



# IMPLEMENTATION

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## Overview

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Identification of implementation strategies and tasks is the main reason that the Town of Bethel, under the leadership of the Commission, prepared this Plan of Conservation and Development.

Implementation typically occurs in one of two main phases:

- strategies and tasks that are critical and easy to implement will be accomplished in a relatively short period of time; and
- strategies and tasks that are difficult, costly, require additional information or commitment from others will typically take more time.

The Commission is the steward of this Plan and has the primary responsibility of ensuring that the Plan's recommendations are implemented. The Commission, in coordination with other agencies and with the support of Staff, will implement many of the recommendations of this Plan through amendments to land use regulations, the review process, and other formal and informal actions.

Other recommendations will require the cooperation and action by other boards and commissions. However, if the Plan is to be successfully realized over time, it will be because it has served as a guide to all residents, applicants, agencies, and individuals, interested in the orderly growth of Bethel.

This chapter identifies the various tools that are available to implement the recommendations of this Plan, and provides a table which identifies policies, tasks, and implementing boards, and commissions. Strategies and tasks are delineated and short-term and long-term recommendations are prioritized. The tools to accomplish the recommended tasks include:

- use of the Plan;
- use of the Capital Improvement Program;
- establishment of a Plan Implementation Committee
- Annual Update Program;
- revisions to zoning and subdivision regulations;
- referral of municipal improvements;
- use of an Annual Update program;
- referral of municipal improvements; and
- inter-governmental cooperation.

## Updating Tools

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- holding annual public informational meetings to summarize the Plan recommendations and receive feedback from the community;
- holding workshop sessions for local boards, commission and other interested persons to discuss Plan strategies and suggest alternative language;
- revising Plan sections as appropriate; and
- re-adopting the Plan whenever there are minor text or map changes; or when the PZC wants to reaffirm the existing policies of the Plan.

## Use of the Plan

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Using the Plan as a basis for land use decisions by the Commission (PZC) will help accomplish the Plan's stated goals and objectives. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.

The Plan is not a static document that can only be amended every ten years. It is becoming increasingly more difficult to anticipate change during a ten year time frame. If dramatic change alters a premise on which recommended strategies are based, or creates unanticipated issues, the PZC can make interim amendments to this Plan to address these changes. In doing so, the Commission and other agencies can continue to make decisions that are consistent with an up-to-date Plan of Conservation and Development, regardless of what the future brings.

### Plan Implementation Committee

Many communities establish a Plan Implementation Committee (PIC) to oversee implementation of the Plan's recommendations, which is an effective way to implement the Plan. The PIC could use implementation schedules (proposed below) to guide the ongoing implementation and assessment of specific elements of the Plan.

The Town's various boards and commission should be represented on the PIC to help prioritize, coordinate, and refine implementation of the Plan. The PIC would meet three to four times a year to establish priorities and guide implementation of the Plan's recommendations. In addition, the Committee could assess the status of specific recommendations, establish new priorities, and suggest new implementation techniques.

### Annual Update Program

A Plan that is only updated once every ten years can be silent on emerging issues, trends, and current policy objectives, which could lead to conflicts in land use decisions or missed opportunities. When a Plan is considered strictly as a reference document rather than a working document, its effectiveness in guiding the community can diminish over time. Bethel, with the assistance of the Plan Implementation Committee, should consider reviewing the Plan with the following schedule:

Conservation Themes	Development Themes	Infrastructure Themes
2008	2009	2010
2011	2012	2013
2014	2015	2016

Each review and update extends the Plan's ten-year life, until a comprehensive update is needed. Tools that the PZC and the PIC can use to ensure that the broader community is involved in the updating process are identified in the sidebar.

## **Other Implementing Actions**

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### **Updating Land Use Regulations**

Many of the recommendations in the Plan can be implemented by the PZC through regulation amendments, application reviews, and other means. The Town's land use regulations, which are mostly contained in the Zoning Regulations and the Subdivision Regulations, provide specific criteria for land development at the time of application. As a result, these regulations are important tools to implement the Plan as long as the regulations are consistent with the recommendations of this Plan.

The Town should maintain its maps, inventories, and recommendations and update these as well as the Town's land use regulations as appropriate. If maps and/or inventories are updated, this Plan should be updated to incorporate any additional adopted inventories, policies, or recommendations.

As the Commission undertakes a comprehensive review of the Zoning Regulations, Zoning Map, and Subdivision Regulations it should make revisions to achieve the policy objectives identified in this Plan.

### **Capital Improvement Program**

The Capital Improvements Program, or CIP, is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints.

This Plan contains several proposals whose implementation may require the expenditure of Town funds. The Plan recommends that these and other items be included in the Town's CIP and that funding for these necessary and desired projects be included in the Capital Budget.

### **Referral of Municipal Projects**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (as defined in the Statutes) be referred to the PZC for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote in favor of the proposal by the Board of Selectmen. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in a timely fashion in compliance with this requirement.

### **Inter-Governmental Cooperation**

Bethel can continue to work with other towns in the region, the Housatonic Valley Council of Governments, the many agencies of the State of Connecticut, and other governmental entities to explore opportunities where common interests coincide. It is recommended that increased consideration be given to the Region's role in preserving natural resources, agriculture, establishing greenways and trail systems, preserving open space areas, and enhancing village areas. The Town and its Boards and Commissions should continue to work with, coordinate and collaborate with HVCEO and its member municipalities.

## Implementers

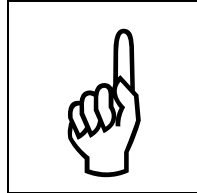
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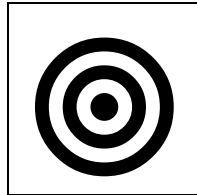
## Table of Implementation

Implementation of this Plan will be 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 or beyond. Future, 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.

The tables that follow summarize the recommendations of this Plan. Recommendations have been categorized either as a strategy or as a specific task.



A strategy is a long—term policy that does not readily lend itself to a specific schedule or measurement.



A task is a specific action that can typically be scheduled and measured.

A list of abbreviations used for the implementers is in the sidebar.

The Plan’s recommended Action Steps are organized into tables to be used by the Planning and Zoning Commission (and an Implementation Committee if one is established). These strategies and tasks will be used to develop work programs to address the goals of this Plan. These action steps have been summarized. For details on any specific action, refer to the appropriate text in this Plan

### How to Use the Table

Policies guide actions, so each policy is followed by the specific actions or tasks which will help implement the policy.

The column labeled “Who” refers to the organizations which will be needed to implement the tasks. Generally, the organization with the primary responsibility is listed first, with supporting organizations following in alphabetic order. The letter codes for each organization is in the sidebar. This list is not meant to be exhaustive or exclusive. Any individual or organization that can assist in the implementation of the policies, strategies and tasks in this Plan is encouraged to do so.

The column labeled “Priority” identifies the relative importance of the particular task. The Commission identified each task with a High, Medium or Low priority.

The column labeled “Done” provides a check box () for tasks, which can be checked () once the task is completed.

# CONSERVATION ACTIONS

## Protect Natural Resources



### Preserve Land Based Resources

Action Step	Who	Priority	Done
① 1. Revise the definition of steep slope.	PZC	Medium	<input type="checkbox"/>
② 2. Consider a special permit for residential development on steep slopes; but do not allow the outright removal of steep slopes or hillsides.	PZC	Medium	<input type="checkbox"/>
③ 3. Require replacement of mature trees lost during the development process.	PZC	Medium	<input type="checkbox"/>
④ 4. Require topographic mapping at two-foot contours.	PZC	Medium	<input type="checkbox"/>
⑤ 5. Add a definition in the Zoning Regulations for buildable land, excluding steep slopes, floodplains, floodways and wetlands.	PZC	High	<input type="checkbox"/>



### Protect Habitat Resources

Action Step	Who	Priority	Done
① 1. Consider DEP's comments during application review.	PZC	Medium	<input type="checkbox"/>
② 2. Require all applications within the NDDP to be reviewed by DEP	PZC	Medium	<input type="checkbox"/>
③ 3. Require the use of native species in landscaping plans.	PZC	Medium	<input type="checkbox"/>
④ 4. Prohibit the introduction of invasive species.	PZC	High	<input type="checkbox"/>



### Protect Trees

Action Step	Who	Priority	Done
① 1. Revise the tree ordinance to discourage clearcutting and to include definitions for tree harvesting, clearcutting, land disturbance and caliper.	PZC	Medium	<input type="checkbox"/>
② 2. Integrate tree protection measures into soil erosion and sedimentation regulations.	PZC	High	<input type="checkbox"/>
③ 3. Require replacement of mature trees.	PZC	Medium	<input type="checkbox"/>
④ 4. Encourage the use of Elm and Chestnut trees.	PZC	Medium	<input type="checkbox"/>

## Protect Water Resources

<u>Implementers</u>	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
BHA - Bethel Housing Authority BHD – Bethel Health Department BOE - Board of Education BOF – Board of Finance BOS - Board of Selectmen CIT– Citizens of Bethel CoC – Chamber of Commerce CC – Conservation Commission DPW – Department of Public Works EDC – Economic Development Commission FM- Fire Marshall HC – Historic Commission HVCEO – Housatonic Council of Elected Officials IWC – Inland Wetland Commission LUO – Land Use Office MNR – Metro-North Railroad PRC – Parks and Recreation Commission PZC – Planning & Zoning Commission PVT – Private Entities (corporate, individuals and non-profits) PSBC – Public Site & Building Committee PUC – Public Utility Commission STATE – State Agencies TC – Town Counsel r	◎ 1. Continue to implement the NPDES program components.	PZC	High	
	◎ 2. Adopt aquifer protection regulations.	PZC	High	<input type="checkbox"/>
	◎ 3. Revise the Zoning Regulations for consistency with State and Federal standards.	PZC	High	<input type="checkbox"/>
	◎ 4. Protect areas identified as high groundwater through the IWC regulations.	PZC	High	<input type="checkbox"/>
	◎ 5. Assess the need for a septic management program and if warranted, develop and fund the program.	PZC	Medium	<input type="checkbox"/>
	◎ 6. Evaluate the threats to groundwater from underground storage tanks (UST) and if warranted, adopt an ordinance prohibiting the installation of new USTs and requiring the removal of existing USTs.	PZC	Medium	<input type="checkbox"/>
	◎ 7. Limit the amount of impervious surfaces through performance standards that encourage the use of roof leaders, rain gardens and other measures that limit run-off and promote infiltration.	PZC	Medium	<input type="checkbox"/>
	◎ 8. Consider acquiring lands around the Chestnut Ridge Reservoir.	PZC	Medium	<input type="checkbox"/>
	◎ 9. Implement the recommendations of the October 2006 HVCEO watershed protection report, including adopting a water supply overlay zone.	IWC, PZC	High	<input type="checkbox"/>
	◎ 10. Use ongoing water resource assessments to guide revisions to land use regulations.	PZC	Medium	<input type="checkbox"/>
	◎ 11. Adopt a no-net-loss of wetlands policy.	IWC, PZC	Medium	<input type="checkbox"/>
	◎ 12. Lower the threshold of disturbance, for consideration of core activities in wetlands, watercourses and upland review areas.	IWC, PZC	Medium	<input type="checkbox"/>
	◎ 13. Identify significant wetlands, and all wetlands in undeveloped areas within recharge areas.	IWC, PZC	Medium	<input type="checkbox"/>
	◎ 14. Establish a no-net-loss of vernal pool policy.	IWC, PZC	Medium	<input type="checkbox"/>

①	15. Contract a vernal pool specialist to inventory vernal pools.	BOS, PZC	Medium	<input type="checkbox"/>
①	16. Require that any development within a 750-foot radius of any identified vernal pool meet specific performance standards.	PZC	Medium	<input type="checkbox"/>
①	17. Consider limiting development within floodplains and floodways.	PZC, IWC	Medium	<input type="checkbox"/>
①	18. Establish buffers along streams and limit development within the buffer particularly along streams classified as B or better.	PZC, IWC	Medium	<input type="checkbox"/>
①	19. Educate the public about the threats to and strategies available to protect water resources through mailings, flyers and distribution of the water resource recommendations of this Plan.	PZC, BOS	High	<input type="checkbox"/>

## Protect Open Space



### Realize the Open Space Vision

	Action Step	Who	Priority	Done
①	1. Connect open spaces along trails and stream corridors with acquisitions and easements.	PZC, CC	High	
①	2. Monitor open space acquisitions focusing acquisition strategies in areas identified on the Open Space Plan as highest priority.	PZC, CC	High	<input type="checkbox"/>
①	3. Collaborate with adjacent towns and interested non-profit organizations to complete the Ives Trail.	PZC, BOS, CIT, CC, PVT	Medium	<input type="checkbox"/>
①	4. Connect Bethel trails to the Ives Trails.	PZC, PVT	Medium	<input type="checkbox"/>
①	5. Permanently protect significant portions of Terre Haute, particularly the western portions.	BOS	High	<input type="checkbox"/>
①	6. Create development guidelines for undeveloped lands in the Francis J. Clarke Industrial Park.	PZC	High	<input type="checkbox"/>
①	7. Prepare a management plan for Bald Rock that includes recreational opportunities.	CC	Medium	<input type="checkbox"/>
①	8. Acquire adjacent lands to improve access to Bald Rock.	BOS	Medium	<input type="checkbox"/>

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## Create a Conservation Commission

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
☉	1. Establish a Conservation Commission	BOS, PZC	High	<input type="checkbox"/>
☉	2. Create conservation easements for Town-owned parks	PZC, BOS, CC	High	<input type="checkbox"/>
☉	3. Consider a Park Zoning District.	PZC	Medium	<input type="checkbox"/>
☉	4. Consider easements across or at the edge of cemeteries as part of the Town's trail system.	PZC, CC	Medium	<input type="checkbox"/>
☉	5. Pursue right-of-first-refusal for significant parcels of privately owned land.	BOS	High	<input type="checkbox"/>
☉	6. Identify and define the parameters of stream buffers.	PZC, IWC	Medium	<input type="checkbox"/>



## Acquire Open Space





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	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
☉	1. Collaborate with appropriate partners.	BOS, CIT	High	
☉	2. Encourage philanthropy of Bethel residents and property owners to increase land donations to the open space plan.		High	
☉	3. Develop funding strategies for open space land acquisition.	PZC, CC	High	<input type="checkbox"/>
☉	4. Apply for state aid, using this Plan as a tool.	BOS	High	<input type="checkbox"/>
☉	5. Create a land acquisition fund with small percentage of the mill rate (1/4 of one percent) and through bonding.	BOS	High	<input type="checkbox"/>
☉	6. Increase the open space requirement of subdivided lands.	PZC	High	<input type="checkbox"/>
☉	7. Encourage conservation residential development.	PZC	Medium	<input type="checkbox"/>
☉	8. Promote the benefits of PA 490.	PZC, BOS	Medium	<input type="checkbox"/>






## Protect Historic Resources

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### Identify Historic Resources

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Publicize events and programs for historic preservation in collaboration with the Bethel Library, The Historical Society and the Board of Selectmen.	BOS, HS, LIB	Medium	
	2. Complete and maintain the historic resources inventory.	BOS, HS	High	<input type="checkbox"/>
	3. Apply for State assistance to complete the inventory.	BOS, HS	High	<input type="checkbox"/>
	4. Consider creating a local registry of historic places.	BOS, HS	Medium	<input type="checkbox"/>

### Support Local Preservation Efforts

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Encourage sensitive stewardship programs and reward outstanding efforts.	PZC, BOS, HS	High	
	2. Continue to use the Demolition Delay provisions with increased public notice.	BOS, HS, PZC	Medium	
	3. Consider establishing Local Historic Districts.	PZC	Medium	<input type="checkbox"/>
	4. Revise the Zoning Regulations to include adaptive reuse strategies.	PZC	High	<input type="checkbox"/>
	5. Consider Village District regulations for historic protection.	PZC	Medium	<input type="checkbox"/>

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**Protect Community Character**



**Encourage Community Spirit**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Promote unique Bethel events.	BOS, CIT	High	<input type="checkbox"/>
	2. Regularly recognize volunteer efforts.	BOS	High	<input type="checkbox"/>
	3. Work with applicants to protect scenic resources.	PZC	High	<input type="checkbox"/>
	4. Adopt and maintain the scenic resources component of the Community Character Plan.	PZC	High	<input type="checkbox"/>



**Protect Scenic Resources**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Consider adopting a Scenic Roads ordinance.	PZC, BOS	Medium	<input type="checkbox"/>



**Support Bethel’s Agricultural Character**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Promote the benefits of PA 490.	PZC, BOS	Medium	<input type="checkbox"/>
	2. Encourage use of the Connecticut Farmland Preservation Program.	PZC, BOS	Medium	<input type="checkbox"/>
	3. Collaborate with appropriate partners to protect farmland.	BOS, PVT	High	<input type="checkbox"/>
	4. Support the local farmer’s market.	CIT	High	<input type="checkbox"/>
	5. Provide flexibility in the Zoning Regulations for agricultural uses.	PZC	High	<input type="checkbox"/>



**Protect Stone Walls, Foundations and Bridges**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Maintain the historic stone bridges.	DPW	High	<input type="checkbox"/>
	2. Consider a historic stone walls and foundations ordinance.	BOS, PZC	Medium	<input type="checkbox"/>
	3. Create and fund a line item for maintenance of historic bridges.	BOS	Medium	<input type="checkbox"/>

# DEVELOPMENT ACTIONS

## Enhancing Community Structure

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### Support Enhancing Elements

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Maintain and enhance the strong, mixed use node in the Village Center.	EDC	High	
	2. Support cluster and campus development that includes design considerations.	PZC	Medium	
	3. Promote greenways, blueways and other linear elements.	PZC	High	
	4. Maintain the gateways.	PZC, DPW	Medium	
	5. Avoid sprawling development patterns in areas without public infrastructure.	PZC, PVT	High	
	6. Manage conflicts between roads, railways and adjacent land uses.	BOS, HVCEO, STATE, MNR	High	
	7. Create design plans for gateways		Medium	<input type="checkbox"/>



### Enhance the Village Center

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Continue streetscape improvements throughout the Village Center.	BOS	High	
	2. Maintain sidewalks and street furniture.	DPW	High	
	3. Support public-private partnerships with the Chamber of Commerce and the Economic Development Commission.	BOS, CoC, EDC	High	
	4. Develop integrated parking strategies for the Village Center.	PZC	High	<input type="checkbox"/>
	5. Identify more open and green spaces for the Village Center.	PZC, CC, CIT, PVT	Medium	<input type="checkbox"/>
	6. Consider structured parking with open spaces, gardens and innovative stormwater management techniques at the former train station.	PZC, HS, BOS	Medium	<input type="checkbox"/>
	7. Preserve the historic train station.	HS, BOS	Medium	<input type="checkbox"/>

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## Encourage Quality Design

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Encourage the use of sustainable building practices such as siting development appropriately in relation to natural light.	PZC	Medium	
	2. Establish a design review process.	PZC	High	<input type="checkbox"/>
	3. Create appropriate design guidelines and/or criteria for design designated districts.	PZC	High	<input type="checkbox"/>
	4. Consider form-based codes in design designated districts.	PZC	Medium	<input type="checkbox"/>
	5. Adopt Village District Regulations	PZC	High	<input type="checkbox"/>
	6. Institutionalize architectural review for the Village District.	PZC, BOS	High	<input type="checkbox"/>
	7. Develop a unified sign design for all Town-owned and managed properties.	PZC, BOS	High	<input type="checkbox"/>
	8. Develop “wayfinding” signs and maps.	BOS	Medium	<input type="checkbox"/>

## Economic Development

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### Reorganize the EDC

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Expand the mission of the EDC.	BOS, EDC	High	<input type="checkbox"/>
	2. Provide staffing support to the EDC.	BOS, EDC	High	<input type="checkbox"/>
	3. Consider hiring a full-time Economic Development Director.	BOS, EDC	High	<input type="checkbox"/>



### Attract and Retain Business

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Identify appropriate businesses types for Bethel.	EDC	Medium	<input type="checkbox"/>
	2. Identify appropriate locations for appropriate businesses.	PZC, EDC	Medium	<input type="checkbox"/>
	3. Identify incentives for industrial businesses located over public water supply resources to relocate.	PZC, BOS, EDC	High	<input type="checkbox"/>
	4. Identify support services for new businesses.	EDC, BOS	High	<input type="checkbox"/>
	5. Recruit appropriate businesses.	EDC	Medium	<input type="checkbox"/>



## Create Transit-Oriented Development

	Action Step	Who	Priority	Done
◎	1. Identify appropriate locations for Transit-oriented development (TOD).	PZC	High	<input type="checkbox"/>
◎	2. Work with property owners to identify and assemble appropriate parcels for TOD.	PZC, EDC	High	<input type="checkbox"/>
◎	3. Rezone the areas around the Metro North Rail Station to support TOD.	PZC	High	<input type="checkbox"/>
◎	4. Encourage Metro-North Railroad to build a west side platform at the train station.	PZC, BOS, HVCEO	High	<input type="checkbox"/>
◎	5. Consider similar regulations for transit-supportive development with lower densities than allowed in a TOD.	PZC	Medium	<input type="checkbox"/>



## Support Local Businesses

	Action Step	Who	Priority	Done
☞	1. Promote synchronistic businesses such as restaurants adjacent to the Bethel cinema.	EDC, PZC	High	
☞	2. Hold street fairs in conjunction with film festival events.	BOS, EDC, CoC	High	
☞	3. Encourage public-private partnerships	EDC, CoC	High	
☞	4. Assist small business owners identify and make use of state and national programs	EDC	High	
◎	5. Work with the Bethel Cinema and adjacent properties to identify shared parking solutions.	PZC, CoC	Medium	<input type="checkbox"/>
◎	6. Consider developing historic-theme activities for tourists such as maple-sugaring operations.	BOS, PVT, CoC	Medium	<input type="checkbox"/>
◎	7. Consider developing recreational opportunities on Town-owned lands.	BOS	Medium	<input type="checkbox"/>
◎	8. Revise the Zoning Regulations for the Village Center to encourage mixed use buildings with active ground floor uses and upper story residential.	PZC	High	<input type="checkbox"/>
◎	9. Complete and implement the Route 6 Corridor Plan.	PZC	High	<input type="checkbox"/>
◎	10. When revising the Zoning Regulations, ensure regulations relative to home businesses are consistent with today's global economy.	PZC	Medium	<input type="checkbox"/>

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**Modify Residential Development Patterns**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Protect residential neighborhoods threatened by replacement housing that is out of proportion to lot size.	PZC	High	<input type="checkbox"/>
	2. Modify the conservation subdivisions regulations.	PZC	Medium	<input type="checkbox"/>
	3. Establish density standards for the R-40 and R-80 Districts.	PAC	Medium	<input type="checkbox"/>
	4. Consider community septic systems for conservation subdivisions.	PZC, IWC, BHD	Medium	<input type="checkbox"/>
	5. Consider floor area ratios.	PZC	Medium	<input type="checkbox"/>
	6. Consider revising the coverage, bulk and dimensional standards.	PZC	Medium	<input type="checkbox"/>



**Encourage Housing Diversity**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Allow multi-family in areas with sufficient water, sewer and access to transit and services.	PZC	High	<input type="checkbox"/>
	2. Monitor accessory housing units to ensure that they are producing affordable housing.	PZC, BHA	High	<input type="checkbox"/>
	3. Consider increased residential densities in the Village Center.	PZC	High	<input type="checkbox"/>
	4. Consider residential as part of mixed-use developments along Route 6.	PZC	High	<input type="checkbox"/>
	5. Consider allowing live-work spaces in additional areas of Town.	PZC	High	<input type="checkbox"/>
	6. Consider requiring evidence of safety compliance for conversions of single-family to multi-family housing units.	PZC, FM, LUO	Medium	<input type="checkbox"/>
	7. Collaborate with owners and managers of existing senior housing to provide additional housing units.	PZC, BHA	Medium	<input type="checkbox"/>
	8. Identify appropriate areas of town for senior housing.	PZC, BHA	High	<input type="checkbox"/>
	9. Develop an affordable housing plan that requires all residential development to include some affordable housing or payment of a fee-in-lieu to support the development of affordable housing.	PZC	High	<input type="checkbox"/>
	10. Consider developing an affordable housing partnerships.	BOS	High	<input type="checkbox"/>
	11. Work with elected State officials to consider affordable rental housing in the State accepted affordable housing calculations.	LUS, BOS, TC	Medium	<input type="checkbox"/>

# INFRASTRUCTURE ACTIONS



## Maintain the Educational Facilities

	Action Step	Who	Priority	Done
	1. Maintain adequate land and facilities for potential expansion of the school-aged population.	BOS, BOE	Medium	<input type="checkbox"/>



## Increasing Recreational Opportunities

	Action Step	Who	Priority	Done
	1. Develop recreational infrastructure on Town-owned properties.	BOS, PRC	High	<input type="checkbox"/>
	2. Determine how best to meet the recreational needs of seniors and teens.	BOS, PRC	Medium	<input type="checkbox"/>
	3. Consider development of a multi-use recreational facility with programs for seniors and teens, and a swimming pool.	BOS, PRC	High	<input type="checkbox"/>



## Support the Town's Public Safety Services

	Action Step	Who	Priority	Done
	1. Complete the South Street Fire House expansion project.	BOS, PSBC	High	<input type="checkbox"/>
	2. Consider options for ensuring full-time coverage by emergency responders.	BOS, PSBC	Medium	<input type="checkbox"/>
	3. Identify an appropriate location for construction of a new Police Department facility.	BOS, PSBC	High	<input type="checkbox"/>
	4. Identify funding sources for construction of a new Police Department facility.	BOS, PSBC, BOF	High	<input type="checkbox"/>
	5. Construct a new Police Department facility.	BOS, PSBC	High	<input type="checkbox"/>

**Implementers**

BHA - Bethel Housing Authority  
 BHD – Bethel Health Department  
 BOE - Board of Education  
 BOF – Board of Finance  
 BOS - Board of Selectmen  
 CIT– Citizens of Bethel  
 CoC – Chamber of Commerce  
 CC – Conservation Commission  
 DPW – Department of Public Works  
 EDC – Economic Development Commission  
 FM- Fire Marshall  
 HC – Historic Commission  
 HVCEO – Housatonic Council of Elected Officials  
 IWC – Inland Wetland Commission  
 LUO – Land Use Office  
 MNR – Metro-North Railroad  
 PRC – Parks and Recreation Commission  
 PZC – Planning & Zoning Commission  
 PVT – Private Entities (corporate, individuals and non-profits)  
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**Improve the Municipal Center**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
☉	1. Complete Municipal Center renovations.	BOS	Medium	<input type="checkbox"/>
☉	2. Consider conducting a needs assessment of the Municipal Center.	BOS	Medium	<input type="checkbox"/>
☉	3. Expand the capabilities of the Town’s networked computer system.	BOS	High	<input type="checkbox"/>
☉	4. Consider acquisition of joint permitting software for all departments.	BOS, LUS, DPW, PRC, PUC, BOF	High	<input type="checkbox"/>
☉	5. Fund computer upgrades linking all departments with a GIS program.	BOS, BOF	High	<input type="checkbox"/>



**Support the Public Works Department**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
☉	1. Consider adjustment or renovations to the Town Garage to ensure adequate space for all equipment and personnel.	BOS	High	<input type="checkbox"/>



**Support the Library**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
☉	1. Complete the library renovation and provide signage for all library related parking.	BOS	Medium	<input type="checkbox"/>








**Improve the Town’s Road Networks**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
☉	1. Continue to maintain the Town’s highways and road network.	BOS, DPW	High	
☉	2. Adequately staff the Highway Department.	BOS, DPW	High	
☉	3. Maintain bridges and continue to make bridge improvements.	BOS, DPW	High	
☉	4. Implement the recommendations of the HVCEO report “Bethel, CT, Traffic Issues Report”.	BOS, DPW	High	<input type="checkbox"/>
☉	5. Continue collaborative efforts with Regional, State and Federal Transportation officials and policy makers to resolve conflicts between local roads and Interstate 84.	BOS, DPW	High	<input type="checkbox"/>

6.	Request a roundabout feasibility study and then submit the study to the CT DOT Project Development Unit with an application for funding.	BOS, DPW	High	<input type="checkbox"/>
7.	Request updates to the 1997 Access Management Plan for Route 6.	PZC	High	<input type="checkbox"/>
8.	Request realignment of the Route 6/Hawleyville/Benedict Road intersection and of the Route 6/Sand Hill intersection.	BOS, DPW	High	<input type="checkbox"/>
9.	Adopt a scenic roads ordinance.	PZC, BOS	High	<input type="checkbox"/>
10.	Revise the draft "Design and Construction Standards" manual removing all references to fees and revising road standards to encourage narrower, scenic roads.	PZC, DPW, BOS	High	<input type="checkbox"/>
11.	Once revisions have been made, adopt the manual. Request that the revised manual replace the Road Ordinance, identifying the Town Engineer as the administrator.	PZC, BOS, DPW	High	<input type="checkbox"/>
12.	Ensure that all revisions to the manual are subject to the Commission's approval.	BOS, PZC	High	<input type="checkbox"/>
13.	Actively pursue options for resolving the road/railroad conflict on Route 53 near the Francis J. Clarke Industrial Park.	HVCEO, BOS	Medium	<input type="checkbox"/>
14.	Consider hiring a transportation engineer with wetlands expertise to identify a potential route from Henry Street to Route 53.	BOS, DPW	Medium	<input type="checkbox"/>
15.	Consider incentives to relocate businesses out of the historic industrial areas and then rezone to a mixed-use district, supported by transit.	EDC, BOS, PZC	High	<input type="checkbox"/>

## Support Transportation Options

	Action Step	Who	Priority	Done
	1. Encourage increased service to the New Haven line, especially to Bethel.	HVCEO, BOS	High	
	2. Consider the needs of pedestrians and bicyclists in all transportation projects.	PZC	High	<input type="checkbox"/>
	3. Collaborate with Regional, State and Federal transportation officials to extend the rail service to New Milford.	HVCEO, BOS	Medium	<input type="checkbox"/>
	4. Develop additional parking capacity at the Train Station.	HVCEO, BOS	High	<input type="checkbox"/>
	5. Advocate for a Danbury North Railroad Station near the northwest corner of the Town of Bethel.	HVCEO, BOS	Medium	<input type="checkbox"/>

## Implementers

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- |   |  |               |        |                          |
|---|--|---------------|--------|--------------------------|
| ⑥ | 6. Consider development of a west side train platform with additional parking and facilities for pedestrians and bicyclists. | HVCEO, BOS    | Medium | <input type="checkbox"/> |
| ⑥ | 7. Encourage increased frequency and coverage of HART bus services in Bethel.  | HVCEO, BOS    | Medium | <input type="checkbox"/> |
| ⑥ | 8. Encourage HART to provide bus shelters in Bethel.   | HVCEO, BOS    | Medium | <input type="checkbox"/> |
| ⑥ | 9. Consider a trackless trolley route between Stony Hill and the Village Center.   | BOS, DPW, BOF | Medium | <input type="checkbox"/> |
| ⑥ | 10. Include a fee-in-lieu of sidewalks in the Subdivision Regulations where appropriate.                                     | PZC           | Medium | <input type="checkbox"/> |
| ⑥ | 11. Develop and fund a sidewalk improvement plan (SIP) for ongoing maintenance of sidewalks and pedestrian infrastructure.   | BOS, DPW      | High   | <input type="checkbox"/> |
| ⑥ | 12. Collaborate with bicycle advocates to develop additional bicycle infrastructure in Bethel.                               | BOS, DPW, PVT | High   | <input type="checkbox"/> |
| ⑥ | 13. Collaborate with Cannondale to develop more bicycle friendly trails and bicycle infrastructure.                          | BOS, DPW      | High   | <input type="checkbox"/> |
| ⑥ | 14. Encourage HART to accommodate bikes on buses.  | HVCEO         | Medium | <input type="checkbox"/> |
| ⑥ | 15. Identify potential park-and-ride lots for bicyclists and carpoolers.   | HVCEO         | Medium | <input type="checkbox"/> |

## Protect Public Water Supplies

- |   | Action Step   | Who           | Priority | Done                     |
|---|---|---------------|----------|--------------------------|
| ⑥ | 1. Create local watershed protection regulations, including a water supply overlay zone.              | PZC, BOS, PUC | High     | <input type="checkbox"/> |
| ⑥ | 2. Implement the recommendations of the “Adopting a Water Supply Protection Overlay Zone for Bethel.” | PZC, BOS, PUC | High     | <input type="checkbox"/> |

## Ensure Adequate Sanitary Sewer Services

- |   | Action Step   | Who           | Priority | Done                     |
|---|---|---------------|----------|--------------------------|
| ⑥ | 1. Update the sewer service area limits.  | PUC, DPW, BHD | High     | <input type="checkbox"/> |
| ⑥ | 2. Consider requesting an adjustment to the inter-municipal agreement with Danbury to shift capacity from the northern area to the southern area. | PUC, BOS      | High     | <input type="checkbox"/> |
| ⑥ | 3. Develop a system to monitor redevelopment and build-out within the sewer service area.   | PUC, DPW      | High     | <input type="checkbox"/> |

- ④ 4. Evaluate and upgrade, if necessary, the flow meters at the Payne Road Meter Chamber and the Berkshire Pump Station. PUC, DPW High
- ④ 5. Evaluate options for upgrading or replacing the Plumtrees Road Pump Station. PUC, DPW Medium

### **Manage Stormwater**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
④	1. Investigate the possibility of creating a stormwater utility.	BOS, DPW	Medium	<input type="checkbox"/>
④	2. Consider adopting a zero increase in runoff policy.	PZC, DPW	Medium	<input type="checkbox"/>
④	3. Revise the Zoning Regulations for compliance with the CT DEP Stormwater Management Plan and the CT Stormwater Manual, 2004 as amended.	PZC	High	<input type="checkbox"/>
④	4. Adopt the “Design and Construction Standards” manual for guidance on storm drainage improvements.	PZC, BOS	High	<input type="checkbox"/>

### **Protect Wired Services**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
④	1. Continue to seek opportunities to place wired utilities underground.	BOS	High	<input type="checkbox"/>
④	2. Continue to work with utility companies who seek to improve the reliability of their systems by undertaking tree trimming projects.	BOS, DPW	High	<input type="checkbox"/>

### **Improve Wireless Services**

	<b>Action Step</b>	<b>Who</b>	<b>Priority</b>	<b>Done</b>
④	1. Continue to ensure that the Zoning Regulations relative to telecommunication towers are consistent with State law and Federal legislation.	PZC	Medium	<input type="checkbox"/>
④	2. Collaborate with local businesses and Wi-Fi providers to create a Wi-Fi Hot spot in Bethel’s Village Center.	EDC, CoC, BOS	High	<input type="checkbox"/>