



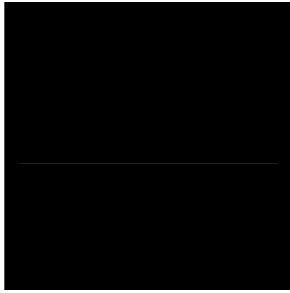
Town Of

SALISBURY

2012 Plan of Conservation and Development

Planning and Zoning Commission

Effective Date - June 30, 2012



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The photograph on the cover shows an autumn scene at Long Pond.

INTRODUCTION

1

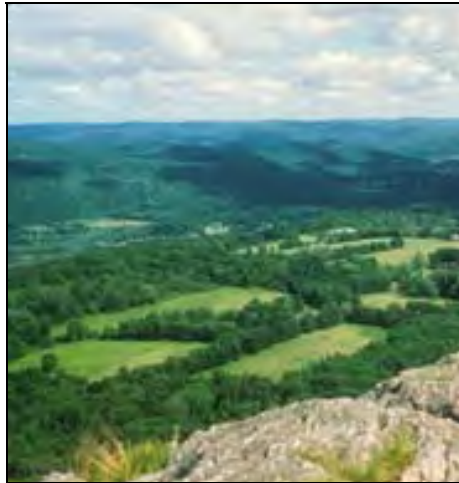
The town of Salisbury is a beautiful, historic, New England town located in the northwestern corner of Connecticut.

The municipality of Salisbury covers roughly 60 square miles and includes the villages of Salisbury, Lakeville, and Lime Rock as well as the hamlets of Taconic and Amesville.

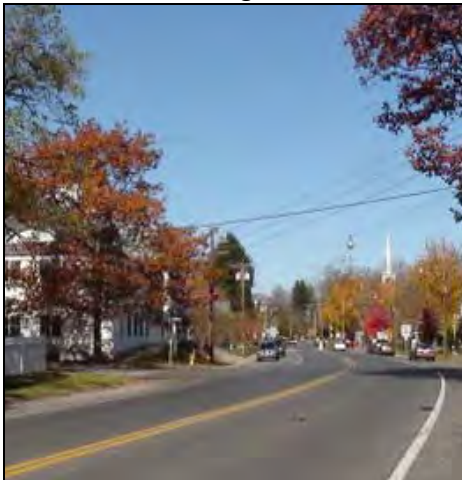
Lakes



Hills



Villages

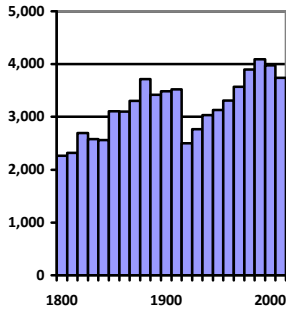


Community Spirit



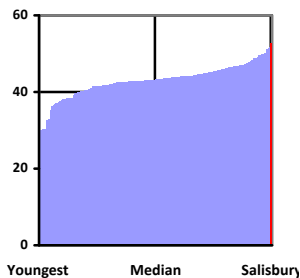
Historic Population

Census information reveals that Salisbury's population peaked at 4,090 people in 1990. There were 3,741 residents counted in the 2010 Census.



Age Composition

Salisbury has an older population than many other areas. Of all 169 Connecticut municipalities (see chart below), Salisbury had the highest median age (52.7 years) at the time of the 2010 Census. The median age reflects the age where half the residents are older and half the residents are younger. The state-wide median age was 43.2 years of age.



Salisbury's landform is diverse and includes a wide range of natural features that provide a diversity of habitats unequaled in the rest of the state. The Taconic Uplift that dominates the northwestern area of Salisbury is one of the most ancient rock formations in the region. It includes Mount Riga, Lions Head, Bear Mountain and the southern slope of Mount Frissell, which has the highest point in Connecticut, (2,380 feet).

Salisbury's rugged terrain has historically influenced the history of the community and the patterns of settlement, with the villages nestled in valleys between steep ridges. The wide, fertile valleys of the Housatonic and Salmon Kill rivers were important sites of pre-Columbian encampments. Later these broad, alluvial-rich valleys formed the basis of much of Salisbury's prime agricultural lands. The existence of iron ore and lime in the area spawned America's iron industry. Salisbury's forests were cleared in the 18th and 19th centuries for the production of charcoal for the iron industry and for farming. The 20th century saw regeneration of the forests cloaking the hills and valley-sides of the town. In recent years, Salisbury has become a recreation destination due to the natural beauty of the community, the many activities available in the region, and the proximity to major urban areas.

Preservation of Salisbury's magnificent natural resources and responsible stewardship of the ecological balance that provides for this habitat diversity are of primary importance to the future of Salisbury. In addition, Salisbury is experiencing some demographic, housing and economic challenges which are reflected in this Plan of Conservation and Development.

About Plans of Conservation and Development

This Plan of Conservation and Development is a guide for the future of Salisbury. It is prepared by the Planning and Zoning Commission in accordance with Section 8-23 of the Connecticut General Statutes (CGS).

While the Plan primarily addresses physical issues, it is also intended to influence the social and economic development of the community.

While this Plan is an advisory document, it identifies strategies which will result in the most positive outcomes for the Town and provides a framework for consistent decision making.

THINGS WE WANT TO PROTECT

2

Preserve Natural Resources

Natural resources are key to the overall character of Salisbury and the quality of life here.

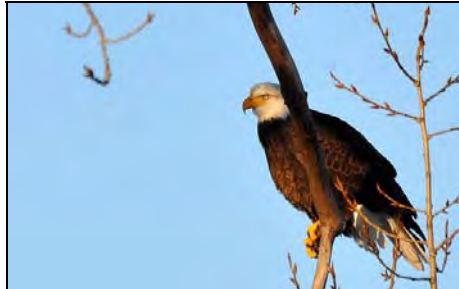
Salisbury's natural systems are among the most diverse and intact in Connecticut, providing critical habitats for a wide variety of plants and animals. Federally-protected species, including the diminutive bog turtle and the magnificent bald eagle, are among the noteworthy fauna found in Salisbury.

Our wetlands contain a myriad of flora, including a diversity of orchids and other lime-loving plants. The unique sense of place and beauty of our Town are a consequence of these bountiful natural resources, which are held in trust as the commons for generations to come.

Bog Turtle



Bald Eagle



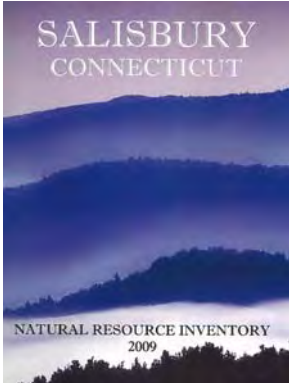
Orchid



Habitat Diversity



Natural Resource Inventory Report



The 2009 Natural Resources Inventory provides an overview of natural resources in Salisbury and is a framework which will help guide natural resource protection efforts.

Perhaps most important, environmental awareness and stewardship has been integrated into the daily life of the Town. Many individuals and organizations have been instrumental in securing protection and stewardship of important lands and landscapes within Salisbury. For example, the Salisbury Association has had, and will continue to play, a central role in the protection of the Town's many unique, scenic, historic and fragile areas. Many other organizations have made and continue to make significant contributions to the protection of Salisbury's landscape (such as the federal and state governments, The Nature Conservancy, Weantinogue Heritage Land Trust, and others).

STRATEGIES – Natural Resources

Natural Diversity Database

The Natural Diversity Database is a listing maintained by the Connecticut Department of Energy and Environmental Protection (DEEP) which identifies approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut.

The information is intended to be used as a pre-screening tool to identify potential impacts to state-listed species.

The maps are updated regularly as new information becomes available. The most current information is available on the DEEP website.

Environmental Quality Strategies

A. Minimize or avoid wetland disturbance and filling.

Encourage preservation of critical or unique wetland systems. Minimize losses of wetland structural complexity. Wetland loss and disturbance take many forms. Dewatering or overwatering wetlands through inappropriately placed/sized storm water management systems is one impact that can easily be avoided. Incremental loss of wetlands by filling and the loss of structural complexity are also serious challenges.

B. Protect floodplains from development and inappropriate uses.

Floodplains have natural capacity to control flooding by allowing water to dissipate over the land. Salisbury has many important floodplain areas located along the Housatonic River and the Salmon Kill.

C. Preserve rocky talus slopes and outcrops.

Steep slopes, talus slopes, mountain-top balds and rock outcrops are important habitats, characterized by a unique assemblage of flora and fauna. They are fragile and vulnerable to erosion, rock disturbance, and removal. Ridgeline development on these slopes is often visible for a considerable distance, adversely impacting community character.

Conservation Strategies - Natural Resources

Salisbury, CT

Mount Washington, MA

Sheffield, MA

N
Northeast,
NY

North
Canaan







Canaan

Note: Natural Diversity
Database Areas are updated
on a regular basis as new
information becomes available.

3,000
Feet

Cornwall

Legend

- | | | |
|---|---|--|
|  Wetland |  100-year floodplain |  Slopes > 25% |
|  Water |  500-year floodplain |  Natural Diversity Database Areas |



Promote Resiliency

The interconnectedness of Salisbury's ecosystems provides resiliency.

Resiliency in turn provides the ability for species and systems to evolve and to manage change. As we enter a period of accelerating climate change, the resiliency of our natural systems will be tested.

By making careful stewardship decisions concerning our natural resources now, the future of the commons will be safeguarded for the benefit of all.

Invasive Species

The Natural Resource Inventory Report contains a list of invasive species which may be found in Salisbury.

Additional information is available on-line from the Connecticut Invasive Plants Council.

D. Preserve vernal pools and associated upland habitat.

Vernal (seasonal spring) pools aid in nutrient cycling, de-nitrification, and flood water detention, as well as aquifer recharge. Vernal pools exist in intimate association with the surrounding forest. One cannot survive without the other. The forest required to maintain a vernal pool system is many orders of magnitude larger than the pool itself.

E. Maintain ecological connectivity between upland and wetland habitats.

The interdependence of most species on a mosaic of wetland and upland habitat is an ecological reality to be given serious attention. Regulatory or planning review of wetland upland areas must focus on keeping wetlands buffered from pollution and other upland disturbance.

F. Protect wildlife corridors.

Wildlife corridors are an important part of the natural environment. The migratory pathways of wildlife species are often unrecognized, but essential for species ranging from salamanders to bobcats.

G. Protect groundwater resources.

Groundwater resources are an integral part of the overall water cycle. Protecting the quality and quantity of groundwater is critical for public health and helps ensure overall environmental quality.

H. Minimize stressors that degrade rivers, streams, and wetlands.

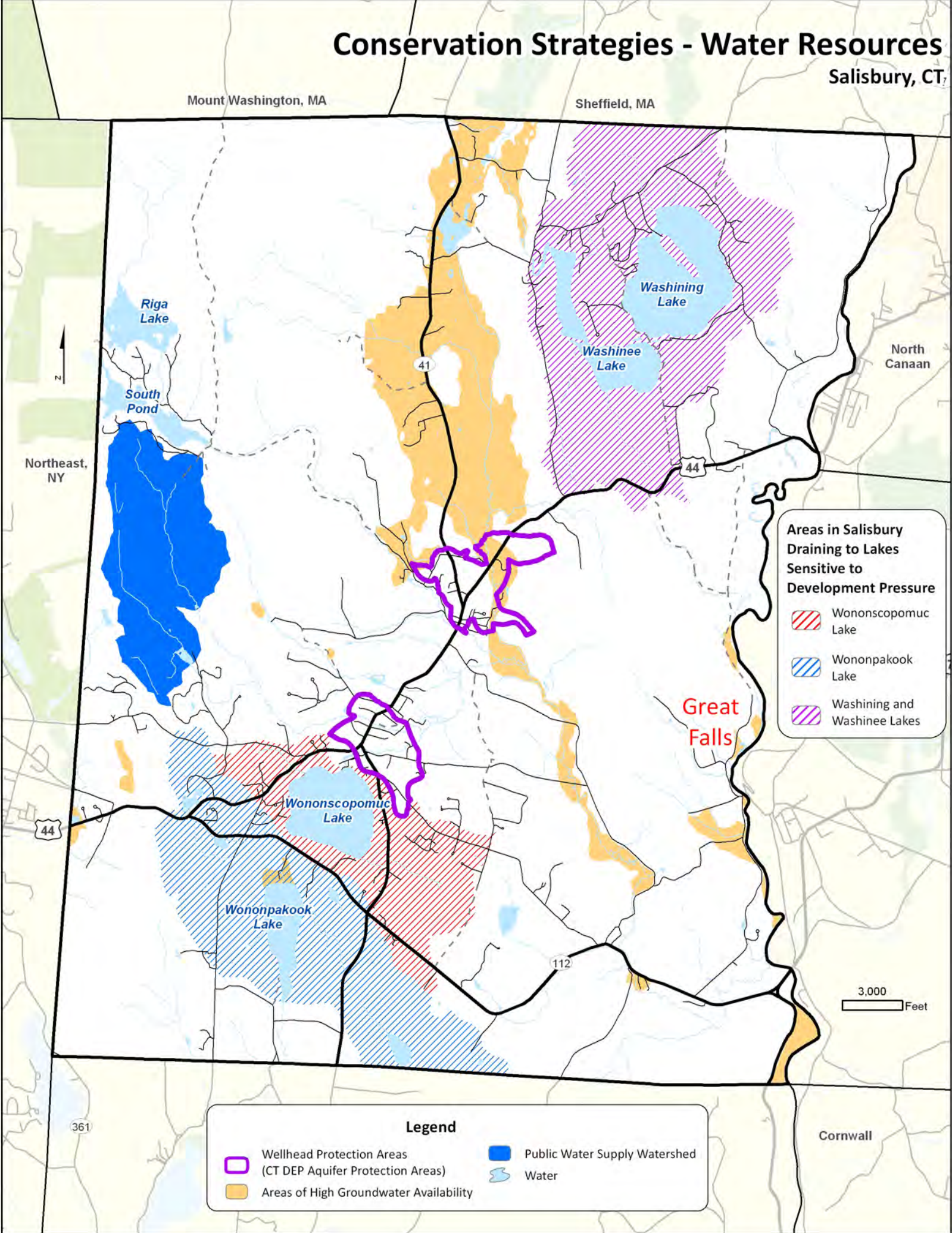
In order for wetlands and watercourses to provide better ecological services, such as flood control and clean drinking water, the input of stressors such as road salt, nutrients and silt, which all degrade wetlands, must be curtailed.

I. Encourage the use of native plants.

Landscaping needs and sensitivities are determined by the nature of the landscape in which development is contemplated. In each instance, the use of native plants and the elimination of invasive plant species should be encouraged. Benefits of using native plants are that they are better suited to the climate of our region and require less maintenance and irrigation and may provide food for wildlife. Native plants are more resistant to disease and require less irrigation than exotic species. They are also rarely invasive. Careful thought should be given to areas where plants could easily escape from cultivation into the wild. Critical areas include water bodies and watercourses where plants can be readily dispersed, both by seed and by woody cuttings transported by flood waters. Of special concern in this regard would be the lakes and larger rivers and streams of the Town.

Conservation Strategies - Water Resources

Salisbury, CT



- J. Encourage wetland and riparian (riverside and lakeshore) restoration.

Restoration of wetlands is an important tool in re-creating structural complexity within wetlands. Structural complexity is best exemplified by a heavily vegetated wetland, where there are layers of herbaceous and woody vegetation in the canopy, creating an abundance of micro-habitats. Converting this shrub swamp to an open pond may keep the wetland, but lose its structural complexity and most of its ecological value.

The riparian zones of small streams and the river banks of the Salmon Kill and Housatonic Rivers should be stabilized through plantings of non-invasive, native species.

- K. Work with other organizations to protect important resources.

Experience in Salisbury suggests that protection of natural resources is best achieved when approached as a partnership between private interests, government, and agencies that provide technical support and guidance. We encourage a clean and healthy environment as a foundation of our community and our economic vitality.

- L. Encourage air quality monitoring in Salisbury.

Information / Education Strategies

- M. Develop strategies to educate land-use decision makers and the public and increase ecological literacy.

One of our challenges for the 21st century is to promote a richer understanding and knowledge of how we as a society interact with the natural world (ecological literacy). We must become more adept at developing the skill sets required to thrive in our environment, discarding the outdated notion that one must choose between clean air and water, biological diversity and healthy food on the one hand, and economic growth on the other.

- N. Increase the database of ecological information.

The Salisbury Natural Resources Inventory (NRI) is an important first step in identifying the location of ecologically important areas. But in order for many of the subsequent strategies to be effective, more in-depth knowledge of Salisbury's natural resources is needed, which can only be acquired by additional field work to collect biological data, and mapping of this information.

- O. Continue to educate the public about control of invasive and over-abundant species, such as invasive landscape plants that colonize woodlands and zebra mussels which have spread to Twin Lakes and to the Great Falls area of the Housatonic River.

Work with State and regional agencies to determine the best course of action. Continue working with local agencies such as the Lake Wononscopomuc Association.

CASE STUDY – Education

Salisbury contains many critical and unique wetland systems. These include:

- old scours and oxbows of the Housatonic River that serve as a critical wildlife habitat,
- ground-water-fed, sloping calcareous fens, (which are a globally imperiled ecological community),
- broad floodplains that slow and detain floodwaters, especially along the Housatonic River and the Salmon Kill,
- high-elevation perched wetlands, and
- spring-fed streams that contain rare species, including the slimy sculpin and spring salamander.

Housatonic River



Great Falls



Regulation / Administration Strategies

- P. Inform potential applicants regarding required environmental studies.

A frequent source of tension in the land-use process is the lack of any guidance given by land-use agencies to applicants concerning how to collect data in a manner that will allow the regulatory agency to comprehensively review the application. The Town should consider establishing a list of accepted techniques and their references for various topics. As methodologies and techniques change over time, this list should be reviewed and updated once a year to ensure that it reflects the most up-to-date thinking and methods for conducting these surveys in the most efficient and cost-effective manner.

- Q. Use third party reviews when beneficial.

Natural resource and engineering information is often complex. Land-use boards benefit by adopting the enabling legislation that formalizes the practice of hiring independent, third-party consultants to assist the local decision-makers by conducting a peer review of the technical information that is the foundation of complex applications. A collateral benefit is that tax-payer dollars that were being used to review applications by staff are now being charged back to the applicant, effectively removing an inequitable municipal subsidy for private development.

CASE STUDY – Implementation

Revisions to the Salisbury Zoning Regulations in 2010 were enacted in order to protect natural resources and community character and discourage the placing of development of infrastructure on steeply graded terrain.

These regulation changes included:

- development and associated grading on steep slopes (Article VI, 601.1), and
- driveway regulations (Article VII, 700.1).

TASKS – Natural Resources

Housatonic River Management Plan

Environmental Quality Tasks

1. Consider adopting regulations to encourage the implementation of Low Impact Development (LID) storm water management.

LID techniques preserve the pre-development hydrology of small watersheds, and re-infiltrate and return the water into the ground and wetlands where it was originally destined, maintaining the natural water cycle on each property. LID favors naturalized, softer techniques using grassy swales and bio-filtration basins in place of concrete pipes and basins. New regulations should be considered that will make the use of LID mandatory on all projects within the Town, unless it can be demonstrated that the peculiarities of the site render it impossible to do so.

2. Consider adopting regulations (accompanied by education and community outreach) that prohibit the use of non-native plants in ecologically sensitive areas.

Plants that are considered to be invasive should be prohibited in any planting plan that is reviewed as part of a permitting action by the Planning and Zoning Commission, or other land use agencies. Examples of such highly invasive plants are burning bush, various woody Eurasian honeysuckles, Japanese barberry, and Russian olive to name but a few. Additional benefits of using native plants are that they are better suited to the climate of our region and require less maintenance and irrigation.

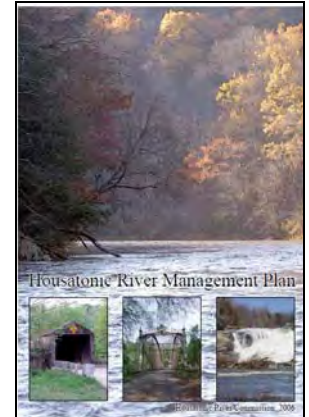
3. Consider protective measures for ridgelines and steep slopes.

Establish comprehensive ridgeline development protection by identifying and mapping ecologically noteworthy rocky outcroppings, mountain top balds, talus slopes, and scenic views. The NRI has generally identified these sensitive habitats, however, much work needs to be done to specifically locate these areas.

4. Inventory, assess and map vernal pools.

Salisbury's zoning regulations specifically cite vernal pools as areas to be considered in both the sub-division and zoning (site plan) processes. Yet, the location of most of the Town's vernal pools is not known, nor have their productivity and landscape integrity been assessed. Productivity of vernal pools (both biodiversity and biomass) is key to determining the relative conservation value of each pool. A Town-wide survey of vernal pools could be accomplished, using trained volunteer citizen-scientists, to develop this data-base and increase public awareness of vernal pools.

5. Continue to evaluate groundwater resources and the capacity of aquifer areas.



River Bank Restoration

Voluntary river bank restoration on Housatonic River Road.



6. Establish a local wildlife management program.

Provide education and outreach to landowners concerning the preservation of wildlife habitats. Provide recognition or a tax incentive to landowners who maintain targeted wildlife habitats.

7. Establish programs to encourage voluntary wetland and stream-bank restoration and stabilization.

There are well established Federal programs that aid farmers in stabilizing stream corridors, especially in areas that are in pasture. These efforts could be augmented by voluntary land-owner education and incentives to re-vegetate and stabilize riparian corridors with native vegetation on both agricultural and non-agricultural lands. Wetland restoration could be accomplished in a similar manner with technical guidance, information on sources of appropriately priced native plant materials, and recognition of land-owner stewardship efforts.

8. Consider methods of managing the deer population.

Investigate the options of increasing the hunting season or increasing the use of crop-damage permits to control deer.

9. Consider developing an air quality monitoring station in Salisbury.

Information / Education Tasks

10. Increase ecological literacy among land-use decision makers and the public.

The fields of natural resource protection and ecology, as they relate to impact analysis, and ultimately land-use decision making, evolve rapidly with the increase of scientific knowledge of the requirements of natural systems and the species that inhabit them, as well as more sophisticated techniques to assess and mitigate impacts. There are many opportunities for commissioners and staff to gain additional insight through a variety of training opportunities. Increased emphasis on periodic in-service training for land-use commissioners and staff should be encouraged.

11. Consider updating the Natural Resources Inventory in order to increase the availability of ecological information as part of the permitting process.

The NRI should be a living document, updated with new information that is documented by citizens, researchers, or other agencies. One important task that could be undertaken to amend the NRI would be to conduct the research and to map wildlife corridors and connectivity between certain wetlands and uplands, as well as other important features such as nesting areas. This would be a vital step in creating the baseline needed by the P&Z to consider these resources in the context of the regulations that mandate avoidance of wildlife corridors.

Regulation / Administration Tasks

12. Consider establishing and periodically updating standards for collection of natural resource data.

The Town should consider establishing a list of accepted techniques, and some guidance as to the amount of effort per acre of habitat that is needed to be expended to yield results adequate for the proper consideration of an application. This list should be reviewed and updated once a year to ensure that it reflects the most up-to-date thinking and methods for conducting these surveys in the most efficient and cost-effective manner.

13. File reports of Salisbury's Inland Wetlands Authority decisions with the Connecticut Department of Energy and Environmental Protection (DEEP).

Establish better protection of the wetlands within Salisbury by coming into compliance with State reporting requirements. This information is used by the State to analyze the loss or conservation of wetlands within the Town, and to contrast those data with the overall trends within the State.

14. Encourage communication between the Conservation Commission and the Planning and Zoning Commission.

Consider establishing a liaison position where a Commissioner would attend both meetings and report ongoing activities. The liaison position could be rotated among the Commissioners of both groups on a regular basis. Alternatively, undertake joint distribution of land use staff reports and meeting minutes between commissions.

Preserving Agriculture

Salisbury is blessed with extensive concentrations of high-quality farmland soils. According to the Natural Resource Inventory, about one-third of Salisbury's land is considered prime farmland soil or important farmland soil.

Factors that help protect farm land in Salisbury are:

- Many second-home owners desire a bucolic environment. Some of the most exclusive home sites in Salisbury are surrounded by stunningly beautiful farm fields, some preserved, some not.
- Distance from urban centers. Salisbury's relatively isolated location is a major factor in how much land is consumed for residential development.
- Permanent easements and flood plain designations have saved much of the agricultural land we do have left.

Some of the challenges to preserving farms and farmland include:

- Losing the knowledge and culture of farm families who know how to work the land.
- People purchasing products solely based on price or convenience without supporting local farmers who work and preserve the land.

Preserve Working Landscapes

Salisbury is blessed with tracts of open space that enhance the historically rural character of the community. Many of these are not simply open spaces, but are productive working landscapes, managed forests, or fields that are important to the ecology and economy of the town. Salisbury has a significant amount of high quality tillable land as well as more marginal land, best used for pasture or hay production. Salisbury also has thousands of acres of managed forests.

Farmland soils disregard town boundaries. Fragmentation of farmland adversely affects the economic viability of farming, causing farmers to leave once productive land for larger, easier-to-manage, parcels. As much as 50% of the fields in Salisbury are no longer working landscapes, but simply open land. Many fields are too small, too wet or have too many restrictions placed upon them to be viable working lands.

Working landscapes are important assets not only for the owners and people who work the land, but also for the Town of Salisbury itself. These large fields and open vistas create the rural, rugged character which we identify as Salisbury. The rural landscape throughout Salisbury keeps adjoining real estate values high, which in turn helps keep taxes lower for the average homeowner.

Our working landscapes warrant preservation and protection. Degradation of working landscapes has many faces, including uncontrolled residential development, depletion of soil and water through improper management of sedimentation and erosion, and disruption of key wildlife habitats.

Agriculture



Horse Farm



Collaborations between local farms and institutions are another way working landscapes enrich our community. The collaboration between Whippoorwill Farm and Hotchkiss School provides fresh produce for the school and a working landscape to help educate students about agriculture and food production. The collaboration of Laurelbrook Farm, Hotchkiss School and Salisbury School provides a means to recycle food waste into compost which can then be used in landscaping by the Town. We should look for ways to encourage and expand the development of these types of collaborations.

Prime farmland in Salisbury that remains unprotected includes areas in Lime Rock, Salmon Kill Valley, along Indian Mountain Road and along Route 41 in Taconic. We must strive to encourage the preservation of land for agriculture, forestry, and other working uses.

The relationship between "conservation" and "agriculture" has traditionally been viewed narrowly with the result that farming was often considered incompatible with natural resource protection. However, working landscapes can have tremendous benefit, not just for the creation and maintenance of certain habitats, but also as part of a landscape mosaic that strengthens ecological connectivity and resiliency. Outreach to the agricultural community about the benefits of their practices to wildlife, and possibly engaging in modest changes to certain regimes such as mowing to enhance wildlife production is one way that this relationship can be strengthened for the benefit of all.

Forests are another form of a working landscape. Forest resources within Salisbury are of great importance to the town, its landowners and regional businesses. More than half of the land area in the town is forested and a large portion of this land is under long term management plans that work to support the continuation of this significant resource.

Timber revenue has been integral to the support of maintaining these many large tracts of land as they pass from generation to generation as well as providing jobs and resources that support our local and regional economy. The Hotchkiss School Biomass Facility (power plant) is one use for forest products that will help reduce the use of fossil fuels.

PA 490 is critical to keeping these tracts intact by making it more possible for individuals or families to hold these parcels without an undue financial burden that can lead to development.

Benefits of Agriculture

Benefits of local agriculture and other working lands include:

- food for people and animals,
- nursery products,
- production of native wildlife,
- local jobs,
- open space,
- rural, scenic roads,
- more tax revenue to municipalities than are required in services even when assessed at current-use value.

Employing best practices for farmland can also provide a host of environmental benefits. Salisbury's forests are diverse, extensive and productive. They are home to many species of plants and animals, including rare species that depend on large tracts of interior forest that are undisturbed by human development.

Wood products from Salisbury forests help to sustain a regional rural economy.

Public Act 490

Public Act 490, established in Connecticut in 1963, provides for the assessment of farm, forest and other land on the basis of its current use, rather than its market value. This results in a dramatically lower land valuation for assessment purposes. The lower assessment makes it easier to preserve land but it does not guarantee, in perpetuity, the preservation of a parcel of land.

Salisbury utilizes all three elements of the PA-490 program authorized by the State (codified as CGS Section 12-107):

- Forest land,
- Farm land,
- Open space land

A 1986 American Farmland Trust study done in Hebron, Connecticut, found that raw land received approximately 36 cents in services per \$1.00 in taxation, as opposed to \$1.06 in services per \$1.00 in taxation for residential use.

STRATEGIES – Working Landscapes

A. Continue to support farming in Salisbury.

B. Establish a Regional Agricultural Commission.

Farmers who live in other towns work 90% of the farmland in Salisbury. A Regional Agricultural Commission could develop strategies to help dairy and beef farmers regardless of which towns they live in.

C. Promote working landscapes as a method of natural resource conservation.

Promote agricultural activities, especially grazing and pasturage, keep grassland and wet meadows open. Encourage farming of protected parcels.

D. Consider developing zoning regulations to allow a variety of alternative operations on farm land to help keep farming economically viable.

Such operations might be bed and breakfast designations, small-scale food processing and private event functions. Support Connecticut State policies on enhancing the economic viability of farms.

E. Continue the PA 490 program and consider enhancing these financial incentives.

F. Investigate the possibility of encouraging primary or secondary processing of farm products or other farm-related businesses in Salisbury.

G. Consider developing a designation of Recreational Lands as a category for local protection.

H. Consider developing a Farming Friend to Wildlife designation to acknowledge the contributions farming makes to preserving critical habitats.

Under this designation a species (bobolinks, bog-turtles) whose habitat is preserved by thoughtful farming practices would be recognized as a "product" of a particular farm.

Conservation Strategies - PA 490 Land

Salisbury, CT

Mount Washington, MA

Sheffield, MA

North Canaan

Canaan

Cornwall

Northeast,
NY



Riga
Lake

South
Pond

Washing
Lake

Washinee
Lake

Wononscopomuc
Lake

Wononpakook
Lake

Legend



PA 490 Farm



PA 490 Forest



PA 490 Open Space

Generally these lands are privately owned
and are not necessarily permanently protected.

3,000
Feet

361

41

44

126

6

112

7

TASKS – Working Landscapes

1. Consider adopting a “right to farm” ordinance.

A right-to-farm ordinance is a policy statement asserting a community's commitment to agriculture and farming and clarifies a community's support of agriculture as a preferred land use. Such an ordinance helps to protect farms and agricultural operations from certain nuisance lawsuits.

2. Promote local agriculture on the Salisbury Town website.

Provide a Local Farms page on the Town website, and a map to locate local farms.

3. Link to the CT Farmmatch site to connect landowners with potential farmers.

4. Request identification of locally important farmland soils through U.S. Department of Agriculture’s Natural Resources Conservation Service (USDA-NRCS).

5. Designate a fund for farmland preservation and have a method of funding.

Establish a municipal fund to purchase conservation easements on important agricultural lands. Establish criteria for designating eligible and desirable properties.

6. Encourage collaborations between local farms and businesses or schools.

Corn Field



Tedding Hay



Conservation Strategies - Agricultural Resources

Salisbury, CT

Mount Washington, MA

Sheffield, MA

N
Northeast,
NY

Riga
Lake

South
Pond

Washing
Lake

Washinee
Lake

North
Canaan

126

Canaan

44

Wononscopomuc
Lake

Wononpakook
Lake

112

3,000
Feet

361

Legend



Protected Farms



Prime Farmland Soils



Statewide Important Farmland Soils

Wall

Character Elements

Salisbury is known for its lakes and water features, which include:

- Housatonic River (including the Great Falls),
- Salmon Kill,
- Moore Brook,
- Washining Lake,
- Washinee Lake,
- Lake Wononscopomuc,
- Wononpakook Lake,
- Riga Lake, and
- South Pond.

Trees and forests are also important elements of the overall character of Salisbury. Salisbury is blessed with thousands of acres of protected land, both forest and farmland. These areas contribute to the overall character of the community and ensure that this character will be preserved in the future.

The Appalachian Trail controls significant acreage along the most dramatic ridgelines of Salisbury through easements or through ownership by the Department of the Interior. Forest land under protective easements totals 8,000 acres.

The oaks at the Town Grove are a particularly noteworthy stand of old trees, many of which are over 300 years old and deserve our special protection.

Preserve Community Character

Community character is an elusive concept that is difficult to define as it means different things to different people. Yet, it is often the most important attribute of Salisbury according to residents and visitors. As a result, protecting community character is an important goal of the Town.

For the purposes of the Plan, community character is considered to contain several components:

- physical character,
- social fabric, and
- educational institutions.

Physical Character

The qualities contributing to physical character in Salisbury include diverse landforms, unspoiled vistas, and a healthy functioning ecosystem including clean air, clean water, dark skies, and diversity of plants and wildlife.

It includes the beautiful, rugged lands that surround us and the attributes such as colonial architecture, dry stone walls, and the open landscape that defines Salisbury as a historic New England town. We value and protect our open spaces, lakeshores, wooded hillsides and unscarred ridgelines that retain their vegetation and/or rock outcrops without visible buildings, and wide variety of water bodies and wetlands as valuable resources for the generations to come.

The amount of open space that has been preserved in Salisbury contributes significantly to preserving the character of our community into the future.

Although most residents prize the rural character and small-town atmosphere Salisbury has to offer, citizens generally don't want the town to become a "picture-postcard" community, maintained primarily as a scenic retreat or retirement destination.

Scenic View



Community Art



Community Event



Conservation Strategies - Cultural Resources

Salisbury, CT

Mount Washington, MA

Sheffield, MA

Northeast,
NY

North
Canaan

Open Space

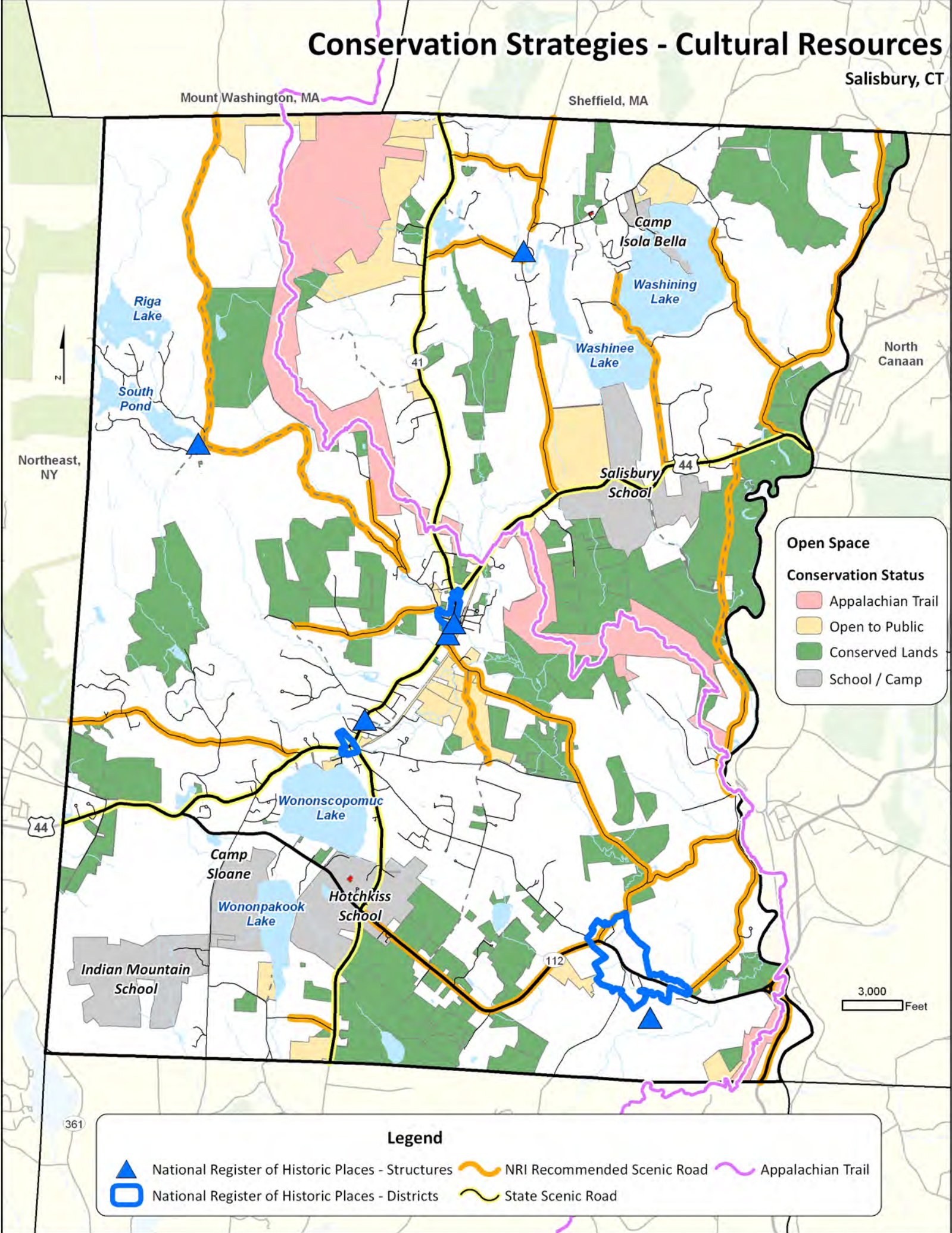
Conservation Status

- Appalachian Trail
- Open to Public
- Conserved Lands
- School / Camp

3,000
Feet

Legend

- National Register of Historic Places - Structures
- National Register of Historic Places - Districts
- NRI Recommended Scenic Road
- State Scenic Road
- Appalachian Trail



Town Meeting

There is perhaps nothing so integral to the social fabric of a small New England community than the Town Meeting. This is especially true in Salisbury where the Town Meeting provides an opportunity for all residents to discuss the affairs of the community.



"Town Meeting"
Norman Rockwell

Social Fabric

The community character of Salisbury is reflected by the energy and expertise of the people who love this town and want to enhance, protect and improve it for generations to come. The qualities contributing to the social fabric of Salisbury include an open friendly atmosphere, residents who have a willingness to volunteer and contribute to the Town through participation in government, recreation, non-profits, school activities, and community events.

At this time, the population of Salisbury is roughly 3,700 people, and it has the highest median age (52.7 years) in Connecticut. This can be explained by the propensity of people to come to Salisbury upon retirement. According to the 2010 US Census, one in four housing units in Salisbury is maintained for seasonal or occasional use, and this number of units has been growing for some time. Since 1990 there has been a downward trend in the overall number of year-round residents.

Salisbury is run primarily by volunteer boards and commissions. Non-profit organizations provide many essential services. People give freely of their time and expertise, which ultimately brings the human resources of a much larger area to bear on the activities of a small town. If the citizens of Salisbury were to stop volunteering to hold Town offices or work on the fire and ambulance squads, Salisbury would be greatly diminished. A key factor to maintaining a healthy pool of potential volunteers is to provide an array of housing options, so that the single working person, the young family and the senior citizen can all find a comfortable place to live in Salisbury.

Issues critical to increasing the number of young families choosing to live in Salisbury are affordable housing, good schools, and employment opportunities.

In order to preserve and support our human resources, we need to foster affordable housing options that allow for economic diversity and employment opportunities that attract full-time residents to Salisbury. A robust network of social services is essential to support youth, families and senior citizens in times of duress. Part-time residents who are civically active contribute greatly to the vitality of Salisbury. We want to encourage and support local community events such as the Ski Jump, Memorial Day Parade, Fourth of July at the Grove, and other events and activities in which all residents can participate.

The community character of Salisbury is reflected in the number of citizens involved in conducting the business of the Town. We are a community driven by people who have passion about their town and are willing to serve to make it a better place. As a community we are welcoming of diversity and strive to be inclusive. We need to remain mindful that a bucolic setting doesn't eliminate the potential for larger social issues affecting the world at large. Continuing to provide services for our people, young and old, in times of need should remain a priority.

Educational Institutions

The schools located in Salisbury are among our greatest assets. Our public schools, Salisbury Central School and Housatonic Valley Regional High School, consistently perform above state averages and are among the best in Litchfield County.

The local private schools, Indian Mountain School, Hotchkiss School and Salisbury School, provide a wealth of cultural, educational and recreational opportunities that are generously shared with all those who reside in Salisbury. These schools provide a wide-range of employment opportunities for Salisbury residents. The educators and their families who come to Salisbury to teach at these schools have a diversity of background and expertise that greatly enriches our town. In addition, the schools also participate in a number of community initiatives and programs (such as the “lake keeper” program).

Examples of this symbiotic relationship include:

- environmental education, such as the study of the water quality of Lake Wononscopomuc in the 1970’s, and
- ecological stewardship, such as the alternative energy plant currently being built at Hotchkiss.

They also attract students from around the world. Many families who later become long-term residents discover Salisbury when they, or their children, come to attend one of these boarding schools.

Scenic Resources

Recommendations about designating scenic roads are discussed on page 39.

STRATEGIES – Community Character

- A. Continue to preserve and enhance the physical character of Salisbury.
- B. Explore the potential of developing a Town recreation area for Twin Lakes.
- C. Explore the potential for the use of State lands on Lake Wononscopomuc for the public.
- D. Promote a “dark-skies” approach to land-use and development.

One of the beauties of living in Salisbury is to be able to see so vividly the stars in the inky night sky, especially on a cold clear winter's night. Light spillage and reflection from artificial lighting is an ecological as well as community character issue. Localized light spillage from residences and commercial establishments can disorient migration and reproduction of wildlife and disrupt the cycles of budding, flowering, and fruiting of plants. At a meta-scale, many communities produce a corona in the night sky from excessive amounts of light reflected into the atmosphere. This corona affects not only wildlife and plants, but impacts community character. Light pollution can be curbed by a variety of new technologies which shield light spillage into natural areas and into the atmosphere.

- E. Continue to support and enhance the social fabric of Salisbury.
- F. Strive to be inclusive in civic affairs.

Include all segments of our community in the business of the Town by providing open access to the decision-making process. Conduct public business in a transparent, respectful and inclusive manner. Continue to broadcast meetings so that a large number of residents can view government in action. Use the Town's webpage to make information available.

- G. Increase Town support for community services.

There are families and individuals in Salisbury struggling with issues of substance abuse, violence in the home, illness and economic hardship who need the ongoing support of a caring community.

- H. Provide for increased childcare options for working families in Salisbury.

Adults cannot take advantage of employment opportunities if there is no safe haven for their children.

- I. Support excellence in education.

Seek to provide for housing for teachers and encourage families with school-age children to reside in Salisbury. Support our public schools.

- J. Provide and disseminate a response plan for the community in the event of a wide-spread emergency.

TASKS – Community Character

- 1. Consider adopting regulations to promote a "dark skies" approach to land-use and development.

The use of low-impact lighting could be enhanced by drafting a new regulation that encourages the use of environmentally preferable solutions to exterior lighting as the site plan standard.

- 2. Prepare a detailed emergency plan for the Town, including public buildings, safe havens, search and rescue services, and communication strategies.
- 3. Evaluate the use of school facilities for community purposes.

HOW WE WANT TO GUIDE DEVELOPMENT

3

Enhance Village Centers

The village centers of Salisbury, Lakeville, and Lime Rock are the heart of the community. Much of the charm of Salisbury can be directly attributed to the villages and the activities which take place there.

**Main Street
(Route 44)**

**Salisbury
Village**



**Main Street
(Route 44)**

**Lakeville
Village**



**Lime Rock Road
(Route 112)**

**Lime Rock
Village**



However, the village centers have experienced some challenges in the recent past due to:

- The overall economic conditions,
- The availability of alternative retail outlets and opportunities in other locations,
- Internet shopping, and
- The fact that roughly one out of four houses in Salisbury are kept for seasonal or occasional use (meaning that there are fewer potential customers in the primary trade area on a daily basis).

At the same time, opportunities exist to enhance our village centers in new ways. Salisbury's population of those 65 and older is projected to more than double from 751 to 1,829, by 2030. Experience in other areas suggests that senior residents are often interested in smaller-units, village-type settings, and/or housing arrangements where maintenance is provided.

In addition, Salisbury has the highest percentage of one-person households (33%) and the smallest household size (2.19 persons) in Connecticut. This may help explain why a number of people express an interest in varied residential options such as smaller houses, condominiums or rental apartments if such housing options were available in Salisbury.

If land parcels suitable for development for some of these housing options were within walking distance of the village centers, both merchants and seniors would benefit. As housing develops in our village centers other amenities such as playground areas, community gardens and pleasant congregating areas would follow. These areas could all be connected with walkways and promenades which would be easily negotiated and beautiful.

Goals for our village centers include:

- increased ease of pedestrian circulation, vehicular circulation and parking.
- incorporating more varied housing in the village centers, and
- improving the overall aesthetics.

STRATEGIES - Village Centers

- A. When planning for village centers, establish and maintain regular communication between the Planning and Zoning Commission, the Selectmen, Salisbury Affordable Housing Commission, the Scenic Roads Committee (Village Center Sub-Committee), property owners, merchants, and other groups.
- B. Consider delineating the village centers with “urban service boundaries” as described in the State of Connecticut Conservation and Development Policies Plan.

An urban service boundary is an officially adopted and mapped line that divides the community into lands to be developed and lands to be protected. Such a boundary can lead to programs that encourage appropriate development inside the boundary and enhance long-term ecological agricultural and natural lands outside the boundary.

- C. Consider establishing a “village district” (as authorized by CGS 8-2j) in the village centers of Salisbury, Lakeville, and Lime Rock.

Establishing “village districts” would provide for design review in the village center areas and help protect the distinctive character, landscape, and historic values of each of these unique areas.

- D. Consider developing a strategy for burying utility lines in the village centers.

CASE STUDY – Planning

Members of the Planning and Zoning Commission, the Salisbury Scenic Road Committee and the First Selectmen are developing a plan for improvements to Academy Street in Salisbury. The objectives are to make the entrance to the village, via Academy Street, more inviting and to provide more parking in the village center.

The results of two traffic studies of the Salisbury village center led to the conclusion that a one-way traffic loop would be inadvisable as it would put too much stress on the intersection of Library Street and Route 41. Thus, based on the results of these studies, Academy Street will continue to be a two-way street and will serve as the primary entrance to the village center of Salisbury.

Proposed improvements to the Academy Street entrance include:

- increased parking,
- techniques to calm traffic, (such as curbing bumps, surface changes), and
- additional sidewalks and crosswalks to encourage pedestrian activity.

Other issues being explored include:

- environmentally sensitive exterior lighting,
- improvements to the bike trail, and
- researching the possibility of burying the power lines.

CONCEPT STUDY –Village Principles

It is important that any development in our village centers happen in such a way that reinforces the overall goals of this Plan of Conservation and Development. Some of the key principles which should guide development and other activities in the village centers include:

Vibrancy / Uses – Villages should be expanded to contain more uses and activities and a variety of uses which all work together to create a vibrant, enticing, and multi-dimensional focal point. Street-level uses should attract people. Housing is an important part of village centers, whether in single-unit, multi-unit, or mixed use buildings (such as retail below with offices and/or apartments above). Housing should be available for singles, families and seniors at many different prices. Uses which do not enhance the village (such as highway garages or similar uses) should be relocated as opportunities arise.

Internal Connectivity – Internal connections and pathways for pedestrians, bicycles, and vehicles are important to the overall function and appearance of a village. To the extent possible, streets and adequate parking areas should interconnect to facilitate circulation and parking efficiency. Future pedestrian connections could include:

- sidewalks in all areas,
- secondary walkways within sites, and
- in Salisbury village, a pedestrian promenade linking Main Street with the Salisbury Winter Sports Association (SWSA) field.

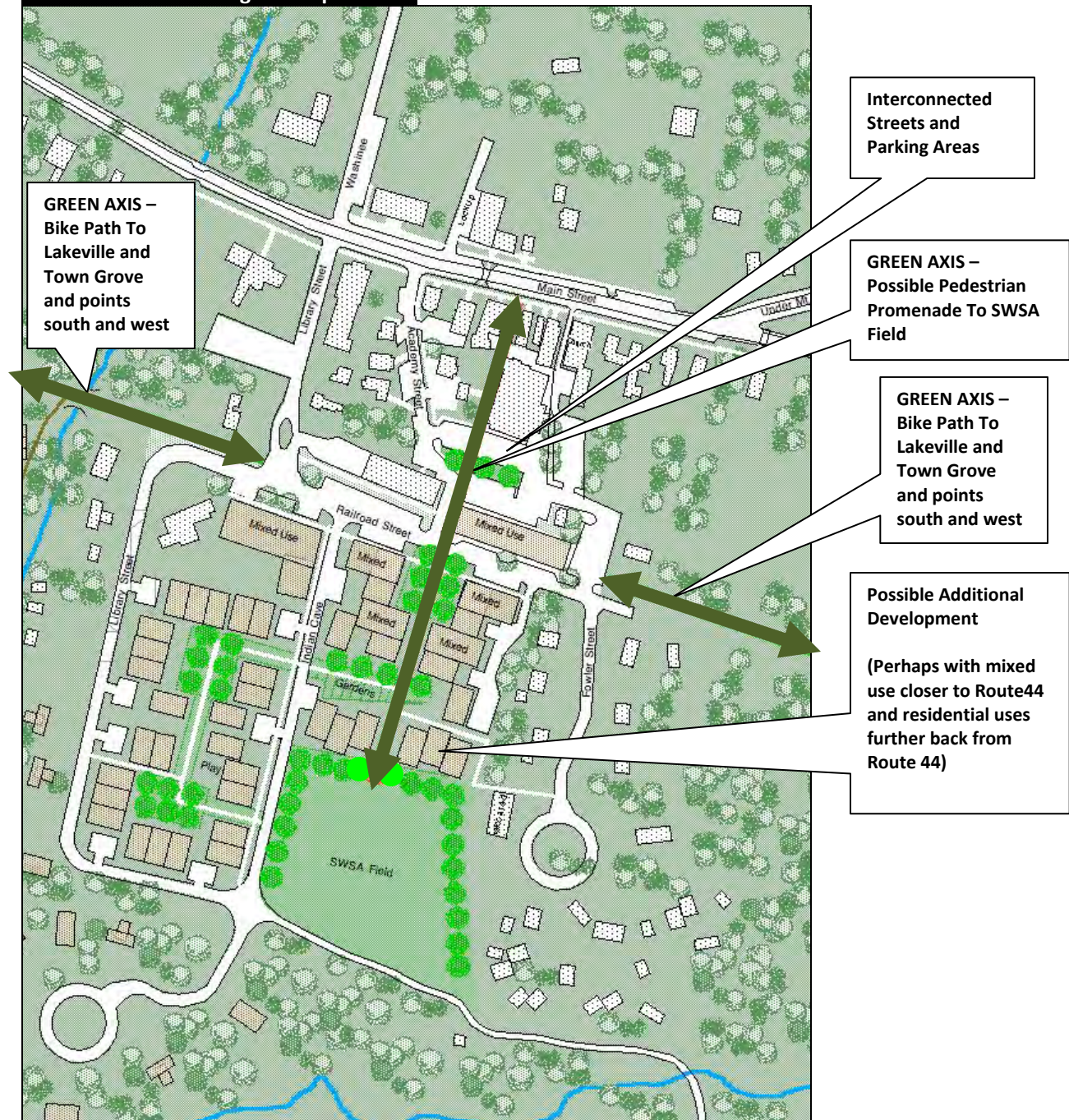
Exterior Connectivity – While state highways provide the most visible means of access to the village centers, other means of access should also be provided and enhanced. For example, the pedestrian/bike path connecting the villages of Salisbury and Lakeville could be extended to surroundings areas (such as the Town Grove).

Appropriate Design – Any new development in a village should be required to conform to the architectural character that presently exists in these areas, complement our historical villages, and retain the character which citizens are so fond of. Establishing “village districts” (per CGS 8-2j) would help preserve the character of these special places.

Investigation / Action – Approaches to enhancing the villages should be studied and then acted on expeditiously. If regulation changes are desirable (for parking requirements, building heights, or setbacks, for example), they should be implemented.

The illustration on the facing page depicts one possible example of how some of the above principles might be applied in Salisbury village.

CONCEPT STUDY –Village Principles



The above illustration depicts one possible example of how some of the principles on the facing page might be applied in Salisbury village.

Green Axes

Recommendations about establishing and extending trails ("green axes") are discussed on page 39 and page 40.

TASKS - Village Centers

1. Designate the village centers of Lakeville and Salisbury as CAC-20 District–Center Area Commercial.

This zoning designation would permit commercial uses in a manner that retains the historic quality and scale of the main street development. If appropriate, the regulations could be modified by adjusting density, lot-line setbacks and parking requirements.

2. Continue developing planning studies for Salisbury village.

Evaluate alternative ways to show pedestrian walkways, vehicular circulation, parking and landscape amenities. Consider the need for municipal parking in the downtown area. Show potential retail spaces and define the number of apartment units that could be added over the retail spaces. Encourage all new retail development to cluster around existing establishments. Seek creative ways to increase public participation in this process. Integrate recommendations from other groups.

3. Continue implementing the State Scenic Road Study for Routes 41 and 44 (1998) for improvements to the Lakeville village center traffic, parking and appearance and for pedestrian and bicycle safety.

4. Solicit schematic designs for the village centers.

Solicit architectural plans for the centers of Salisbury and Lakeville that will facilitate pedestrian and vehicular traffic circulation, encourage appropriate business venues for the historic centers and establish a variety of housing options in the village centers.

5. Explore potential uses of the old Lakeville Fire Station.

A use that contributes to the vitalization of Lakeville should be the goal.

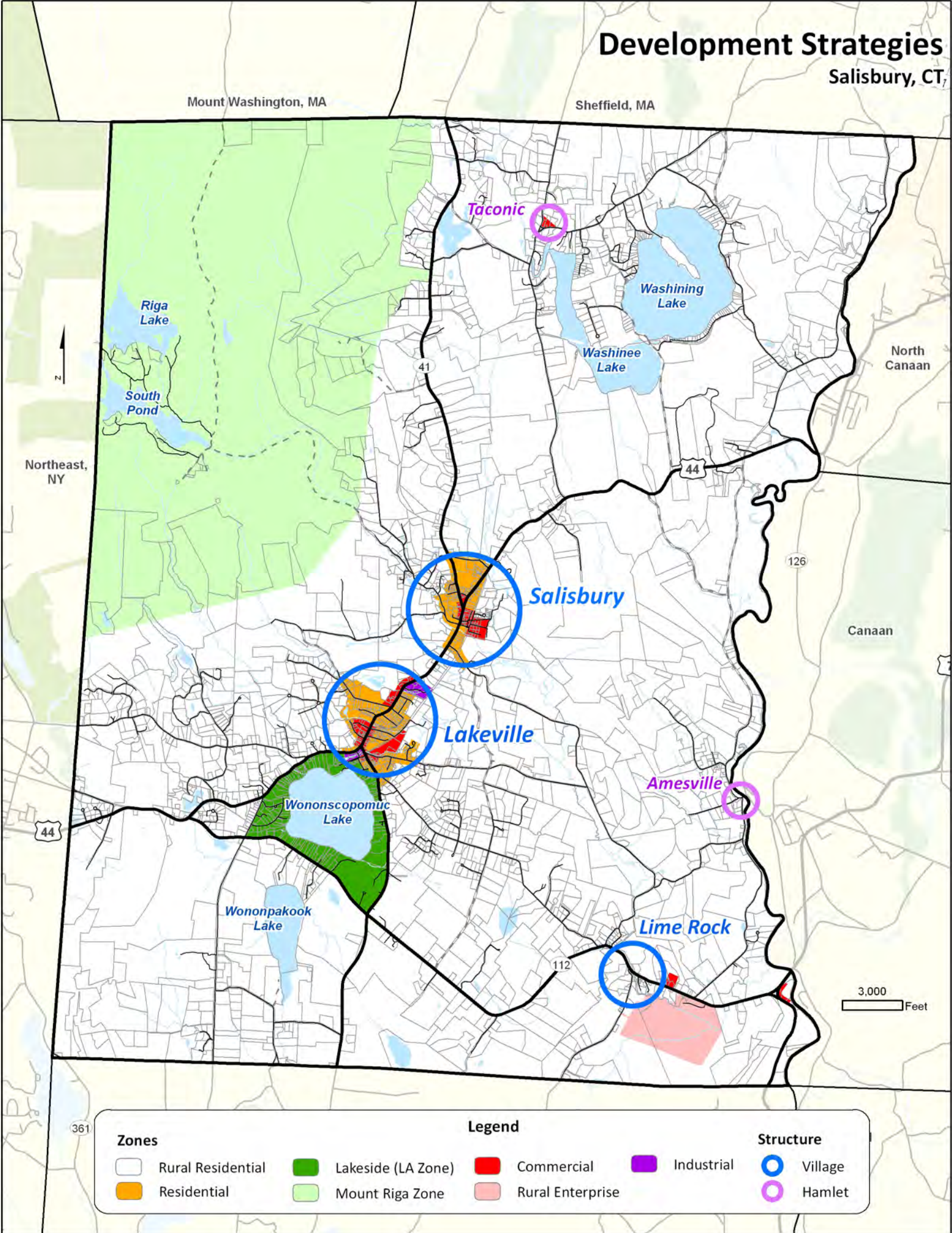
6. Evaluate the advisability of increased building height in the historic village centers.

7. Explore the establishment of public bathrooms in Salisbury village center and Lakeville village center.

8. Explore the possibility of zoning that might allow for additional small businesses in Lime Rock village center (restaurants, general store, boutiques, offices, etc.).

Development Strategies

Salisbury, CT



Zones

- | | |
|-------------------|--------------------|
| Rural Residential | Lakeside (LA Zone) |
| Residential | Mount Riga Zone |

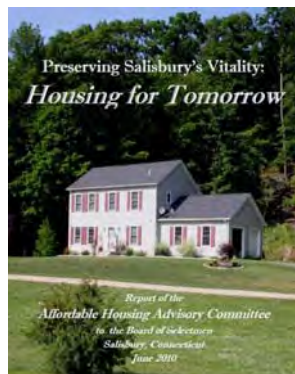
Legend

- | | |
|------------------|------------|
| Commercial | Industrial |
| Rural Enterprise | |

Structure

- | |
|---------|
| Village |
| Hamlet |

Report On Affordable Housing



Provide For Housing Options

Salisbury has many large single-family homes but few apartments, townhomes or multi-family houses. This limited range of housing choices limits the diversity of Salisbury residents. This is, and will continue to be, a challenge for the community.

Policies that encourage the development of affordable housing, workforce and senior citizen housing options will help to increase the diversity of families and individuals who live in Salisbury.

Salisbury has already done much work in this area. The Informal Task Force on Affordable Housing (2007) and the subsequent 18-month study completed by the Affordable Housing Advisory Committee (*Preserving Salisbury's Vitality: Housing for Tomorrow*, June 2010) recommended:

- increasing the number and range of housing units in Salisbury,
- encouraging the development of accessory apartments in existing structures,
- establishing cluster housing to preserve open space,
- endorsing the practice of mixed-use properties in the village centers (to provide for second-story apartments over existing businesses), and
- encouraging the conversion of existing buildings in the village centers into multi-unit housing.

Additional recommendations from this report call for changes in the Salisbury Zoning Regulations to support affordable housing.

Based on recommendations from this process about how to provide for ongoing attention to affordable housing, Salisbury also:

- established a permanent Affordable Housing Commission,
- created the Salisbury Affordable Housing Fund, and
- established the position of Affordable Housing Coordinator.

These accomplishments complement efforts by a number of organizations dedicated to housing, including the Salisbury Housing Trust, the Salisbury Housing Committee & Faith House Council, and Habitat for Humanity. There are also regional organizations dedicated to improving the range of available housing, such as the Northwestern Connecticut Regional Housing Council and HousingUs -- programs of the Berkshire Taconic Community Foundation.

STRATEGIES – Housing Options

- A. Collaborate with the Salisbury Affordable Housing Commission.

The Planning and Zoning Commission and the Salisbury Affordable Housing Commission should seek ways to increase communication and collaboration through joint meetings, designated liaisons, shared minutes, and other approaches.

- B. Consider developing Zoning Regulations to provide for Conservation Cluster Development.

Such developments preserve specific areas of open space while providing for higher-density housing. Conservation Cluster Development would focus on leaving the bulk (around 75%) of the area undeveloped and ensure that what is conserved is ecologically connected and resilient. Provisions can include reductions in dimensional standards, density bonuses, reduced road and driveway standards, and frontage requirements.

- C. Review Zoning Regulations for conflicts with the goal of providing for higher-density housing.

- D. Support and expand on-going efforts to increase public awareness of the positive impact a full range of housing options will provide to all Salisbury residents and of successful projects in other areas which are relevant to Salisbury.

- E. Support development of housing options where served by existing sewer lines.

- F. To provide for more varied housing options, promote more flexibility in developing strategies to deal with sewage, such as shared septic systems.

- G. Encourage “green” building practices such as energy efficiency, water efficiency, and other programs such as those sponsored by the U.S. Green Building Council and others.

Single Family Housing



Multi-Family Housing



Buildout Analysis

Salisbury should consider conducting a build-out analysis to understand the implications of growth in the community.

Performing a build-out analysis identifies the development capacity of the land based on current land use regulations and environmental constraints.

The build-out calculation estimates the amount of future development potential.

By graphically estimating the amount of future development potential, a community can decide whether it needs to make zoning changes to address potential over-development.

TASKS – Housing Options

1. Seek to provide for additional housing opportunities within the town of Salisbury, especially in village centers.

On apartment conversions in village centers, consider removing the requirement of owner occupancy of the principal residence when served by public sewer. Consider allowing for more than three apartments when a house is converted to multi-family use. Where deemed appropriate, consider adopting Incentive Housing Overlay Zone districts (as provided in CGS 8-13m et seq.).

2. To facilitate the development of affordable housing, consider eliminating any minimum-floor-area requirements.
3. Consider modifying or eliminating the “ratio limitation” for accessory dwelling units.

We should consider modifying or eliminating the current limits on accessory dwelling units which are:

- 40 percent of the area of the building if within the principal building and
- 60 percent of the area of the principal building if within an accessory building.

CASE STUDY – Implementation

The Planning and Zoning Commission undertook consideration of a number of recommendations provided by the Salisbury Affordable Housing Commission. On February 3, 2011, the following amendments to the Salisbury Zoning Regulations concerning affordable housing were passed:

- 714-Accessory Apartment,
- 714a-Apartment in Business Building,
- 715 – Bed and Breakfast,
- 716a-Conversion of Existing Residence to Multi-Family Dwelling, and
- 718.1-Affordable Multi-Family Housing.

SUPPORTING THE COMMUNITY WE WANT TO BE

4

Protect Our Water Supply

Strengthening our commitment to protect the watersheds and water supply lands in Salisbury is essential. There should be clear objectives, goals and public education for protecting these vital resources.

STRATEGIES –Water Supply

- A. Consider establishing an overlay district to protect sensitive water supply resources.

An overlay district is a zoning tool which would help ensure that the amount and type of development is consistent with water supply protection.

- B. Support recommendations in the State of Connecticut Conservation and Development Policies Plan by acquiring watershed lands as they become available.
- C. Provide education about the protection of aquifers and recharge areas.

TASKS –Water Supply

- 1. Identify, map, protect and preserve aquifer recharge areas.

Town Grove Beach



Lakefront Cabin



Manage Wastewater Discharge

Most areas of Salisbury rely on septic systems to treat and discharge wastewater. Since these areas generally contain large-lot residential development, this approach should be adequate provided these systems are properly maintained. Salisbury should continue to treat these areas as “sewer avoidance” areas and “septic management” areas including new shared septic systems and other innovative wastewater treatment technologies. Special approaches may be especially desirable in lake watershed areas in order to protect these important resources.

On the other hand, a sewer system is available to support development in the Salisbury and Lakeville village areas. An adequate sewer system will help support our village centers and greatly facilitate the development of alternative housing options for Salisbury. We must evaluate the current sewer system in terms of expanding residential capacity in the village centers and enhancing the protection of our water resources.

STRATEGIES – Wastewater Discharge

- A. Continue to treat the Rural Residential zoning districts in Salisbury as “sewer avoidance” areas and “septic management” areas.
- B. Consider means of enforcing proper maintenance of septic systems in lake watershed areas.
- C. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for expanded sewer services to defined contiguous areas in the village centers of Salisbury and Lakeville.
- D. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for new sewer services to the village center of Lime Rock.

Assess the potential and value of a community sewer in Lime Rock village center.

- E. Continue to separate stormwater drainage flows from sanitary sewer flows and support repairs to sewer lines to prevent infiltration of groundwater into the sewer system.

TASKS – Wastewater Discharge

- 1. Consider means of enforcing proper maintenance of septic systems, especially in lake watershed areas.
- 2. Investigate ways to construct an efficient sewer system to encompass the watershed of Lake Wononscopomuc.

Infrastructure Strategies

Salisbury, CT

Mount Washington, MA

Sheffield, MA

North Canaan

Canaan

Cornwall

Northeast, NY

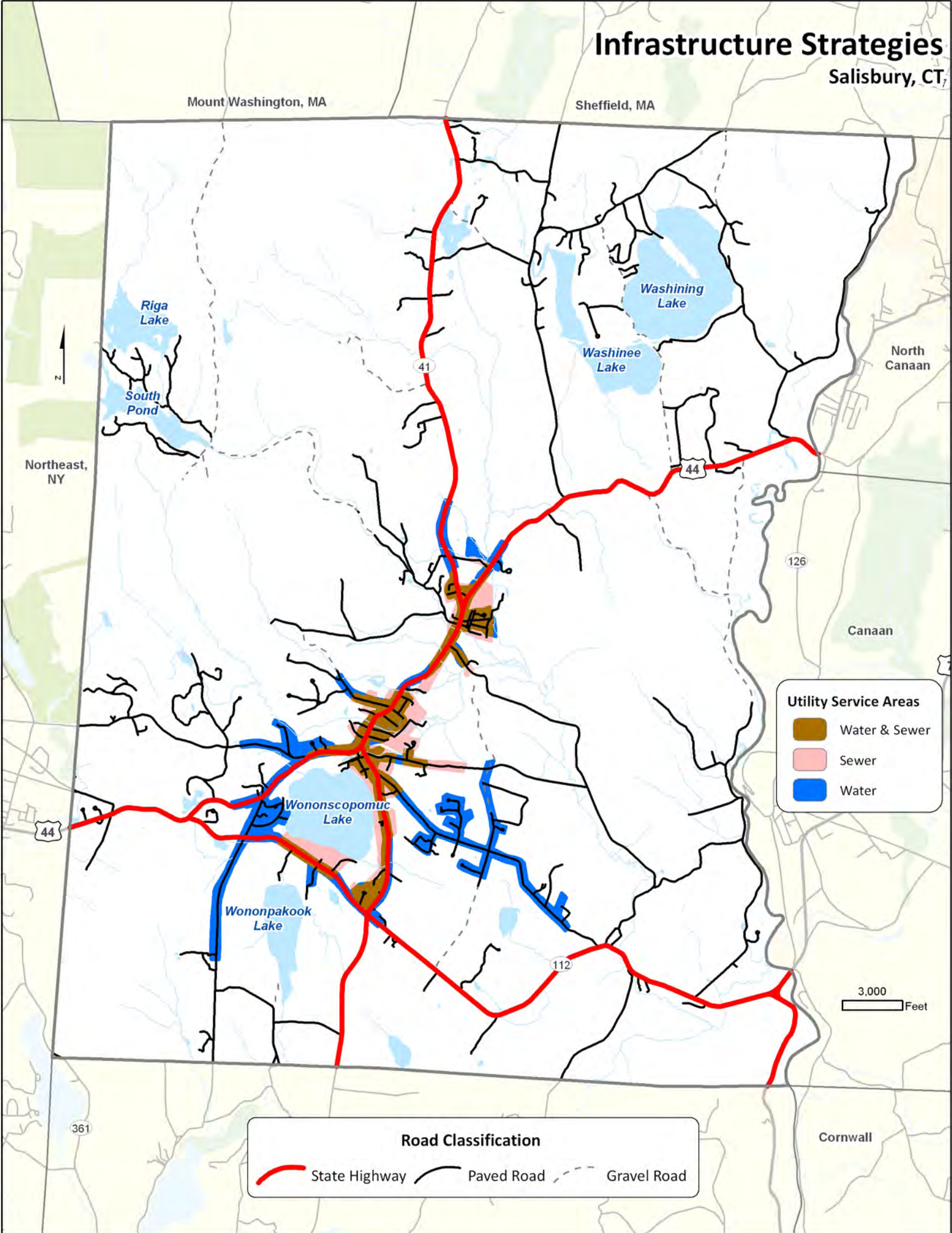
Utility Service Areas

- Water & Sewer
- Sewer
- Water

Road Classification

- State Highway
- Paved Road
- Gravel Road

3,000 Feet



Power Outages

Power outages have been a problem in the Northwest corner. This was particularly true in 2011.

A systematic review of the causes for these outages should be completed with the cooperation of Connecticut Light and Power. Improvement of the utility's restoration response is needed.

Outdoor Furnaces

Salisbury recently adopted regulations to allow outdoor wood-burning furnaces by Special Permit in certain zoning districts provided that potential air quality impacts are considered and addressed.

Support Energy and Communication Infrastructure

Salisbury's ability to participate in the global economy hinges on the development and maintenance of an appropriate infrastructure. We should establish policies which promote an efficient and environmentally sensitive infrastructure to support current and future needs for energy and communication.

The use of alternative energy should be encouraged where possible. Two recent examples are the bio-fuel heating plant currently under construction at the Hotchkiss School and a photo-voltaic system that is in use at the new firehouse. Other examples of alternative energy in Salisbury are geothermal heating and indoor wood-burning stoves.

Cell phone coverage is uneven in Salisbury due to the mountainous terrain and other factors. The cell phone tower at the Town garage serves the Salisbury village area well, but service in outlying areas is less reliable. Consideration should be given to strategies for improving cell phone coverage in Salisbury.

STRATEGIES – Energy and Communications

- A. Provide education to encourage the development of alternative energy sources.
- B. Support additional communications technology for the schools and Town Hall when requested.
- C. Consider developing a Special Permit process to regulate windmills of any size (recognizing that windmills larger than one megawatt are regulated by the Connecticut Siting Council).
- D. Consider developing regulations for ground-based solar panels.

TASKS – Energy and Communications

- 1. Consider encouraging or requiring new power lines to be placed underground.
- 2. Consider ways to place existing utility lines underground, especially in village center areas.

**Hotchkiss Fuel Heating Plant
Under Construction**



**Solar Panels On
An Agricultural Building**



Maintain An Adequate Roadway System

An adequate roadway system is important to Salisbury's residents and visitors.

A professional analysis of the town roads in Salisbury should be completed in order to have a comprehensive database of surface condition, drainage, culvert locations, sight-lines, and other aspects requiring maintenance or adjustment.

We should undertake efforts to designate more Town roads as scenic roads. We value our gravel roads and should retain them where appropriate.

Roads that have been discontinued should be identified and formally designated as abandoned.

Many of the Town's short-span bridges have been replaced or refurbished under the Town Bridge Improvement Program. These include bridges at Selleck Hill, Farnam Road and Salmon Kill Road. A project to rehabilitate the Amesville Bridge has been undertaken.

Maintaining the character of roadways in Salisbury is also important. The project to improve the intersection of Routes 41 and 44 in Lakeville has been planned and funded.

Gravel Roads

Gravel roads add immeasurably to the scenic quality and rural sense of place of Salisbury.

They also provide other benefits that may not be as readily appreciated. Gravel roads are pedestrian, equestrian, and bicycle "friendly" and, by slowing travel speeds, are wildlife "friendly" as well.

STRATEGIES – Roadways

- A. Continue to develop a long-term capital improvement program for road maintenance and bridge repair.
- B. Maintain gravel roads as an important element of Salisbury's overall road system.
- C. Whenever road improvements are undertaken, consider opportunities for traffic calming and providing for pedestrian, bicycle, and wildlife improvements.

TASKS – Roadways

- 1. Undertake a comprehensive analysis of the condition of Town roads.
- 2. Develop a complete and accurate road map of Salisbury distinguishing between public/private, active/discontinued/abandoned, and paved gravel.
- 3. Designate more Town roads as scenic roads using the listing in the Natural Resource Inventory report as a guide (see map on page 21 of this POCD).
- 4. Identify all discontinued roads and formally designate them as abandoned at a Town Meeting.
- 5. Consider seeking State Scenic Road designation for Route 112.

Provide For Pedestrians, Bicycles, and Wildlife

Salisbury should develop strategies to accommodate increased pedestrian and bicycle traffic throughout Salisbury and provide for wildlife passages. We should consider developing additional sidewalks, bicycle lanes and under-and-over-passes, as well as implementing speed-control measures and widening town roads to provide adequate shoulder space for pedestrians and safe crossings for wildlife.

STRATEGIES – Pedestrians & Bicycles

- A. Promote pedestrian improvements in the village centers of Salisbury, Lakeville, and Lime Rock.
- B. Encourage improvement of the bike path connection between Salisbury village center and Lakeville village center.
- C. Seek to establish bike path connections to other areas such as to Millerton, the Harlem Valley Rail Trail, and the Housatonic River Bike Path.
- D. Consider connecting the Town Grove to Salisbury village via the bike path.

TASKS – Pedestrians & Bicycles

- 1. Develop an overall plan for pedestrian and bicycle improvements.
- 2. Consider placing wildlife crossing warning signs, where appropriate.

Encourage Transit Service

Transit services are an important transportation consideration in Salisbury and the larger region and should be supported..

STRATEGIES – Transit Services

- A. Maintain senior transportation and dial-a-ride services.
- B. Encourage improvements in rail service and bus service in the region.

Manage Solid Waste

Recycling and reuse of waste resources is a contemporary mark of civic responsibility and excellence. Salisbury currently has one of the highest levels of recycling compliance in the State.

Modern waste-management practices have created a need for a more efficiently designed and expanded recycling facility. In order to accomplish this, two organizations have been established:

- the Salisbury-Sharon Resource Recovery Authority that will build and run the new Transfer Station on behalf of both towns, and
- the Transfer Station Building Committee (TSBC) which is charged with the task of building the new transfer station.

STRATEGIES – Solid Waste Management

- A. Encourage best practices in the development of our Transfer Station/Recycling Facility so that Salisbury can continue to be a leader in this area.
- B. At the new transfer station, develop a method for disposing of household hazardous waste that is available during all regular operating hours.
- C. Encourage composting on a community and household level.

TASKS – Solid Waste Management

1. Plan for the negotiation of a new municipal solid-waste contract at the end of the current five-year contract.

CASE STUDY – Implementation

In 2010, Salisbury began a composting-recycling initiative linking the Hotchkiss School and Salisbury School with Laurelbrook Farm in Canaan.

This program takes food waste from the two schools and recycles it into compost. The compost is then made available for use in landscaping initiatives by the town and the schools. This program is a model for self-sustaining, local recycling of resources.

The "Poland Report"



In 2009, Salisbury requested a review of land use procedures. The ensuing report, typically referred to as the "Poland Report", recommended improvements to the land use system in Salisbury.

Some findings from the report:

- Planning, zoning, and the administration of the land use system is a complex system.
- The complexity of the system creates challenges for communities of all sizes.
- Based on Salisbury's [attractive attributes], the many challenges within the land use system are far greater and more complex than that of small rural communities of similar size. The unique circumstances of Salisbury have created far more complex challenges than the existing land use system is designed to handle.

Improve Administrative Capacity

It is apparent that the complexity of issues facing the Town, and most specifically the land-use management of the Town, are increasing. If Salisbury is to be successful at accomplishing its goals, changes in our approach need to be considered.

STRATEGIES – Administrative Capacity

- A. Consider revising the structure of the Planning and Zoning Commission.

The tasks of planning and zoning are time-consuming and complex. Often the immediate concerns of individual applications preclude the long-range planning that could simplify and clarify land-use practices in Salisbury.

Increasing the number of elected Commissioners from five to seven would provide for a broader range of expertise to address these issues. Consider election of alternates rather than appointment. Finally, consideration should be given to the costs and benefits of dividing the Planning and Zoning Commission into two distinct bodies.

- B. Consider creating a separate Inland Wetlands Agency (IWA).

Given the rich diversity of wetlands in Salisbury, and the importance of wetland stewardship, Salisbury could be better served if a separate IWA was created. This would allow the Conservation Commission to focus on issues of preservation and stewardship which are distinct when contrasted with the regulatory authority vested in IWAs.

Studies conducted by the Connecticut Council on Environmental Quality (2008) and the Connecticut Association of Conservation and Inland Wetlands Commissions (2002) support the heightened effectiveness of wetland protection when IWAs are administrated separately from Planning and Zoning Commissions and the Conservation Commissions.

C. Consider creating an Economic Development Commission (EDC).

The full-time working residents of Salisbury are currently loosely organized into many small groups. This structure makes it difficult to identify and address concerns which may be common to all. An Economic Development Commission could provide an over-arching structure where the economic health of the community could be discussed.

The EDC could address issues such as:

- *Identify suitable locations in Town where food processing, such as a commercial kitchen for use by local farmers might be appropriate.*
- *Assess and promote local forms of food production. Consider developing hydroponics, community gardens and green houses.*
- *Discuss ways to support business incubation options and enhanced technology to promote internet businesses.*
- *Evaluate ways that the visual arts, performing arts and other cultural activities could enhance the overall quality of life in the Town, and stimulate the local economy.*
- *Provide a regular venue for local artists to display their works in public buildings such as the Town Hall, the Library and the Grove Senior Center.*
- *Investigate opportunities to acquire State funding for development of "business clusters" appropriate for Salisbury.*

D. Consider a dedicated Land-Use Planner.

As recommended in the "Poland Report", Salisbury should consider an arrangement whereby it would have a dedicated land-use planner. Presently the Town spends a considerable amount of money on various consulting planners. The downside of this arrangement is that no single person considers him- or herself Salisbury's planner, rather, Salisbury is one of a number of clients.

Interactions among the P&Z Commission, the Selectmen, and various committees of the Town would be enhanced by having a single planner. This would avoid costly and confusing duplication of efforts as well as greatly improving overall planning for the Town.

E. Continue to update regulations and ordinances.

Review Zoning Regulations and Town Ordinances to ensure that they align as much as possible with the goals of the POCD. Review the zoning map and the boundaries of zoning districts to ensure they align as much as possible with the goals of the POCD.

F. Consider additional strategies for enforcing regulations.

Consider enforcement and penalties for zoning violations.

Business Cluster

"Business clusters" are an economic development concept which is based on encouraging businesses which do similar or compatible things.

As stated on the "Connecticut Industry Clusters" web page:

A cluster is defined as a concentration of companies and industries in a geographic region, which are interconnected by the markets they serve, and the products they produce, as well as the suppliers, trade associations and educational institutions.

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IMPLEMENTATION

5

Implementation Overview

Implementation is the main purpose of the planning process. While identification of desirable strategies is important, that effort will only bear fruit if tasks or actions are implemented to make it happen. It is intended that this Plan of Conservation and Development be a working document geared towards implementation.

It is expressly intended that this Plan of Conservation and Development be used and updated on a regular basis by:

- Assessing how implementation is proceeding,
- Adding new tasks or actions that will help accomplish the overall strategic goals,
- Refining tasks or actions already under way in order to enhance their implementation or improve their effectiveness,
- Deleting tasks or actions completed satisfactorily, and
- Adding or deleting tasks or actions as the Plan is amended from time to time.

This process is intended to cultivate a “culture of planning” within Salisbury where the overall strategies are periodically reviewed and the supporting tasks and policies are regularly revised to respond to changing conditions. This approach will help the Plan (and Plan strategies) be relevant over a long timeframe.

It is understood that implementation of the Plan will be a gradual and continual process. While some recommendations should (and will) be carried out in a relatively short period of time, others may be long-term in nature. Further, since some recommendations will involve additional study or a commitment of fiscal resources, their implementation will take place over several years or occur in stages.

The Planning and Zoning Commission has the primary responsibility of coordinating implementation of the Plan’s recommendations. Of course, some recommendations will require the cooperation of, and actions by, other local boards and commissions. However, if the Plan is to be successfully realized, it must serve as a guide to all residents, businesses, and individuals interested in the orderly growth of Salisbury.

STRATEGIES – Plan Implementation

A. Establish a Plan Implementation Committee.

Some communities establish a Plan Implementation Committee to promote and coordinate implementation of the Plan's recommendations. Such a committee can include representatives of different boards and commissions or be a sub-set of the Planning and Zoning Commission.

B. Refer to the Plan of Conservation & Development when reviewing applications.

Referring to the Plan of Conservation & Development when making decisions can help accomplish the goals of the Plan. All discretionary approvals should be evaluated relative to Plan recommendations.

C. Continue to update the Zoning Regulations and the Subdivision Regulations.

As recommended in the "Poland Report", the Zoning Regulations and the Subdivision Regulations are important tools to implement the recommendations of the Plan provided they are updated to reflect the Plan's recommendations.

D. Use the Plan of Conservation & Development to help guide Town budgeting.

How Town funds are allocated can facilitate or frustrate implementation of the Plan of Conservation & Development. The Planning and Zoning Commission should encourage Plan recommendations be considered during formulation of the Town's Operating Budget and Capital Budget.

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning and Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting.

E. Coordinate and cooperate with non-Town organizations during implementation.

Regional and inter-town cooperation and coordination should continue to be encouraged since it will help implement the recommendations of the Plan and could save time and/or money. Past efforts have shown that benefits can accrue from such efforts and these should be continued.

Local boards and agencies can also benefit from coordination and cooperation. Some communities have annual events where all boards and commissions get together to discuss issues of common interest. In some, local boards and commissions make brief presentations on their work efforts so that opportunities for coordination and cooperation can be explored. Such a program might be of interest in Salisbury also.

Implementation Tables

The implementation tables on the following pages can be used by a Plan Implementation Committee, the Planning and Zoning Commission and other boards and commissions to implement the Plan.

In addition, it is envisioned that the Plan Implementation Committee will update these implementation tables on a regular basis to ensure that they reflect the most current thinking about desirable actions and programs for Salisbury.

Legend For Implementation Tables

The following codes are used to identify some of the organizations expected to participate in implementation as leaders or partners:

Code	Description	Code	Description
AHC	Affordable Housing Committee	PZC	Planning and Zoning Commission
BOE	Board of Education	R1SD	Region One School District
BR	Business Representatives	RC	Recreation Commission
BOF	Board of Finance	Res.	Salisbury Residents
BOS	Board of Selectmen	SA	Salisbury Association
CWC	Conservation / Wetlands Comm.	SSA	Social Service Agencies
FS	First Selectman	SSC	Senior Services Commission
HDC	Historic District Commission	TAHD	Torrington Area Health District
HRC	Housatonic River Commission	Town	Town Departments / Staff
Other	Other Boards, Agencies, or Persons	VFD	Volunteer Fire Department
PIC	Plan Implementation Committee	WPCA	Water Pollution Control Authority
PFC	Parks & Forest Commission	ZBA	Zoning Board of Appeals

In addition, the following codes are used to give some sense of the perceived importance of Plan recommendations:

Code	Description
1	Implementation is critical to implementing the Plan
2	Implementation is very important to implementing the Plan
3	Implementation is important to implementing the Plan

In the following tables, the recommended leader and up to two partners (such as municipal agencies) have been identified. There are likely to be many other partners to assist with implementation, including Salisbury residents, non-profit agencies, private organizations, and State and Federal agencies.

All contributions to implementation are welcome!

Things We Want To Protect

Preserve Natural Resources

Strategies	Leader	Partner	Priority / Status
A. Minimize or avoid wetland disturbance and filling.	CWC		1
B. Protect floodplains from development and inappropriate uses.	PZC	CWC ZBA	1
C. Preserve rocky talus slopes and outcrops.	PZC	CWC	1
D. Preserve vernal pools and associated upland habitat.	CWC	PZC	1
E. Maintain ecological connectivity between upland and wetland habitats.	PZC	CWC	1
F. Protect wildlife corridors.	PZC	CWC	2
G. Protect groundwater resources.	CWC	PZC TAHD	1
H. Minimize stressors that degrade rivers, streams, and wetlands.	CWC	PZC HRC	2
I. Encourage the use of native plants.	PZC	CWC	1
J. Encourage wetland and riparian (riverside and lakeshore) restoration.	CWC	PZC	2
K. Work with other organizations to protect important resources.	Town	CWC HDC	2
L. Encourage air quality monitoring in Salisbury.	CWC	TAHD	3
M. Develop strategies to educate decision makers and the public and increase ecological literacy.	CWC	PZC	2
N. Increase the database of ecological information.	Town	CWC	1
O. Continue to educate the public about control of invasive and over-abundant species, such as invasive landscape plants that colonize woodlands and zebra mussels which have spread to Twin Lakes and to the Great Falls area of the Housatonic River.	CWC	PZC	2
P. Inform potential applicants regarding required environmental studies.	PZC	CWC	2
Q. Use third party reviews when beneficial.	PZC	CWC	1

Things We Want To Protect (cont.)

Preserve Natural Resources (continued)

Tasks	Leader	Partner	Priority / Status
1. Consider adopting regulations to encourage the implementation of LID storm water management.	PZC	CWC	1
2. Consider adopting regulations that prohibit the use of non-native plants in ecologically sensitive areas.	PZC	CWC	1
3. Consider protective measures for ridgelines and steep slopes.	PZC	CWC	1
4. Inventory, assess and map vernal pools.	CWC	PZC	1
5. Continue to evaluate groundwater resources and the capacity of aquifer areas.	PZC	CWC	2
6. Establish a local wildlife management program.	CWC	PZC	2
7. Establish programs to encourage voluntary wetland and stream-bank restoration and stabilization.	CWC	PZC	2
8. Consider methods of managing the deer population.	Town		3
9. Consider developing an air quality monitoring station in Salisbury.	Town		3
10. Increase ecological literacy among land-use decision makers and the public.	CWC	PZC	2
11. Consider expanding and updating the Natural Resources Inventory in order to increase the availability of ecological information as part of the permitting process.	CWC	Town	1
12. Consider establishing and periodically updating standards for collection of natural resource data.	CWC	PZC	2
13. File reports of Salisbury's Inland Wetlands Authority decisions with the Connecticut Department of Energy and Environmental Protection (DEEP).	CWC		1
14. Encourage communication between the Conservation Commission and the Planning and Zoning Commission.	PZC	CWC	1

Things We Want To Protect (cont.)

Preserve Working Landscapes

Strategies	Leader	Partner	Priority / Status
A. Continue to support farming in Salisbury.	Town		1
B. Establish a Regional Agricultural Commission.	Town		2
C. Promote working landscapes as a method of natural resource conservation.	Town	PZC	1
D. Consider developing zoning regulations to allow a variety of alternative operations on farm land to help keep farming economically viable.	PZC		1
E. Continue the PA 490 program and consider enhancing these financial incentives.	Town		1
F. Investigate the possibility of encouraging primary or secondary processing of farm products or other farm-related businesses in Salisbury.	Town		1
G. Consider developing a designation of Recreational Lands as a category for local protection.	Town		2
H. Consider developing a Farming Friend to Wildlife designation to acknowledge the contributions farming makes to preserving critical habitats.	Town		2

Tasks	Leader	Partner	Priority / Status
1. Consider adopting a "right to farm" ordinance.	Town		1
2. Promote local agriculture on the Salisbury Town website.	Town		2
3. Link to the CT FarmMatch site to connect landowners with potential farmers.	Town		1
4. Request identification of locally important farmland soils through U.S. Department of Agriculture's Natural Resources Conservation Service (USDA-NRCS).	Town		2
5. Designate a fund for farmland preservation and have a method of funding.	Town		1
6. Encourage collaborations between local farms and businesses or schools.	Town		In Process

Things We Want To Protect (cont.)

Preserve Community Character

Strategies	Leader	Partner	Priority / Status
A. Continue to preserve and enhance the physical character of Salisbury.	Town		In Process
B. Explore the potential of developing a Town recreation area for Twin Lakes.	Town		3
C. Explore the potential for the use of State lands on Lake Wononscopomuc for the public.	Town		2
D. Promote a "dark-skies" approach to land-use and development.	PZC		1
E. Continue to support and enhance the social fabric of Salisbury.	Town		In Process
F. Strive to be inclusive in civic affairs.	Town		1
G. Increase Town support for community services.	Town		1
H. Provide for increased childcare options for working families in Salisbury.	Town	BOE	2
I. Support excellence in education.	Town	BOE R1SD	In Process
J. Provide and disseminate a response plan for the community.	Town		1

Tasks	Leader	Partner	Priority / Status
1. Consider adopting regulations to promote a "dark skies" approach to land-use and development.	PZC		1
2. Prepare a detailed emergency plan for the Town, including public buildings, safe havens, search and rescue services, and communication strategies.	Town		1
3. Evaluate the use of school facilities for community purposes.	Town	BOE	2

How We Want To Guide Development

Enhance Village Centers

Strategies	Leader	Partner	Priority / Status
A. When planning for village centers, establish and maintain regular communication between the Planning and Zoning Commission, the Selectmen, Salisbury Affordable Housing Commission, the Scenic Roads Committee (Village Center Sub-Committee), property owners, merchants, and other groups.	PZC	Town	In Process
B. Consider delineating the village centers with “urban service boundaries” as described in the State of Connecticut Conservation and Development Policies Plan.	PZC	Town	2
C. Consider establishing a “village district” (as authorized by CGS 8-2j) in the village centers of Salisbury, Lakeville, and Lime Rock.	PZC	Town	1
D. Consider developing a strategy for burying utility lines in the village centers.	Town		3

Tasks	Leader	Partner	Priority / Status
1. Designate the village centers of Lakeville and Salisbury as CAC-20 District–Center Area Commercial.	PZC		2
2. Refine concept studies for Salisbury village.	PZC	Town	In Process
3. Continue implementing the State Scenic Road Study for Routes 41 and 44 (1998) for improvements to the Lakeville village center traffic, parking and appearance and for pedestrian and bicycle safety.	Town		2
4. Solicit schematic designs for the village centers.	PZC	Town	3
5. Explore potential uses of the old Lakeville Fire Station.	Town	PZC	1
6. Evaluate the advisability of increased building height in the historic village centers.	PZC		3
7. Explore the establishment of public bathrooms in Salisbury village center and Lakeville village center.	Town	TAHD	2
8. Explore the possibility of zoning that might allow for additional small businesses in Lime Rock village center (restaurants, general store, boutiques, offices, etc.).	PZC		3

How We Want To Guide Development (cont.)

Provide For Housing Options

Strategies	Leader	Partner	Priority / Status
A. Collaborate with the Salisbury Affordable Housing Commission.	Town		In Process
B. Consider developing Zoning Regulations to provide for Conservation Cluster Development.	PZC		1
C. Review Zoning Regulations for conflicts with the goal of providing for higher-density housing.	PZC		In Process
D. Support and expand on-going efforts to increase public awareness of the positive impact a full range of housing options will provide to all Salisbury residents and of successful projects in other areas which are relevant to Salisbury.	AHC	PZC	In Process
E. Support development of housing options where served by existing sewer lines.	PZC	WPCA TAHD	2
F. To provide for more varied housing options, promote more flexibility in developing strategies to deal with sewage, such as shared septic systems.	PZC	WPCA TAHD	2
G. Encourage "green" building practices such as energy efficiency, water efficiency, and other programs such as those sponsored by the U.S. Green Building Council and others.	PZC		3

Tasks	Leader	Partner	Priority / Status
1. Seek to provide for additional housing opportunities within the town of Salisbury, especially in village centers..	AHC	PZC	1
2. To facilitate affordable housing consider eliminating any minimum-floor-area requirements.	PZC	AHC	1
3. Consider modifying or eliminating the "ratio limitation" for accessory dwelling units.	PZC		1

Supporting The Community We Want To Be

Protect Our Water Supply

Strategies	Leader	Partner	Priority / Status
A. Consider establishing an overlay district to protect sensitive water supply resources.	Town		2
B. Support recommendations in the Conservation and Development Policies Plan by acquiring watershed lands as they become available.	Town		2
C. Provide education about the protection of aquifers and recharge areas.	CWC		2

Tasks	Leader	Partner	Priority / Status
1. Identify, map, protect and preserve aquifer recharge areas.	CWC	PZC	1

Supporting The Community We Want To Be (cont.)

Manage Wastewater Discharge

Strategies	Leader	Partner	Priority / Status
A. Continue to treat the Rural Residential zoning districts in Salisbury as “sewer avoidance” areas and “septic management” areas.	WPCA	PZC	1
B. Consider means of enforcing proper maintenance of septic systems in lake watershed areas.	WPCA	PZC	2
C. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for expanded sewer services to defined contiguous areas in the village centers of Salisbury and Lakeville.	WPCA	PZC	2
D. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for new sewer services to the village center of Lime Rock.	WPCA	PZC	1
E. Continue to separate stormwater drainage flows from sanitary sewer flows and support repairs to sewer lines to prevent infiltration of groundwater into the sewer system.	WPCA	PZC	1

Tasks	Leader	Partner	Priority / Status
1. Consider means of enforcing maintenance of septic systems, especially in lake watershed areas.	PZC	WPCA	1
2. Investigate ways to construct an efficient sewer system to encompass the watershed of Lake Wononscopomuc.	PZC	WPCA	1

Supporting The Community We Want To Be (cont.)

Support Energy and Communication Infrastructure

Strategies	Leader	Partner	Priority / Status
A. Provide education to encourage the development of alternative energy sources.	CWC		2
B. Support additional communications technology for the schools and Town Hall when requested.	Town	BOE	2
C. Consider developing a Special Permit process to regulate windmills of any size (recognizing that windmills larger than one megawatt are regulated by the Connecticut Siting Council).	PZC	Town	1
D. Consider developing regulations for ground-based solar panels.	PZC		3

Tasks	Leader	Partner	Priority / Status
1. Consider encouraging or requiring new power lines to be placed underground.	PZC		1
2. Consider ways to place existing utility lines underground, especially in village center areas.	Town	PZC	2

Supporting The Community We Want To Be (cont.)

Maintain An Adequate Roadway System

Strategies	Leader	Partner	Priority / Status
A. Continue to develop a long-term capital improvement program for road maintenance and bridge repair.	Town		2
B. Maintain gravel roads as an important element of Salisbury's overall road system.	Town		2
C. Whenever road improvements are undertaken, consider opportunities for traffic calming and providing for pedestrian, bicycle, and wildlife improvements.			1

Tasks	Leader	Partner	Priority / Status
1. Undertake a comprehensive analysis of the condition of Town roads.	Town		In Process
2. Develop a complete and accurate road map of Salisbury distinguishing between public/private, active/discontinued/abandoned, and paved gravel.	Town	PZC	In Process
3. Designate more Town roads as scenic roads using the listing in the Natural Resource Inventory report as a guide (see map on page 21 of this POCD).	Town		1
4. Identify all discontinued roads and formally designate them as at a Town Meeting.	Town	PZC	1
5. Consider seeking State Scenic Road designation for Route 112.	Town		3

Supporting The Community We Want To Be (cont.)

Provide For Pedestrians, Bicycles, And Wildlife

Strategies	Leader	Partner	Priority / Status
A. Promote pedestrian improvements in the village centers of Salisbury, Lakeville, and Lime Rock.	Town	PZC	1
B. Encourage improvement of the bike path connection between Salisbury village center and Lakeville village center.	Town		1
C. Seek to establish bike path connections to other areas such as to Millerton, the Harlem Valley Rail Trail, and the Housatonic River Bike Path.	Town		2
D. Consider connecting the Town Grove to Salisbury village via the bike path.	Town		1

Tasks	Leader	Partner	Priority / Status
1. Develop an overall plan for pedestrian and bicycle improvements.	PZC	Town	1
2. Consider placing wildlife crossing warning signs, where appropriate.	PZC	Town	1

Supporting The Community We Want To Be (cont.)

Encourage Transit Service

Strategies	Leader	Partner	Priority / Status
A. Maintain senior transportation and dial-a-ride services.	Town		1
B. Encourage improvements in rail service and bus service in the region.	Town		2

Supporting The Community We Want To Be (cont.)

Manage Solid Waste

Strategies	Leader	Partner	Priority / Status
A. Encourage best practices in the development of our Transfer Station/Recycling Facility so that Salisbury can continue to be a leader in this area.	Town		In Process
B. At the new transfer station, develop a method for disposing of household hazardous waste that is available during all regular operating hours.	Town		2
C. Encourage composting on a community and household level.	Town		3

Tasks	Leader	Partner	Priority / Status
1. Plan for the negotiation of a new municipal solid-waste contract at the end of the current five-year contract.	Town		2

Supporting The Community We Want To Be (cont.)

Improve Administrative Capacity

Strategies	Leader	Partner	Priority / Status
A. Consider revising the structure of the Planning and Zoning Commission.	PZC	Town	2
B. Consider creating a separate Inland Wetlands Agency (IWA).	Town	CWC	2
C. Consider creating an Economic Development Commission (EDC).	Town		1
D. Consider a dedicated Land-Use Planner.	Town	PZC	1
E. Continue to update regulations and ordinances.	Town	PZC	In Process
F. Consider additional strategies for enforcing regulations.	Town	PZC	2

Implementation

Implement The Plan

Strategies		Leader	Partner	Priority / Status
A.	Establish A Plan Implementation Committee within the Town of Salisbury.	PZC	Town	1
B.	Refer to the Plan of Conservation & Development when reviewing applications.	PZC		1
C.	Continue to update the Zoning Regulations and the Subdivision Regulations.	PZC		In Process
D.	Use the Plan of Conservation & Development to help guide Town budgeting.	Town	BOS BOF	2
E.	Coordinate and cooperate with non-Town organizations during implementation.	PZC	Town	2

CONCLUSION

6

The Plan of Conservation & Development has been developed to prepare the Town of Salisbury for the challenges that it will face during the next decade and beyond.

Yet, the most important part of the planning process remains to be done. Once adopted, the Plan must be implemented in order for its strategies to be put into action and its vision fulfilled.

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

During implementation, some goals may be achieved quickly, some goals will be achieved incrementally as time and money allow and the premise behind others will undoubtedly change, calling recommendations into question. Such situations are to be welcomed since they will mean that the Plan is being used.

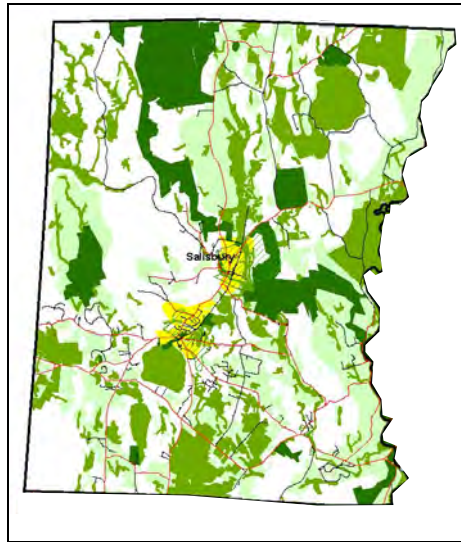
The Plan of Conservation and Development is not static but a living document that is meant to be referenced, challenged and if changing circumstances warrant, amended to keep in tune with the goals and vision of the community. If Salisbury is successful in implementing this Plan, the character of the community will be preserved and enhanced, making it an attractive place to work, shop, play, and live.

Consistency With State and Regional Plans

The recommendations of this Plan of Conservation and Development are considered to be consistent with both the State Plan of Conservation and Development and the Regional Plan of Conservation and Development.

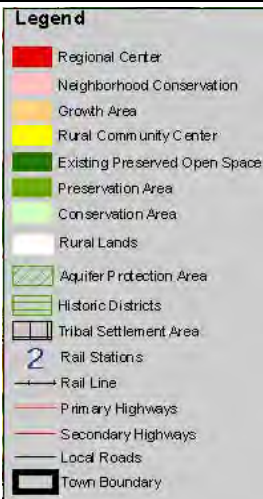
While the terminologies used are different, all three plans focus on the preservation of important resources and the enhancement of village areas in Salisbury. In addition, the Plans suggest that development occur in harmony with natural resource constraints in order to preserve and conserve important resources.

State Plan



NWCOG Plan

No Map Available



**NORTHWESTERN CT COUNCIL OF GOVERNMENTS
PLAN OF CONSERVATION AND DEVELOPMENT**



NORTHWESTERN CT COUNCIL OF GOVERNMENTS
JANUARY 2009

Consistency With Growth Principles

In accordance with Section 8-23 of the Connecticut General Statutes, 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 Salisbury does not contain a “regional center”, the Plan promotes development and revitalization in the village centers of Salisbury and Lakeville. These areas contain mixed uses and existing infrastructure (water and sewer service) to support this growth.

Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.

The Town of Salisbury recently completed an Affordable Housing report and the recommendations of that report have been incorporated into the Plan of Conservation and Development. In particular, the Plan promotes the following policies:

- Providing for greater diversity in the Town’s housing options, and
- Allowing mixed-use developments in village areas to provide opportunities for additional housing diversity.

Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.

While Salisbury does not contain any major transportation nodes, the Plan of Conservation and Development recommends additional mixed-use development in village areas of Salisbury and Lakeville (nodes).

Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.

The Plan of Conservation and Development contains many strategies and tasks related to:

- protecting natural resources,
- preserving open space,
- providing for the continuation of farming and other working lands, and
- protecting historic resources, and scenic views.

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

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 (both surface and ground), preserve floodplain areas, preserve sensitive hillsides, 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.

GLOSSARY

Affordable Housing Advisory Committee – A sixteen member committee which met from the fall of 2008 to the spring of 2010 to address issues concerning affordable housing in Salisbury. The document, "*Preserving Salisbury's Vitality: Housing for Tomorrow*" presents their findings and recommendations.

Biomass Facility – New energy production facility, currently in construction at Hotchkiss School.

CGS - Connecticut General Statutes

Connecticut DEEP – State of Connecticut, Department of Energy and Environmental Protection

IWA – Inland Wetlands Agency – The regulatory agency in Salisbury for wetlands.

Lake Wononpakook – Also referred to locally as Long Pond.

Lake Wononscopomuc – Also referred to locally as Lakeville Lake.

Northwestern Connecticut Regional Housing Council – A multi-town committee established by the Northwestern Connecticut Council of Government's for addressing affordable housing in the region.

NRI – Natural Resources Inventory – A document compiled by Salisbury residents in 2009 to identify natural resources in the community.

NWCCOG – Northwestern Connecticut Council of Governments

POCD - Plan of Conservation and Development – A long-range strategic plan for a community as required by CGS Section 8-23. An up-to-date POCD may be a requirement for a Town to be eligible for certain state and federal grants.

Poland Report – A Report on Land Use - Administrative Procedures Review completed by Don Poland, Connecticut Planning and Development for the Town of Salisbury, February 9th, 2010.

Riga Lake – Also referred to locally as North Pond.

SAHC – Salisbury Affordable Housing Commission: The coordinating group for addressing affordable housing in Salisbury. This Commission was established in 2010.

Salisbury Housing Committee and Faith House Council – A group which provides low and very low-income rental housing for Salisbury residents.

Salisbury Housing Trust – This group provides affordable housing for families of moderate income who live in Salisbury.

Salisbury Conservation Commission – This group currently includes the Inland Wetlands Agency.

SSRC – Salisbury Scenic Roads Committee – Overseer of State Scenic Road Study for Salisbury

SSRRA – Salisbury-Sharon Resource Recovery Authority – This group is the legal authority governing the development of the new waste management facility for the municipalities of Salisbury and Sharon.

SWSA – Salisbury Winter Sports Association

TRAC – Transfer (station) Recycling Advisory Committee – This group oversees the operations of the joint transfer station which serves Salisbury and Sharon.

TSBC - Transfer Station Building Committee – This group was established in 2011 to oversee the building of the new Salisbury-Sharon Resource Recovery Center.

Urban Service Boundary – Described by State of Connecticut Conservation and Development Policies Plan as a line that divides land for higher density development from lower density development.

USDA NRCS – United States Department of Agricultural Resources Conservation Services

Washinee Lake – Also referred to locally as West Twin Lake.

Washing Lake – Also referred to locally as East Twin Lake.

WPCA – Water Pollution Control Authority

ACKNOWLEDGMENTS

The Salisbury 2012 Plan of Conservation and Development was prepared by the Planning and Zoning Commission with technical assistance from Planimetrics, a planning consulting firm. The planning process occurred during a one-year period from June 2011 to June 2012.

Salisbury Town documents referenced in the development of this POCD included:

- *Town Plan of Conservation and Development for Salisbury, 1999,*
- *Natural Resources Inventory, 2009,*
- *Land Use Administrative Procedures Review, December 2009.*
- *Preserving Salisbury's Vitality, Housing for Tomorrow, June 2010.*

Planning and Zoning Commission

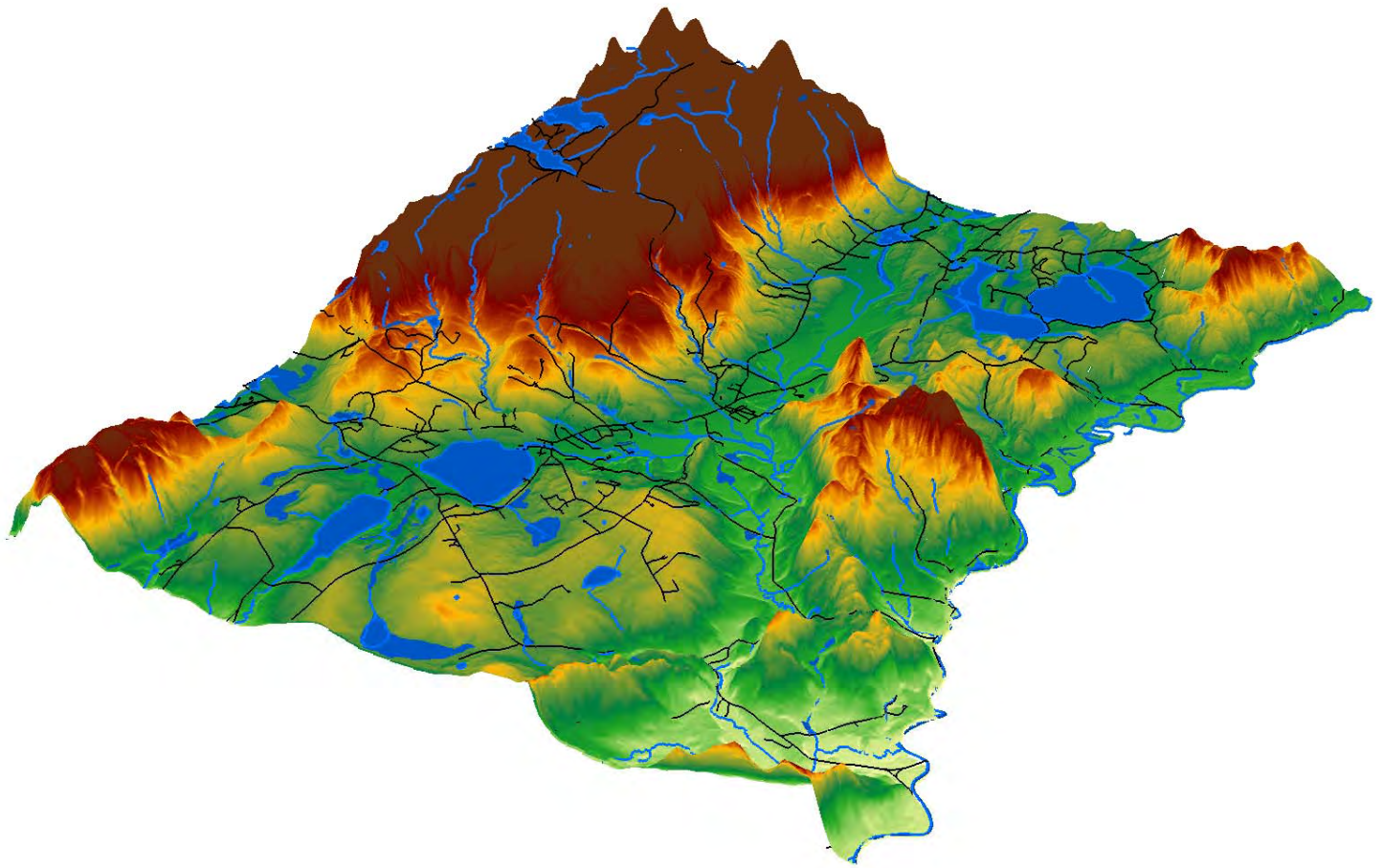
Michael Klemens, Ph.D.	Chair
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Fred Schmidt	
Allen Cockerline	Alternate
Cathy Shyer	Alternate
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The above image is a three-dimensional representation of Salisbury's landform. It helps to illustrate the diversity of landscapes and habitats in our community and the sensitivity of lake watersheds and steep slopes.

