

6

CONCLUSION

Responsibility

While the Planning & Zoning Commission has the primary responsibility of implementing the Plan's recommendations, other local boards and commissions such as the Board of Aldermen, Board of Finance, and similar agencies, are also involved.

If the Plan is to be successfully realized, it must serve as a guide to all residents, applicants, agencies, and individuals interested in the orderly growth of Derby.

“The Plan shall show the commission's recommendation for the most desirable use of land within the municipality for residential ... purposes and for the most desirable density of population in the ... parts of the municipality.”

Overview

As part of a Plan of Conservation & Development, the recommendations of each of the preceding chapters are generally reviewed to produce an overall Future Land Use Plan.

However, since Derby is in the process of establishing a GIS System, the Final land Use Plan is abest prepared when that project is concluded. In the meantime the schematic maps used in this strategic plan are adequate for planning purposes.

This plan is a reflection of the stated goals, objectives, and recommendations of Derby commissions, Staff and the general public. It presents a vision for Derby based on historic character, current land use patterns and desired economic growth and community facilities. It outlines the general policies the City should pursue in the future.

Plan Consistency

This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation & Development and found to be generally consistent with that Plan. In addition, this Plan was compared with the 1996 revised Regional Plan of Development for the Valley Regional Planning Agency and found to be generally consistent with that Plan.

Any inconsistencies can be generally attributed to:

- differences in definitions of desirable uses or development densities,
- local (as opposed to State or regional) desires about how Derby should grow and change in the coming years.

Implementation Priorities

Implementation of the Plan is a gradual and continual process. While some recommendations can be carried out in a relatively short period of time, others may only be realized towards the end of the planning period, and some may be even more long-term in nature. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

Implementation Tools

Tools available to implement the Plan of Conservation and Development include:

- *Annual Work Program* - The strategies in this plan can be used by the Planning & Zoning Commission to develop an annual work program, both for itself and other boards and commissions.
- *Plan of Conservation & Development* - Using the Plan of Conservation & Development as a basis for land use decisions by the Planning & Zoning Commission will help accomplish the goals and objectives of the Plan. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.
- *Zoning and Subdivision Regulations* - The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan. However, this is only true if the regulations reflect the recommendations of the Plan.
- *Capital Budget* - The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist. A five-year capital budget should be prepared for Derby.
- *Referral of Municipal Improvements* - Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning & Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by the Board Of Aldermen.

Summary

The Plan of Conservation & Development has been prepared to be an overview of the challenges that will confront the City of Derby in the future. After years of slow or negative growth, Derby is looking to redevelopment and other methods to enhance the quality of life for residents, while maintaining the historic character of the community.

The first step in the planning process was to find out what the important issues in Derby residents are. Information was collected, presented, reviewed, and discussed with the Derby Planning and Zoning Commissions as part of the process of assembling this Plan. The second step was to determine where Derby is heading. The Commission assessed issues in Derby and discussed priority topics for preparation of this plan. The priority topics selected for the plan, Transportation, Open Space and Recreational Facilities were given special emphasis in the plan. The third step is for Derby to lay out specific actions that will help the City direct change. While the task of implementation rests with all Derby residents, the realization of the Plan is orchestrated by the Zoning and Planning Commission and other city agencies and officials.

The Plan is intended as a guide to be followed in order to enhance the quality of life, economic vitality and the community character of Derby. It is intended to be flexible in order to allow adjustments in the manner that specific goals and objectives are achieved while maintaining stability in the long-term goals of the community.

During the next few years, some of the strategies will hopefully be achieved, some circumstances will undoubtedly change, and some conditions will certainly arise that will suggest that it is time to reconsider the Plan or some of its elements. Such situations are to be welcomed since it will mean that the Plan is being used as a map of the general direction Derby is heading. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Derby.

By preparing this Plan of Conservation & Development, that process has already begun.

2001 Derby Plan of Conservation & Development

References

While many documents were reviewed in the preparation of this Plan of Conservation & Development, the following documents are considered the most significant and should be consulted for additional information:

Derby Plan of Development & Rezoning, 1958
Zoning Regulations, adopted 1-18-2000
Subdivision Regulations

Inland Wetland & Watercourses Regulations
Code of the City of Derby, 1999
Naugatuck Valley Corridor Economic Development Strategy, June 1998
Greater Valley Business.com, Valley Chamber of Commerce, 1998

Preliminary Recreational Facilities Report, Milone and Mac Broom Engineering, 2-99
Route 8 Corridor Planning Study, CT DOT, March 2000

Consolidated Regional Transportation Study, Greater Bridgeport & Valley Regional Planning Agencies, 1997
Valley Regional Transportation Update, Valley Regional Planning Agency 2001
CT DOT Statewide Bus System Study, Valley Transit District, July 2000

HALO Redevelopment Plan, 8-2001
Linking Land Use to Water Quality, UConn Extension Center.
The Changing Valley, 1988 Regional Plan, Valley Regional Planning Agency, updated 1996
2000 U. S. Census
CT Department of Education, CT Mastery Test Results
CT Department of Economic & Community Development, Affordable Housing in Connecticut
Valley Downtown: A Historical Perspective, Valley Regional Planning Agency, 1980
Historic Preservation in Connecticut, Volume IV, Western Uplands, 1996
CT Department of Historic Preservation, 2001 National and State Historic Register properties
Derby Water Supply Plan, Birmingham Utilities, 9-2000

Yankee Gas Forecast of Natural Gas Supply and Demand 1999-2008.
CT Siting Council Review of Connecticut Electric Utilities 1999 Twenty year Forecasts.

These documents can be found at the Derby City Hall, Valley Regional Planning Agency or the Derby Public Library. In addition, each of these reference materials has other reference materials that may provide relevant information with regard to a particular topic.