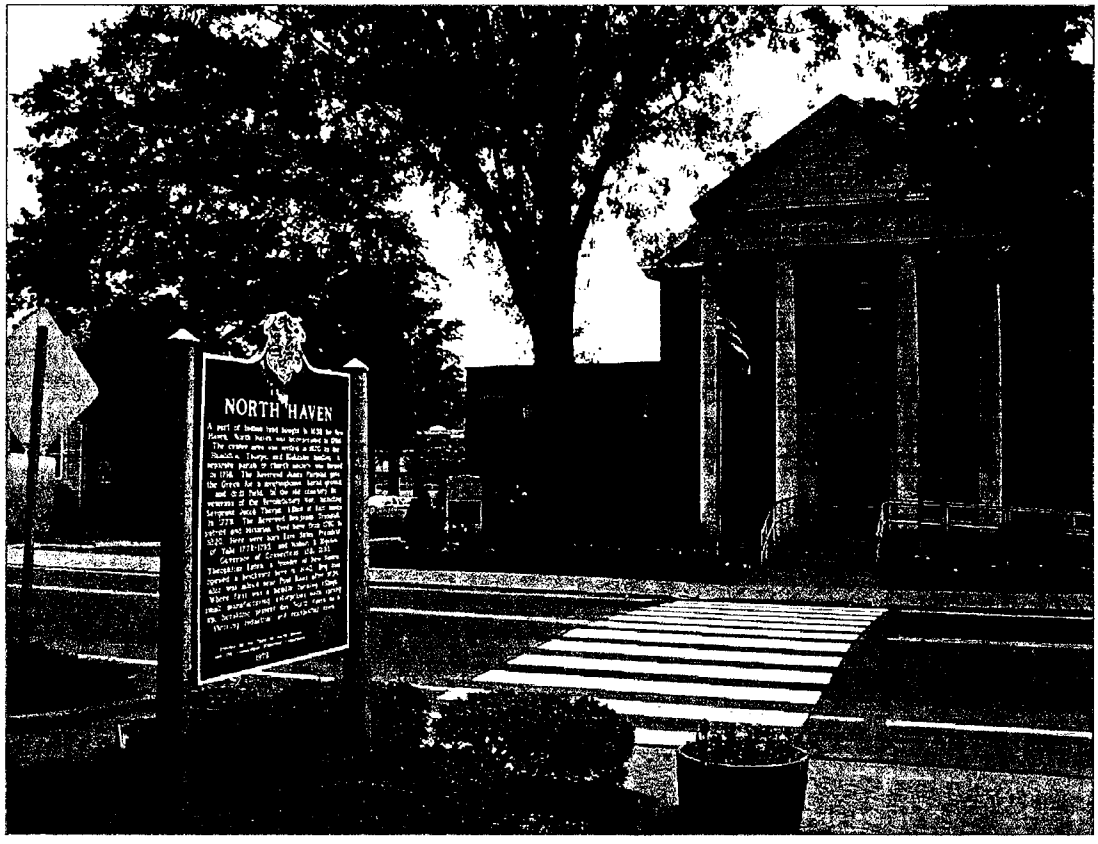
INTRODUCTION



What is a Plan of Conservation & Development?

The purpose of a Plan of Conservation & Development is to record the best thinking of the Town as to its future growth and to give direction to both public and private development. The Plan should encompass a long-term vision of the community but also offer guidance for short-term decision making.

Chapter 126, Section 8-23, of the Connecticut General Statutes requires that a planning and zoning commission *"prepare, adopt and amend a plan of conservation and development for the municipality"*. The purpose of a Plan of Conservation and Development is to provide a basic framework for the use of the land, population distribution, and traffic circulation within North Haven. The Plan encompasses a long-term vision of the community but also offer guidance for short-term decision making.

The Plan should not be thought of as a rigid blueprint but, rather, as a general guide to Town growth. The proposals of the Plan do not have the authority of law or regulation; instead they are broadly based recommendations for the future development and improvement of North Haven over a long period of time. In addition, it is not intended that the recommendations of this Plan be accomplished now or within the next few years. It is also realized that the costs involved, and the availability of Federal and State funds to help reduce the Town's financial burden will be critical factors in determining what projects can be implemented and when. All decisions, however, should be continually related to the direction and nature of development recommended for North Haven in its Plan of Conservation and Development.

North Haven's Planning Process

In early 2001, the Town began the process of reviewing and updating its 1982 Plan of Development. Over the past eighteen months the Consultant prepared for the Planning and Zoning Commission several individual plan elements that covered topics ranging from housing to natural resources. Each of these plan elements provided background information, conditions maps, an analysis of changes and conditions since the completion of the 1982 Plan, goals and recommendations for future actions. Upon completion of the various plan elements, the documents were reviewed by Town staff and will be presented for citizen review and comment via public workshops and hearings. Because of the extent of the information provided, these individual plan elements serve as technical background for the contents of this Plan. The Plan Elements prepared as part of the Plan of Conservation and Development Update Process are as follows:

- GIS Mapping Phase (August 2002)
- Population Trends & Projections (October 2002)
- Natural Resource Inventory (February 2003)
- Housing (April 2003)
- Development Patterns & Trends (May 2003)
- Parks, Recreation & Open Space (June 2003)
- North Haven Center Block Special Study (July 2003)
- Community Facilities & Utilities (August 2003)

The key components of the Plan of Conservation and Development are the guiding Goals and Objectives, the Generalized Land Use Plan and the Action Agenda, which details implementation steps.

Community goals and objectives were established as a means to present 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, information compiled from planning and existing condition analyses; reports and study elements presented during the Plan of Conservation and Development 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 ten years and beyond.

The key components of the Plan of Conservation and Development are the guiding Goals and Objectives, the Generalized Land Use Plan and the Action Agenda, which details implementation steps.

The Plan of Conservation and Development 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 the creation of Zoning and Subdivision Regulations, design guidelines and/or implementation techniques that explicitly help archive the "future visions" described in the Plan.

Once adopted, the Plan of Conservation and Development should not be thought of as a static document. This Plan must remain open to refinement and improvement where and when necessary to reflect new conditions and problems, or take into account changing goals and objectives. However, the Plan should be modified only after thorough study indicates that such changes are in North Haven's long range interests. The Planning and Zoning Commission should maintain a continuing planning program to monitor the implementation of the Action Agenda so that the Plan of Conservation and Development can be of continuing value in guiding the community's growth in an orderly and satisfactory manner. Such a planning program is key to the successful implementation of the Plan of Conservation and Development.

Once adopted, the Plan of Conservation and Development should not be thought of as a static document. This Plan must remain open to refinement and improvement where and when necessary to reflect new conditions and problems, or take into account changing goals and objectives.

Regional Context

Historical Perspective

Land uses in North Haven have tended to respond to topography, transportation routes and market forces including the outward growth of New Haven. The Town straddles a portion of the Quinnipiac River, its broad valley and gently sloping valley walls. The Quinnipiac River provided a natural division of the Town into three parts: the flat river valley, the western ridge along the border of Hamden, and the relatively flat eastern section stretching into North Branford. Historically, development has followed transportation routes, which in turn follow the most convenient and easily negotiated terrain.

The original roads connecting New Haven with Hartford followed the river valley, as did the Hartford-Springfield line of the New Haven Railroad (now Amtrak). These developments led to the growth of North Haven center as well as to the establishment of commercial and industrial uses along the railroad and Route 5. The flat eastern lands of Montowese and Clintonville contained prime agricultural soils and were used for agriculture while the more rugged terrain of the western hills remained relatively undeveloped.

Between 1940 and 1970 the Town's population quadrupled from 5,326 to 22,194.

After World War II, the Quinnipiac Valley and the central and eastern agricultural lands experienced rapid commercial and residential growth. This was spurred by the opening of Interstate 91, which connected New Haven with Hartford and Springfield. As a result of this post-war growth, very little agricultural land remains in North Haven. This land was relatively easy and inexpensive to convert into subdivisions. Flat land, low mortgage rates, federal tax incentives and the interstate highway access combined to convert North Haven into a relatively developed suburban town within three decades of World War II. Between 1940 and 1970 the Town's population quadrupled from 5,326 to 22,194.

As North Haven looks towards the future, it can be expected that population will remain relatively stable, residential growth will continue to occur in the Town's Northwest and Southeastern regions, and the Washington Avenue Corridor will play an increasing role over the next decade in defining the character and economic base of the Town.

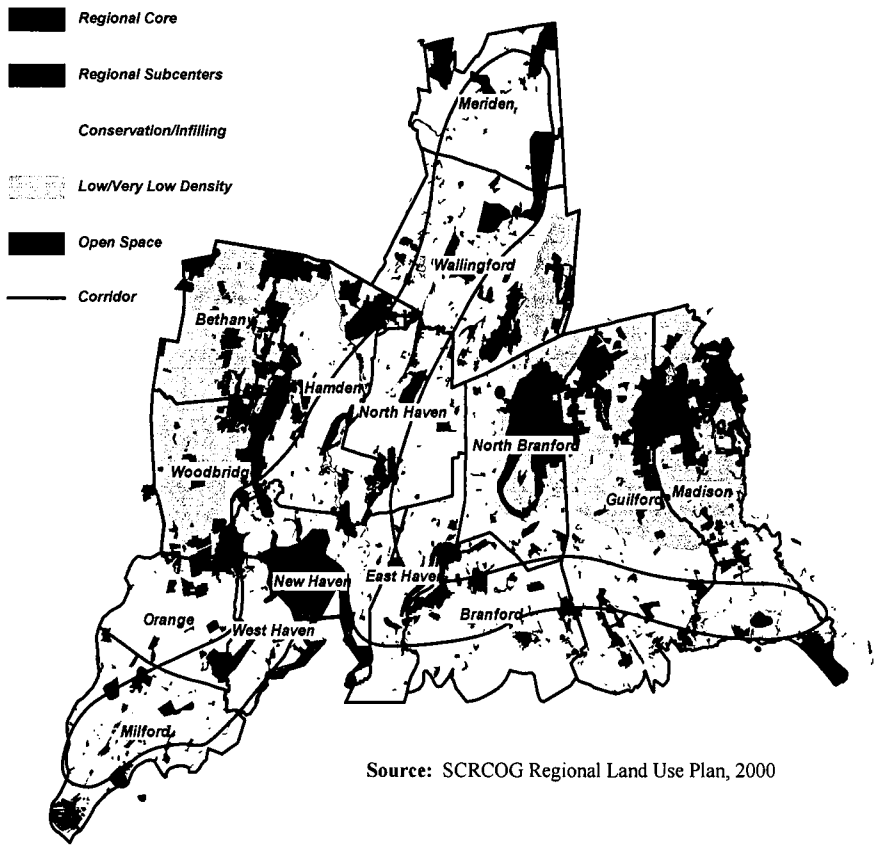
The growth in North Haven peaked in the 1970's and has now stabilized. Most of the accessible land easily served by utilities has been developed. Growth in housing units over a decade was less in the 1990s than in the previous three decades of the 1960s, 1970s and 1980s. Public perception of recent housing growth appears to be affected more by the type of housing built during the 1990s than by actual numerical growth. As North Haven looks towards the future, it can be expected that population will remain relatively stable, residential growth will continue to occur in the Town's Northwest and Southeastern regions, and the Washington Avenue Corridor will play an increasing role over the next decade in defining the character and economic base of the Town.

Regional Plans

North Haven is part of a larger region whose transportation system, economic base and development patterns directly affect the Town. The South Central Regional Council of Governments (SCRCOG), which includes 15-member towns within the greater New Haven region, serves as the regional planning agency for the Town and brings together local governments to coordinate land use and transportation planning. SCRCOG provides a forum to foster communication, coordination and collaboration in identifying and addressing regional issues. Their responsibilities include maintaining a regional plan of development, reviewing land use changes that affect member towns, collaboration in identifying and addressing regional issues, and developing and updating a regional transportation plan.

The generalized regional land use plan adopted by the SCRCOG in November 2000 and a brief description of the legend is provided below.

Figure 1
Regional Land Use Plan



Source: SCRCOG Regional Land Use Plan, 2000

Regional Core
Host to major regional facilities including health, government, retail and education services; a common regional interest in good access to and a good environment for those services.

Subcenters
Residential and commercial hubs for moderate growth; subregional importance.

Conservation/Infilling
Moderate residential density and/or locally scaled commercial development.

Low-to-Very Low Density
Low-to-very low density with very limited employment and retail facilities meeting local needs. No public water or sewer service. Clustering important to preserve open space.

Open Space
Permanently preserved open space.

An important component to the SCRCOG regional Plan of Conservation and Development, as it relates to the Town of North Haven, is the focus on strengthening the central corridors, which includes the Quinnipiac River Corridor. The regional Plan designates this corridor as the "Quinnipiac River Conservation and Development Corridor". This designation highlights the goal for this area as one of balancing development initiatives with natural resource protection efforts. The Plan calls out the importance of the Sackett Point Road and Universal Drive area in reinforcing a central transit market. Infilling and brownfield redevelopment are land use strategies recommended to recycle abandoned industrial land and reclaim the lower Quinnipiac River as viable open space.

The regional Plan designates the Route 5 Corridor and Universal Drive area as Regional Subcenters, which highlights their status as residential and commercial hubs of subregional significance. These areas represent the economic engine for the Town of North Haven and therefore are of critical importance as the Town considers its plan for the future. Growth within these areas is a priority for the Town to ensure its economic vitality over the coming decade.

The regional Plan focus on balancing growth in the corridor, with natural resource protection is a primary theme of North Haven's updated Plan of Conservation and Development. The achievement of a balance between conservation, preservation and development will be achieved by adhering to broad policies as well as specific goals and objectives. These policies, goals and objectives must guide the Town's development and revitalization over the next ten years and beyond.

BASIC STUDIES

I. DEMOGRAPHICS

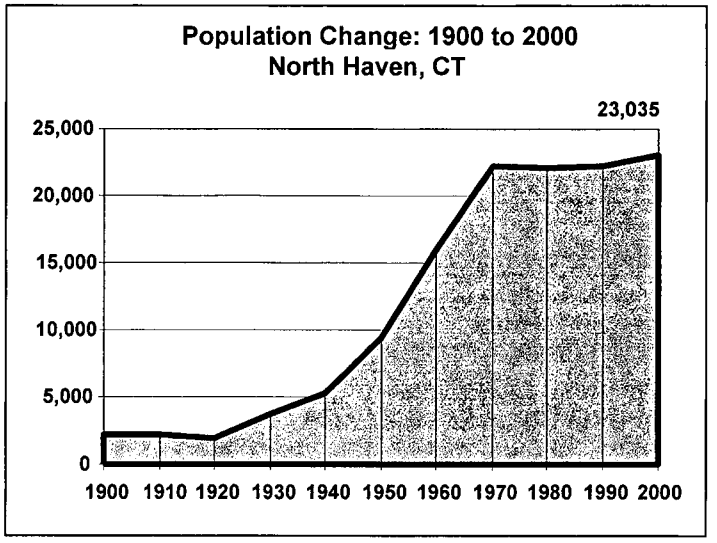
The understanding of demographic and socio-economic trends, characteristics and forecasts is crucial to the Plan of Conservation and Development process. This information provides the background by which future changes and development within a municipality can be anticipated and planned for.

A. Population Characteristics

According to 2000 Census figures, population growth took place during the 1990s at an increased rate of 3.5%, resulting in a population of 23,035.

As shown in Figure 1 below, North Haven's population growth in the past century has been characterized by a 50-year period of rapid growth that was preceded and followed by periods of little or no growth. The Town experienced its greatest percentage growth between the 1920 and 1930 Census, nearly doubling its population from 1,968 to 3,730. North Haven experienced its greatest numerical growth of 6,491 people between the 1950 and 1960 Censuses, followed by an additional 6,259 people between 1960 and 1970. Population growth during the 1950s and 1960s corresponds with the national trend of migration from central cities to surrounding suburbs following World War II and the trend toward larger family sizes and the baby boom. During the 1970s, North Haven actually lost 116 people, but a minimal gain in the 1980s of 169 people erased this loss. According to 2000 Census figures, population growth took place during the 1990s at an increased rate of 3.5%, resulting in a population of 23,035.

Figure 1



Source: U.S. Bureau of the Census

When comparing population change of the Town with the adjacent communities of East Haven, Hamden, New Haven, North Branford and Wallingford, regional growth and migration trends are evident. As shown in Table 1 below, with the exception of the City of New Haven, which experienced significant population decline between 1950 and 2000, North Haven and its other adjacent communities experienced population growth. North Haven registered a 143.9% population increase, which places it third out of the six towns, after Wallingford with 153.5% and North Branford with an incredible 855%. Hamden had the largest numerical increase, gaining more than 27,000 people over the 50-year period. Wallingford experienced similar growth, gaining over 26,000 people during the same time period, while North Haven had a numerical increase of 13,591.

Between 1950 and 2000, North Haven registered a 143.9% population increase.

Table 1
Comparison of Population Change: 1950 to 2000
North Haven and Surrounding Communities

	1950 Census	1960 Census	1970 Census	1980 Census	1990 Census	2000 Census	%Change 50 - 00	%Change 90 - 00
NORTH HAVEN	9,444	15,935	22,194	22,078	22,247	23,035	143.9	3.5
East Haven	12,212	21,388	25,120	25,028	26,144	28,189	130.8	7.8
Hamden	29,715	41,056	49,357	51,071	52,434	56,913	91.5	8.5
New Haven	164,443	152,048	137,707	126,109	130,474	123,626	-24.8	-5.5
North Branford	2,017	6,771	10,778	11,554	12,996	13,906	855.0	7.0
Wallingford	16,976	29,920	35,714	37,274	40,822	43,026	153.5	5.4
New Haven County	545,784	660,315	744,948	761,337	804,219	824,008	51.0	2.5

Source: U.S. Bureau of the Census

B. Population Projections

In October 2001, the State of Connecticut Department of Transportation has recently released a series of new population projections based upon the 2000 Census, summarized in Table 2. These projections extend from the baseline Census data for the year 2000 to the year 2025. By the year 2020, Wallingford and North Branford are projected to have roughly 1,000 more people each than was originally projected in 1995, and East Haven and New Haven are projected to have approximately the same population as projected previously. The picture is different for North Haven and Hamden, however; both of these towns were projected to lose population between 1995 and 2020 but are now projected to either grow or remain stable. North Haven is projected to maintain its 2000 Census population through 2020, nearly 1,200 people more than originally projected, and Hamden is now projected to reach nearly 61,000 people by 2020, over 12,000 people more than previously projected.

North Haven is projected to maintain its 2000 Census population through 2020, nearly 1,200 people more than originally projected.

Table 2
Comparison of Population Projections: 2000 to 2025
North Haven and Surrounding Communities

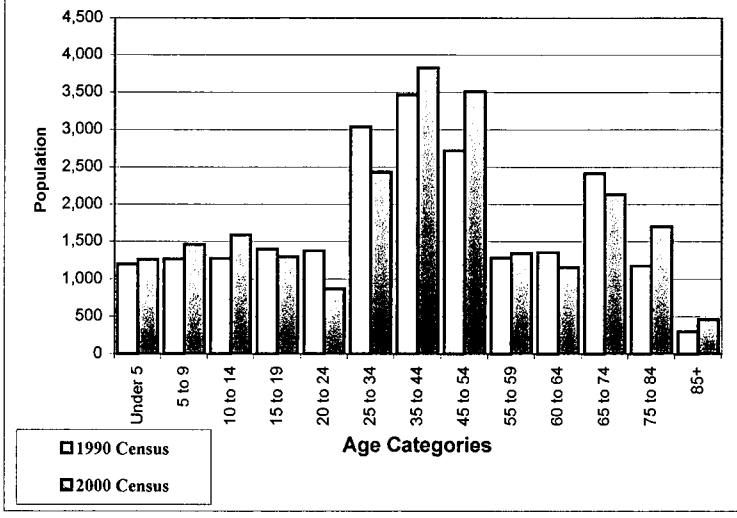
	Actual 2000 Census	2010 Projected	2020 Projected	2025 Projected	Projected Change 2000 - 2025
NORTH HAVEN	23,035	23,040	23,040	23,040	0.0
East Haven	28,189	30,070	32,240	33,200	17.8
Hamden	56,913	58,800	60,970	62,070	9.1
New Haven	123,626	129,830	137,000	140,620	13.7
North Branford	13,906	15,420	17,150	18,030	29.7
Wallingford	43,026	44,660	46,530	47,480	10.4

Source: U.S. Bureau of the Census; Projections – State of Connecticut, Department of Transportation, CONNDOT Series 27 Land use Projections (10/31/01); compiled by HMA.

C. Age Characteristics

Similar to most communities in the State, North Haven's population aged over the decade between the 1990 and the 2000 Census. As shown in Figure 2 below, over 42% of the Town's population is currently in the 25 to 34, 35 to 44 and 45 to 54 year age cohorts. Although between the 1990 and the 2000 Census the Town experienced a significant loss in persons between the ages of 25 and 34, it still remains one of North Haven's most populous age categories. The increase of population in the 45 to 54 years of age category offset the decline in the 25 to 34 years of age category.

Figure 2
Age Distribution: 1990 & 2000 Census
North Haven, CT



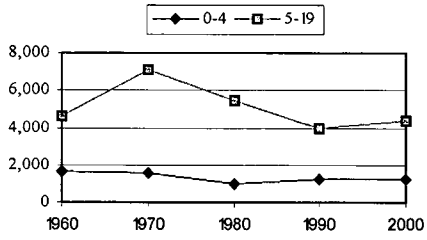
Source: U.S. Bureau of the Census

Pre-School aged population grew slightly between the two censuses. The elementary and middle school-aged population (ages 5 to 14) increased by 506 children. The high school-aged population had a slight decrease of 96 persons. The Town has accommodated the facility needs of its high school population with a new school. From a planning perspective, the increase in the elementary and middle school-aged population impacts school enrollment, park and recreation facility planning and youth services planning.

The elderly population in North Haven grew by 258.1% between 1960 and 2000.

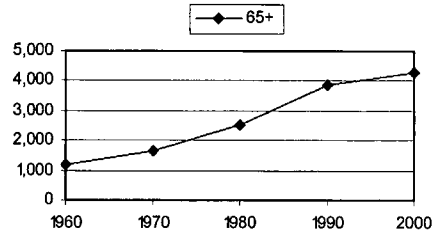
Within North Haven there are individual census tracts and areas that have higher concentrations of elderly population and higher concentrations of persons under 18. The categories "Under 18" and "Over 65" represent two major age cohorts from a planning perspective. Often, a dependency ratio, which tells how many young people (under 18) and older people (over 64) depend on people of working age (19 to 64), is determined as part of a socio-economic analysis. This figure is used to calculate or analyze a community's ability to support its "dependent population". This support includes the provision of facilities such as schools, playgrounds, and senior centers; programs; and services targeted toward the Town's youth and elderly populations. The tables below and the maps that follow depict the areas where higher concentrations of specific populations reside. In addition, the figures that follow illustrate the 40-year trend of these age cohorts.

Figure 3
Children (ages 0-17)



Source: U.S. Bureau of the Census

Figure 4
Elderly (ages 65+)



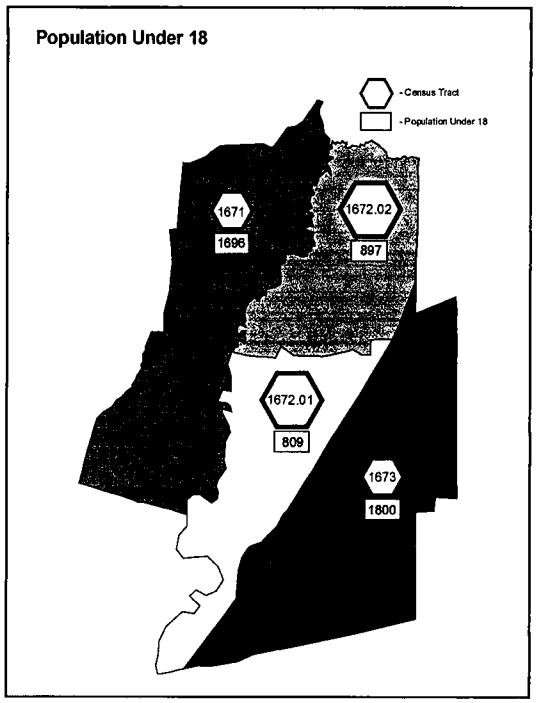
Source: U.S. Bureau of the Census

Table 3
Age Characteristics: 2000
North Haven Census Tracts

	Median Age 2000 Census	# Persons Under 18 2000 Census	% Persons Under 18 2000 Census	# Persons Over 65 2000 Census	% Persons Over 65 2000 Census
NORTH HAVEN	**41.9**	**5,202**	**22.6**	**4,290**	**18.6**
Tract 1671	42.3	1,696	22.1	1,395	18.1
Tract 1672.01	42.6	809	21.9	745	20.2
Tract 1672.02	44.2	897	20.4	950	21.6
Tract 1673	40.2	1,800	24.8	1,200	16.5

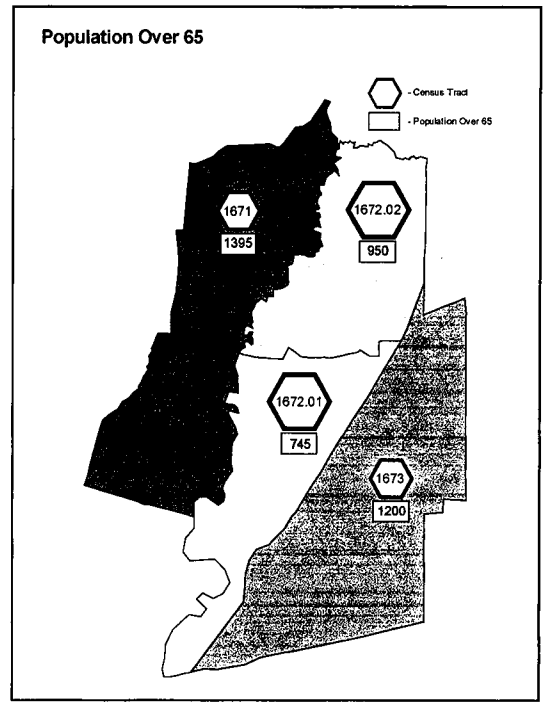
Source: U.S. Bureau of the Census

Figure 5



Source: U.S. Bureau of the Census

Figure 6

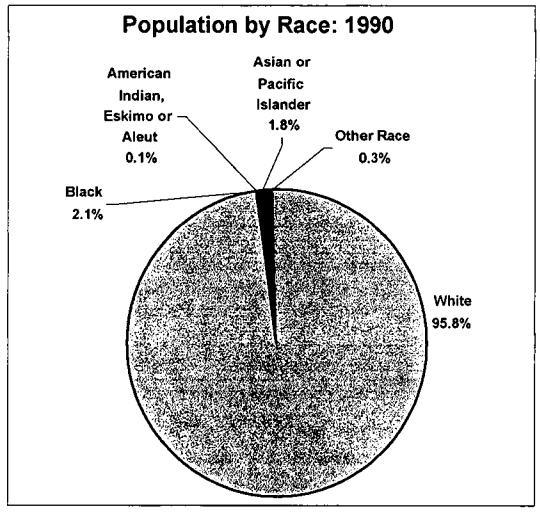


Source: U.S. Bureau of the Census

D. Racial and Ethnic Characteristics

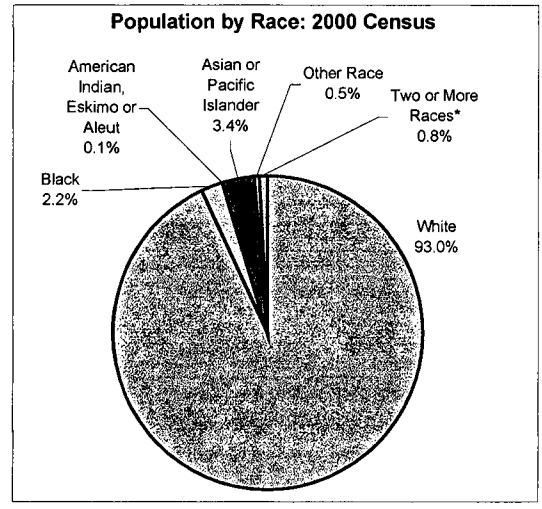
As shown on the following charts, the racial and ethnic characteristics of North Haven's population changed slightly between the 1990 and 2000 Census.

Figure 7



Source: U.S. Bureau of the Census

Figure 8



Source: U.S. Bureau of the Census

E. Household Characteristics

Between the 1990 and the 2000 Census, the Town of North Haven gained 614 households (7.7%). An increase in households also occurred in the neighboring communities of East Haven, Hamden, North Branford and Wallingford. East Haven gained 1,188 households (11.8%), Hamden gained 1,767 households (8.6%), North Branford gained 646 households (14.4%) and Wallingford gained 1,530 households (10.1%). New Haven lost 1,082 households (-5.2%). Such gains and losses are reflective of residential development trends and the attraction of these communities for residential growth.

Average household size dropped from 2.77 persons per household to 2.65 persons per household. Drops in average household size are consistent with recent regional and national trends. Household sizes have decreased as a result of an increase in single person households, an increase in divorce and separations, the tendency for young professionals to delay marriage and families, and an increase in the number of elderly who remain in their own homes as opposed to residing with family. However, average household size in North Haven is still higher than all of its neighboring communities except North Branford, and is also higher than New Haven County and the State.

Drops in average household size are consistent with recent regional and national trends. Household sizes have decreased as a result of an increase in single person households, an increase in divorce and separations, the tendency for young professionals to delay marriage and families, and an increase in the number of elderly who remain in their own homes as opposed to residing with family.

Table 4
Trends in Households & Household Sizes: 1990 to 2000
North Haven and Surrounding Communities

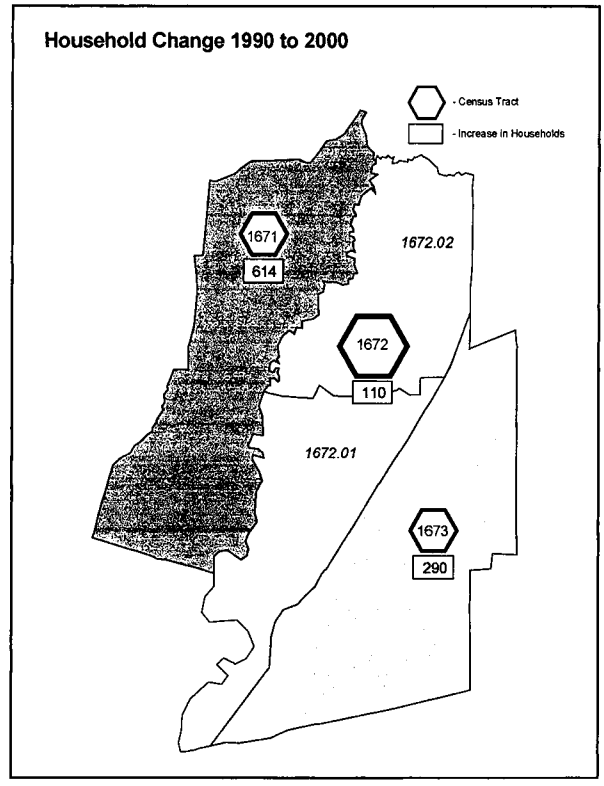
	Population in Households 1990 Census	Households 1990 Census	Average Household Size 1990	Population in Households 2000 Census	Households 2000 Census	Average Household Size 2000
NORTH HAVEN	22,074	7,983	2.77	22,822	8,597	2.65
East Haven	26,028	10,031	2.59	27,955	11,219	2.49
Hamden	50,254	20,641	2.43	52,711	22,408	2.35
New Haven	118,129	48,986	2.41	113,027	47,094	2.40
North Branford	12,996	4,486	2.90	13,862	5,132	2.70
Wallingford	39,860	15,167	2.63	42,153	16,697	2.52
New Haven County	778,494	304,730	2.55	796,334	319,040	2.50
Connecticut	3,185,949	1,230,479	2.59	3,297,626	1,301,670	2.53

Source: U.S. Bureau of the Census

As depicted on the map below, all of North Haven's census tracts experienced an increase in its number of households. Tract 1671 experienced the greatest increase in households, gaining 614 households during the decade. This gain can be attributed to the continued development of housing in northern North Haven.

The number of single person elderly households, especially those living in private market housing, is an important figure because many of these households will vacate their homes due to health or age-related reasons vacating existing housing units. Oftentimes, this turnover of units becomes an important resource for new families and households moving to a community.

Figure 9



Source: U.S. Bureau of the Census

Elderly individuals living alone made up 939 of the 1,807 single person households.

According to 2000 Census figures, of the 8,597 households in North Haven, 75.5% are family households containing one or more related individuals and 24.5 % are non-family households. As shown in Table 5, 2,666 households in North Haven are family households with children under the age of 18. Of these 2,666 family households with children, 2,317 or 86.9% are married couple families; 270 or 10.1% are single mother families; and it can be assumed that the remaining 79 or 3.0% are single father families or children living with other family members besides their parents.

Non-family households comprised 24.5% of all households in the Town according to the 2000 Census. Non-family households include individuals living alone or households that contain one or more non-related individuals. They do not include people living in group quarter situations such as nursing homes, group homes, dormitories or other similar shared housing accommodations. Of the 2,107 non-family households enumerated by the 2000 Census, 1,807 were householders living alone or single person households. These single

person households comprised 21.0% of the Town's total households. Elderly individuals living alone made up 939 of the 1,807 single person households. The number of single person elderly households, especially those living in private market housing, is an important figure because many of these households will vacate their homes due to health or age-related reasons vacating existing housing units. Oftentimes, this turnover of units becomes an important resource for new families and households moving to a community.

Table 5
Households by Household Type: 2000
North Haven, CT

Household Type	Number of Households	% of Households
Family Household	6,490	75.5
With Own Children Under 18	2,666	31.0
Married Couple Family	5,520	64.2
With Own Children Under 18	2,317	27.0
Female Householder, no husband present	697	8.1
With Own Children Under 18	270	3.1
Non-Family Household	2,107	24.5
Householder Living Alone	1,807	21.0
Householder 65 years and over	939	10.9
Households with individuals under 18	2,870	33.4
Households with individuals 65 years and over	2,941	34.2
Total Households	8,597	

Source: U.S. Bureau of the Census

Based on Census 2000 data, North Haven's economy contains nearly 1,000 businesses that provide a broad variety of goods and services, employing approximately 22,000 people.

F. Employment and Labor Force Characteristics

The size and composition of a town's employment base over time are indicators of a community's economic health. Based on Census 2000 data, North Haven's economy contains nearly 1,000 businesses that provide a broad variety of goods and services, employing approximately 22,000 people. While North Haven has several "marquis" businesses that employ from several hundred to several thousand persons each, 68% of North Haven's businesses employ fewer than 10 people.

In 1990, there were 18,156 persons residing in North Haven over the age of 16. By 2000, the number of persons over 16 years of age had slightly increased to 18,372. The following table presents North Haven's labor force characteristics for 1990 and 2000.

Table 6
Labor Force Status: 1990 to 2000
North Haven, Connecticut

	1990		2000		# Change 1990-2000
Population 16 years & over	18,156		18,372		216
Persons in Labor Force	12,577	69.3%	11,947	65.0%	-630
Civilian Labor Force	12,558	69.2%	11,941	65.0%	-617
Employed	12,095	66.6%	11,665	63.5%	-430
Unemployed	463	2.6%	276	1.5%	-187
Persons not in Labor Force	5,579	30.7%	6,425	35%	846

Source: US Bureau of the Census; 1990 Census; 2000 Census, STF3

According to State of Connecticut Labor Force statistics, in 2003 North Haven had a labor force of 13,012. Those employed numbered 12,523 and the number of unemployed was 489 (3.8%). With the exception of the Town of North Branford, all of North Haven's neighboring communities posted higher unemployment levels both numerically and as a percentage than North Haven posted.

Table 7
Labor Force: 2003 Annual Average
North Haven and Surrounding Communities
New Haven Labor Market Area (LMA) and Connecticut

	Labor Force	Employed	# Unemployed	% Unemployed
North Haven	13,012	12,523	489	3.8%
East Haven	15,635	14,825	810	5.2%
Hamden	30,747	29,355	1,392	4.5%
New Haven	60,669	56,404	4,265	7.0%
North Branford	8,560	8,250	310	3.6%
Wallingford	24,088	23,000	1,088	4.5%
New Haven LMA[1]	291,218	276,627	14,591	5.0%
Connecticut	1,781,800	1,692,100	8,905,000	6.1%

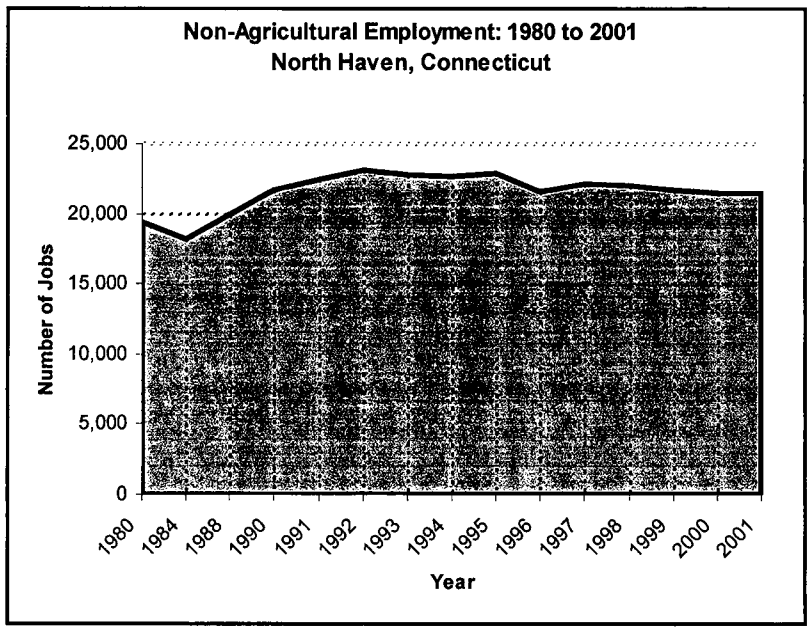
Source: Connecticut Department of Labor, Office of Research (1) New Haven LMA includes the following Cities and Towns: Bethany, Branford, Cheshire, Clinton, East Haven, Guilford, Hamden, Killingworth, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, and Woodbridge.

Between 1993 and 2001, the economy of North Haven experienced minor fluctuations in employment levels. From 1993 to 1995, employment levels in North Haven grew by 70 jobs (0.3%). However, between 1995 and 2000, North Haven's employment base declined by 1,420 jobs (-6.2%). Overall, the employment base of North Haven contracted by -5.7% between 1993 and 2001. This decline is largely attributable to the loss of jobs in the manufacturing sector, which saw its employment base shrink from 9,280 jobs in 1993 to 6,440 jobs in 2001, a decrease of 30.6%. Employment in the other sectors of North Haven's economy grew by a combined 1,540 jobs between 1993 and 2001, representing an 11.4% increase. By comparison, employment in Connecticut during the same period grew by 10%, and employment in the seventeen town New Haven Labor Market Area, which includes North Haven, grew by 8.8%.

Overall, the employment base of North Haven contracted by 5.7% between 1993 and 2001. This decline is largely attributable to the loss of jobs in the manufacturing sector. Employment in the other sectors of North Haven's economy grew by a combined 1,540 jobs between 1993 and 2001, representing an 11.4% increase.

The chart below depicts changes in the Town's non-agricultural employment over the past two decades. In 2001, the labor force generated by North Haven residents numbered 12,670 people. This compares to approximately 21,540 persons employed within North Haven. In 2001, the number of jobs located in North Haven exceeded the resident labor force by 70%. North Haven's resident labor force represented 4.5% of the total labor force in the New Haven Labor Market Area in 2001.

Figure 10



Source: Connecticut Department of Labor, Office of Research

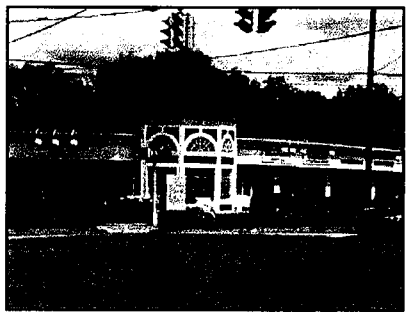
II. LAND USE

North Haven has become an attractive town to live, in part because the Town offers both suburban and rural living with convenient access to jobs, shopping and transportation.

The Town of North Haven has a total area of approximately 13,500 acres or 21.1 square miles. This area contains a variety of land uses including industrial, commercial, residential, institutional, and open space. As stated in the 1982 Plan of Development, North Haven was historically a rural agricultural community. Because of the Town's proximity to New Haven and the transportation corridors of Interstate 91 and the Wilbur Cross Parkway, North Haven has become more heavily developed through the years.

Today the Town continues to grow and contains a diverse mixture of residential, commercial and industrial land uses. North Haven has become an attractive town to live, in part because the Town offers both suburban and rural living with convenient access to jobs, shopping and transportation. The Town's primary commercial areas are located along the Washington Avenue corridor (north of Broadway) and along Universal Drive. New retail uses have moved into these corridors recently. Smaller, neighborhood based retail areas can also be found along State Street. Industrial uses are primarily found adjacent to the Quinnipiac River in the vicinity of lower State Street, Universal Drive, Defco Park Road, and Dodge Avenue.

A. Land Use Patterns



Commercial Development
Corner of Washington & Broadway

The land use pattern of North Haven generally reflects the suburban residential character of the community. To illustrate the inventory and distribution of land uses throughout the Town, a detailed land use inventory was conducted and mapped on a parcel basis. Table 8 provides a detailed breakout of the existing land uses in the Town, which are also illustrated on the map titled *Existing Land Use*. In the 1982 Plan of Development, a similar land use inventory was conducted. Although it is recognized that some differences in inventory methodology and categorization of land uses between 1982 and 2003 exist, it is helpful to compare these two inventories in order to identify general trends in land development. Because of the differences in methodology, we hesitate to quote specific growth statistics based on the 1982 and 2003 studies, which may or may not be directly comparable. Nevertheless, as illustrated in Table 8 and Table 9, North Haven has clearly continued to develop and mature as a community in all respects particularly in the Residential category, which experienced a growth of 7.9% while Open/Agricultural/Vacant Lands experienced a decrease of 20.2%.

TOWN OF NORTH HAVEN
PLAN OF CONSERVATION & DEVELOPMENT

EXISTING LAND USE

LEGEND

RESIDENTIAL

- FAMILY HOUSING
- APARTMENTS
- CONDOMINIUMS / ELDERLY HOUSING
- MIXED USE - PRIMARILY RESIDENTIAL

COMMERCIAL

- RETAIL SALES/ SERVICE
- AUTO SALES / SERVICE
- GENERAL OFFICE
- BANKING
- MIXED USE - PRIMARILY COMMERCIAL
- OTHER COMMERCIAL

INDUSTRIAL

- MANUFACTURING
- WAREHOUSE / DISTRIBUTION
- UTILITY
- OTHER INDUSTRIAL

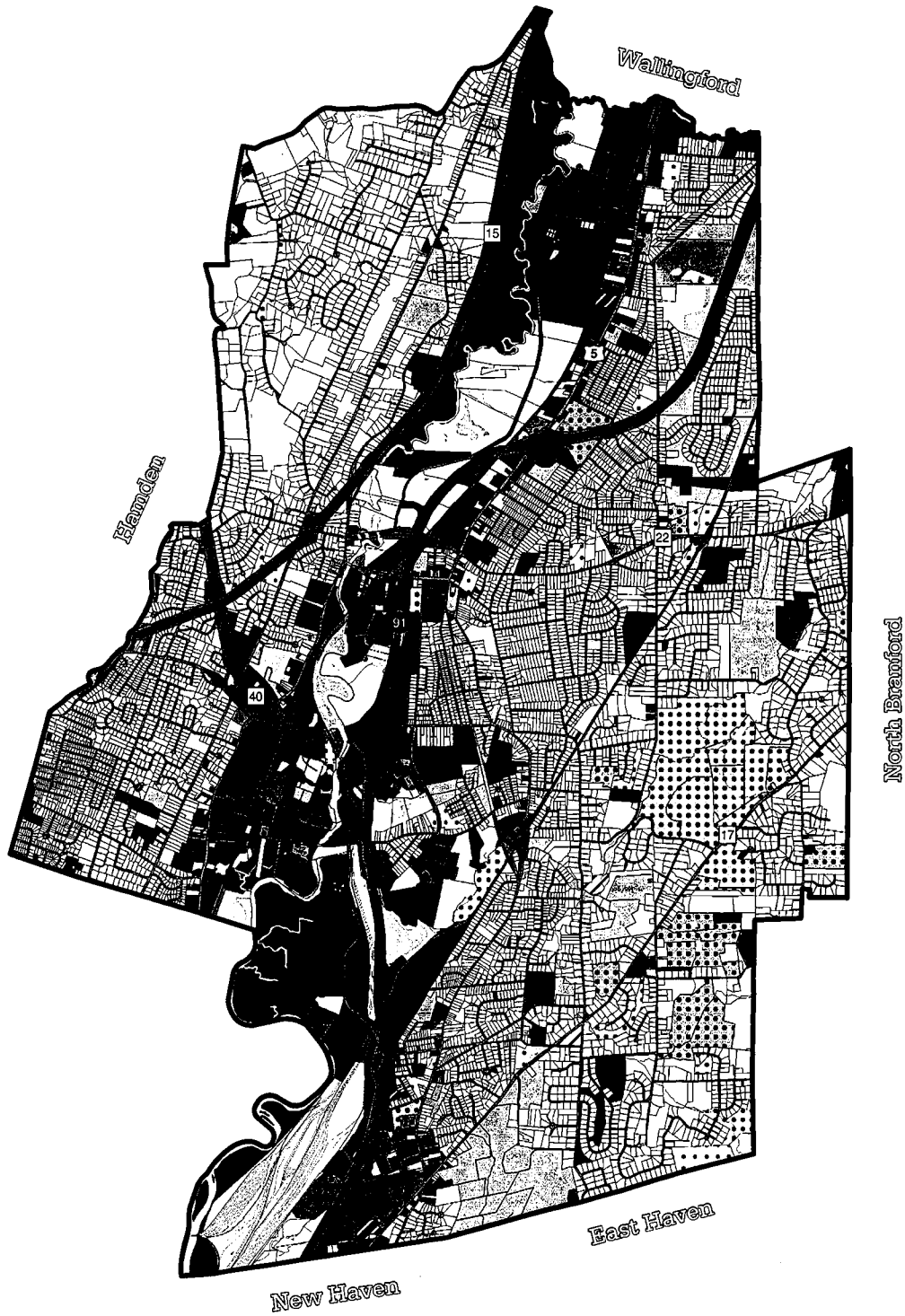
INSTITUTIONAL

- MEDICAL
- MUNICIPAL FACILITY
- PRIVATE INSTITUTION
- STATE / FEDERAL FACILITY
- PARKING / TRANPORTATION

OPEN LAND

- TOWN PARK / RECREATION/ OPEN SPACE
- STATE PARK / RECREATION/ OPEN SPACE
- PRIVATE RECREATION/ OPEN SPACE
- LAND TRUST
- WATERSHED
- AGRICULTURE / HORTICULTURE
- CEMETERY
- VACANT LAND

SOURCE:
ASSESSORS DATABASE:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.
THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.



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1" = Approx 1 Mile

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Hamden, Connecticut
December 2002

Table 8
Existing Land Use

Category	Number of Parcels	Area in Acres	% of Total Area[4]
Residential	**7798**	**5917**	**43.8%**
Family Residential[1]	7753	5722	42.4%
Mixed Use Primarily Residential	20	26	0.2%
Apartments[2]	6	52	0.4%
Condominiums / Elderly Housing	19	117	0.9%
Commercial	**240**	**438**	**3.2%**
Retail Sales/Service	106	224	1.7%
Auto Sales/Service	53	85	0.6%
General Office	49	70	0.5%
Banking	8	10	0.1%
Mixed Use/Primarily Commercial	11	19	0.1%
Other Commercial	13	30	0.2%
Industrial	**176**	**1184**	**8.8%**
Manufacturing	85	528	3.9%
Warehouse/Distribution	74	563	4.2%
Utility	10	25	0.2%
Other Industrial	7	68	0.5%
Institutional	**114**	**543**	**4.0%**
Medical	11	78	0.6%
Municipal Facility	33	254	1.8%
Private Institution	48	125	0.9%
State/Federal Facility	14	38	0.3%
Parking / Transportation	8	48	0.4%
Open Land Use	**174**	**2143**	**15.8%**
Town Park/Recreation/Open Space	88	644	4.7%
State Park/Recreation/Open Space	16	695	5.1%
Private Recreation/Open Space	5	51	0.4%
Cemeteries	13	362	2.7%
Agriculture / Horticulture	19	234	1.7%
Watershed (RWA Owned Land)	13	54	0.4%
Land Trust	20	103	0.8%
Vacant Land	**360**	**1546**	**11.5%**
Transportation	**83**	**1742**	**12.9%**
Roads, Parking and Railroads[3]	83	1742	12.9%
TOTAL ACREAGE: Town of North Haven	**8945**	**13,513**	**100%**

[1]Includes Single to Three Family Residential
[2]Includes Residential Units with Occupancy of 8+ and Apartments
[3]Estimated road area
[4]Does not total 100% due to rounding
Source: Town of North Haven Assessors Department 2002, Compiled by HMA, Inc.

Table 9
Land Use Summary

Land Use Category[1]	Area (Acres)	Percent of Town's Land Area	Percent Change 1980 – 2002[2]
Residential	5917	43.8%	+7.9%
Commercial (Business & Commercial)	438	3.2%	-0.4%
Industry	1159	8.6%	+5.6%
Public/Semi-Public/Private Institutional & Utilities	2292	17%	+7.1%
Open/Agricultural/ Vacant Land	3706	27.4%	-20.2
Total	**13512**		

Source: Town Assessors Database 2002, compiled by HMA.
[1]Based on 1982 Plan of Development Land Use Summary
[2]Based on the 1980 Plan of Development & 2002 Land Use Inventory

B. Analysis of Development Capacity

Balancing the demands for housing or new commercial and industrial development with the physical constraints of the landscape and existing regulatory controls can prove to be a significant challenge. Once factors such as availability of the necessary public facilities, adequacy of road and utility infrastructure and protection of valuable natural resources are considered, the balance gets even more complicated. This challenge is compounded by the reality that there is only a finite amount of land available for development.

North Haven has clearly continued to develop and mature as a community in all respects particularly in the Residential category, which over the past 23 years experienced a growth of 7.9% while Open/Agricultural/ Vacant Lands experienced a decrease of 20.2%.

Understanding where the developable land is located within the Town and how much development can be accommodated based on existing regulatory controls and physical constraints on the landscape is the first step in establishing a development plan for the future. An analysis of the development capacity of the Town was conducted as part of the Development Patterns & Trends Element of the Plan of Conservation and Development Update.

Table 10 summarizes the remaining vacant land available for residential and non-residential uses.

Table 10
Distribution of Vacant and Agricultural Land By Zoning
Town of North Haven

Zone	Acres	Percent
Residential	721	45.8%
Non-Residential	852	54.2%
Developable Vacant & Agricultural Land	**1573**	**100%**
Constrained Land [1]	207	
Total Vacant & Agricultural Land	**1780**	

Source: Town Assessors Database 2002, compiled by HMA.
[1] Constrained land includes those areas containing wetland soils, flood plain or slopes greater than 15% by soil unit

Understanding where the developable land is located within the Town and how much development can be accommodated based on existing regulatory controls and physical constraints on the landscape is the first step in establishing a development plan for the future.

Residential Development Capacity

In order to calculate the residential development capacity, the remaining vacant and agricultural parcels were identified. These parcels are illustrated on the map titled *Vacant and Agricultural Lands By Zoning District.* The residentially zoned parcels were assessed as to their capacity to accommodate new development based on the presence of development constraints. For the purposes of this analysis, development constraints are defined as wetlands, steep slopes in excess of 15%, water features, and the Federal Emergency Management Agency (FEMA) 100-year floodplain. Areas that contain development constraints were subtracted out from the gross land area, yielding a net developable land area. For those parcels that are large enough to be subdivided (greater than three times the minimum lot size as defined by zoning), an additional deduction of 20% of the total parcel size was factored in to account for the potentially required internal roadways. Finally, the minimum lot size of the underlying zone is applied to the remaining net developable land yielding an approximation of potential residential dwelling units. Vacant parcels with a net buildable area of less than one-half the minimum lot size but have a gross area greater than or equal to the minimum lot size were included for potential dwelling units. The results of this analysis are summarized in Table 11.

New Housing Construction

Underdeveloped, residentially zoned parcels were also assessed as to their ability to accommodate future residential development. For the purposes of this analysis, underdeveloped parcels are defined as parcels that contain an existing single-family structure in which the parcel where the structure is developed is at least three-times the minimum lot size as defined by zoning. These underdeveloped parcels have the potential to be further subdivided, which could result in a further increase in dwelling units for the Town. Underdeveloped parcels and the estimated dwelling units they could yield are included and summarized in Table 11.

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

VACANT & AGRICULTURAL LANDS BY ZONING DISTRICT

LEGEND

- LO LIGHT OFFICE
- O 12 OFFICE 12
- CA 20 CENTRAL COMMERCIAL
- CB 20 COMMERCIAL 20
- CB 40 COMMERCIAL 40
- CN 20 NEIGHBORHOOD COMMERCIAL
- EH ELDERLY HOUSING
- IG 80 GENERAL INDUSTRIAL 80
- IL 30 LIGHT INDUSTRIAL 30
- IL 80 LIGHT INDUSTRIAL 80
- R 12 RESIDENCE 12
- R 20 RESIDENCE 20
- R 40 RESIDENCE 40

N

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1" = Approx 1.0 Miles

SOURCE:
ASSESSORS DATABASE:
PARCEL MAP
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

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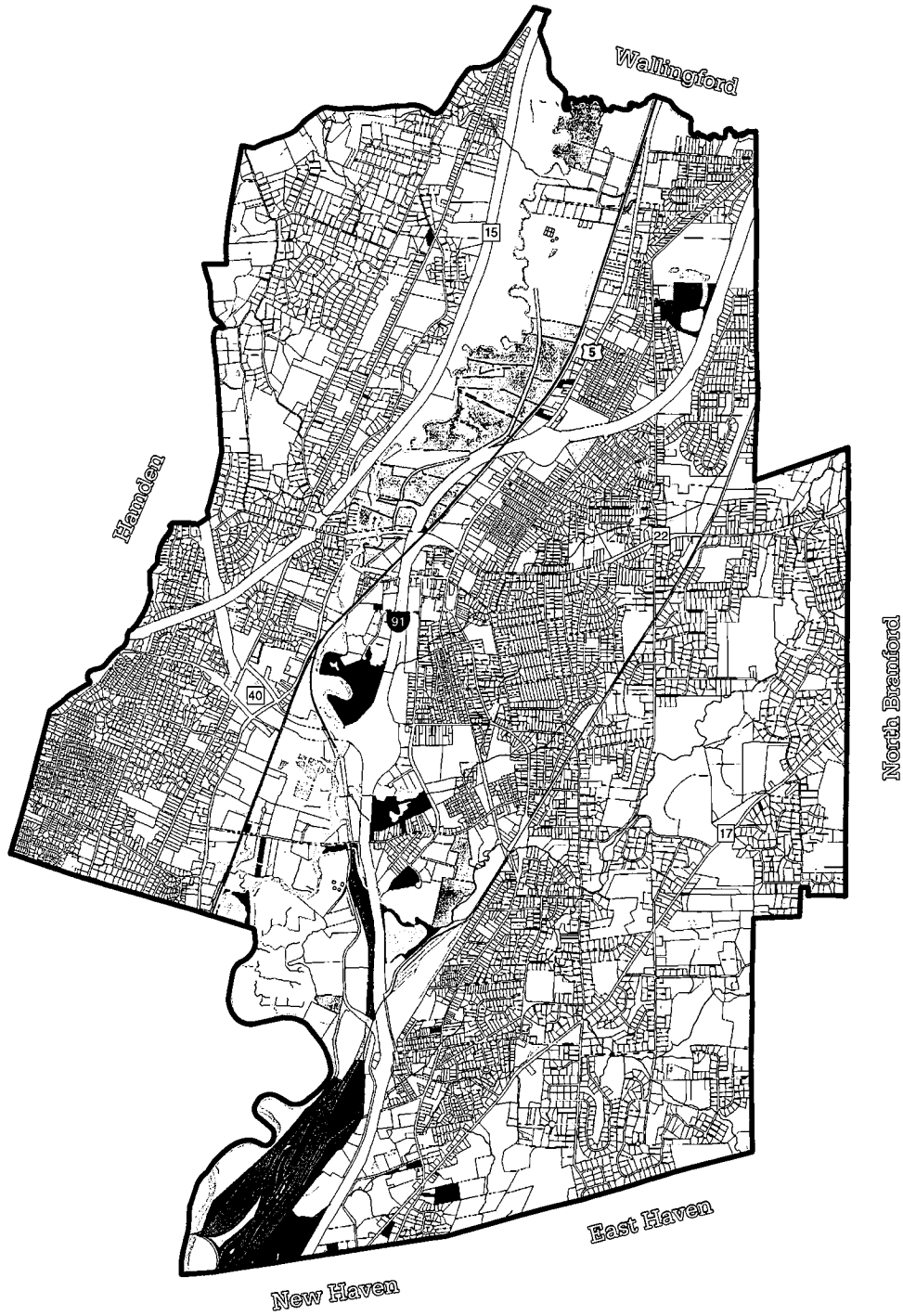

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Hamden, Connecticut
December 2003

Table 11
Residential Development Potential

Zone	Gross Vacant & Agricultural Land (acres)	Net Buildable Land (Acres)	Estimated Potential Dwelling Units
R-12	15.8	15.8	44
R-20	65.5	51.6	77
R-40	739	653.4	566
RA-12	0	0	0
RA-20	0	0	0
EH	0	0	0
Subtotal	**820.3**	**720.8**	**687**
		Underdeveloped Parcels	
	-	**Number of Underdeveloped Parcels**	**Estimated Potential Dwelling Units**
	-	**222**	**525**
		Total	**1212**

Source: Town Assessors Database 2002, compiled by HMA.

The results of the residential development potential analysis illustrates that based on existing zoning approximately 1,212 additional dwelling units potentially could be built within the Town's residential zones.

The results of the residential development potential analysis illustrates that based on existing zoning approximately 1,212 additional dwelling units potentially could be built within the Town's residential zones. This figure represents an approximate 13.8% increase over the 8,773 existing dwelling units calculated during the 2000 census.

It is important to note that these results come with the caveat that due to the many variables involved in land development, these numbers are speculative as the factors that permit land to be developed may change. One important factor is the possibility of the Town changing regulations on the development of land. These changes could manifest in zoning changes or changes in the inland wetland regulations, which could place more or less restriction on the buildable area of a parcel. Overall, the development potential totals given here are theoretical and subject to change.

Non-Residential Development Capacity:

When describing non-residential development capacity, the distribution of the remaining vacant land within these zones is an important factor in town-wide planning. In North Haven, it becomes increasingly important due to the limited amount of developable vacant land zoned for non-residential use remaining. Therefore, for purposes of this Plan of Conservation and Development Update, non-residential development capacity is evaluated by the distribution of the remaining vacant parcels zoned for non-residential use. The distribution is illustrated on the map titled *Vacant Land Zoned for Non-Residential Use* and is tabulated in Table 12.

The distribution of non-residentially zoned vacant land is clustered in the industrial zones along the Quinnipiac River.

Table 12
Non-Residential Development Potential

Zone	Gross Vacant Land (acres)	Net Buildable Land (Acres)
0 - 12	2.1	2.1
CA - 20	0.8	0.8
CB - 20	9.6	9.3
CB- 40	34.8	34.7
CN - 20	1.9	0.7
LO	40.3	38.1
IG - 80	391.2	362.6
IL- 80	380.9	314.6
IL - 30	99.4	89.0
LC - 12	0	0
Subtotal	**961**	**851.9**

Source: Town Assessors Database 2002, compiled by HMA.

Non-residential Use on Washington Ave.

The distribution of non-residentially zoned vacant land is clustered in the industrial zones along the Quinnipiac River. The most notable of these areas are along Universal Drive, and Valley Service Road. These non-residential zones have certain locational attributes that made for viable business locations, which supported their initial development. However, the location of these industrial zones along the Quinnipiac River comes with natural resource protection issues. These industrial areas contain many wetland pockets created through past sand excavation activities. Developing a strategy to identify the high quality wetlands in the area, exploring wetland mitigation measures and focusing new business development in buildable areas

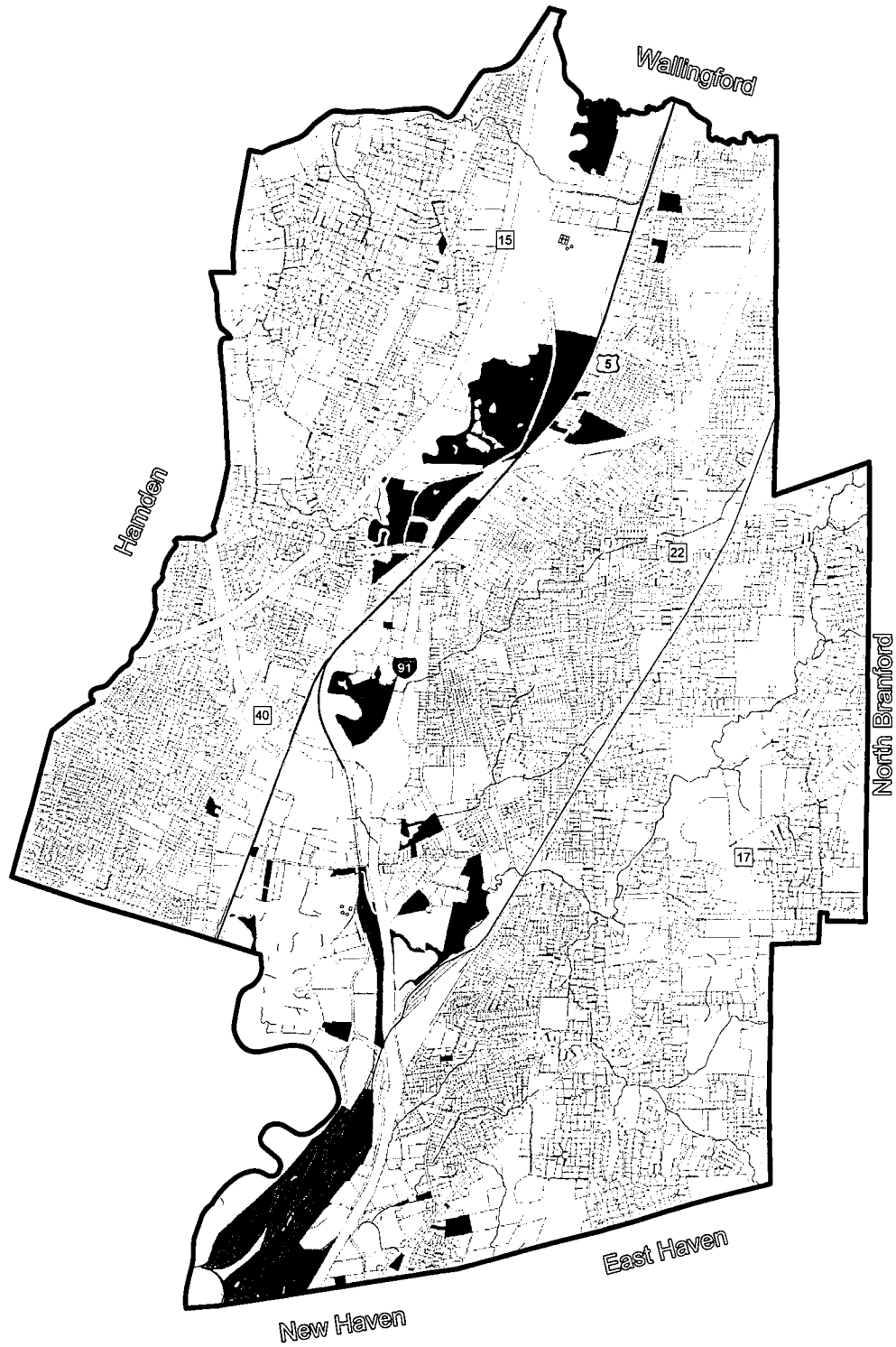
TOWN OF NORTH HAVEN

PLAN OF CONSERVATION
& DEVELOPMENT

VACANT LAND ZONED FOR NON-RESIDENTIAL USE

LEGEND

VACANT LAND ZONED
FOR NON-RESIDENTIAL USE



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1" = Approx 1 Mile

SOURCE:
ASSESSORS DATABASE:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

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HARRALL-MICHALOWSKI ASSOCIATES, Incorporated
Hamden Connecticut December 2003

is a challenge facing the Town over the next decade. Given past usage of some of this property, brownfield reclamation is also part of the challenge.

Studies have shown that the life cycle of commercial buildings continues to shrink with 25 to 40 years a current range. As buildings become obsolete they will be adapted to new uses or replaced by contemporary structures. The locational attributes of easy access and infrastructure remain important to the continued viability of the non-residentially zoned areas in the Town. The remaining vacant land in these zones will play a role in the reshaping of parcels in order to accommodate expansions of existing businesses or the creation of new development sites. It is in the Town's interest to remain flexible in its regulations so that the ever-changing building forms required by businesses can be accommodated while respecting neighborhood values.

C. Land Use Issues, Trends and Implications

The major land use category in North Haven is residential with 43.8% of the land committed to this use. Single-family housing comprises all but 1.5 % of this acreage.

12% of the Towns total land area is developed as a commercial or industrial use.

Residential growth over the next decade is expected to occur in the Town's Northwest and Southeastern regions.

Under existing zoning there exists the potential for approximately 1,212 new dwelling units to be built on vacant land or agricultural land.

A total of 852 net buildable acres of non-residential land remains under existing zoning clustered along the Quinnipiac River in the vicinity of Universal Drive and Valley Service Road.

Shrinking life cycles of commercial buildings promote the need for regulatory flexibility in order to promote reinvestment in existing business sites. Recycling of these existing sites through brownfield remediation, adaptive reuse or creative and flexible site design need Town encouragement over the next decade.

The Washington Avenue Corridor will play an increasing role over the next decade in defining the character and economic base of the town.

Studies have shown that the life cycle of commercial buildings continues to shrink with 25 to 40 years a current range. As buildings become obsolete they will be adapted to new uses or replaced by contemporary structures.

III. HOUSING

As one of the principal land uses within a community, housing and housing-related issues affect all residents. The form, layout, condition, and cost of housing available within a community are key to the quality of life within a community. The General Statutes for the State of Connecticut Section 8-23 set standards for a municipal Plan of Conservation and Development. The Statute reads, "Such plan shall make provision for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain, and infrastructure capacity. Such plan shall also promote housing choice and economic diversity in housing, including housing for both low and moderate-income households."

A. Existing Housing Characteristics

The 2000 Census recorded 8,773 housing units. Ninety-eight percent (98.0%) of the housing units were occupied leaving a 2.0% vacancy rate.

The 2000 Census recorded 8,773 housing units. Ninety-eight percent (98.0%) of the housing units were occupied leaving a 2.0% vacancy rate. Of the total 8,597 occupied housing units, 86.5% were owner-occupied and the remaining 13.5% were renter-occupied units. According to Census counts, 176 housing units were vacant. Of those units that were vacant, the largest category was the "For Sale Only" cohort with 37.5% of the vacant housing units.

Table 13
Housing Units and Occupancy Characteristics: 2000
North Haven, CT

	Number of Housing Units	% of Housing Units
Total Housing Units	8,773	
Occupied Housing Units	8,597	98.0
Vacant Housing Units	176	2.0
Occupied Housing Units	8,597	
Owner-Occupied Housing Units	7,440	86.5
Renter-Occupied Housing Units	1,157	13.5
Vacant Housing Units	176	
For Rent	43	24.4
For Sale Only	66	37.5
Rented or Sold, not occupied	18	10.2
For Seasonal, Recreational or Occasional Use	31	17.6
Other Vacant	18	10.2

Source: U.S. Bureau of the Census

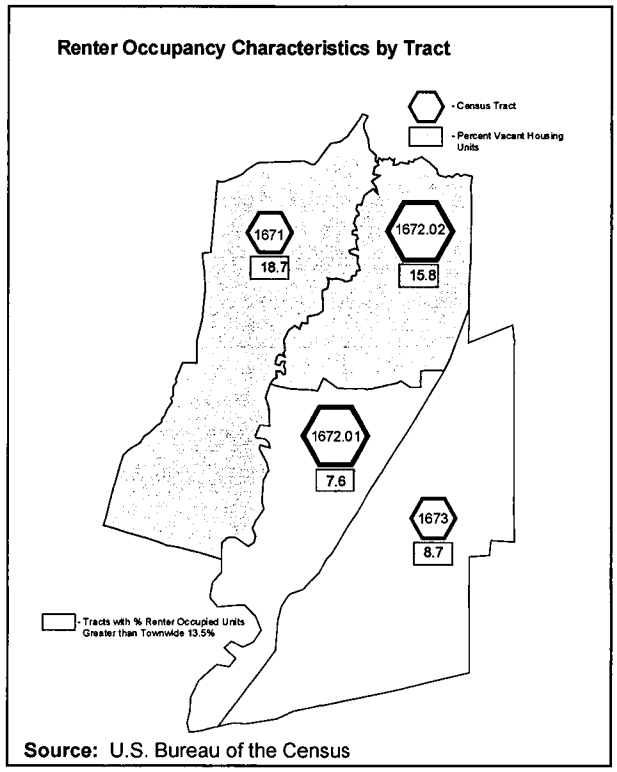
The Town's vacancy rate of 2.0% is lower than the New Haven County and State rates of 6.4% and 6.1% respectively. In terms of local communities, North Haven at 2.0% is comparable to but lower than the Town of North Branford's 2.2%. East Haven, Hamden and Wallingford all have vacancy rates below those of New Haven County and the State of Connecticut, ranging from 3.5% to 4.5%. New Haven's 11% vacancy rate is indicative of the flight from urban centers and high percentage of rental units in the City.

With a 13.5% rental occupancy rate, North Haven has the lowest percentage of rental housing in the region, and is substantially lower than both the State and New Haven County occupancy rates. Thus, North Haven has a housing stock overwhelmingly comprised of owner-occupied units. North Branford is also a predominately owner-occupied community with over 84% owner-occupied housing. East Haven, Hamden and Wallingford are similar to one another, but also have more owner-occupied housing than renter-occupied housing.

With a 13.5% rental occupancy rate, North Haven has the lowest percentage of rental housing in the region, and is substantially lower than both the State and New Haven County occupancy rates.

Within North Haven there are several areas that have greater concentrations of renter-occupied housing units. Census Tracts 1671 and 1672.02 along the Town's western and northern boundaries have the highest concentration of renter-occupied housing. In some areas of the Town, especially in the southern and easternmost census tracts, owner-occupied housing is most predominant. The map below highlights the areas of the Town with the highest concentrations of renter occupied housing.

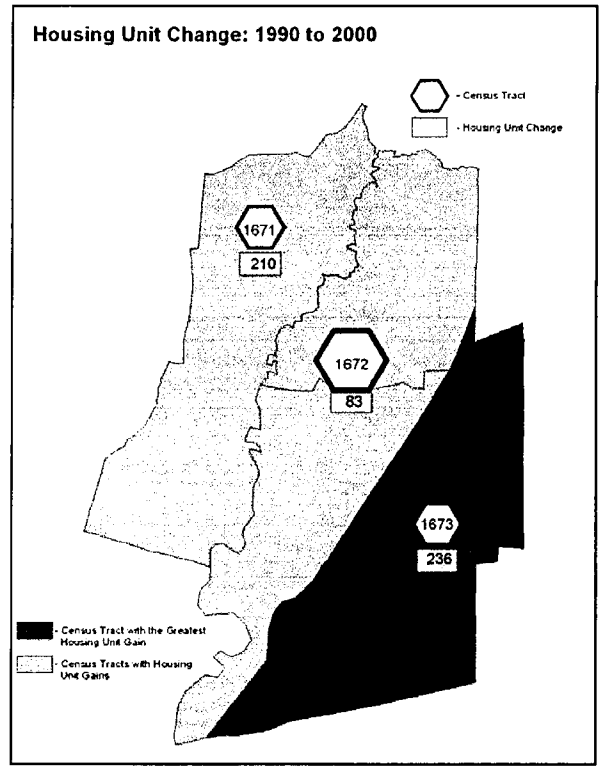
Figure 11



Source: U.S. Bureau of the Census

Condominiums, Town Green

Figure 12

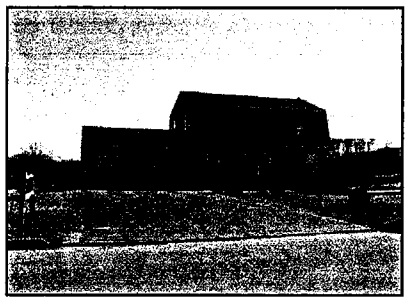


Source: U.S. Bureau of the Census

Between the 1990 and 2000 Censuses the Town gained 537 housing units – a 6.5% increase.

B. Development Trends

Between the 1990 and 2000 Censuses the Town gained 537 housing units – a 6.5% increase. As shown on the map above, all of North Haven's census tracts gained housing units during the 1990s. Census Tract 1673 posted the greatest gain of 236 new housing units as a result of continued residential development near the North Branford border. Construction in the Town's western census tract, Tract 1671, also accounted for a significant portion the Town's overall gain.



Recent Single Family Construction, Sugar Hill Road

The U.S. Bureau of the Census released sample survey results known as STF3 data for Connecticut and its municipalities. This data provides more detailed information on housing characteristics including housing units by structure type, age of housing stock, housing value and housing cost.

North Haven's current housing stock of 8,773, as enumerated by the 2000 Census, consists of 87.5% single family detached housing; 2.3% single family attached (generally condominium) housing; 6.8% multi-family housing (5 units or more); 3.4% two, three and four family housing and 0.0% mobile home or other.

The oldest and most dense housing in North Haven is concentrated along a central spine that generally mirrors the I-91 corridor from

New Haven to Wallingford, and in the southwestern corner of the Town that borders on the Spring Glen section of Hamden. Neighborhoods in the east, southeast, and northwestern areas of the Town are the least dense. Zones that allow for residential use are illustrated on the map titled *Land Zoned for Residential Use*, and areas of potential residential infill development are illustrated on the map titled *Potential Residential Infill Areas.*

Of the 695 housing units built in the Town between 1990 and 2000, more than 81% of the units were single-family detached dwellings.

Figures 13 and 14 illustrate changes that have occurred in the Town's housing stock between 1990 and 2000. Of the 695 housing units built in the Town between 1990 and 2000, more than 81% of the units were single-family detached dwellings. According to Census counts, between 1990 and 2000 the number of housing units in single family detached structures increased by 565 units from 7,109 to 7,674. Single family attached units (condominiums) also increased markedly, gaining 72 units or 53.7%. Multi-family housing stock in smaller configurations of 2 to 4 units or 5 to 9 units also increased over the decade, while units in structures with ten or more units dropped by over 15%. Mobile homes and other forms of non-traditional housing disappeared all together.

Figure 13

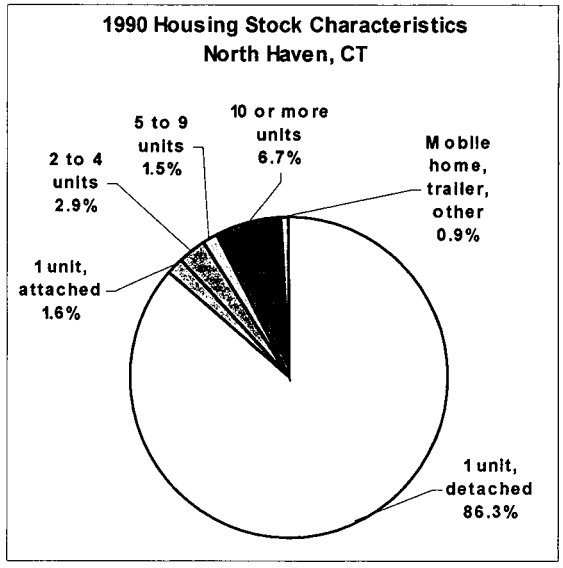
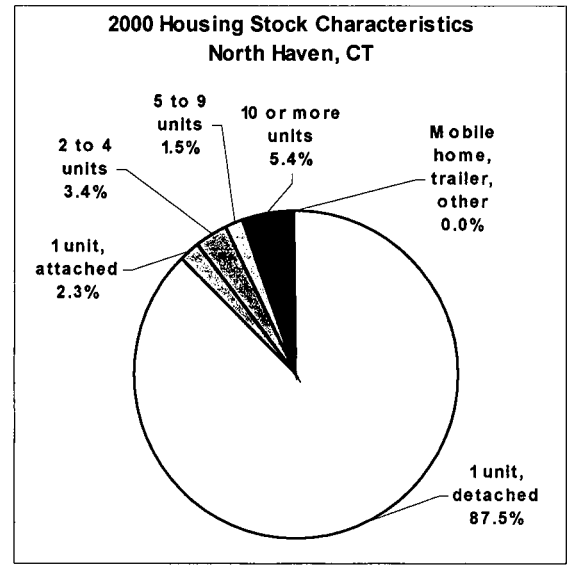


Figure 14

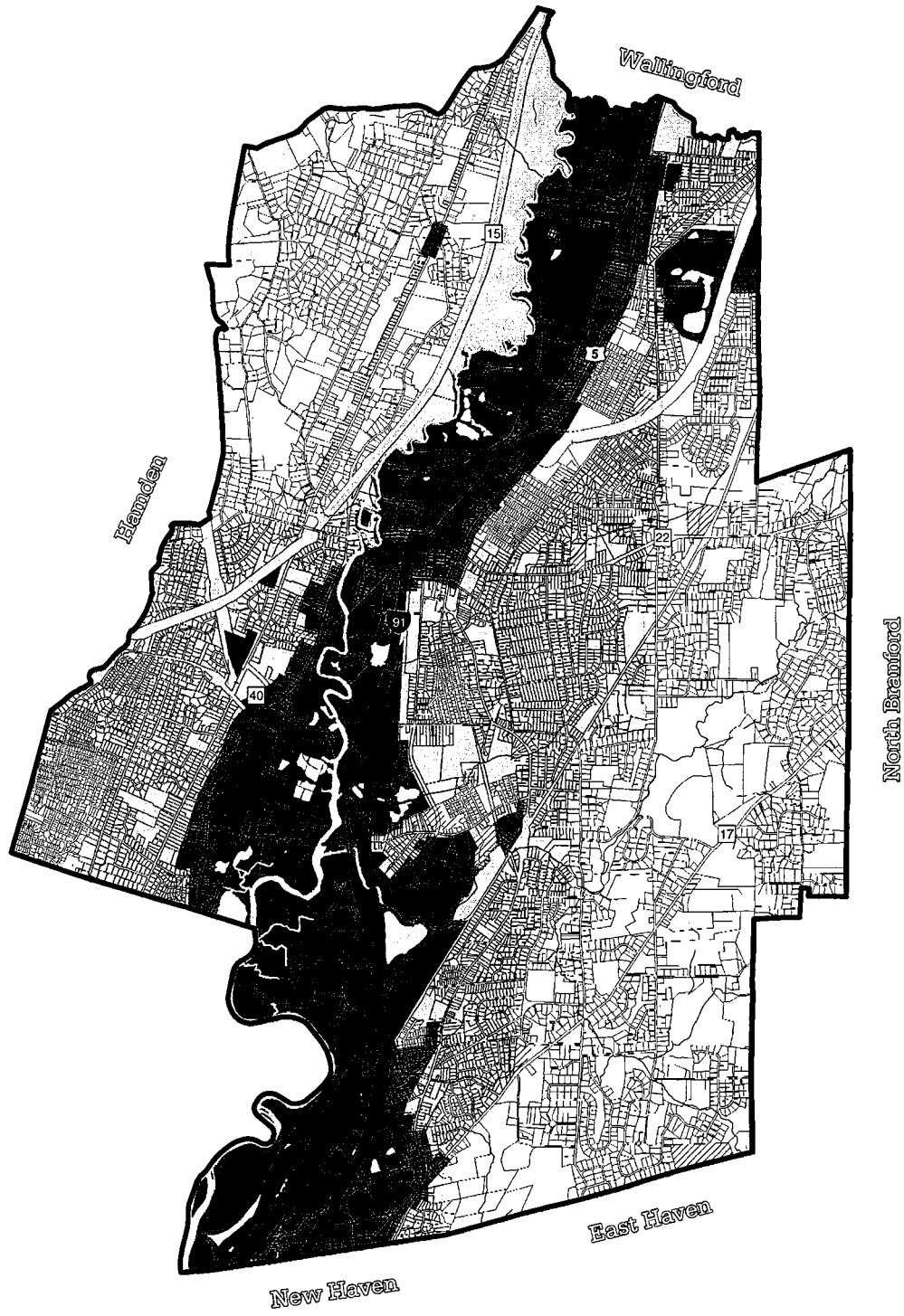


Compared to other communities in the region, North Haven has the lowest percentage of multi-family units. Only 12.5% of the Town's housing units were in multi-family structures of two or more units or in single family attached condominium complexes; the next lowest was North Branford with 20.8%. In contrast, 80% of New Haven's housing stock was multi-family. While New Haven had most of its multi-family housing in condominium and 2 to 4 unit structures,

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

LAND ZONED FOR RESIDENTIAL USE



LEGEND

- R-40 RESIDENCE 40
- R-20 RESIDENCE 20
- R-12 RESIDENCE 12
- RA-20 RESIDENCE-APARTMENTS 20
- RA-12 RESIDENCE-APARTMENTS 12
- EH ELDERLY HOUSING
- O-12 OFFICE 12
- NON-RESIDENTIAL ZONE

N

0 0.25 0.5 1 Miles

1" = Approx 1 Mile

SOURCE:
PARCEL MAP:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

ZONING:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

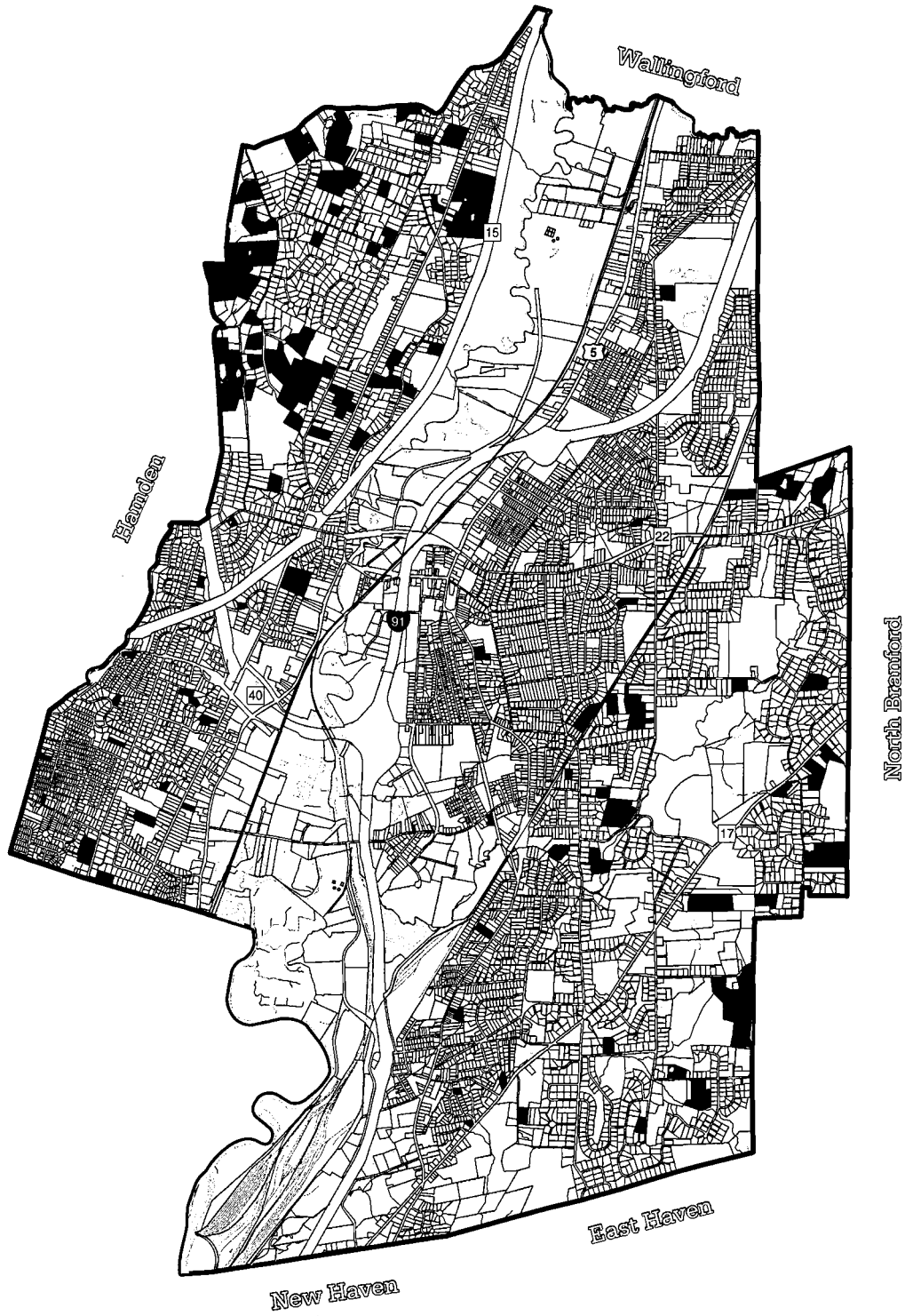
THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

HARRALL-MICHALOWSKI ASSOCIATES, Incorporated
Hamden, Connecticut December 2003

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

POTENTIAL RESIDENTIAL INFILL AREAS



LEGEND

POTENTIAL INFILL AREAS

N

0 0.25 0.5 1 Miles

1" = Approx 1 Mile

SOURCE:
PARCEL MAP:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

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HARRALL-MICHALOWSKI ASSOCIATES, Incorporated
Hamden, Connecticut December 2003

North Haven had a fairly even distribution of its multi-family housing in both small and large unit complexes. North Haven was also significantly higher than the surrounding towns in percentage of housing stock that was single-family detached dwellings. The Town's 87.5% was a full nine percentage points higher than North Branford.

Compared to other communities in the region, North Haven has the lowest percentage of multi-family units. North Haven was also significantly higher than the surrounding towns in percentage of housing stock that was single-family detached dwellings.

To quantify the housing unit growth that occurred in the Town during the 1990s, statistics from the State of Connecticut Department of Economic and Community Development were used to determine housing construction authorizations by structure type by year. As shown by the data presented in the table below and as described above, over 62% of North Haven's new housing development during the 1990s was single-family detached housing. Over the decade, North Haven consistently placed in the top one-third in rank by net gain for all towns in Connecticut, actually reaching sixth place in 1999; only in 1994 did North Haven fall below this top one-third level.

Table 14
Housing Units & Construction Activity Authorized: 1990 to 2000
Town of North Haven

Year	Total Housing Units Authorized	1 Unit Detached	1 Unit Attached	2 Units	3 & 4 Units	5 Units or More	Rank in State by Net Gain
1990	45	45	0	0	0	0	50th
1991	54	48	6	0	0	0	53rd
1992	69	58	11	0	0	0	41st
1993	89	89	0	0	0	0	25th
1994	45	45	0	0	0	0	67th
1995	52	32	20	0	0	0	48th
1996	64	34	0	0	0	30	38th
1997	76	69	*	0	0	7	44th
1998	100	60	*	0	0	40	31st
1999	209	48	*	0	0	161	6th
2000	90	30	*	0	0	60	19th
Totals	**893**	**558**	**37**	**0**	**0**	**298**	

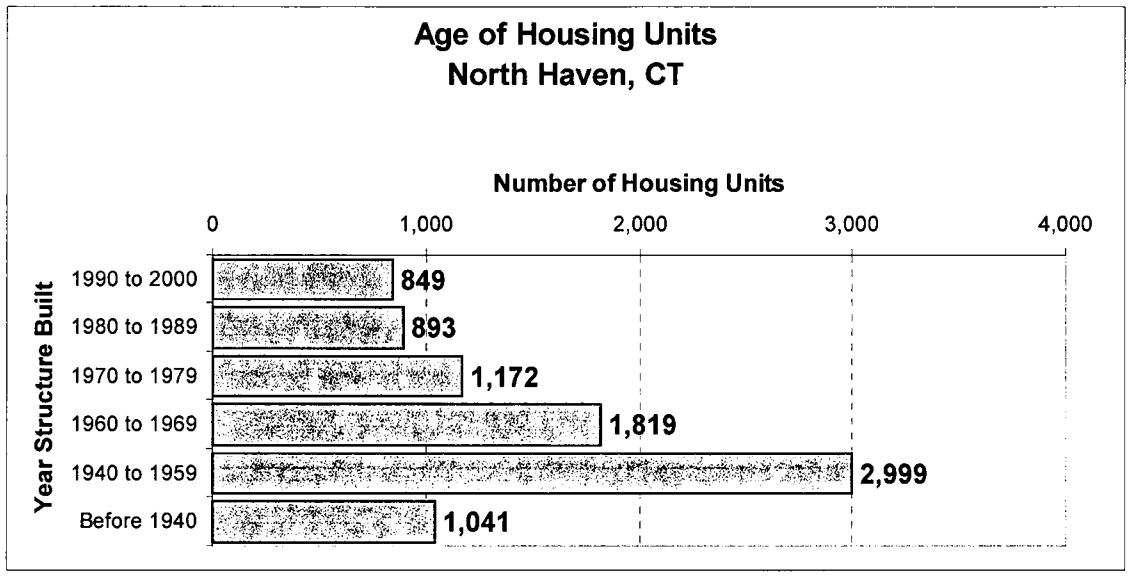
Source: State of Connecticut Department of Economic and Community Development, "Connecticut Housing Production and Permit Authorized Construction Report".
Note: * - single-family attached units are no longer a category for reporting

An indicator of housing condition and housing variety in a community is the age of the housing stock. The age of housing stock generally affects both aesthetic appeal as well as the availability of a variety of housing types. As shown in Figure 15, North Haven experienced its most dramatic housing growth during the post-war

1940s and 1950s. Over 34% of the Town's housing stock was produced during the post-war decades. Pre-1940s housing comprises just under 12% of the Town's housing stock. Housing produced during the 1960s accounts for 1,819 units or just under 21% of the housing stock. Housing units produced during the 1970s and 1980s is similar at 1,172 (13.4%) and 893 (10.2%) housing units respectively. Housing construction during the 1990s was nearly identical to the 1980s, with 849 units built in the decade. Less than 10% of the Town's total housing stock was built over the last decade.

North Haven experienced its most dramatic housing growth during the post-war 1940s and 1950s. Over 34% of the Town's housing stock was produced during the post-war decades.

Figure 15



Source: CT. Department of Economic and Community Development

C. Housing Sales Activity

According to recent real estate market statistics for the period of 1998-2001, over 425 homes per year were purchased in North Haven. Statistics for the first eleven months of 2002 show that current year sales will be somewhat below this number of units, attributable largely to a soft economy. As shown in the following table, median residential sales prices have increased annually since 1996.

In North Haven, median residential sales prices have increased annually since 1996.

Table 15
Number of Sales & Median Sales Price
1995 to 2002

Town	Number of Sales	Median Sales Price
2002	370	$197,750
2001	416	$189,450
2000	405	$165,000
1999	472	$159,000
1998	412	$155,000
1997	390	$141,000
1996	352	$131,150
1995	317	$141,000

Source: The Warren Group

The higher median residential sales price in the Town reflects the high value homebuyers place on North Haven's location, school system, public services, lower taxes and overall attractiveness.

Compared to adjacent communities, over the past several years North Haven's median residential sales prices have been above all of the adjacent communities with the exception of North Branford in 1996. This higher median reflects the high value homebuyers place on North Haven's location, school system, public services, lower taxes and overall attractiveness. Within the Sackett Point Road area of North Haven one can still find affordable single- and two- or three-family homes, while housing prices within the Clintonville, Montowese and other neighborhoods are significantly higher.

Like many suburban towns in Connecticut, North Haven has experienced a dramatic climb in home sales prices from the latter half of the 1990s to the present. A strong residential market has numerous positive impacts on towns like North Haven, such as rising assessments of residential properties (and thus increasing tax revenues from these properties) and attracting new residents to the town. Rising home prices, however, also have the obvious impact of limiting the affordability of housing within a town.

D. Affordability of Housing

Affordable levels means 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.

The issue of affordability is complex and defies simple solutions. The cost of housing is the result of a variety of factors including, but not limited to, the demand for a specific location, availability of buildable land, and labor and material costs. Other factors, such as the age and quality of the existing housing stock as well as the introduction of new product to the market greatly affect the cost of housing. Other factors independent of housing cost including interest rates, job growth, and local economic conditions all work together to influence the cost and availability of housing. Most of these factors are beyond the control of local governments.

In their efforts to increase affordable housing production or subsidize costs, local, state and federal governments have created a variety of housing programs. One common characteristic among these programs is that they generally use some sort of financial subsidy to defray the cost of the units being produced, renovated, or occupied. Although such programs serve to provide immediate solutions to the need for affordable housing they do not really address the underlying economic factors and therefore have only a limited effect on overall housing market conditions.

The State of Connecticut requires that the issue of affordable housing be addressed in each community's Plan of Conservation and Development. Development over the years in North Haven has resulted in a housing stock that is overwhelmingly comprised of single-family detached housing. Variations in North Haven's housing stock are generally found in lot size rather than in housing type. A limited number of apartments and housing for the elderly developed during the recent past account for most of the remainder of the housing stock. Current zoning regulations are flexible in terms of providing a wide range of allowable densities and housing types; however, the zones that would allow for a variety of densities and housing typologies have not been widely utilized. As previously highlighted, the Town authorized nearly 900 units of new housing between 1990 and 2000, including almost 300 units of multifamily and elderly housing.

With 1,159 renter-occupied units, North Haven's median rent in 2000 was $800; however, the recent construction of higher-end rental units in projects such as the Avalon Haven, where rents range from $1,150 to $1,700 per month, has likely pushed North Haven's median rent higher.

Using the example of a home sales price of $250,000 and a 20% down payment to avoid mortgage insurance, a new homeowner would need a mortgage of $200,000 and a down payment of $50,000. At an assumed interest rate of 6%, a $200,000 mortgage would result in principal and interest payments of approximately $1,200 per month. Assuming roughly $1,000 per year in homeowner's insurance and a mill rate of approximately 29 mills, an additional $450 per month in taxes and insurance would be added, leading to a total monthly home cost of $1,650. Using the standard calculation of 30% of gross household income for housing costs, a household would need to earn approximately $66,000 per year to afford an average home in North Haven. This income level matches up remarkably well with North Haven's 2000 Census median household income ($65,703), it is significantly higher than the median household income for New Haven County ($48,834).

Detailed housing figures from the 2000 Census included statistics on gross rent for renter occupied units. With 1,159 renter-occupied units, North Haven's median rent in 2000 was $800. This rent level is higher than the adjacent communities with the exception of North Branford. The recent construction of higher-end rental units in projects such as the Avalon Haven, where rents range from $1,150 to $1,700 per month, has likely pushed North Haven's median rent higher.

In their efforts to increase affordable housing production or subsidize costs, local, state and federal governments have created a variety of housing programs.

The 2000 Census statistics indicate that 1616 owner occupied households or 23% paid thirty percent or more of household income in 1999 for monthly housing costs. Rental households paying thirty percent or more of household income in 1999 for gross rent were 388 households or 33% of total renter households. These households exceed State and Federal housing affordability guidelines.

The State legislature has established an Affordable Housing Appeals Procedure to provide assistance with development of affordable housing throughout the State. The procedure does not apply where at least 10% of the dwelling units in the municipality are either:

(i) governmentally assisted housing,
(ii) currently financed by Connecticut Housing Finance Authority or Farmer's Home Administration mortgages, or
(iii) subject to deeds containing covenants or restrictions that require sale or rental at affordable levels.

Affordable levels means 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.

The most recent data from the State Department of Economic and Community Development Affordable Housing Appeals Program puts the number of affordable housing units in North Haven in 2002 at 311. This is 3.54% of the estimated number of housing units in the Town.

Where municipalities do not reach the 10% level required for exclusion from the appeals procedure, proposed assisted housing and set-aside developments may appeal denial of municipal zoning approvals to the court. Assisted housing developments are those that receive financial assistance from government program for construction or rehabilitation of low or moderate-income housing or "Section 8" project based on tenant based assistance. Set-aside developments must reserve 30% of the units for affordable housing. One half of those set-aside units must be rented to persons or families whose income is less than or equal to 80% of the lesser of the state or area median income; the remaining half of the set-aside units must be reserved at 60% of the lesser of the state or area median income.

The most recent data from the State Department of Economic and Community Development Affordable Housing Appeals Program puts the number of affordable housing units in North Haven in 2002 at 311. This is 3.54% of the estimated number of housing units in the Town. This level does not exempt the Town from the affordable housing appeals procedure. Affordable housing is distributed as follows:

Number of Governmentally Assisted Units:	221 units
Number of CHFA/FmHA Mortgages	90 units
Deed Restricted	0 units
TOTAL	311 units

The Town of North Haven directly addresses the issue of affordable housing needs locally through the local Housing Authority and at the state level through the Department of Economic and Community Development. North Haven qualifies as a small city eligible for Community Development Block Grant (CDBG) funds through the State of Connecticut. In 2000, the State prepared a five year Consolidated Plan which enabled it to receive CDBG funds from the federal government; this Plan was updated in 2002 through the annual Action Plan which describes how the State of Connecticut intends to use its CDBG funds.

The Town should continually evaluate its housing stock and the direction of its residential development patterns in order to meet the housing needs of an increasingly diverse group of residents and to address the requirements of the Affordable Housing Appeals Procedure in the coming decade.

The Town of North Haven is eligible to apply for CDBG funds from the State of Connecticut to help fund projects that are designed to revitalize neighborhoods, improve community facilities and services, or expand affordable housing and economic opportunities.[1]

Significant additions to the affordable housing stock in North Haven are being achieved in 2003. On Pool Road, 48 units of affordable rental housing is under construction by the New Samaritan Corporation while on Quinnipiac Avenue, the North Haven Opportunity for Affordable Housing is constructing 20 units of affordable rental housing. Another affordable rental project on Sackett Point Road of 103 units has been approved. These housing complexes will add 171 units to North Haven's affordable housing inventory, increasing it by 55% to 414 units.

The Town should continually evaluate its housing stock and the direction of its residential development patterns in order to meet the housing needs of an increasingly diverse group of residents and to address the requirements of the Affordable Housing Appeals Procedure in the coming decade. The Town should encourage the development of affordable housing in areas of Town that currently have the supporting infrastructure, roads and public utilities. North Haven's corridors, such as the Route 5 and State Street corridors are appropriate areas to support projects that incorporate an affordable housing component.

One method for the Town to consider to increase the affordable housing stock is to require that deed-restricted affordable units be included in each market-rate housing development over a predetermined size. This technique requires a strong housing market in order to be effective. Stamford has had considerable success using this technique for developments of ten or more dwelling units. Stamford requires that 10% of the total units be offered for rent or sale as below market-rate units.

Another method for the Town to consider is to work with the local brokerage community in marketing CHFA mortgages. Encouraging qualified home buyers to take advantage of this lending option can help increase the Towns inventory of affordable housing without any

[1] http://www.ct.gov/ecd

regulation changes. Many first time homebuyers are unaware that programs such as CHFA exist or that they may meet the eligibility requirements. A strong marketing program can help educate homebuyers of their lending options while helping the Town increase its affordable housing stock.

E. Multi-Family & Elderly Housing

Multi-Family Housing

Of the approximately 8,773 housing units in North Haven, 6.8 percent are multi-family units (buildings with 5 or more units) and an additional 3.4% of the inventory is in 2 to 4 unit structures.

Of the approximately 8,773 housing units in North Haven, 6.8 percent are multi-family units (buildings with 5 or more units) and an additional 3.4% of the inventory is in 2 to 4 unit structures. As mentioned earlier, this is a relatively low percentage when compared to other suburban communities of similar size. North Haven has a handful of larger multi-family complexes scattered around the Town, including the 128-unit Avalon Haven development off of State Street, Briarwood Hills Apartments on State Street, Whitewood Pond Apartments at the intersection of Skiff Street and State Street, and the Rosewood townhouses along the Hartford Turnpike.

Currently, multiple dwelling housing is permitted by right in the RA-40, RA-20, RA-12, OA-12 and Elderly Housing districts. The number of units allowed per site is determined by dividing the total site area by the minimum lot area per unit allowed in each zone (40,000 s.f., 20,000 s.f., and 12,000 s.f., respectively). Two-family dwellings are also allowed by right in Office zones. There is also a provision in the North Haven zoning regulations for cluster subdivisions.

Avalon Haven, State Street – Route 22 area

Elderly Housing

Housing for the elderly is a critical concern for most communities. As the population of a town ages, it is important that a community provide alternative living arrangements from single-family detached homes to multi-unit communities as options for seniors. This gives the elderly population opportunities to continue to reside in the community where they have spent the majority of their years and not be forced out by escalating housing prices. Housing product for the elderly spans a broad range of types and supporting services. From housing designed to promote mobility (e.g., one-level, grab bars, ramps, etc.) to provision of medical and support of daily living functions, there are many variations of housing product.

Temple Pines Elderly Housing

The main distinguishing characteristics among the different senior housing types are the extent on medical assistance provided and the extent of communal facilities provided (i.e., dining facilities, recreation and exercise facilities, etc.). The various forms of elderly housing are differentiated by the degree of emphasis on the components of housing, hospitality and health care.

The North Haven Housing Authority addresses the supportive housing/service needs of the elderly, frail elderly and disabled. Currently, all of the seventy (70) low-income elderly rental units managed by the Housing Authority are occupied. These units are located at the Parkside Manor and Temple Pines facilities, both located on Pool Road. The waiting list for these units is over five years long and currently closed to applicants. However, the Housing Authority does continue to offer informational assistance to help those in need find alternative living arrangements.

North Haven currently has several elderly housing developments/complexes within the Town. North Haven has elderly housing options in a variety of configurations to address the lifestyle and medical care needs of a wide spectrum of elderly residents. Future demand for elderly housing in North Haven will depend upon market conditions, the economy and similar outside forces, which cannot be predicted. However, with one of the highest median ages in the region (41.9 years), it is reasonable to expect the demand for elderly housing options in North Haven to increase substantially over the next decade.

Government assisted elderly housing units and elderly housing units operated by the North Haven Housing Authority are permitted in the R-40, R-20 and R-12 zones subject to special permit and site plan approval. North Haven also has an Elderly Housing (EH) zone that allows elderly housing units and assisted living facilities.

F. Housing Issues, Trends and Implications

In terms of planning for the next 10 years and beyond, several housing issues and trends in North Haven have future implications. These include:

- The Town recorded a greater population increase between 1990 and 2000, than it did between the previous two census periods – 1970 to 1980 and 1980 to 1990. Much of this new growth in population can be attributed to single-family housing development in the northwestern and eastern portions of the Town. Additional rental units such as Avalon Haven and the Rosewood town homes also contributed to the population growth to a limited extent.

- Average household size in North Haven is higher than all of its neighboring communities except North Branford, and is also higher than both New Haven County and the State. Larger household sizes can be attributed to housing choice in the Town. Larger household sizes can be attributed to the high percentage of single-family homes in North Haven, which are typically inhabited by families with children. The homogeneity of housing in the Town reduces the number of single-person, two-person and elderly person households in North Haven.

- According to the 2000 Census, 86.5% of North Haven's housing stock is owner-occupied and 13.5% is renter occupied. The 13.5% rental housing rate contrasts sharply with both the State of Connecticut and New Haven County's rental occupancy rates, which are much higher.

- North Haven has less rental housing than its neighboring communities, and is only on par with North Branford, which has a rental housing rate of 15.8%.

- Between the 1990 and 2000 Censuses, the Town gained 537 housing units. These additions to the housing stock were reduced by the loss of 158 units during the 1990s in ten or more family structures, mobile homes, trailers and other housing types.

- In 1999 and 2000, the Town ranked 6th and 19th, respectively, in new housing permits authorized in the State of Connecticut. This is indicative of a strong home construction market in North Haven that continues to the present time.

- Growth in housing units over a decade was less in the 1990s than in the previous three decades of the 1960s, 1970s and 1980s. Public perception of recent housing growth appears to be affected more by the type of housing built during the 1990s than by actual numerical growth. The Census counted 849 units built in the 1990s; 893 units built during the 1980s; 1,172 units built during the 1970s and 1,819 units during the 1960s.

- Most of the vacant and agricultural land zoned for residential use is currently zoned R-40 and is located in the Town's northwestern and southeastern quadrants.

- As available residential land becomes more scarce, infill development and further subdivision of existing home lots will likely emerge making the regulation of infill development and redevelopment crucial.

- Natural resource conservation and the preservation of open space will likely emerge as a major issue in residential development as the last remaining areas of vacant land are considered for residential development.

- New growth provides housing choice that is important to promote economic development. New growth also adds to the Town's tax base. However, new growth also brings increased population, which requires municipal services. The balance between development, resource and service needs, and the location of new growth is a key part of the

long-range planning process underway in this Plan of Conservation and Development update.

- Affordable housing opportunities for elderly individuals seeking independent housing options may be needed to meet future needs of the Town's aging population. Much of the multi-family housing developed over the past two decades has been high-end rental or supportive/assisted elderly housing.

- Given the general lack of diversity of the housing stock in tenure, type, size and price, the Town of North Haven needs to reexamine its housing development strategies in order to position itself to meet the housing needs of a wide variety of residents in the coming decade.

G. Housing Goals and Objectives

For the first two and one-half centuries of its existence, the Town of North Haven was a small, quiet farming community of several hundred to several thousand people. The post-World War II suburban housing construction boom quickly altered the nature of the Town, converting North Haven into an attractive bedroom community for young families leaving New Haven and for numerous manufacturing firms. Today, North Haven's housing stock is one of the Town's greatest assets, providing ample housing for growing families in a generally single-family detached form. However, North Haven's history has shown that change, while rarely as dramatic as that experienced in the three decades following World War II, is a healthy and inevitable part of a community's life cycle. Determining how best to address change and guide the community productively into the future is an important core concept of the Plan of Conservation and Development update process. Thus, after a review of the key housing trends and implications of the past decade, the following are recommended.

Today, North Haven's housing stock is one of the Town's greatest assets, providing ample housing for growing families in a generally single-family detached form.

Goals & Objectives For Housing In North Haven

<u>GOAL #1:</u> A variety of housing types (with respect to both lot size and homes versus apartments) should be available to reflect the needs and desires of all North Haven residents.

Objectives:

- Consider allowing small apartments in specific locations such as near business centers (i.e. Center Block), on major roadways, or possibly above neighborhood stores, provided that the apartments contain only one or two bedrooms or are efficiency units and are regulated by special permit.

- Consider the development of mixed-use projects in currently developed areas, in key development areas such as Washington Avenue, particularly north of Exit 12 and State Street, and along existing transportation corridors. Such developments combining retail, office space and housing components could provide for cohesive, compact development patterns, increase the Town's tax base, and provide an array of housing options for North Haven residents.

- Provide and promote more affordable housing for elderly centrally located and aesthetically pleasing.

- Consider incentive zoning regulations that encourage the provision of affordable housing as a component of new market rate development.

- Encourage assisted living homes and nontraditional housing options through a variety of local actions.

- Work with the brokerage community in marketing CHFA mortgages to qualified homebuyers. Many first time homebuyers are unaware that programs such as CHFA exist or that they may meet the eligibility requirements. A strong marketing program can help educate homebuyers of their lending options while helping the Town increase its affordable housing stock.

GOAL #2: The need for housing must be carefully balanced against the preservation and conservation of the suburban-rural character of the Town.

Objectives:

- Control types and sizes of development through active use of zoning controls, attracting desirable businesses and protecting residential and recreational areas.

- Determining appropriate locations for infill development and ensuring infill residential development occurs in harmony with surrounding property uses.

- Maintain a balance between residential subdivision growth, open space conservation and natural resource protection.

IV. TRANSPORTATION AND CIRCULATION

To ensure that the Town of North Haven can continue to grow and prosper, it is essential to provide a safe, efficient and economically viable transportation system. This system, comprised of a surface transportation network of streets, walkways, greenways, bikeways and mass transit must provide for both inter-town and intra-town travel movements.

The objectives of this transportation planning effort are to help Town officials and the public focus on the transportation needs of the community and propose improvements where needed. To this end, existing conditions have been evaluated, critical roadway needs identified and opportunities for future improvements to the transportation system proposed.

To ensure that the Town of North Haven can continue to grow and prosper, it is essential to provide a safe, efficient and economically viable transportation system.

The close proximity of the City of New Haven, the presence of Interstate 91 and Connecticut Route 15, the path of the Quinnipiac River and the establishment and growth of the historic town center have all influenced North Haven's roadway system in many ways.

The roadway system within North Haven is comprised of a series of interconnected corridors with varying levels of roadway functional classification. According to the Connecticut Department of Transportation, as of December 31, 2001, North Haven was served by 159.41 miles of public roads, seventy-nine percent of which were Town roads (125.29 miles) and the balance (34.12 miles) were State roads.

A. Functional Classification System

Transportation officials classify roadways based on traffic volumes, accessibility and function. The State DOT has identified five different levels of roadway classifications in the City of North Haven: Principal Arterial- Interstate, Principal Arterial- Other, Minor Arterial, Collector and Local Road. In some cases, the actual classification of a road may change along its length or may operate differently than its assigned functional classification. The map titled *State Functional Road Classification* illustrates the distinctions in roadway types as described below.

The highest functional roadway classification in North Haven is Principal Arterial- Interstate. This classification of roadway provides limited-access, multi-lane, high volume, high capacity facilities intended to provide for and accommodate high speed travel, over long distances with relatively few points of access to the local street system. Within North Haven, Interstate 91 receives this classification.

North Haven's second highest functional roadway classification is Principal Arterial- Expressway. This classification of roadway is similar in many ways to Interstate Arterials, without the interstate

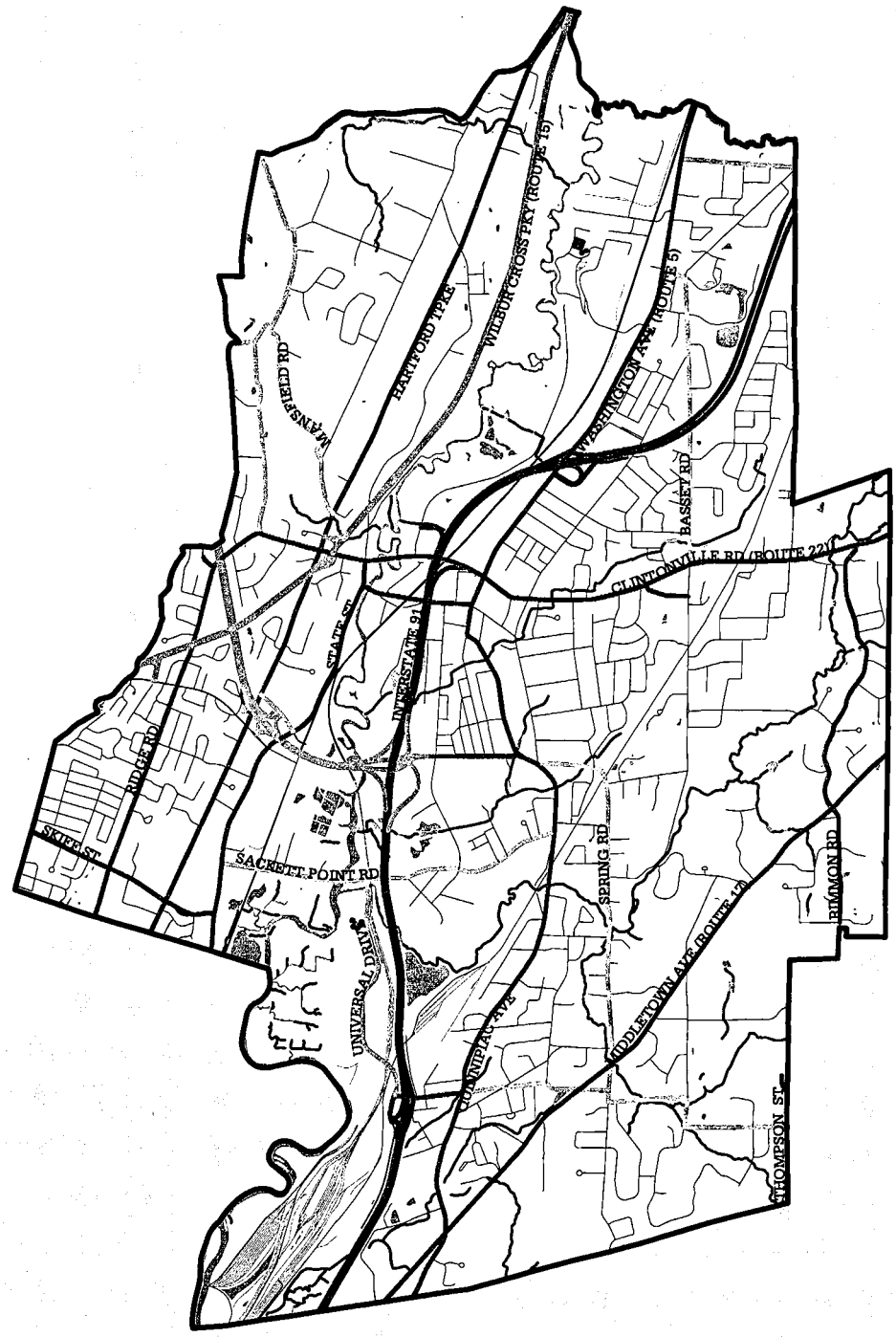
TOWN OF NORTH HAVEN

PLAN OF CONSERVATION
& DEVELOPMENT

STATE FUNCTIONAL ROAD CLASSIFICATION

LEGEND

- LOCAL
- COLLECTOR
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL: EXPRESSWAY
- PRINCIPAL ARTERIAL: INTERSTATE
- PRINCIPAL ARTERIAL: OTHER



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1" = Approx 1 Mile

SOURCE:
FUNCTIONAL ROAD CLASSIFICATION
STATE OF CONNECTICUT DEPARTMENT OF
TRANPORTATION BUREAU OF POLICY AND PLANNING.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

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Hamden, Connecticut
December 2009

designation. Within North Haven, the Wilbur Cross Parkway and Route 40 (the Mount Carmel Connector) receive this classification.

The next order of roadway classification is Principal Arterial- Other. This roadway type connects major development and activity centers within North Haven to each other as well as to activity centers in other towns and to accessible expressways. The design of this type of road typically accommodates higher speeds and greater traffic carrying capacity, with enhanced horizontal and vertical geometry. To maintain the road's thru-traffic carrying capacity and higher design speeds, this road type would ideally provide a more restrictive level of access control to adjacent land uses than do other roads in the City. Principal Arterial roadways within North Haven include: Middletown Avenue (Route 17) and Whitney Avenue (Route 707).

Combined traffic volumes on State roads in the Town increased 7.1% between 1992 and 2000, while the Town's population only grew 3.5% between 1990 and 2000.

Minor Arterials are ranked next within the hierarchy of roadway classifications. This type of roadway connects principal arterials and augments the traffic carrying capabilities of the entire roadway system. This type of roadway provides for a greater degree of access to abutting land uses and typically does not provide the same level of through mobility of the higher classifications. There are 21 streets in North Haven classified as Minor Arterial.

The next classification of roadways, Collector Streets, provides a higher degree of access to abutting land uses and a somewhat diminished level of through mobility than the higher classifications. There are 17 streets in North Haven classified as Collector Streets.

B. Overview of Changes in Travel Patterns

Since the early 1990s, travel patterns and traffic volumes on State roads serving North Haven have remained relatively stable, exhibiting only slight increases in volume on most state-maintained roadways. Table 16 identifies historical count data for segments of State roads in North Haven in 1992 and 2000.

Table 16 reveals an overall upward trend in traffic volumes on State roads in North Haven. In some instances, certain segments of the same highway corridor experienced differing traffic volume characteristics. For instance, traffic volumes on Route 103 just north of Montowese Avenue notably declined over the past eight years, while Route 103 between Bailey Road and Sackett Point Road witnessed an increase in traffic volumes. In many cases, the complex and varied circumstances that affect traffic patterns make it difficult to identify any one reason for shifts in traffic patterns and volume.

Middletown Avenue Near Route 103

The most notable traffic volume increases, in terms of numbers of additional vehicles, occurred at the following locations: Route 15 north of the Route 22 interchange (an increase of 7,700 vehicles per day); Route 5 at the Wallingford town line (an increase of 3,900 vehicles per day); Route 5 north of Temple Street (an increase of 2,500 vehicles per day); Route 22 west of Route 5 (an increase of

Route 22 (Clintonville Road)

2,500 vehicles per day); and Route 717 northwest of the Hartford Turnpike (an increase of 2,400 vehicles per day).

The most substantial traffic volume decreases, in terms of numbers of vehicles, occurred at the following locations: Middletown Avenue (Route 17) southwest of Quinnipiac Avenue (a decrease of 1,400 vehicles per day); Quinnipiac Avenue north of Montowese Avenue (a decrease of 1,100 vehicles per day); the Route 40 eastbound on ramp from Dixwell Avenue (a decrease of 600 vehicles per day); and Montowese Avenue west of Route 103 (A decrease of 600 vehicles per day).

Route 5 near Hamden Line (State Street)

In assessing the change in travel patterns for entire roadways, only Route 715 (Montowese Avenue) witnessed a decrease in traffic volumes, where 600 less vehicles per day traveled the roadway in 2000 than in 1992. In contrast, State Routes 5, 15, 17, 22, 40, 103, 707, 717, 720, 725, and 729 all exhibited overall increases in traffic volume between 1992 and 2000 in North Haven. In fact, combined traffic volumes on State roads in the Town increased 7.1% between 1992 and 2000, while the Town's population only grew 3.5% between 1990 and 2000. This pattern is consistent with the relatively high rate of land development compared to modest population growth in communities throughout Connecticut.

Table 16
Traffic Volume Trends On
North Haven's State Roads

Roadway Link	Average Daily Traffic		Percent Change
	1992	2000	
Route 5			
At Wallingford Town Line	13,100	17,000	29.8%
Southwest of Route 717	15,000	15,500	3.3%
Southwest of Blakeslee Avenue	17,700	18,800	6.2%
North of Route 729	8,600	9,700	12.8%
North of Temple Street	15,400	17,900	16.2%
Northeast of I-91 Interchange	17,900	19,600	9.5%
North of Skiff Street	15,100	15,700	4.0%
Northeast of Route 720	7,600	10,000	31.6%
East of Route 22	17,800	19,000	6.7%
Southwest of Route 720	12,200	12,400	1.6%
North of I-91 Northbound Off Ramp	16,600	18,700	12.7%
Northeast of Route 103	26,600	26,800	0.8%
Northwest of Route 103	23,500	23,900	1.7%
East of Valley Service Road	20,900	20,500	-1.9%
Average Growth Rate for Route 5			**7.7%**

Roadway Link	Average Daily Traffic		Percent Change
	1992	2000	
Route 15			
North of Route 22 Interchange	34,300	42,000	22.4%
Route 17			
Southwest of Route 103	8,600	7,200	-16.3%
Northeast of North Hill Road	6,900	7,600	10.1%
North of Montowese Avenue	7,300	8,300	13.7%
Average Growth Rate for Route 17			**1.3%**
Route 22			
Southeast of Route 103	12,200	12,700	4.1%
West of Route 5	19,100	21,600	13.1%
West of Ridge Road	3,700	3,900	5.4%
West of Route 725	7,400	7,200	-2.7%
East of Pond Hill Road	10,700	12,000	12.1%
North of Ridge Road	5,900	6,400	8.5%
Average Growth Rate for Route 22			**8.1%**
Route 40 Ramps			
Westbound On Ramp from Bailey Road	2,100	2,000	-4.8%
Eastbound Off Ramp to Bailey Road	2,300	2,200	-4.3%
Westbound Off Ramp to Devine Street	10,700	12,200	14.0%
Westbound On Ramp from Devine Street	1,100	1,000	-9.1%
Eastbound On Ramp from Dixwell Avenue	12,900	12,300	-4.7%
Eastbound Off Ramp to Dixwell Avenue	1,100	1,200	9.1%
Average Growth Rate for Route 40 Ramps			**2.3%**
Route 103			
South of Route 729	7,700	7,900	2.6%
Southeast of Bailey Road	8,500	9,400	10.6%
South of Sackett Point Road	8,900	8,800	-1.1%
North of Route 715	8,700	7,600	-12.6%
South of Route 715	12,500	12,200	-2.4%
North of Route 17	9,900	10,000	1.0%
South of Route 17	7,800	8,200	5.1%
Northwest of Bailey Road	5,500	6,000	9.1%
Average Growth Rate for Route 103			**0.9%**

Roadway Link	Average Daily Traffic		Percent Change
	1992	2000	
Route 707 – Whitney Avenue			
South of Route 15 Interchange	15,400	17,400	13.0%
Route 715 – Universal Drive & Montowese Avenue			
West of Route 103	17,600	17,000	-3.4%
Route 717 – Dixwell Avenue			
Northwest of Route 5	9,400	10,700	13.8%
Southeast of Hartford Turnpike	14,100	14,400	2.1%
Northwest of Hartford Turnpike	15,900	18,300	15.1%
East of Route 15 Interchange	17,500	19,000	8.6%
Average Growth Rate for Route 717			**9.7%**
Route 720 – Devine Street			
Northwest of On Ramp to Route 40 Northbound	9,400	9,550	1.6%
Route 725 – Hartford Turnpike			
South of Route 15 Southbound Ramps	11,900	12,400	4.2%
Route 729 - Broadway			
West of Route 103	9,100	10,100	11.0%

Source: Connecticut Department of Transportation Bureau of Policy and Planning; 1998-2000

C. Traffic Accident Analysis

The Connecticut Department of Transportation (ConnDOT) prepares the Suggested List of Surveillance Study Sites (SLOSSS) to identify high hazard highway locations based on traffic accident history. ConnDOT identifies and classifies high accident locations by assigning a value to each location based on the type of incident, accident frequency, the type of roadway, and average daily traffic. Highway segments placed on the SLOSSS are candidates for detailed review to determine if measures should be undertaken to mitigate geometric or roadway environmental problems that could be contributing to the above normal accident history.

Two areas in North Haven that possess a relatively high concentration of motor vehicle accidents includes a portion of Route 5 between I-91 and Church Street, and a segment of Montowese Avenue between Universal Drive and Quinnipiac Avenue.

The most recent reporting period (1998 – 2000), listed 24 North Haven locations on the SLOSSS. It is important to note that a high number of accidents do not necessarily result in a high SLOSSS ranking, particularly if there is a correspondingly high traffic volume for a segment of roadway. All of the SLOSSS criteria must be considered for determining which roadway segments are actually the most hazardous in the town. Two areas in North Haven that possess a relatively high concentration of motor vehicle accidents includes a portion of Route 5 between I-91 and Church Street, and a segment of Montowese Avenue between Universal Drive and Quinnipiac Avenue.

D. Transit Network

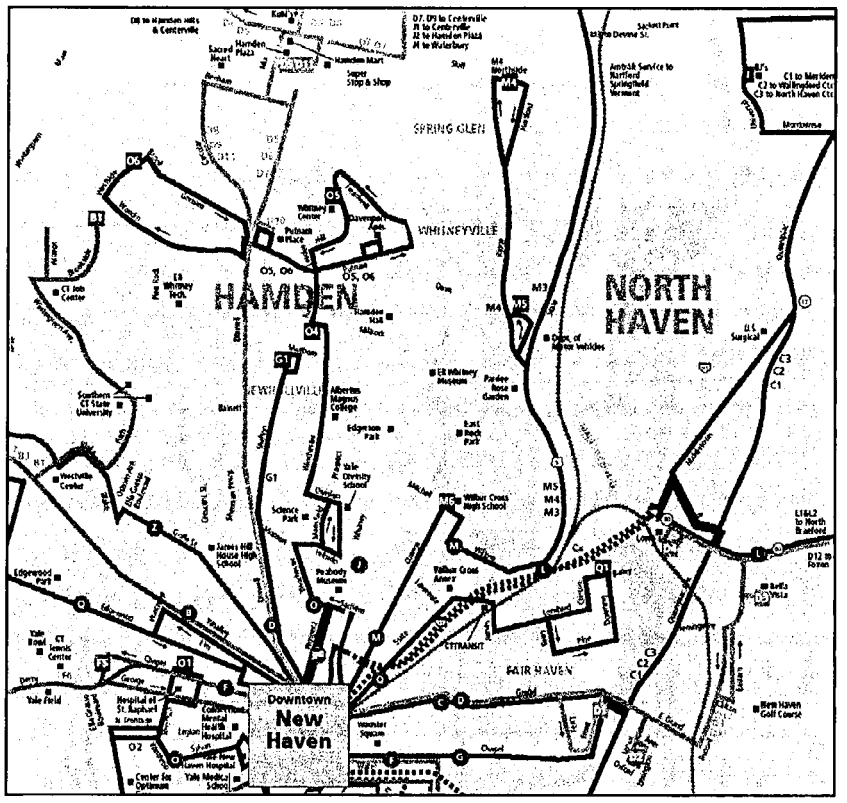
Owned and operated by ConnDOT, Connecticut Transit (CTTransit) provides public bus transit service in North Haven, as summarized in Table 17 and graphically represented in the following CTTransit Bus Route Map. The five bus routes summarized below connect North Haven to the bus system serving the Greater New Haven area. Bus Routes C2 and C3 offer Saturday service. The frequency of service varies between bus routes, with the State Street- Devine Street line (M3) offering the most frequent service (15 minute headways during peak commuter hours). Bus route and schedule information is available on the CTTransit web site at www.cttransit.com.

Table 17
Bus Routes Serving North Haven

Route	Description
C1	Meriden (Kohl's Terminus [transfers to Meriden local bus services])
C2	Wallingford Center (transfers to CT Transit Wallingford services)
C3	North Haven Center
M3	Devine Street terminus (vicinity of State St and Devine St)
M4	Northside terminus (vicinity of Skiff St and Hartford Tpke)

Source: CT Transit. 2003

Figure 16
CT Transit Bus Service in North Haven



Source: Connecticut Transit Website at html://www.cttransit.com

E. South Central Regional Council of Governments (SCRCOG) - Transportation Initiatives

The Town of North Haven has an estimated 11,472 workers, of which just under 3,000 workers are employed in town.

SCRCOG's Regional Plan of Development (November 2000) calls for corridor infilling (reuse of key development parcels) at Sackett Point Road and Universal Drive and at Sackett Point Road and Elm Street, directed at reinforcing a centralized transit market. Meanwhile the Regional Growth Partnership's "C & D Corridor" strives to work with landowners as they develop their parcels along the corridor to create a multi-purpose recreation-preservation environment along the 8.5-mile segment of the Quinnipiac River traversing North Haven.

SCRCOG's Transportation Enhancement Report (September 1998) recommends streetscape improvements at the town center in order to reinforce the Town Green and adjacent municipal complex as North Haven's traditional core. The project elements focus on the improvement of the pedestrian environment to reduce short vehicular trips, improve pedestrian safety at high speed-high density locations and to improve the appearance of State highways, specifically Broadway (Route 729) and Church Street (Route 103).

F. Journey to Work Patterns

Employed residents of North Haven are very likely to have a short commuting distance to and from their workplace. Over 79% of all North Haven workers work either in town or in an adjacent municipality.

The United States Census Bureau provides recent data for analyzing commuting patterns within and between local communities. This data is helpful in understanding general traffic flows into and out of a community generated by daily trips to and from the workplace.

The Town of North Haven has an estimated 11,472 workers, of which just under 3,000 workers are employed in-town. The remaining 74.1% of workers (8,506 employees) commute to jobs outside of North Haven. However, 87.3% of North Haven workers are employed in New Haven County, and only 1% commutes out of state for work.

Employed residents of North Haven are very likely to have a short commuting distance to and from their workplace. Over 79% of all North Haven workers work either in town or in an adjacent municipality. Specifically, the top three out of town employment destinations include: New Haven (33.7%); Hamden (11.0%); and Wallingford (8.7%). These statistics suggest that four of every five employed residents of North Haven have a relatively short commute distance, traveling no further than an adjacent municipality.

G. Transportation and Circulation: Goals and Objectives

The following identifies a comprehensive program of transportation improvements recommended to mitigate traffic congestion, improve traffic circulation, improve vehicular and pedestrian safety, calm traffic flows in commercial districts and residential neighborhoods and encourage multi-modal travel.

GOAL #1: Improvements To The Route 5 Corridor

Objectives:

- The State Street segment of Route 5 serves the region as a minor arterial roadway, and accommodates approximately 16,000 vehicles per day. The SCRCOG has identified the stretch between Olds Street (in Hamden) and Sackett Point Road as a candidate for potential roadway improvements. If selected for improvement, the preliminary plans for this roadway segment focus on widening the roadway's current width to 4 or 5 lanes. The Town should support this improvement, as a means of complementing infill development goals for this area, as outlined in the SCRCOG's regional plan of development.

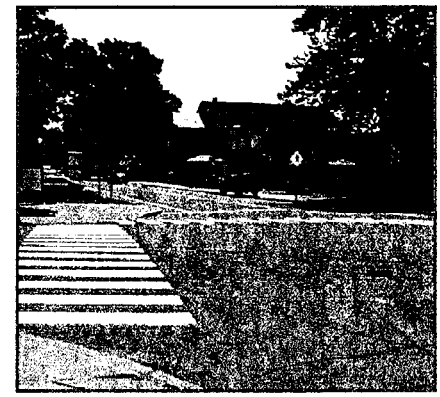
Bridge over the Quinnipiac River

- Another recommendation for this area involves the improvement of roadway conditions along Sackett Point Road, the gateway to North Haven's main economic corridor. The SCRCOG has devised preliminary plans to reconstruct the bridge approaches along this roadway. ConnDOT is currently evaluating this project, with a projected cost of approximately $16 million. If carried through, these efforts could potentially compliment the proposed Sackett Point Road bridge replacement project that is currently in concept stage. Together, these roadway upgrades could increase roadway capacity and safety while providing attractive conditions for infill development.

GOAL #2: Streetscape Improvements In The Town Center Block

Objectives:

- The SCRCOG also has plans for streetscape improvements throughout North Haven's town center, as identified in the previous section. Scheduled improvements focus on improving the overall quality of the pedestrian environment in the area, to promote foot traffic, reduce short vehicular trips, and increase pedestrian safety at busy intersections. Due to statewide financial constraints, consideration of funding appropriations is being deferred until fiscal year 2004. When completed, these upgrades could provide a foundation for more significant improvements extending outward from the Center Block area into adjoining areas. The Town should promote the extension of this streetscape enhancement project to other specific areas within the Town such as the State Street/Broadway corridor, upper Route 5 Corridor, and the lower Quinnipiac Avenue corridor to stimulate reinvestment in these areas.



Center Block gateway

GOAL #3: Development of Commuter Rail Service

Objectives:

- While in its early planning stages, the establishment of commuter rail service in North Haven is also being considered. Consultants have completed a report on existing conditions, and the Transportation Strategy Board has recommended the project to ConnDOT as part of its annual report. While no location has yet been identified for a station, the proposed service will provide connections to Amtrak, Shoreline East, and Metro-North rail services. The prospect of commuter rail service in North Haven could provide both economic development and transportation benefits. Upon completion of the implementation plan, the Town should work with State officials to determine the next steps to take.

GOAL #4: Roadway Improvements

Objectives:

- As part of the Bridge Replacement and Rehab program, nearly $1.3 million will be committed to the replacement of a bridge along Old Clintonville Road, crossing the Muddy River. The construction phase of this project is tentatively scheduled to get underway shortly.

- Other town-maintained roadways are gradually becoming in need of maintenance and reinvestment. In order to assess the ability of town-maintained roadways to perform up to adequate standards, a town-wide roadway improvement study should be conducted.

GOAL #5: Implement Traffic Calming Techniques

Objectives:

- The Town should consider the implementation of traffic calming techniques to reduce the adverse impact of vehicular traffic on residential neighborhoods when traffic volume and speed warrant. It is recommended that North Haven develop an ongoing neighborhood traffic-calming program that assures communication, the development of consensus and the rational allocation of available resources.

  In order to protect the integrity of residential neighborhoods, the municipality can pursue two alternative "Traffic calming" strategies, one involving positive physical controls and one dealing with passive or psychological (perceptual) controls.

The menu of positive physical controls includes:

Chokers	Semi-Diverter
Rumble Strips	Forced Turn Channelization
Diagonal Diverters	Median Barrier
Intersection Cul-de-Sac	Traffic Circle
Midblock Cul-de-Sac	

Several of the passive forms of control include:

Stop Signs	Crosswalks
Speed Limit Signs	Safety Board
Turn Prohibition Signs	Other Signs
One-Way Streets	Speed Actuated Flashing Warning
Landscaping	

- Where appropriate, consider the creation of center-landscaped medians along North Haven's minor arterial and collector roadways. Medians provide aesthetic benefits and shelter for pedestrians as well as a traffic calming effect. All designs should be compatible with existing traffic signal networks in place.

GOAL #6: Implement Access Management Techniques

Objectives:

- Ongoing access management planning and implementation are important tools for promoting traffic safety and maintaining the "carrying capacity" of North Haven's arterial streets. Techniques such as limiting curb cuts, combining driveways and/or restricting turning movements should be evaluated as opportunities arise. When evaluating combining driveways as an access management technique, no more than two driveways should be considered in each combination.

GOAL #7: Address High Accident Locations

Objectives:

- Several areas across North Haven exhibit a relatively high number of motor vehicle accidents within a small geographic area. Specifically, the 0.65-mile stretch of Route 5 between Blakeslee Avenue and Clintonville Road hosted 184 accidents during the most recent study period. Additionally, 111 accidents occurred along the 0.51-mile segment of Montowese Avenue between Universal Drive and Quinnipiac Avenue. The high number of accidents on these two portions of roadway justifies efforts directed at curbing such incidents. A comprehensive strategy to reduce accidents should include revising the Town's zoning and subdivision regulations where necessary to address traffic

calming and access management techniques, along with other site-specific measures.

GOAL #8: Sidewalk Improvements

Objectives:

Conduct a sidewalk improvement plan, which identifies the condition of existing sidewalks and establishes criteria for prioritizing where future sidewalks should be built.

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

SIDEWALKS

LEGEND

SIDEWALKS

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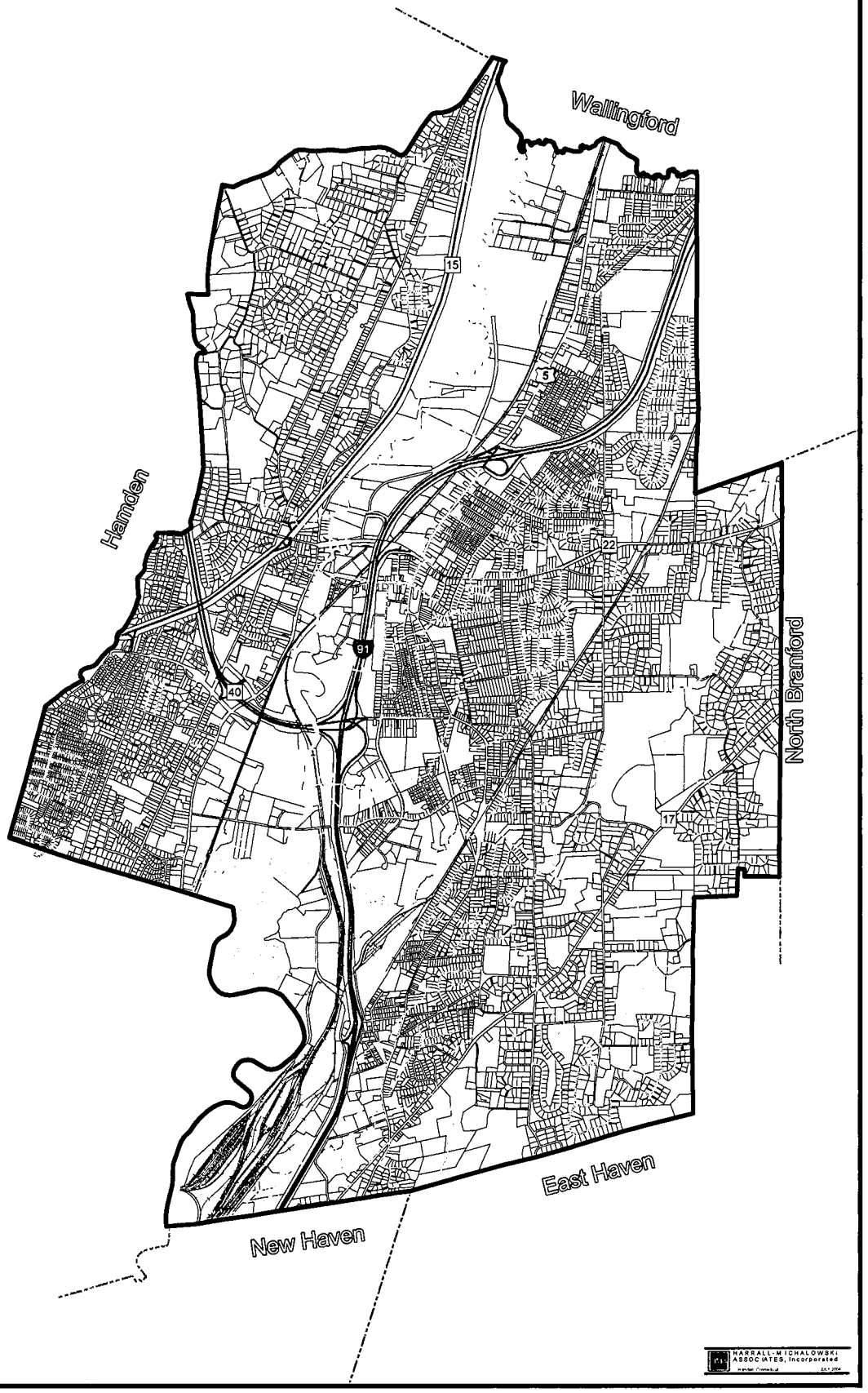
1" = Approx 1 Mile



SOURCE:

SIDEWALKS:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
APRIL 2004.

PARCEL MAP
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

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V. COMMUNITY FACILITIES AND UTILITIES

One of the principal functions of local government is to provide the infrastructure and community facilities which make it possible to sustain the use and enjoyment of private property within the community.

One of the principal functions of local government is to provide the infrastructure and community facilities which make it possible to sustain the use and enjoyment of private property within the community. The availability, condition, capacity, and cost of municipal infrastructure determine the land use mix and density sustained in a community, and is a key ingredient in defining the local quality of life.

As part of the Plan of Conservation and Development update process, a review of the Town's community facilities and an assessment of future needs were completed. Findings and recommendations were included in the Community Facilities element prepared in August 2003. The *Community Facilities Map,* which follows this page, identifies the location of the Town's existing community facilities.

A. Public Health and Safety Facilities

Police Protection

North Haven Police Department

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. Computer records are tied to a centralized, regional computer system in New Haven.

The Police headquarters, which is located at 8 Linsley Street, was built in 1965 and according to police personnel is in good condition. Planned capital improvements include the construction of an addition to the existing station and construction of a detached garage to be utilized jointly by the police and fire departments. Both additions are planned for the year 2003.

The Department includes a staff of 56 individuals, of which 47 are sworn officers and 9 civilian employees. Major equipment includes the Town's central radio communications and dispatch system, 6 unmarked cruisers, 10 marked cruisers and a traffic light and sign maintenance unit.

Fire Protection

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

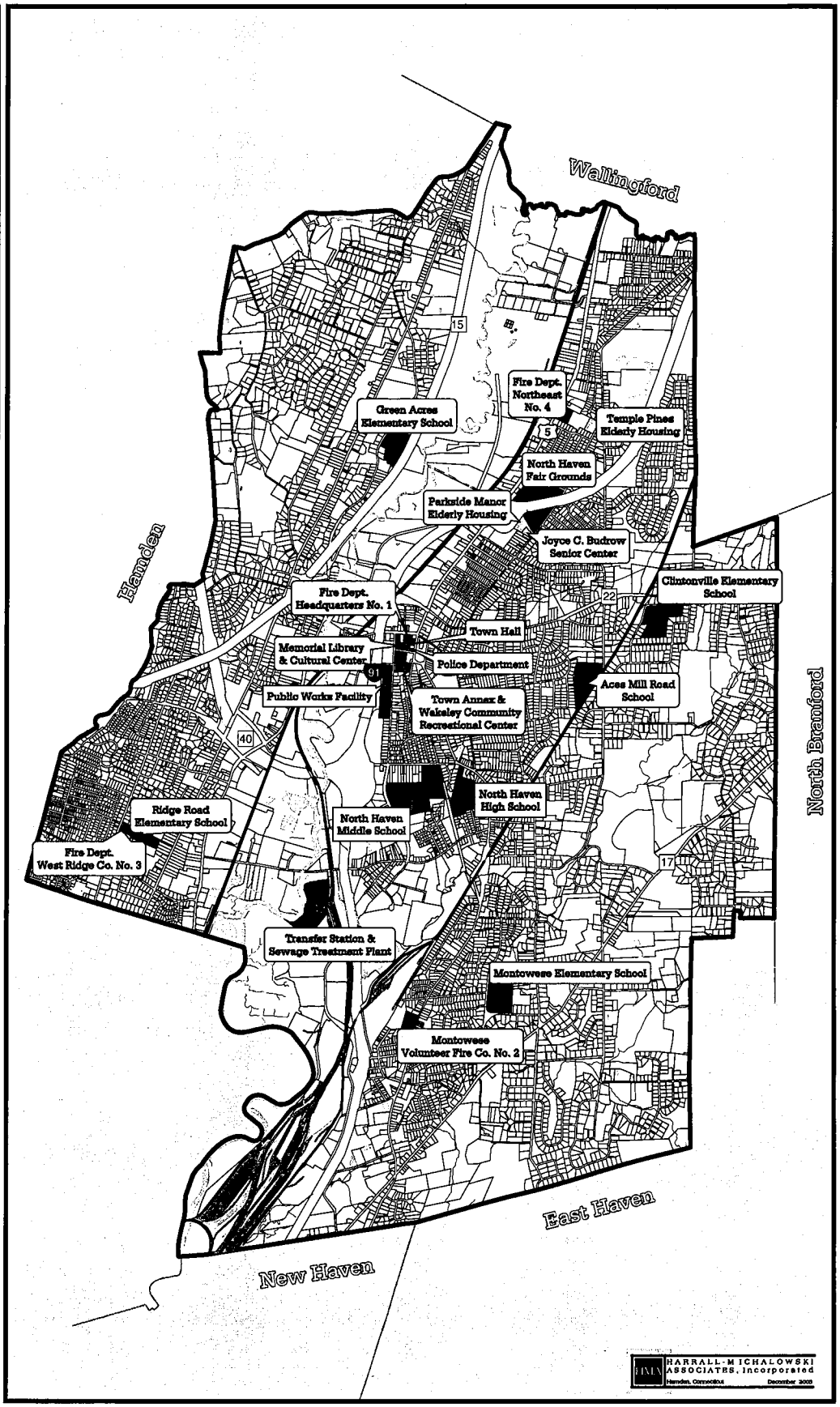
TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

COMMUNITY FACILITIES

LEGEND

- MUNICIPAL FACILITIES
- ELDERLY HOUSING / SENIOR CENTER
- MUNICIPAL SCHOOLS
- TOWN BUILDINGS
- NORTH HAVEN FAIR GROUNDS
- MUNICIPAL CEMETERIES



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1" = Approx 1 Mile

SOURCE:
Town Assessors Database:
Parcel Map
Town of North Haven Engineering Dept.
October 2002

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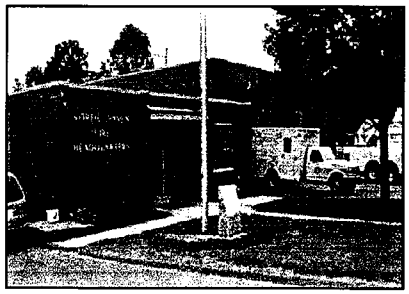
Hamden, Connecticut
December 2002

of paid and volunteer firefighters organized into four companies. A description of each fire company follows.



North Haven Fire Department Headquarters (Company 1)

Fire Headquarters (Company 1):
The Fire Department Headquarters (Company 1) is located at 11 Broadway within the Town's Center Block. The overall condition of the station is good with planned improvements to include an addition of a two-bay outbuilding to be shared with the Police Department. Company 1 responds to the entire Town of North Haven and offers mutual aid to surrounding towns.

Montowese Fire Station (Company 2)

Montowese Station (Company 2):
The Montowese Fire Station (Company 2) is a volunteer station located at 282 Quinnipiac Avenue in the Montowese section of Town. The overall condition of the station is good with an outbuilding in excellent condition. Recently completed improvements include major bathroom renovations. Company 2 responds to south sections of Town and offers mutual aid to surrounding towns.

West Ridge Fire Station (Company 3)

West Ridge Station (Company 3):
The West Ridge Fire Station (Company 3) is a volunteer station located at 1331 Ridge Road. The overall condition of the station is good with an outbuilding in excellent condition. Company 3 responds to calls on the west side of Town.

Northeast Fire Station (Company 4)

Northeast Station (Company 4):
The Northeast Fire Station (Company 4) is a volunteer station located at 366 Washington Avenue. The overall condition of the station is good with an outbuilding in excellent condition. The staff of Company 4 includes 21 volunteer firefighters, 5 officers and 3 fire/police officers. Company 4 responds to calls on the northeast side of Town.

Civil Defense and Public Safety

The Town of North Haven maintains a Public Safety Committee to define areas of cooperation among Police, Fire and Civil Defense Departments of the Town. The Committee, which was established in 1975, includes the Chairman and one member each from the Police and Fire Commission, the Civil Defense Director, the First Selectman, and one representative from the general public. The Committee commits itself to coordinating the Town's emergency dispatching and communications, publicizing emergency contact information, and promoting clear numbering of all residential and commercial buildings.

Public Health

The Regional Visiting Nurses Agency (VNA) Services provides community and home health care for the homebound residents of North Haven. VNA Services was formed in 1970 by the towns of North Haven, Woodbridge, Hamden and Bethany to provide home health care services. The Town of North Haven provides funding to this organization through allocations and donations, which have been used to assist patients with acute or chronic illness for care not reimbursed under Medicare, for those who do not qualify for Medicaid and for services not fully covered under insurance plans. According to VNA Services, during July 2001 – July 2002, town funds supported 276 nursing or therapy visits and 1,489 hours of home health aid and homemaker/companion assistance. In addition, town funds also support adult health guidance clinics and health education programs.

The goal of the Quinnipiack Valley Health District is to provide legally mandated services, enforce the Connecticut Public Health Code and regulations, statutes, ordinances, and conduct programs that promote public health.

The Quinnipiack Valley Health District services the Town of North Haven, Hamden, and Woodbridge, which joined together in 1978 to form a District Department of Health under provisions of Section 19-106 of the Connecticut General Statutes. The goal of the District is to provide legally mandated services, enforce the Connecticut Public Health Code and regulations, statutes, ordinances, and conduct programs that promote public health. The District participates in per capita grants from the State of Connecticut, which help to defray the total cost of public health services. This has allowed the community to enjoy the benefits of a greatly expanded health program without dramatic increases in health care costs.

B. Cultural and Administrative Facilities

Public School System

The borders of the North Haven School District correspond with those of the Town itself. The School District consists of four elementary schools: Clintonville Elementary School on Clintonville Road; Green Acres Elementary School on Upper State Street; Montowese Elementary School on Montowese Avenue and Fitch Street; and Ridge Road Elementary School on Ridge Road. The North Haven Middle School is located on Bailey Road and the High School is located on Maple Avenue. Recent school improvements (1997-1998) include the addition of classrooms to all four elementary schools. North Haven's school facilities are identified on the map titled *Community Facilities*.

Clintonville Elementary School

Student Enrollment

Total school enrollment is about 700 pupils higher today than it was in 1990, which represents a modest 23% increase in student enrollment over the past 12 years.

Based on the most recent data provided by the North Haven Superintendent of Schools, 2001-02 public school enrollment was 3,755 pupils. Elementary enrollment (PK-5) is 1,855, middle school enrollment (6-8) is 889 and high school enrollment (9-12) is 1,011. Enrollment has gradually increased in all grade cohorts since 1990. The only year in which enrollment decreased was in 1993/94 when the middle and high school enrollment decreased slightly. Total school enrollment is about 700 pupils higher today than it was in 1990, which represents a modest 23% increase in student enrollment over the past 12 years.

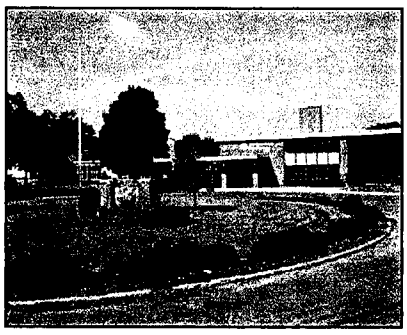
Table 18
North Haven Historical Enrollment: 1990/91 to 2001/02

	90/91	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02
Elementary	1,511	1,581	1,605	1,609	1,654	1,686	1,672	1,665	1,721	1,778	1,767	1,855
Middle School	652	681	724	721	760	763	809	834	853	875	874	889
High School	895	904	887	875	843	888	863	873	912	977	997	1,011
Total	**3,058**	**3,166**	**3,216**	**3,205**	**3,257**	**3,337**	**3,344**	**3,372**	**3,486**	**3,630**	**3,638**	**3,755**

Source: North Haven Public Schools; Connecticut State Department of Education
Note: Does not include out-placed special education students

Rated Capacity

Based on the most recent data provided by the North Haven Superintendent of Schools, the rated capacity of the town's public school facilities is 4,350. When considering school capacity, the terms optimal or operational capacities are often utilized. These terms reflect the fact that students and class sizes do not come in equal increments. In addition, elementary schools often feature either "traditional" or open space classrooms, which can affect space utilization. This allows for more efficient operation and provision of school programs.



North Haven High School

For school facility usage and planning purposes, approximately 85 percent of total rated capacity is utilized to estimate optimal capacity. Based on 2001/02 enrollment figures, North Haven school system is currently operating at approximately 86 percent total rated capacity. The break out by individual school is provided in Table 19. The rated capacity of system facilities included in Table 19 is inclusive of classroom additions constructed in the late 1990's. However, it does not take into consideration the proposed new High School, which is still in the permitting process and is not expected to be operational until 2005.

Table 19
North Haven Public School Enrollment and Pupil Station Capacity

School	Location	Grades Served	Rated Capacity	2001/02 Enrollment	Percent Rated Capacity*
Clintonville Elementary	456 Clintonville Road	K-5	600	475	79%
Green Acres Elementary	146 Upper State Street	PK-5	600	423	70%
Montowese Elementary	145 Fitch Street	K-5	500	483	97%
Ridge Road Elementary	1341 Ridge Road	PK-5	550	474	86%
North Haven Middle School	55 Bailey Road	6-8	1,000	889	89%
North Haven High School	222 Maple Avenue	9-12	1,100	1,011	92%
Total Public School Enrollment			**4,350**	**3,755**	**86%**

Source: North Haven Public Schools; Connecticut State Department of Education
Note: Does not include out-placed special education students
* Percent Rated Capacity was calculated by dividing enrollment by rated capacity.
A figure of 85% is utilized for planning purposes to estimate "optimal" capacity.

Future Enrollment Projections

Future enrollment projections prepared by the Connecticut State Department of Education show a gradual increase in overall enrollment over the next several years. The table below shows the projected enrollment in comparison with historical trends.

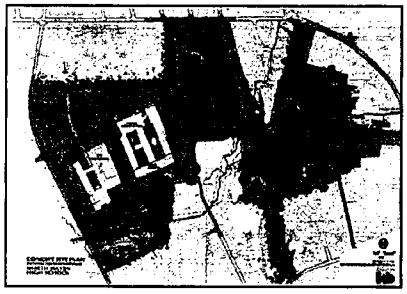
Table 20
Projected Enrollment & Historical Trends

Year	Elementary School	Middle School	High School	Total Enrollment
1990/91	1,511	652	895	3,058
1991/92	1,581	681	904	3,166
1992/93	1,605	724	887	3,216
1993/94	1,609	721	875	3,205
1994/95	1,654	760	843	3,257
1995/96	1,686	763	888	3,337
1996/97	1,672	809	863	3,344
1997/98	1,665	834	873	3,372
1998/99	1,721	853	912	3,486
1999/00	1,778	875	977	3,630
2000/01	1,767	874	997	3,638
2001/02	1,855	889	1,011	3,755
*2010/11***	*1,806*	*976*	*1,196*	*3,978*

Source: North Haven Public Schools; Connecticut State Department of Education (Table dated 11/30/01)
Notes: Does not include out-placed special education students
** Projected by State of Connecticut Department of Education

Future School Facility Plans

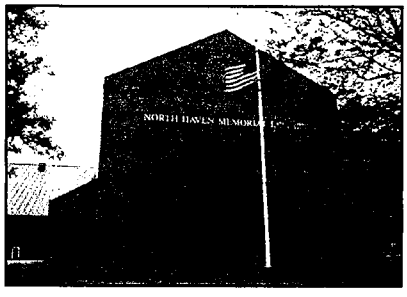
In response to recommendations made as part of a 1998 facility needs study, the Town has recently approved plans for the construction of new 241,000 sq. ft high school to be built on the existing campus. The new school is planned to address building deficiencies and space constraints inherent in the existing high school. The school is planned to accommodate 1,200 students at 85% capacity and will be slightly above the average square foot/student ratio for the State of Connecticut. While the school will be in close proximity to the middle school, there will be distinct campuses for each with a physical separation of both pedestrian and vehicular traffic and sufficient room to accommodate the expansion of the middle school if necessary. Construction on the new school is expected to begin in the fall of 2003 with a planned opening date of September 2005. Upon completion of the new school, the existing high school will be demolished and replaced with the athletic fields lost during construction. In addition to meeting the education needs of the Town, it is planned that the new high school will also accommodate community activities by providing improved meeting space, a media center, a state of the art auditorium/theater, a large gymnasium for town-wide meetings and easier parking and access.



Concept Plan for New High School

Public Library System

The North Haven Public Library is located at 17 Elm Street on the west side of the Town's Central Block. It is part of the statewide library user system and is free and available to all State residents. In January 2002, the North Haven Memorial Library opened its doors to a newly renovated facility that includes a new second floor and expansion of the front lobby, an addition of 9,250 square feet. The Library now contains over 29,000 square feet of useable space, a larger stack area, more seating, expanded computer facilities, two study rooms, enhanced programming in both children's and adult areas, and a new building façade. As of 2002, the Library contained 111,486 volumes including audio-visual materials and provides a variety of special information for business industry and the personal needs of the community. The library also offers educational programs for residents of all ages as well as museum passes, which offer discount admission to many popular Connecticut attractions. In total, the Library circulates approximately 14,000 items a month including over 3,100 videos. Approximately 2,000 people utilize Library computers on a monthly basis.



North Haven Memorial Library

Social Services

The North Haven Community Services Department operates a variety of social services available to North Haven residents. Social service and recreational programs are conveniently offered at the Town Hall Annex and the Mildred A. Wakeley Community and Recreation Center on Linsley Street. Senior citizen activities are located at the Joyce C. Budrow Senior Center at 189 Pool Road.

Many Community Services and Recreation Department counseling and outreach programs are funded in part by state and federal monies. This has made it possible for North Haven to provide a wide variety of social services to a large number of North Haven residents with a minimum expenditure of local dollars. Many social service programs are offered with a sliding scale fee, determined by income. Services offered by the North Haven Community Services Department include the following:

- Counseling programs
- Welfare Assistance
- Emergency Food Assistance
- Energy Assistance Program
- Youth Services
- Day Care
- Senior Citizen Programs

Parkside Elderly Housing

Public Housing

The Housing Authority and the North Haven Community Services Department address the supportive housing/service needs of the elderly, frail elderly and disabled. The Housing Authority owns and operates 70 units of low-income elderly housing at two sites, Parkside Manor at 191 Pool Road and Temple Pines at 555 Pool Road. Anyone over 62 years of age or on Social Security Disability, capable of independent living may apply for residency provided their annual income meets the required criteria. Currently, demand for public housing greatly exceeds the existing supply of housing units. All 70 public housing units in North Haven are currently occupied and the wait list is estimated at over 5-years.

As of the 2000 Census, there are approximately 5,500 residents over the age of 60 (24% of the population) in the Town. This represents a 65% increase in this age cohort since 1982. The 2000 Census data clearly illustrates that the Town's population is rapidly aging, with a median age in 2000 of almost 42 years. While the population of North Haven grew by just under 800 people between 1990 and 2000, the number of people ages 45 and older increased by 1,056, indicating that a substantial amount of North Haven's growth is attributable to older adults. This increase in the older age cohorts of the population has future planning implications for senior facilities and support services as well as potential supportive housing needs. In order to help accommodate the Town's aging population, it is recommended that the Housing Authority investigate the creation of additional units for the elderly and disabled. At a minimum, the Housing Authority should continue to seek resources with which it can offer a wider range of support services to its clients as their needs increase.

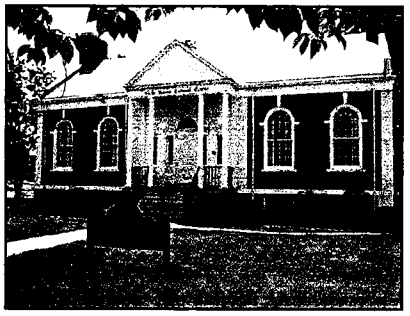
As of the 2000 Census, there are approximately 5,500 residents over the age of 60 (24% of the population) in the Town. This represents a 65% increase in this age cohort since 1982.

Senior Citizen Centers

Joyce C. Budrow Senior Citizens Center

North Haven senior citizens are served by the Joyce C. Budrow Senior Citizens Center located at 189 Pool Road. Transportation is provided, upon request, to and from the Center, medical appointments, grocery shopping and hairdressers on a regularly scheduled basis. A daily, nutritious, hot meal is available to residents age 60 and over. The Regional VNA nurse provides blood pressure screening twice a month and is available for consultation and advice on general health matters. The American Association of Retired Persons (AARP) sponsors courses on defensive driving and assistance with income tax preparation in conjunction with the Center. Outreach programs are available to assist the homebound and a newsletter of events and activities is distributed at the beginning of each month.

The role of senior centers has been changing over the years. In the past, centers were primarily social and recreation places. While it still serves this function, the North Haven Senior Center has also become a base for the provision of social services to senior citizens.


North Haven Cultural Center

Cultural Centers

The Cultural Center is located at the corner of Elm and Broadway in the Town's Center Block. The Town's Historical Society and Art Guild are the primary tenants. The Historical Society maintains a relatively large museum on the premises and regularly holds special exhibits and lectures. The Art Guild conducts art shows and special exhibitions as well.

The Martha Culver Library and Plaza at 290 Quinnipiac Avenue houses the Historical Society's Brockett collection of North Haven artifacts and farming tools as well as other permanent exhibits. It also serves as a center for the Society's educational activities and houses a library and other materials.

North Haven Town Hall

General Government Facilities

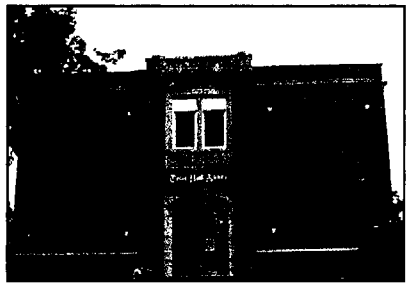
General government administration is conducted at the Memorial Town Hall, located at 18 Church Street and at the Town Hall Annex located at 7 Linsley Street. Authorization is in place and plans have been drafted for an addition to Memorial Town Hall, which will help relieve space shortages. The Memorial Town Hall and Town Hall Annex provide office space for the following municipal departments:

Memorial Town Hall

Assessor's Office	Finance	Registrar of Voters
Economic Development	Selectmen's Office	Town Clerk
Tax Collector	Probate	

Town Hall Annex

Data Center	Land Use	Recreation
Building Department	Engineering	Board of Education
Community Services	Public Works	Day Care



North Haven Town Hall Annex

C. Public Utilities & Infrastructure

Public Water Supply

The South Central Regional Water Authority (RWA) serves almost all the Town of North Haven. The water is of good quality and plentiful supply. Due to the RWA's interconnected system of pipes, pumping stations and storage facilities, North Haven's public water supply comes from a mix of sources including Lake Gaillard, located in North Branford and the Hamden Wells, located in Northern Hamden.

The South Central Regional Water Authority (RWA) serves almost all the Town of North Haven. The water is of good quality and plentiful supply.

According to the RWA, there are approximately 7,500 residential service connections in North Haven serving approximately 89% of the Town's population. Projections made by the RWA suggest that the percent population served should increase slightly through the year 2006 to 91%.

The RWA's water supply infrastructure within the Town of North Haven includes 145 miles of main water lines, 692 hydrants, and 1 storage tank. RWA operates three surface water and five groundwater treatment facilities within its water supply system, none of which are located in North Haven. The RWA is in the process of constructing 3 new pumping stations to move surface water north to areas currently served by groundwater sources. One of the new stations is located in North Haven and is now under construction. Associated with the pumping station project is the construction of three miles of new water main, including a 24-inch main on State Street and a 16-inch main on Skiff Street.

As of 2001, the Town's average daily demand for public water was 2.35 million gallons per day (MGD)[2]. Projections made by the RWA suggest that demand will increase slightly by 2006 to 2.39 MGD. To help place this number in context, the total RWA system demand in 2001 was 54.01 MGD of which North Haven consumed 4.35%. The safe yield of the RWA's water supply system is 65.1 MGD of which North Haven's percentage share would be approximately 2.83 MGD

[2] Table 7-4, Summary of Town Population Projections, RWA Water Supply Plan, 2001.

if the system distribution ratio remained constant. This estimated safe yield is within the projected demand established by the RWA.

Lake Whitney – Hamden

Only a small part of the Town on the Wallingford border is served by Valley Water Systems Water Company. The Map titled *Public Water Supply* illustrates the RWA service area and the areas of the Town that are most important to future water supply. One of these important areas is the Ridge Road neighborhood along the Hamden border, which is within the Mill River public water supply watershed. Rainwater collected in this area eventually serves the downstream reservoirs of the RWA. The main pollution danger to the reservoir is from storm water runoff commonly referred to as non-point source pollution.

A large aquifer also underlies the Quinnipiac River but there are no plans to tap this aquifer for a public water supply. At one time, the Pratt and Whitney facility had some production wells in this aquifer. Source protection of this and other groundwater sources as well as surface water quality in the Quinnipiac and other bodies of water is a prudent policy decision for this Plan of Conservation and Development.

The Town of North Haven has been proactive in aquifer protection measures by adopting zoning regulations designed to regulate the types of businesses that can be sited above an aquifer.

One aquifer protection area within the Town has been identified and mapped by the State of Connecticut. As illustrated on the Public Water Supply map, the Mill River Aquifer Protection Area is located in northern North Haven along the Hamden border and encompasses the recharge area of the Hamden public water supply wells. The Town of North Haven has been proactive in aquifer protection measures by adopting zoning regulations designed to regulate the types of businesses that can be sited above an aquifer. Other neighboring communities, such as Hamden, have taken similar measures by including provision in their zoning regulations that require activity within the primary and secondary recharge areas of the Mill River Aquifer to obtain a special permit. Specific non-permitted uses are defined and include uses that pose a unique threat to groundwater resources.

Sanitary Sewer System

The Town of North Haven maintains an extensive sanitary sewer system that currently serves most of the developed areas in North Haven. As illustrated on the map titled *Sanitary Sewer Service Area* approximately 70% of the Town is sewered with the remaining areas on local septic systems. These non-sewered areas include the extreme southeast section of Town, the far north area and the northwestern section of Town.

North Haven Water Pollution Control Facility

The North Haven Water Pollution Control Authority is responsible for sanitary sewer operations in the Town. The operational and maintenance responsibilities have been sub-contracted out to United States Filter Operating Services under the direction of the Public

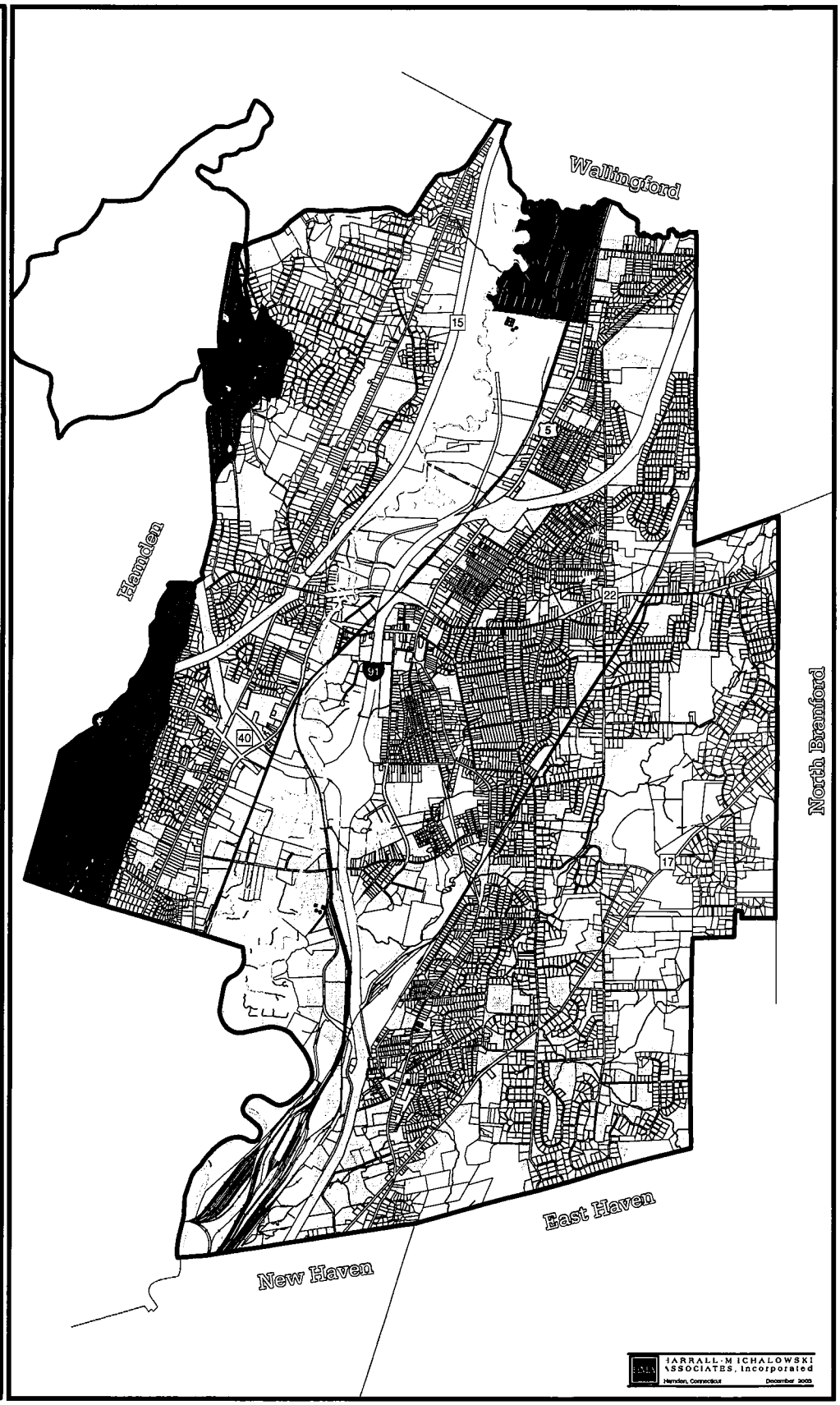
TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

PUBLIC WATER SUPPLY

LEGEND

- AQUIFER PROTECTION AREA (APA)
- REGIONAL WATER AUTHORITY (RWA) SERVICE AREA
- PUBLIC WATER SUPPLY WATERSHED
- VALLEY WATER SYSTEMS WATER COMPANY SERVICE AREA



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1" = Approx 1 Mile

SOURCE:

PUBLIC WATER SUPPLY WATERSHEDS
AQUIFER PROTECTION AREAS
CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
ENVIRONMENTAL AND GEOGRAPHIC INFORMATION CENTER.
HARTFORD CONNECTICUT.

RWA SERVICE AREAS
AS DIGITIZED BY HMA FROM MAP TITLED ' SERVICE AREA WITHIN THE TOWN OF NORTH HAVEN'.
SOUTH CENTRAL REGIONAL WATER AUTHORITY, 2003.

VALLEY WATER SYSTEMS SERVICE AREA
NORTH HAVEN PLAN OF CONSERVATION OF DEVELOPMENT, 1982.

POTENTIAL WATER SUPPLY AQUIFERS
NORTH HAVEN PLAN OF CONSERVATION OF DEVELOPMENT, 1982.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

HARRALL·MICHALOWSKI ASSOCIATES, Incorporated
Hamden, Connecticut December 2003

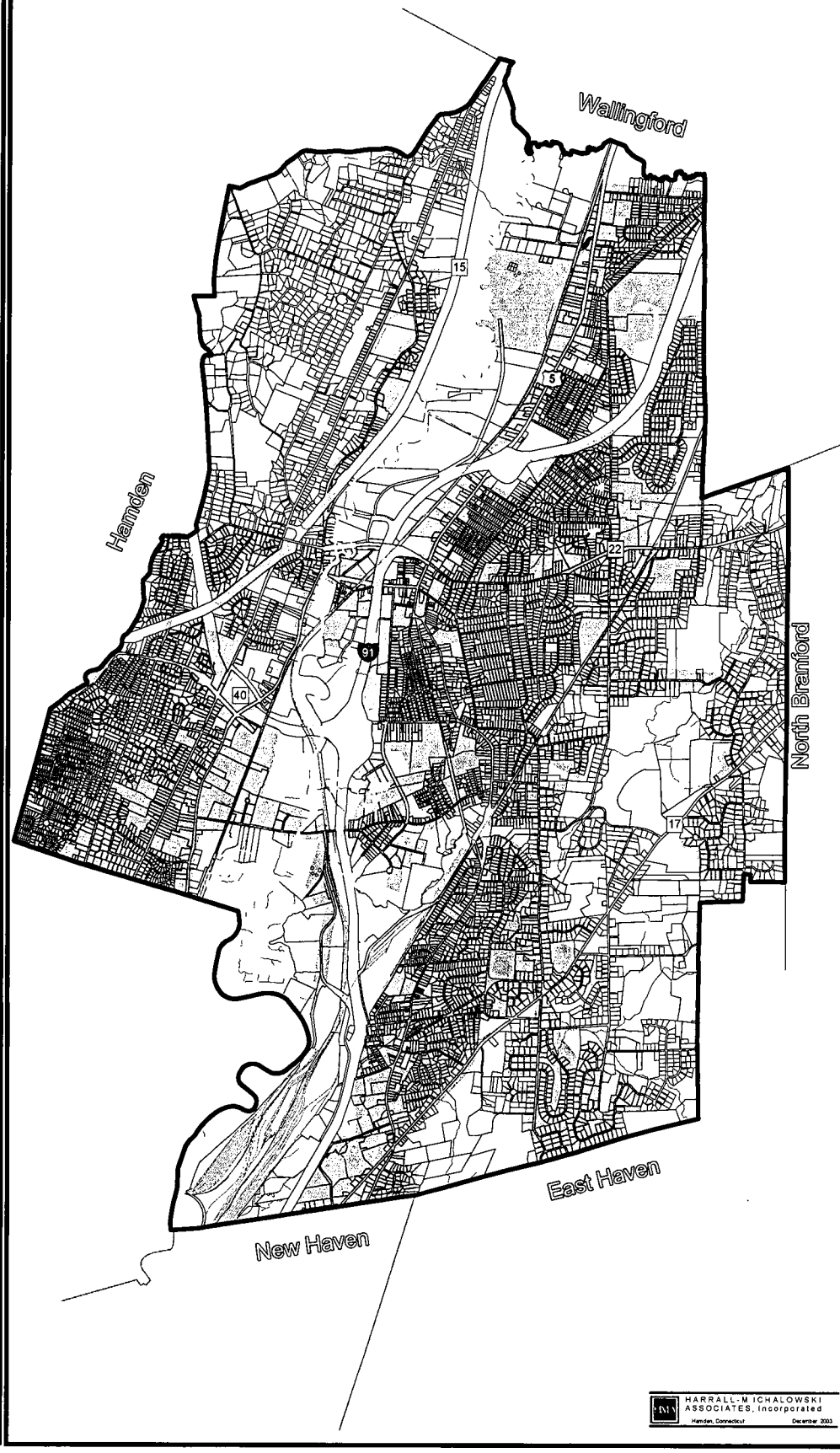
TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

SANITARY SEWER SERVICE AREA

LEGEND

SANITARY SEWER SERVICE AREAS



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1" = Approx 1 Mile

SOURCE:
STORM SEWER SERVICE AREAS
CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
ENVIRONMENTAL AND GEOGRAPHIC INFORMATION CENTER.
HARTFORD CONNECTICUT.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

HARRALL-MICHALOWSKI ASSOCIATES, Incorporated
Hamden, Connecticut December 2003

Works Department. The Town of North Haven's 75 miles of sanitary sewer lines and 9 pump stations carry sewage effluent from an estimated 7,500 residential, commercial, and industrial sewer connections to the Water Pollution Control Facility located at Universal Drive. This water treatment facility has a design capacity of 4.5 MGD. Current average daily flows are 3.2 MGD or 71.1% of design capacity. Projected average daily flows are not expected to exceed 80% of design capacity (3.6 MGD) and maybe mitigated by the combination of continued water conservation by industrial users and infiltration/inflow reduction efforts by the Water Pollution Control Authority.

Recent sanitary sewer system improvements have been completed at the McDermott Road pump station and are planned for the Universal Drive and Broadway stations in the near future, as funding allows. Modifications to the Water Pollution Control Facility to accommodate State mandated reductions in nitrogen discharge levels are now in the design phase and are scheduled to be completed by the end of 2004. Estimated cost for this project is $1.35 million. Problems in the sewer collection system have been identified in the Bishop Street area (infiltration/inflow) and in the Skiff Street area, which has seen infrequent and small back-ups.

Storm Sewer System

North Haven has an extensive storm water sewer system. A storm water management plan is in place for the industrial facilities classified under the Connecticut Department of Environmental Protection (DEP) storm water guidelines as required by the Environmental Protection Agency's (EPA) Federal Storm Water Phase I Regulations.

A total of six priority drainage areas have been identified as areas of concern for periodic flooding conditions and related problems. These areas are shown on the map titled *Storm Drainage Areas of Concern* and include the following: 1) Pine Brook (Hartford Turnpike); 2) Route 22 & the Hartford Turnpike; 3) Elm Street & Stoddard Avenue; 4) Muddy River (Sheffield Road to Patten Road); 5) Muddy River (Spring Road to Old Maple); 6) little River (Harten's Pond to Palmer Road). Recommended mitigation measures vary for each area and require major capital expenditures such as bridge or storm water infrastructure replacement for each location. A Master Drainage Study has been prepared for the Town of North Haven and should be referenced in identifying mitigation measures for these 6 priority areas and in identifying other areas of concern.

As early as next year, the EPA will require North Haven and all other regulated municipalities to comply with the Federal Storm Water Phase II regulations. These regulations require subject municipalities such as North Haven to enhance and implement a storm water management program as a means to control polluted

TOWN OF NORTH HAVEN
PLAN OF CONSERVATION & DEVELOPMENT

STORM DRAINAGE AREAS OF CONCERN

LEGEND

STORM DRAINAGE AREAS OF CONCERN

1 PINE BROOK - HARTFORD TPKE

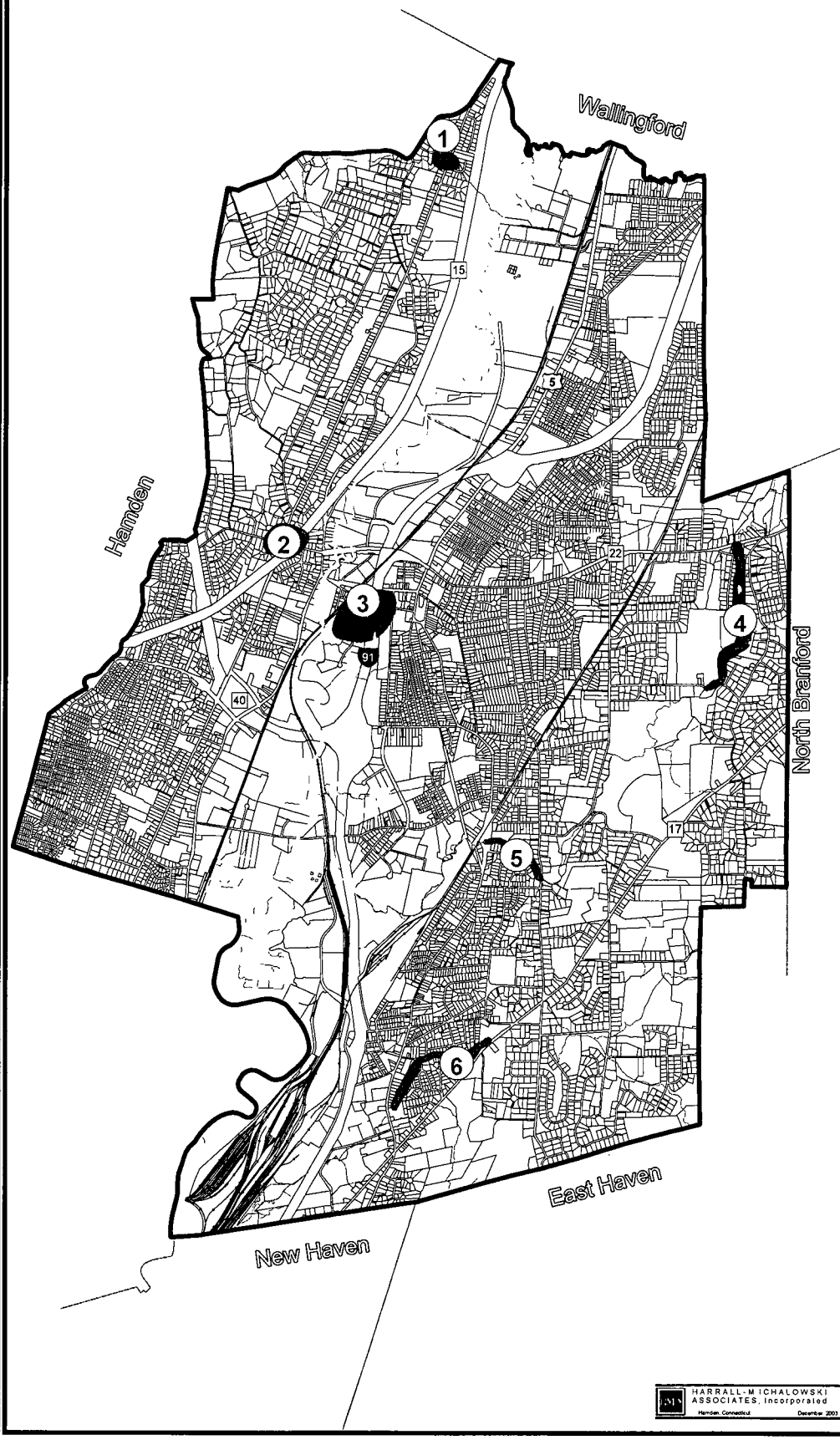
2 ROUTE 22 & WILBUR CROSS PKWY

3 ELM ST & STODDARD AVE

4 MUDDY RIVER - STUBBLEFIELD RD TO PATTEN RD

5 MUDDY RIVER - SPRING ST TO OLD MAPLE RD

6 LITTLE RIVER - HARTEN'S POND TO PLAMER RD



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1" = Approx 1 Mile

SOURCE:

DRAINAGE AREAS OF CONCERN
IDENTIFIED BY NORTH HAVEN'S PUBLIC WORKS DEPARTMENT, 2003.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

HARRALL-MICHALOWSKI ASSOCIATES, Incorporated
Hamden, Connecticut December 2003

runoff from entering the local waterways. This program is intended to reduce the discharge of pollutants to the maximum extent possible[3], protect water quality, and satisfy the appropriate water quality requirements of the Clean Water Act. Implementation of this federal program will likely require North Haven to prepare an updated storm water management plan and implement Best Management Practices (BMP).

It is in the Town's best interest to continue to be proactive in fully implementing a storm water management program so as to comply with impending Federal Phase II regulations and to protect the water quality of North Haven's watercourses.

It is in the Town's best interest to continue to be proactive in fully implementing a storm water management program so as to comply with impending Federal Phase II regulations and to protect the water quality of North Haven's watercourses. This is particularly important in order to protect the water resources previously identified as existing or potential public water supply. As part of this effort, the Town should review the subdivision, zoning and public improvement standards that relate to stormwater run-off with the goal of limiting the extent of impervious surfaces required and establishing "best management practices" to control run-off and minimize impact on natural and manmade drainage systems.

Solid Waste Disposal

The Town contracts its solid waste disposal services with the Connecticut Resources Recovery Authority (CRRA), which participates within the Wallingford Resources Recovery System. Residential solid wastes are collected once weekly and disposed of at the Wallingford Resource Recovery Facility, which consists of a mass-burn solid waste, resource recovery, electric generation facility located in the Town of Wallingford. Town sanitation and operations include the following services: curbside refuse collection, curbside recycling, curbside/drop-off bulky waste, leaf collection, and drop-off recycling. The Wallingford facility provides waste management for four other communities in the region including Cheshire, Meriden, Hamden and Wallingford.

Wallingford Resource Recovery Facility

The Wallingford Resource Recovery Facility is currently operating above processing capacity and at times is forced to divert waste to other facilities. The CRRA Policy Board is currently exploring future options to ensure proper waste management solutions beyond the year 2010. Some of the options being considered include expanding the existing facility or expanding a facility elsewhere in the State. One of the problems that CRRA faces is the lack of remaining facilities in the State with excess capacity to handle additional waste streams. Therefore, it may be required for the CRRA, as well as other waste management facilities in Connecticut to utilize existing facilities as transfer stations and move waste to out of state facilities.

The Town's management of solid waste, through its service contract with the CRRA is an efficient and cost effective means to provide

[3] As defined by the Federal Environmental Protection Agency

this municipal service. However, the Town is vulnerable to shifts in economy and technology that may affect the costs that the CRRA will face, and inevitably pass on to the towns they service through the rate they charge for their tipping fees. Given these conditions, the Town should consider conducting a solid waste management assessment, which focuses on its strategies to improve its waste disposal and recycling efforts and identifies feasible alternatives for solid waste disposal.

The Town of North Haven prides itself in offering a full range of municipal services. Public and non-profit community facilities provide for the convenience, health and welfare of residents and constitute a significant component of the Town's quality of life.

The Town operates a municipal transfer station located on Universal Drive at the site of the former Town landfill. The station is permitted by the DEP Waste Management Bureau to handle up to 40 tons of waste per day. Average annual volumes of waste received at the station are approximately 2,050 tons per year, which is 20% of the permitted capacity. The Town is currently studying the possible relocation of the Universal Drive transfer station. Relocating this facility would have multiple benefits to the community including the opportunity to create a more attractive gateway into the Universal Drive commercial area. In order to determine the possible redevelopment of this property, a reuse plan should be conducted which identifies the environmental and physical constraints of the property and identifies what uses may be feasible.

Household hazardous waste collection is coordinated through HazWaste Central, a joint project of the South Central Connecticut Regional Water Authority (RWA) and the South Central Regional Council of Governments. Clean Harbors Environmental Services of New Britain manages the disposal of hazardous materials for the RWA. Average volumes of waste generated from the Town of North Haven are approximately 40 tons per year.

D. Community Facilities and Utilities: Goals and Objectives

The Town of North Haven prides itself in offering a full range of municipal services. Public and non-profit community facilities provide for the convenience, health and welfare of residents and constitute a significant component of the Town's quality of life. Maintaining an adequate array of community facilities in good condition to meet changing needs is an important aspect of local government. The 1982 Plan of Development does not provide goals and objectives for community facilities. With this in mind, the following are recommended community facility goals and objectives.

Goals & Objectives For Community Facilities and Utilities In North Haven:

GOAL #1: Public Health & Safety
Continue to provide the high level of services required to maintain the safe & healthy quality of life North Haven residents have come to expect.

Objectives:

- 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.
- Continue financial support to regional public health organizations and look to expand partnership with neighboring communities to help keep costs at an affordable level.
- Coordinate town mapping among all departments that utilize or prepare maps.

GOAL #2: Cultural & Administrative
Maintain an efficient order of municipal services and an adequate array of community facilities in good condition to meet changing needs of the community.

Objectives:

- 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.
- Expand building and land inventory information on the conditions and needs of all town-owned property to facilitate management and budget planning.
- Acquire the remaining private parcels in the civic block as they become available.
- Continue to coordinate school facilities planning with town facilities planning.

- Evaluate facility needs for programs serving senior citizens for the next ten years and develop an expansion plan if necessary.

- Evaluate the creation of additional public housing units for the elderly and disabled.

- Where feasible, support regional public facilities such as animal control and solid waste facilities.

GOAL #3: Utilities & Infrastructure
Continue to maintain adequate and efficient public utility services and infrastructure capable of handling new growth and development in the Town.

Objectives (Public Water Supply):

- Review and revise surface and groundwater protection standards in the general review of zoning regulations.

- 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.

Objectives (Sanitary Sewer System):

- Continue to support funding for State mandated sewage treatment facility upgrades.

- Continue to support a continuing, systematic program to locate and eliminate sources of infiltration/inflow into the Town's sewer system.

- Continue to support funding for the renovation/replacement of sewer pumping stations and add new ones as necessary.

- Design engineering solutions to sanitary sewer system deficiencies.

- Continue to cooperate and support the efforts of Quinnipiack Valley Health District and the DEP to ensure the health and welfare of North Haven Residents.

Objectives (Storm Sewer System):

- Continue to support funding to bring the Town in compliance with federally mandated Storm Water Phase II regulations.

- Review, update and implement a town wide storm drainage plan.

- Repair/replace catch basins and culverts as needed.
- Continue to conduct a prioritized program for regular storm drain cleaning.
- Review and revise storm water drainage provisions in the zoning regulations to require "best practice" methods be utilized in site design.
- Consider establishing a policy that, where appropriate, requires new developments to meet a net run-off reduction standard. This policy, when applicable, would require new developments to go beyond the commonly used "no net increase in runoff" standard to the point where storm water run-off is actually reduced.
- Review existing development regulations and standards to determine where requirements for impervious surfaces can be reduced or eliminated.
- Continue to work with the State on the maintenance of storm sewers along State routes.
- Correct areas identified as storm drainage areas of concern including: 1) Pine Brook (Hartford Turnpike); 2) Route 22 & the Hartford Turnpike; 3) Elm Street & Stoddard Avenue; 4) Muddy River (Sheffield Road to Patten Road); 5) Muddy River (Spring Road to Old Maple); 6) little River (Harten's Pond to Palmer Road).

Objectives (Solid Waste Management):

- Ensure the efficient use of resources in carrying out the work of the town, reducing waste, recycling wherever possible.
- Consider conducting a solid waste management assessment, which focuses on its strategies to improve its waste disposal and recycling efforts and identifies feasible alternatives for solid waste disposal.
- Continue to develop a plan to reduce unnecessary municipal waste generation.
- Continue to promote recycling by North Haven citizens.
- Continue to review the relocation of the Universal Drive transfer station.

VI. NATURAL RESOURCES

The quality of life in a community is largely determined by the quality, quantity and distribution of its natural resources. North Haven's rivers and streams, particularly the Quinnipiac River exemplify this by providing the necessary drainage for the Town and also defining the natural landscape and providing a multitude of recreational opportunities. To help guide future conservation and development efforts, it is important to understand the distribution of significant natural resource features that form the Town's physical setting and in turn contribute to its character

A. Rivers and Watersheds

The Management of these watersheds in a sustainable manner is critical to ensure that the attributes they contain and the benefits they provide will be around for years to come.

Multitudes of waterways are located within the Town of North Haven including the Mill, Muddy, and Quinnipiac rivers. These waterways are fed by a network of tributaries and are best defined by the watersheds that supply them. A watershed is defined as all the land and the network of waterways that drain into the same body of water. All the surface water that drains North Haven's 21 square miles begins its flow at the highest point in one of the five subregional watersheds. These watersheds are delineated on the map titled *Subregional Watersheds.*

Watersheds define the natural drainage system in the town. The river, streams, lakes, ponds, wetlands and floodplains are the components of the watershed that contain the attributes to support a variety of aquatic and terrestrial plant and animal life, attenuate flood conditions. The management of these watersheds in a sustainable manner is critical to ensure that the attributes they contain and the benefits they provide will be around for years to come.

Of the five subregional watersheds within the town, three drain over 98% of the town's land area: the Quinnipiac, Muddy, and Mill Rivers. The following provides a brief technical description of these watersheds:

Quinnipiac River Below Sackett Point Rd.

Quinnipiac River Watershed

The Quinnipiac River Watershed is the largest watershed in town, draining 66% of the town's total land. The Quinnipiac River originating just north of Hamlin Pond in Plainville is a dominant topographic feature that slices through the town in a southerly track. According to the Connecticut Department of Environmental Protection Surface Water Classification System, water quality along the majority of the Quinnipiac is either "SC" or "C". Table 21 provides a summary of the designated usages and compatible discharges for the surface water classifications. The water quality of the lower reach of the Quinnipiac from the confluence of the Muddy River to the border of town is classified as "SC" with a goal of "S/B". This represents the DEP's classification for brackish water with a classification of "C" and is considered to have limited

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

SUBREGIONAL WATERSHEDS

LEGEND

- FARM RIVER
- MILL RIVER
- MUDDY RIVER
- QUINNIPIAC RIVER
- WHARTON BROOK
- FEMA 100 YEAR FLOODPLAIN
- FEAM 500 YEAR FLOODPLAIN

N

0 0.25 0.5 1 Miles

1" = Approx 1 Mile

SOURCE:
CONNECTICUT DEPARTMENT
OF ENVIRONMENTAL PROTECTION
ENVIRONMENTAL & GEOGRAPHIC INFORMATION
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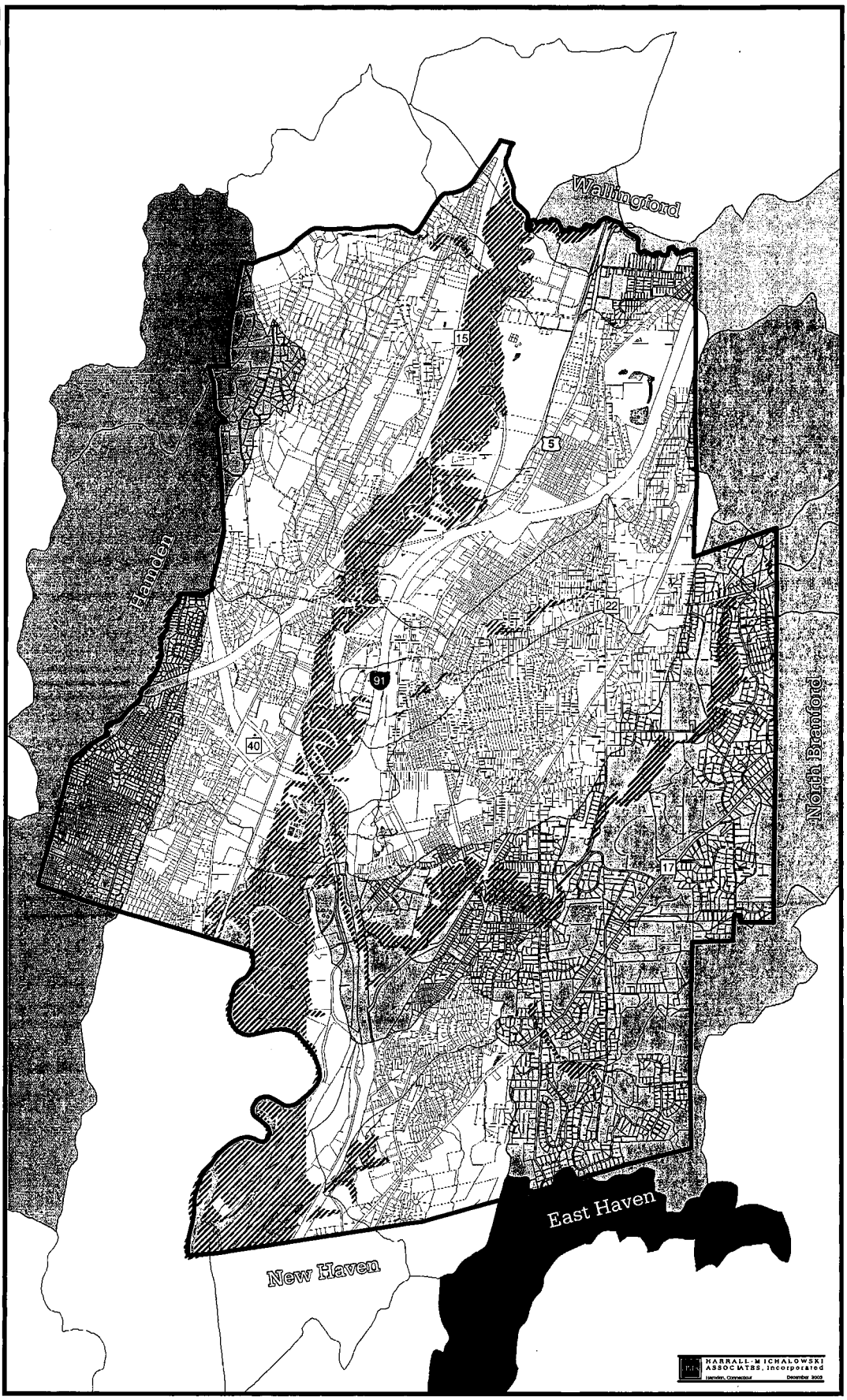


suitability for certain fish, wildlife, and recreational boating. The upper reaches of the Quinnipiac, north of the Muddy River confluence near Sackett Point Road extending to the northern border of town is classified as "C/B". The "C/B" water classification represents that water quality is currently a class "C" with attainable goals of a "B" classification. Class C water quality may result from the following conditions; urban run-off, combined sewer overflows, inadequate wastewater treatment, and community wide septic failures. While this segment maintains good aesthetic and recreational value, it may not be suitable for activities such as swimming. The Federal Emergency Management Agency (FEMA) 100-year floodplain for Quinnipiac is broadly defined along river in the Quinnipiac Marsh Wildlife area.

Table 21
Connecticut Surface Water Classifications (1997)

Class	Designated Use	Compatible Discharges
AA	Existing or proposed public drinking water supply impoundments and tributary surface waters	Treated backwash from drinking water treatment facilities; minor cooling water; clean water
A or SA*	May be suitable for drinking water supply (Class A), may be suitable for all other water uses including swimming, shellfish resource; character uniformly excellent; may be subject to absolute restrictions on the discharge of pollutants	Treated backwash from drinking water treatment facilities; minor cooling water; clean water
B or SB	Suitable for swimming, other recreational purposes, agricultural uses, certain industrial processes, and cooling; excellent fish and wildlife habitat; good aesthetic value	Those allowed in Class AA, A; major and minor discharges from municipal and industrial wastewater treatment
C or SC*	May have limited suitability for certain fish and wildlife, recreational boating, certain industrial processes, and cooling; good aesthetic value; not suitable for swimming. Quality considered unacceptable; goal is B or SB	Same as B or SB
D or SD*	May be suitable for swimming or other recreational purposes; certain fish and wildlife habitat, certain industrial processes, and cooling; may have good aesthetic value. Present conditions, however, severely inhibit or preclude one or more of the above resource values. Quality considered unacceptable; goal is B or SB	Same as B or SB

Source: Connecticut Department of Environmental Protection, 1997
* Designates salt or brackish water

Muddy River Watershed

The Muddy River Watershed is the second largest watershed in town draining nearly 29% of the town's total land. The DEP has classified the Muddy River near the Confluence of the Quinnipiac as "SC" with a goal of "SB". The section of Muddy River upstream of the Muddy River Pond, which flows through the town central and eastern sections are classified as class "B". Class "B" maintains good aesthetic value and also may be suitable for the following: fish and wildlife habitats, agricultural uses, certain industrial processes, and recreational uses including swimming. The section of the river above the confluence of Eightmile Brook in the northeastern section of town the DEP's water quality classification is "AA". This is the highest attainable classification for surface waters in the state with an aesthetic value rated as excellent and its designated uses include: existing or proposed potable water supply, fish and wildlife habitat, certain agricultural and industrial purposes, and recreational usages, which may be restricted.

Muddy River Near Confluence of the Quinnipiac

Mill River Watershed

The Mill River originates in Cheshire and creates the border between the Town of North Haven and Hamden in the eastern section of town. This watershed drains approximately 6% of North Haven's landscape. The DEP classified the water quality along the stretch of river that borders North Haven as "B" with an attainment goal of "AA". From the classification standards, a "B" classification is suitable for swimming, other recreational activities, agricultural uses and certain industrial processes. The river's water is good for certain fish and wildlife habitat and maintains a good aesthetic value. The FEMA 100-year floodplain exists along the entire length of river that comprises the eastern border of town and is primarily narrowly defined to the watercourse.

Muddy River Along Mill Road

B. Environmentally Sensitive Soils

The soils covering the landscape of North Haven is a complex mixture of soils with varying degrees of slope, depth, composition, texture, permeability and fertility. According to the Natural Resource Conservation Service (NRCS) Detailed Soil Survey, the soil in North Haven is made up of 44 different soil types. Of these 44 soil types, nearly 25% of the town's soils are comprised of Udorthents-Urban Land Complexes and Urban Land. Of the remaining soil types four; Deerfield, Cheshire, Penwood, and Yalesville loamy sands, comprise nearly 25% of the remaining soils. While each individual classification has unique characteristics, there are particular attributes of certain soil types that are of particular interest due to their environmental sensitivity. These include wetland, steep slope and prime/important agricultural soil types.

Wetland Soils

Wetlands are defined by many distinguishing features, the most notable are the presence of standing water for a period of time during the growing season, saturated soil conditions, and organisms, especially vegetation that are adapted to or tolerant of saturated soils. Wetlands are not easily defined and definitions are variable between regulatory agencies. In Connecticut wetlands are defined by soil type, specifically saturated or hydric soils, which are classified by the NRCS as either Poorly Drained, Very Poorly Drained, Alluvial / Floodplain or any combination of these are by definition classified as a wetland soil and protected under the town's inland wetland regulations. In North Haven, 13% of its land consists of wetland-designated soils.

Quinnipiac River Tidal Wetland

Wetlands are important for a variety of reasons including the following:

- Wetlands are among the most biologically productive natural ecosystems in the world;
- Wetlands provide habitat that is critical to a variety of plant and animal species, including threatened and endangered species;
- Wetlands often function like natural sponges, storing water (floodwater or surface water) and slowly releasing it thus reducing the likelihood of flood damage to personal property or agriculture by controlling the rate and volume of runoff;
- Wetlands help improve water quality by intercepting surface runoff and removing or retaining its nutrients, processing organic wastes and reducing sediment before it reaches open water;
- Wetlands provide outdoor recreational opportunities (i.e., wildlife viewing/ photography, nature study);

Wetlands often function like natural sponges, storing water (floodwater or surface water) and slowly releasing it thus reducing the likelihood of flood damage to personal property or agriculture by controlling the rate and volume of runoff

Unique wetland types are those found on alluvial and floodplain soils. Due to the excessive permeability of the soil, these areas are very susceptible to rapid infiltration of pollutants. Pollution infiltration can have devastating effects on groundwater drinking supplies. In addition, these areas are dense with nutrient-rich sediments that produce some of the most fertile farmlands.

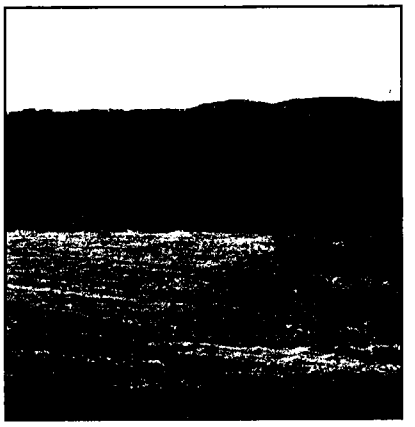
Tidal Wetlands

Another unique wetland type is the tidal marsh, which makes up nearly 25% of the town's total wetlands. The Quinnipiac River Marsh, located just east of State Street on the Hamden-North Haven border, is owned largely by the State of Connecticut and protected as a Wildlife Area. The Quinnipiac River Marsh is an example of a tidal wetland marsh known as a brackish marsh. Brackish marshes

are influenced by both salt and fresh water inputs. The technical difference between a salt and brackish marsh is in the salinity content. A saltwater marsh typically has a salinity content that reaches 35 parts per thousand (ppt) with vegetation dominated by short grasses such as cord grass and rush.[4] Brackish marshes typically have a salinity content that drops below 18 ppt and there is an increasing presence of tall grasses and reeds such as Bull Rush and Cattail. The location of these wetland soils and the other inland wetland soil types are illustrated on the map titled *Environmentally Sensitive Soil Types.*

Prime and Statewide Important Farmland Soils

Prime farmland is defined by the NRCS as "land that has the best combination of physical and chemical properties for producing food, feed, forage, fiber and oilseed crops, and is also available for these uses." Prime farmland has the soil quality, growing season, and moisture supply needed to economically produce and sustain high yields of crops when treated and managed according to modern farming techniques.



Active Farmland located along Route 17

Additionally, statewide important farmland soils are those areas that are nearly prime farmland and that economically produce high yields of crops. Some may actually produce as high a yield as prime farmland if conditions are favorable. North Haven has just over 2,310 acres designated as prime farmland and another 4,560 acres classified as additional statewide important farmland soils. These farmland soils account for 17% and 33% of the town's lands respectively. The distribution of these soil types is illustrated on the map titled *Environmentally Sensitive Soil Types.*

Steep Slope Soils

Areas of steep slopes are important to identify primarily due to the effect they have on development. While the stability of a slope is dependant on many variables including vegetative cover and the underlying geology, as a general rule it can be expected that soils with slopes of 15% or greater may pose significant constraints to development due to the difficulty of building foundations and for the sitting of septic systems. In addition, these areas are subject to increased erosion, surface runoff, siltation, and flooding that cause additional development concerns and problems. Therefore, by identifying areas of steeply sloped soils is an important component to the natural resource inventory. The areas identified as steeply sloped soils account for nearly 5% of the town's land and are illustrated on the map titled *Environmentally Sensitive Soil Types.*

[4] Jim Gibbons, University of Connecticut, Cooperative Extension System, Natural Resource Areas To Be Considered When Preparing Natural Resource Inventories And Open Space Plans, 1999.

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

ENVIRONMENTALLY SENSITIVE SOIL TYPES

LEGEND

- TIDAL WETLANDS (BRACKISH)
- WETLAND SOILS
- STEEPLY SLOPED SOILS
- STATEWIDE IMPORTANT FARMLAND SOILS
- PRIME FARMLAND SOILS

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0 0.25 0.5 1 Miles

1" = Approx 1 Mile

SOURCE:
SOIL TYPES
USDA, NATURAL RESOURCE CONSERVATION SERVICE (NRCS) AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ENVIRONMENTAL & GEOGRAPHIC INFORMATION CENTER. 1962- 1995

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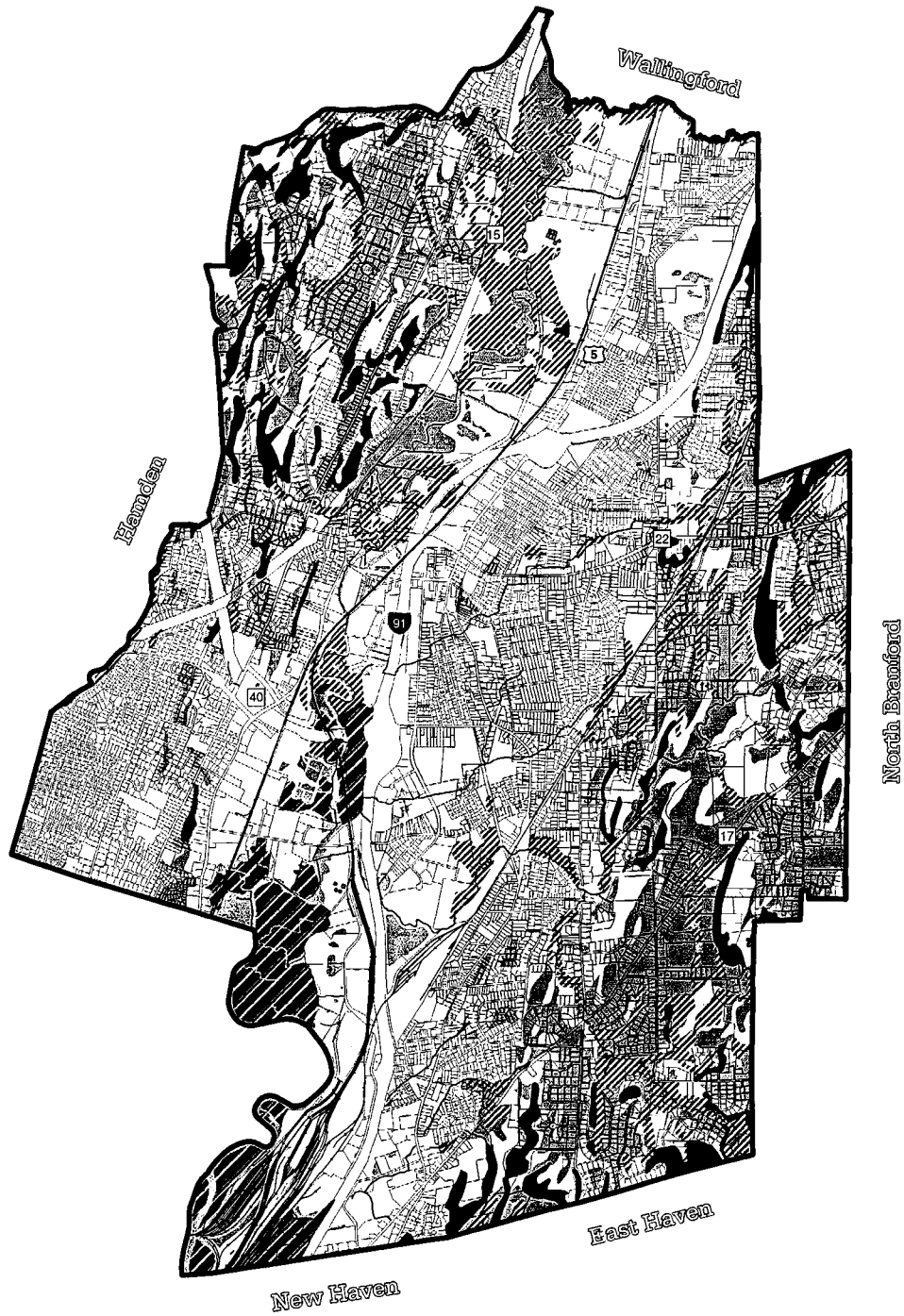

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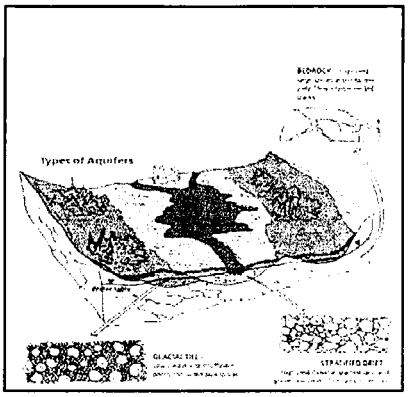
Hamden, Connecticut December 2000

C. Aquifers

While groundwater can be defined simply as water lying below the surface of the ground, an aquifer is more specifically defined as "any geologic formation that allows for the withdrawal of useable amount of water[5]". In most cases, the use of this water involves potable water supply but not always. Groundwater flow in aquifers is dictated by the characteristics of the local bedrock geology and in part to the properties of the overlying surficial materials.

Aquifer Protection Areas

Many aquifers across the state are threatened by contamination due to land use that poses potential threats to the groundwater. In order to address this problem, Connecticut established the Aquifer Protection Program (C.G.S § 22a-354a et. sec.). This program identifies critical water supply areas and protects them from pollution by managing existing and future land uses. To satisfy their statutory requirement, the DEP, in conjunction with the local/regional water authorities, have identified over 120 Aquifer Protection Areas (APA) statewide, one of which is partially located in North Haven.



Protecting Connecticut's Groundwater: A Guide For Local Officials, Connecticut Department of Environmental Protection. DEP Bulletin No. 26. 1997

APAs must meet the criterion of containing a public water supply well that is located in stratified drift and provides service to more than 1000 people. DEP is in the process of drafting regulations that would limit the types of land uses that could be located within the designated "protection area," which coincides with the well recharge area of the aquifer. The protection areas have been delineated by the local/regional water authorities and submitted to the DEP for review. The distribution of the APA and the public water supply wells in North Haven are illustrated on the map titled *Groundwater Resources*. Also included on this map are the stratified drift deposits in North Haven. As discussed in the Community Facilities and Utilities Section of the Plan, these areas have the potential to contain other high yield aquifers that potentially may be suitable for public water supply.

D. Environmentally Sensitive Habitats

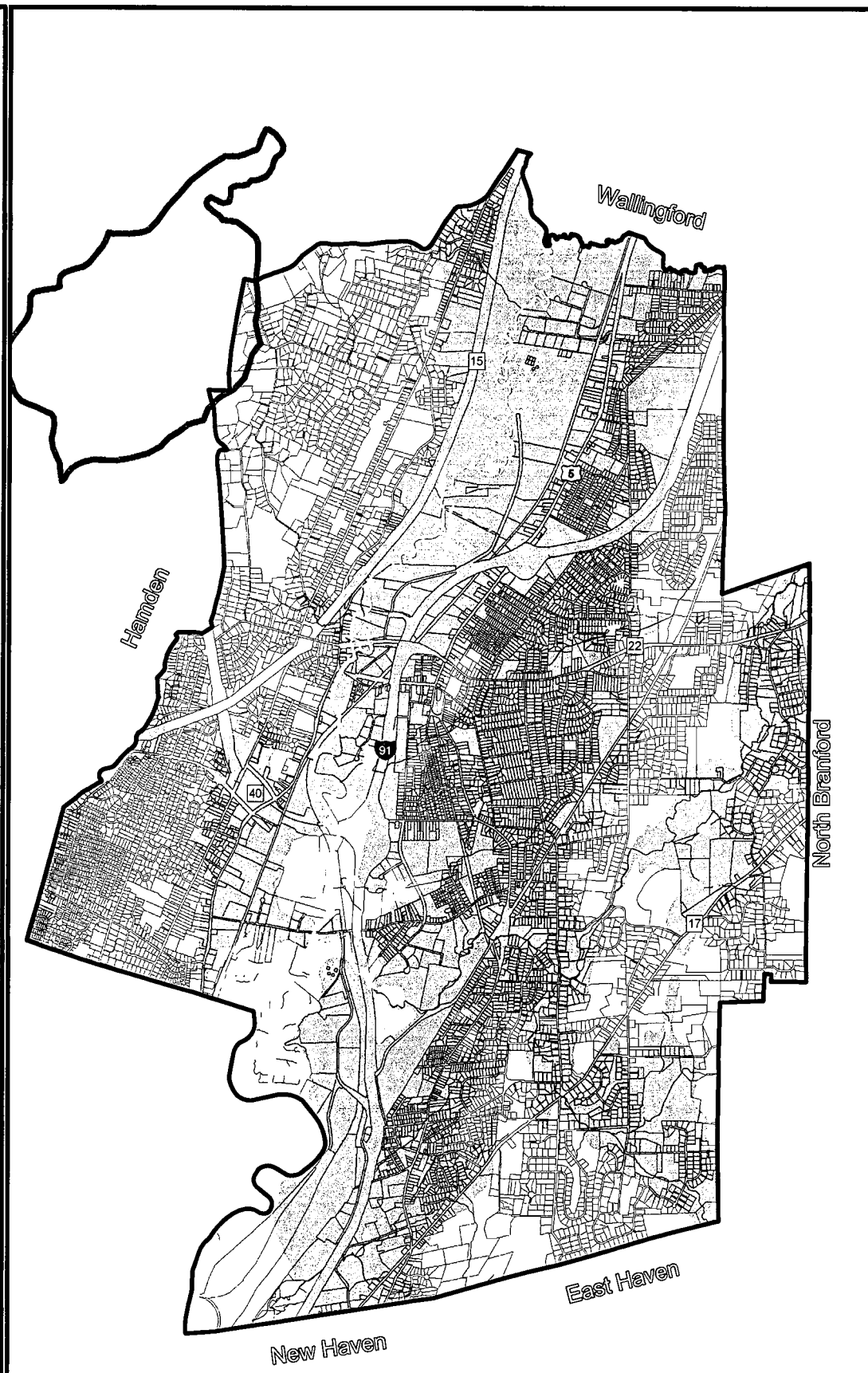
At first glance, North Haven may not seem like the kind of place that would have abundant diversity of plant and animal life. Based on the population density of the town alone, it would appear to those unfamiliar with North Haven that the town is primarily a developed suburban town. While this description may fit some parts of town, other parts support a wide variety of plant and animal habitats. The combination of varied topography, forested tracts, abundant rivers, streams, lakes, ponds, and wetlands provides exceptional habitat for

[5] Understanding Groundwater, Protecting a Natural Resource, Connecticut Department of Environmental Protection, 1998.

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

GROUNDWATER RESOURCES



LEGEND

- PRELIMINARY AQUIFER PROTECTION AREA
- STRATIFIED DRIFT DEPOSITS

N

0 0.25 0.5 1 Miles

1" = Approx 1 Mile

SOURCE:
CONNECTICUT DEPARTMENT
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Hamden, Connecticut
December, 2003

a variety of plants and animals. The following describes some of the specialized habitats that warrant special attention:

Talus, Ledge & Rock Outcropping

Talus slopes generally form underneath ledge or rock outcropping from the fragments of rock that are dislodged from these geologic formations. The small crevices between the rocks provide refuge for an assortment of animals. In addition, crevices between the rock tend to create a cooler environment which, combined with the rich soils found in these areas, can provide favorable growing conditions for a variety of plant species.

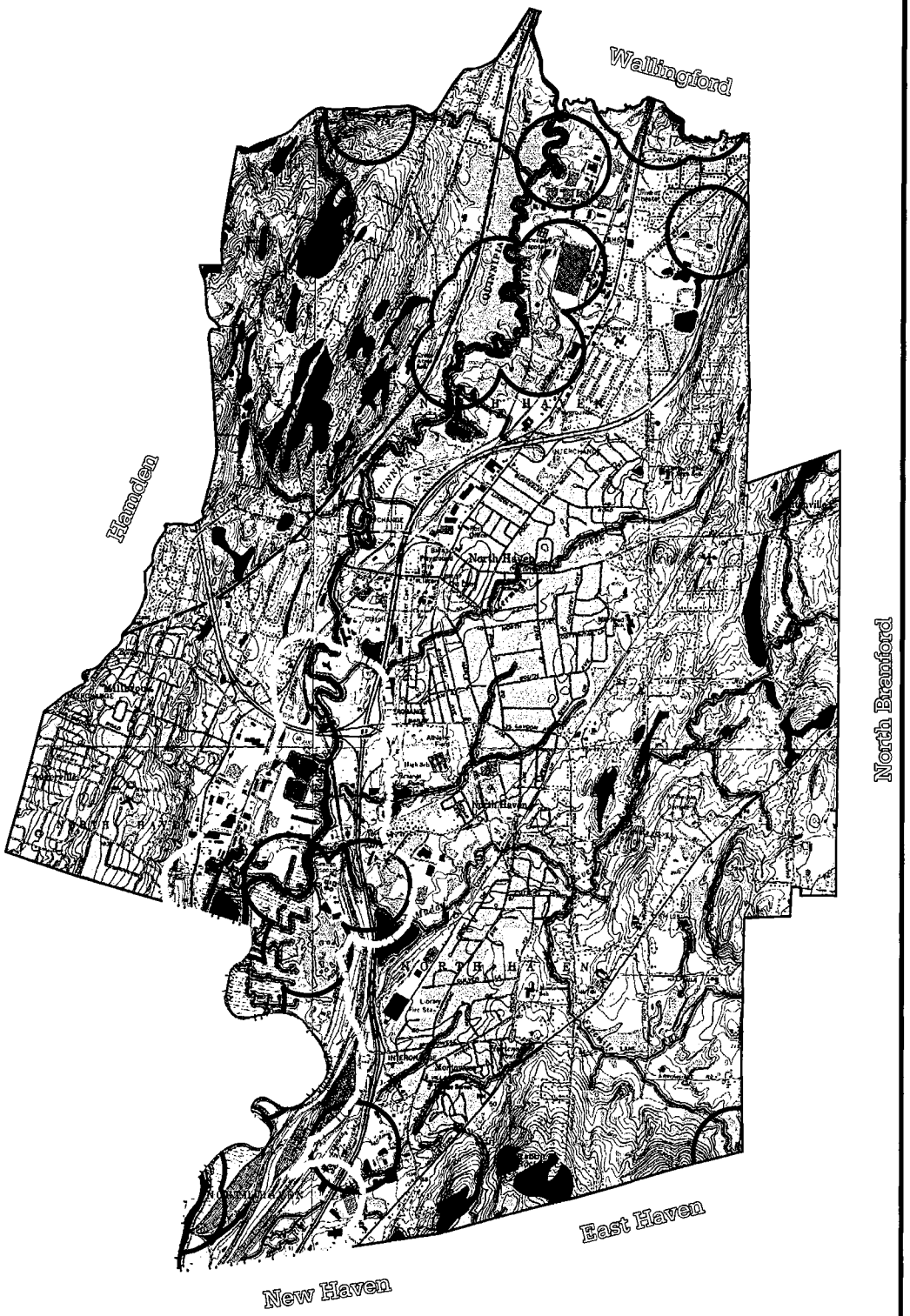
Good examples of this habitat type include Peter's Rock, a trap rock ridge in North Haven. Rare Sedges and a wide array of wildflowers grow on the ridge crests while Dutchman's Beeches and Red Columbines thrive on the moist and fertile seepage slopes of these ridges. These areas are illustrated on the map titled *Environmentally Sensitive Habitat Areas.*

Smaller rock outcrops, though locally important, were not specifically identified. These areas are too numerous to mention and are prevalent in town, particularly in the northwest section of the town where the topographic relief is the greatest. These areas should be considered as unique habitats and avoided as development proposals are presented.

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION
& DEVELOPMENT

ENVIRONMENTALLY SENSITIVE HABITAT AREAS



LEGEND

- TALUS SLOPES / ROCK OUTCROPS
- NATURAL DIVERSITY DATABASE LISTED SPECIES
- WATER COURSE FOCUS AREAS
- COASTAL AREA MANAGEMENT (CAM) BOUNDARY

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0 0.25 0.5 1 Miles

1" = Approx 1.1 Miles

SOURCE:
THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ENVIRONMENTAL & GEOGRAPHIC INFORMATION CENTER.

THE MAP DATA REPRESENTED ON THIS MAP IS NOT TO BE USED AS AN ACCURATE SURVEY AND IS SUBJECT TO CHANGE.

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Endangered, Threatened, and Special Concern Species

In Connecticut, the protection of unique biological communities is held to a high standard. In support of this, the Connecticut DEP has inventoried sites across the state that contain habitats of endangered, threatened, and special concern species. These habitat areas are perceived as unique and receive special protection status from the state. The state has identified these sites in a special survey entitled "The Connecticut Natural Diversity Database", which is a centralized inventory of these unique habitat locations and represents the findings of many years worth of biological surveys.

The Natural Diversity Database breaks down the sites into the following taxonomic groups: mammals, birds, reptiles, amphibians, fish, invertebrates and plants. Within these groups, the species are further categorized as being endangered, threatened, or listed as special concern. According to Connecticut Public Act 89-224, these categories are defined as follows:

Osprey "Residents" of the Quinnipiac River

"Endangered Species" means any native species documented by biological research and inventory to be in danger of extirpation throughout all or a significant portion of its range within the state and to have no more than five occurrences in the state, and any species determined to be an "endangered species" pursuant to the federal Endangered Species Act.

"Threatened Species" means any native species documented by biological research and inventory to be likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range within the state and to have no more than nine occurrences in the state, and any species determined to be a "threatened species" pursuant to the federal Endangered Species Act, except for such species determined to be endangered by the Commissioner (DEP) in accordance with section 4 of this Act.

"Species of Special Concern" means any native plant species or any native non-harvested wildlife species documented by scientific research and inventory to have a naturally restricted range or habitat in the state, to be at a low population level, to be in such high demand by man that its unregulated taking would be detrimental to the conservation of its population or has been extirpated from the state.

Information from the state's database was transcribed onto maps, represented by circles a half mile in radius. These sites are represented ambiguously because of the many threats they face. These threats include collection, because of their beauty, uniqueness or purported medical or economic values. Even well intended observers and photographers have been known to unintentionally disturb or destroy sites. The location of sites within the town identified by the Connecticut Natural Diversity Database are illustrated on the map titled *Environmentally Sensitive Habitat*

Areas. In addition to generalizing the exact location of these sites, the category in which the sites are located has also been removed. This is to further ensure the protection of these unique resources.

Riparian Corridors

Riparian buffers protect our water resources by improving water quality through the filtration of pollutants and sediments, stabilization of stream bank slopes and riverbeds, and improvement in abundance and diversity of wildlife habitat by providing travel corridors and improved aquatic habitat.

Riparian corridors, or riparian buffers, are undisturbed, naturally vegetated areas contiguous with and parallel to river and stream networks. The benefits of riparian buffers are well documented. Riparian buffers protect our water resources by improving water quality through the filtration of pollutants and sediments, stabilization of stream bank slopes and riverbeds, and improvement in abundance and diversity of wildlife habitat by providing travel corridors and improved aquatic habitat.

The recommended buffer width of riparian corridors varies depending on what the purpose of the buffer is. There is not one generic buffer width that will keep the water clean, stabilize the bank, protect fish and wildlife habitat, and satisfy human demands on the land. For buffer widths, the minimum acceptable width is the one that provides acceptable levels of all needed benefits at an acceptable cost. The basic buffer recommendation is 50 feet from the top of the stream bank. The map titled *Environmentally Sensitive Habitat Areas* illustrates those areas where riparian corridor projection efforts should be considered.

Like many municipalities in the State, the Town of North Haven regulates land use activities within 50 feet of all wetlands and watercourses. In addition to these standard regulations that control adverse impacts on wetlands and watercourses, the Town has established a stream buffer regulation within the municipal zoning regulations for the Quinnipiac and Muddy Rivers. These regulations state that in all development areas adjacent to these two watercourses, there shall be established a 50-foot greenbelt where no development can occur, regardless if no adverse impact is demonstrated. The stated purpose of this regulation is to maintain vegetated buffers along the rivers to absorb runoff thus mitigating flooding and erosion problems. These buffer areas can be utilized as a means of keeping development out of flood prone areas and protect the water quality of the rivers.

Coastal Area Management (CAM)

Coastal waters 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 five hundred 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 Coastal Area Management (CAM) boundary because of the proximity of estuarine embayments located along the Quinnipiac River. Estuarine embayments are defined by the DEP 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 the DEP includes the land area around the Quinnipiac River and the surrounding marsh complex. These areas are illustrated on the map titled *Environmentally Sensitive Habitat Areas.*

The Town of North Haven is included in the Coastal Area Management (CAM) boundary because of the proximity of estuarine embayments located along the Quinnipiac River.

The Connecticut Coastal Management Act[6] 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 Section 3.4 Special Regulations For Coastal Site Plan Review of the North Haven Zoning Regulations. The stated purpose these regulations are 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.

E. Natural Resources: Goals and Objectives

GOAL: Balance the Conservation and Preservation of Natural Resources as Part of Future Development Activity.

Objectives:

- Protect water quality by preserving:
  - Watercourses
  - Wetlands
  - Land within aquifer protection area.
- Review existing development regulations and standards to determine where requirements for reducing impervious surfaces can be incorporated or enhanced.

[6] Connecticut General Statutes Sec. 22a-90 through 22a-112, as amended.

- Protect flood prone areas in the Town through the use of flood plain protection measures and regulations of new development.

- Develop a strategy to identify high quality wetlands and explore mitigation measures to allow for future economic development along the Quinnipiac River Corridor.

- Continue judicious implementation of existing stream buffer regulations within the Quinnipiac and Muddy River streambelts.

- Conserve steep slopes, talus, ledge and rock outcroppings and other environmentally sensitive habitat areas.

- Continue judicious implementation of coastal site plan review within the coastal boundary as delineated by the DEP.

- Review all Town development regulations and ordinances including zoning, subdivision, and inland wetlands regulations for consistency and revise as necessary to ensure regulations are implemented consistently and uniformly by all boards and commissions.

- 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. Upon completion of the inventory, the Town should consider modifying its development regulations to further protect high quality wetlands and their corresponding habitats. Such regulations may include expanding the 50-foot Upland Review Area around high quality wetlands.

- Work with the State Department of Environmental Protection to develop educational programs and materials for developers, builders, and residents to increase understanding of the value and nature of open space and of wetlands and the wetland regulations.

- Work with State Department of Environmental Protection to develop a wetland mitigation strategy for the Town of North Haven. This strategy should include guidelines, standards and goals for wetland mitigation.

- Review and revise Zoning, Subdivision and Inland Wetland regulations as necessary to facilitate construction of trail systems for recreational use and open space linkages as long as such trail systems do not have an adverse impact on wetland and watercourse resources.

- Review and enhance as necessary existing zoning and wetland enforcement options allowed by regulation and ordinance

- Review zoning, subdivision, and inland wetland regulations and revise as necessary to facilitate reasonable and prudent recreational use of wetlands and open space as long as such use does not have an adverse impact on wetland and watercourse resources.

VII.PARKS, RECREATION AND OPEN SPACE

Chapman – Sinowy Park

The quality, quantity and variety of parks and open spaces are important attributes that help define the character of a community. The strength of North Haven's community character lies in its stable residential neighborhoods and the abundance of parks and recreational facilities that serve those neighborhoods. In addition, natural "passive" open spaces have also been protected in town, which provide a natural respite from the otherwise urbanized landscape and add to the character of the Town. The benefits of parks and open space are multifaceted in that they provide opportunities for social interaction and healthful activities, help preserve natural features and environments, and enhance community character, positively affecting property values and the marketability of communities.

Over the years, recreational activities in North Haven have evolved to the point where organized sports and formal recreation programs are the focus of both adolescent and adult active recreation. The increasingly high participation and longer length and variety of sport seasons require dedicated facilities, an important consideration when creating capital improvement plans for the community. In addition, providing opportunities for informal recreation (i.e. walking, jogging, skating, biking) is important to meet the growing needs of the community. When properly planned, greenways, trail systems, walking/ biking paths, and the Town's system of sidewalks can link existing parks and open space areas with neighborhoods and community facilities such as schools, and provide an interconnected network serving Town residents.

Quinnipiac River Boat Launch
Sackett Point Road

Even as active recreation becomes a larger part of our daily routines, preserving open space for passive uses and natural resource protection is very much an important part of an open space and recreation plan. This is because much of a community's appearance, character and environmental integrity are a result of its natural landscape. The influence of the natural environment and the feeling of openness it provides are most noticeable along its edges, the part that the people see and use the most. It is at its edge that open space contrasts with development and is so much more inviting by virtue of this contrast. Open space edges and borders can serve to enclose and define development and prevent a continuous unattractive sprawl. The maintenance of vegetative buffers along roads and stream corridors are particularly useful in this regard. The preservation of open space is, to a large degree, the preservation of the character of a suburban community such as North Haven. Open space, if included as a major design component in community development, can help provide for the continuance of an intimate connection between the natural environment and the citizens of the community.

Open space preservation, in many instances, is a matter not only of maintaining ecological equilibrium but also of economic importance. As consistently demonstrated in the real estate market, people are

willing to pay more money for a home in close proximity to parks and open space than a similar home that does not offer this amenity.[7]

It is commonly observed that open space and recreational development contribute to economic development in four major ways:

- It encourages new business and helps keep existing businesses;
- It represents a symbol of the quality of life in the Town;
- It provides an attractive environment;
- It is often part of the infrastructure for new development sites.

The strength of North Haven's community character lies in its stable residential neighborhoods and the abundance of parks and recreational facilities that serve those neighborhoods.

It should also be noted that economic development could contribute to open space and recreational development:

- Economic development locations can be designed to create linkages to the Town's open space framework;
- It can encourage developers to set aside open space within their parcels for enjoyment of their employees and Town residents;
- It can provide increased tax revenues to support the development and maintenance of parks and recreational facilities and programs and also for the acquisition of additional open space.

A. Existing Parks and Open Space Inventory

Parks, recreation and open space lands have been inventoried using the following general categories: State park and wildlife lands; town parks and open space lands; North Haven Land Trust lands; cemeteries, major utility land holdings; and privately owned open space lands. While the latter two categories may not be open to the public and are not permanently protected open space, there presence affects the visual open space appearance of the community and their loss would represent an erosion of North Haven's community character.

Julius M. Hansen Park Entrance

The map titled *Existing Parks, Recreation and Open Space* is included to provide an illustration of the open space and recreation fabric of the community. Table 22, Parks, Recreation & Open Space Inventory provides a summary of parks, recreation and open space lands. North Haven's current inventory of the open space and recreation areas is estimated at 1,766 acres, which represents approximately 13% of North Haven's land area.

[7] Crompton, John L., Parks and Economic Development, American Planning Association, Planning Advisory Service Report Number 502, November 2001.

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

EXISTING PARKS, RECREATION & OPEN SPACE

LEGEND

- CEMETERIES
- NORTH HAVEN LAND TRUST
- PRIVATE OWNERSHIP
- STATE OWNERSHIP
- SOUTH CENTRAL REGIONAL WATER AUTHORITY
- MISCELLANEOUS MUNICIPAL OPEN LAND
- MUNICIPAL RECREATION / OPEN SPACE
- MUNICIPAL OWNERSHIP SCHOOLS / COMMUNITY CENTER
- CANOE & BOAT LAUNCH

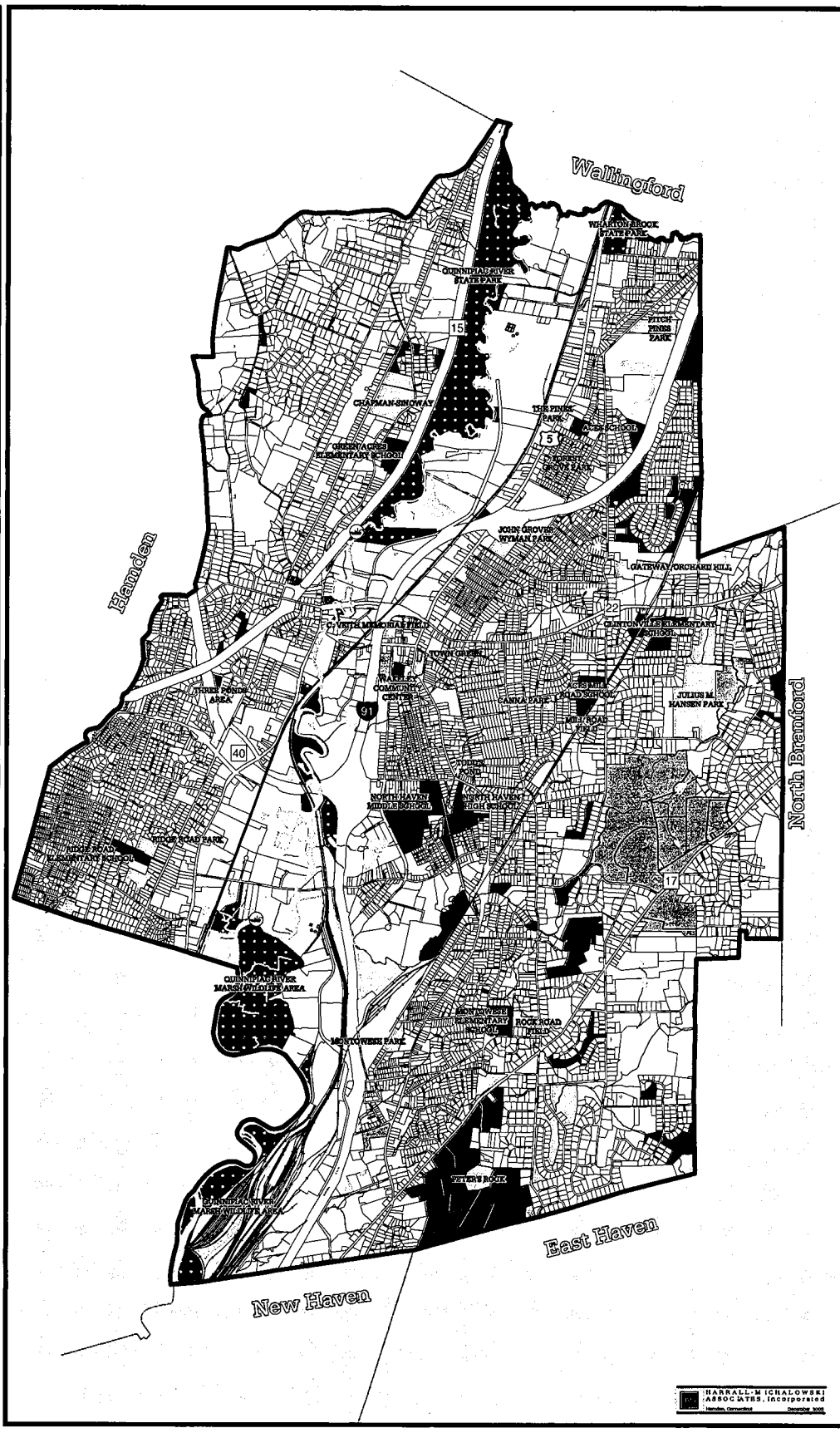
N

0 0.25 0.5 1 Miles

1" = Approx 1 Mile

SOURCE:
Town Assessors Database:
Parcel Map
Town of North Haven Engineering Dept.
October 2002

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.



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B. Active Recreation Facility Overview:

Active recreational facilities are defined as areas that accommodate organized sporting activities such as baseball, basketball, soccer, tennis or schools playgrounds. These facilities may also provide playscapes for younger children. Existing park and recreation facilities and programs offer North Haven residents a wide variety of recreational opportunities. The Department of Community Services and Recreation coordinate these programs, which are designed to meet the needs of toddlers through senior citizens. The Town's Public Works Department maintains the physical park and recreation facilities. In North Haven, active recreation areas total approximately 292 acres or approximately 2% of the Town's total land area.

Green Acres Elementary School

As documented in the Demographic Memorandum, which has been prepared as part of this Plan of Conservation and Development Update, North Haven's demographic portrait continued to experience slight population growth (3.5%) over the past 10 years. As a result of the changes that have occurred relative to age and population composition, the need for recreational facilities, activities and services has continued to evolve for individual neighborhoods and the Town as a whole.

North Haven's system of parks and recreation has as its foundation a network of small neighborhood and school-associated recreational facilities. These facilities provide an infusion of needed recreational space into residential neighborhoods, while also serving as important links in the overall parks and open space system. Reinforcing this existing foundation should receive top priority to ensure that maximum use can be made of each facility. If proper attention is not paid to the local foundation of the parks system, not only will individual neighborhoods lack sufficient recreational resources, but also the entire Town-wide open space network will be weakened. Maintaining and improving options for both active and passive recreation is an important component of the parks and open space plan.

North Haven's system of parks and recreation facilities provide an infusion of needed recreational space into residential neighborhoods, while also serving as important links in the overall parks and open space system.

C. Passive Recreation and Open Space Overview:

Passive recreational facilities are areas that provide low impact recreation such as hiking or picnicking with minimal development or improvements. If improvements have been made they typically include little more than park benches or picnic areas. Some areas included in this inventory function as natural conservation areas, such as water company land and marshland and are generally left as natural, undeveloped open space.

Table 22
Town of North Haven
Parks, Recreation & Open Space Inventory

Parks & Recreation		Open Space	
Town of North Haven	*Acres*	*Town of North Haven*	*Acres*
Canna Park	2.8	Chapman-Sinoway Park	34.8
Carl Veith Memorial Park	4.7	Miscellaneous Open Land [2]	421
Forest Grove Park	1.4	Julius M. Hansen Park	93.1
Gateway / Orchard Hill Park	18.5	Peter's Rock	13.2
John Grover Wyman Park	7.2	Pierpont Park/Town Green	4.5
Mill Road Field [4]	2.5	Pitch Pines Park	14.8
Montowese Park	8.1	Todd's Pond	2.5
Ridge Road Park	7.1	**Subtotal**	**583.9**
Rock Road Field	6.4		
Sachem Field [4]	3	*State of Connecticut*	
Pines Park	3.8	Quinnipiac River State Park/Wildlife Area	664
M. Vanacore Field [4]	5	Three Pond's Park	2.2
M. Wakely Community Center	7.2	Wharton Brook State Park	28.8
Subtotal	**77.7**	**Subtotal**	**695.0**
Private Ownership		*Private Ownership*	
Ridge Top Club	9.6	Mark's Farm Homeowners Association	36.3
High Lane Club	5.2	North Haven Land Trust	102.8
Subtotal	**14.8**	South Central Regional Water Authority	54.1
		Subtotal	**193.2**
Public School		*Cemeteries*	
Aces Mill Road School [3]	17.4	New Center Cemetery	1.1
Clintonville Elementary School	22.3	Ancient Cemetety	1.1
Green Acres Elementary School	15.8	**Subtotal**	**2.2**
North Haven High School	10.9		
North Haven Middle School [3]	58.01		
Montowese Elementary School	57.2		
Ridge Road Elementary School	17.6		
Subtotal [1]	**199.2**		
PARKS & RECREATION TOTAL	**291.7**	**OPEN SPACE TOTAL:**	**1474.3**
GRAND TOTAL 1766 ACRES			

Source: Town of North Haven; HMA Field Survey
[1] Acreage represents total parcel area, which contains municipal schools buildings and fields.
[2] Acreage represents aggregate of unnamed vacant municipally owned land.
[3] Areas that contain named parks or playing fields have been netted out.
[4] Acreage obtained from North Haven's Department of Public Works Parks Facility Inventory.

In general, passive recreation encompasses the less intensive range of outdoor activities compatible with preserving natural resource functions including wildlife habitat, protected watersheds, tidal estuaries and protected flood plains while providing low-impact recreation opportunities such as hiking, bird watching and picnicking. In North Haven, passive recreation and open space areas total approximately 1,474 acres or 11% of the Town's total land area. Much of the land within this open space inventory is owned and maintained by entities other than the Town of North Haven. For example, the State of Connecticut, which owns almost 700 acres in North Haven, controls the greatest amount of open space in the Town, much of which is located along the Quinnipiac River. North Haven's inventory of parks, recreation and open space is illustrated on the map titled *Existing Parks, Recreation and Open Space* and summarized in Table 22, Parks, Recreation & Open Space Inventory.

Todd's Pond Park

The Town of North Haven has a growing network of hiking and walking trails, spatially distributed across the Town, providing most residents with easy access to these facilities. These trail systems as well as potential future open space linkages are illustrated on the map titled *Existing Trails and Potential Open Space Linkages.*

Two local amenities, the Quinnipiac River State Park and the area including Peter's Rock Park offer the most extensive trail networks in town. Specifically, the 23-mile Quinnipiac Trail system is one of the State's oldest, and passes over Mount Sanford and Sleeping Giant State Park before reaching Route 68 in Cheshire. Other municipal facilities to offer trails for passive recreation include: Chapman-Sinoway Park, James M. Hansen Park, and Pitch Pines Park. Collectively, these facilities provide a solid foundation toward achieving an interconnected and accessible greenways and trail system.

D. Future Open Space System

It is recommended that the future open space plan for North Haven be closely aligned with the policies recommended by the North Haven Open Space Advisory Commission. This Commission is responsible for identifying the challenges and concerns of open space in the Town, and has put forward the following open space definition for the Town:

The Town of North haven has a growing network of hiking and walking trails, spatially distributed across the Town, providing most residents with easy access to these facilities.

Open space is land that is protected against development (such as a designation as a park, forest, a restrictive covenant or ownership by a land trust organization) and is accessible to the public for passive, low impact activities and the preservation or restriction of the use which would:

1) *Maintain and enhance the conservation of natural resources, including animals, vegetation and trees;*
2) *Protect natural streams or water supply;*
3) *Promote conservation of soils, wetlands, or tidal marshes;*

TOWN OF NORTH HAVEN

PLAN OF CONSERVATION & DEVELOPMENT

EXISTING TRAILS & POTENTIAL OPEN SPACE LINKAGES

LEGEND

- SIDEWALKS
- BLUE TRAIL
- EXISTING TRAILS
- POTENTIAL NORTH HAVEN TRAILS
- POTENTIAL WALLINGFORD TRAIL
- POTENTIAL TRAIL ACCESS
- WATERCOURSES
- WATERBODIES
- WETLAND SOILS
- CANOE & BOAT LAUNCH
- CEMETERIES
- NORTH HAVEN LAND TRUST
- PRIVATE OWNERSHIP
- STATE OWNERSHIP
- SOUTH CENTRAL REGIONAL WATER AUTHORITY
- MISCELLANEOUS MUNICIPAL OPEN LAND
- MUNICIPAL RECREATION / OPEN SPACE
- MUNICIPAL OWNERSHIP SCHOOLS / COMMUNITY CENTER

0

Miles
0 0.25 0.5 1
1" = Approx 1 Mile

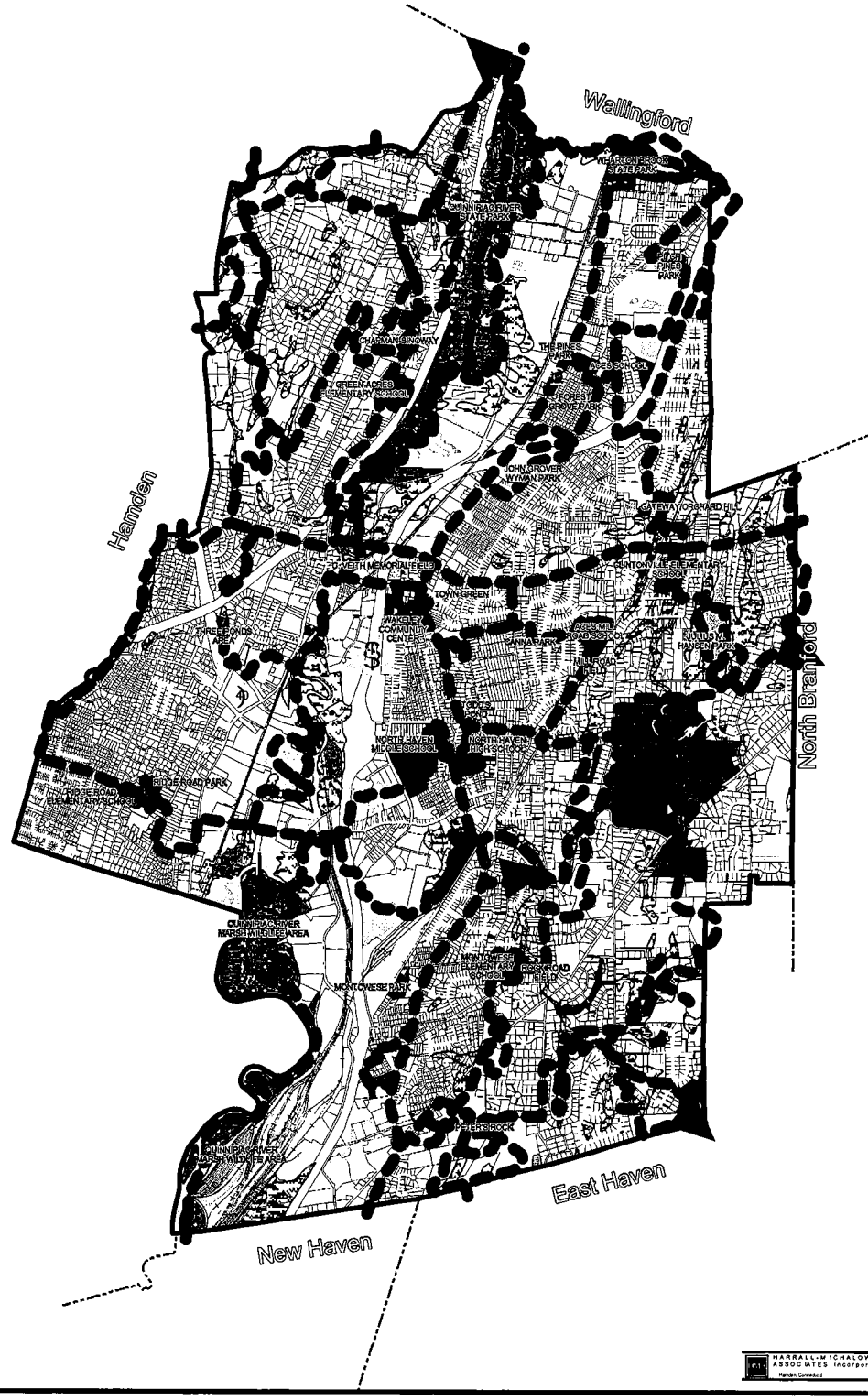
SOURCE:
TRAILS:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
APRIL 2004.

SIDEWALKS:
TOWN OF NORTH HAVEN ENGINEERING DEPT.
APRIL 2004.

PARCEL MAP
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

WETLAND SOILS:
USDA, NATURAL RESOURCE CONSERVATION SERVICE (NRCS) AND THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION ENVIRONMENTAL & GEOGRAPHIC INFORMATION CENTER. 1962- 1995.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.



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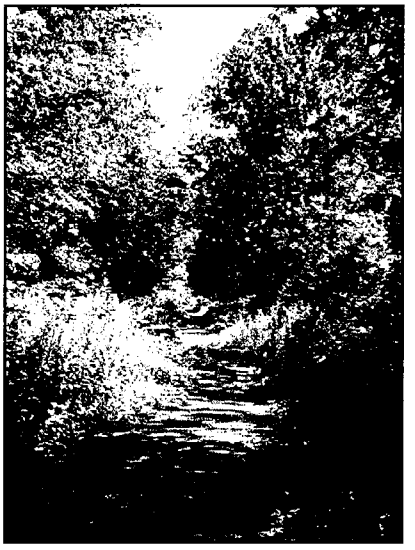
4) *Enhance the value to the public of abutting or neighborhood parks, forests, wildlife preserves, nature reservations, sanctuaries or other open spaces;*
5) *Expand public recreation opportunities;*
6) *Preserve the aesthetic, cultural, and historic aspects of the town's heritage;*
7) *Promote orderly urban or suburban development;*
8) *Improve air and water quality;*
9) *Enhance the overall quality of life of residents;*
10) *Protect agricultural land with deeded restrictions;*
11) *Enable each generation to fulfill its responsibility as the trustee of the environment for succeeding generations.*



North Haven Forest Land

The above definition closely mirrors the open space definition codified in the Connecticut General Statutes Section 12-107b and provides the Town solid footing for future efforts in the development of a town-wide system of protected open space.

In addition to establishing the above definition, the Open Space Advisory Committee established criteria from which to judge whether a parcel of land is suitable for protection within the Town's open space system. The list of criteria is as follows:

1. Is the land in its natural state?
2. Is there free and unfettered access to the public?
3. Is the land used for low impact recreational activity?
4. Does the land have geological significance?
5. Does it have biological significance?
6. Does it have historical/cultural/archeological significance?
7. Does it promote the preservation of a watershed?
8. Does it protect air or water quality?
9. Does it provide a buffer against noise pollution?
10. Is it contiguous to existing protected open space?

In implementing this criteria for assessing potential open space areas, the natural resource inventory information prepared as part of this Plan of Conservation and Development update can help identify areas of North Haven that would benefit from open space conservation and preservation actions.

Because it is difficult to predict when property will become available for incorporation into the open space inventory, the Town must be prepared to respond quickly when property comes available, particularly property that has been identified as a priority open space parcel.

E. Implementation Tools and Techniques

Because it is difficult to predict when property will become available for incorporation into the open space inventory, the Town must be prepared to respond quickly when property comes available, particularly property that has been identified as a priority open space parcel. In response to this, the Town should consider establishing a line item in the Town's annual budget for an annual appropriation to an "open space acquisition fund". This fund could be used for a number of purposes including:

- Allow the Town to have funds available to act rapidly if a suitable parcel should become available;

- Should the fund not have sufficient funds in the account for a complete fee simple purchase, it may at least provide for a deposit or an "option" on a property to provide time to determine where the necessary funds could come from.

- Help the Town provide matching funds for those open space grants that require such a match.

The Town of North Haven has an opportunity during the development process to modify regulatory controls to protect natural features or to establish open space. Examples of regulatory tools include the following:

- **Inland Wetland Regulations** – Buffer requirements and upland review areas.

- **Zoning Regulations**– Special district zones, overlays and site plan design within sensitive natural resource areas.

- **Subdivision Regulations** - Open space dedication requirements and/or in lieu fees.

Non-regulatory tools used to protect open space usually involve some type of ownership status. The following are examples of some of the more common techniques:

- **Fee Simple Purchase** – Involves the outright purchase of land.

- **Easement** – A partial interest in property is conveyed by the landowner to the Town or a non-profit such as a land trust with specific restrictions on land development or access privileges.

- **Land Trust** – Private, non-profit organizations that acquire land for recreation or conservation.

The Connecticut Department of Environmental Protection's Open Space and Watershed Land Acquisition Grant Program (CGS § 7-131d to 7-131k) provides financial assistance to municipalities or non-profit land conservation organizations to acquire land for open space. This grant program provides matching grants to communities like North Haven for up to 65% of the properties fair market value.

F. Parks, Recreation & Open Space: Goals and Objectives

The following parks, recreation and open space goals & objectives are based off recommendations made by the Town Open Space Advisory Committee in December 1999 and are designed to guide the on-going protection of North Haven's open space system. The implementation of these recommendations will result in a comprehensive system of protected open space that will evolve to meet the future needs of North Haven residents. These recommendations can be accomplished through a combination of activities and resources, including municipal regulations, conservation easements, open space acquisitions and partnering with non-profit and governmental entities dedicated to the protection of open space.

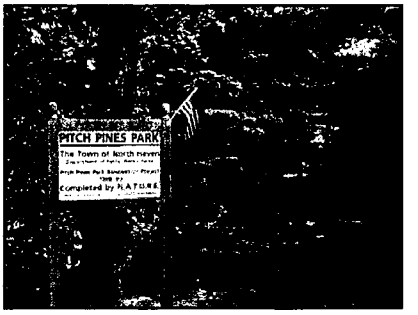
Goals & Objectives For Parks, Recreation & Open Space

GOAL #1: Coordinate parks, recreation and open space planning efforts between municipal departments and commissions to ensure protection of future open space is implemented proactively and in accordance with the Plan of Conservation and Development.

Objectives:

- Coordinate and continue to protect open space that is accessible to all, with linkage from one open space area to another.
- Work with neighboring municipalities to advance joint preservation projects.
- Wherever possible, existing parks and open space should be linked together to form interconnected greenways.
- Set policy and standards for developers on open space requirements when developing a particular piece of property.
- Continue to coordinate the efforts of the Finance Department and State, Federal and private granting and fund raising sources.
- Target areas for open space protection including:

    a. Undeveloped property bordering Sleeping Giant State Park and the north west area abutting Hamden;



Pitch Pines Park Entrance

b. Farmland and undeveloped property in the southeast corridor abutting North Branford and East Haven;

c. Quinnipiac River Greenbelt area.

- Identify and designate areas as open space that provides historical significance to the Town.

- Consider establishing a "fee in lieu of open space" program as part of the Towns Zoning and Subdivision regulations. Such a program provides an applicant the option of paying a fee (or a combination of fee and land) to a fund established by the Town for the purposes of preserving open space or acquiring additional land for open space or recreation. Pursuant to Section 8.25b of the Connecticut General Statutes, the required fee shall not exceed 10% of the fair market value of the land to be subdivided prior to approval of the subdivision.

- Consider establishing a line item in the Town's annual budget for an annual appropriation to an "open space acquisition fund"

GOAL #2: Maintain and support recreational facilities at a level that is adequate in extent, strategic in location and equitable in distribution in order to meet the unique active and passive needs of the Towns population.

Objectives:

- Continue the efficient utilization of existing Parks and Recreation facilities, including extended hours and creative scheduling.

- Strengthen the existing cooperative relationship between The Public Works / 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 North Haven residents.

- Improve playing fields at North Haven's public schools to facilitate their improved utilization to support organized sports.

GOAL #3: Expand the Quinnipiac River Linear Trail from Wallingford into North Haven

Objectives:

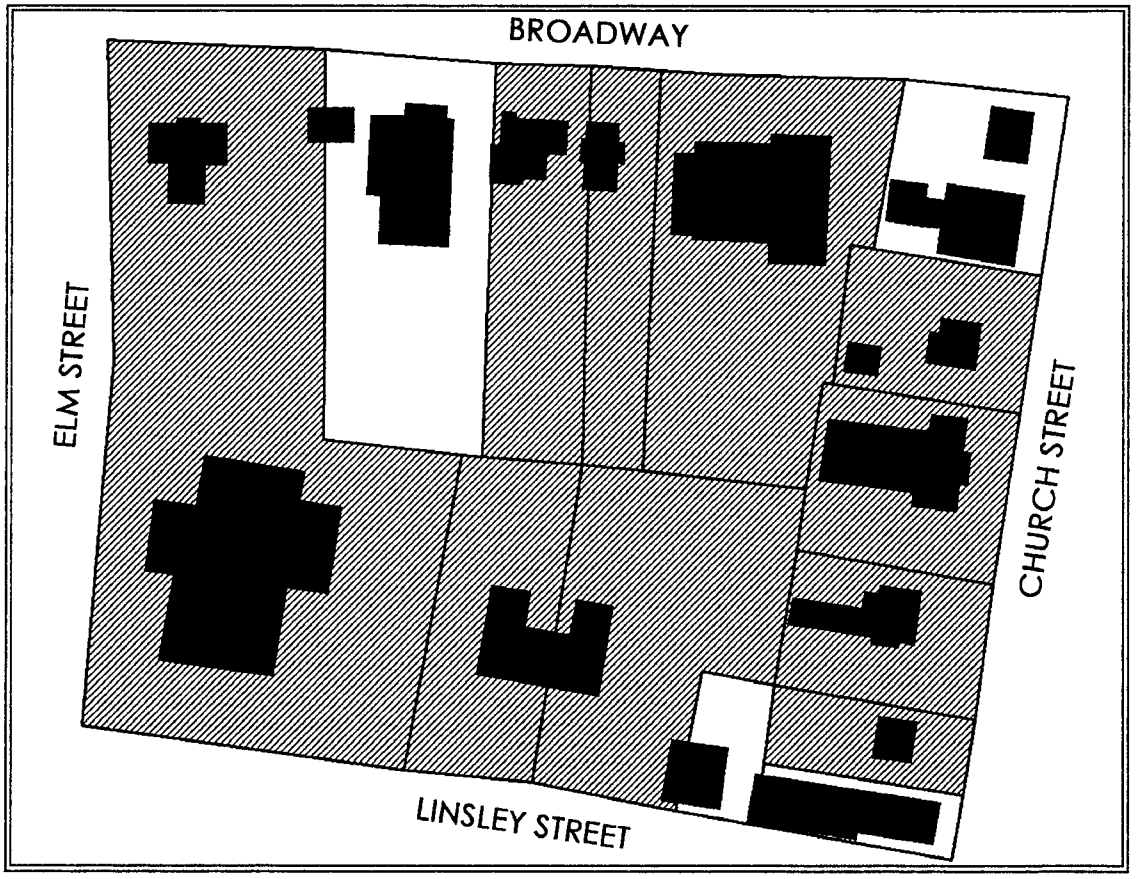
- Develop a town-wide greenway plan, which outlines a proposed route for the extension of the Quinnipiac River Linear Trail into North Haven and potential connections to other trails and open space areas in the Town.

- Work with private landowners to assemble land areas along the Quinnipiac River that are suitable for a paved, multi-function trail.

GOAL #4: Maintain and Enhance Pedestrian Trail Networks

A growing number of communities are establishing trail networks for pedestrians and bicyclists as an alternative means of transportation and recreation for residents. In North Haven, most existing trails offer opportunities for passive recreation, while very few trails serve as a viable alternative to conventional vehicular trips. In order to utilize available funds most effectively, the Town should first gather public input to assess the community's attitude and outlook concerning multi-functional trails. This initial task should provide officials with a better understanding of the most desirable types and locations of trails, and could devise an appropriate greenways plan to act upon.

SPECIAL STUDIES

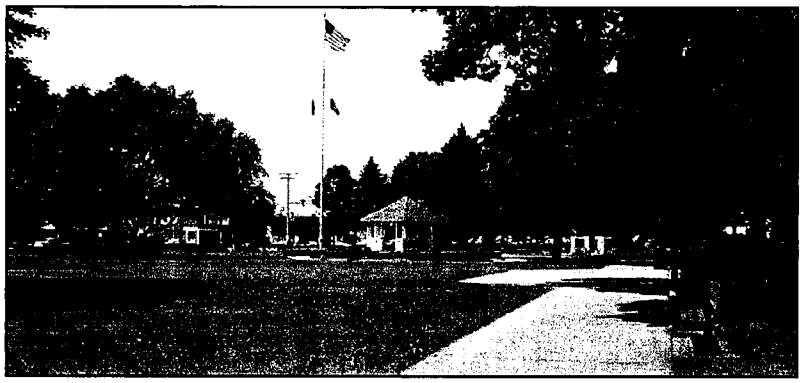


NORTH HAVEN CENTER BLOCK

I. NORTH HAVEN CENTER BLOCK

This strategic enhancement plan for the Center Block area of the Town of North Haven is a focus study intended to complement the Town's Plan of Conservation and Development. It inventories and assesses the existing conditions within the Center Block study area, and includes recommendations for enhancing the district that draws upon the many strengths of this diverse historic neighborhood.

While the Center Block area faces several challenges, the district currently serves as a vital mixed-use neighborhood, and is in many ways the core of the North Haven community.



North Haven Green (Pierpont Park)

While the Center Block area faces several challenges, the district currently serves as a vital mixed-use neighborhood, and is in many ways the core of the North Haven community. Over the years, Center Block has evolved as the Town's civic center, accommodating many of the public sector organizations that govern and manage the community's resources. Center Block is advantageously located close to residential neighborhoods and employment centers, making it a widely accessible destination. With its many historic buildings, streetscapes, and open spaces that establish a distinct sense of place, Center Block offers the visitor a special experience. Combined with the civic strengths of the community is the district's thriving business climate, offering a variety of services. With all its amenities, Center Block's position as the Town's focal point will only grow stronger. This section of the Plan of Conservation and Development summarizes the strategic enhancement plan for the North Haven Center Block.

With all its amenities, Center Block's position as the Town's focal point will only grow stronger.

A. Location and Downtown Context

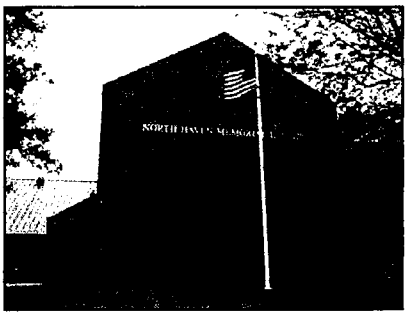
North Haven's Center Block consists of four quadrants centered upon the intersection of Broadway, Washington Avenue, Church Street, and Saint John Street. In general, the study area extends slightly beyond one town block in each direction from this intersection near the geographic center of the Town. The district edges are strongly defined on the north and west by Clintonville Road, Maiden Lane, Interstate 91, and the North Haven Cemetery. In contrast, the district's eastern and southern boundaries occur at mid-block, transitioning more subtly with the surrounding neighborhood. The limits of the 77-acre Center Block Study Area and the existing

building uses are illustrated on the map entitled *Existing Building Use.*

Historically functioning as the government and cultural center of the Town of North Haven, many buildings within the study area originally served as residential properties. However, with the construction of I-91 and the growing business presence in and around the Center Block, many architecturally distinct homes have been converted into business office space, thereby reducing the residential aspect of the neighborhood over time. Yet the rich mixture of uses and activities that thrive in this vital community center is the district's most prominent asset.

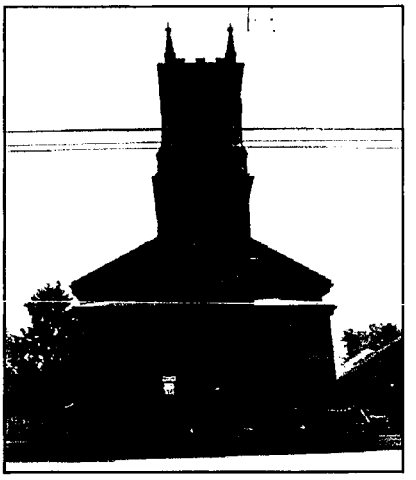
Memorial Town Hall

The presence of many of North Haven's municipal services, religious institutions, and other community organizations in Center Block sets the district apart as the Town's civic center. The highlight of this district is the attractively landscaped North Haven Green, owned and operated by the Town. This 5.7-acre open space offers a variety of experiences and is enhanced by the attractive buildings that surround it. The Ancient Cemetery is set within the north-central portion of the Green, and a gazebo serves as a bandstand for outdoor community events. Built in 1886 and renovated in 1950, Memorial Town Hall is located directly across Church Street from the Green. Additional municipally owned buildings in Center Block include North Haven's: Police Department (1965), Center Firehouse (1972), Cultural Center (1938), Memorial Library (2000), Town Hall Annex (1926), and the Mildred Wakeley Recreation Center (1968).[8]



Memorial Library

Many historically and architecturally significant buildings enhance the physical quality of the Center Block district. While this area has no official historic district designation, the North Haven Historical Society (NHHS) has identified and documented 56 buildings and open spaces that collectively exhibit Center Block's historic roots. In fact, 24 buildings documented by the NHHS were originally built before 1900, and almost 90-percent of the buildings in the study area are more than 50 years old.



St John's Episcopal Church

Several aesthetic qualities help create a distinct sense of place in the Center Block district. Clearly the large Green, significant civic and community buildings, tree-lined sidewalks, and adaptive reuse of historically notable buildings set the neighborhood apart from the surrounding areas that are typified by conventional suburban development patterns. Also, the broad mixture of uses provides interesting sightlines throughout the district.

One key element of Center Block's vitality is the degree of access it affords to both local pedestrians and distant commuters. The well-developed sidewalk network that accommodates walking throughout

Converted Office Space

[8] All dates of building construction referenced from: "A Walking Tour Guide to Historic North Haven" October 1986, distributed by the North Haven Historical Society.

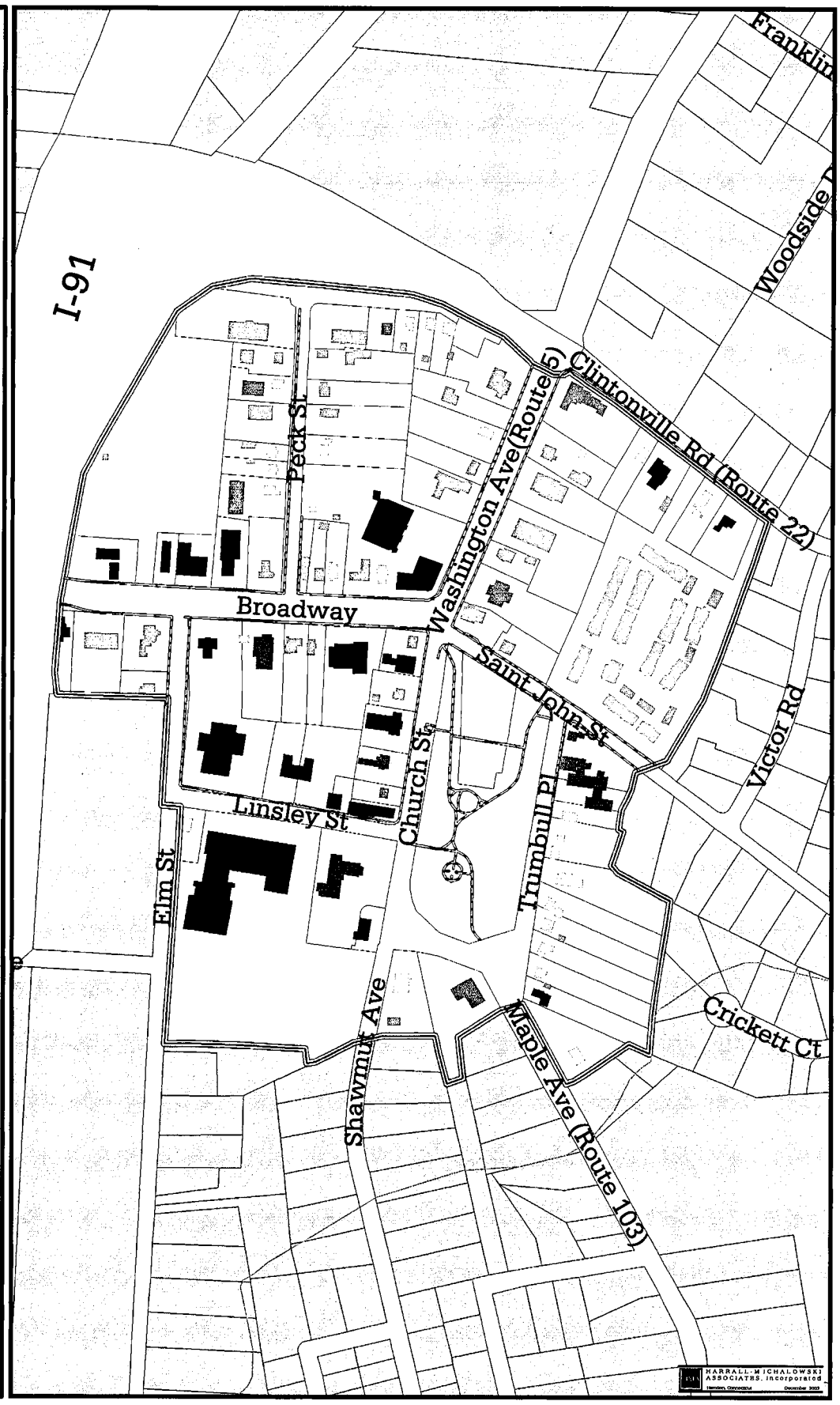
TOWN OF NORTH HAVEN

NORTH HAVEN TOWN CENTER STUDY

CENTER BLOCK: EXISTING BUILDING USE

LEGEND

- SINGLE & TWO FAMILY
- CONDOMINIUMS
- HOME OCCUPATION
- CHURCH & COMMUNITY ORGANIZATIONS
- MUNICIPAL USES
- OFFICE & PROFESSIONAL SERVICES
- RETAIL SALES & SERVICES
- OTHER USES
- ACCESSORY STRUCTURES



SOURCE: PARCEL MAP
ASSESSORS DATABASE
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

SOURCE: HMA FIELD SURVEY, JUNE 2003

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

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Hamden, Connecticut
December 2003

Center Block does not extend far beyond the study area's limits, which may encourage nearby residents to drive to Center Block for their needs. People who commute lengthy distances to the neighborhood for work or business can easily access Center Block from Exit 11 on I-91 or Exit 63 on the Wilbur Cross Parkway (Route 15). Regional access is also directly available via State Routes 5, 22, and 103. All Town residents have good access to Center Block as well, due to its central geographic location within the town limits.

A historic Trumbull Place homestead
Source: NHHS

B. Land and Building Use Characteristics

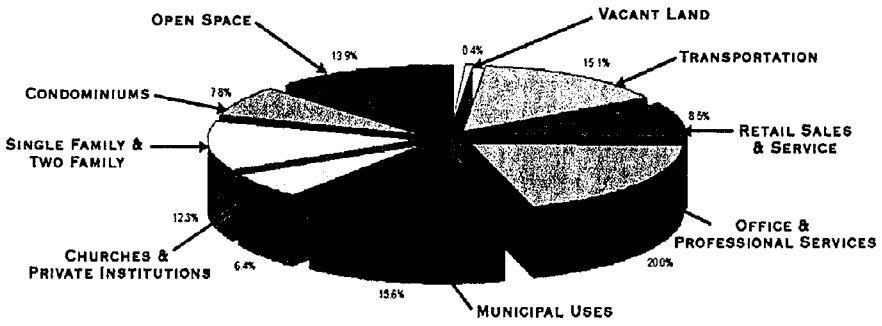
The balanced distribution of land uses in the Center Block district creates a pleasantly diverse town center (See Figure 18). The four categories of land use occupying the greatest quantity of land include office and professional services (20.1%), municipal uses (15.6%), transportation (15.1%), and open space (13.9%) (See Existing Building Use map). Currently the 0.3 acres of vacant land represents only 0.4% of the Center Block land area, illustrating the neighborhood's nearly built-out status. A combination of land assemblage and redevelopment efforts will be necessary for any major new construction in the district.

Congregational Church Parsonage
Source: NHHS

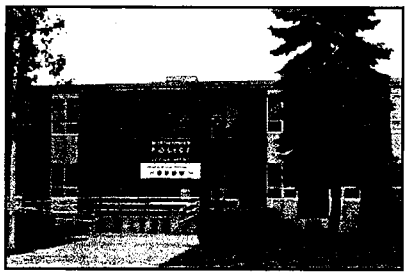
Due to the large percentage of town-owned land throughout Center Block, the district is widely recognized as the civic core of North Haven. In fact, all but 4 parcels within the block defined by Broadway, Church Street, Linsley Street, and Elm Street are municipally owned or controlled. This area is often referred to as the "Civic Block", due to the concentration of community facilities within this area.

Figure 18

NORTH HAVEN CENTER BLOCK
Land Use Distribution



Offices along Maiden Lane



North Haven Police Station

North Haven Cultural Center

Church Street Retail

The gross building area of all structures located within the Center Block Area, as defined by the North Haven property record files, is estimated at 517,560 square feet. The most prominent use of space occurs within the categories of residential, office, and municipal uses, at 26.1%, 25.8%, and 22.3% respectively.

Private Sector Office Uses

Non-municipal office space uses are plentiful in Center Block, and include medical, legal, financial, and other establishments providing business, technical, or personal services. Uses in this category comprise nearly 93,000 square feet, or 33.1% of non-residential ground floor building area. The sectors occupying the largest shares of ground floor business area include offices providing medical (5.0%), real estate (4.4%), business (3.7%), insurance (3.6%), and dental services (3.5%). Together, all non-municipal office uses occupy more than 138,290 square feet of ground and upper floor building area.

Municipal Service and Facility Uses

The many municipal buildings that establish a strong civic identity throughout Center Block collectively represent 31.6% of the district's non-residential ground floor building space, or approximately 88,500 square feet. This space is characterized by a variety of uses, including town offices, fire, police, and library facilities, and exhibit space and offices for the historical and arts organizations. Five of the six key municipal buildings are found on the block at the southwest corner of Broadway and Church Streets, and the Town Hall Annex and Recreation Center are directly across Linsley Street to the immediate south. These facilities comprise over 115,300 square feet of the ground and upper floor building space in Center Block.

Ground Floor Retail Uses

Similar to other small New England town centers today, the retail presence is typified by small retailers selling miscellaneous goods. While this type of shopping experience can enhance a district's distinct sense of place, it encourages consumers to venture elsewhere for everyday needs and convenience items. Nevertheless, retail establishments occupy more than 18,000 square feet of ground floor business space in Center Block. Establishments selling food or drink, including delis, restaurants, and liquor stores consume nearly an additional 17,000 square feet. Together, these uses combine to utilize 11.4% of the leasable ground floor space in Center Block.

Residential Uses

In addition to a vital business presence, a healthy town center is also dependent on the characteristics of the residential uses within and surrounding the center. While the Center Block district boundaries do not contain a substantial amount of residential activity, the center is supported by the strength of the largely single-family neighborhoods that surround it to the north, east, and south.

Trumbull Place Residence

Today, 47% of the primary structures in the Center Block study area accommodate some level of residential activity. The 25 single-family homes located within Center Block account for nearly 25% of all buildings in the town center, resulting in a positive influence on the aesthetic character of the district. An additional 68 dwelling units are distributed among two family structures (8), upper floor apartments (7), and condominiums (70). Together, these residences provide approximately 135,136 square feet of living area, or 26% of the total building square footage in the Center Block study area.

Saint John's Common Condominiums

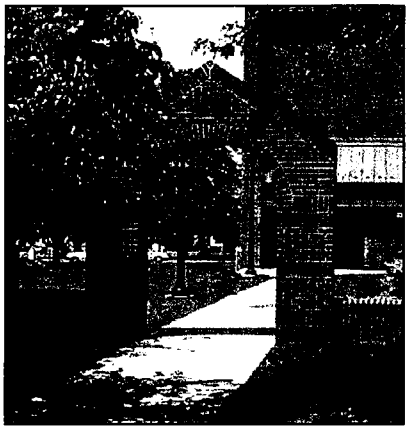
C. Traffic Circulation and Parking

Traffic Circulation

Traffic Circulation throughout the Center Block study area is one the district's strengths. Most roadways adhere to a slightly modified grid, which provides various alternate travel routes and disperses traffic equitably across a greater number of streets. This logical, straightforward street pattern connects directly to surrounding neighborhoods, making the Center Block district easily accessible from all directions.

Intersection of Routes 5 and 22

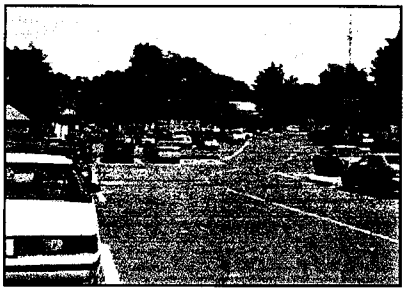
The heaviest traffic flows occur near the northern limits of the district, while traffic counts gradually decrease to the immediate south. In 2000, Average Daily Traffic counts (ADTs) for Washington Avenue north and south of Clintonville Road were 26,800 and 15,800, respectively.[9] Substantially lower ADTs were reported for Clintonville Road east of Washington Avenue (12,700) and Broadway west of Washington Avenue (11,300).[10] The lowest ADT counts were recorded for Church Street south of Broadway (7,900) and Saint John Street (2,900).[11] The intersection between Washington Avenue and Clintonville Road registered 48 accidents, and is included on the State's Suggested List of Surveillance Study Sites (SLOSSS).



Pedestrian Gateway Arch

These traffic patterns have positive and negative effects on the Center Block district. The tendency for many vehicles to continue southwest on Route 5 from Washington Avenue greatly reduces the number of vehicles passing through Center Block. While the reduced

[9] Source: 2002-2003 ConnDOT Cartographic/Transportation Data CD-ROM set.
[10] Source: 2002-2003 ConnDOT Cartographic/Transportation Data CD-ROM set.
[11] Source: 2002-2003 ConnDOT Cartographic/Transportation Data CD-ROM set.



Municipal Off-Street Parking

Designated On-Street Parking along Church St.

Attractive Center Block Architecture

vehicular traffic may appeal to pedestrians, there is the potential for a slight loss of market activity for businesses in the Center Block District. In contrast, the municipal land uses south of Broadway and Saint John Street are very compatible to reduced traffic, making the civic center experience an enjoyable one, highlighted by the Town's attractive Green.

Pedestrian Circulation

Pedestrian Circulation in the Center Block district is excellent. A solid network of paved sidewalks facilitates easy circulation throughout most of the Center Block area, with only a few gaps in the system. The neighborhood offers a pedestrian friendly environment with a relatively flat landscape, attractive streetscapes, and dedicated crosswalks. The logical path system across the Town Green facilitates easy access to various points in the study area.

Parking

Parking for vehicles in the Center Block area is ample. To facilitate the uninterrupted flow of traffic, on-street parking is prohibited on the major Center Block roadways. Lesser-traveled roads offer limited on-street parking, and are complemented by the numerous off-street parking lots attached to individual parcel uses. In total, 1,604 off-street spaces complement the 46 designated on-street parking spaces along the Green's frontage with Church Street, while unmarked parking is also available along Trumbull Place, Linsley Street, and Peck Street. 219 of the off-street parking spaces are located on the interior of the civic block, providing optimal parking opportunities for visitors to municipal buildings.

D. Strengths and Weaknesses

Strengths

Identifying elements that are sound and represent the strengths of the area are important. These strengths become the foundation upon which a preservation and enhancement strategy can build upon. The following are important strengths of Center Block, North Haven:

- Good vehicular access to and from Center Block is provided via interstate and state highways, and local roadways.
- A valuable central location relative to the rest of the town provides reasonably easy access for residents in any neighborhood.
- Center Block exhibits an interesting collection of civic, religious, and historic architecture.

- Civic functions and community organizations, including Memorial Town Hall, Memorial Library, the Police Department, Center Firehouse, North Haven Cultural Center, Town Hall Annex, Mildred Wakeley Recreational Center, American Legion House, Corinthian Lodge, and Knights of Columbus hall, each bring people to Center Block.

- Saint John's Episcopal Church and North Haven Congregational Church each bring people into Center Block and enhance the visual quality of the neighborhood.

- A large, diverse supply of attractive open space within the Center Block district, including the Town Green, G. Carl Veith Memorial Park, and the recreation center field provides ample opportunity for active and passive recreation and leisure.

- Center Block has a well-balanced mix of existing retail and professional office uses.

- A very strong concentration of medical and professional office businesses creates significant activity in Center Block.

- An adequate parking inventory supports Center Block activities.

- Attractive residential neighborhoods surround and enhance the Center Block district.

Fields at Veith Memorial Park

The Old Cemetery

Center Block Entry - Approaching the Green from Broadway

Weaknesses

The following is a summary of problems within the Center Block that need to be reorganized and dealt with:

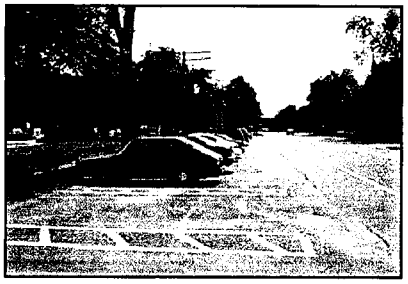
- Points of entry into Center Block are undefined. Little signage or symbolism exists to let the potential patron know that they are approaching the Center Block district.

- The current arrangement of separate private and public parking lots within the interior of the "Civic Block" is inefficient and not visually attractive.

- The pedestrian connections between the Civic Block municipal parking lot and surrounding streets and buildings are functionally weak and unattractive.

- Plentiful ground floor office uses and few ground floor retail uses tend to reduce pedestrian activity in Center Block.

Municipal Parking Access Driveways- Weak Pedestrian Linkages



Designated Parking along Church St.

Recent Construction on Washington Ave.

- The designated on-street parking area along the west edge of the Green on Church Street lacks safe pedestrian walkways that may reduce potential conflicts between people and vehicles.

- The lack of large vacant developable lots in Center Block will likely require a comprehensive approach involving land acquisition, consolidation, and redevelopment strategies to accommodate new construction in the district.

- Some Center Block storefronts could benefit from facade and signage improvement guidelines.

- Limited population in and around Center Block district reduces the potential for walk-in retail trade.

- Sustaining single-family dwellings along Peck Street and Maiden Lane contrast starkly with the surrounding business uses.

- Unmarked vehicular access to G. Carl Veith Memorial Park from Broadway makes this public facility difficult to perceive from the street.

- Several segments along public roadways have visually unappealing or poorly functioning streetscape conditions.

E. North Haven Center Block Strategy

The strategy for the future of North Haven's Center Block has the following actions as its foundation:

Ground and Upper Floor Office Space

- Promote the continuation of recent investment throughout the district to maintain an upgraded building stock as conditions warrant;

- Promote the continuation of professional office and small service business users for upper floors throughout the Center Block district;

- 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;

- Encourage the conservation of the residential neighborhoods surrounding Center Block and resist actions to convert residential structures to commercial uses which would compete with Center Block's existing commercial space;

- The current access points to the municipal parking area located on the interior of the Civic Block are poorly marked and disadvantageously located away from the greater traffic flows. The Town is encouraged to pursue the possibility of creating new or improving current driveway access points from Broadway, Elm, Church, and Linsley streets to serve community parking needs. Providing more prominent attractive signage indicating the parking lot's presence could better guide first time patrons to Center Block's parking resources;

- The haphazard organization and alignment of the municipal parking lot between the Library and Town Hall is inefficient and confusing. The Town should consider increasing the supply of municipally managed parking in the Civic Block by acquiring key parcels and devising a logical lot reconfiguration scheme. This achievement may promote greater use of nearby community facilities while still meeting the needs of local businesses;

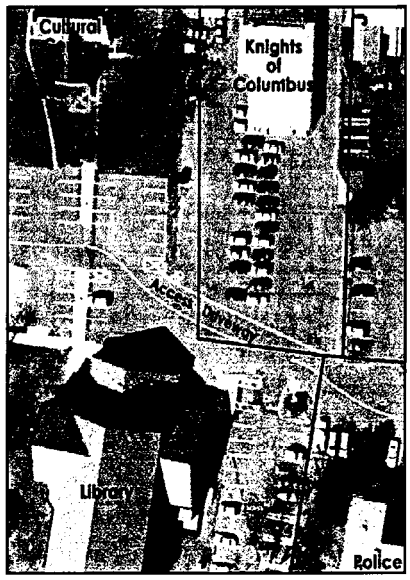
- The present alignment of the driveway providing access to the interior parking area within the Civic Block goes across both private and public property (See figure 19). In order to forever secure public access to this driveway for municipal purposes, the Town should consider taking action to either acquire the Knights of Columbus parcel or shift the driveway's alignment.

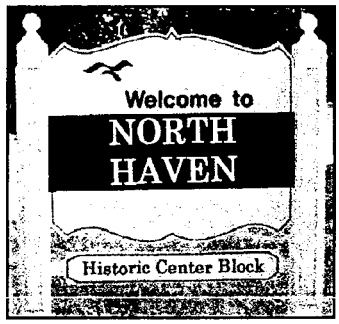
- The current distribution of reserved private and public parking spaces in and near the municipal lot is puzzling and complicated. A larger, better-organized lot without widespread reservations can more effectively accommodate the parking needs of patrons and employees of most municipal facilities in Center Block. One exception to this idea is to consider providing a separate parking area for police employees and vehicles, due to concerns over public safety;

- Although the municipal parking is centrally located, pedestrian walkways connecting these areas to important municipal buildings and public streets are sparse and weak. Any proposed reconfiguration of the parking scheme should be complemented with a deliberate network of pedestrian paths that provide direct connections between various key destinations.

- Where necessary, work with the business owners to develop signage which is more appropriate for a town center location, smaller, lower to the ground and in-scale with Center Block's pedestrian streetscape. Ensure that gateway

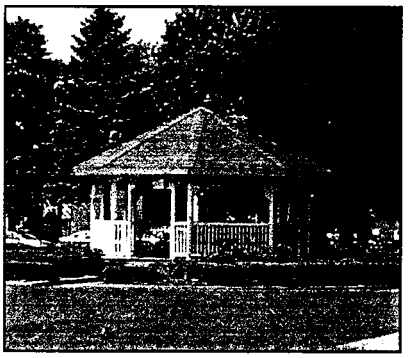
Figure 19





Potential gateway signage treatment

signage installations are located in obvious locations easily visible to motorists and pedestrians.



The Gazebo on the Green- A community attraction

- The installation of any gateway signage should be complemented by small, attractive landscaped areas consisting of a mixture of deciduous and evergreen plantings. Such additions will enhance the pleasant appearance of the sign as well as the overall entry sequence. However, any signage and landscape improvements should preserve essential sightlines to ensure safety traffic and circulation conditions.

- Create a cohesive visual quality for Center Block through facade restoration of buildings. Consider establishing design criteria based on elements consistent with the character of the historic architectural building stock throughout Center Block;

- Incorporate new streetscape elements that enhance the quality of the pedestrian environment. The upgrading and expansion of Center Block's street furniture, pedestrian lighting, and informational signage and the buffering of parking lots fronting on streets will improve the accessibility and marketability of Center Block as a distinct and attractive place;

The notable concentration of municipal establishments in the Center Block district provides a strong foundation for proposed improvements.

- Consider the development of a visual design program for signage and street furniture that features a distinct character that can be identified as indigenous to North Haven's Center Block. Maximize the utility of key landscape features, particularly on the Green, to bring people downtown for outdoor events;

- To complement the proposed reconfiguration and consolidation of the interior parking of the Civic Block, integrate an attractive pedestrian mall element that provides direct connections between the Town Green, Memorial Town Hall, and Memorial Library;

- Establish a more defined, pedestrian-friendly experience at critical areas. Along the western edge of the Town Green, establish a sidewalk to accommodate pedestrian traffic along but separate from the designated on-street parking area along Church Street. Consider defining crosswalks at major street intersections with pedestrian paving materials that are distinct from the asphalt roadways.

- Consider extending pedestrian access (sidewalks) from the Center Block to strategic locations such as the duck pond located at the corner of Maple Avenue and Bailey Road.

F. Implementation

Building upon Center Block's many strengths through a comprehensive town center enhancement scheme is a complex and continuous process. Since neither the public nor private sector holds all the keys to success, collaboration and coordination of efforts are essential to strengthening the district's image and attraction. The notable concentration of municipal establishments in the Center Block district provides a strong foundation for proposed improvements. A strategic combination of public and private efforts can address the few shortcomings throughout Center Block to ultimately result in the preservation and enhancement of this historically and culturally significant town center.

The goal of developing a greater sense of vitality in Center Block can be addressed in part by focusing on the make-up of the area's land and building uses.

The enhancement and preservation plan for North Haven's Center Block aims to strengthen the existing business climate and to enrich the image and sense of place of the area. A variety of measures can be considered to achieve these goals. Some actions relate to the implementation of physical improvements and development opportunities, while others are organizational and service oriented. Simultaneous, interrelated actions and carefully guided change within Center Block are required to most effectively enhance the district and increase its draw. The following is a general description of implementation strategy actions recommended for enhancing North Haven's Center Block. More detailed action items are provided for in the Center Block Strategic Enhancement Plan.

Land and Building Uses

The goal of developing a greater sense of vitality in Center Block can be addressed in part by focusing on the make-up of the area's land and building uses. In a district where change is a constant, opportunities to modify individual components of Center Block occur often. Where appropriate, guided actions should promote a greater intensity of uses to increase the level of activity in the center. In such instances, careful attention must be paid to ensure that these intensified uses respect and harmonize with the existing character of the neighborhood.

It is a priority recommendation of this plan that the Town works with property owners and merchants to focus on upgrading the safety and appearance of the Center Block landscape to improve the area's sense of place.

Physical, Visual, and Aesthetic Improvements

Collectively, the facades of Center Block buildings establish much of the neighborhood's visual character. While most structures are well kept, buildings in need of maintenance or a facelift detract from the goal of creating a visually attractive setting for Center Block retailing and service activities. It is a priority recommendation of this plan that the Town works with property owners and merchants to focus on upgrading the safety and appearance of the Center Block landscape to improve the area's sense of place.

Financing

Limited public funding resources are available to help fund recommended improvements. By combining public funding resources with private funding, it will be possible to create a viable program to stimulate and fund Center Block enhancement and preservation activities. The largest capital improvement expenses associated with the enhancement of Center Block will be the costs of facade and building improvements and the costs of municipal parking improvements and streetscape enhancements. The Town should continue to pursue funding through the Transportation Enhancement Program managed by the South Central Regional Council of Governments.

The Town must recognize the role which good design can play in the process of enhancing Center Block and should consider the creation of architectural design guidelines which would focus on the architectural characteristics of Center Block development and redevelopment activities.

Development Regulations

The primary Town regulation impacting development in the Center Block study area is the Town's zoning code. It governs the allowed mix of uses that are possible and the bulk and positioning of buildings.

The boundaries of the four zoning districts within Center Block are clearly defined along Main streets *(See Existing Zoning Map)*. The Town should consider revising its zoning code to allow a mix of uses that add to the diverse flavor of the neighborhood. Updating the regulations to allow similar amenable (non-conforming) uses that do not degrade the neighborhood's character is a rational starting point. The idea of performance zoning can be applied to reviewing proposed uses under a special permit application. In this manner, the Town can have discretion over the uses proposed for Center Block, while simultaneously allowing unconventional uses that can improve the neighborhood's sense of place.

It should be anticipated that implementation program emphasis would evolve over time in response to new development opportunities, market shifts, and the ability to secure funding for desired improvements.

The Town must recognize the role which good design can play in the process of enhancing Center Block and should consider the creation of architectural design guidelines which would focus on the architectural characteristics of Center Block development and redevelopment activities. These actions should be encouraged. It will remain important to respect Center Block's architectural heritage and ensure that rehabilitation activities and new building construction blend harmoniously with the area's landmark buildings.

Enhancement Plan Phasing

The proposed implementation strategy for the enhancement and preservation of North Haven's Center Block is viewed as an on-going, multi-faceted process. It should be anticipated that implementation program emphasis would evolve over time in response to new development opportunities, market shifts, and the ability to secure funding for desired improvements. Certain improvements should be coordinated with associated actions to maximize the effectiveness of both funding and community efforts.

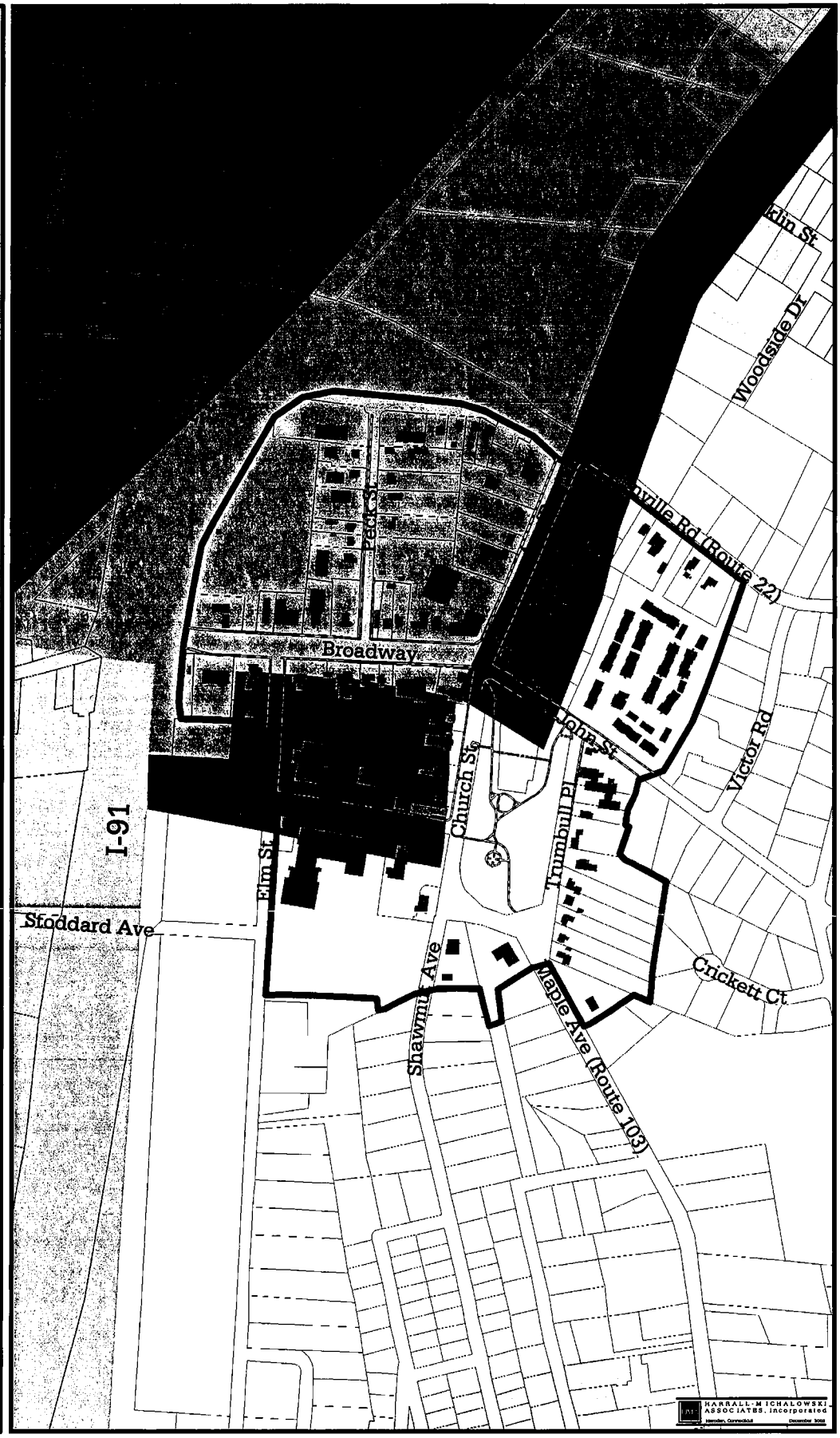
TOWN OF NORTH HAVEN

NORTH HAVEN TOWN CENTER STUDY

CENTER BLOCK: EXISTING ZONING

LEGEND

- R-20 RESIDENCE 20
- R-12 RESIDENCE 12
- O-12 OFFICE 12
- LC-12 LIGHT COMMERCIAL 12
- IL-30 LIGHT INDUSTRIAL 30
- IL-80 LIGHT INDUSTRIAL 80
- CA-20 CENTRAL COMMERCIAL 20
- CB-20 COMMERCIAL 20



N

0 0.025 0.05 0.1 Miles

1" = Approx 0.1 Miles

SOURCE:
ASSESSORS DATABASE:
PARCEL MAP
TOWN OF NORTH HAVEN ENGINEERING DEPT.
OCTOBER 2002.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

Work should begin immediately on those elements that can be accomplished quickly. Activities of little or no cost and actions of high visibility should be pursued immediately. A list of coordinated actions include:

- Immediately update the Town's zoning regulations with a Center Block design district regulation that is intended to preserve and enhance the character and tradition of this historic village center.

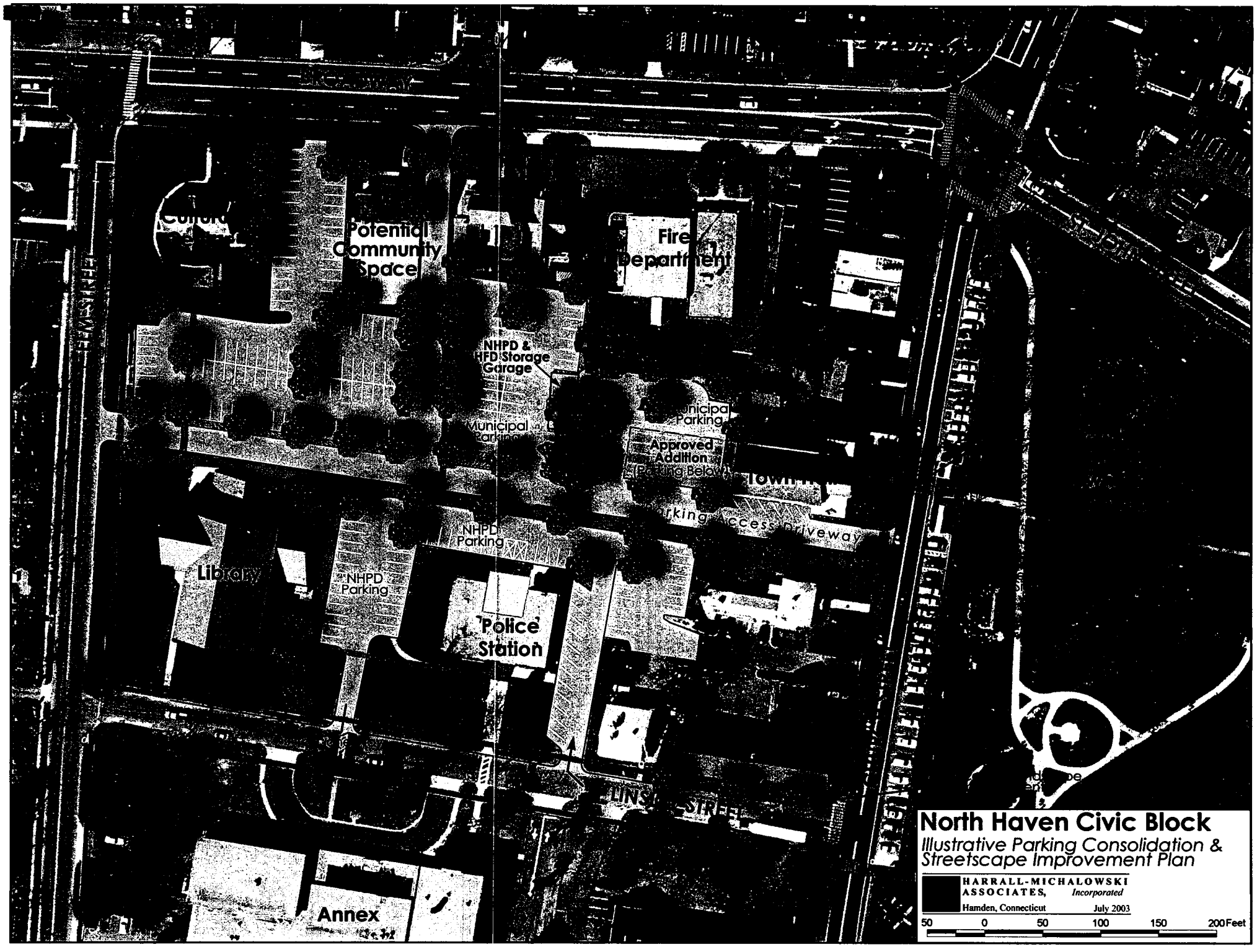
- Set aside funds to purchase the Knights of Columbus property on Broadway.

- Execute a number of minor streetscape improvements in a timely manner throughout the district. Edging existing public sidewalks with bands of brick pavers is a quick and economical method for adding attractive detailing to the district's streetscapes. These efforts should include the timely upgrading of critical crosswalks with a stamped concrete finish.

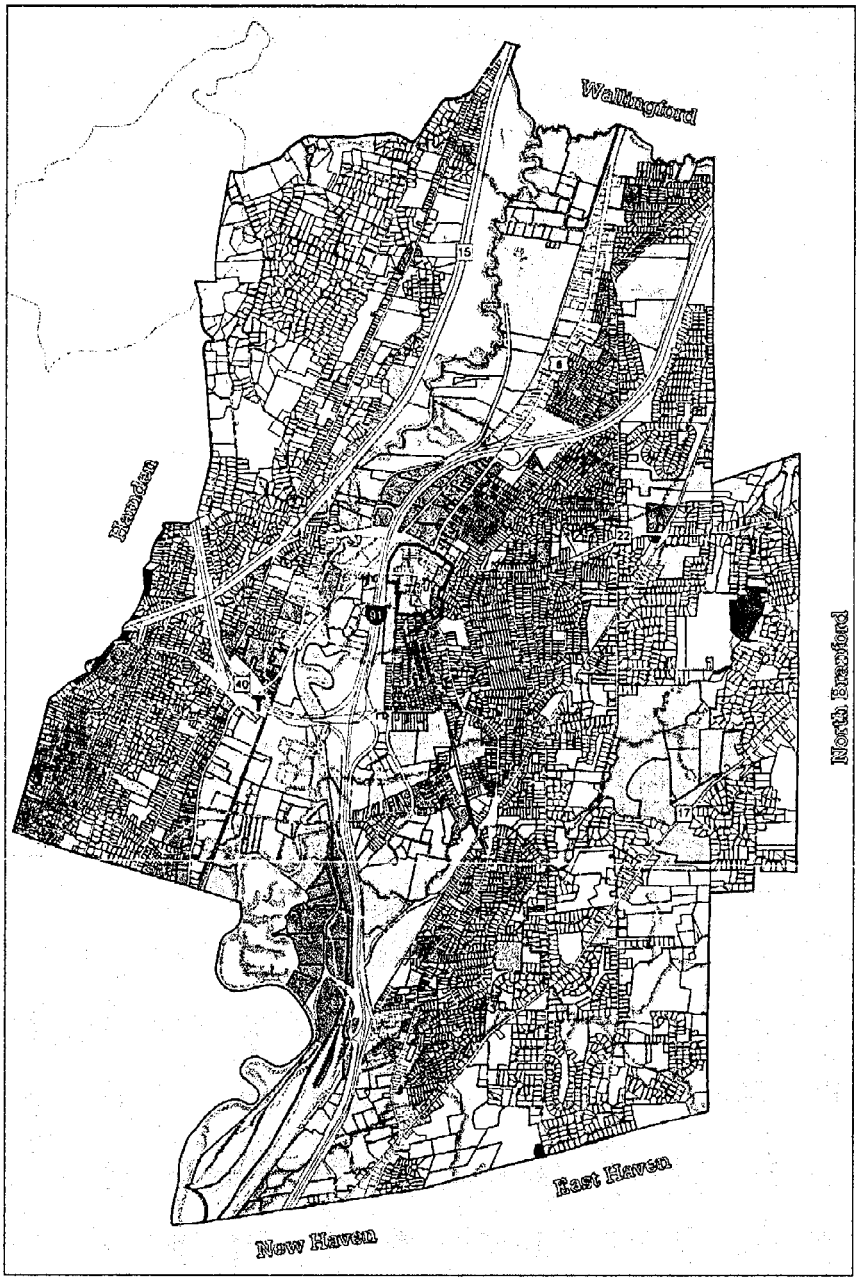
- Vertical streetscape elements, including street trees, pedestrian lighting, benches, and trash receptacles, can be immediately preserved and enhanced as within a coordinated streetscape improvement program.

- An organized effort to redevelop properties that hold potential for intensification is likely to take a number of years. A strategy should be formulated early on to consider potential uses for land between Peck Street and Maiden Lane. Studies assessing infrastructure capacities and other factors should provide a sound basis for proposed land acquisition and proposed redevelopment schemes.

The Town has made a strong commitment to the enhancement of the North Haven Center Block through the allocation of funds for coordinated streetscape improvements. As described in the preceding plan for the Center Block, streetscape improvements are an important component to the plan in that they create a unified identity for the area and help improve its functions. Design for the Center Block streetscape improvements has been completed and construction is expected to begin in the near future. These streetscape improvements include decorative pavers, lighting, and signage as well as landscape improvements and new pedestrian paths to reorganize interior space, and improve function and attractiveness. These design elements are viewed as the first phase of the multi-faceted Center Block Plan and future implementation of the plan should build on the strengths contained in the streetscape improvements.


Potential Community Space
Fire Department
NHPD & HFD Storage Garage
Municipal Parking
Approved Addition (Parking Below)
NHPD Parking
NHPD Parking
Library
Police Station
Annex
North Haven Civic Block
Illustrative Parking Consolidation & Streetscape Improvement Plan
HARRALL-MICHALOWSKI ASSOCIATES, Incorporated
Hamden, Connecticut
July 2003
50 0 50 100 150 200 Feet

LAND USE PLAN



NORTH HAVEN LAND USE PLAN

I. Introduction

The Generalized Land Use Plan is both a narrative and graphic presentation of the Town's vision for the future.

The Generalized Land Use Plan illustrates the proposed pattern of conservation and development for the Town. It recommends the most appropriate location and relationship of major land uses, including proposals for residential development; commercial development; business districts; industrial development; community facilities such as open space areas, civic uses and institutional uses; as well as special design districts and conservation areas. The Generalized Land Use Plan is both a narrative and graphic presentation of the Town's vision for the future. The *Generalized Land Use Plan Map* provides a broad-based illustration of desired development patterns. It is based largely upon existing land use and development patterns, environmental and natural features, physical features, current zoning and planning analysis. As public meetings/workshops are held, the desires and vision of citizens and community stakeholders shall be incorporated as the Commission deems appropriate.

Due to the generalized nature of the Generalized Land Use Plan there may be individual parcels within an area with a land use different from the Plan's land use designation. As described above, the purpose of the Generalized Land Use Plan is to illustrate broad proposed patterns and relationships of uses.

II. North Haven's Generalized Land Use Plan

In order to support and protect the quality of life envisioned as part of the Town's future, a balance between development, the conservation of open space and natural resources, and the preservation of the Town's historical and cultural resources are necessary.

As a community approaching build-out, the majority of North Haven's land not designated as open space or containing environmentally sensitive areas has already been developed. However, development of the remaining vacant land, infill development at selected nodes along North Haven's corridors and the redevelopment of brownfield sites in the future can significantly impact the Town. In order to support and protect the quality of life envisioned as part of the Town's future, a balance between development, the conservation of open space and natural resources, and the preservation of the Town's historical and cultural resources are necessary. Protection of environmentally sensitive areas and the conservation of open space have been a major focus in the development of this plan update.

At the same time, it is recognized that investment and development is necessary to address tax base issues and the economic well being of the Town and its residents. Striking a balance between conservation, preservation and development is a primary goal of the Plan in addressing future land use issues in the Town. The achievement of a balance between conservation, preservation and development will be achieved by adhering to broad policies as well as specific goals and objectives. These policies, goals and objectives must guide the Town's development and revitalization over the next ten years and beyond.

TOWN OF NORTH HAVEN
PLAN OF CONSERVATION & DEVELOPMENT

GENERALIZED LAND USE PLAN

LEGEND

- Rural Housing
  Less Than 1 Unit Per Acre
- Suburban Housing
  1-3 Units Per Acre
- Multi-Family, Elderly & Condominium Housing
- General Commercial
- Corporate Low Density
- General Industrial
- Upper Route 5 Corridor Design District
- State Street - Broadway Corridor Design District
- Lower Quinnipiac Avenue Corridor Design District
- Center Block Design District
- Public/Semi-Public Institutional

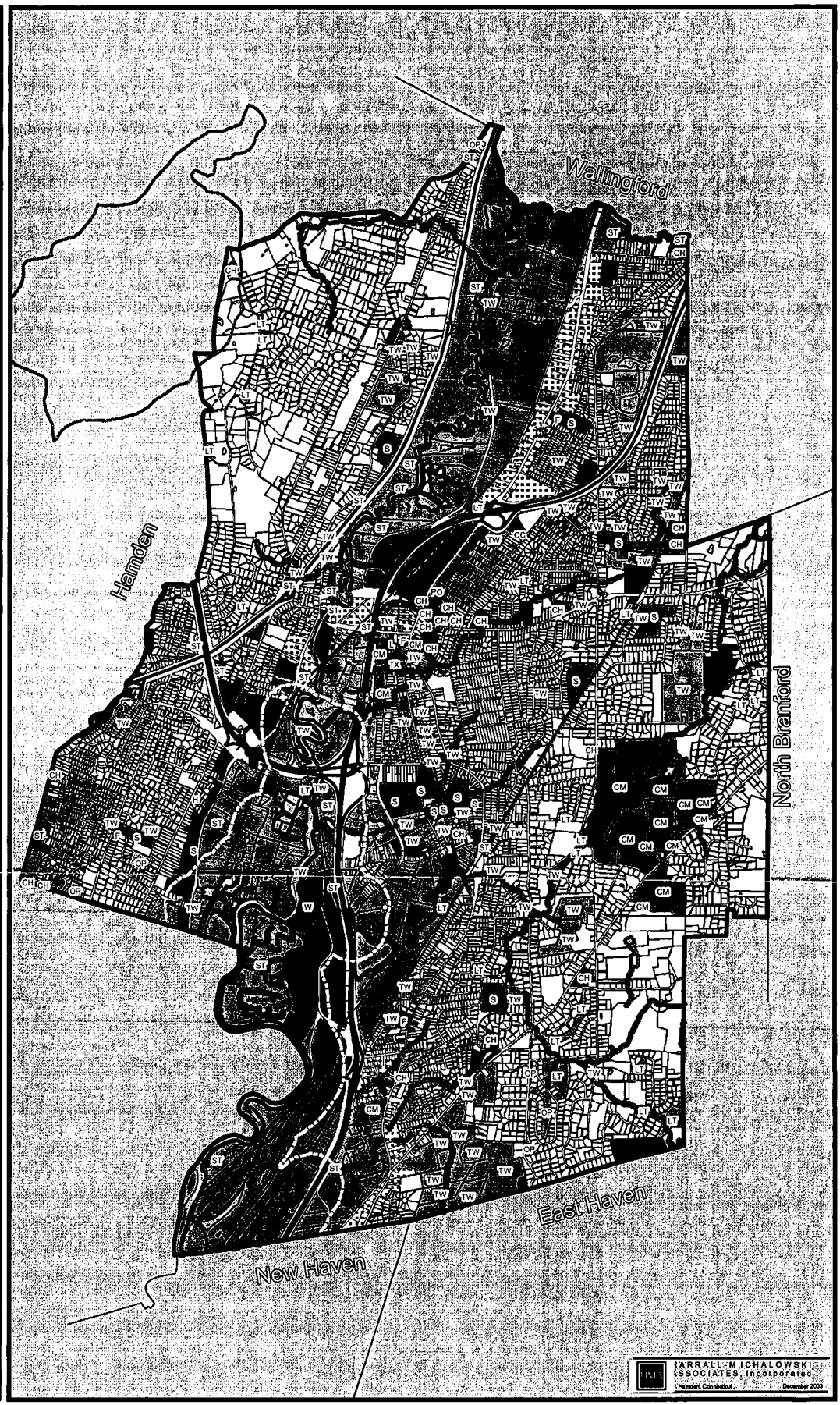
S - School	T - Town Hall	P - Police Station
F - Fire Station	TX - Town Hall Annex	L - Library
PO - Post Office	CM - Cemetery	W - Water Pollution Control Plant
CH - Church	H - Health	ST - State

- Water Utility Land
- Existing Open Space
  ST - State Owned LT - Land Trust
  TW - Town Owned OP - Other Private
- Aquifer Protection Area
- Coastal Area Management Boundary
- Watercourse Focus Areas
- Transportation Center

0 0.5 1 Miles

SOURCE:
Town Assessors Database:
Parcel Map
Town of North Haven Engineering Dept.
October 2002

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.



A. Major Plan Goals

Striking a balance between conservation, preservation and development is a primary goal of the Plan in addressing future land use issues in the Town.

The overarching goals of this Plan of Conservation and Development are the preservation of the Town's sound housing stock and stable neighborhoods while providing for a variety of housing types to meet the needs of all residents; the regulation of in-fill development in keeping with the character and scale of surrounding neighborhoods and development; the preservation and enhancement of the Town's open space and recreation areas; the creation of linkages between open space, community facilities and residential neighborhoods; the promotion of economic development to attract and retain businesses, particularly in the Town's business areas; the promotion of future development efforts which provide new housing, recreation, business and employment opportunities; and the support of quality of life improvements.

The development of an updated Plan of Conservation and Development and its accompanying Generalized Land Use Plan serves to guide the Town's future development as an advisory or policy setting document. Key to successful future development is the creation of zoning and subdivision regulations, design guidelines and implementation techniques that explicitly outline and enforce the vision for the Town as set forth in the Plan.

The intent of the Generalized Land Use Plan is to present desirable land use patterns to guide future change.

The Generalized Land Use Plan contains a variety of land use categories that address location, density and current conditions. These categories and their general locations are described in more detail in the following sections. It should be noted that there are individual parcels that have a land use different than the category on the map. This is unavoidable in a highly built-out town with small parcels. The intent of the Generalized Land Use Plan is to present desirable land use patterns to guide future change. Existing land uses are not affected by the map.

B. Residential Land Use Categories

Rural Housing

Rural Housing areas are generally single-family residential neighborhoods with a housing density of less than 1 unit per acre. This land use category generally follows the Town's R-40 zone boundary and the recommended housing density is consistent with the R-40 minimum lot size requirement of 40,000 square feet per lot. These areas are generally located in the northwest and southeast quadrants of the Town. The majority of the Town's remaining developable residential land is located within this land use category. As appropriate, where such land is developed on or adjacent to open space areas or natural resource areas, conservation design principles that incorporate open space and natural resource preservation as part of development should be followed.

Suburban Housing
Suburban Housing areas are generally single-family residential neighborhoods with a housing density of 1-3 units per acre. This land use category generally follows the Town's R-20 and R-12 zone boundaries, which require a 20,000 and 12,000 square foot minimum lot sizes respectively. These areas are generally made up of older neighborhoods and are located in the southwest quadrant along the Hamden border and along the central corridor of the Town. Little vacant, developable land is available within this land use category. In-fill development on the few remaining vacant parcels should be sensitive to neighborhood character and patterns, and provide open space or community facility linkages where possible.

Multi-Family, Elderly and Condominium Housing
Multi-Family, Elderly and Condominium Housing areas reflect existing or approved multi-family, elderly and condominium housing projects, including projects maintained by the North Haven Housing Authority. Due to the potential impacts that residential projects of this type may have on the surrounding neighborhood and adjacent developments, strict site plan requirements should be maintained for this type of housing.

C. Non-Residential Land Use Categories

General Commercial District
The General Commercial Districts encompass the areas of Town that provide general commercial services. This includes those commercial areas that have a regional influence, such as the vicinity around Universal Drive and Washington Avenue, as well as having a neighborhood influence, such as the vicinity around Skiff Street/Whitney Avenue, Hartford Turnpike/Upper State Street and Maple Avenue/Sackett Point Road. Also included in this category is the State Street Corridor from the area adjoining the Route 40 Connector south to the New Haven town line. This designation reflects the current retail service usage of the land and serves to guide future usage of these areas as appropriate.

Corporate Low Density District
This area encompasses the land area around the Anthem Blue Cross and Blue Shield campus. This area is currently zoned Limited Office (LO).

General Industrial District
This area generally encompasses the industrially zoned land along the existing rail corridor, I-91 and the Quinnipiac River. This designation reflects the current manufacturing, warehouse and transportation usage of the land and serves to guide future usage of these areas as appropriate. While there is considerable vacant land remaining within this district, much of the land is constrained by wetlands, which may reduce its overall development potential. Future development within this district should be conducted in a manner to minimize adverse impacts both directly and indirectly

upon the natural resources in the area and surrounding residential and commercial districts. Use of creative mitigation measures to protect and enhance the most valuable natural resource areas is appropriate in this district.

Corridor Design District Areas

This land use category encompasses four corridor areas of the Town including the upper Route 5 corridor, north of I-91; State Street – Broadway corridor, in the vicinity of the intersection of State Street and Broadway; Lower Quinnipiac Avenue Corridor, south of Montowese Avenue to the New Haven town line; and the Town's Center Block. The purpose of this land use category is to promote the development of a mix of uses ranging from residential of varying densities and housing types to commercial, office, and service uses which will bring vitality to the Town's corridor areas. To take advantage of the superior accessibility of these corridors, the provision of linkages, both physical in terms of pedestrian, transit and vehicular linkages and functional in terms of shared usage and uses which complement future development should be encouraged in these areas.

Each area design district is to be structured to reflect the unique character of its built and natural environment. Regulations need to be crafted for each area that protects adjoining residential areas while enhancing the character and vitality of each district. Design districts are recommended for the following areas:

- Upper Route 5 Corridor Design District
- Center Block Design District
- State Street – Broadway Corridor Design District
- Lower Quinnipiac Ave Corridor Design District

Upper Route 5 Corridor Design District

<u>District Characteristics and Policies:</u>

- Maintain the diverse mix of land uses in a way that is functional and visually appealing.
- Identify in-fill opportunities.
- Implement stringent site plan review for in-fill uses to assure design quality, including the number and location of entrances and exits onto Route 5, adequacy and location of parking and enhanced landscaping to improve the visual appearance of the corridor.
- Coordinate between the development of adjoining properties via interconnected sidewalks and shared parking areas.
- Improve landscaping requirements.
- Control signage and outdoor lighting.
- Define an overall theme for the corridor.

State Street – Broadway Corridor Design District

District Characteristics and Policies:

- Encourage a mix of neighborhood scale commercial development to support the existing multi-family development.
- Encourage residential uses of varying densities and housing types.
- Protect surrounding single-family neighborhood from adverse impact of corridor development.

Lower Quinnipiac Avenue Corridor Design District

District Characteristics and Policies:

- Encourage a mix of neighborhood scale commercial development.
- Encourage residential uses of varying densities and housing types.
- Identify in-fill opportunities.
- Implement stringent site plan review for in-fill uses to assure design quality, including the number and location of entrances and exits onto Quinnipiac Avenue, adequacy and location of parking and enhanced landscaping to improve the visual appearance of the corridor.
- Protect surrounding single-family neighborhood for adverse impact of corridor development.

Center Block Design District
See Center Block (Special Studies) chapter of the Plan.

Public/Semi-Public Institutional
This classification includes town facilities such as schools, fire stations and other municipal facilities, state and federal lands, churches, cemeteries and major educational institutions.

Water Utility Land
This classification encompasses land areas owned by the South Central Regional Water Authority.

Existing Open Space
The Open Space areas represent the existing network of open space and recreation areas in the Town. Existing parks and open space include publicly and privately owned active and passive recreation and open space areas. Active recreational uses such as parks, playgrounds, and ball fields and passive areas including greenways, land trust owned property, Town owned floodplains and flood control properties, and open space areas are designated as Existing Open Space on the Generalized Land Use Plan.

Aquifer Protection Area
This designation identifies critical water supply areas requiring protection from pollution by managing land use. The DEP is in the process of drafting regulations that would limit the types of land uses that could be sited in a protection area that coincides with a well recharge area of an aquifer. The Town of North Haven has taken a proactive approach and has adopted zoning regulations limiting the type of development allowed over aquifer protection zones. This designation mirrors the Town's zoning regulations for groundwater protection[12].

Coastal Area Management Boundary
This designation identifies the area of the Town that is within the Connecticut Coastal Area Management (CAM) boundary. This area is subject to coastal site plan review for the purpose of ensuring that development within the CAM is accomplished in a manner that is consistent with the goals and policies of the Connecticut Coastal Management Act[13] and with the goals and policies of the Commission. This designation mirrors the Town's zoning regulations for coastal site plan review[14].

Watercourse Focus Areas
Within these areas, development along waterways should be regulated to ensure the protection of groundwater and surface water resources in addition to and in conjunction with protection provided through the Inland Wetland Regulations. As opportunities arise, efforts should be undertaken to provide open space corridors and/or linkages to existing open space areas. Designation of a property within these Watercourse Focus Areas does not indicate intent to acquire or to provide public access on private property as part of a greenway. A variety of approaches to natural resource protection and open space enhancement should be used to meet overall conservation goals. It should be further noted that the underlying land use designation determines the use of the property. Inclusion in a Watercourse Focus Area provides guidance to municipal boards and agencies in the review of proposals for properties within these areas in order to achieve the natural resource protection goals of the Plan of Conservation and Development.

Transportation Center
This designation carries forward the recommendation made in the 1982 Plan of Development for a Transportation Center in the vicinity where the existing train platform and commuter parking exists today.

[12] Sec. 3.31, Regulations of the Town of North Haven Planning and Zoning Commission.
[13] Sec. 22a-90 through 22a-96 as amended, Connecticut General Statutes.
[14] Sec. 3.4, Regulations of the Town of North Haven Planning and Zoning Commission.

ACTION AGENDA

Action Agenda

In order to implement the various recommendations contained in this Plan of Conservation and Development, the following Action Agenda is proposed. The Action Agenda identifies goals, objectives, recommendations and actions; the lead agencies proposed for implementation; and the priority for implementation during the timeframe of this Plan.

The lead agency is the agency, which by the nature of its mission and authority, is the logical party to spearhead the implementation of a particular proposal. Many proposals will of course involve multiple agencies. The nature of activity required of a lead agency will vary depending on the type of recommendation. Some activities involve budget commitments and capital expenses and some require advocacy and promotion and others call for administrative action.

Priorities are classified as short term (1-3 years), mid-term (4-6 years) and long-term (7-10 years). Many of the short-term items may already be scheduled into the Town's Capital Improvement Program or may be activities and policies that are in place and need to be continued. Some short-term recommendations may have evolved as part of the planning process and need to be inserted into the Capital Improvement Program.

Mid-term and Long-term priorities are activities which are considered important, but placed "down the road" in recognition of the fact that limited resources are available both in terms of time and money to implement the plan. Mid-term and long-term capital projects may also require some intermediate planning and design activity before project implementation can take place.

The implementation schedule is presented in the form of a "To Do" list. This form will make it easy for the Planning and Zoning Commission to review and report on implementation progress as a component of their annual report. It also allows for convenient updating of the list as items are completed, priorities change or new items are proposed to be added.

Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Goal #1: A variety of housing types (with respect to both lot size and homes versus apartments) should be available to reflect the needs and desires of all North Haven residents.						
Action: Consider the development of mixed-use projects in key development areas such as Washington Avenue and State Street, and along existing transportation corridors.		LU / P&Z	★			
Action: Consider allowing small apartments in specific locations such as near business centers (i.e. Center Block), on major roadways, or possibly above neighborhood stores, provided that the apartments contain only one or two bedrooms or are efficiency units and are regulated by special permit.		P&Z		★		
Action: Provide and promote more affordable housing for the elderly that is centrally located and aesthetically pleasing.		ELDERLY / P&Z	★			
Action: Consider incentive zoning regulations, which encourage the provision of affordable housing as a component of new market rate development.		LU / P&Z		★		
Action: Encourage assisted living homes and nontraditional housing options.		LU / P&Z	★			
Action: Work with the brokerage community in marketing CHFA mortgages to qualified homebuyers.		FS / LU	★			
Action: Evaluate the creation of additional public housing units for the elderly and disabled.		HA		★		
Goal #2: The need for housing must be carefully balanced against the preservation and conservation of the suburban-rural character of the Town.						
Action: Control types and sizes of development through active use of zoning controls, attracting desirable businesses, and protecting residential and recreational areas.		LU / P&Z	★			
Action: Monitor changes in family structure and composition and the resulting effect of those changes on the housing needs of the Town.		P&Z		★		
Action: Determining appropriate locations for infill development and ensuring infill residential development occurs in harmony with surrounding property uses.		LU / P&Z		★		
Action: Continue to maintain a balance between residential subdivision growth, open space conservation, and natural resource protection.		OS / P&Z	★			

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Goal #3: Maintain an efficient transportation system which meets the needs of community residents while respecting existing patterns of land use development in the Town. Maximize the use of the existing roadway network to support employment centers and improve the aesthetics of its principal streets.						
Action: Support regional plans of widening Route 5 between Olds Street (Hamden) and Sackett Point Road.		**FS / DPW / P&Z**	★			
Action: Support State plans to reconstruct the bridge and widen road approaches along Sackett Point Road.		**BF / DPW / FS / P&Z**	★			
Action: Provide for the improvement of the pedestrian environment in the Center Block area, promote foot traffic, reduce short vehicular trips, and increase pedestrian safety at busy intersections.		**NHPD / P&Z**		★		
Action: Continue to work with the State on the replacement of the bridge along the Old Clintonville Road crossing of the Muddy River.		**DPW / FS / P&Z / TE**	★			
Action: Provide for long-term maintenance of local roadways.		**DPW / FS / TE**				★
Goal #4: Provide general roadway improvements and implement transportation strategies as development and reinvestment of existing properties occurs. Such improvements should serve to mitigate and calm traffic flow, improve traffic circulation, parking, and vehicular and pedestrian safety and encourage multi-modal transportation.						
Action: Evaluate traffic calming techniques to reduce the adverse impact of vehicular traffic on residential neighborhoods.		**DPW / NHPD / P&Z / TE**		★		
Action: Where appropriate, consider the creation of center-landscaped medians along North Haven's minor arterial and collector roadways.		**DPW / P&Z / TE**				★
Action: 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.		**DPW / P&Z / NHPD / TE**	★			
Action: 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.		**LU / NHPD / P&Z / TE**		★		
Action: Support regional efforts to implement commuter rail passenger service between New Haven and Hartford including the eventual location of a train station within the State Street/Route 5 corridor in Hamden or North Haven and on Washington Avenue. Support increased bus service in key employment areas.		**BOS / FS**	★			

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action: Conduct a sidewalk improvement plan.		DPW / FS / TE		★		
Goal #5: Continue to provide the high level of services required to maintain the safe & healthy quality of life North Haven residents have come to expect.						
Action: Continue financial support for and coordination of the operation of police, fire and other emergency services within North Haven.		BOF / BOS	★			
Action: Consider actions that will encourage more North Haven residents to volunteer for fire and emergency service activities.		NHFD		★		
Action: Continue financial support to public health organizations and look for opportunities for regional partnerships.		BOF / BOS	★			
Action: Coordinate town mapping among all departments that utilize or prepare maps.		DPW / FD / LU		★		
Goal #6: Maintain an efficient order of municipal services and an adequate array of community facilities in good condition to meet changing needs of the community.						
Action: Encourage and support the continued maintenance and renovation of existing public buildings and grounds.		BOS / DPW	★			
Action: Establish infrastructure and facilities priorities and implement through capital budgeting process.		BOS / DPW / FD		★		
Action: Expand building and land inventory information on the conditions and needs of all town-owned property to facilitate management and budget planning.		BOS / DPW / FD		★		
Action: Continue to coordinate school facilities planning with town facilities planning.		BOE/ BOS	★			
Action: Evaluate facility needs for programs serving senior citizens for the next ten years and develop an expansion plan if necessary.		CS / ELDERLY		★		
Action: Where feasible, support regional public facilities such as animal control and solid waste facilities.		BOS / FS	★			

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Goal #7: Continue to maintain safe and efficient public utility services and infrastructure capable of handling new growth and development in the Town.						
Action: Review and revise surface and groundwater protection standards in the general review of zoning regulations.		**DPW / P&Z / WPCA**		★		
Action: 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.		**DPW / P&Z / WPCA / TE**		★		
Action: Support funding for State mandated sewage treatment facility upgrades.		**FS / WPCA**	★			
Action: Support a continuing, systematic program to locate and eliminate sources of infiltration/ inflow into the Town's sewer system.		**DPW / WPCA**	★			
Action: Support funding for the renovation/ replacement of sewer pumping stations and add new ones as necessary.		**BOS / WPCA**	★			
Action: Design engineering solutions to sanitary sewer system deficiencies.		**DPW / WPCA / TE**		★		
Action: Continue to cooperate and support the efforts of Quinnipiack Valley Health District and the DEP to ensure the health and welfare of North Haven Residents.		**DPW / P&Z / WPCA**	★			
Action: Support funding to bring the Town in compliance with Federally mandated Storm Water Phase II regulations.		**BOS / WPCA**	★			
Action: Review, update and implement a town wide storm drainage plan.		**DPW / FS / WPCA / TE**		★		
Action: Consider establishing a policy that, where appropriate, requires new developments to meet a net run-off reduction standard. This policy, when applicable, would require new developments to go beyond the commonly used "no net increase in runoff" standard to the point where storm water run-off is actually reduced.		**DPW / FS / WPCA / TE**		★		
Action: Repair/replace catch basins and culverts as needed.		**DPW**	★			
Action: Continue to work with the State on the maintenance of storm sewers along State routes.		**DPW / FS / WPCA**	★			
Action: Implement regular storm drain cleaning plan.		**DPW**		★		

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action: Review and revise storm water drainage provisions in the zoning regulations to require "best practice" methods be utilized in site design.		P&Z		★		
Action: Correct areas identified in the Town's Master Drainage Study as storm drainage areas of concern including: 1) Pine Brook (Hartford Turnpike); 2) Route 22 & the Hartford Turnpike; 3) Elm Street & Stoddard Avenue; 4) Muddy River (Sheffield Road to Patten Road); 5) Muddy River (Spring Road to Old Maple); 6) little River (Harten's Pond to Palmer Road).		DPW / FS / WPCA / TE		★		
Action: Review existing development regulations and standards to determine where requirements for impervious surfaces can be reduced or eliminated.		DPW / P&Z / TE		★		
Action: Ensure the efficient use of resources in carrying out the work of the town by reducing waste and recycling wherever possible.		CC / DPW	★			
Action: Review the relocation of the Universal Drive transfer station.		DPW / FS / WPCA / TE		★		
Action: Consider conducting a solid waste management assessment.		DPW / FS		★		
Action: Continue to reduce unnecessary municipal waste generation.		DPW / FS		★		
Action: Continue to promote recycling by residents.		DPW / FS	★			
Goal #8: Promote the Conservation and Preservation of Natural Resources as Part of Future Development Activity						
Action: Continue to protect water quality by preserving watercourses, wetlands, and aquifers.		IWC	★			
Action: Protect flood prone areas in the Town through the use of flood plain protection measures and regulations of new development.		DPW / P&Z / TE	★			
Action: Continue judicious implementation of existing stream buffer regulations within the Quinnipiac and Muddy River streambelts.		P&Z	★			
Action: Conserve steep slopes, talus, ledge and rock outcroppings and other environmentally sensitive habitat areas.		CC/ IWC / P&Z	★			
Action: Continue judicious implementation of coastal site plan review within the coastal boundary as delineated by the DEP.		P&Z	★			

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action: Develop a strategy to identify high quality wetlands and explore mitigation measures to allow for future economic development along the Quinnipiac River Corridor.		CC / IWC / FS		★		
Action: Review all Town development regulations and ordinances including zoning, subdivision, and inland wetlands regulations for consistency and revise as necessary to ensure regulations are implemented consistently and uniformly by all boards and commissions.		CC/ DPW / EDC / IWC / LU / P&Z / OS / TE		★		
Action: 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. Upon completion of the inventory, the Town should consider modifying its development regulations to further protect high quality wetlands and their corresponding habitats. Such regulations may include expanding the 50-foot Upland Review Area around high quality wetlands.		IWC / LU		★		
Action: Work with the State Department of Environmental Protection 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.		IWC / LU		★		
Action: Work with State Department of Environmental Protection to develop a wetland mitigation strategy for the Town of North Haven. This strategy should include guidelines, standards and goals for wetland mitigation.		CC / IWC / FS		★		
Action: Review and revise Zoning, Subdivision and Inland Wetland regulations as necessary to facilitate construction of trail systems for recreational use and open space linkages as long as such trail systems do not have an adverse impact on wetland and watercourse resources.		CC/ DPW / IWC / LU / P&Z / OS / TE		★		
Action: Review and enhance as necessary existing zoning and wetland enforcement options allowed by regulation and ordinance		IWC / LU		★		
Action: Review zoning, subdivision, and inland wetland regulations and revise as necessary to facilitate reasonable and prudent recreational use of wetlands and open space as long as such use does not have an adverse impact on wetland and watercourse resources.		CC/ DPW / IWC / LU / P&Z / OS / TE		★		

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Goal #9: Coordinate parks, recreation and open space planning efforts between municipal departments and commissions to ensure protection of future open space is implemented proactively and in accordance with the Plan of Conservation and Development.						
Action: Coordinate and continue to protect open space that is accessible to all with linkage from one open space area to another.		**FS / OS / P&Z**	★			
Action: Work with neighboring municipalities to advance joint preservation projects.		**FS / OS / P&Z**	★			
Action: Wherever possible, existing parks and open space should be linked together to form interconnected greenways.		**FS / OS / PARKS**	★			
Action: Set policy and standards for developers on open space requirements when developing a particular piece of property.		**OS / P&Z**		★		
Action: Continue to coordinate the efforts of the Finance Department and State, Federal and private granting and fund raising sources.		**BOS**	★			
Action: Target areas for open space protection.		**BOS / OS / P&Z**		★		
Action: Identify and designate areas as open space that provides historical significance.		**OS / HS**		★		
Action: Consider establishing a "fee in lieu of open space" program as part of the Town's Zoning and Subdivision Regulations.		**IWC / LU / P&Z**		★		
Action: Consider establishing a line item in the Town's annual budget for an annual appropriation to an "open space acquisition fund"		**BOS / FS / LU / OS**		★		
Goal #10: Maintain and support recreational facilities at a level that is adequate in extent, strategic in location and equitable in distribution in order to meet the unique active and passive needs of the Towns population.						
Action: Continue the efficient utilization of existing Parks and Recreation facilities, including extended hours and creative scheduling.		**BOE / BOS / DPW / PARKS**	★			
Action: Strengthen the existing cooperative relationship between The Public Works / 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.		**BOE / DPW**	★			
Action: Improve playing fields at North Haven's public schools to facilitate their improved utilization to support organized sports.		**DPW / BOE**		★		
Action: Maintain and enhance existing pedestrian trail networks.		**DPW**	★			

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Goal #11: Implement the North Haven Center Block Strategy. Promote public/private partnerships, capital investment, regulatory changes and organizational initiatives.						
Action: Promote the continuation of recent investment throughout the district to maintain an upgraded building stock as conditions warrant.		**EDC / FS**	★			
Action: Promote the continuation of professional office and small service business users for upper floors throughout the Center Block district.		**EDC / FS / P&Z**	★			
Action: 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.		**FS / P&Z**	★			
Action: 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.		**P&Z**	★			
Action: Acquire the remaining private parcels in the civic block as they become available.		**BOS**				★
Action: Pursue the possibility of creating new or improving current driveway access points from Broadway, Elm, Church, and Linsley streets to serve community parking needs.		**BOS / DPW / P&Z / TE**			★	
Action: Increase the supply of municipally managed parking in the Civic Block by acquiring key parcels and devising a logical lot reconfiguration scheme.		**DPW / FS / P&Z**			★	
Action: Develop an overall parking plan for the Center Block designed to better accommodate the parking needs of patrons and employees of the area.		**DPW / FS / LU / P&Z**		★		
Action: To complement the proposed reconfiguration and consolidation of the interior parking of the Civic Block, integrate an attractive pedestrian mall element that provides direct connections between the Town Green, Memorial Town Hall, and Memorial Library.		**BOS / P&Z**			★	
Action: Promote the development of a network of pedestrian paths that provide direct connections between various key destinations.		**FS / P&Z**	★			
Action: 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.		**EDC / FS / P&Z**	★			

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action: Complement gateway signage with small, attractive landscaped areas consisting of a mixture of deciduous and evergreen plantings.		DPW / P&Z			★	
Action: Create a cohesive visual quality for Center Block through facade restoration of buildings. Consider establishing design criteria based on elements consistent with the character of the historic architectural building stock throughout the Center Block.		FS / P&Z			★	
Action: Incorporate new streetscape elements that enhance the quality of the pedestrian environment.		FS / P&Z			★	
Action: Consider the development of a visual design program for signage and street furniture that features a distinct character that can be identified as indigenous to North Haven's Center Block.		FS / P&Z		★		
Action: Establish a sidewalk along the western edge of the Town Green to accommodate pedestrian traffic along but separate from the designated on-street parking area along Church Street. Consider defining crosswalks at major street intersections with pedestrian paving materials that are distinct from the asphalt roadways.		FS / P&Z		★		
Goal #12: Promote commercial and industrial development in the economic corridors of the Quinnipiac River/I-91 (particularly the vacant acreage west of Universal Drive and along Valley Service Road, through the former Pratt & Whitney site and Wharton Brook Industrial Park and to the Town of Wallingford border), State Street and Washington Avenue/Route 5, as well as the Middletown Avenue and Quinnipiac Avenue commercial district, while at the same time protecting residential neighborhoods.						
Action: Coordinate construction of roads and other necessary infrastructure improvements, through public and private sectors financing and grant funding, for access to, and the development of, the vacant industrially-zoned land on Universal Drive and to the west of this road, including the former rail yards.		BOS / DPW / FS / P&Z	★			
Action: Obtain public (federal, state and local) and private funding to widen Sackett Point Road from State Street to Universal Drive, to reconstruct and widen the Sackett Point Road bridge over the Quinnipiac River, and to widen Universal Drive and the bridge over the Muddy River, in order to enhance development on Sackett Point Road and to improve access to the Universal Drive commercial corridor.		BOS / DPW / FS / P&Z		★		
Action: Mill under the railroad bridge on Sackett Point Road and work with the rail line owner to widen the bridge and road.		DPW / P&Z / TE		★		

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action: Relocate the transfer station from its current location on Universal Drive and provide appropriate landscaping to make the access route to the commercial area more visually appealing.		**DPW / FS / TE / WPCA**		★		
Action: Widen and install utilities along the length of Valley Service Road, and extend the road to and through the Pratt & Whitney site and Wharton Brook Industrial Park, and seek funding for these improvements through public and private sources including grants and federal highway appropriations.		**DPW / BOS / TE / WPCA**		★		
Action: Work with the Connecticut Department of Transportation to provide a southbound egress at Exit 11 on I-91 and realign, if necessary, Exit 12 for better access to the Valley Service Road developments.		**BOS / DPW / FS / TE**	★			
Action: Develop and implement east/west roads from Route 5 to Valley Service Road for improved access to new development and allow for traffic calming on Washington Avenue/Route 5 and other adjacent roadway systems.		**DPW / NHPD / P&Z / TE**		★		
Action: 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.		**BOS / EDC / FS / P&Z**	★			
Action: 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.		**DPW / P&Z / TE**	★			
Action: Develop, as part of the Planning and Zoning regulations, architectural and design standards, and the areas of Town where such standards apply, in order to enhance the quality, character and aesthetics of development and redevelopment within the described areas.		**FS / P&Z**		★		

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Goals / Actions	Relevant Pages	Lead Agencies	PRIORITY: On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action: Enhance the commercial area along Route 5 (Washington Avenue) between I-91 Exits 11 and 12 through streetscape or "Main Street" type programs and provide façade upgrades, designed pedestrian walkways, new bus stops and underground utility lines.		**FS / P&Z**	★			
Action: Enhance the commercial area centered at the intersection of Middletown Avenue and Quinnipiac Avenue including improved signage, façade upgrades, landscaping, and pedestrian walkways		**EDC / FS / P&Z**	★			

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