

# PLAN OF CONSERVATION AND DEVELOPMENT

**January 1, 2022**

Canterbury, Connecticut





# ACKNOWLEDGEMENTS

The Town of Canterbury would like to acknowledge the dedication and commitment to the commission volunteers, residents, business owners and community partners who participated in the process of updating the Plan of Conservation and Development.



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**Special Thanks to the Northeastern Connecticut Council of Governments for facilitating the update and drafting the plan.**

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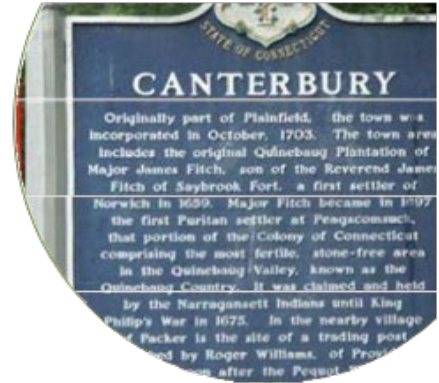
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This Plan has been developed to be viewed on the internet.  
The online version is free and environmentally friendly.

# 1

## INTRODUCTION AND PLANNING PROCESS



### Purpose of the Plan

This Plan of Conservation and Development is a tool for guiding the future of Canterbury. It is intended to be both visionary and action- oriented.

One purpose is to establish common goals for the community's future. These goals involve determining a positive future outcome or positive strategies and directions for Canterbury to pursue.

Another purpose is to outline action steps, that when implemented, will help attain that vision. If steadily implemented by Canterbury residents and officials, this plan will help protect important resources, guide appropriate development, protect and retain the nature of the rural and largely agrarian community, and enhance the quality of life for current and future Canterbury residents.

### Why Plan?

Planning is something that people and organizations perform regularly since it helps prepare for future challenges and opportunities.

Communities are no different. Planning provides the opportunity to:

- o focus on the 'bigger picture' and identify significant goals,
- o promote overall values and achieve important purposes,
- o coordinate efforts and produce consistent results, and
- o achieve efficiency and economy in implementation.

Planning helps Canterbury identify and address community needs, foresee the long-term consequences of current actions, make good decisions, and produce desired results.

The Connecticut General Statutes (CGS 8-23) also require municipalities to adopt a Plan of Conservation and Development every ten years. Canterbury's previous Plan was updated in August 1997 and 2010.

### How This Plan Update Was Prepared

The Canterbury POCD Update was prepared during the COVID 19 Pandemic, which significantly curtailed the during the COVID 19 Pandemic, which



significantly curtailed the ability to hold the traditional public informational meetings that would normally be held to involve the community as well as to obtain their input as to how the town should move forward. In lieu of the public informational meetings, surveys were conducted of the town departments as well as the town boards and commissions. A summary of the results is in the Appendix.



NECCOG prepared the Update based on the input derived from the surveys as well as from town departments including the Assessor's department and the town's Grand List as well as demographic information from the Connecticut Department of Public Health and the American Community Survey and/or the US Census. The DRAFT Update will be submitted to the Planning & Zoning Commission for review and to receive public comments on how the Plan Update may be improved before adoption and submission to the state.

The Planning and Zoning Commission is responsible for the final version of the Plan and will make the decision as to whether to adopt the Plan.

### How this Plan is Organized

This Plan has been organized around three central themes:

- o Conservation – protecting the elements that are important to us,
- o Development – providing opportunities to grow, and
- o Infrastructure – providing the resources needed for the conservation and development objectives.



### Conservation issues can be found in the following chapters:

- o Chapter 3 - Natural and Water Resources
- o Chapter 4 - Rural Community and Farming
- o Chapter 5 - Open Space and Greenways

### Development issues can be found in the following chapters:

- o Chapter 6 - Villages and Community Structure
- o Chapter 7 - Housing and Residential Development
- o Chapter 8 – Business and Economic Development

### Infrastructure issues are found in:

- o Chapter 9 – Community Facilities and Infrastructure



# 2

## HISTORY AND CONTEXT



### History of Canterbury

Initial settlement in this area started around 1690 as part of the Incorporated Area of the Town of Plainfield (Incorporated in 1699). Canterbury was officially founded in 1703 when the General Assembly authorized a separation from Plainfield following a political controversy between two local residents, Major James Fitch, a local resident and one of the state's most prominent citizens, and Fitzjohn Winthrop, landowners on opposite sides of the river. It was this controversy which strongly divided the community according to their loyalties to one or the other. The controversy reportedly involved Winthrop contesting Fitch's several decades old claim, going back to at least 1653, that he owned a sizable tract of land that covered a large portion of the town. This heated disagreement over ownership only added to the support for dividing the town of Plainfield, with other perhaps more logical reasons including, the difficulty in crossing the river during winter and times of high waters to attend weekly town meetings and church services.<sup>1</sup>

### Initial Settlement

Early inhabitants overcame daunting tasks. Dense forests which covered nearly the entire extent of the town needed to be cleared and land prepared for planting.

The agricultural system was defined by simple tools. Small fields, home consumption, subsistence yields, and unpredictable weather threatened the farmers survival.

Houses and barns had to be built, roads and lanes laid out, fences and stone walls erected. Bounties placed on wolves and rattlesnakes testified to the dangers which lurked just out of sight. Other challenges included the building of bridges over the Quinebaug River, many of which were destroyed by ice flows.

Canterbury, connected first by roads, one of which became the north-south turnpike from Norwich to Worcester and the other, from Providence to Hartford (roughly parallel to Route 14) by 1799<sup>1</sup> made the town an important stagecoach stop and later on by rail for several decades, allowed the town's farmers and businesses many marketable opportunities for their agricultural products and manufactured goods due to the outbreak of the French Revolution and later on by the early stage of the Industrial Revolution, which presented increased demand for all of,

<sup>1</sup> Baldwin, Joan and Geoffrey L. Rossano. "Historical and Architectural Resource Survey, Phase 2, of Canterbury, Connecticut". June 1995.

these items domestically and abroad. Simultaneously nearby urban centers, such as Boston, Providence, Hartford high rate of immigration and the shifting population as many people move from the countryside to the city to seeking economic opportunity.

### American Revolution

In 1781, the General Jean Baptiste Donatien de Vimeur, comte de Rochambeau of France utilized the turnpike from Willimantic to Providence to bring “some 6,000 men” to the aide of General George Washington and his forces in a “phase of the alliance known to the French as the expedition particuliere” in the greater effort to “capture the British Army under Charles Cornwallis at Yorktown”. This route through Canterbury was but a short portion, or “one-fifth of the epic 600-mile journey through nine states, from Rhode Island to Virginia that played a critical role in the success of the march”<sup>2</sup>. The route is marked with the sign and monument shown in the pictures below.



This monument and sign shown above mark the portion of Rochambeau’s Trail that travels through Canterbury. Photos: Delia Fey, AICP, NECCOG

During the War, one Canterbury resident, Moses Cleaveland, served under General George Washington for several years and rose to the rank of brigadier general in the Connecticut militia. He also had served as a member of the Connecticut State Convention that ratified the United States Constitution in 1788.

After the war pioneers began to migrate westward. Moses Cleaveland chose to move as well and created townships of 25 square miles in the area which is now part of the State of Ohio.

One of the earliest towns established in this region was named Cleveland in his honor. It appears that Cleveland was originally spelled as ‘Cleaveland’, but a mistake by a mapmaker resulted in the new spelling by the 1820s.



<sup>2</sup> Brochure: Washington-Rochambeau Revolutionary Route in Connecticut: Connecticut’s First National Historic Trail”. Supported by the Connecticut Commission on Culture & Tourism with funds from the Community Investment Act of the State of Connecticut.



### Industrial Revolution

Canterbury was not particularly affected by the Industrial Revolution other than some new small mills along local rivers and streams and a three-story wooden mill in the Packerville section of the Town.

While water powered mills were constructed beside the town's many small rivers and streams, no large mill settlement was developed in Town - as had occurred in many other communities along the Quinebaug River. Canterbury was unaffected by the later stages of industrialization.



The location of a north south railroad and, later, an east-west railroad, through the adjacent Town of Plainfield affected commerce in Canterbury as the stagecoach service was no longer a necessity. Only the far southeast corner of the town (Packerville) had access to a rail service, and a small train station was positioned there.

### The Out Migration

From 1820 to 1910, Canterbury experienced an outmigration of over 1,130 residents, a 56 percent decrease in population. This trend ceased in the 1920s and the population remained stable until the 1940s. From 1940 to the present time, Canterbury experienced population growth averaging 20 percent per decade and was as high as 30 percent during the 1950s.



### Post-War Suburbanization

After the Second World War however, the pace of change accelerated dramatically with greater access to outside employment. In places like Norwich, Groton, New London, Danielson, and elsewhere, population began rising sharply for the first time in 150 years.

The construction of Interstate 395 only strengthened the trend, providing rapid access to all points north and south. The number of local farms dropped sharply throughout the postwar era as dairymen and poultry producers struggled to meet rising costs and heightened competition.

The rapidly expanding population involved considerable new residential construction, the most Canterbury had experienced since the early nineteenth century. Many small subdivisions appeared, and with it the development of single-family houses in rural areas.



### Historical Factors in Canterbury's Evolution

Originally an agricultural community, Canterbury has experienced growth spurts associated with economic growth and with the improvement of transportation systems.

In the last 75 years, people have been attracted to Canterbury due to:

- Canterbury's proximity to employment centers in Southeastern and Northeastern Connecticut, along with proximity to Hartford and Providence, an abundance of inexpensive land, the quality of education, and
- Canterbury's rural and agrarian community and overall quality of life.



### History was made in Canterbury: From Unknown Young Teacher to State Heroine

*I contemplated for a while the manner in which I might best serve the people of color. As wealth was not mine, I saw no other means of benefitting them, than by imparting to those of my own sex that were anxious to learn, all the instruction I might be able to give, however small the amount.*

Prudence Crandall, Windham County Herald,  
May 7, 1833



Portrait of Prudence Crandall  
By Artist Francis Alexander, 1834<sup>3</sup>  
Image Provided by: Prudence Crandall Museum<sup>4</sup>

Prudence Crandall, a woman far ahead of her time in many ways, for being better educated than was customary for women of the time; for purchasing land when women very rarely owned anything, owning and running a business and having developed a reputation for “stepping out of the hallowed precincts of female propriety”<sup>3</sup> but she’s most well-known for pursuing at all costs, her calling of educating young black women who would otherwise have few if any other options for a higher education.

In 1831, Prudence Crandall opened the Canterbury Female Boarding School which offered an advanced education, including “reading, writing, arithmetic, English grammar, geography, ancient <sup>3</sup>

Williams, Jr., Donald. [Prudence Crandall's Legacy: The Fight for Equality in the 1830's, Dred Scott, and Brown V. Board of Education](#). Wesleyan University Press. 2014.



and modern together with delineating maps, history, natural and moral philosophy, chemistry, astronomy and drawing with additional optional classes in painting, piano and French” for the daughters of the wealthier members of community and nearby towns and received high praise from the community in the first year. The school was a source of pride for the town and also followed local custom by allowing residents to support a local business, in this case to educate their daughters, as they did when obtaining as many of the other necessary goods and services, they needed on a regular basis from Canterbury businesses. However, when Ms. Crandall chose to close the school and reopen it exclusively for “young ladies and little misses of color” in 1833 the opposition was so strong that Ms. Crandall faced three court trials and a night in jail in addition to constant harassment which led to her closing the school for safety reasons the second year<sup>4</sup>. Ms. Crandall’s decision to forge ahead and challenge her community, state and the nation to consider who should have access to education, served as a watershed moment in the history of education in the United States.

These events made national and international news in the 1830s and galvanized the burgeoning Abolitionist movement. *Crandall v. State* was the first systemic court case for African American citizenship. It served as precedent for *Dred Scott*, impacted *Brown v. Topeka*, and laid the framework for the 14<sup>th</sup> Amendment to the U.S. Constitution.<sup>5</sup>

Another local key player in the Canterbury Female Boarding House controversy was Andrew T. Judson “a well-known attorney and public servant, and a director of both the Windham County Bank and the Windham County Mutual Fire Insurance Company and state attorney for Windham County”<sup>6</sup> who had higher career aspirations and happened to live across the street. Judson was an early and avid supporter, and even spokesperson for the American

*The Prudence Crandall Museum seeks to place the story of the school in its national historical context as the earliest systemic legal battle for African American education and citizenship. Previously presented as a historic house museum, upon completion of extensive restoration the museum will reopen with a visitor experience that offers a more nuanced and complete history of the school by positioning the students as agents of change in their own story.*

*Going forward, the museum plans to center the story of the events that happened at the site, focusing on a new mission and vision. This will be done using a variety of methods, including a self-guided experience, guided tours that focus on discussion, and additional programs, workshops, seminars, etc. As the site contextualizes, emphasizes, and encourages action toward equity in education for everyone, the museum’s current mission aptly mirrors that of the women who founded the school.*

*The unique intersectionality of all the key players in the story of the Canterbury School can serve as a role model for collaborative equity work throughout the globe.*

Joan DiMartino, Museum Curator

<sup>3</sup> Jurmain, Suzanne. [The Forbidden Schoolhouse: The True and Dramatic Story of Prudence Crandall and Her Students](#). Houghton Mifflin Company. 2005. P. 92.

<sup>4</sup> Forker, Regina. [Controversial Court Cases in Connecticut. Part I](#). Connecticut Bar Association/Law First Publishing. 2008. P. 45

<sup>5</sup> Joan DiMartino, Museum Curator, Prudence Crandall Museum

<sup>6</sup> Williams, Jr., Donald. [Prudence Crandall’s Legacy: The Fight for Equality in the 1830’s, Dred Scott, and Brown V. Board of Education](#). Wesleyan University Press. 2014.

Colonization Society which aimed to relocate free blacks back to Africa. Judson led the opposition and supported, if not actively took part in the harassment of Miss Crandall, her school, and all the students and those that came and went from the premises, including fines for anyone who might help or sell them needed food or other supplies. Even with the passage of time and promotion to much higher legal posts, nothing had seemed to erode his strength of opinion for removing free blacks from America. After he had



The Prudence Crandall Museum (also source)

become a District Court judge, he presided over the criminal trial of the Africans aboard the *Amistad*, who were charged with murder and piracy. Never has it been so true as with this tangled web of racial conflict as it was in this case, that it is indeed a small world. Judge Judson was under high pressure to conclude the case in such a way that would favor then US President Martin Van Buren, by finding the Africans guilty, that a request by the abolitionists was put to the Governor of Connecticut at the time, William W. Ellsworth, the former lead counsel for Prudence Crandall and her school, to provide protection and security for the Africans. Governor Ellsworth was not able to fulfill this request due to his involvement in the case as he served as legal counsel for Captain Henry Greene, the ship captain who had initially come to the assistance of the Africans when they came ashore in Montauk, NY<sup>5</sup>. It was a long battle, and the *Amistad* case Judson ruled on, in favor of the Africans, a decision that took those who were depending on him by surprise, was but one early step in the process that led to the Africans' freedom, but it was an important one.

These stories are included here to show how Canterbury was square in the middle of transformative moments in the history of the United States and a key early point in the Equal Rights Movement, specifically for location when it came to the first school for black women but also for having two of the critically important people in the story as Canterbury natives, Prudence Crandall and Andrew T. Judson.

It may surprise some that although the Black Law, which Ms. Crandall was charged with violating and that caused so much division in the community and state, was repealed five years later. And almost fifty-three years after she opened her school for young black women, the State of Connecticut made an effort to make amends, when the General Assembly approved a \$400-a-year pension for her on April 2, 1886<sup>7</sup>. The State of Connecticut purchased the house where Prudence Crandall ran her ill-fated school in 1969 and formally dedicated it as a museum in 1984, "operated by the Connecticut Historical Commission, now the Historic Preservation and Museum Division of the Connecticut Commission on Arts, Tourism, Culture, History and Film. The Prudence Crandall Museum in 1991 was designated a National Historic Landmark and in 1995, the Connecticut General Assembly designated Prudence Crandall Connecticut's state heroine."<sup>7</sup> The museum was designated a State Archaeological Preserve in 2008<sup>8</sup>.

<sup>7</sup>McCain, Diana Ross. [To All on Equal Terms: The Life and Legacy of Prudence Crandall](#). State of Connecticut, CT Commission on Arts, Tourism, Culture, History and Film. 2004.

<sup>8</sup> Labadia, Catherine, *Deputy State Historic Preservation Officer, Staff Archaeologist. State Historic Preservation Office*.

### Regional Context

The Town of Canterbury, Connecticut, is situated in the eastern half of the state, about 40 miles from Hartford and 65 miles from New Haven. Canterbury is bounded on the north by Brooklyn, on the east by Plainfield (and the Quinebaug River), on the south by Griswold, Lisbon and Sprague, and on the west by Scotland and Hampton.

The Town extends eight miles from north to south and five miles from east to west and covers an area approximately 40 square miles.

While a Windham County Town and a member of the Northeastern Connecticut Council of Governments (NECCOG), Canterbury's primary role is as a rural suburb for New London County employment areas.

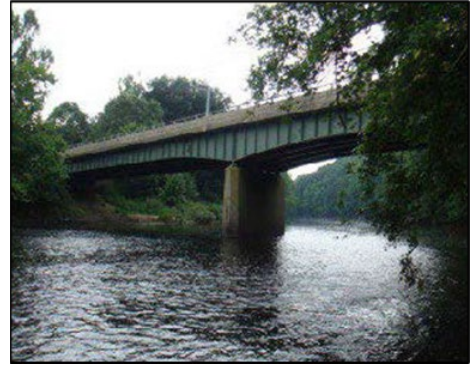
Canterbury is a scenic small town with a history comprised of both agricultural and some limited mill development along the rivers, primarily in the Packerville section of town. The population grew along with the development of the automobile and further development of the road network, connecting the town's residents to employment and commerce in the region, the state and the rest of the nation. Housing development followed suit with residential development along these roads, in a small rural pattern for the most part with some more suburban commercial strip development in the last few decades.

The increased housing and commercial development presented new economic opportunities for town residents in the form of jobs and perhaps demand for additional businesses nearby. This POCD is the vision for how the Town would like to guide new development in ways that are compatible with the existing environment and the community.

Canterbury residents are dependent upon jobs located throughout the region and in Southeastern Connecticut; some residents even travel to Massachusetts and Rhode Island. Conversely, employers in Canterbury are becoming more dependent upon the labor force in neighboring communities and elsewhere in the region to fill jobs.

Regionally, the Hazard Mitigation Plan and the Long-Range Transportation Plans are undergoing an update. The Route 169 Corridor Management Plan was updated in 2016 followed by the Connecticut Economic Development Strategy in 2018.

Canterbury remains involved in regional initiatives, such as the Northeast District Department of Health, and the regional animal control program operated by NECCOG. Canterbury shares in the concerns about current issues facing several towns in northeastern Connecticut such as, hazardous trees due to the drought and insect infestations that can be costly to remove but important in reducing the risk of accidents and the crumbling foundations which thankfully have not spread into the town to a high degree. These programs have been utilized to expand or maintain services and reduce operating costs.



## Regional Connections

How other agencies define Canterbury.  
Canterbury is...

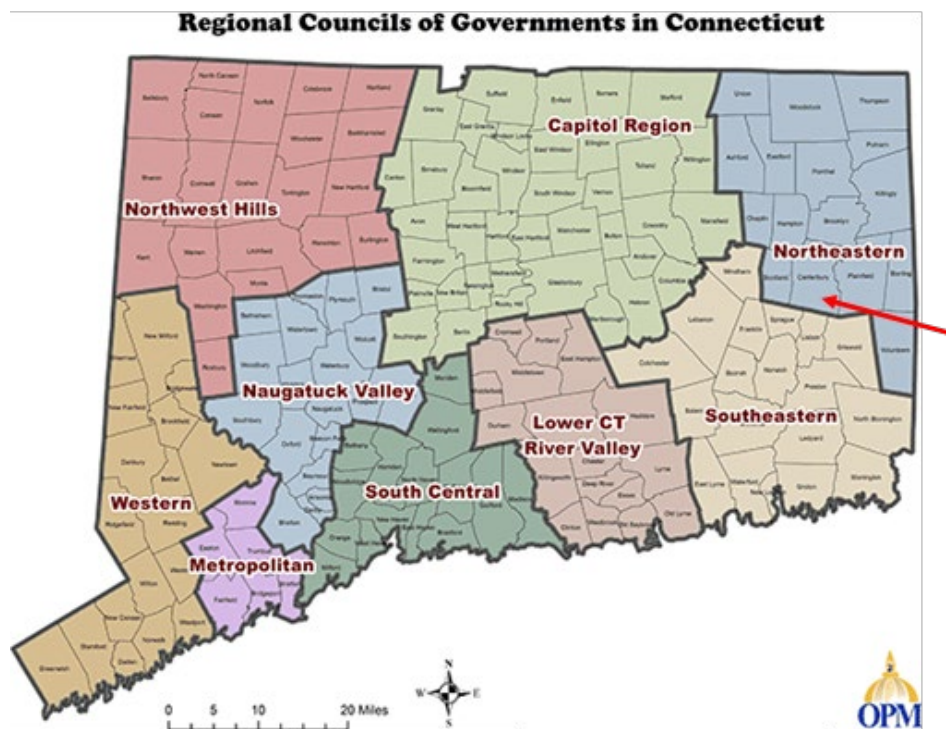
- in Windham County



Canterbury

Source: CT Department of Labor

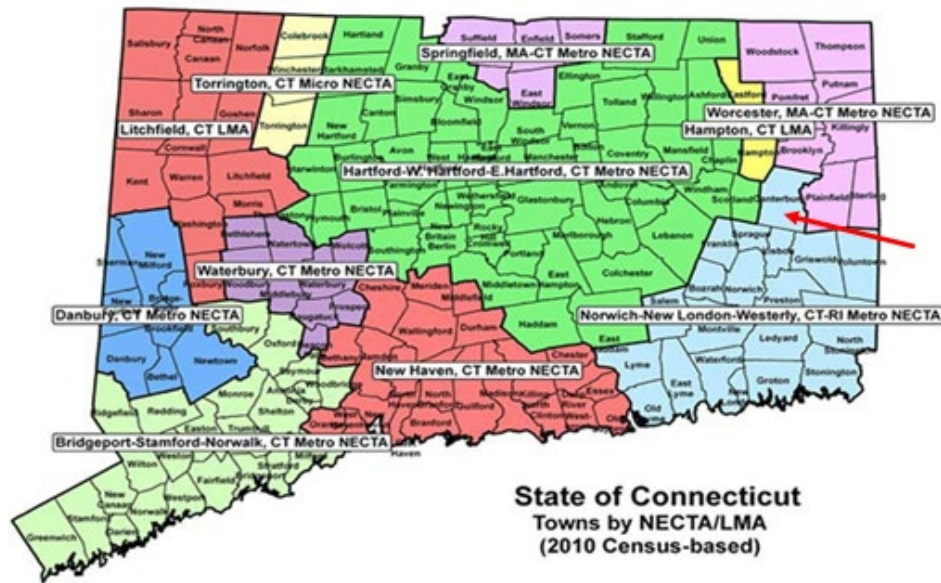
- in the Northeastern Connecticut Council of Governments (NECCOG)



Canterbury



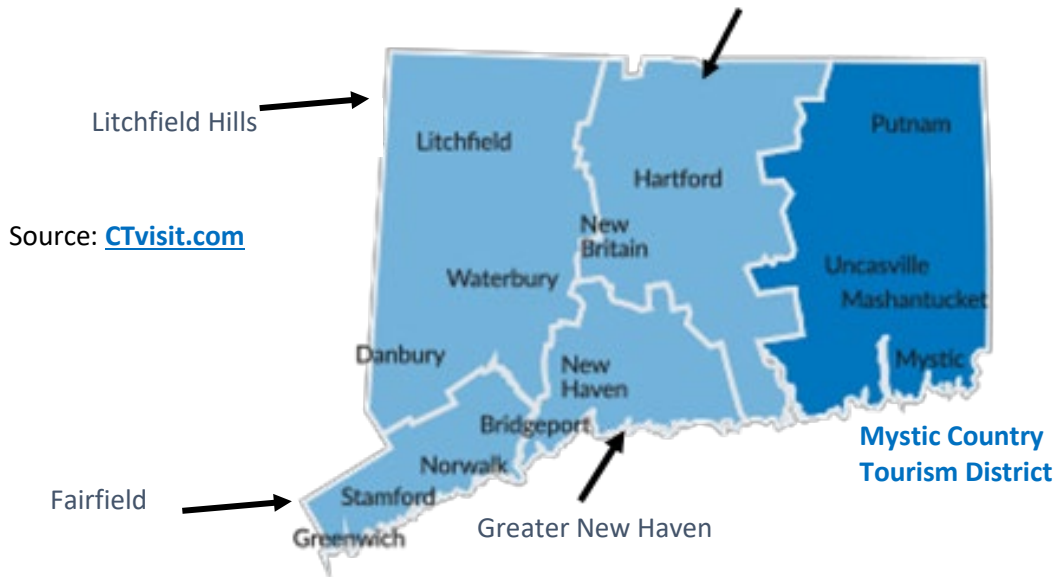
- part of the New London Labor Market Area (LMA) - As defined by the US Bureau of Labor Statistics, an economically integrated geo-graphic area within which individuals can re- side and find employment within a reasonable distance or can readily change employment without changing their place of residence.
- In the Norwich-New London NECTA (New England City and Town Area) - A NECTA is a region associated with a core urban area with a population of at least 10,000-plus, in population, adjacent territory that has a high degree of social and economic integration with the core as measured by commuting and employment.



Source: Connecticut Department of Labor

## Connecticut Tourism Districts

River Valley / Greater Hartford



## People of Canterbury – A Changing Population

According to the US Census, the Town of Canterbury had a population in 4,692 people in the year 2000 and 5,132 in 2010. The 2018 American Community Survey, 5-Year Population Estimates have the town at 5,074 people. Based on this ACS 2018 5-Year Estimate, this is a 1.13% decrease from 2010. The Connecticut Data Center has projected the town's population to decline by 8% by 2040. The differences in estimate are due to different sources of an estimated population. Despite these differences, the projected decline is assumed to be highly probable based on declining birth rates and the trend of residents of childbearing age as well as people in their prime working years, to leave the state in search of employment opportunities elsewhere. However, despite recent history, 2020 saw an increase in new home construction permits as well as an increase in home sales which started during the COVID 19 Pandemic, however it is too soon to tell if this will be significant enough to result in a shift in the previously anticipated population decline.

## Population Change

YEAR	POPULATION
1940	992
1950	1,321
1960	1,900
1970	2,693
1980	3,426
1990	4,467
2000	4,697
2010*	5,132
2018**	5,074
	<b>Projections</b>
2020***	<b>5,251</b>
2030***	<b>5,132</b>
2040***	<b>4,836</b>

1800 – 2000 U.S. Census

\* U.S. Census. 2010 Decennial Census.

\*\* U.S. Census. American Community Survey, 5-Year Estimate. 2018.

\*\*\* Updated projections from Connecticut State Data Center.

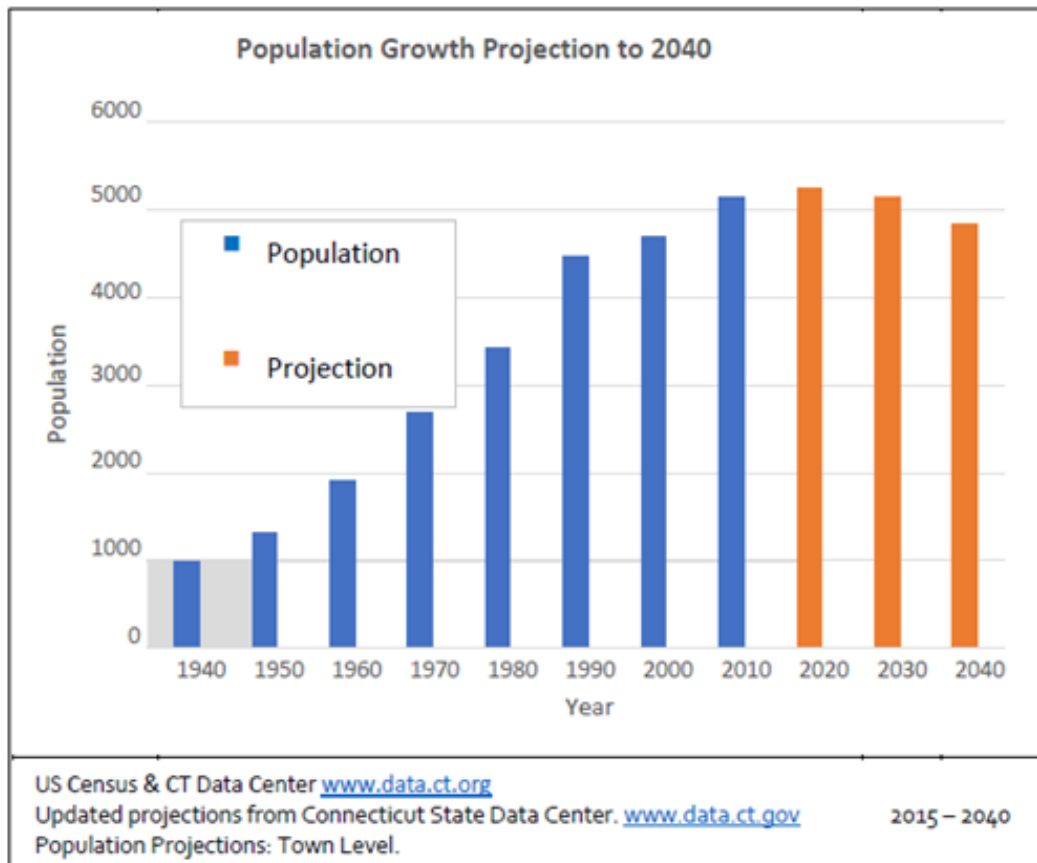
[www.data.ct.gov](http://www.data.ct.gov)

2015 – 2040 Population Projections: Town Level.

Canterbury has seen the following shifts in population:

- a decline in young children (0-4) since 2000
- nearly stable population in school aged children (5-19) since 2010 with a slight decrease since 2000,
- a sharp decline in young adults (20-34), which continues the trend since the 1990s
- a decline in middle-aged adults (35-54), and
- an increase in mature adults (55-64).
- a continuation of the increasing trend with a sharp jump since 2010 in retirement age adults (65+)

As currently projected, Canterbury is expected to see a large increase in the Retirement Age cohort range (65 and over) over the next 10-20 years. This change in demographics may mean that there is a change in the types of services the community must provide.



## Population Change

	1950 – 1960	1960 – 1970	1970 – 1980	1980 – 1990	1990 – 2000	2000 – 2010	2010 – 2018
Total Population Change	579	793	733	1,041	166	442	-65
Births	294	413	481	550	519	461	374
Deaths	151	214	241	223	294	425	437
Total Natural Increase	143	199	240	317	225	35	-63
% due to Natural Increase	25%	25%	33%	30%	136%	8%	-97%
Estimates Net Migration	436	594	493	724	-59	407	-2
% due to Migration	75%	75%	67%	70%	-36%	92%	3%

US Census and CT Department of Public Health



The difficulty with projecting population change is that it is based on past growth to shape the expectations of future growth. The 2020 Census data was not available at the time this document was written.

Note: The projections were made with data available prior to the COVID 19 Pandemic. It is unknown at this time how and to what extent the Pandemic and resulting economic downturn will affect Canterbury's population composition and future growth.

### Young Adults are Leaving Canterbury

Demographic data lends insight into reasons for Canterbury's past growth. From 1950- 1990 Canterbury added 600-800 residents per decade, with 25-33 percent of this growth through natural increases (births minus deaths) and about 67-75 percent due to in- migration (2010 US Census).

Between 1990 - 2000, Canterbury actually saw an increase in out-migration with a significant portion

### Canterbury Age Composition (1980 – 2040)

Ages	ACTUAL								Projection					
	1980*		1990*		2000*		2010**		2019**		2030***		2040***	
0-4	273	8%	321	7%	250	5%	218	0%	191	4%	192	4%	190	4%
5-19	942	28%	1,102	25%	1,089	23%	1,038	0%	1,049	21%	983	19%	895	18%
20-34	896	26%	1,049	23%	739	16%	661	13%	481	10%	626	12%	625	13%
35-54	754	22%	1,322	30%	1,749	37%	1,881	37%	1,630	32%	1,338	26%	1,277	26%
55-64	283	8%	287	6%	427	9%	707	14%	832	16%	781	15%	729	15%
65+	278	8%	386	9%	438	9%	584	1%	886	18%	1,212	24%	1,170	24%
<b>Total</b>	<b>3,426</b>		<b>4,467</b>		<b>4,692</b>		<b>5,089</b>		<b>5,069</b>		<b>5,132</b>		<b>4,886</b>	

\*1980 – 2000: U.S. Census Bureau

\*\*U.S. Census Bureau. (2010 & 2019) American Community Survey 5-Year Estimates

\*\*\*Projections: CT Data Collaborative

of the 20-34 age cohort moving out of town, a trend which increased from the 1980- 1990 timeframe. The trend reversed from 2000 – 2010 which saw the majority or 92% of the population growth occurring from in- migration. 2010-2018 has seen the trend change again with slightly more people leaving town and the deaths outpacing the births for the first time during the decades shown.

### Housing in Canterbury

There are about 2,043<sup>9</sup> housing units in Canterbury. Canterbury is predominantly single-family community (about 93<sup>3</sup> percent of the housing stock) with houses located primarily on large

Population Needs Table

Description	Age Range	Needs	2000 - 2020	2020 – 2040
Infants	0 to 4	Childcare Recreation Programs	↓	--
School Age	5 – 19	School facilities Recreation facilities & programs	↓	↓
Young Adults	20 to 34	Rental housing Starter homes Social destinations	↓	↑
Middle Age	35 to 54	Family programs Trade-up programs	↓	↓
Mature Adults	55 to 64	Smaller homes Second homes	↑	↓
Retirement Age	65 and over	Tax relief Housing options Elderly programs Medical care In-home services	↑	↑

lots. The entire town is zoned for single and two-family homes on 2-acre lots, however, there are areas in the community where historic development has occurred in a relatively dense manner (Canterbury Center and Westminster).

Canterbury has a high rate of home ownership (80%<sup>2</sup>), especially when compared to the state at 60%<sup>2</sup> and county which are both at 62%<sup>2</sup>.

### Moderate Housing Growth is Occurring

There were 185 housing units built from 1990-2000, a 12% increase, 224 housing units built from 2000 -2010 for a 13% increase, thus the rate remained nearly steady for 20 years. The economic fluctuations in the state and nation, over the past ten years, have altered job opportunities in Connecticut. Increasing numbers of retirees have also relocated out of state. Thus, people leaving Connecticut and Canterbury in particular, regardless of the reason, have increased the availability of existing housing stock. These factors could provide the reason for the decrease in new housing

construction from 2010 to 2020, which has seen only 73 new residential structures, which includes two duplexes and one single family home with in-law apartment, for a total of 76 residential units constructed, totaling only a 3.7% increase.

### Overall Aging Housing Stock

Canterbury has seen a fluctuating rate of new housing construction from 2010 through 2020. The '19- '20 fiscal year saw a sharp increase in new home permits as well as an increase in sales of existing homes, likely due to a renewed interest in living on larger lots and in experiencing the benefits of small-town living, however it is too soon to determine if this trend will continue. Overall, the age of the town's housing stock, is roughly comparable with both the State and County.

Change in Housing		
		% Change
1990*	1,556	
2000*	1,741	12%
2010**	1,965	13%
2018***	2,032	3%
Total		
1990 - 2018	476	31%
*US Census		
**2010 ACS 5-Year Estimates		
***2018 ACS 5-Year Estimates		
Tenure		
Owner occupied	1,479	
Renter occupied	238	
Vacant	45	
Total	1,762	
Household Size		
1990	3.0	
2000	2.7	
Windham County	2.6	
State	2.5	

According to the 2018 5-Year American Community Survey, about 37 percent of Canterbury's housing units were built before 1970 (State = 57 percent; County = 52 percent). Most of the pre-1970 housing growth occurred between 1940 and 1970, during the post-World War II suburbanization.

About 17 percent were built prior to 1950 (State = 29 percent; County = 32 percent).

New Housing Units (according to Building Department)	
Fiscal Year	# Housing Units
2010/2011	6
2011/2012	4
2012/2013	2
2013/2014	14
2014/2015	4
2015/2016	10
2016/2017	8
2017/2018	5
2018/2019	7
2019/2020	13
2020/2021	16
<b>Total</b>	<b>89</b>

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<sup>9</sup> CT Dept of Housing. 2019 Affordable Housing Appeals List

<sup>9</sup> 2018 American Community Survey, 5-Year Estimates.  
[www.data.census.gov](http://www.data.census.gov)

<sup>3</sup> 2020 Housing Data Profile, Partnership for Strong Communities

## Land-Use and Zoning

Vacant and underdeveloped land makes up about 80 percent of the land area in Canterbury. These areas, along with the dedicated open space (about 5 percent) provide a sense of openness that enhances the largely undeveloped, rural and agrarian community.

### Land-use Definitions

#### Developed / Committed Land

- land that has buildings, structures, or improvements used for a particular economic or social purpose (e.g. residential, institutional or open space)

**Vacant Land** - land that is not developed or committed

**Underdeveloped Land** - land that may be capable of supporting additional development potential in the future. For example, a single-family home on a 12 acre parcel in a 2-acre zone

**Open Space** - land or development rights owned by the Federal government, the State, the Town, land trusts, or conservation organizations intended to remain for open space purposes. The term also includes land set-a-side, i.e.: in a conservation easement within a subdivision for conservation purposes

According to the *Connecticut's Changing Landscape* website, which shows the mapping created by the UCONN Center for Land Use Education and Research, the developed acreage in Canterbury *increased* by 302 acres, or 1.2% in the thirty years of the Center's research, bringing it to 6.7% developed.

### Zoning

The majority of Canterbury is zoned for residential uses (over 99 percent).

While only 56 acres are zoned for business uses (less than 1 percent). Over 780 acres are actually **used** for commercial development (about 3 percent).

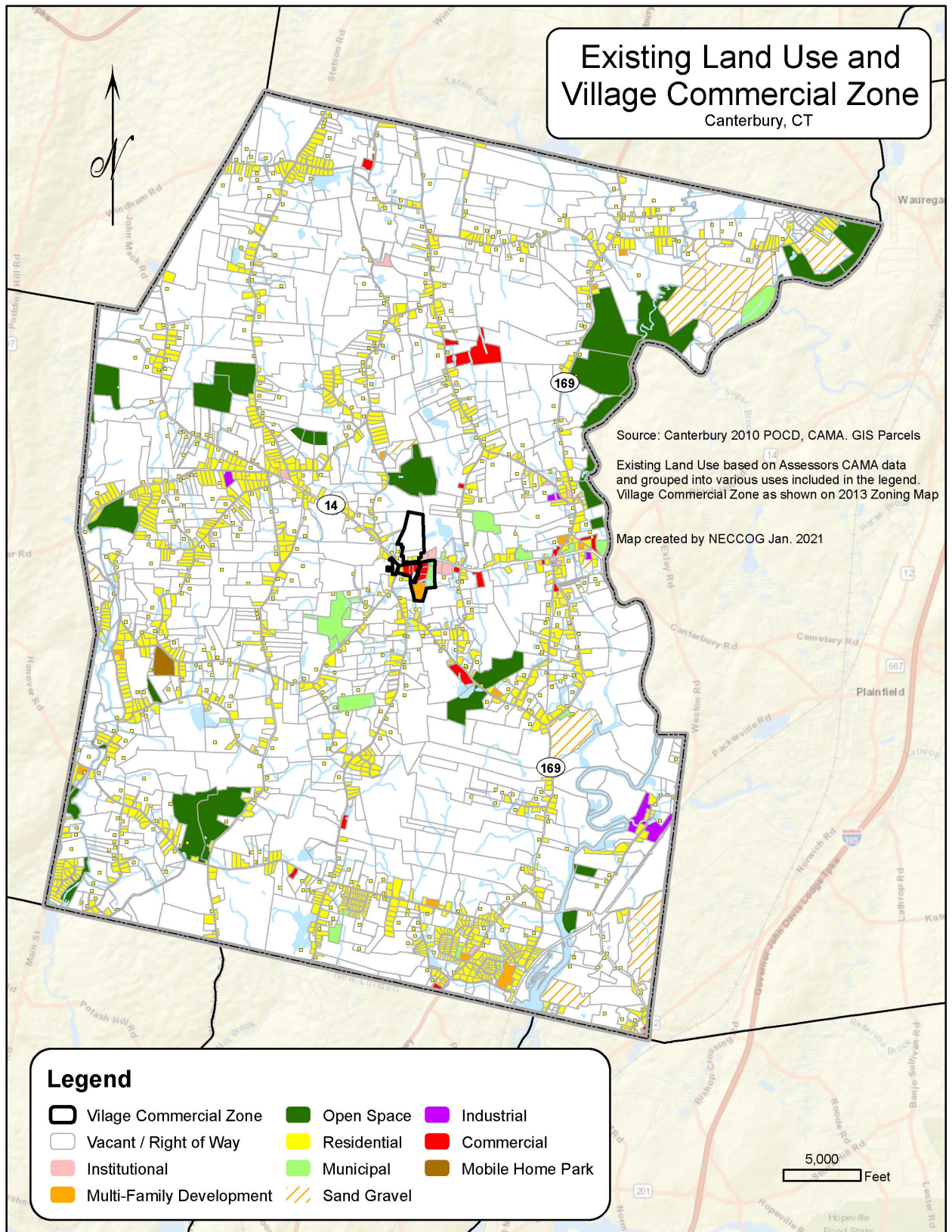
USE	ACRES	%
<b>Developed/ Committed Land</b>	<b>5,150</b>	<b>20.0%</b>
<b>Residential</b>	<b>3,396</b>	<b>13.2%</b>
<i>Residential</i>	3,303	12.8%
<i>Mobile Home Park</i>	26	0.1%
<i>Multi-Family Housing</i>	67	0.3%
<b>Commercial/ Industrial</b>	<b>896</b>	<b>3.5%</b>
<i>Sand and Gravel</i>	710	2.8%
<i>Commercial</i>	131	0.5%
<i>Industrial</i>	55	0.2%
<b>Open Space</b>	<b>1,527</b>	<b>5.9%</b>
<i>Open Space</i>	1,338	5.2%
<i>Town Owned Land</i>	189	0.7%
<b>Community Facility/ Institutional</b>	<b>99</b>	<b>0.4%</b>
<i>Community Facility</i>	63	0.2%
<i>Institutional</i>	36	0.1%
<b>Vacant/ Right of Way</b>	<b>19,793</b>	<b>77.0%</b>
<i>Vacant</i>	8,863	34.5%
<i>Underdeveloped Land</i>	9,461	36.8%
<i>Right of Way/ Water</i>	1,469	5.7%
<b>Total</b>	<b>25,711</b>	

About 1,300 percent more land is used for commercial purposes than what is actually zoned for these purposes. The reason for this relates to the numerous uses approved via special exception in town, particularly the larger ones like commercial gravel operations, grandfathered commercial uses outside of the Village Commercial Zone and perhaps also home occupations. The Assessor classifies land by how it is *actually used*, so the special exception uses, and others as previously mentioned of a commercial nature, would be classified as *commercial* for tax purposes. A special exception does not change the zone, of the property it is located on, instead it remains zoned as it was prior to the special permit approval. Note: There are uses that require a special exception that are not commercial in nature, such as a residential development where there would be three or more dwellings on a single lot.

ZONE	ACRES	%
Rural District	25,890.7	99.8%
Village Commercial	55.9	0.2%
<b>Total</b>	<b>25,946.7</b>	

The low profile of many businesses in town, perhaps due to the home occupation allows for economic growth while retaining the small-town rural nature Canterbury is known for.





## Economy of Canterbury

Canterbury is not an economic center, but has seen growth in the commercial tax base, as depicted by the growth in the number of business taxpayers.

Many of the jobs that Canterbury residents have are similar to those found in the State and in the County, with two exceptions. The number of Canterbury residents employed full-time in agriculture had a slight increase of almost 1% from 2010 to 2019, making it 1.8% whereas Windham County has decreased from 2% in 2010 to 1.35% in 2019. The State had a negligible increase, percentage wise, but remains at less than 1 percent. The “finance and insurance, and real estate and rental and leasing sectors,” as combined by the US Census in the American Community Survey, has remained relatively stable for the state, however a shift has occurred for both the country and the town of Canterbury. Both Windham County and the town of Canterbury saw a marked increase in those employed in this sector with Windham County increasing by over 1.5% to 6.5% by 2019 and Canterbury increasing by over 5% to 6.7% in 2019<sup>11</sup>. It must be noted that at the time this POCD Update is being written the U.S. is still enduring the economic limitations dictated by precautionary measures implemented nationwide, in an effort limit the spread of the COVID 19 virus, therefore the conclusions that might be drawn from a review of the industry employment changes from 2010– 2019 described above cannot be expected to continue in the same direction.

### Labor Force by Industry of Full-time Employment in Canterbury

Percent of Labor Force Industry	2000*	2010**	2019***	Compare '19 vs '00
Agriculture, forestry, fishing and hunting, and mining	3	1	2	-1
Construction	9	7	6	-3
Manufacturing	15	12	16	+1
Wholesale trade	2	3	3	+1
Retail trade	13	12	9	-4
Transportation, warehousing, and utilities	3	5	1	-2
Information	2	2	4	+2
Finance, insurance, real estate, and rental and leasing	3	1	7	+3
Professional, scientific, management, administrative, waste management services	8	12	5	-3
Educational, health and social services	26	23	23	-3
Arts, entertainment, recreation, accommodation and food services	6	7	16	+10
Other services (except public administration)	3	4	4	+1
Public administration	6	12	4	-2

\*CENSUS

<sup>11</sup>\*\* U.S. Census Bureau (2010 & 2019). American Community Survey 5-Year Estimates.

The industries Canterbury residents are employed in have shifted. The largest losses, from 2000- 2019, were in ‘construction’ and ‘educational, health and social services. The greatest gains were in ‘arts, entertainment, recreation, accommodation and food services.

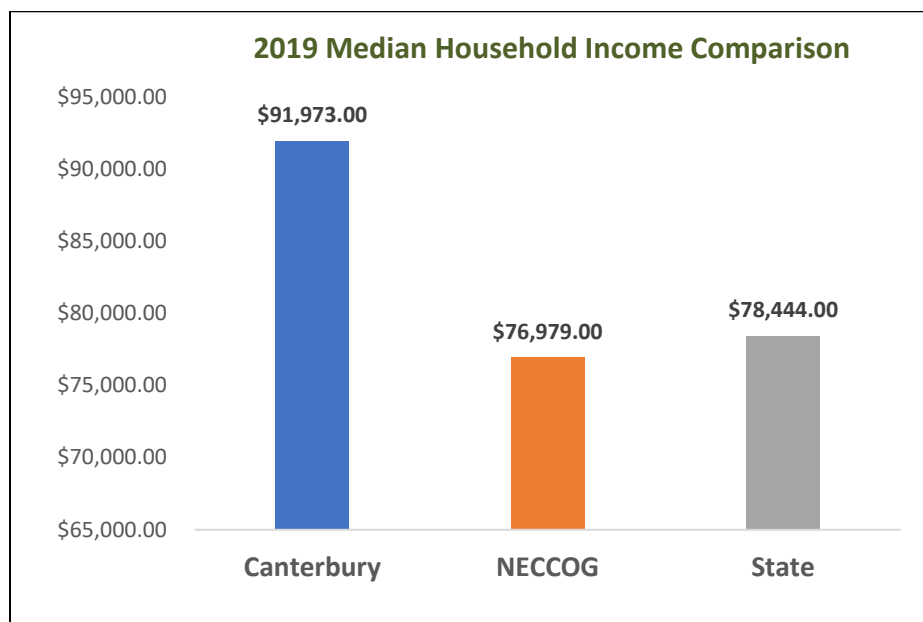
What the table does not show is that the total number of employed Canterbury residents declined by 30% between 2010 and 2019.



The increase in people working from home, due in part to the COVID 19 Pandemic, may become a trend in years to come of more people living in rural communities while working from home because with the arrival of faster internet speeds, a growing number of jobs can be done remotely. The improved access to internet may also allow for additional businesses to be operated from homes in Canterbury. In the future, the town may consider increasing broadband capabilities to meet the needs of the modern property owner.

### Household Income

The median household income in Canterbury was \$91,973 in 2019, or 19% higher than in the NECCOG region as a whole and 20% higher than the state. Also, the per capita income in Canterbury is likewise higher at \$40,135, with NECCOG at \$38,345 and the state at \$44,496<sup>12</sup>.



U.S. Census Bureau (2019) American Community Survey 5-Year Estimates

### Median Household Income 2019

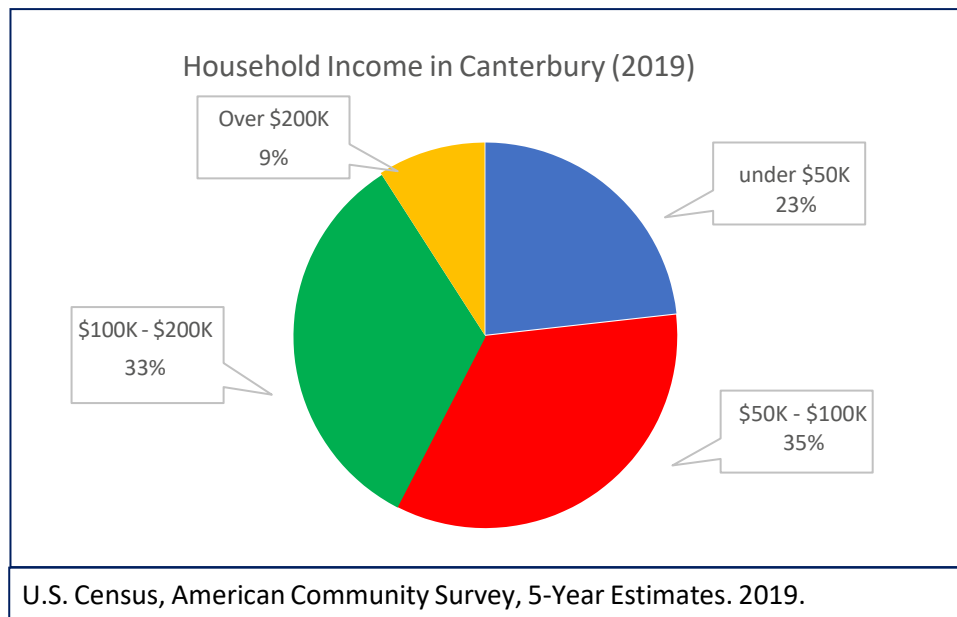
	STATE	COUNTY	TOWN	% CHANGE for the Town
1989*	\$41,721	\$33,851	\$41,327	-
1999*	\$53,935	\$45,155	\$55,547	+34%
2010**	\$67,740	\$59,370	\$70,902	27%
2019***	\$78,444	\$66,550	\$91,973	30%

\*CENSUS AND CERC

\*\*U.S. Census, American Community Survey, 5-Year Estimates. 2009

\*\*\*U.S. Census, American Community Survey, 5-Year Estimates. 2019

The following chart displays the distribution of incomes. Roughly 23 percent of households in Canterbury had incomes of \$50,000 or less, while 42 percent earned at least \$100,000.



# 3 NATURAL AND WATER RESOURCES



## Continue to Protect Natural Resources

Much of Canterbury's quality of life is derived from the abundant natural and water resources throughout the community.

By protecting these resources and guiding future development, Canterbury can maintain and enhance the overall rural and largely undeveloped nature of the community, while improving the quality of life for generations to come.

Canterbury's natural resources are an important aspect of what the Town is known for. Hills, valleys, wooded areas, streams, and wildlife create dramatic landscapes around the Town as well as functioning as habitat that provides for and attracts various wildlife. The view of nature and the benefits of rural living contribute largely to the town's many positive attributes as does the village center, the historic structures, and small businesses.

In addition to the attractiveness of these landscape features, each natural resource plays an important role in Canterbury's ecological well-being. Some resources warrant preservation, while for others, conservation can be a key strategy.



Meadow (top)

Kitt Brook (left)

## Co-occurring Natural Resource Inventory

A Co-occurring Resource Inventory is developed using geographic information system (GIS) natural resource data from a variety of sources.

Individual data sets are selected and assigned a "weight" or value. The corresponding weights are entered into a computer model which processes the weighted values resulting in a map indicating approximate locations of resource "hot spots"; areas where the greatest number of selected resources can be found.

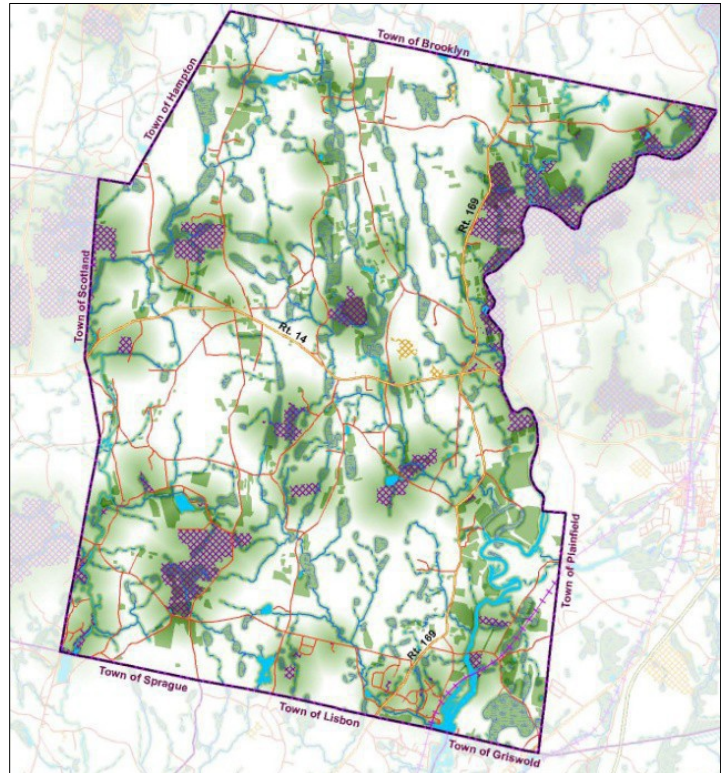
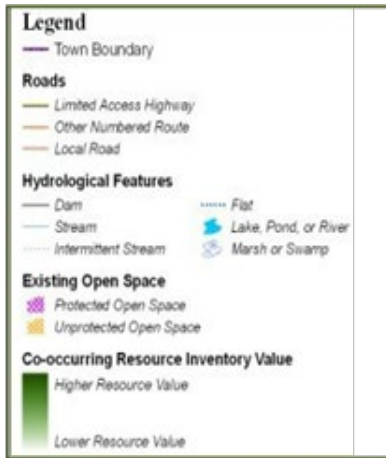
## Resources Evaluated in Canterbury's Co-occurring Natural Resource Inventory

- **Riparian Buffer Zones** - areas within 200 feet of wetlands or watercourses.
- **Proximity to Protected Open Space Parcels** - areas within 2,000 feet of known protected openspace parcels.
- **Active Farmlands** - areas with active farmland in Canterbury and adjacent communities.

## Co-occurring Natural Resource Inventory

The Co-occurring Resource Inventory compiled for the Town of Canterbury, during the 2010 POCD Update, was a collaborative project between the Green Valley Institute (GVI), Canterbury residents and staff. Various resources were evaluated and a value system was developed as part of this project.

The co-occurring inventory was developed to create a map of locations where natural resources are located and to identify and rank areas adjacent to these resources.



The Co-occurring Resource Inventory compiled for the Town of Canterbury, during the 2010 POCD Update, was a collaborative project between the Green Valley Institute (GVI), Canterbury residents and staff. Various resources were evaluated and a value system was developed as part of this project.

Reducing development potential of areas with sensitive resources may be the best strategy for protecting those resources. Canterbury may want to investigate flexible development regulations which will maintain low densities but allow more flexibility in development pattern and allow development to be strategically located to minimize impacts.

Input Data Sets	Percent Weights <sup>1</sup>
Riparian Buffer Zones	33%
Proximity to Protected Open Space	33%
Parcels	33%
Active Farmlands	

Resources for Conservation	Resources that have important functions that can be maintained while compatible activities take place if such activities occur in an environmentally sensitive way.	<ul style="list-style-type: none"> <li>• Floodplain (500 year)</li> <li>• Areas of high groundwater availability</li> <li>• Identified aquifers and recharge areas</li> <li>• Unique or special habitat areas.</li> </ul>
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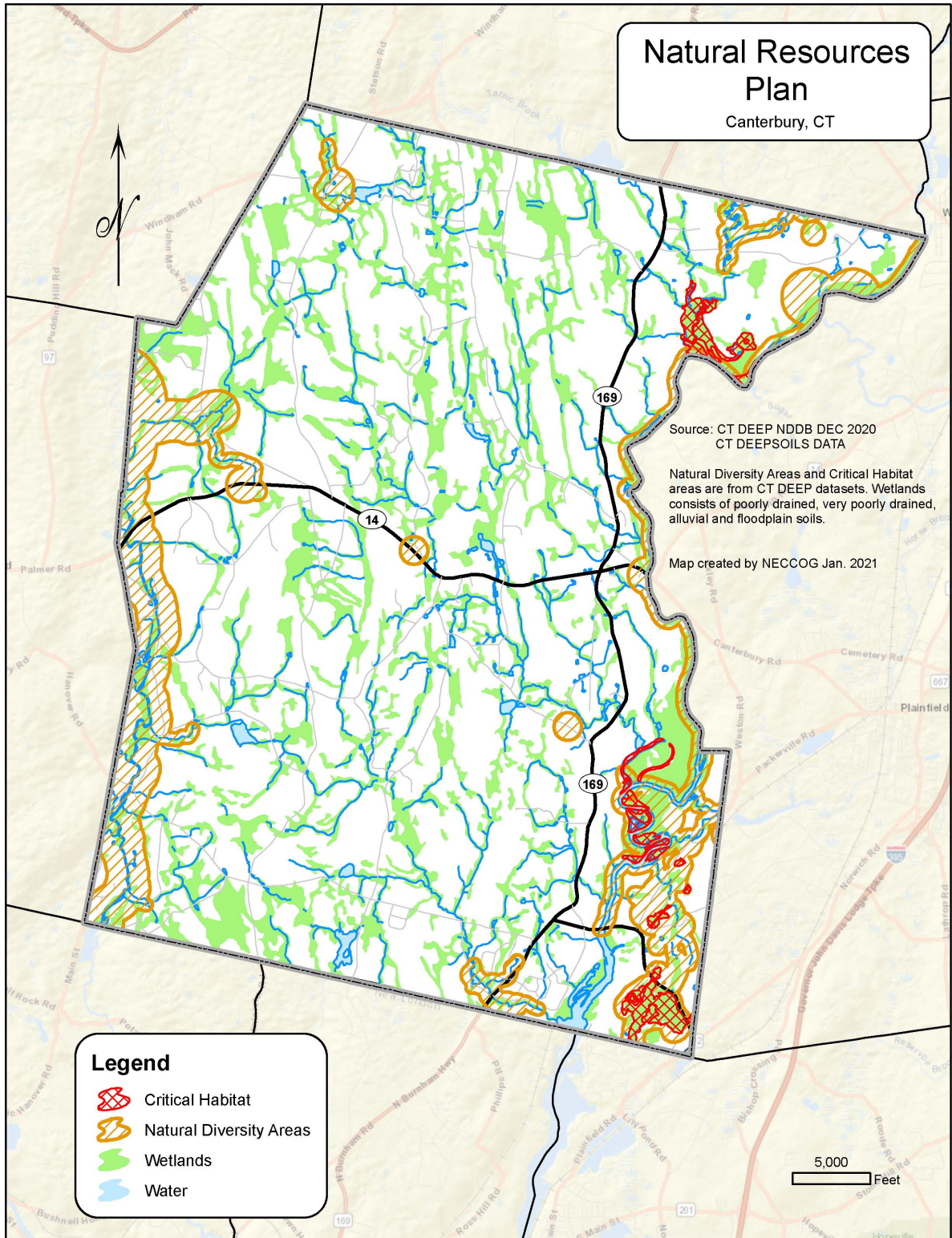


Resources for Preservation	Resources so important to environmental quality, public health or alterations should be avoided to the extent feasible.	<ul style="list-style-type: none"> <li>• Watercourses</li> <li>• Wetlands</li> <li>• Very steep slopes (&gt; 25%)</li> <li>• Floodplain (100 year)</li> </ul>
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### Strategies to Protect Natural Resources

- 3.1 Guide future development away from preservation resources.
- 3.2 When development does occur in conservation areas, minimize the potential impacts and consider adopting flexible development regulations.
- 3.3 Continue to identify and refine information regarding key natural resources.





### Low Impact Development (LID)

LID is an ecologically friendly approach to site development and stormwater management that aims to mitigate development impacts to land, water, and air.

The approach emphasizes the integration of site design and planning techniques that conserve natural systems and hydrologic functions on a site.

**75% of the Earth's surface is covered with water, yet 98% is salt water and not fit for consumption.**

***Less than 1% of all the water on Earth is freshwater available for human consumption.<sup>11</sup>***

Low impact development techniques can offer many benefits, some of which include:

- Protect water quality by reducing impacts to water bodies
- Preserve integrity of ecological and biological systems
- Reduce municipal infrastructure and utility maintenance costs (streets, curbs, gutters, sidewalks, storm sewer)
- Preserve trees and natural vegetation<sup>13</sup>

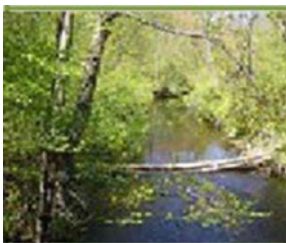
### Continue to Protect Water Quality Surface Waters

Canterbury's water resources serve many purposes. They provide scenic value, recreation opportunities, drinking water, and habitat. Some water resources, such as wetlands, also provide filtration before the water enters the ground, thereby restoring groundwater. The health of these water resources is very dependent upon the activities that occur in the surrounding watershed (see watershed and water resources maps).

#### Important surface water resources in Canterbury include:

- Quinebaug River – About 75% of Canterbury is in the Quinebaug River Watershed which flows along the eastern border of the community,
- Little River – About 25% of Canterbury is in the Shetucket River Watershed, which is drained via the Little River which is located on the western border of the Town, and numerous small brooks, ponds and watercourses throughout the Town.

Many of the waters which flow through Canterbury are impacted because of land-use activities located in other communities upstream. As a result, meaningful water resource protection extends beyond the town boundary. Canterbury should continue to work with local and regional watershed groups to improve water quality.



Stormwater Flow



Activities that occur in the watersheds of these resource areas can impact water quality. Pollutants from failing septic systems, the overuse of fertilizer or pesticides, poor pasture management practices, and sediments and contaminants found in storm water runoff can degrade water quality in rivers and lakes as well as the quality of groundwater. When the source of pollutants cannot be pinpointed such as with the difficulty in finding the failing septic system in a developed area and/or the sources are expected to be frequent such as with lawn fertilizer, these are called *non-point* sources of pollution. Research also indicates that when a watershed contains over 10 percent impervious surfaces, water quality degrades.

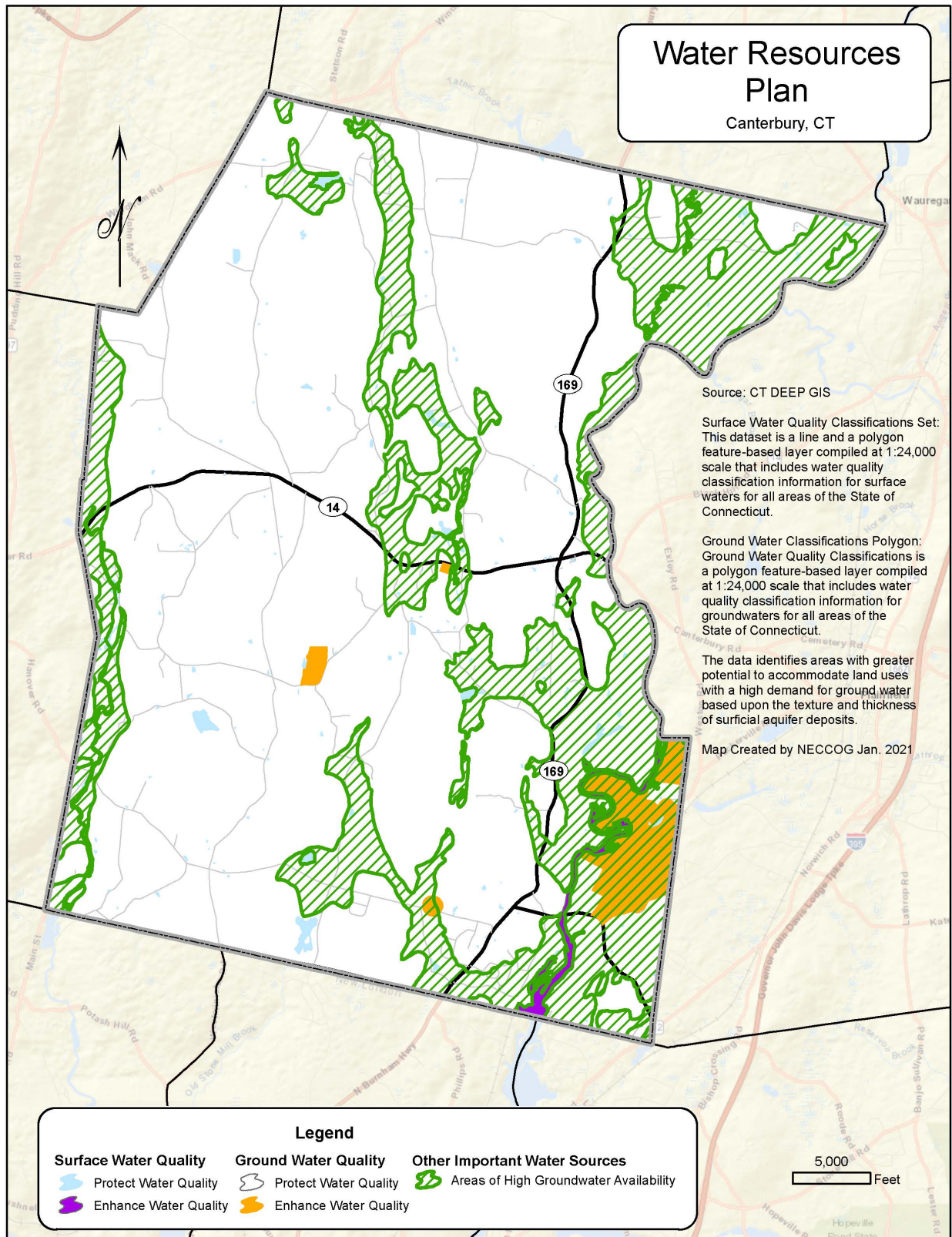
A community can take a number of steps to reduce stormwater flow (and thus the flow of pollutants and the damaging effects of non-point source pollution) including but not limited to reducing impervious surfaces, encouraging on-site infiltration, and maintaining vegetated surfaces. Canterbury should consider implementing the measures outlined in this section including a new tool that can fold all of these approaches into land use regulations and town policies called Low Impact Development (LID). See the sidebar for ways Canterbury can integrate this approach into land- use decision-making.

An LID method to reduce impervious surfaces is to use pervious surfaces for walkways, parking lots and access drives. Many pervious surface products are available, and they are becoming more commonly used by developers and communities every year. Other LID methods include grass-lined swales, rain gardens, vegetated filter strips at the edges of paved areas, narrower streets, drywells for clean runoff, etc.<sup>14</sup>

These products still provide the structural support needed, but allow water to infiltrate the ground, thereby reducing runoff and have the additional benefit of restoring groundwater. Reducing the required widths for new roads and incorporating LID design methods into the drainage system can also help reduce the impact of new development on water quality while also often saving taxpayers money due to not needing a large costly drainage system that requires more expensive and complex maintenance.

Lastly, vegetated land reduces the flow of stormwater compared to lawn areas and cleared land (see sidebar). Sometimes during construction more trees and vegetation are cleared than is necessary. Requiring minimal clearing during construction, Best Practices in terms of Erosion and Sediment Controls and frequent inspections to ensure adequate E&S control function, is key in reducing erosion and this form of pollution stemming from active construction sites.

<sup>14</sup> UCONN. CT NEMO Program.



### Septic Management

Failing septic systems and those not properly managed in higher density areas can degrade water quality. Regular maintenance (pumping) can reduce potential pollution.

While many homeowners are diligent about regular maintenance, some homeowners may not fully understand proper maintenance. (see sidebar).

### Groundwater Resources

The water resources map indicates the locations of areas with high groundwater availability. Because these potential aquifers are not currently used for public water supplies, the Town is not *required* to adopt regulations to protect those sources, however in a proactive effort the Town delegated this role to the Inland Wetlands & Watercourses Agency in 2012.

Canterbury should protect these water resources for possible future use. Aquifers can be susceptible to the same threats to surface waters, as outlined above, so many of the strategies to protect surface waters can also protect aquifers.

### Flooding

How land is developed in Canterbury can have an impact on downstream communities. While flooding is not a major issue in Canterbury, the creation of new impervious areas, if not properly managed, can impact downstream properties. It is important for Canterbury to continue to find appropriate ways to manage runoff from new development.

Individual boards and commissions address stormwater impacts in their regulations, but there is no overall town standard to ensure consistency. In addition, smaller projects may not trigger review or may have stormwater standards waived.

However, it may be the cumulative impact of smaller projects that contributes to flooding. Some communities have adopted town-wide drainage policies to ensure consistency in terms of which activities are reviewed and the standards that the projects must meet.

Other methods require drainage review for smaller projects, which can be as simple as to require review by town staff to ensure that measures such as erosion and sediment control and prioritizing infiltration of clean runoff, thereby restoring groundwater are taken to reduce the amount of runoff. In addition, as discussed earlier, employing Low Impact Development techniques can help reduce the amount of stormwater that runs off a property

### Cost Effective Methods to Raise Awareness of the Need for Septic System Maintenance

The Town could get the word out to residents and property owners about the need for routine septic system maintenance in the following ways:

- Put reminder notices on the town website.
- Include brief reminder brochures / flyers with every building permit.
  - o The Northeast District Department of Health may have ready-made brochures the Town could use.
- Include brief reminder brochures / flyers in the tax bills sent out to all property owners.

These outreach efforts are affordable ways to promote septic system maintenance with only a minimum of effort

## **Strategies to Protect Water Resources**

The 2010 POCD Update recommended adopting aquifer protection regulations. The Town's Inland Wetlands & Watercourses Agency was designated the Aquifer Protection Commission in 2012.

Other strategies that the Town could use to protect water quality include the following:

- 3.4 Raise awareness of the need to do routine septic system maintenance with several targeted outreach efforts aimed at property owners via the town's website and brochures included with building permits and tax bills, etc.
- 3.5 Reduce stormwater flows:
  - a. Consider adopting LID into land use regulations that include retaining runoff within the local watershed as much as possible and designing the site to allow for infiltration nearby, which serves to replenish groundwater locally.
  - b. Require drainage review for small projects that, cumulatively, may contribute to flooding problems.
- 3.6 Work with adjacent communities to improve the water quality of watercourses.
- 3.7 Adopt a Town-wide drainage policy.

# 4+ RURAL COMMUNITY AND FARMING



## Preserve the Rural and Agrarian Nature of the Community

Residents tend to agree that the Town's rural and agrarian nature of the community should be protected. The natural and man-made attributes the community is known for includes physical features, from natural resources to patterns of development, and are what makes the town unique.

For the 2010 update to the POCD, residents and local officials identified local features which add to the nature of Canterbury and those which detract.

Contribute to Canterbury's Nature	<ul style="list-style-type: none"> <li>• Farmland</li> <li>• Open Space</li> <li>• Scenic Roads</li> <li>• Scenic views</li> </ul>	<ul style="list-style-type: none"> <li>• Historic buildings</li> <li>• Small businesses</li> <li>• Community events</li> </ul>
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## National and State Historic Recognition Programs and Designations

National and State Historic District and Place designations affect activities involving federal and /or state funding and may prevent unreasonable destruction of historic resources.

The Canterbury Center Historic District was listed on the National Register of Historic Places in 1998.

Detract from Canterbury's Nature	<ul style="list-style-type: none"> <li>• Signs</li> <li>• Look of some new buildings and development sites</li> </ul>	<ul style="list-style-type: none"> <li>• Strip development patterns with large parking lots in front of buildings</li> <li>• Residential development patterns (sprawl)</li> </ul>
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## Local Historic Designations

Local Historic designations give local historic district commissions the authority to regulate the construction, demolition of structures and the alteration of architectural features.

Canterbury does not have a *local* Historic District.



Recognition plaque (top);  
Congregational Church  
(left)



## Historic Resources

Historic structures and landmarks are important because they connect the community to the past and establish a sense of what the community is about.

The following is largely an excerpt from the original nomination for designation, which also contained a detailed inventory of the contributing and non-contributing structures within the District, updated to reflect changes since the designation

*Canterbury Center Historic District is a small village running three quarters of a mile along North and South Canterbury Roads and extending for another three-quarters of a mile west on Westminster Road. The Canterbury Center Historic District is a mixture of primarily residential properties with a few commercial and public buildings. The houses are generally of wooden post- and-beam construction, 1-1/2 to 2-1/2 stories high, and range in style from the plain vernacular of colonial New England to the Georgian, Federal, and Greek Revival styles of the early 19th century. Only one example of the Victorian era lies within the Canterbury Center Historic District, an Italianate style house at 22 Westminster Road known as the George Washington Smith House. The exteriors of most of the buildings are finished with clapboards, although a good number are covered with shingles or siding; a few buildings are constructed of brick.*

*Many of the houses in Canterbury Center are of the plain vernacular style of the colonial period, featuring five-bay facades, center chimneys, broad-sided entry facing the road, and windows fitted with small-pane divided sash. Two good examples of the Colonial style are the Stephen Backus House and the neighboring Robert Buswell House at 34 and 44 North Canterbury Road, respectively. Though the house at 62 North Canterbury Road, known as "The Pillars," is a genuine 18th century dwelling and retains many of its original features, its present appearance with a full-width 2-story, columned portico recalls the Colonial Revival style popular in the early 20th century.*

*A few of the Federal style buildings in the Canterbury Center Historic District show the influence of high style English Georgian architecture, characterized by denticulated cornices, pilastered and pedimented doorways, fanlights, and Palladian windows. An example of this elaborate style is the Prudence Crandall House at the intersection of routes 14 and 169.*

*The center also includes one religious building, Canterbury's First Congregational Church, set upon land known as the Canterbury Green on the east side of South Canterbury Road. Although the church itself was constructed in 1965, replacing a previous church that burned down two years prior, the white Federal style building complements the village-like characteristic of the Canterbury Center Historic District. The green comprises about 1-1/2 acres of land bounded on the west by Route 169 and driveway and parking lot of the church on the north and east sides, and Library Road on the south. The buildings surrounding the Green date from late-18th century and early-19th century, including the well-known Prudence Crandall House.*

*On the west side of North Canterbury Road, about 2,500 feet from the Route 169 and Route 14 intersection, lies an 18th-century burial ground known as Cleveland Cemetery, named after Moses Cleaveland, for whom Cleveland, Ohio, is also named.*

*Two early 20th-century social halls are also included in the Canterbury Center Historic District: the plain vernacular buildings at 76 North Canterbury Road, known as Finnish Hall, and 21 North Canterbury Road, Canterbury Grange No. 70, formally known as the Patrons of Husbandry. Both buildings serve important roles as a place for members of the community to come together and socialize. Of the two public buildings in the Canterbury Center Historic District, only one is considered as contributing. Although the large brick middle school building located at 45 Westminster Road, lies within the boundary of the district, only the building that formerly housed the Canterbury Public Library is a contributing resource. It is a small Greek Revival building at 8 Library Road and was built c.1860 to serve as a one-room schoolhouse, known as the Center District School. The building has undergone some alterations to the windows and doors since its construction; however, the small square belfry atop the front, equipped with the original bell, remains.*

*Canterbury Center Historic District is significant for its historical associations with institutions and people important in the development of the area as Canterbury's town center. The center was the location of Canterbury's first church where town meetings and social activities were held. After turnpikes brought increased prosperity to the crossroads, the area became more densely developed, with numerous residences from the 18th and 19th centuries, barns, and small shops and stores. Along with a former one-room school, two social halls, an historic cemetery, and a small village green, these buildings give Canterbury Center Historic District a distinctive sense of time and place. The Canterbury Center Historic District is also significant because of the architectural qualities of its buildings, that represent well-preserved examples of particular periods and styles of architecture, i.e., early Federal-period houses that exhibit elegant Georgian details such as Palladian windows, fanlights, pilasters, and embellished cornices. The Prudence Crandall House, a National*

*Historic Landmark, and the Dr. Andrews Harris House, 2 South Canterbury Road, are prime examples of this. Since the 1920s, this concentration of relatively high-style architecture in the eastern Connecticut countryside (sometimes referred to as the "Canterbury Style") has been recognized as one of the state's distinctive architectural treasures.<sup>15,16</sup>*

<sup>15</sup> Old Canterbury on the Quinebaug (White Pine Architectural Monographs, Vol. IX, no. 6, 1923).

<sup>16</sup> Canterbury Center Historic District

[https://www.livingplaces.com/CT/Windham\\_County/Canterbury\\_Town/Canterbury\\_Center\\_Historic\\_District.html](https://www.livingplaces.com/CT/Windham_County/Canterbury_Town/Canterbury_Center_Historic_District.html)

### Continue to Provide Zoning Tools for Preservation

Canterbury does a good job of providing land- use flexibility for historic structures by allowing a range of land use activities by Special Exception, a permitting and review procedure conducted by the Planning & Zoning Commission.

While the current regulations are not currently limited to or oriented to historic structures, Canterbury should continue to provide land-use flexibility for historic structures.

### Scenic Roads

#### Local Scenic Road Criteria

Designation as a local scenic road includes a requirement that at least 50 percent of the landowners with road frontage support the Scenic Road designation.

In addition, the road must meet at least one of the following criteria:

- unpaved,
- bordered by nature,
- traveled portion no more than 20 feet wide,
- offers scenic views,
- blends naturally into the terrain, and/or
- parallels or crosses brooks, streams, lakes or ponds.

Canterbury has what is perhaps one of the most scenic roads in the State of Connecticut traveling through the community from north- to-south. This road, Connecticut Route 169, is recognized as a National Scenic Byway for the entire length of the road through Canterbury. Canterbury should explore opportunities to protect the scenic attributes along this road.

While Canterbury has a number of local roads that are considered scenic by town residents and visitors alike, no Town roads have officially been designated as local scenic roads in accordance with State Statutes (see side bar). Canterbury might consider designating local scenic roads to recognize the historic value these roads provide

#### Scenic Views

Scenic views can be found in virtually all parts of Canterbury. These views can be threatened or enhanced by development. Canterbury should identify these view areas and development management strategies.

### Forest Use Assessment

The Forest Use Assessment Program is established by State Statute. Canterbury has properties utilizing the forest assessment and should continue to use the "Forest-Use Assessment" for any property which qualifies. As provided in CGS 12-107d, a State-certified forester determines whether the land meets the eligibility criteria.

### Open Space Use Assessment

Under the Public Act 490 (PA 490) Open Space Use Value Assessment Program, the assessor may incorporate land into the program if the land parcel is designated (or the eligibility criteria are specified) in the Plan of Conservation and Development, and the designation (or criteria are) approved by the Board of Selectmen.

Scenic view  
(top)  
Scenic road  
(bottom)



In 1980, Canterbury amended the 1980 POCD to incorporate provisions of Public Act 490 essentially allowing for the designation of all undeveloped land situated in the rural zoning district as open space land, if the criteria were met. Canterbury should continue this program. If new land is zoned for a classification other than Rural, then Canterbury should consider whether amendments to this ordinance would be appropriate for other zones.

### **Achieving Conservation Related Goals**

The 2010 POCD update had recommended the Town create a Conservation Commission. The Town considered the creation of said Commission, however both attempts failed when voted on by the community. The Town has other options such as delegating many of the roles and responsibilities of a Conservation Commission to the Inland Wetlands and Watercourses Commission or the Planning and Zoning Commission. Perhaps as a third option, a subcommittee of interested members from the two Commissions could work together on conservation related goals without having to create a separate formal Commission and still, the Town may again, in the future, consider the possibility of creating a separate Commission should interest in support for it, were to grow. Many strategies in the Plan of Conservation and Development will require effort to implement. Implementation of the recommendations contained in the POCD will need a combined effort of multiple parties with a sustained commitment over time to be successful.

Existing land-use commissions (Planning and Zoning and Inland Wetlands and Watercourses) may not have the time or resources to put the effort into implementation, hence the recommendation for a subcommittee of members from both commissions, who are willing to put in the extra effort, is a viable option.

Much like a dedicated Commission, the subcommittee or if one of the regulatory commissions are assigned the conservation related tasks, can fulfill the following duties often delegated to a Conservation Commission:

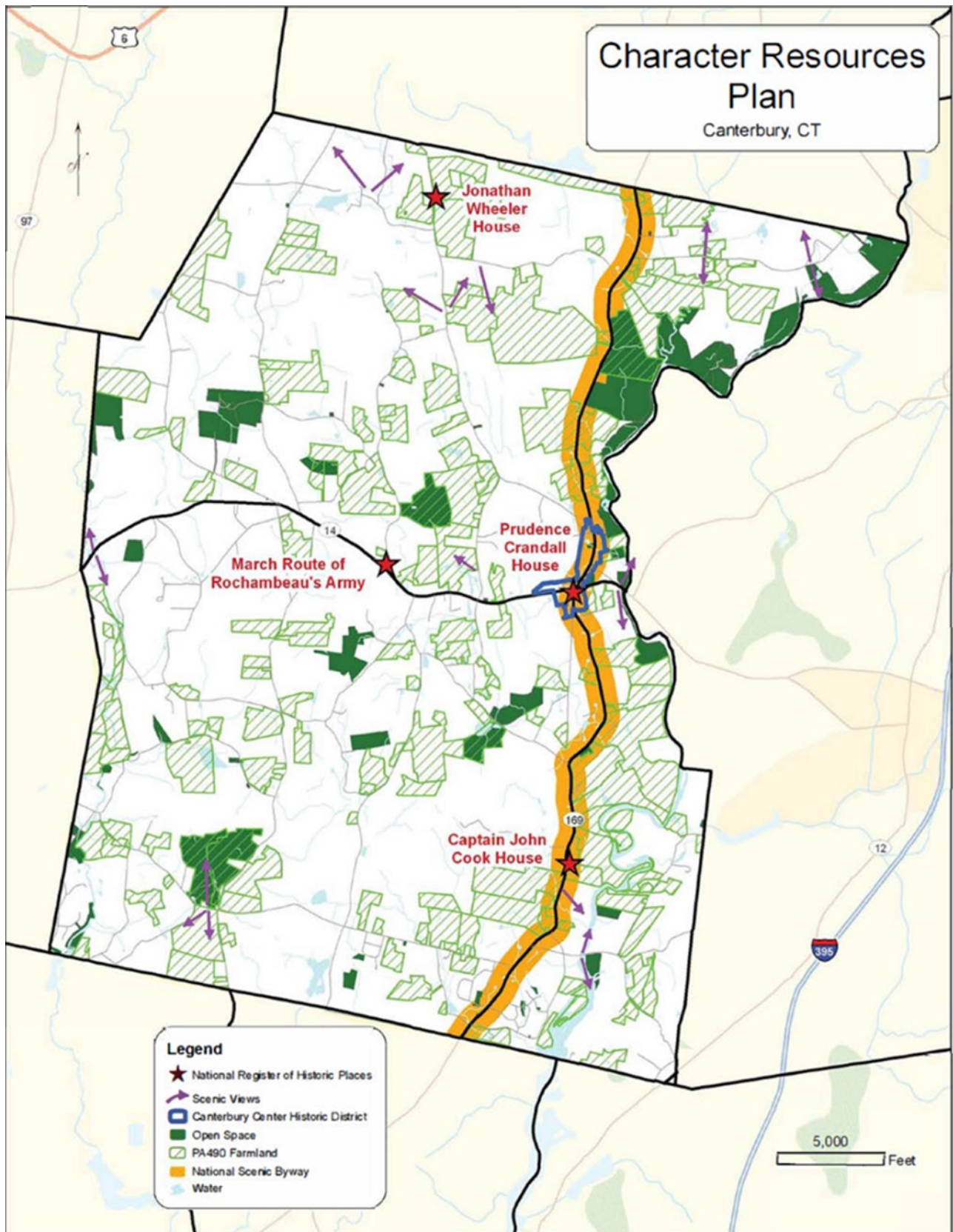
- collect data and information about community resources,
- serve as a Town liaison for discussions with State, regional and not-for-profit conservation agencies, and
- develop management plans for Town- owned open space lands.

### **Building Architecture and Site Design**

The construction of new commercial buildings and renovations or additions to existing buildings can visually impact the neighborhood setting if the new building's (or addition's) design and appearance is not compatible with the existing built environment. This can be particularly important in areas of Town such as in the Village at Canterbury Plains and the Historic Town Center, where the existing buildings have historical significance and where from the small-town nature originates.

Attendees at the public workshops conducted during the update for the 2010 update to the POCD expressed concern about the look of new commercial buildings in Town. Canterbury might consider adopting advisory design standards to influence the style of new commercial buildings.







### **Strategies to Preserve the Rural, Agrarian Nature of the Community**

- 4.1 Review the inventory of historic structures created when the Canterbury Center Historic District was designated to see if anything should be added and create an inventory of cultural resources.
  - a. Protect historic areas, possibly through Village District zoning.
  - b. Continue to allow adaptive reuse of buildings.
- 4.2 Create a local scenic road program and consider approving a scenic road ordinance.
- 4.3 Consider regulations to require the use of flexible residential development in scenic areas.
- 4.4 Explore opportunities to enhance scenic views.
- 4.5 Continue PA 490 designations.
- 4.6 Consider developing advisory design standards for new commercial buildings.
- 4.7 Evaluate light pollution and strategies to reduce the impacts of this nuisance.
- 4.8 Consider converting properties acquired through tax foreclosure into protect open space land

### **Support and Promote Farming**

Farmland, along with Canterbury's scenic roads, wooded hills and other features, contributes to the Town's small-town New England charm. In addition, farmland is now seen as a valuable resource for economic activity and job creation, as well as providing a needed local source of food.

However, like other parts of Connecticut, Canterbury has seen its farmland developed and has lost some of its undeveloped land to new development.

### **Importance of Farmland**

Preserving farmland is important because it:

- provides "food security,"
- ensures a source of fresh, locally grown produce,
- provides jobs and fiscal benefits,
- preserves Canterbury's agricultural heritage,
- reduces sprawl, and
- protects open space.

According to town records, the acreage in tillable and pasture has increased from 1,600 acres or 6% of the town as of 2010, to 1,789 acres; an increase of 11.8% in ten years, to a 6.95% overall. The town also has an orchard with 4.6 acres.

Other data shows that about 3,024 acres are categorized as "agricultural field" as of 2015 (University of Connecticut CLEAR land cover data) and about 6,600 acres as "Prime Farmland Soils" according to the US Department of Agriculture Soil Survey (about 25 percent of Canterbury).

This land is currently not protected and remains farmland by the desire of the current owners to farm or otherwise keep this land free of development.

As part of update to the 2010 POCD, a survey of farmers was conducted. Surveys were mailed to 65 farmers and about 28 percent responded to the questionnaire. The respondents collectively own about 960 acres of farmland in Canterbury. Interestingly, the majority of respondents (about 70 percent) were over the age of 50.

Some of the information learned from the survey includes the following which still stands true today:

- need to find ways to reduce the tax burden for farming,
- it is hard to find new farmers, and
- few farms have succession plans in place.

### **Preserve Farmland**

With 6,600-acres of prime farmland soil and about 1,789-acres of active farmland, preserving farmland is an important strategy for Canterbury. Canterbury should continue working with property owners to find solutions that will retain property as farmland. The Town has made some progress on this front since the adoption of the 2010 POCD, with the approval of agricultural zoning regulations in the summer of 2010, the Right to Farm Ordinance, also in 2010 followed by the creation of the Agricultural Commission in 2011.

The Town should also consider setting aside funds for the acquisition of farmland or the purchase of development rights (see sidebar) of high priority properties, as illustrated on the Agricultural Resources Plan.

The Agriculture Resource Plan also identifies locally important farmland and some Potential Agriculture Clusters. The State of Connecticut has placed a high priority on protecting farms that are in close proximity to other farmland and preserved landscapes, so called "clusters".

By identifying, and refining this Agriculture Cluster concept, Canterbury may be able to make a more compelling case for preservation in these areas.

### **Community Supported Agriculture (CSA)**

A CSA is a way for the food buying public to create a relationship with a farm and to receive a weekly basket of produce or other farm products. By making a financial commitment to a farm, people become "members" (or "shareholders," or "subscribers") of the CSA.

Some farms offer produce subscriptions, where buyers receive a weekly or monthly basket of produce, flowers, fruits, eggs, milk, meats, or any sort of different farm products.

### **Purchase Development Rights (PDR)**

Through a PDR program, a landowner receives compensation for the value of the development rights associated with a land parcel. The owner still owns the land but is compensated for relinquishing the right to develop it as real estate. Agriculture and other uses of the land continue.

## Farming Challenges

Challenges to farming in Connecticut include:

- rising land values (resulting in higher taxes, less ability to purchase new land, and succession tax issues),
- fluctuating market conditions (including lower price supports, higher fuel and fertilizer costs),
- loss of support systems (farm equipment dealers, milk haulers, and farm labor),
- market risk where property needs to be put up as collateral or sold to fund capital needs,
- aging farmers, and
- fewer people interested in being farmers.

For the public, PDR programs enable land conservation at a much-reduced expense, as the cost of PDR is less than out-right purchase of land, and costs associated with subsequent management of the land remain the responsibility of the landowner.



### Right to Farm

Connecticut has a “Right to Farm” law (Connecticut General Statutes Section 19a-341) and some communities have decided that affirming this philosophy within their Town is important.

In June of 2000 the Town of Woodstock established this Right To Farm Ordinance to protect agricultural or farming operations. The ordinance prohibits certain ramifications of farming from being considered nuisances.

### Promote The “Right to Farm”

Canterbury’s farmers face a number of challenges including competition from vast, industrialized monoculture operations, structural changes in farming, overall costs of farming, fluctuating markets and advancing age of the farmer, often without a succession plan in place.

These challenges can discourage farming by making it more financially attractive for farmers to sell their land for development when they are ready to retire or even sooner. Yet, 21<sup>st</sup> century trends in farming (Community Supported Agriculture [CSA’s – see sidebar], smaller, specialty produce farms, growing demand for organic and locally-grown and the emergence of a new generation of would-be farmers) plus the existence of a potentially vast and sophisticated market within a 90-minute radius of the Town, offer a potentially powerful alternative. Without farmland, this cannot happen.

As residential development continues to encroach on farming activity, complaints regarding manure odor, pesticide application, escaped livestock, noise, dust and other nuisances are bound to increase.

Canterbury adopted a “Right to Farm” ordinance on June 24, 2010 (effective July 22, 2010) (see sidebar) that:



Farm stand (left)  
Cattle (bottom)

- recognizes the importance of agriculture to the community,
- recognizes that the farms existed before the residential development, and
- protects farmers from nuisance claims arising out of the normal operation of their farms.

### Promote Farming

Even when farmland is protected from development, this does not guarantee that farming activities on the land will be successful. Capital for farm improvements and structures, available labor, and a market for products are all needed to maintain working farms.

Many of the issues identified by farmers extend beyond the jurisdiction of the Planning and Zoning Commission and require coordination among various agencies. Following the completion of the 2010 POCD Update, the Town created the Agricultural Commission in 2011, to aid farmers, to promote awareness of farming in town through educational programs and signage, to help the town to remain a farm friendly community and to be a voice for the farming community.

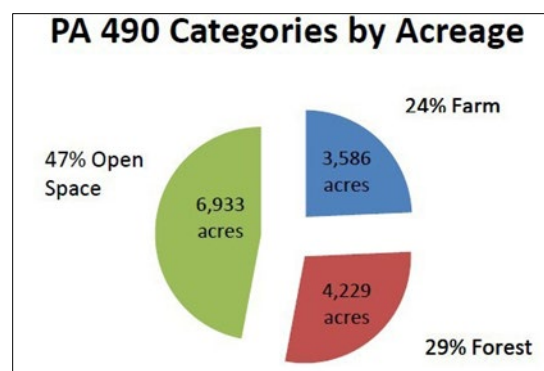
This organization could also become an advocate, applying for grants, creating a bulk purchasing program (especially for fuel) and identifying other strategies to help retain farmers.

A farmer's market was originally started via the combined efforts of the 2<sup>nd</sup> Selectman and the Agricultural Commission. This market continued with the assistance from the Farmer's Market Committee, created in 2018. There were many challenges in 2019 in maintaining it as a municipal offering. The current "Canterbury Farmers Market" is managed by a group of local residents.

### PA 490 Use Assessment

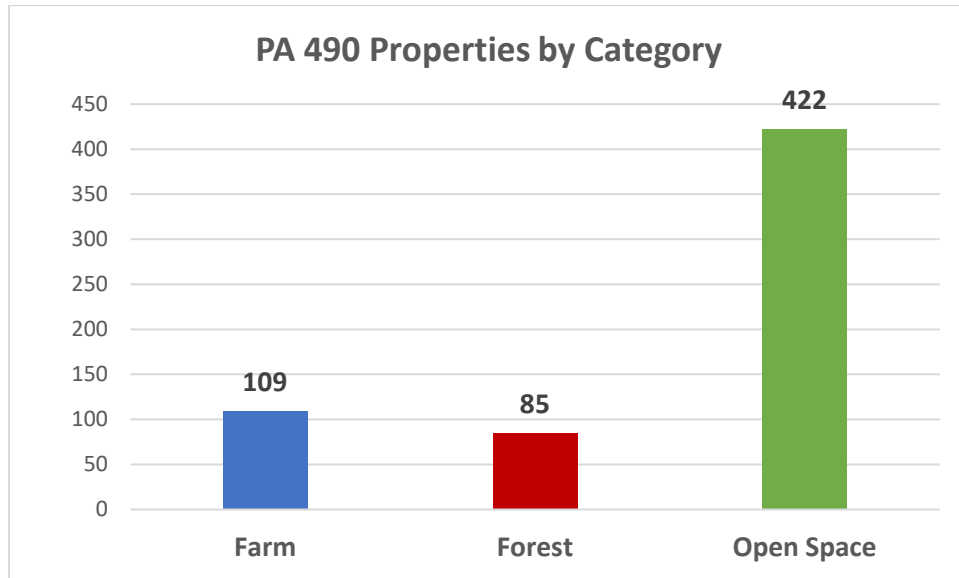
To help reduce the costs of farming, the town offers farmers the opportunity to enroll in the PA 490 Use Value Assessment Program. According to the Assessor, in 2019, there were 109 parcels in the farm and 85 parcels in the forest categories of the PA 490 program. This program reduces the assessment of farmland, thereby lowering a farm's property taxes. Communities also can offer reduced assessments on farm machinery and outbuildings. There is a third category of PA 490 for open space, which is available to owners of undeveloped land meeting a minimum size requirement, of which there were 422 parcels enrolled in 2019. Land in this category is not deed restricted nor is it permanently protected, instead the owners are encouraged to leave their land in an undeveloped state to continue receiving the tax reduction for a minimum of ten years. If they change the use or sell the land to someone else within the ten years, they must pay back a pro-rated penalty relating to the back taxes they have not been paying during that time.

Use Value Assessment is a tax reduction program which preserves undeveloped land in private hands by making qualifying land less expensive to own. The program is authorized by Connecticut General Statutes (CGS) Section 12-107 (also known as Public Act 490).



### A Local Look at PA 490

2020 Assessor data shows the following breakdown of parcels in the town's PA 490 tax assessment program.



*Farm Use Assessment* – The Farm Use Assessment Program is established by State Statute. Canterbury has properties utilizing the farm use assessment and should continue to use the “Farm Use Assessment” for any property which qualifies based on “the acreage of such land, the portion thereof in actual use for farming or agricultural operations, the productivity of such land, the gross income derived therefrom, the nature and value of the equipment used in connection therewith, and the extent to which the tracts comprising such land are contiguous” (CGS 12-107c).

Canterbury currently offers a tax exemption for farming equipment but may wish to consider allowing additional exemptions.

### Agriculture-Friendly Zoning

Canterbury's Zoning Regulations are also relatively farm-friendly, in that they allow farming activity in most of the Town. Because farming is so important in Canterbury, the Town should continue this approach to land use regulation and may consider allowing 'agritourism' or land uses on farm property that involve a mix of agriculture with other compatible uses that are designed to attract customers to the site to view, enjoy and possibly even experience 'farm life' or to take advantage of the pastoral beauty for the backdrop for an event such as a wedding. These intermittent uses could provide additional income to supplement farm income as



Old barn (top);  
Commercial greenhouse (left)



well as to provide job opportunities that can retain farm residents and employees working on the property if not directly working the land while other family members or farm employees work on the active agriculture. Another attractive benefit of Agritourism is that it can serve to supplement traditional agricultural related income which provides its own incentive for keeping the land undeveloped, retaining its rural nature in the process. Agriculture, along with undeveloped and natural land/habitats as well as low density development is largely responsible for much of the rural and agrarian nature of small towns in New England. The fields provide the views that would otherwise be obstructed by development or woodlands extending to the road; therefore, it is critically important to continue allowing agriculture as a permitted use in town to retain the small, rural nature of the town.

Allowing agriculture as a permitted use helps to retain the town's rural landscape and attracts new farmers while not negatively impacting property values like an agriculture-specific zone could. A zone that only allows agriculture would then not have the value of potential future development which could negatively impact property values.

**Agritourism land uses may include:**

Wineries, farm markets, mazes, bed and breakfasts or Air BnBs, wedding and function venues on a farm, farm stores selling locally made as well as locally grown items, etc.

Following the recommendations of the 2010 POCD Update, the Planning and Zoning Commission approved a text amendment to the Zoning Regulations regarding agriculture. Highlights of the farm-friendly zoning regulations are as follows:

- Agricultural buildings and Structures on a farm are allowed by right via a zoning permit, and furthermore any building is allowed to be used for agricultural uses.
- Temporary Agriculturally Related Uses, which are accessory to the agricultural uses are permitted by right with Zoning Permit from the Zoning Enforcement Officer. These temporary uses include but may not be limited to as corn mazes, pick-your-own, harvest festivals, educational demonstrations, hayrides, petting zoos, or other accessory agricultural uses. The temporary uses shall be held no more than twelve (12) times per calendar year.
- Permanent Agriculturally Related Uses are events on a farm and accessory to the agricultural uses on-site. These permanent Agriculturally Related Uses, occur regularly and are permitted upon the issuance of a Zoning permit and may include horseback riding and/or lessons for pay, horse or animal boarding (other than cat and dog boarding), processing of farm products or similar activities.
- Non-Agriculturally Related Uses are fee-based activities that are part of a farm operation's total offerings, but are not accessory to agricultural, or tied to agricultural buildings, structures, equipment and fields are allowed only by Special Exception. These fee-based activities include but are not limited to, fee based outdoor recreation, such as cross-country skiing and mountain biking and event hosting, such as banquets, weddings, etc.
- Farm stores are allowed by Special Exception only on farms and are required to be compatible in size and scale with neighboring uses. A farm store may, contain up to 100

square feet of indoor display area for each acre of land in the farm parcel, or adjacent parcels commonly owned.

- Seasonal Farm Stands are allowed on farms by right if less than seven hundred and fifty (750) square feet. Larger operation may be approved by the Commission via Site Plan Review.
- Farms are encouraged to provide agricultural directional signs in addition to agricultural and seasonal agricultural signs.

Moving forward, the Planning & Zoning Commission should continue to look for ways to improve the farm friendliness of the Zoning Regulations. This can involve inviting input from the farmers and the Ag Commission regarding how well the regulations are working and about any developments in the agricultural industry which may be compatible with Canterbury but may still need an adjustment in the regulations.

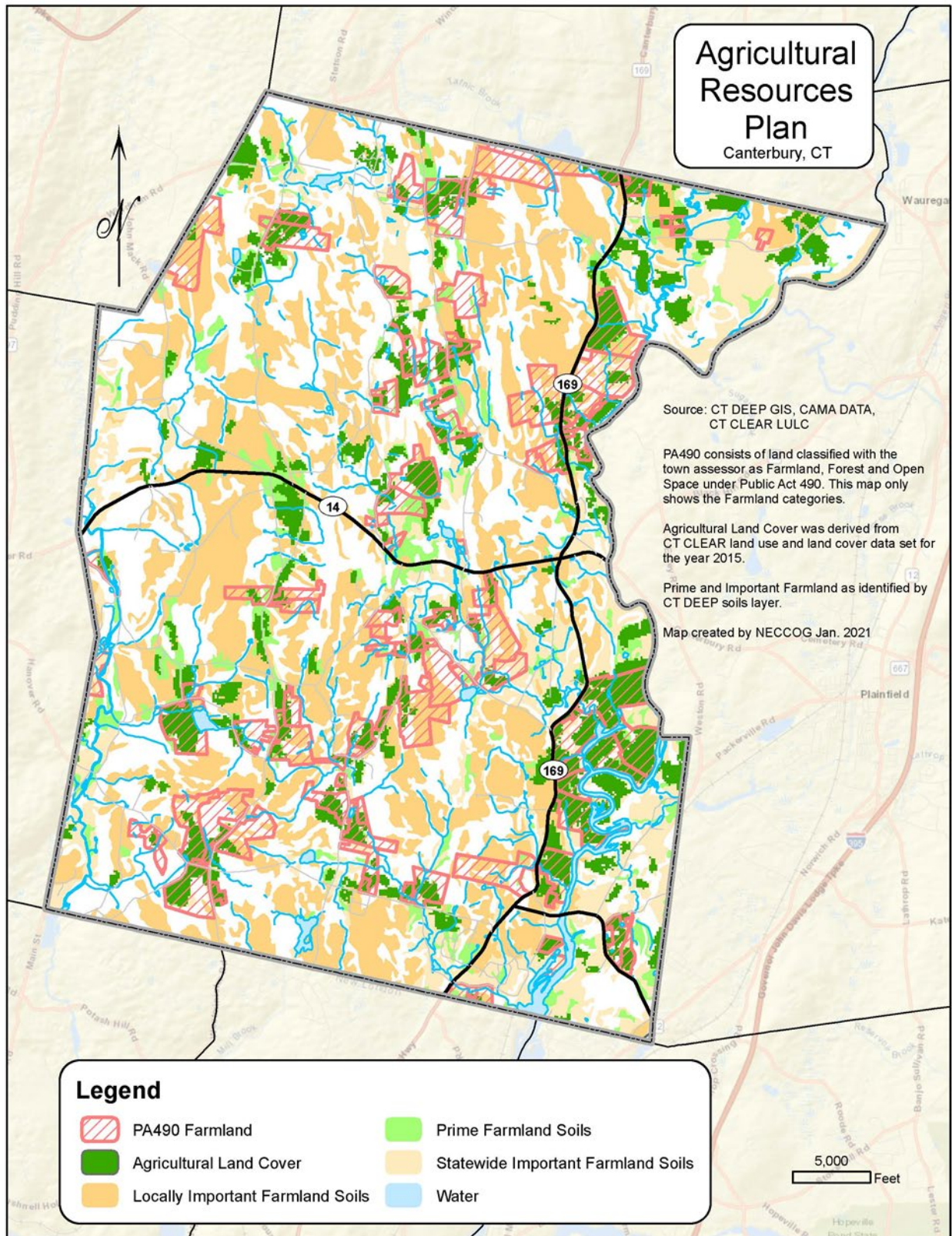
In some cases, development occurring around a farm can impact a farm's operation. New homes nearby can lead to complaints about noises and smells that are typical of farming. Requiring new housing developments to provide a buffer screen between the houses and the farm can also help reduce problems, as can requiring alternative site layouts for subdivisions, to ensure that the houses are not too close to the active farm. Canterbury could comprehensively address a number of these zoning-related measures by adopting text amendments to the Zoning and Subdivision Regulations where necessary to address these issues.

#### **Agricultural Related Progress Since 2010**

The Town has achieved the following successes following recommendations in the "Strategies to Preserve Farmland and Promote Farms" from the 2010 POCD Update: An Agriculture Commission was established in 2011 which led to the creation of the Farmer's Market. The Farmer's Market was established and run by the town the first few years before it was turned over to local residents. A "Right to Farm" Ordinance was approved at Town Meeting on June 10, 2010, and effective June 18, 2010.

#### **Strategies to Preserve Farmland and Promote Farms**

- 4.9 Review current tax policies considering tax reductions allowed by the State and determine if additional tax breaks would help farms.
- 4.10 Encourage farmland protection as appropriate
- 4.11 The Town can continue to promote local farms by including the names of farms and their locations on the town website and allow for better signage.
- 4.12 Consider pursuing funding opportunities for farmland preservation.
- 4.13 Consider leasing Town-owned land to farmers.





# 5 OPEN SPACE AND GREENWAYS



## Preserve Open Space and Create Greenways

Open space contributes to the rural, small-town nature of the community, provides passive recreation opportunities, and often protects natural resources. Research also indicates that the permanent protection of land as open space provides a fiscal benefit since undeveloped land requires fewer town services than developed land. A very small percentage of the land area in Canterbury is dedicated as open space.

Developing a strategy to connect existing open space parcels with greenways is an effective way for Canterbury to establish a meaningful open space system and should be part of any open space plan, should the town actively pursue open space planning.

The greenway open space concept involves providing linkages between community facilities, villages and recreation areas. Greenways can also include trails and become a recreational amenity for the community.

<b>Dedicated Open Space</b>	Land preserved in perpetuity as open space, with public use. Includes land owned by Wyndham Land Trust, the Nature Conservancy Audubon, the State of Connecticut (about 575 acres).
<b>Protected OpenSpace</b>	Land preserved from development (such as a conservation easement) but public use is generally not allowed. Includes conservation easements held by various agencies.
<b>Managed Open Space</b>	Land set aside for some other purpose (such as watershed protection) but that provides some open space value. Public use may not be allowed (about 27 acres). Includes cemeteries.

## Attributes of a Rural Town

With over 20,000 acres (about 78 percent of land in Canterbury) as undeveloped land, Canterbury has a rural “feel” that people are attracted to. This perception, called “open-ness” is a large component of what the town of Canterbury is known for.

With only about five percent of the Town classified as dedicated open space, Canterbury’s ability to retain this rural landscape is reliant on the desires of private property owners.

Since private owners control the vast majority of the “open-ness” in Canterbury, having a dialog about open space and developing an Open Space Plan will be an important task

Only having a guideline that focuses on the quantity of open space may not provide for the quality of open space that residents want...

Canterbury should focus on establishing a meaningful open space system...

for the town. This Plan will have to work with private property owners to develop strategies that respect their rights and find a balance to retain the rural landscape of the Town.

	DEDICATED OPENSOURCE	CONTRIBUTESTO OPEN-NESS
Acres of dedicated open space	1,290	1,290
Acres of vacant/ undeveloped land		8,674
Acres of under-developed land		10,398
<b>TOTAL</b>	<b>1,290 (5%)</b>	<b>20,362 (78%)</b>

#### Exclusion of Town-Owned Land from Open Space

Town-owned land is not included because:

- (1) while public land, not all Town- owned land is open space.
- (2) not all Town-owned land is planned to be used as open space; and
- (3) unless the Town- owned land has some level of restriction preventing future development, **political pressure could result in the change of designation to a non-open space use.**

#### Greenway

A greenbelt / greenway is a corridor of open space that:

- may protect natural resources... or offer opportunities for recreation or non- motorized transportation,
- may connect existing protected areas and provide access to the outdoors,
- may be located along a defining natural feature, such as a waterway...
- may be a green space along a highway or around a village.

Connecticut General Assembly Public Act 95-335

#### Develop an Open Space Plan

Canterbury has yet to define their open space goals.

Other communities have established open space visions based on preserving specific resources (such as a river corridor or a particular habitat), accomplishing a specific result (such as a system of greenways or preserving scenic views) or identifying the open space needs in the community such as for active or passive recreational uses and setting out a plan for how and when the town may



achieve them. The town may create open space through donation, easement, by purchasing land or requiring a set-aside in subdivisions. Canterbury should undertake an effort to prepare and maintain an open space vision that will allow it to determine how it would like to proceed with preserving open space.

Canterbury currently requires that at least 10 percent of the land area of a subdivision be preserved as open space. Canterbury also allows, at the discretion of the Planning and Zoning Commission, for the payment of a fee in lieu of dedicating open space land. The fee in lieu of open space funds received by the town go into a fund maintained by the town that can be combined with other funds from grants, etc. to go towards the purchase of special and desirable properties that further the town's open space goals.

Another reason for preparing an Open Space Plan would be to provide some guidance as to when the Planning & Zoning Commission should require open space land and when it might accept the fee in lieu of open space when part of a subdivision application.

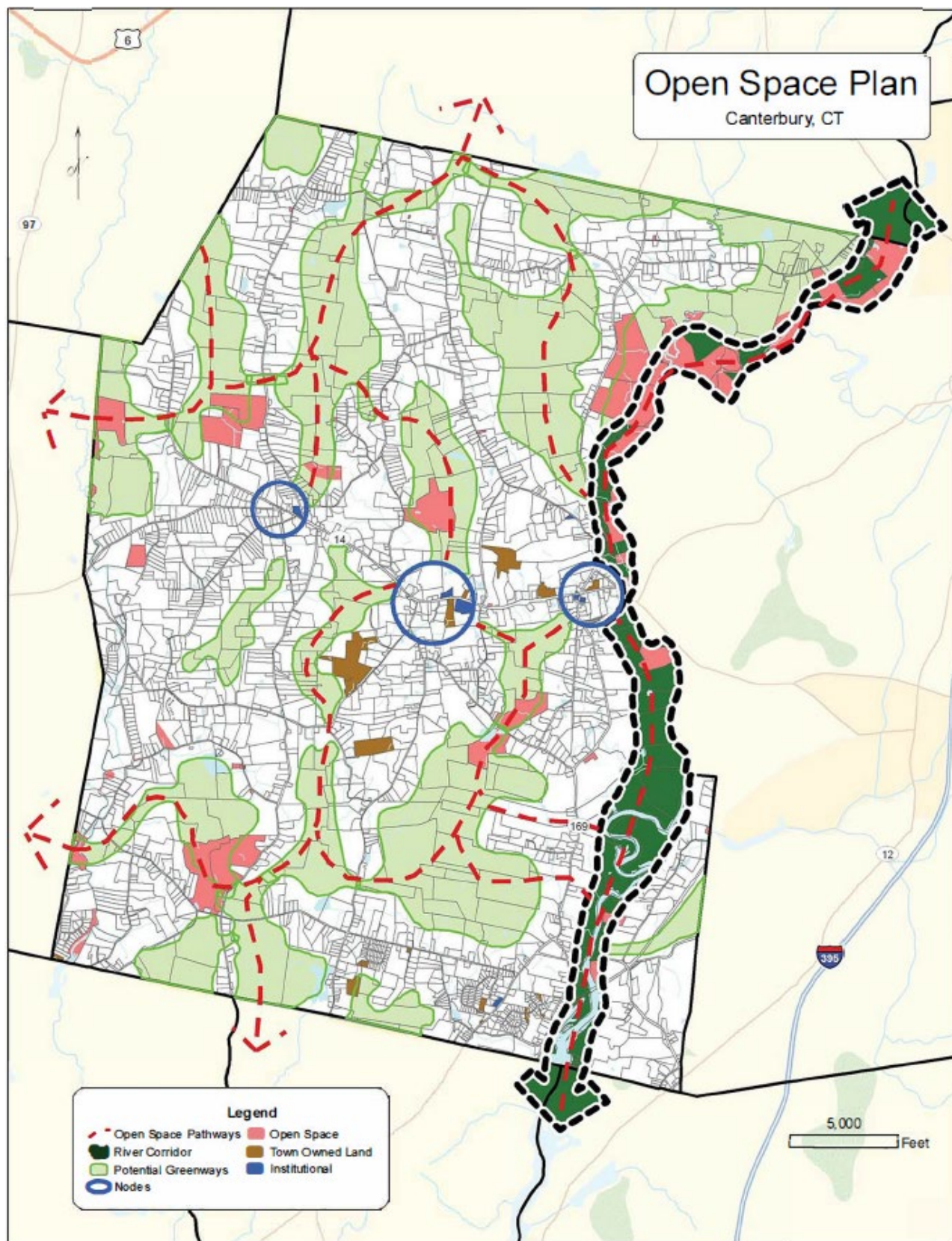
### **Create a Greenway Along the Quinebaug River**

While open space is important, Canterbury can achieve a higher value from open space if the land is connected to other open parcels, thereby creating a greenway, which is of great benefit to wildlife, especially the species with larger habitats, including but not limited to black bear, bobcats, Eastern coyote, white tailed deer and fisher cats, among others. Greenways can also serve as the location to link trail systems from one open space parcel to another, that is open to the public, forming a cohesive network of trails. The more extensive the trail network is, the more widely it may be used, not only because it becomes that much more appealing to outdoor enthusiasts but also because of the increased accessibility to more residents.

The focus for this greenway should be the Quinebaug River, but over time, other areas could be connected as well.

### **Such a system will:**

- Significantly enhance the existing rural nature of the community,
- improve the quality of life of residents,
- enhance the quality of the experience for visitors,
- increase accessibility for all residents and visitors,
- provide more opportunities for active or passive use, and
- take recreational opportunities closer to residents



### Encourage Flexible Residential Developments

Canterbury's land use regulations have played an important role in how the community has developed. Considering that nearly all of Canterbury is zoned for residential development and that about 80 percent of Canterbury is vacant land, *how* new development occurs in Canterbury is an important issue.

Tools requiring set-aside as part of subdivisions and the creativity of the flexible residential development allow for protection of land as part of new development.

While conventional subdivisions with mandatory open space set-asides will preserve *some* land as open space, another option for preserving larger parcels of open space can be encouraged and even incentivized by granting bonus lots in exchange for more open space within the lot proposed for subdivision.

#### Subdivision Regulations that allow for more than one option can:

- retain property values;
- allow for variety in development that balances the rights of the property owner and the varied interests of the community;
- provide greater range of options which can meet the increasingly more diverse housing needs of an aging population;
- preventing every development from looking the same.

Regulations regarding conservation subdivisions with larger open space set-asides often include flexible regulations such as a bonus for the incorporation of certain design features that could include additional landscaping, protecting of key features of the site, incorporating Low Impact Development methods which can work to reduce the impact on water quality from the development, to restore groundwater within the local area as well as potentially saving the town money in the long run should the public improvements be turned over to the town, etc. By permitting development flexibility, communities find they are able to preserve additional and often more significant open space.

Canterbury should consider allowing (or requiring) more flexible residential development patterns to preserve more open space.

### Partner with Others

The Wyndham Land Trust and other organizations, such as The Audubon Society, The Nature Conservancy and The Trust For Public Land, are an important part of open space preservation efforts in Connecticut. Canterbury should seek opportunities to partner with these other organizations to create a comprehensive open space plan and then a list of actions with the responsibility identified as to what entity within the town will work on them, to work towards accomplishing these identified open space objectives.

### Strategies to Preserve Open Space and Create Greenways

- 5.1 Consider delegating conservation related tasks to another existing land use commission or form a subcommittee comprised of willing members from other existing commissions to work on conservation related goals.
- 5.2 Create an Open Space Plan, within the Plan of Conservation and Development, with

- a vision for acquiring open space that meets the needs of the community. After all, decision makers can be more proactive in achieving open space goals if a clear plan is in place showing what kinds of open space is needed and/or desired and in what locations in town.
- 5.3 Identify the open space needs for the community, which may include special properties that should not be protected, including:
    - a. Any special historical or cultural sites,
    - b. Special or unusual habitats or
    - c. Sites where flora or fauna species of concern are known to live, that should be protected
    - d. Locations that provide scenic vistas that significantly contribute to the rural nature of the community. Other open spaces may include the types of recreational spaces the town needs, including passive recreation, such as parcels where the public can access walking trails, cross-country ski, ride horseback, bird watch, etc. and active recreation such as athletic playing fields and playgrounds.
  - 5.4 Draft a plan that includes how the town will acquire the choice parcels. The options include:
    - a. Subdivision set aside (more about that below)
    - b. Donation from private property owner to the town, a land trust, or voluntary protection via a conservation easement/restriction
    - c. Town purchases the land in fee simple – which can be accomplished with the use of municipal funds and/or grant funds.
  - 5.5 Acquire open space and create greenways:
    - a. Focus on identified high-priority areas in the Open Space Plan
    - b. identify open space partners and develop relationships to work together
    - c. Seek alternative funding sources and techniques for open space acquisition (e.g. state grants; flexible development techniques, PDR).
  - 5.6 Manage, maintain, and promote existing open space.
  - 5.7 Encourage flexible residential development.



# 6 VILLAGES AND COMMUNITY STRUCTURE



## Promote and Enhance Villages

With growth, Canterbury has experienced the changes resulting from an influx of new people, and changes from various property owner/entrepreneur's plans that take years to come to fruition. Even a small town exists within the larger economy, and so new businesses come and go as they do in any community. These changes can be seen in the relatively new Town Center, where new restaurants, a post office, a gas station and other businesses have opened.



Better Valu Supermarket (top);  
Historic Town Center (left)



Village a Canterbury Plains (left); Shopping center (bottom)

## Enhance the Village at Canterbury Plains

Canterbury residents indicated that new development should promote and enhance the village-scale of the existing built environment and flavor of Canterbury. Attractive growth adds value to properties, which increases revenue.

Canterbury has experienced growth as a result of designating an area for Village Commercial development within the Zoning Regulations. This growth has occurred primarily within the last twenty years. The challenge is to establish, promote, and enhance the village elements.

One of the unifying elements of villages is the existence of human scale – areas designed in relation to

people rather than vehicles. This basic principle has been observed for centuries. For comparison, the trend toward automobile-oriented design has occurred only in the past 60-70 years or so.

Canterbury residents indicated that new development should promote and enhance the village-scale of the existing built environment and flavor of Canterbury. Attractive growth adds value to properties, which increases revenue.



The key factor will be to ensure that design elements in the village complement and encourage appropriate activities that reinforce (rather than weaken) the basic function of the village.

**Andres Duany and Elizabeth Plater-Zyberk are the founders of Duany Plater-Zyberk & Company (DPZ)**

DPZ is a major leader in the practice and direction of planning, having designed over 300 new and existing communities in the United States and overseas.

**Mixed-use Development**

The practice of allowing more than one type of use in a building or set of buildings.

This can mean some combination of residential, commercial, industrial, office, institutional, or other land uses.

Two of the major proponents of village and neighborhood scale design, Andres Duany and Elizabeth Plater-Zyberk, have concluded that an authentic neighborhood contains most or all of the following elements:

- The neighborhood has a discernible center. This is often a square or a green, and sometimes a busy or memorable street corner.
- Most of the dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.
- There is a variety of dwelling types, usually houses, rowhouses and apartments - so that younger and older people, singles and families, the poor and the wealthy, may find places to live.
- There are shops and offices at the edge of the neighborhood of sufficiently varied types to supply the weekly needs of a household.
- Uses are often mixed, with businesses and dwellings on the same parcel or in the same building. (Mixed-use Development – see sidebar).
- The streets within the neighborhood are a connected network, providing a variety of pedestrian and vehicular routes to any destination, which disperses traffic.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.
- Buildings in the neighborhood center are placed close to the street, creating a strong sense of place.
- Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, religion or cultural activities.

*On the other hand, Duany and Plater-Zyberk have identified the following qualities of conventional suburban development:*

- Conventional suburban development consists of housing subdivisions, shopping centers, business parks, stand-alone commercial stores, open space, and civic uses such as schools, libraries, and municipal buildings.
- All uses are kept separate in distinct “pods.” Even housing types, such as townhomes, duplexes, apartment buildings, and single homes, are usually built in separate pods. Transportation between separate “pods” is generally by automobile.
- The street pattern is random, rather than interconnected. Housing pods, shopping centers, and business parks feed into arterial roads that carry most of the traffic. To move between pods, one generally has to travel by automobile on an arterial road. Use of cul-de-sacs in residential areas is common.

- There is no distinct center.
- It is less compact than historic or neo-traditional neighborhoods. Because uses are kept separate and there is no distinct center, conventional suburban development tends to spread out, hence the term "sprawl." The main selling point is privacy and security, so lots tend to be bigger.
- Streets are designed on an automobile scale. Pavement is wide, and setbacks of buildings from the street are large. Infrastructure intended for the automobile is given the most prominent placement - e.g. garages, driveways, and parking lots are closest to the street. Arterial roads, which connect separate uses, are designed for rapidly moving traffic. These qualities create a pedestrian environment that is both boring and threatening for those who venture beyond the cul-de-sac.

*As can be seen at the Village at Canterbury Plains, this area has more of the qualities of conventional suburban development than a village or neighborhood. If current development patterns continue, Canterbury will lose elements of its rural landscape*

*Elements that Contribute to the Village at Canterbury Plains*



*Opportunities to Enhance the Village at Canterbury Plains – Conceptual*



Over time Canterbury may encourage the creation of a more village-like pattern of development by:

- Requiring a pedestrian connection along Route 14 in the business area. This connection might be a low-intensity stone dust surface rather than concrete. The purpose of this connection is to promote a pedestrian-friendly environment and add to the overall sense of place in the village.
- Consider creating a stronger street tree canopy along Route 14 in areas where there is no utility conflict.
- Consider requiring new development to locate closer to the road.
- The town installed school safety signage & traffic lights along Route 14 to increase visibility of traffic concern areas
- Consider allowing mixed-use developments.
- Consider developing a Town Green as part of a commercial development (only with owner buy-in).



Example of a Rural Path

### Village District

Section 8-2j of the Connecticut General Statutes allows a community to adopt zoning regulations which will give the Zoning Commission greater authority over the design aspects of an application in the town center area.

The statutes require that:

- such a district only be established in an area with a distinctive character, landscape, or historic value, and
- that the Commission retain a "village district consultant" to provide advice and guidance on design issues.

accomplished by "capturing" some of the pavement width along the highway, thereby reducing the road width slightly.

A narrower road calms traffic and creates a stronger "sense of place." In addition, with narrower roads, there might be room to plant shade or ornamental trees.

### Consider Using the Village District Zoning Tool

How development occurs in the Historic Town Center is important to the overall setting and 'feel' of the community. Some people have expressed concern that new businesses that were established in this area were not sensitive to the rural and historic nature of the community.

### Enhance the Historic Town Center

Canterbury's Historic Town Center is predominantly residential with several small businesses and a market. This village is at two important crossroads, State Route 14 and State Route 169.

As such it has become an important location for community event postings, some of which have been nailed to a large shade tree. There is concern that hanging signs from the tree will kill the tree which might adversely impact the community center.

The Economic Development Commission has discussed creating a sign at this location and it might be appropriate to evaluate what types of signage would provide the most value to the community.

While it might not be a popular idea, Canterbury should consider installing sidewalks along Route 14. This might be best



New land-use tools, such as the Village District (see sidebar) can help Canterbury preserve the rural and agrarian nature of the community while promoting development.

Perhaps the Village District boundary could follow the existing Historic District, as shown on the Business Development Plan map.

### **Transportation Structure Can Retain the Rural, Agrarian Nature of the Community**

The design of the transportation or road system in a community can either promote faster speeds by prioritizing the automobile or promote safer speeds that allow for pedestrians, bicyclists and automobiles to share the road by prioritizing the community.

A transportation network that prioritizes the automobile allows for wider, straighter roads with businesses set far back from the street with parking lots near the road in full view of passing motorists. Prioritizing the automobile can lead to a continual erosion of the attributes that define a community whereas prioritizing the community can retain them, while allowing for additional growth.

Putting the community first, in a rural town can use traffic calming measures, like narrowing road shoulders, as the road approaches intersections so that drivers are not taking advantage of the shoulder as if it were an additional travel lane yet causing further congestion in an intersection not designed with the additional lane. Slowing traffic as it comes to a congested intersection, particularly one with pedestrians, can make the intersection safer and easier to use for all users.

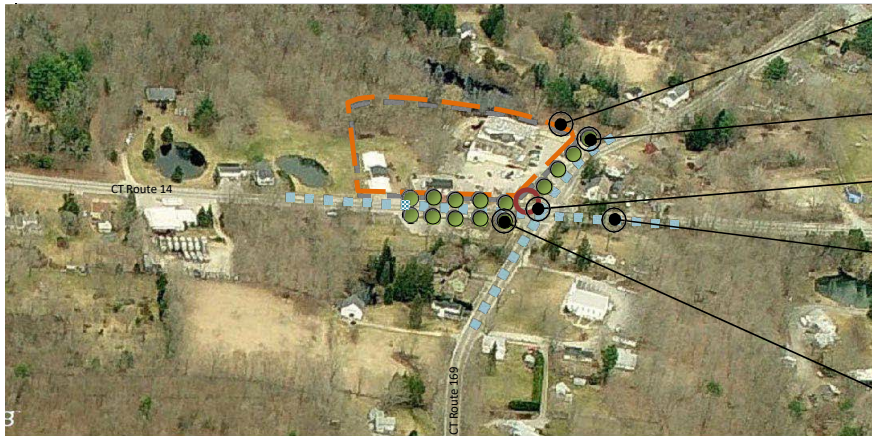
In 2016 a Road Safety Audit was completed focusing on Westminster Road (Route 14) between Canterbury Road (Route 169) and Lisbon Road, which was done to address safety concerns on this stretch of road. The Audit was a major component of CT DOT's Community Connectivity Program which "focused on improving the state's transportation network for all users, with an emphasis on bicyclists and pedestrians." More specifically a Road Safety Audit is "a formal safety assessment of the existing conditions of walking and biking routes and is intended to identify the issues that may discourage or prevent walking and bicycling" by incorporating "design measures to improve the safe operation of the facility by reducing the potential crash risk frequency or severity."

The Audit recognized the prior efforts the town had made in the same audit area, which had included:

a flashing red beacon (all approaches) is provided at the intersection and "Stop Ahead" warning signs were recently installed by CTDOT to help alert drivers of the all-way stop. A pedestrian crosswalk is provided on the north side of the intersection to facilitate pedestrian crossings. Along Route 14, there are "School Children" warning signs (one per direction) approaching the Dr. Helen Baldwin Middle School. High-visibility reflective strips have been installed recently on stop sign posts at select commercial driveways in the western portion of the audit area.



### Historic Town Center in Canterbury



Opportunity to encourage future development to have rural design elements

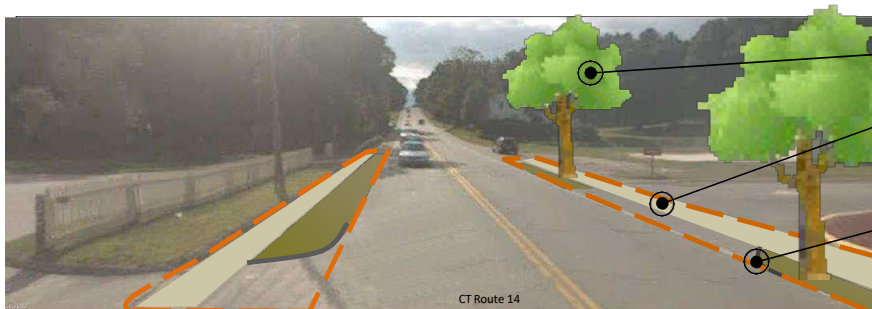
Opportunity to plant shade trees

Opportunity to install a community sign

Road width exceeds amount needed and could be replaced with sidewalks to create pedestrian-safe environment

Opportunity to plant ornamental street trees (powerline-friendly)

### "Capturing Highway" Concept on Route 14 in the



Consider planting shade trees

Pedestrian walkway (rural path)

Narrower road

### Creating a Town Directional Sign At Routes 14 and 169 (Concept)



Opportunity to create community notification sign



The following concerns/ observations were made about the audit area including that

1. *drivers often speed up to 15 mph over the speed limit of 45mph which exacerbate sight line constraints that exist in the review area.*
2. *there are driver awareness/compliance issues with the 4-way stop intersection at Routes 14 & 169*
3. *there are signs and trees that obstruct the view of the existing warning signs*
4. *the wide shoulders are being used as right turn lanes*
5. *the driveway for the supermarket and the Dunkin Donuts is very close to the intersection, causing turning conflicts and exacerbates user confusion as to what others are doing in the vicinity*
6. *there is no designated school zone on Route 14 in front of Dr. Helen Baldwin Middle School, within which there should be a crosswalk, additional warning signs in advance of the driveways and sidewalks*
7. *pedestrian activity in the audit area is greatest at the Route 14/Route 169 intersection, and also in front of the shopping centers on the south side of Route 14 between Municipal Drive and Lisbon Road*
  - a. *Crosswalks are needed*
    - i. *at the Route 14 / 169 intersection which would allow people to more safely cross the intersection to and from the Prudence Crandall Museum*
    - ii. *by the Dr. Helen Baldwin Middle School*
    - iii. *by the shopping center and town hall / library on Route 14*
  - b. *sidewalks would help the same pedestrians using the crosswalks to have a safer and more easily identified space to walk*

The Audit concluded by making the following short, medium and long-term recommendations:

*Short Term:*

- The town should request the following studies:
  - request a speed study on Route 14 of the Office of the State Traffic Administration a speed study on Route 14
  - request a school zone designation for Dr. Helen Baldwin Middle School on Route 14
  - evaluate the need and benefit of adding rumble strips on each approach of the all-way stop intersection at Routes 14/169
- Make various sign improvements
  - to improve visibility of stop signs,
  - relocate warning signs to most visible location relative to the site they are warning about including raising them where applicable
  - replace and relocate traffic control signs near school driveways
- Improve or redo pavement markings
  - Repaint stop bar on Knollwood Drive so that it is closer to the road.
  - Stripe separate left and right turn lanes at the Middle School exit driveway.

*Medium Term:*

- Signal Improvements:
  - Upgrade flashing red beacon to flashing LED beacon and consider adding a strobe alert at intersection of Routes 14/169.
- Geometric Improvements
  - Routes 14/169 curb extension – Evaluate reducing northwest corner radius and

extending curb to shorten crossing and slow down turning traffic (will require turn radius analysis for trucks and vehicle classification and turning movement counts).

- Pavement Markings Improvements
  - Reduce shoulder width on eastbound Route 14 and southbound Route 169 intersection approaches to prevent vehicles using them as a right turn lane.
  - Restripe narrower travel lanes on Route 14 (currently 12-12.5 feet wide) when CTDOT repaints roadway lines.

### *Long Term*

- Sidewalk Installation:
  - Provide new sidewalk on the northwest and southwest corners of the Route 14/Route 169 intersection, in front of grocery store and Dunkin Donuts, and in front of Prudence Crandall Museum.
  - Provide new sidewalk between the Middle School and Dunkin Donuts, on the north side of Route 14.
  - Provide new sidewalk in front of shopping center area, on the south side of Route 14, connecting the three shopping plazas.
- Access Improvements and Crosswalk Installation:
  - Evaluate alternatives to improve access management and safety at the private commercial driveways on the northwest corner of the Route 14/Route 169 intersection. Alternatives should include consolidating driveways to Dunkin Donuts and the grocery store and restricting or prohibiting the exit onto Route 14.
  - Provide a north/south crosswalk on the west side of the Route 14/Route 169 intersection, (with handicap ramps and warning strips) connecting the Dunkin Donuts and Grocery Store with the Prudence Crandall Museum. Tie into proposed sidewalk on north and south sides of Route 14.
- Further Study:
  - If traffic counts indicate high enough volume, consider conducting a signal warrant analysis for conversion of flashing all-way stop to a full signal with a pedestrian phase.

### *Northeastern CT Regional Transportation Safety Plan*

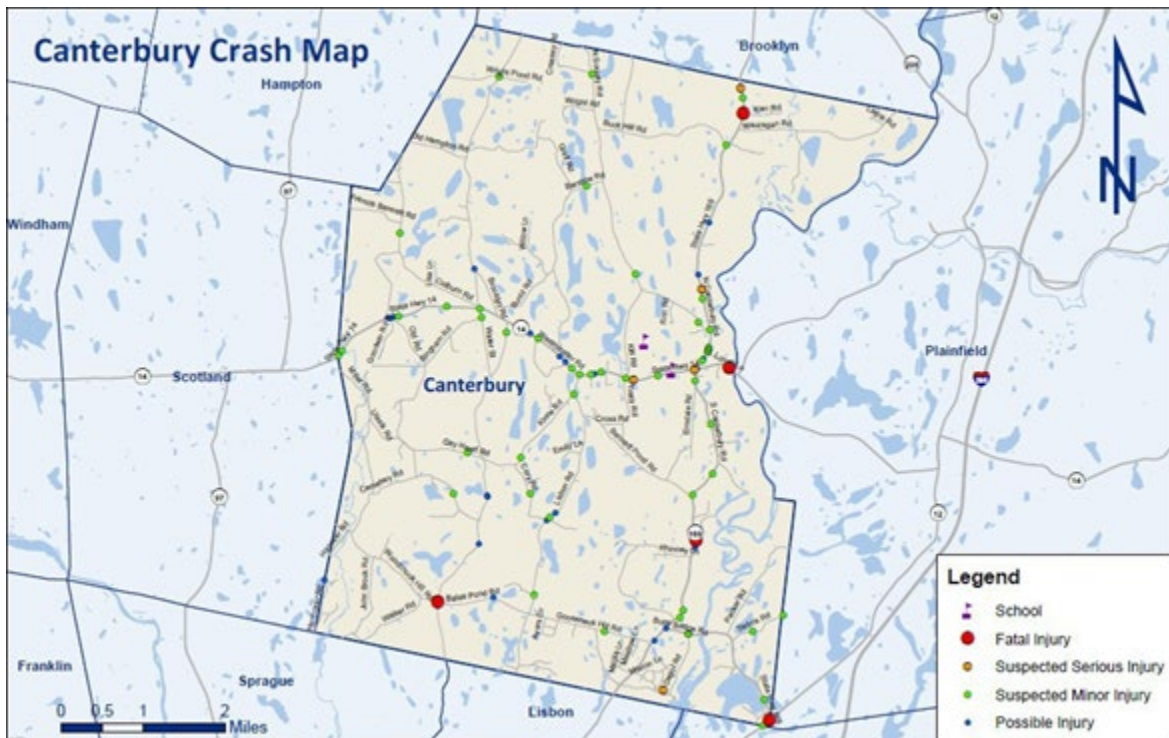
On September 30, 2020, the Canterbury review was conducted for the Northeastern Connecticut Transportation Safety Plan that is part of the Connecticut Department of Transportation's implementation of the Connecticut Strategic Highway Safety Plan (SHSP) which is intended to guide the State in reducing fatalities and serious injuries. The objective of the plan is to reduce fatal and injury crashes on local and state roads by implementing various strategies.

The various crashes consisting of fatal injuries, suspected serious, minor and possible injuries that were reviewed for the Safety Plan are shown on the following map. The two focus sites of the review were CT Route 14 & Goodwin Road and CT Route 169 near Depot Road Extension.

The noted observations, comments and concerns are as follows relative to noted sites:

- *CT-169 and CT-14*
  - *Four way stop controlled intersection with flashing red signal.*
  - *Front to rear crashes due to motorists not stopping at stop signs.*
  - *Wide shoulders for all approaches to the intersection encourage illegal by-pass*

- *CT-14 and Goodwin Hill Road*
  - *Three-legged intersection with side street under STOP control.*
  - *Poor intersection sight lines.*
  - *High speeds on main line (CT-14).*
- *CT-169 and Depot Road Extension*
  - *Significant horizontal and vertical curvature impacting sight lines.*
  - *High travel speeds.*
- *Motorcycles*
  - *Rural roadway attributes attract high volume of recreational motorcycle use.*
- *Pedestrian Concerns*
  - *No sidewalks in town.*
  - *No significant bicycle or pedestrian activity.*
- *Horizontal curve warning signs and Centerline rumble strips*
  - *Horizontal curve warning signs by State and initial push back from residents.*
  - *Residents have slowly accepted additional chevron signs.*
  - *DPW appreciates the new chevron signs especially during snow plowing for enhanced delineation.*



Source: Map: VN Engineers. Data: U.S. Census Bureau. (2010) Census; UCONN Crash Data

## Strategies to Promote and Enhance Villages

- 6.1 Enhance the Village at Canterbury Plains, by:
  - a. Establish and requiring pedestrian connection along Route 14
  - b. Considering the creation of a street tree canopy over Route 14
  - c. Considering whether new development should be situated closer to the street
  - d. Requesting the Connecticut Department of Transportation narrow Route 14 and decrease the posted speed limit
  - e. Considering mixed-use development
- 6.2 Enhance the historic Town Center, by:
  - a. Establishing and requiring pedestrian connection along Route 14.
  - b. Installing a community sign.
  - c. Consider the creation of a street tree canopy over Route 14.
  - d. Requesting the Connecticut Department of Transportation narrow Route 14 and decrease the posted speed limit.
  - e. Consider creating a zone, that differentiates through adjusted standards to promote compatible land uses and lot size, in the Canterbury Center Historic District via a new zoning district.

### 6.3 Transportation As a Community Structure

- a. Traffic calming measures implemented at busy intersections can not only make the intersection safer as well as more efficient.

Traffic calming and safety improving measures include:

- Reducing width of road shoulders approaching busy intersection, can reduce unpredictability of cars moving their way through the intersection.
  - Sign visibility improvements to increase awareness of traffic safety concerns, whether they be speed related or proximity to crosswalks, driveways and intersections, can improve driver behavior.
  - Designated school zones can draw attention of drivers to the need for additional caution in these specific areas.
- b. Traffic that moves through town, especially the commercial areas, are more likely to allow drivers to notice what the town has to offer and to stop and visit businesses and possibly become regular customers.
  - c. Keeping businesses in business and keeping traffic at reasonable speeds through the community are two ways to retain the attributes that define what makes the community so unique.

# 7 HOUSING AND RESIDENTIAL DEVELOPMENT



## Address Housing and Residential Development

Because housing is a cornerstone of the community, it is important to determine:

- the types of housing and residential development issues, and
- how this will change over time, so Canterbury can establish strategies and consider solutions.

For Canterbury, there appears to be two main themes for housing and residential development:

- how do we address housing needs, and
- how do we promote appropriate residential development?



## Housing Needs

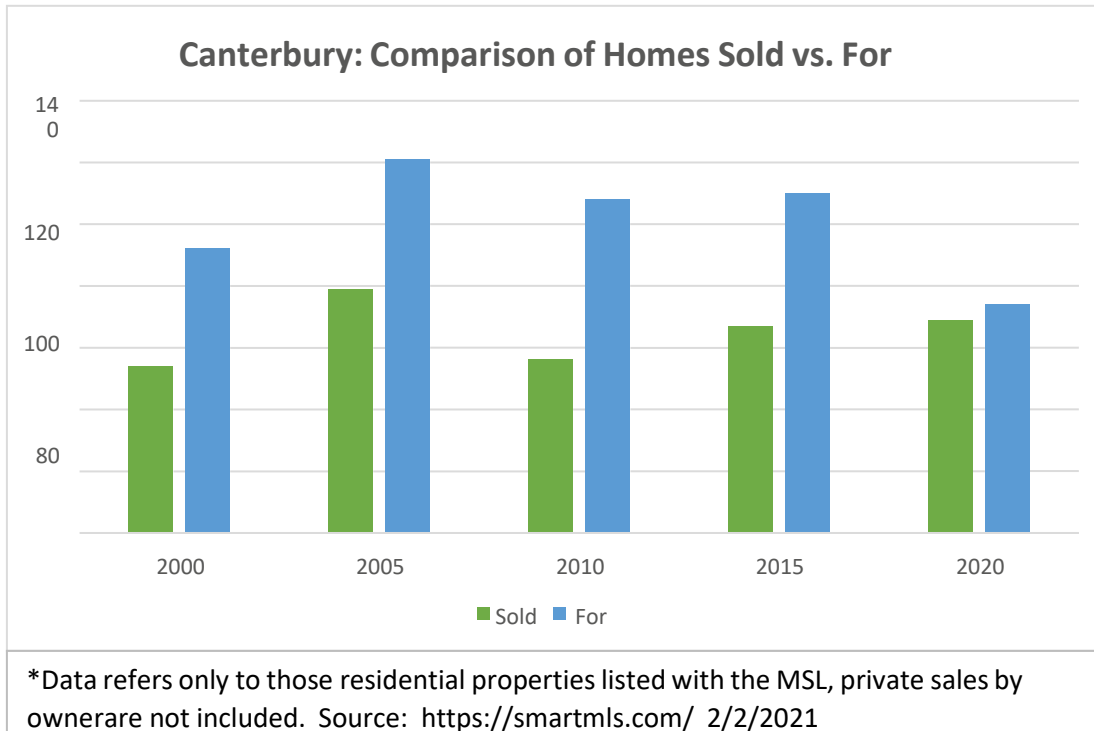
As the two graphs show, home values have fluctuated and are going back up now that there is an increased demand for living on larger and/or more rural lots along with the increase in people, employed in many industries, working remotely. In the past this increase has caused some concern that the community is changing, and for some residents housing costs may become overwhelming, according to the data shown on the following tables for the years from 2010 to 2020.

A number of housing need indicators call out for housing options in Canterbury:

- median sales price in Canterbury is growing faster than median household income in the region and the state;
- seventeen percent of all households are single-person households, with single incomes;
- according to the land use/building office, of the 73 residential permits issued over the past ten years, two were for duplexes and one was for a single-family residence with an in-law apartment.



- like many Connecticut communities, Canterbury's population is continuing to age; and
- the land-use permit structure has been developed to encourage (whether intentionally or not) the construction of single-family homes on individual lots.



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#### Average Household Size

	1990	2000	2010*	2019*
<b>Overall</b>	3.0	2.7	2.59	2.53
Owner-occupied	3.1	2.8	2.72	2.65
Renter Occupied	2.3	2.1	1.67	2.28

1990 and 2000 U.S. Censuses

\*U.S. Census Bureau. (2010 & 2019) American Community Survey. 5-Year Estimates.

#### Housing Needs are Changing

##### ...Household Size is Shrinking

Canterbury has been experiencing a reduction in house household size resulting from an aging population, with an increasing number of empty nesters, as well as the societal trend towards smaller families, which is the result of women delaying the birth of their first child or not having any children.

While population growth has been modest, the reduction in household size has placed additional market pressure on housing supply, because while households are smaller on average, there's a demand for *more* housing units for individual adults, as they are choosing to live alone or only with one other person

#### New Housing Units (according to Building Department)

Fiscal Year	# Housing Units
2010/2011	6
2011/2012	4
2012/2013	2
2013/2014	14
2014/2015	4
2015/2016	10
2016/2017	8
2017/2018	5
2018/2019	7
2019/2020	13
2020/2021	16
<b>Total</b>	<b>89</b>

*As of 2020, the U.S. Census Bureau counted about 83.68 million families in the United States. The average family consisted of 3.15 persons in 2020, down from 3.7 in the 1960s. This is reflected in the decrease of children in family households overall. In 1970, about 56 percent of all family households had children under the age of 18 living in the household. This percentage declined to 40.66 percent in 2019*

### Single Adult Households

	2000	2010	2019
Overall	17%	18.5	19.5%
Owner-Occupied	10%	87.4%	88.6%
Renter Occupied	7%	12.6%	11.4%

2000 US Census, 2010 & 2019 American Community Survey, 5-Year Estimate Data Profiles

...Single-adult and Non-Family Households are on the Rise.

Single-parent families comprise a significant and rising percentage of all families with children under the age of 18. In addition, 2010 US Census and the American Community Survey, 2019-5Year Estimate shows a steady increase in single adult, i.e.: one-person households.

This trend has a significant impact on Canterbury's housing needs. An upward shift

in single-person households, even in a period of minimal growth in the total population, will mean increased demand for housing units. Furthermore, households with single wage-earners are limited in terms of the income available for housing. This shifting household demographics means an increase in the total demand for housing as well as an upward shift in the population's need for affordable housing options.

### Housing Conditions are Changing

According to the 2010 US Census, Canterbury had a total of 1,965 housing units, and 2,109 housing units in 2019, according to the American Community Survey, 5-Year Estimate.

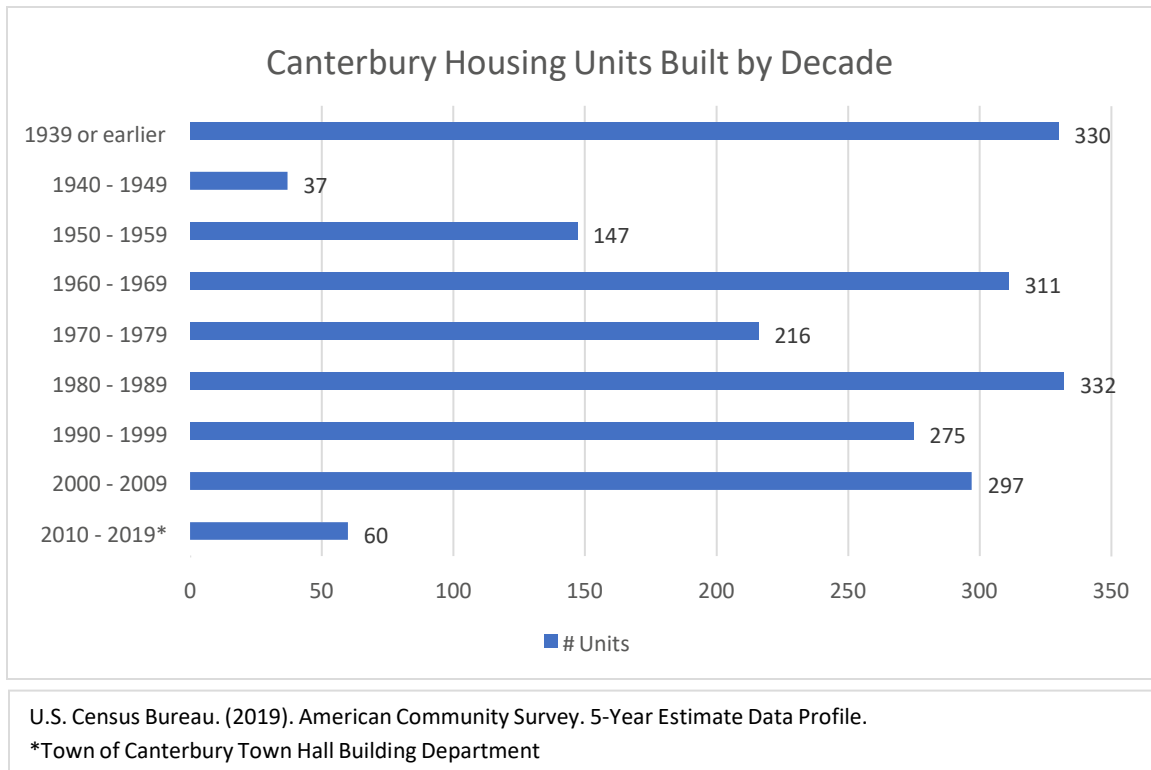
Owner occupied housing in Canterbury represented 87.4% in 2010 and 88.6% in 2019, and in both cases, homeownership levels were significantly higher than the State average, with 2010 at 69.2% and 2019 at 66.1%. Statewide data shows a trend shifting residency away from owner occupancy towards more rentals however this has not been the case in Canterbury, where new housing units are overwhelmingly owner occupied

Housing Unit Tenure						
	Town			State		
	2000	2010*	2019*	2000	2010*	2019*
<b>Owner Occupied</b>	84%	87.4%	88.6%	63%	69.2%	66.1%
<b>Renter Occupied</b>	13%	12.6%	11.4%	31%	30.8%	33.9%

2000 Census, \*2010 & 2019 American Community Survey, 5-Year Estimate Data Profiles

### ...Housing Growth Continues, But at a Much Lower Rate

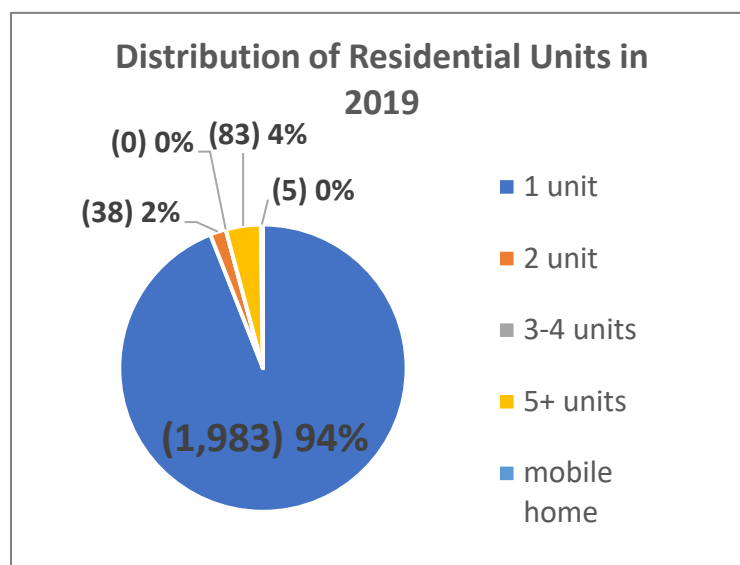
According to the US Census, American Community Survey, there was an increase of 297 new houses built in town from 2000- 2009, a 14.1% increase over the prior decade. \*According to the land use department, there were 73 new houses built from 2010 – 2020 for a 3.7% increase



#### ...Canterbury's Housing Stock Continues to Become Less Diverse

Canterbury's housing supply continues to primarily be oriented towards single-family homes, with only two duplexes and one in-law apartment built from 2010 – 2020 for the limited increase in diversity. It is too early to tell if the building of these other housing unit types is a trend that will continue or a temporary deviation from the historic trend of single-family home construction. About 93 percent of the housing units are single-family residences<sup>18</sup>.

***Single-family residences account for over 94 percent of the residential units in Canterbury (1,983 units).***



### Limited Recognized Affordable Housing...

While there is no state mandate to provide “affordable housing,” Connecticut General Statutes Section (CGS) 8-30g can place pressure on Connecticut communities that fail to provide a minimum of 10 percent of all units as affordable housing units. 8-30j requires all Connecticut towns to create an affordable housing plan by spring of 2022. NECCOG is currently in the process of writing a Regional Housing Plan. This Housing Plan should provide towns guidance on how to amend their Zoning Regulations, if necessary, to allow for greater variety of housing types each community needs. Planning for affordable housing can prepare the town in advance of the construction of these potentially new housing types as well as to help towns avoid costly 8-30g appeals.

This pressure results from the process in which communities are required to evaluate projects, and the manner in which the courts have determined how the law is to be enacted. CGS 8-30g

#### **Summary of C.G.S. Section 8-30g Affordable Housing Appeals Procedure**

Ten percent of all housing units in a community must be affordable to households earning 80 percent or less of the regional median household income (\$68,500 in 2009).

According to the Connecticut General Statutes, “Affordable Housing” means housing that is:

- subsidized housing,
- financed by CHFA or other mortgage assistance programs; or
- is deed restricted to affordable prices.

About 6 percent of Canterbury’s housing stock meets these criteria and this is below the State threshold of 10 percent affordable housing units in a community.

As a result, Canterbury is subject to the State Affordable Housing Appeals Procedure (CGS Section 8-30g) which allows developers of affordable housing developments considerable regulatory flexibility (including increased density) as part of their development proposal

essentially reassigns the burden of proof on a land-use development from the developer to the community (i.e. the land-use commissions).

According to the State of Connecticut Department of Economic and Community Development (DECD), “affordable housing” opportunities in Canterbury, as defined under Connecticut General Statutes Section 30g, represent about 7 percent of all housing opportunities. This falls below the threshold of 10 percent, set by the statute.

As of 2020, there were 76 government assisted housing units, 1 Tenant Rental Assistance unit, 68 Single Family CHFA /USDA Mortgages but no Deed Restricted housing units. There are two government assisted housing units in the Knoll Brook Village and Campbell Heights Apartments.<sup>18</sup>

While housing units which are assisted through mortgage assistance programs are eligible for inclusion in the CGS 8-30g 10 percent threshold, it is an area of volatility in terms of securing long-term affordability, especially when lucrative refinancing opportunities come along.

#### **How Canterbury Compares to Other Nearby Towns in 2020**

Town	%
Brooklyn	8.13%
<b>Canterbury</b>	<b>7.10%</b>
Lisbon	3.53%
Scotland	4.71%
Sprague	4.89%
Plainfield	12.7%

CT State Dept. of Housing, 2020 Affordable Housing Appeals List



### Incentive Housing Zones

The Incentive Housing Zone (IHZ) tool was created by the General Assembly in 2007 and begun in 2008. This tool provides incentives to towns that choose to zone land for developing housing mainly where transit facilities, infrastructure, and complementary uses already exist.

The regulations governing these zones must allow incentive housing developments (IHDs), which can consist entirely of residential units or a mix of these units and stores, offices, and other uses. The residential units can be single-family homes or multi-family dwellings containing at least three units. At least 20 percent of the units must be affordable to low- and moderate-income people.

### Inclusionary Zoning

"Inclusionary zoning" means any regulation which pro- motes the development of housing affordable to persons and families of low and moderate income.

Tactics for achieving inclusionary objectives include:

- setting aside a reasonable number of housing units for long-term retention as affordable housing (through deed restrictions or other means);
- providing density bonuses; or
- requiring a fee in lieu of affordable housing (to be used for constructing, rehabilitating or repairing housing affordable to persons and families of low and moderate income.)

With a maximum build-out estimated at 4,769 *additional* units, 536 of those additional units, will need to be affordable to meet the 10% goal.

### ...No New Affordable Units Are Being Created

Connecticut General Statutes (CGS) Section 8- 30g relies on US Census data from the latest Census to determine the percentage of housing units which are affordable. While the data is sufficient when the Census was updated, as the years go by, it becomes less so.

The Legislature adopted CGS Section 8-30g in 1989 and no deed-restricted "affordable housing" unit has been constructed in Canterbury.

The number of CHFA mortgages in Canterbury has risen from 22 in 2007 to 68 in 2020, for a 309% increase.<sup>19</sup>

### ...How Many Units Are Needed To Meet the 10 Percent Threshold?

In order to meet the State of Connecticut threshold of 10 percent of Canterbury's housing being deemed "affordable," 59 units would be needed based on the *current* 2020 Affordable Housing Appeals List from the Connecticut Department of Housing.

NUMBER OF AFFORDABLE UNITS		
Current Total Housing Units	2,043	204 units = 10%
Current "Affordable Housing" Units	145	Thus 59 units are needed today to meet the 10% goal.
<b>Build-out Numbers</b>		
Potential additional single-family units	4,769	
Total Housing Units <sup>1</sup>	6,812	
Total Units Needed for 10 percent threshold <i>at build-out</i> .	681	10% of 6,812 (potential total housing units)
Additional new units	536	= 681-145 existing
Units That Need to be Added (to existing 145 units)	536	Thus 536 or 11.2% of all new units would be needed to meet the 10% threshold <i>at build-out</i> .

With a maximum build-out estimated at 4,769 additional units, 536 new affordable housing units would be needed in the future to meet the 10% goal.

### ...Considerations to Address Housing Needs

Canterbury could do many things to address housing needs. Opportunities can range from promoting the creation of additional elderly housing, the town seeking additional funding to aid lower income households in purchasing homes and requiring a specified percentage of new homes to meet the requirements for affordable housing in new developments.

Ultimately, finding the right approach is important. Tools that Canterbury might consider include:

- encouraging development of housing for the elderly,
- Incentive Housing Zones (see sidebar),
- Inclusionary Zoning (see sidebar),
- mixed-use zoning in the Village at Canterbury Plains, and
- additional flexibility for accessory apartments.

### Residential Development...

With projections of up to 4,900 additional eligible housing units in Canterbury, residential development will have the largest impact on the nature of the community as well as on the services, as compared to other kinds of development.

Canterbury's land-use regulations have played an important role in how the community has developed. Considering that almost 100 percent of Canterbury is zoned for residential development and about 80 percent of Canterbury is vacant land, **how** new development occurs in Canterbury is an important issue.

Because residential development will play such an important role in how the community grows, Canterbury should evaluate whether the current zoning tools are an appropriate way to guide this growth.

### ...Evaluate Whether Existing Residential Zoning is the Right Approach

There are a number of different strategies to address residential zoning. Most strategies can be classified into two groups:

- strategies based on Minimum Lot Size (MLS) Zoning (acres per lot), or
- strategies based on Maximum Density Zoning (lots per acre).

Canterbury should consider evaluating the residential zoning designations to determine if other solutions would be more effective.

### ... Consider Requiring Flexible Residential Developments

Tools requiring an open space set-aside as part of subdivisions and the creativity of the flexible residential development allow for protection of land as part of new development. Some

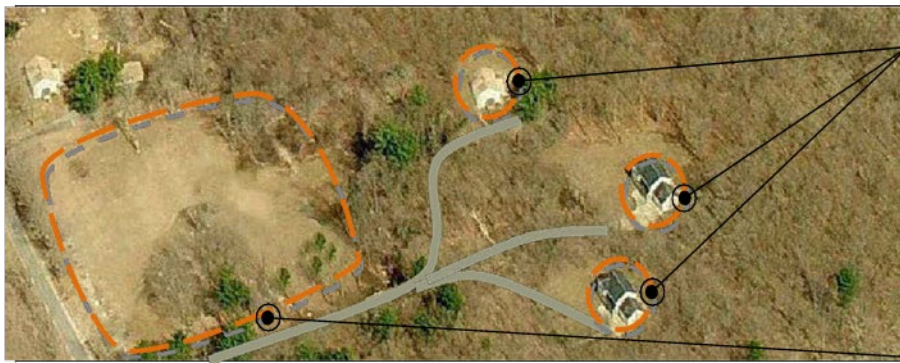
*Common New Residential Development Pattern (Minimum Lot Size)*



Rear Lot (mostly hidden from public view)

Lots are located along existing road frontage whenever possible, which creates a perception that Canterbury is losing a feeling of openness

*Alternative Development Approach  
(Maximum Overall Density)*



Same number of houses can be built, but in areas where it is not so apparent (shared drive)

Protected open space can be created (maybe even for agricultural purposes if suitable)

communities allow (or require) the use of flexible residential development standards to maximize the amount of land that is preserved as open space during the development process.

Such developments do not allow any more lots than a conventional development, but they do allow reduced frontages and lot sizes. Canterbury should consider allowing (or requiring) more flexible residential development patterns to address the impacts of residential development. Bonus lots in exchange for the developer providing additional design elements desirable to the town, can incentivize the set-a-side of larger tracts of land for open space purposes. The design elements may include Low Impact Development methods, affordable housing units, etc

### Strategies Based on Maximum Density Zoning (lots per acre)

Basic Density Zoning	Limits maximum number of lots based on area of parcel
Density Zoning with MLS	Limits maximum number of lots based on area of parcel and requires that each lot have a certain minimum lot size
Density Zoning with Shape	Limits maximum number of lots based on area of parcel and requires that a square or rectangle of specified dimensions fit within each lot
Density Zoning with Buildability	Limits maximum number of lots based on "buildable" area of parcel (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.)
Density Zoning with Buildability <u>AND</u> Shape	Limits maximum number of lots based on "buildable" area of parcel (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.) <u>AND</u> requires that a square or rectangle of specified dimensions fit within each lot
Soil Based Density Zoning	Relates the number of lots to the perceived "buildability" of the parcel. Weights different soil types and determines the total number of lots based upon soil types

### Strategies Based on Minimum Lot Size (MLS) Zoning (acres per lot)

Basic MLS Zoning	Counts all land as contributing to minimum lot size for each lot and limits number of lots based on area and configuration of parcel
MLS Zoning with Shape	Counts all land as contributing to minimum lot size but requires that a square or rectangle of specified dimensions fit within the lot
MLS Zoning with Buildability	Only counts "buildable" land as contributing to minimum lot size (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.)
MLS Zoning with Buildability <u>AND</u> Shape	Relates lot size to the perceived "buildability" of the parcel. Only counts "buildable" land as contributing to minimum lot size (may exclude wetlands, watercourses, steep slopes, floodplain, high groundwater, shallow soil, easement areas, etc.) <u>AND</u> requires that a square or rectangle of specified dimensions fit within the lot
Soil Based MLS Zoning	Relates lot size to the perceived "buildability" of the lot. Weights different soil types and requires a certain minimum lot size depending on soil types

## Strategies to Address Housing Needs and Residential Development

- 7.1 To address housing needs, consider:
  - a. encouraging development of housing for the elderly,
  - b. Incentive Housing Zones,
  - c. Inclusionary Zoning,
  - d. mixed-use zoning in the Village at Canterbury Plains, and
  - e. additional flexibility for accessory apartments.
- 7.2 Consider evaluating residential zoning and whether different tools may be more effective for Canterbury.
- 7.3 Consider providing modifications to the residential subdivision design requirements.



# 8

## BUSINESSES AND ECONOMIC DEVELOPMENT



### Promote Business and Economic Development

Canterbury has traditionally been a rural community with an economy consisting of agricultural activities, small businesses, and a predominantly residential tax base.

The need for business development can often be refined to three main reasons:

- to provide for jobs,
- to increase revenue, or
- to provide goods and services to the community.

Canterbury residents indicated that the best economic development strategies should focus on ways to increase tax revenue. This strategy will result in new growth in Canterbury. The questions for Canterbury are:

- **How will this growth occur? and**
- **Where should it be directed?**

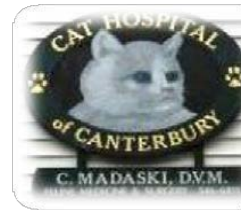
### Continue to Promote Business Retention

The Canterbury Business Directory, produced by the Economic Development Commission, is an excellent example of how a community can promote existing businesses in an effort to retain the business.

In addition, the Business Wayfinding Sign Program (see sidebar) is another way the community can increase awareness about the types of, and more importantly, the locations of businesses in Town. These are valuable initiatives and should continue.

Another business retention strategy Canterbury might consider includes developing a tax abatement program for building expansions or new equipment purchases.

### Online Sign Photo Gallery



### Canterbury Business Directory

The directory, which is posted online at <http://www.canterburybiz.com/business-directory/>

currently lists 122 businesses

### Business Wayfinding Sign Program

Canterbury recently began a program to install signs identifying local businesses that are located along town roads. This will direct motorists travelling along the major roads and may provide additional visibility for these smaller operations.

### Promote Cottage Businesses

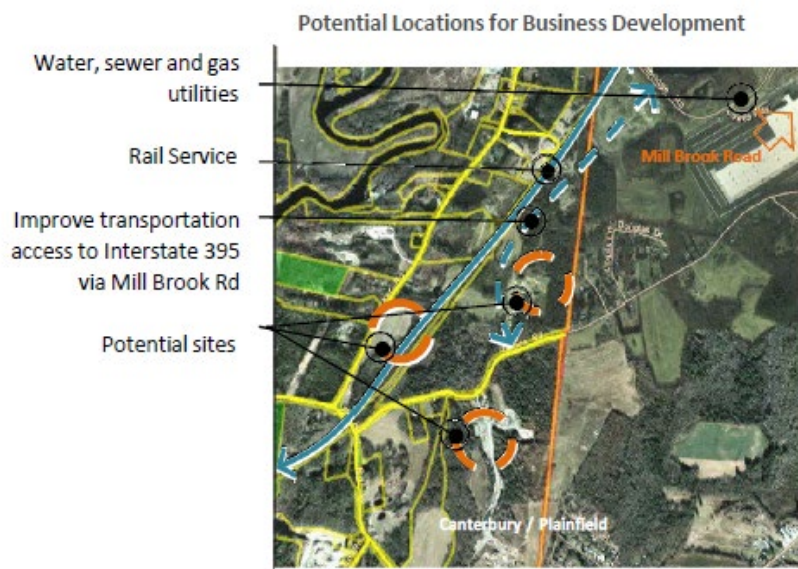
Cottage businesses are businesses where the creation of products and services is home-based, rather than factory-based. While products and services created by cottage industry are often unique and distinctive, given the fact that they are usually not mass-produced, producers in this sector often face numerous disadvantages when trying to compete with much larger factory-based companies. Some of those disadvantages include being over-looked as an important economic development component. The Canterbury Economic Development Commission and Zoning Regulations have recognized the value of these businesses through marketing and permitting.

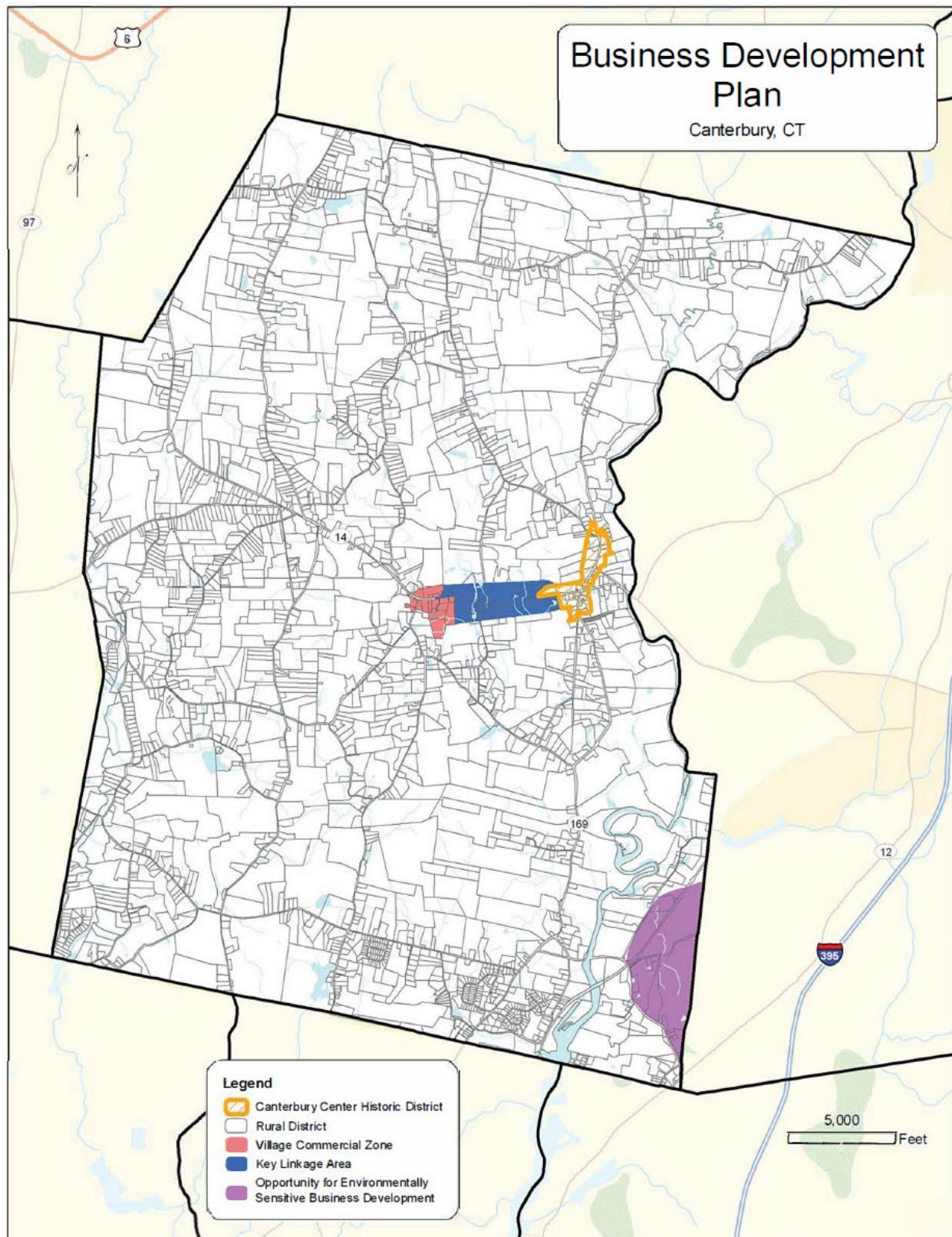
It is important to note that some cottage businesses do not fit into a residential neighborhood. Canterbury should continue to evaluate the types of home-based businesses which are allowed and refine the zoning regulations to authorize appropriate expansions.

### Evaluate Opportunities for businesses in Southeastern Canterbury

Canterbury's past planning efforts have identified a key business area along the southeastern corner of the Town. Since the 1998 Plan, the adjacent community, Town of Plainfield, has made major investments of infrastructure to improve the viability of this area for business-type uses within Canterbury.

Ultimately, business development in this area may be a challenge because of identified species of concern (listed in the State's Natural Diversity Database and overall State Conservation and Development planning policies which might limit any contribution of State funds for economic development purposes. The areas where identified species of concern may be located are shown on the Natural Resources Plan within this document, as found in the State Natural Diversity Database.





### **Continue to Monitor Gravel Policies**

Gravel removal has become a big business as all new construction activities require gravel for site work in the development. The demand for this raw material is particularly noticeable in Canterbury as a number of gravel operations have opened or expanded to capitalize on the demand in recent decades.

In response to some concerns about the nature of gravel operations, and inherent conflicts (i.e. noise, dust) that might exist when they are adjacent to residential areas, the Planning & Zoning Commission added a section of the Zoning Regulations pertaining to commercial gravel operations which required yearly renewals, buffers, reclamation plans, etc. in 2009. The Zoning Regulations, including the commercial gravel section, was last reviewed in 2018 and changes were made to update according to recommendations based on recent case law.

Two commercial gravel operations have been completed within the last couple years and an additional one is partially reclaimed. Another is scheduled to be reclaimed very soon. The yearly renewal requirements for earth excavation permits has been very helpful with keeping the gravel operations on track with their requirements.

Specifically, because gravel operations can be so transformative in a community, it is important that the community continue to monitor how this land- use activity functions, and whether policy changes are needed.

### **Encourage Re-vegetation of Gravel Operations**

The Planning & Zoning Commission recognized that many of the gravel operations in Canterbury are occurring in areas when the topsoil is suitable for agricultural purposes. Therefore they have incorporated into the Zoning Regulations requirements for reclamation of the land so that upon closure of the gravel operation, the land could once again be used for agriculture or some other use permitted in the zone. This requirement balances the need for gravel and the need for agriculture, which should be a priority for the community, especially when prime and important agriculture soils are present. However, it is also important to realize that many farmers need to sell gravel to support their agricultural operations or use the gravel on the farm as part of the agricultural operation.

### **Types of Small Business Opportunities**

Economic development comes in all shapes and sizes. Many people think of major industry as being the highest value economic development. In reality, most communities in Connecticut rely on a mixture of businesses, and few communities have one business, or business sector, that pays a majority of the taxes. A mix of businesses may be more stable for the community because they fulfill different needs and serve different roles in the community.

Some communities have found that there are a number of businesses that could contribute tax revenue at a greater rate per square foot than some larger industries might, for example:

- hotels and bed and breakfast inns,
- offices, and
- congregate care/assisted living housing.

Ultimately, for Canterbury, finding the right businesses is important. Because of the tourism base



that exists in the region, many of the types of opportunities discussed above might work here, provided they are specifically mentioned as permitted uses in the Zoning Regulations

#### Strategies to Promote Business and Economic Development

- 8.1 Continue to promote business retention through the Business Directory and wayfinding sign programs.
- 8.2 Continue to promote cottage businesses.
- 8.3 Consider whether environmentally sensitive business development zoning is necessary and appropriate for southeastern Canterbury.
- 8.4 Identify economic development opportunities that are likely to contribute to the tax base at a higher rate, such as bed and breakfast inns and congregate care housing.
- 8.5 Continue to evaluate policies regarding gravel operations.
- 8.6 Explore whether Enterprise Zone benefits can be extended in Canterbury.



# 9 COMMUNITY FACILITIES AND INFRASTRUCTURE



## Community Facilities include:

- recreation facilities,
- schools,
- utilities, and
- transportation facilities.

As part of both the 2010 and 2021 updates to the Plan of Conservation and Development, Town Agency Questionnaires were developed and distributed. Also in 2020, a questionnaire was prepared and distributed to the Town Boards and Commissions.



boat launch (top);  
Highway  
Department Garage  
(left)



Dr. Helen Baldwin  
Middle School (left);  
Robert Manship  
Park (bottom)



Agencies, Boards and Commissions were asked to comment on current and/or anticipated needs of their departments during the planning period. In regards to community facilities they were asked to comment on the greatest need for their departments over the next five to ten years and in particular major needs to be considered in the Plan.

Also included in the questionnaire were questions relating to other department needs as well as the Town's greatest challenges, things to be encouraged by the Town as well as types of things to be discouraged.

The summarized results of the 2020 surveys are as follows:

## The Department visions include:

- Expand the library to provide more services to the community.
- To improve data quality and transparency in the Assessor's Department, particularly with the mapping and providing information directly to the public via the website. The challenge is in managing the public expectations with the resources available as a small town.

- For the Board of Education: To upgrade physical safety and security as well as relative to environmental issues. To intensify efforts in obtaining federal and state resources in addition to sharing services with other communities.
- To provide more activities and transportation for seniors.

**The biggest challenges facing the town, since the last POCD was updated:**

- Maintaining clear communication between the government and the community and with the school board.
- Finding funding to comply with state mandates.
- Maintaining connectedness between departments in order to maximize efficiency.
- Teaching the community about library services beyond books. Recruiting capable and qualified volunteers for every organization and commission.
- Senior Transportation
- Growing the tax base
- Inviting input from the public in a constructive way regarding proposed development

**Pipe-and-Convey Drainage**

The conventional approach to dealing with stormwater runoff is to install curbs along the edge of the road to channel the water to a catchbasin. The catch basin is then connected to a series of pipes that convey the water to a wetland or watercourse.

Removing the curb from a road design will allow water from the crowned roadway to sheet flow into the adjacent, vegetated shoulder.

There is a cost savings both in the absence of the curb itself as well as the associated structures.

**Emerging Issue – Addressing Stormwater Quality in Town Roads**

In the past, dealing with stormwater involved addressing water quantity. To-day water quality has become the critical design consideration for new stormwater systems.

Many Connecticut communities have taken an active approach in dealing with storm-water quality, in new development, through the use of Low Impact Development techniques.

Often the existing public infrastructure is overlooked and stormwater infrastructure becomes an unmanaged utility. Canterbury should work to inventory the existing public stormwater system and develop a strategy to improve stormwater quality within the system.

**Some of the changes made by Town Departments in how they operate since 2010 are:**

- Library - The library has focused more on programs and the community instead of circulation of materials.
- Town Clerk and Tax Collector – a part-time assistant was eliminated from the office and hired an administrative assistant for the whole building, becoming more efficient in how work is done throughout the Town Hall.

**Maintain and Address Transportation Infrastructure**

**Consider Modifying Requirements for New Town Roads**

In many community's development proposals involve the construction of new local roads associated with proposed subdivisions. Canterbury might consider revising local road requirements to encourage and allow designers the flexibility to:

- minimize the disruption to the natural drainage pattern,
- reduce pavement width on low-traffic volume roads, and
- incorporate alternative stormwater management techniques where feasible.



Rural road (top)  
Suburban style  
road (left)

Reducing pavement width and getting away from the traditional pipe-and-convey drainage systems (see sidebar) and ways that Canterbury might also reduce long-term maintenance responsibilities.

A narrower road will be less expensive to plow and re-pave. Canterbury's Road Ordinance provides a mechanism to allow for narrower roads. Canterbury

should consider allowing design alternatives if and when new Town Roads are proposed.

Consider eliminating the requirement that a Town Road be built to accommodate new development

Canterbury's Subdivision Regulations currently require lot frontage along a Town Road. While much of Canterbury's new development has occurred along existing road frontage, developers will look to create new lot frontage at some time in the future. New frontage is created when a Town Road is established.

As a result, Canterbury's current policy encourages the creation of new Town Roads, and as is the case in many communities, these new roads do not meet any overall transportation objectives; they have solely been built for the purpose of development.

Once built, and accepted, the Town Road now becomes the maintenance responsibility of the Town. This means additional time for plowing, additional costs for paving, and other maintenance costs.

Canterbury should consider whether new Town Roads are really necessary for new development. A potential solution might be to allow private driveways serving multiple lots. Providing a flexible private driveway provision might encourage developers to avoid proposing a Town Road, since a private driveway would be cheaper to build.

### Continue to Address Road Maintenance

Canterbury's largest infrastructure responsibility comes from Town-owned and maintained roads. Canterbury maintains 68.43 miles of roads. Perhaps the biggest challenge related to roads is the proper upkeep and paving.

While 95 percent of Town roads are paved, 3.84 miles are gravel. There are concerns that retaining gravel roads is costing the Town more money to maintain than paved roads do. Often people consider gravel roads as part of the nature of a rural town. Canterbury will need to find balance between the small-town nature of the community and the overall costs of municipal services.

Unpaved roads may not continue to be the best solution when it comes to road maintenance. They require yearly regrading (if not more frequently) and can become almost impassible during wet periods.

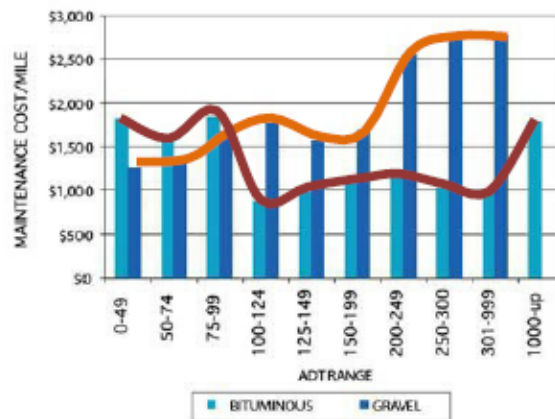
There is also quality of life issues related to vehicle operating expenses for road users and dust issues for adjacent property owners. This also creates some concerns about access for emergency response equipment.

While the initial cost associated with paving is high, studies have shown that there can be savings in terms of maintenance. The question for Canterbury is *when should a gravel road be paved?*

Canterbury should evaluate construction costs, traffic volumes and poll adjacent property owners to determine if paving these roads is a good strategy for the community.

Since roadway improvement costs escalate in a predictable pattern, Canterbury should continue to make regular road improvements on local roads. Incremental maintenance (as and where needed) helps to efficiently and cost-effectively maintain road conditions and helps avoid expensive road reconstruction projects that can result from deferred maintenance.

Road Maintenance Costs per Mile  
by Average Daily Traffic (ADT)



University of Minnesota Center for Transportation Studies

### When to Pave a Gravel Road

The decision to pave is a matter of trade-offs. Paving helps to seal the surface from rainfall, and thus protects the base and subgrade material.

It eliminates dust problems, has high user acceptance because of increased smoothness, and can accommodate many types of vehicles such as tractor-trailers that do not operate as effectively on unsurfaced roads. [epa.gov](http://epa.gov)

### Pavement Management System

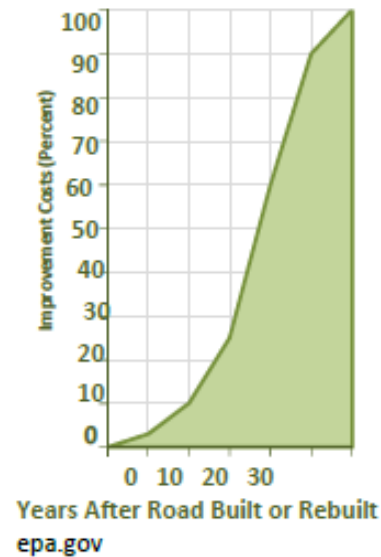
A system which involves the identification of strategies to maintain pavement at an adequate level of serviceability.

These include, but are not limited to:

- procedures for scheduling maintenance, and
- rehabilitation activities based on optimization of benefits and minimization of costs.

Canterbury might consider using a Pavement Management System (see sidebar) to help prioritize road reconstruction and repairs

### Road Maintenance Costs



### Manage Through Roads and Heavy Use Local Roads

There are a number of roads in Canterbury that serve both local and regional needs. The most heavily travelled roads are owned and maintained by the State (CT Routes 12, 14, 169 and Butts Bridge Road). Other roads, such as Water Street, North Society Road and Wauregan Road) are both owned and maintained by the Town. In many Transportation Planning textbooks, these roads would be labeled as rural arterials (see sidebar).



### Rural Arterials

The rural minor arterial road system should, in conjunction with the principal arterial system, form a rural network having the following characteristics:

- Link cities and larger towns (and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances) and form an integrated network providing interstate and intercounty service.
- Be spaced at such intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway.
- Provide (because of the two characteristics defined immediately above) service to corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to through movement.

[fhwa.dot.gov](http://fhwa.dot.gov)

### Typical Rural Arterial Design Standards

Width of Travelled Way	22 – 24'
Shoulder Width	4 – 6'
Total Width	26 – 30'
Maximum Grade	4-5%
Maximum Curvature	6 - 8

This Plan recommends the following road hierarchy for Canterbury based on local knowledge:

Typical Road Hierarchy	Suggested Road Hierarchy for Canterbury
Freeway/Highway	Not Applicable
Arterials	State Roads
Collectors	Heavy Use Roads
Local Roads	Local Roads

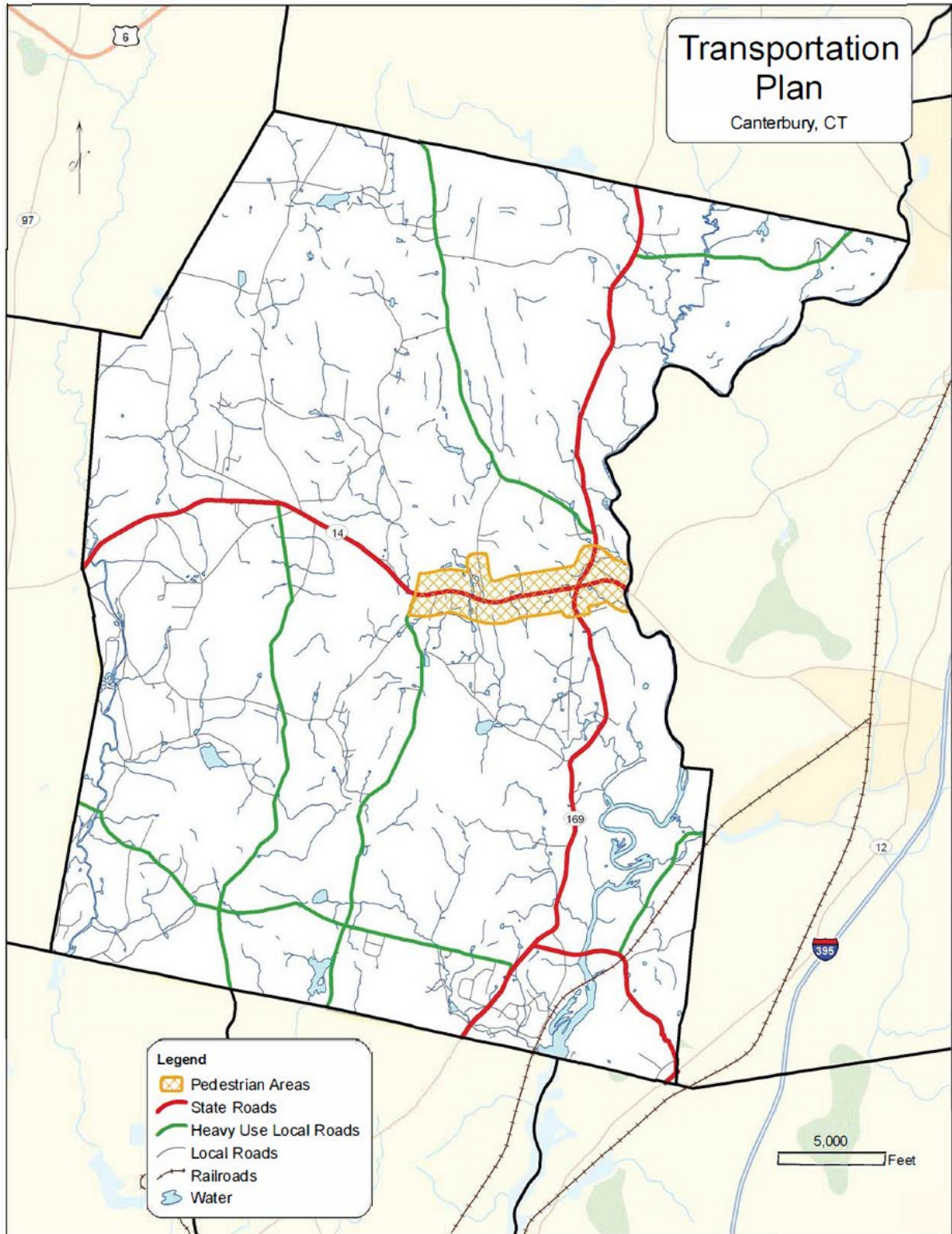
This hierarchy is based on the overall form of the road rather than its function. Meaning this Plan does not recommend the alteration of these roads for the purpose of building additional road capacity or enabling higher travel speeds.

It is recommended that improvements to these roads be sensitive to the overall nature of the neighborhood in which they travel and modifications to these be as minimally intrusive as possible. Improvements and repairs to Heavy Use Roads should be a higher priority and an effort should be made to use the most durable materials available for these roads.

### Pedestrian Paths and Connections

Pedestrians have a right to use the road system and deserve special accommodation in areas with high traffic volumes or rate of speed. The Transportation Plan identifies areas in Canterbury where pedestrian paths and

crosswalk installation should be considered. This identified area should also be a priority location to promote the reduction of road width and authorized speeds.



### Consider Encouraging Transit

There are no transit routes in Canterbury and residential density is too low to support any form of affordable solution. Because the majority of Canterbury residents have to commute to other communities for work, Canterbury should consider having a dialog with the regional transit providers, and the adjacent regional transit providers in the Windham and New London County regions, to adjust transit options to Town needs.

### Strategies to Maintain and Address Transportation Infrastructure

- 9.1 Consider allowing road design alternatives for new Town Roads.
- 9.2 Create an inventory of the public stormwater system.
- 9.3 Consider eliminating the Town Road requirement for new residential development.
- 9.4 Continue to make roadway improvements to address safety and capacity issues.
- 9.5 Evaluate gravel roads and whether these roads should be paved.
- 9.6 Consider whether a pavement management system is an appropriate management tool.
- 9.7 Consider providing pedestrian paths in village areas to provide a safe area for pedestrians.
- 9.8 Consider having a dialog with transit providers about transit options.

### Continue to Provide Quality Community Facilities and Services

#### Community facilities in Canterbury include

- two schools (Dr. Helen Baldwin Middle School and Canterbury Elementary School),
- several parks and recreation fields,
- a senior center,
- a library, and
- a municipal center

#### Support School Needs

Canterbury currently has two schools that provide education from pre-k through grade 8. Students must travel to other school districts for their high school studies and there are a variety of options available. School facility capital needs identified for this planning period include upgrades to the energy management system, and HVAC and telecommunications upgrades, which are currently in progress.

### Improvements completed since 2010:

- A new roof was put on Dr. Helen Baldwin Middle School in 2019.
- Roof mounted solar was installed Canterbury Elementary School in 2016.
- First Selectman lead a thorough inventory and status on all town owned buildings/equipment/vehicles was conducted to prioritize what items needed to be addressed and the order of importance.

Continuing to coordinate maintenance may also result in cost-savings if efficiencies can be identified, such as through bulk purchasing and reducing energy consumption.



Canterbury Elementary School (top)  
Dr. Helen Baldwin Middle School (left)

### Continue to Promote Parks and Recreation

During meetings held early in the planning process of completing the 2010 update to the POCD, Canterbury residents indicated that parks and recreation are a valuable and meaningful part of the community. Canterbury relies on a volunteer-based approach to providing recreation services.

The community has partnered with others to provide recreation space and has developed facilities for public use. Recreation programs have increased in popularity and over time Canterbury will need to continue to evaluate space and programming needs.

### Continue to Plan for Library Expansion

Canterbury's Library has become a center for programming for events ranging from book readings to various social events geared for all ages. Canterbury had the foresight to create space for the library and community center activities in the new municipal building and these facilities are utilized frequently.

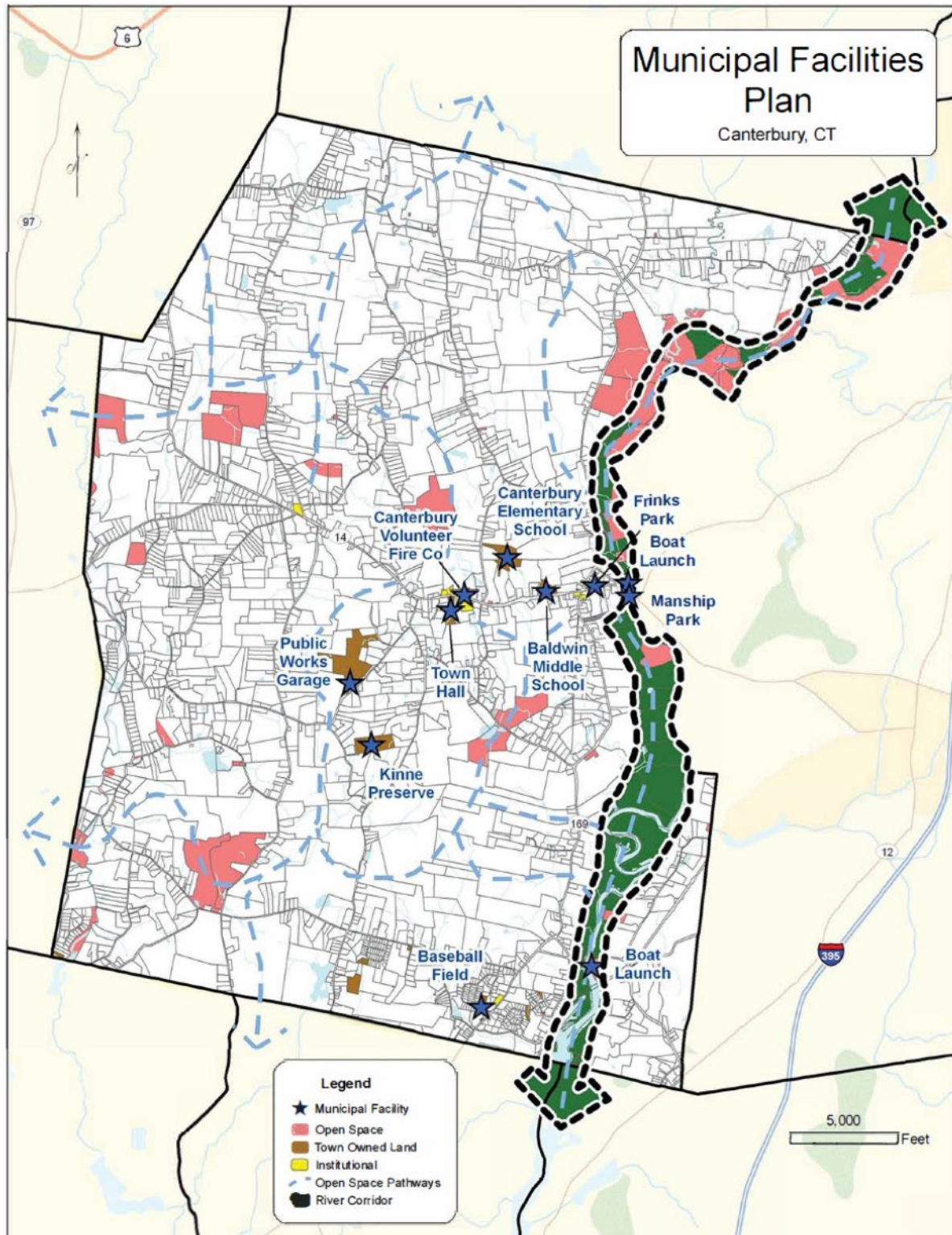
These facilities are used so much that the Library Board has developed plans and proposes to expand the library to meet user needs and programming requirements.

The Library is an important part of the community and Canterbury should continue to pursue funding to expand the Library.

### Strategies to Continue to Provide Quality Community Facilities and Services

- 9.9 Prepare for needed school upgrades and updates.
- 9.10 Continue to update as necessary the Capital Improvement Plan.
- 9.11 Continue to provide recreation space and plan for future needs.
- 9.12 Continue to pursue funding for the Library expansion project.







# 10

## LAND USE SUMMARY AND PLAN CONSISTENCY



### Land Use Summary

The recommendations of each of the preceding chapters can be combined to summarize the plan recommendation into a Land Use Recommendations map for Canterbury.

This plan is a reflection of the stated goals, objectives and recommendations of the plan.

While the Land Use Recommendations summary may take on the appearance of a zoning map, it should not be used in the same manner.

The map colors and classifications represent desired future land uses that do not necessarily correspond to zoning classifications.

As the Plan is implemented, the following map illustrates the location and intensity of *future* land-uses that are desired.

Since this map summarizes the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Land Use Recommendation map for Canterbury. Because the map is advisory and produced at a large scale, conflicts may arise when a specific site is being evaluated. In these instances, this summary map must be compared to other maps in this Plan. The planning and Zoning Commission will have to determine which perspective is the most consistent with the plan's overall recommendations.

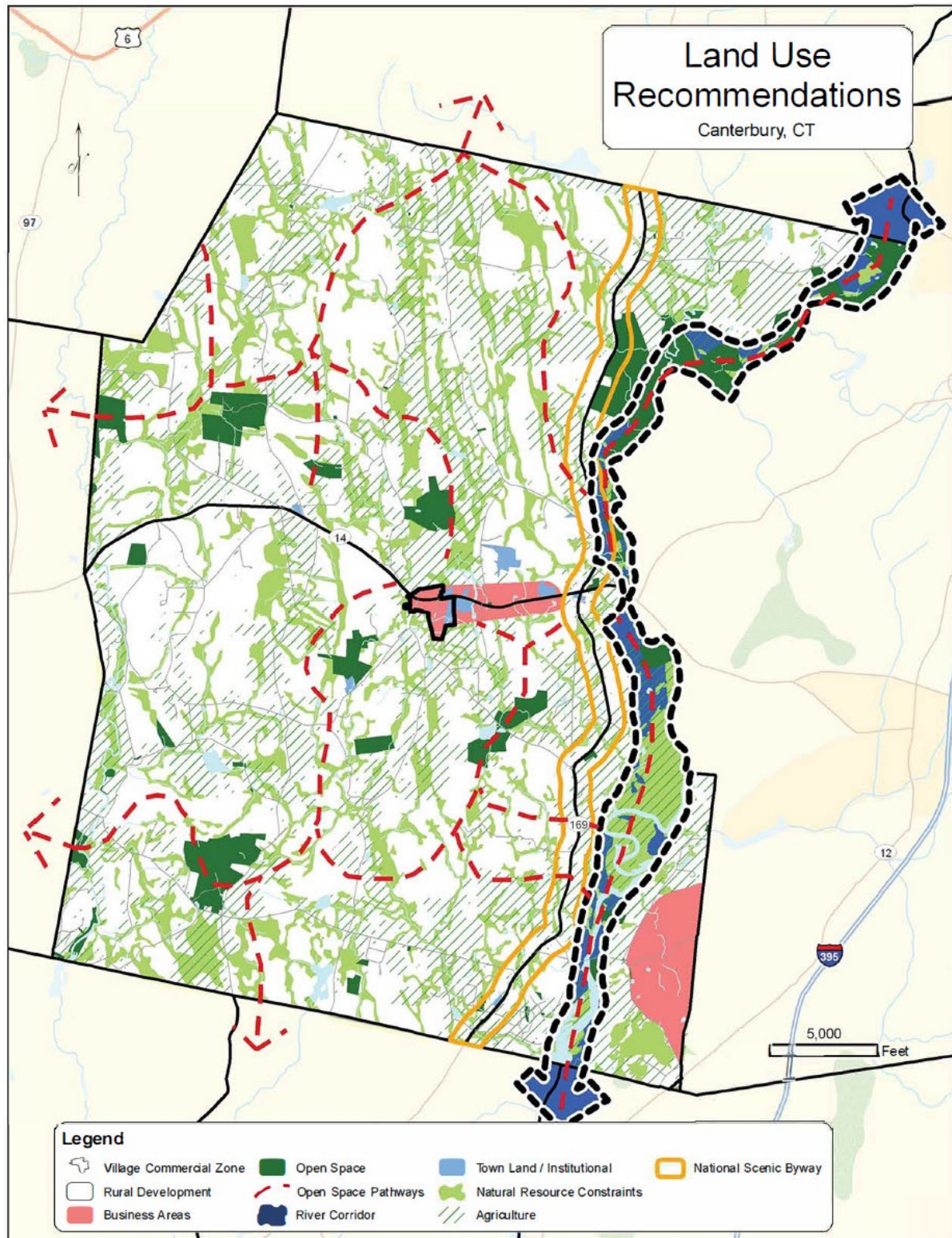


New house lot  
(top); Recent  
subdivision (left)

## Land Use Recommendations Categories

The Land Use Recommendations map contains the following categories:

<b>Residential Areas</b>	Areas used or intended for residential uses. <u>Map Legend</u> <ul style="list-style-type: none"><li>o Rural Development</li><li>o Village Center</li></ul>
<b>Business Areas</b>	Areas used or intended for development of business or industrial uses. <u>Map Legend</u> <ul style="list-style-type: none"><li>o Village Center</li><li>o Business Areas</li></ul>
<b>Open Space</b>	Areas with existing or desirable open space, enhance the rural nature of the community or might provide greenway trails. <u>Map Legend</u> <ul style="list-style-type: none"><li>o Open Space</li><li>o Farmland</li><li>o River Corridor</li></ul>
<b>Environmental Constraints</b>	Sensitive environmental areas <u>Map Legend</u> <ul style="list-style-type: none"><li>o Wetlands and watercourses</li></ul>
<b>Community / Institutional</b>	Existing or desired uses that will help meet community needs. <u>Map Legend</u> <ul style="list-style-type: none"><li>o Institutional / Community Facility</li></ul>
<b>Unique Area</b>	Important community resource area, where visually- sensitive growth will support community objectives. <ul style="list-style-type: none"><li>o National Scenic Byway</li><li>o River Corridor</li></ul>



### Plan Consistency

In accordance with CGS 8-23, the Canterbury Plan was compared to State and Regional plans and was found to be generally consistent with both the State Plan of Conservation and Development and the Regional Plan of Conservation and Development.

#### All three plans:

- identify natural resource, open space, aquifer and historic areas for conservation, and
- identify desirable development densities based on the existing zoning designations of these areas.

#### Any inconsistencies can be generally attributed to:

- difference in definitions of desirable uses or development densities, local (as opposed to State or Regional) desires about how Canterbury should grow and change in the coming years, or
- the fact that the State and Regional Plans make policy recommendations for relative intensity and environmental sensitivity while this plan suggests specific land use types.

### Consistency With Growth Principles

In accordance with Connecticut General Statutes Section 8-23, the Plan of Conservation and Development has been evaluated for consistency with Statewide growth management principles.

#### Principle 1

**Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.**

Although Canterbury does not contain any areas designated as a “Regional Center”, the Plan does promote areas of mixed land uses in the Village at Canterbury Plains. Canterbury has limited infrastructure to support these initiatives.

#### Principle 2

**Expand housing opportunities and design choices to accommodate a variety of household types and needs.**

The Plan recommends a number of strategies to expand housing opportunities and types to accommodate a variety of household types and needs. In particular, the Plan recommends that Canterbury:

- diversify the range of housing types available in the community to address the housing needs of an aging population and a trend towards smaller households, and
- implement a variety of strategies to promote housing affordability.

#### Principle 3

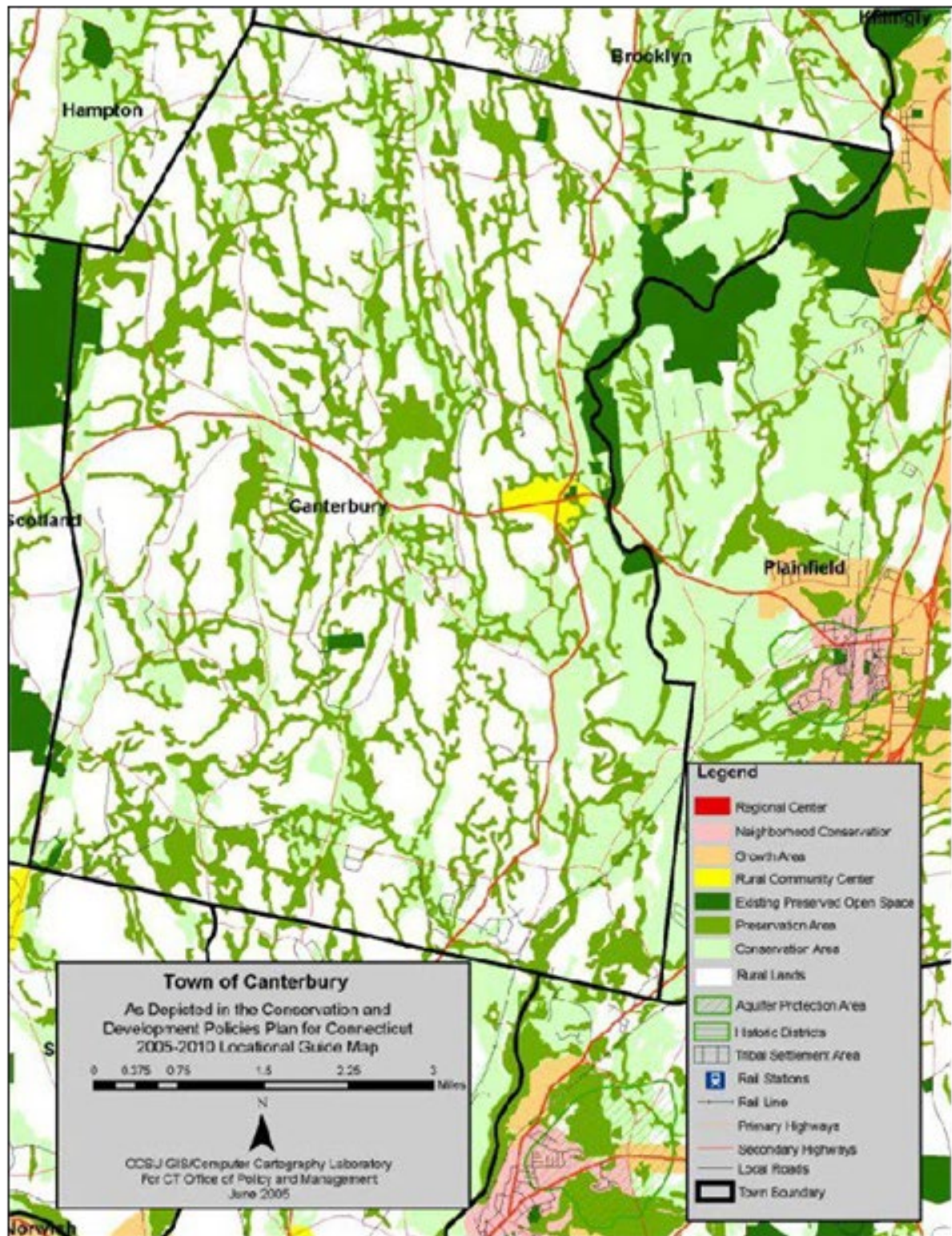
**Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.**

The Plan promotes the location of land uses in areas where concentration of development may support transit or a pedestrian-friendly environment.

The Plan promotes development in the Village at Canterbury Plains and along Route 14 in accordance with the potential for transit, or a live/work environment in this area.



## State of Connecticut – Plan of Conservation and Development





**Principle 4**

**Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.**

**The Plan of Conservation and Development contains a chapter that identifies strategies to:**

- protect natural resources,
- preserve open space,
- protect historic resources,
- protect coastal resources, and
- protect the rural, agrarian nature of the community.

These strategies will help conserve and restore the natural environment, cultural and historical resources and traditional rural lands.

**The Plan of Conservation and Development contains a chapter that identifies strategies to:**

- protect natural resources,
- preserve open space,
- protect historic resources,
- protect coastal resources, and
- protect the rural, agrarian nature of the community.

These strategies will help conserve and restore the natural environment, cultural and historical resources and traditional rural lands.

**Principle 5**

**Protect environmental assets critical to public health and safety.**

The Plan of Conservation and Development also contains recommendations to protect environmental assets critical to public health and safety.

This includes goals, policies and objectives to protect water quality, renovate storm water discharges, minimize runoff, and other similar strategies.

**Principle 6**

**Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.**

The Plan of Conservation and Development is part of the process of integrating planning with other levels of government and with other agencies.

**The Plan will be used to coordinate efforts with:**

- adjacent communities,
- regional organizations, and
- State agencies.

# 11

## PLANNING AND IMPLEMENTATION



### Overview

Implementation of the Plan is an ongoing process. While some recommendations can be carried out in a relatively short period of time, others may only be realized by the end of the planning period or beyond.

For Canterbury, creating an implementation table, assigning responsibilities, and developing priorities is the first step towards successful plan implementation.

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.

### Use of the Plan

Using the Plan as a basis for text amendments to the Zoning and Subdivision Regulations and any zone changes will help accomplish the Plan's stated goals and objectives. All text amendments and zone changes must comply with the POCD whereas land use applications shall be measured and evaluated in terms of the applicable set of regulations pertaining to the regulated aspect of the proposal.

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 in the economy or the community, for instance, 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 (PIC)

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.

Canterbury, with the assistance of the Plan Implementation Committee, should consider reviewing the Plan with the following schedule:

### **Updating Tools**

- 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.

### **Plan Themes**

#### Conservation

- Natural and Water Resources
- Rural Community and Farming
- Open Space and Greenways

#### Development

- Villages and Community Structure
- Housing and Residential Development
- Business and Economic Development

#### Infrastructure

- Community Facilities and Infrastructure

### **Suggested Organization of the Implementation Tables**

The following tables are an example of how the specific action items can be assigned to an agency, prioritized and tracked as part of the plan implementation phase.

## Legend

The entities listed are considered lead agencies and would not preclude other agencies from participating in the implementation of particular strategies.

### Suggested Organization of the Implementation Tables

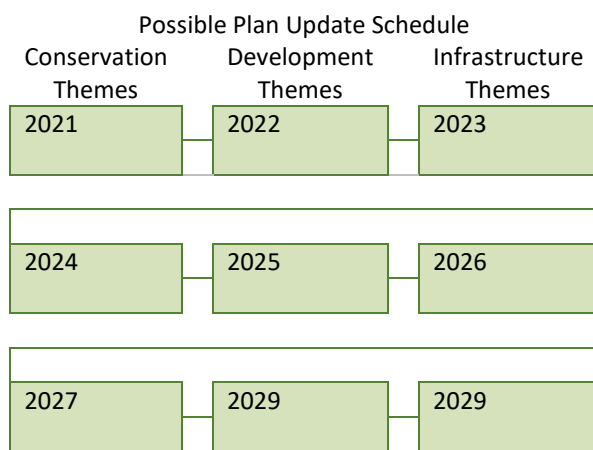
The following tables are an example of how the specific action items can be assigned to an agency, prioritized and tracked as part of the plan implementation phase.

### Policies and Tasks

The implementation tables identify both policies and tasks:

**Policies** are long-term guidelines that do not readily lend themselves to a specific schedule or measurement.

**Tasks** on the other hand, are specific actions that can typically be scheduled, completed, and evaluated.



### Agency Legend

BOS	Board of Selectman
EDC	Economic Development Commission
LUD	Land Use Department

Priorities	
T	Task
1	High Priority
2	Moderate Priority
3	Lower Priority
P	Policy
A	High Priority
B	Moderate Priority
C	Lower Priority

By following this schedule, 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.

### Strategies to Protect Natural Resources (Page 24)

	Task	Who	Priority		Task	Who	Priority
T	3.1 Guide future development away from preservation resources.			P	3.6 Work with adjacent communities to improve the water quality of watercourses.		
T	3.2 When development does occur in conservation areas, minimize the potential impacts and consider adopting flexible development regulations.			P	3.7 Adopt a Town-wide drainage policy.		
T	3.3 Continue to identify and refine information regarding key natural resources.						
<b>Strategies to Protect Water Resources (page 30)</b>				<b>Strategies to Preserve the Rural, Agrarian Nature of the Community (page 37)</b>			

	Task	Who	Priority		Task	Who	Priority
T	3.4 Raise awareness of the need to do routine septic system maintenance with several targeted outreach efforts aimed at property owners via the town's website and brochures included with building permits and tax bills, etc.			T	4.1 Review the inventory of historic structures created when the Canterbury Center Historic District was designated to see if anything should be added and create an inventory of cultural resources. a. Protect historic areas, possibly through Village District zoning. b. Continue to allow adaptive reuse of buildings.		
T	3.5 Reduce stormwater flows: a. Consider adopting LID into land use regulations that include retaining runoff within the local watershed as much as possible and designing the site to allow for infiltration nearby, which serves to replenish groundwater locally. b. Require drainage review for small projects that, cumulatively, may contribute to flooding problems.			T	4.2 Create a local scenic road program and consider approving a scenic road ordinance.		
				T	4.3 Consider regulations to require the use of flexible residential development in scenic areas.		
				T	4.4 Explore opportunities to enhance scenic views.		



**Strategies to Preserve the Rural, Agrarian Nature of the Community (page 37)**

Task		Who	Priority			
P	4.5 Continue PA 490 designations.			Strategies to Preserve Open Space and Create Greenways (Page 49)		
T	4.6 Consider developing advisory design standards for new commercial buildings.			Task Who Priority		
T	4.7 Evaluate light pollution and strategies to reduce the impacts of this nuisance.			T	5.1 Consider delegating conservation related tasks to another existing land use commission or form a subcommittee comprised of willing members from other existing commissions to work on conservation related goals.	
P	4.8 Consider converting properties acquired through tax foreclosure into protected open space land.					
Strategies to Preserve Farmland and Promote Farms (page 43)						
Task		Who	Priority			
T	4.9 Review current tax policies in light of tax reductions allowed by the State and determine if additional tax breaks would help farms.			T	5.2 Create an Open Space Plan, within the Plan of Conservation and Development, with a vision for acquiring open space that meets the needs of the community. Afterall, decision makers can be more proactive in achieving open space goals if a clear plan is in place showing what kinds of open space is needed and/or desired and in what locations in town.	
T	4.10 Encourage farmland protection as appropriate.					
T	4.11 The Town can continue to promote local farms by including the names of farms and their locations on the town website and allow for better signage.					
T	4.12 Consider pursuing funding opportunities for farmland preservation.					

**Strategies to Preserve Open Space and Create Greenways (page 50)**

	Task	Who	Priority		Task	Who	Priority
<b>P</b>	<p>5.3 Identify the open space needs for the community, which may include special properties that should be protected, including:</p> <ul style="list-style-type: none"> <li>a. Any special historical or cultural sites,</li> <li>b. Special or unusual habitats or</li> <li>c. Sites where flora or fauna species of concern are known to live, that should be protected</li> <li>d. Locations that provide scenic vistas that significantly contribute to the rural nature of the community.</li> </ul> <p>Other open spaces may include the types of recreational spaces the town needs, including passive, such as parcels where the public can access walking trails, cross-country ski, ride horseback, bird watch, etc. and active recreation such as athletic playing fields and playgrounds.</p>			<b>T</b>	<p>5.4 Draft a plan that includes how the town will acquire the choice parcels. The options include:</p> <ul style="list-style-type: none"> <li>a. Subdivision set aside (more about that below)</li> <li>b. Donation from private property owner to the town, a land trust, or voluntary protection via a conservation easement/restriction</li> <li>c. Town purchases the land in fee simple – which can be accomplished with the use of municipal funds and/or grant funds.</li> </ul>		
				<b>T</b>	<p>5.5 Acquire open space and create greenways:</p> <ul style="list-style-type: none"> <li>a. Focus on identified high-priority areas in the Open Space Plan portion of the POCD.</li> <li>b. Identify open space partners and develop relationships to work together.</li> <li>c. Seek alternative funding sources and techniques for open space acquisition (e.g. state grants; flexible development techniques, PDR).</li> </ul>		
				<b>T</b>	5.6 Manage, maintain and promote existing open space.		
				<b>T</b>	5.7 Encourage flexible residential development.		

## Strategies to Promote and Enhance Villages (Page 60)

Task		Who	Priority	Task		Who	Priority
T	6.1 Enhance the Village at Canterbury Plains, by: a. Establish and requiring pedestrian connection along Route 14. a. Considering the creation of a street tree canopy over Route 14. b. Considering whether new development should be situated closer to the street c. Considering mixed-use development.			T	6.3 Transportation as a Community Structure a. Traffic calming measures implemented at busy intersections can not only make the intersection safer as well as more efficient. b. Traffic that moves through town, especially the commercial areas, are more likely to allow drivers to notice what the town has to offer and to stop and visit businesses and possible become regular customers. c. Keeping businesses in business and keeping traffic at reasonable speeds through the community are two ways to retain the attributes that define what makes the community so unique.		
	6.2 Enhance the historic Town Center, by: a. Establishing and requiring pedestrian connection along Route 14 b. Installing a community sign c. Consider the creation of a street tree canopy over Route 14 d. Requesting the Connecticut Department of Transportation narrow Route 14 and decrease the posted speed limit e. Consider creating a zone, that differentiates through adjusted standards to promote compatible land uses and lot size, in the Canterbury Center Historic District via a new zoning district.			Strategies to Address Housing Needs (Page 71)			
Task		Who		Priority			
T	7.1 To address housing needs, consider: a. encouraging development of housing for the elderly, b. Incentive Housing Zones, c. Inclusionary Zoning, d. mixed-use zoning in the Village at Canterbury Plains, and additional flexibility for accessory apartments.						
T	7.2 Consider evaluating residential zoning and whether different tools may be more effective for Canterbury.						
T	7.3 Consider providing modifications to the residential subdivision design requirements.						

## Strategies to Promote Business and Economic Development (Page 76)

Task		Who	Priority	Task		Who	Priority
P	8.1 Continue to promote business retention through the Business Directory and wayfinding sign programs.			T	9.7 Consider providing pedestrian paths in village areas to provide a safe area for pedestrians.		
P	8.2 Continue to promote cottage businesses.			T	9.8 Consider having a dialog with transit providers about transit options.		
T	8.3 Consider whether environmentally sensitive business development zoning is necessary and appropriate for southeastern Canterbury.			<b>Strategies to Continue to Provide Quality Community Facilities and Services (Page 85)</b>			
				Task		Who	Priority
				T	9.9 Prepare for needed school upgrades and updates.		
T	8.4 Identify economic development opportunities that are likely to contribute to the tax base at a higher rate, such as bed and breakfast inns and congregate care housing.			P	9.10 Continue to update as necessary the Capital Improvement Plan.		
				P	9.11 Continue to provide recreation space and plan for future needs.		
P	8.5 Continue to evaluate policies regarding gravel operations.			P	9.12 Continue to pursue funding for the Library expansion project.		
T	8.6 Explore whether Enterprise Zone Benefits can be extended in Canterbury.						
<b>Strategies to Maintain and Address Transportation Infrastructure (Page 84)</b>							
	Task		Who	Priority			
T	9.1 Consider allowing road design alternatives for new Town Roads.						
P	9.2 Create an inventory of the public stormwater system.						
T	9.3 Consider eliminating the Town Road requirement for new residential development.						
T	9.4 Continue to make roadway improvements to address safety and capacity issues.						
T	9.5 Evaluate gravel roads and whether these roads should be paved.						
T	9.6 Consider whether a pavement management system is an appropriate management tool.						

# Appendix

Town Questionnaires submitted to:

- a. Town Departments
- b. Boards and Commissions



# Plan of Conservation and Development Update 2030

## Town of Canterbury

### Town Department

The Northeastern Connecticut Council of Governments is doing the Update to the Canterbury Plan of Conservation & Development (POCD), with your help. The POCD is the town's *vision* or *master plan* for the town of Canterbury, for a minimum of the next 10 years. Please complete the following survey in order to provide some input as to the needs and challenges of your *department* as well as the needs and challenges facing the *town of Canterbury* in this same time frame.

Which department do you work in: \_\_\_\_\_

1. What do you think has been the biggest challenges facing the town since the last POCD was updated in 2010? \_\_\_\_\_
2. Has your department completed any significant projects, particularly community or land-use related, since the last POCD Update in 2010? If yes, please include brief details.  
\_\_\_\_\_
3. Has your department made any changes in how it operates since 2010? \_\_\_\_\_
4. Before the COVID 19 pandemic, what kinds of projects were you and your department working on? (Please provide a description below.)

Project #

Are these projects?

1.	___ Annual	___ One time only
2.	___ Annual	___ One time only
3.	___ Annual	___ One time only
4.	___ Annual	___ One time only

- a. Considering the impacts the pandemic is having on Canterbury, etc., how might your projects change, if at all, in the future? \_\_\_\_\_

5. What challenges is your department facing:
  - a. Prior to COVID 19 pandemic? \_\_\_\_\_
  - b. Operating under the constraints of COVID 19 limitations? \_\_\_\_\_
  - c. What do you foresee as challenges for your *department* following the end of the COVID 19 pandemic? \_\_\_\_\_
  - d. What do you foresee as challenges for the *town of Canterbury*, following the end of the COVID 19 pandemic? \_\_\_\_\_

# Plan of Conservation and Development Update 2030

## Town of Canterbury

### Town Department

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6. (Not specific to the period of the pandemic) What changes do you think should be made in your department in order to best serve the needs of the modern economy and the needs of the public, in this digital age?
7. What are the greatest needs your *department* has now?
- a. Prior to the pandemic? \_\_\_\_\_
  - b. What do you foresee as the greatest need(s) post-pandemic? \_\_\_\_\_
8. What are the greatest needs the *town of Canterbury* has:
- a. Prior to the pandemic? \_\_\_\_\_
  - b. Now? \_\_\_\_\_
  - c. Post-pandemic? \_\_\_\_\_
9. What changes do you think will be needed in town, following the COVID 19 pandemic?
10. What kind of vision does your department have for *itself* for the next 10 years? \_\_\_\_\_
11. What kinds of land uses do you think the town should:
- a. Encourage in Canterbury? And, if so, where? \_\_\_\_\_
  - b. Discourage in Canterbury? And, if so, where? \_\_\_\_\_
12. Other ideas / comments / questions? \_\_\_\_\_

# PLAN OF CONSERVATION AND DEVELOPMENT UPDATE 2030

## TOWN OF CANTERBURY

### BOARD & COMMISSION INPUT

The Northeastern Connecticut Council of Governments is preparing the Update to the Canterbury Plan of Conservation & Development (POCD), with your help. The POCD is the town's vision or master plan for the town of Canterbury, for a minimum of the next 10 years. Please complete the following survey in order to provide some input as to the needs and challenges of your Board, Commission or Agency as well as the needs and challenges facing the town of Canterbury in this same time frame.

1. Tell us about your Board, Commission or Agency:  
Which one are you on? \_\_\_\_\_
2. Do you have a Mission Statement?  
\_\_\_ Yes \_\_\_ No \_\_\_ We're working on it \_\_\_ I don't know  
If you have one or are working on it, please include it or summarize it here. \_\_\_\_\_
3. What are your Board's or Commission's top 3 priorities? Please describe each one and include what the plan is to address them.
  1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
4. Prior to the COVID 19 pandemic, what do you think have been the biggest challenges facing the town, since the last POCD was updated in 2010?  
\_\_\_\_\_
5. Has your Board, Commission or Agency completed any significant projects, particularly community or land-use related, since the last POCD Update in 2010? If yes, please include brief details. \_\_\_\_\_
6. Has your Board, Commission or Agency made any changes in how it operates since 2010?  
\_\_\_\_\_
7. What challenges are facing your Board, Commission or Agency:
  - a. Prior to COVID 19 pandemic? \_\_\_\_\_
  - b. Operating under the constraints of COVID 19 limitations? \_\_\_\_\_
  - c. What do you foresee as challenges for your *Board, Commission or Agency* following the end of the COVID 19 pandemic? \_\_\_\_\_
8. What challenges face the *town of Canterbury*?
  - a. Prior to COVID 19 pandemic? \_\_\_\_\_
  - b. Operating under the constraints of COVID 19 limitations? \_\_\_\_\_
  - c. What do you foresee as challenges for *town of Canterbury* following the end of the COVID 19 pandemic? \_\_\_\_\_
9. (Not specific to the period of the pandemic) What changes do you think should be made in how your Board, Commission or Agency operates in order to best serve the needs of the modern economy and the needs of the public, in this digital age? \_\_\_\_\_

# PLAN OF CONSERVATION AND DEVELOPMENT UPDATE 2030

## TOWN OF CANTERBURY

### BOARD & COMMISSION INPUT

10. What are the greatest needs of your Board, Commission or Agency?
  - a. Prior to the COVID 19 pandemic? \_\_\_\_\_
  - b. Now? \_\_\_\_\_
  - c. Post-pandemic? \_\_\_\_\_
11. What are the greatest needs the *town of Canterbury*:
  - a. Prior to the pandemic? \_\_\_\_\_
  - b. Now? \_\_\_\_\_
  - c. Post-pandemic? \_\_\_\_\_
12. What changes do you think will be needed in town, following the COVID 19 pandemic?  
\_\_\_\_\_
13. What kind of changes would your Board, Commission or Agency like to see in how the town evolves:
  - a. In the next 10 years? \_\_\_\_\_
  - b. Longer? \_\_\_\_\_
14. What kinds of land uses do you think the town should:
  - a. Encourage in Canterbury? And, if so, where? \_\_\_\_\_
  - b. Discourage in Canterbury? And, if so, where? \_\_\_\_\_
  - c. Neither. The Town of Canterbury does not need any changes in land use. \_\_\_\_\_
15. Other ideas / comments / questions? \_\_\_\_\_

Thank you for taking the time to complete this survey! The survey is an important part in gathering public input for the update to the Town of Canterbury's Plan of Conservation and Development. If you would like additional information on the POCD Update as it is being prepared by the Northeastern Connecticut Council of Governments, please email [delia.fey@neccog.org](mailto:delia.fey@neccog.org)

If you would like to see the results of the survey and/or to read the DRAFT and/or the final plan, please provide your email below.

Your survey responses will be detached from your email and will be confidential. We do not share your email address.

Your email: \_\_\_\_\_