



Town of North Haven POCD 2015 Update

Town Plan of Conservation & Development (TPOCD)

Land Use

Jan. 25, 2016



What is Land Use?

- The land we use and how we use it;
- It is NOT zoning;
 - The legal rights governing land
- It is NOT future land use.
 - How land is planned to be used in the future
 - It is a snapshot of how land is used at a given time





Land Use Categories: Residential

➤ 1-2 Family



Source: taken by MMI, 10/2015.



Source: google.com.

➤ Multi-Family



Source: <http://www.ifindrentals.com>

➤ Senior Housing



Source: <http://www.larosabg.com>



Land Use Categories: Commercial

➤ Chain Store



➤ Family Business



➤ Office



➤ Shopping Mall



➤ Movie Theater



Source: taken by MMI, 10/2015.



Land Use Categories: Industrial

➤ CT Container Corp.



➤ Praxair Surface Tech.



➤ Construction Corp.



➤ Storage Warehouse



Source: taken by MMI, 10/2015.



Land Use Categories: Public

➤ Health Care Center



➤ High School



➤ Library



➤ Police Dept.



➤ Town Hall



➤ Quinnipiac University



Source: taken by MMI, 10/2015.



Land Use Categories: Transportation

➤ Park and Ride



➤ Parking Lot



➤ Transportation ROW



➤ Transportation ROW





Land Use Categories: Open Space

- Quinnipiac River State Park



- Canna Recreational Park



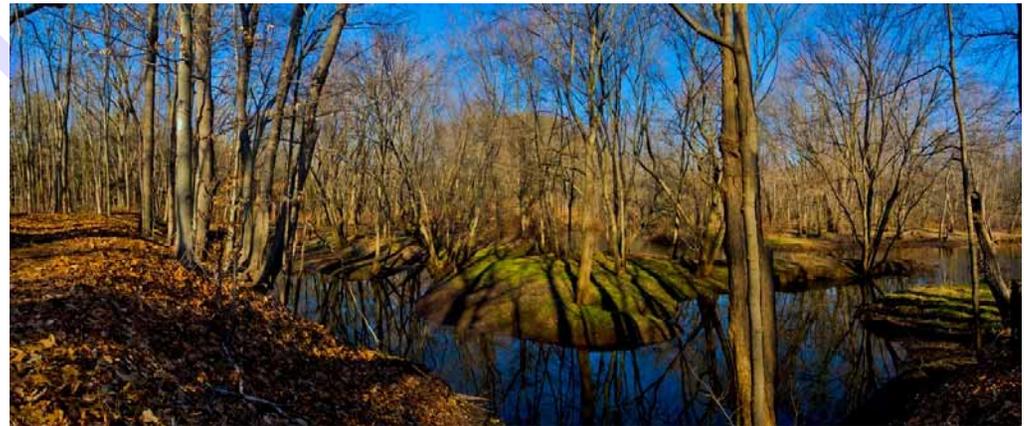
- Vacant Land



- Agriculture Farm Land



- Quinnipiac River





Land Use Categories and Classification

Residential	
1-2 Family	Single-family and/or two-family houses; mobile and manufactured homes on individual parcels.
Multi-Family	Condominium, apartments and senior housing.
Commercial	
Commercial Retail	Retail sales and services operations; eating and drinking establishments; automotive sales and services; driving ranges; and other commercial recreation.
Offices	Commercial professional; and medical office uses.
Lodging	Commercial hotel, motel, inn, bed & breakfast, and other lodging uses.
Industrial	
	Manufacturing; research and development; warehousing, storage; and earth processing operations.
Public/ Institutional	
Community Facilities	Local-government owned buildings and facilities, such as schools and their associated grounds and facilities; transfer stations; and public service facilities such as senior centers, fire stations, police stations, etc.
Other State Facilities	State lands and facilities otherwise not classified.
Institutional	Private institutional uses such as places of religious worship, private schools, state or private universities, museums, daycare, and other non-profit facilities.
Open Space & Parks	
	Parks and recreation that are maintained for active recreation; open space and parks in a natural state that are not maintained for active recreation; public & private parks, and playgrounds; cemeteries; and agriculture/farm land.
Transportation: ROW	
	Park and ride, public right-of-way, including those used for roads and train corridors and “paper” streets.
Vacant	
	Undeveloped parcels.

Source: prepared by MMI.



Land Use Inventory Method

- Defined Land Use Categories;
- Town's GIS Parcel Mapping & Assessor's Records – conducted parcel level analysis;
- Field surveying;
- Aerial mapping;
- Input from Town's Land Use Department;
- Current observable land uses only- not planned/approved projects in the pipeline.

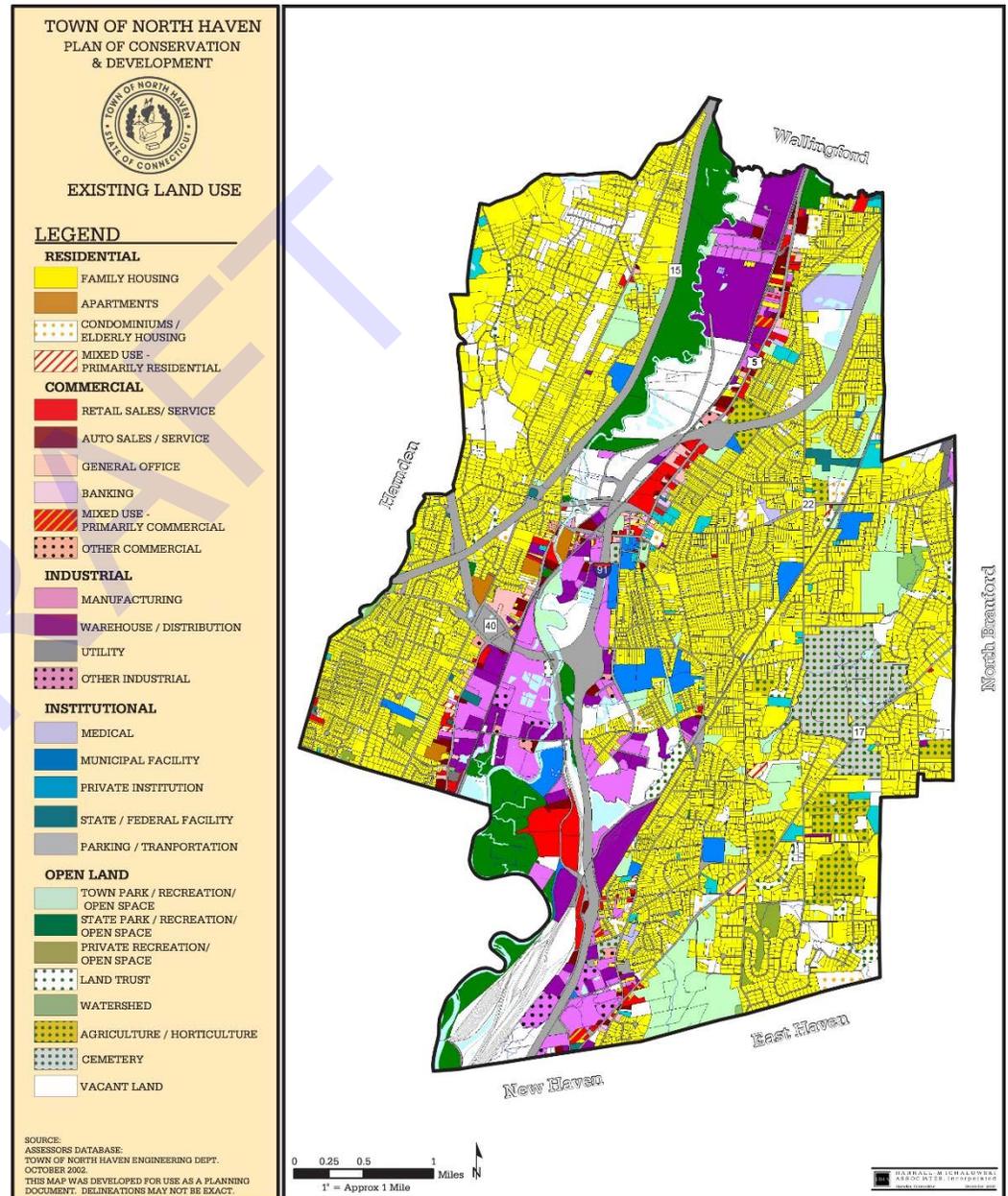


2005 POCD

➤ 2005 Land Use Survey

Land Use Category	Area (Acres)	% of Town's Land Area
Residential	5,917	43.79%
Commercial	438	3.24%
Industry	1,184	8.76%
Public Institutional	543	4.02%
Open Space & Parks	2,143	15.86%
Transportation/Roads	1,742	12.89%
Vacant/Undeveloped	1,546	11.44%
Total Land Area	13,513	100%

Source: 2005 POCD.

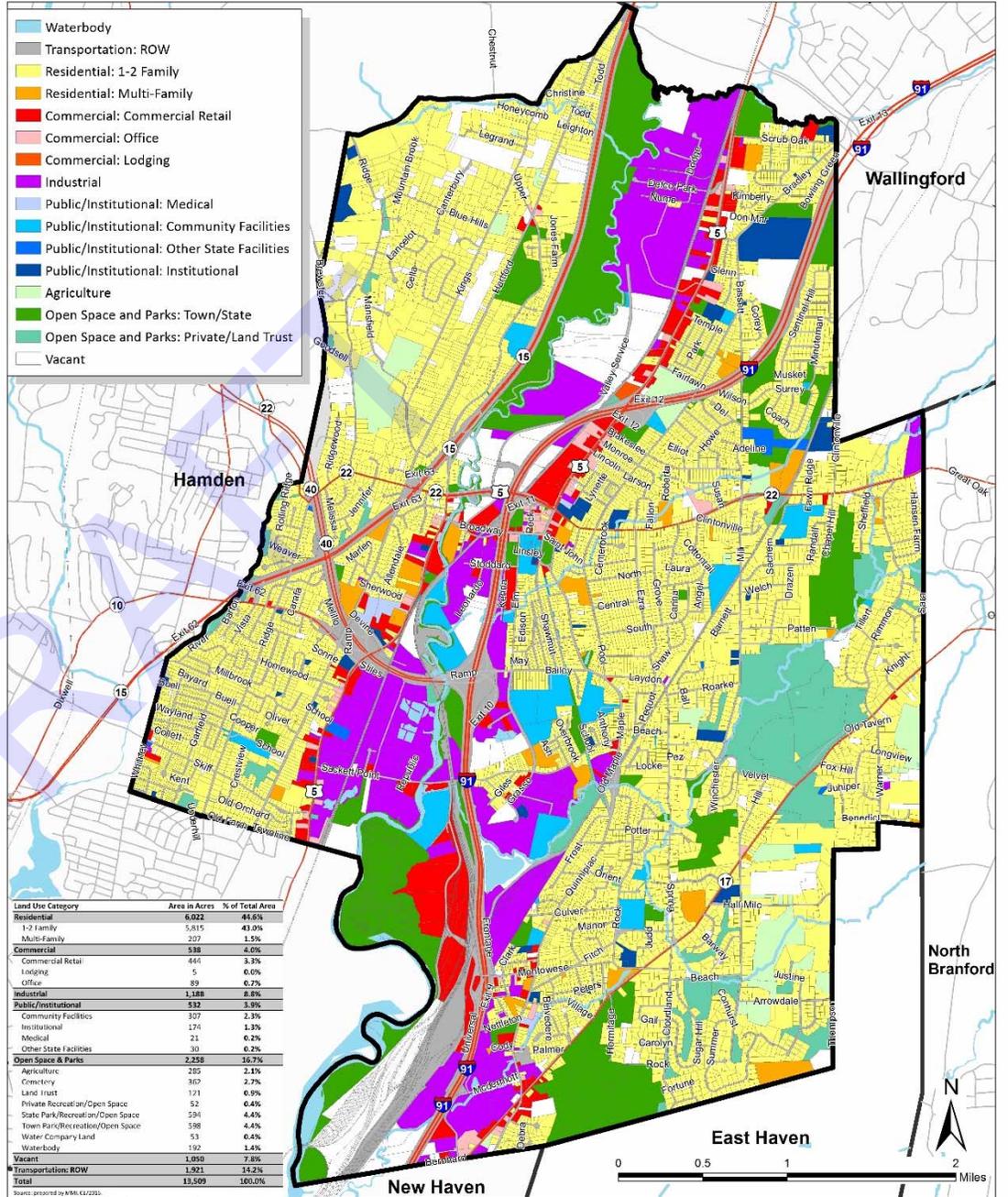




2015 Land Use

Existing Land Use 2015

North Haven POCD





2015 Land Use

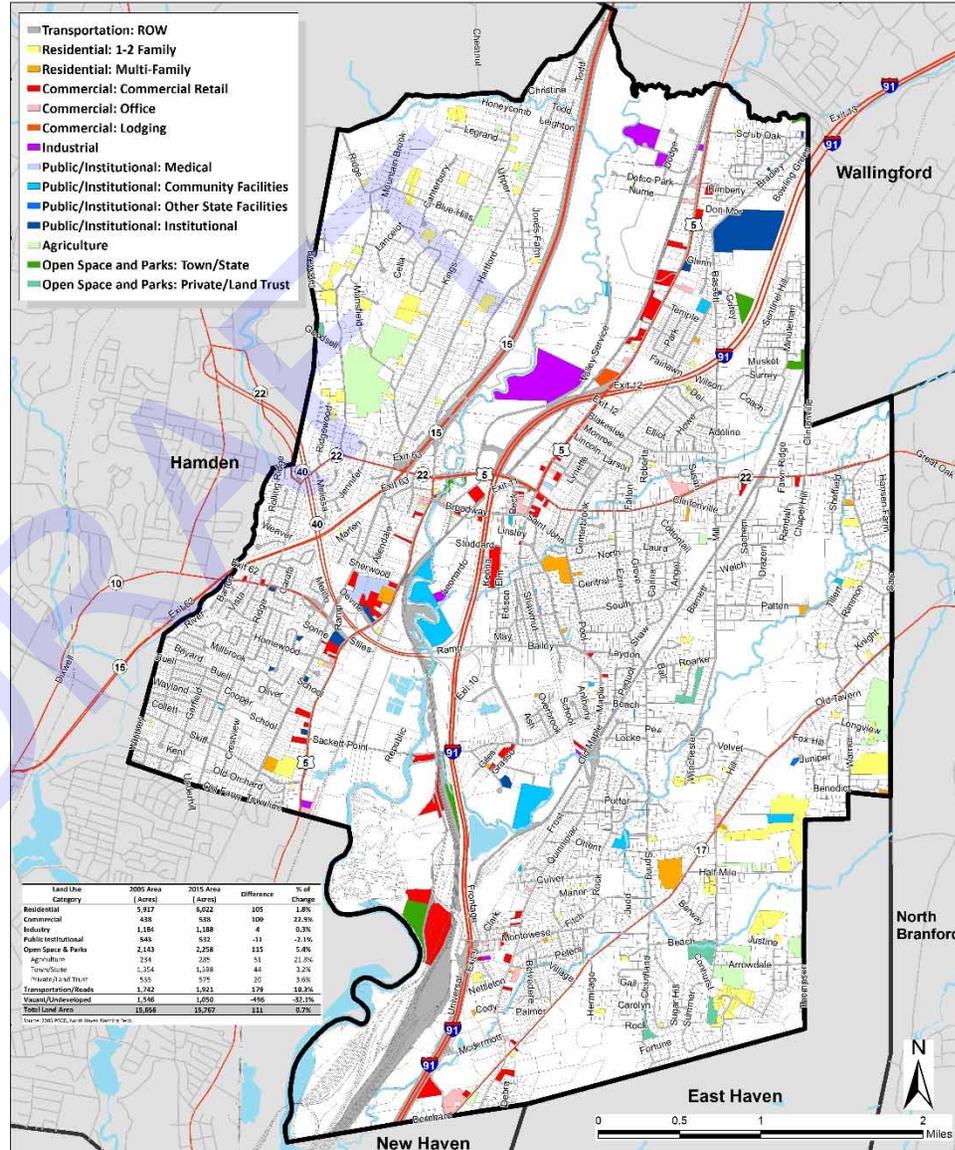
Land Use Category	Area in Acres	% of Total Area
Residential	6,022	44.6%
1-2 Family	5,815	43.0%
Multi-Family	207	1.5%
Commercial	538	4.0%
Commercial Retail	444	3.3%
Lodging	5	0.0%
Office	89	0.7%
Industrial	1,188	8.8%
Public/Institutional	532	3.9%
Community Facilities	307	2.3%
Institutional	174	1.3%
Medical	21	0.2%
Other State Facilities	30	0.2%
Open Space & Parks	2,258	16.7%
Agriculture	285	2.1%
Cemetery	362	2.7%
Land Trust	121	0.9%
Private Recreation/Open Space	52	0.4%
State Park/Recreation/Open Space	594	4.4%
Town Park/Recreation/Open Space	598	4.4%
Water Company Land	53	0.4%
Waterbody	192	1.4%
Vacant	1,050	7.8%
Transportation: ROW	1,921	14.2%
Total	13,509	100.0%



Land Use Change 2005-2015

Land Use Change 2005-2015

North Haven POCD





Land Use Change 2005-2015

Land Use Category	2005 Area (Acres)	2015 Area (Acres)	Difference	% of Change
Residential	5,917	6,022	105	1.8%
Commercial	438	538	100	22.9%
Industry	1,184	1,188	4	0.3%
Public Institutional	543	532	-11	-2.1%
Open Space & Parks	2,143	2,258	115	5.4%
Agriculture	234	285	51	21.8%
Town/State	1,354	1,398	44	3.2%
Private/Land Trust	555	575	20	3.6%
Transportation/Roads	1,742	1,921	179	10.3%
Vacant/Undeveloped	1,546	1,050	-496	-32.1%
Total Land Area	15,656	15,767	111	0.7%

Source: 2005 POCD, North Haven Planning Dept.



Land Use Change 2005-2015

GROWTH IN:

- Commercial increased ~23%;
- Industrial
 - Quebecor World Northeast Graphics, Inc. and Marlin Firearms closed in North Haven in 2008 and 2014;
 - Small light industrial companies rising (0.3%).
- Public/Institutional relatively stable;
- Parks/Open Space conserved well with modest additions to inventory.



Summary/Findings

- The major land use category is residential accounting for 44.6% of the land;
 - Increased by 1.8% (105 acres) since 2005
 - 1-2 Family housing is 96.6% of residential acreage
- Commercial and industrial is 13% of the town's land acreage;
 - Increased 104 acres (6.4%) since 2005
- Open Space Lands account for 16.7% of the land (3,153 acres);
- Vacant Land 7.8% (1,050 acres);
- Change and Growth is consistent with 2005 POCD recommendations.



Land Use Analysis Next Steps

- Calculate vacant land by zoning – How much Commercial vs. Residential?
- Analysis of Vacant/Underdeveloped land
 - Identify excess residential acreage;
 - Identify buildable lands through analysis of constraints (Wetlands, FEMA, Steep slopes).
- Calculate development potential by zoning;
- Build out analysis – What is the potential yield under the existing regulatory framework?



Schedule (Proposed)

Town of North Haven Proposed POCD Update Project Schedule

Tasks	2015					2016									
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
CONSULTANT TASKS															
PROJECT INITIATION	[Red bar: Sep 2015]														
PLANNING ELEMENTS	[Red bar: Sep 2015 - Mar 2016]														
Demographics	[Blue bar: Sep 2015 - Nov 2015]														
Housing	[Blue bar: Oct 2015 - Dec 2015]														
Natural Resources	[Blue bar: Dec 2015 - Feb 2016]														
Transportation & Circulation	[Blue bar: Feb 2016 - Mar 2016]														
Economic Development	[Blue bar: Jan 2016 - Apr 2016]														
Development Patterns & Build-Out	[Blue bar: Sep 2015 - Nov 2015]														
Parks, Recreation & Open Space	[Blue bar: Dec 2015 - Feb 2016]														
Community Facilities & Infrastructure	[Blue bar: Dec 2015 - Mar 2016]														
Cultural & Historic Resources	[Blue bar: Dec 2015 - Feb 2016]														
Sustainability	[Blue bar: Feb 2016 - May 2016]														
PUBLIC OUTREACH	[Red bar: Sep 2015 - Sep 2016]														
FUTURE LAND USE PLAN	[Red bar: Apr 2016 - Jul 2016]														
ACTION AGENDA & DRAFT PLAN	[Red bar: Jun 2016 - Aug 2016]														
FINAL PLAN	[Red bar: Jun 2016 - Oct 2016]														
PUBLIC HEARING/ADOPTION	[Red bar: Oct 2016]														
MEETINGS															
PZC PLANNING MEETINGS	X				X	X	X	X	X	X			X		X
PUBLIC WORKSHOPS/SURVEY							X	X	X				X		
PLANNING & ZONING COMM./ PUBLIC HEARING															X