APPENDIX G

Toolbox of Planning and Zoning Techniques

Implementation Definitions:

High - low cost; examples readily available in other CT communities; administrative/implementation process not complex; limited ongoing monitoring required
Medium - moderate cost; examples not readily available in other CT communities; administrative/implementation process may require added municipal staff; ongoing monitoring required
Low - High cost; Examples rare or not applied in other CT communities; administrative/implementation process complex and requires professional municipal staff; limited ongoing monitoring critical to success

	High	Low	Medium
Implementation Ability			
Protection Value	☺	☹	😐

Tool	Issue	Habitat Fragmentation	Impervious Surfaces	Nonnative Invasive Species	Poor Stormwater Management	Habitat Fragmentation	Poor Stormwater Management	Cutting, Excavation, Filling, Cultivation	Suburban Lawns	Lack of Information/ Analysis on of Resource Location, Quality and Vulnerability	Wetland/Vernal Pool Filling & Alteration	Wetland/Vernal Pool Filling & Alteration	Groundwater/Surface Water Diversions & Impoundments	Watercourse Crossings, including bridges and culverts	New Road Creation	Golf Course and recreation Areas	Road Sand/Salt Application & Catch Basing Failure	Forest Management	Septic Systems, esp. maintenance	Failed Erosion & Sedimentation Controls	Hazardous Materials Spills	Earth Material Extraction	Change in Topography
	Threat	1	3	2	4	5	6	7, 11 and 24	8	13	14	10 and 12	16	13	14	15	17	18	19	20	21	22	23
		Development	Development		Development	Roads	Roads	Riparian Corridor	Development		Roads	Development		Roads	Roads	Roads			Development	Development	Roads		
	Open space set asides	☺	😐	😐	😐	☺		☺	😐	☺	☹	☺	☹		☹	☺		☺				😐	☺
	Fee-in-lieu of open space/ Alternative open space	😐	😐	😐		😐		😐		☹	☹	☺	☹		☹	😐		☺				😐	😐
	Conservation Subdivisions (also termed cluster subdivisions and open space subdivisions)	😐	☺	😐	😐	😐	😐	☺	😐	😐	😐	☺	☹	😐	😐	😐		☺	😐			😐	😐
	Buffers with setbacks		😐	☺	😐	☹	☺	☺	☺	☹	☺	😐				☹	😐	☺		☹		☺	☺
	Conservation easements	☺	☺	☺	☹	☺	☺	☺	☺	😐	☺	☺		😐	☺	☺		☺		😐		☺	☺
	Density based zoning	😐	😐	😐	☹	☹	😐	😐		😐	😐	😐	☹		😐	😐		☺				😐	😐
	Regulatory/Density bonuses	☹	😐	😐	☹	☹		😐		☹	😐	😐	☹			😐		😐					😐
	Developable area or soils based zoning	😐	😐	😐	☹	☹	☹	😐	😐	😐	☺	☺	☹	😐	😐	☺		☺					☺
	Buildable area regulations	😐	☺	☺	☹	☹	☹	😐	☺	😐	☺	☺	☹	😐	😐	☺	😐	😐					☺
	Ridgeline protection	☺	☺	☺	☹	😐	☹	☺		☹	😐	😐	😐	😐	😐	☺		☺				☺	☺
	Planned-unit development	☹	☹		☹	☹	☹	😐	☺	😐	😐	😐	☹	☺	☺	😐	😐	😐	☺	😐		☺	😐
	Parking regulation and management	☹	☺	☺		☹	😐	☹			☹	😐	☹	😐	☹	☹				☺	😐		😐
	Erosion and sedimentation controls		😐	☺	☺		☺	😐	☺	☹	☺			☺		☹	☺			☺		☺	
	Slope limitations	😐	☺	😐	☺	😐	☺	😐		☹	☺	☹		☺	😐	☺	☹	😐	☹	☹		☺	☺
	Landscaping requirements		☺	☺	☺		☺	☺	☺	☹	☺	☹				☹	😐			☹		☺	
	Lot coverage/impervious surface restrictions		☺	😐	😐		☹	☺	☺	😐	😐	😐	😐	☹	😐	😐	😐	😐					☺
REGULATORY	Road ordinances/construction standards		😐	😐		☺	☺	😐		☹	☺			☺	☺	☺	☺				☺		☺
	Scenic road ordinance	😐	☺			☺	☺			☹	😐			☺		☺	☺	☹			☺		☺
	Stormwater management requirements		😐	☺	☺		☺	☹	😐	😐	☺	☹		☺	☹	☹	☺			☺		☺	
	Engineering review	☹	😐		☺	😐	☺	☺	😐	☺	☺	😐	😐	☺	☺	☺	☺	☹	☺	☺		☺	😐
	Design or Site Plan Review	😐	☺	☺	☺	☺	😐	☺	☺	😐	😐	☺	😐	😐	😐	😐	☺	☺	☺	☺		😐	☺
	Notification to State Archaeologist of development within 300 feet of stream	☺							😐	☹	☺	☺			☹	😐		😐		☹		☺	☺
	Transfer of Development Rights	☺		☹		😐	☹	☺		😐	😐	☺	☹		😐	😐		☺				☺	☺
	Moratorium on Development	😐	😐	😐	😐	😐	😐	😐		😐	😐	😐	😐		😐	☺		😐	😐			😐	😐
	Conservation overlay zone	☺	☺	😐	☹	😐	☹	😐		😐	😐	😐	😐	😐	☹	😐		☺	☹	☹		☺	😐
	Aquifer protection ordinance									☺	☹		☺			☹					☺	😐	
	Anti-blight/dumping ordinance									☹	☹					☹							
	Resource extraction regulations	☺	😐	☺	😐	😐	😐	☺		☹	☺	😐		☹	☹	☹	😐	☹		☹	☹	☺	😐
	Wetlands and watercourses regulations	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	😐	☺	😐	😐	☺	☹	😐	😐	☹	☺	☺
	Floodplain management	☺	☺	☺	☺	☺	☺	☺	😐	😐	☺	😐		☺	☹	😐	☺			😐		☺	😐
	Telecommunications towers regulations		☺					☹		☹	😐	☹			☹	😐		😐		😐			☺
	Clearcutting/timber cutting regulations	☺		☺	☺	😐	😐	☹		😐	😐	😐	😐	😐	☹	☹	☹	😐		☹			☺
	Septic system ordinance/underground storage tank ordinance									☹	☹		☹			☹			☺				
PLANNING	Greenway Plan/Open Space Plan	☺	☺	😐	😐	☺		☺		😐	😐	☺	😐	☹	☺	☺		☺				😐	☺
	Niantic River Watershed Commission	☺	☺	😐	😐	☺	😐	☺	😐	😐	😐	☺	☺	☺	☺	😐	☹	☺	😐	☹		☺	☺
PRESERVATION/ACQUISITION		☺	☺	😐				☺		😐	😐	☺	☹		☺	☺		☺					
	Public Act 490	😐	☺	😐				☺		😐	☹	😐	☹		😐	☺		☺				☺	☺
	Purchase of development rights	☺	☺	😐		😐		☺		😐	😐	☺	☹		☺	☺		☺				☺	☺
	Purchase of conservation easements	☺	☺	☺	😐	😐	😐	☺	☺	😐	☺	☺	☹	😐	☺	☺		☺				☺	☺
TOWN MAINTENANCE PRACTICES	Road maintenance best management practices			😐	☺		☺			☹	☺			☺	😐	☹	☺			☺			
	Road salting/sanding practices				☺		☺			☹	☹			☺		☹	☺			☺	☺		
	Household hazardous waste collection									☹	☹					☹					☺		
TOWN STAFFING	Zoning Enforcement Official, Wetlands Officer, Conservation Officer, other similar titles/positions	☺	☺	☺	☺	☺	☺	😐	☺	😐	☺	😐	😐	☺	😐	😐	☺	😐	😐	☺	☺	😐	😐
INFORMATION /EDUCATION	Data Gathering/Natural resource Inventory	☺	😐	😐	😐	😐	☺	😐	☺	☺	☺	☺	☺	☺	☺	☺	😐	☺	😐	☺	😐	☺	☺
	Public Education/Muncipal officials training/information programs	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺