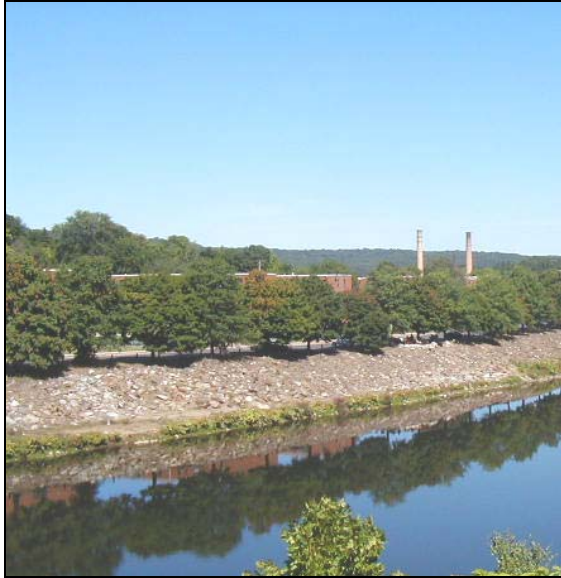
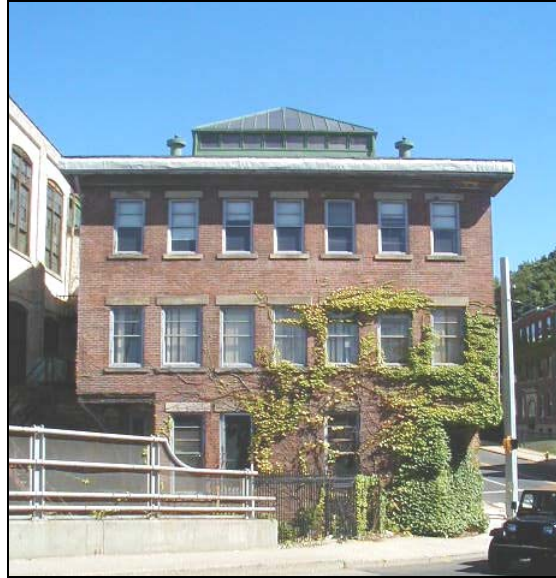


Smart Growth For The All-America Valley

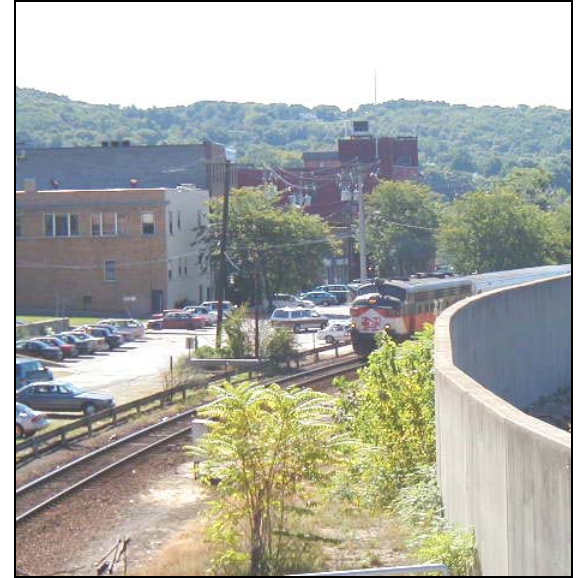
ANSONIA



Conservation



Development



Infrastructure

2002 Plan Of Conservation & Development



March 9, 2002

To Ansonia Residents,

This document is the proposed 2002 Plan of Conservation and Development for Ansonia, Connecticut.

The Plan is the product of meetings and discussions among Ansonia residents and the Planning and Zoning Commission. As we have all worked together to develop the Plan, many recommendations have been included that are designed to:

- improve and maintain the overall quality of life in Ansonia, and
- preserve and promote the urban and suburban character of Ansonia.

It is the Commission's belief that this Plan of Conservation & Development establishes a working blueprint for the future of Ansonia.

Sincerely,

PLANNING COMMISSION

William Schuchmann, Sr., Chairman

2002 Ansonia Plan of Conservation & Development

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Acknowledgments

The Residents of Ansonia and the

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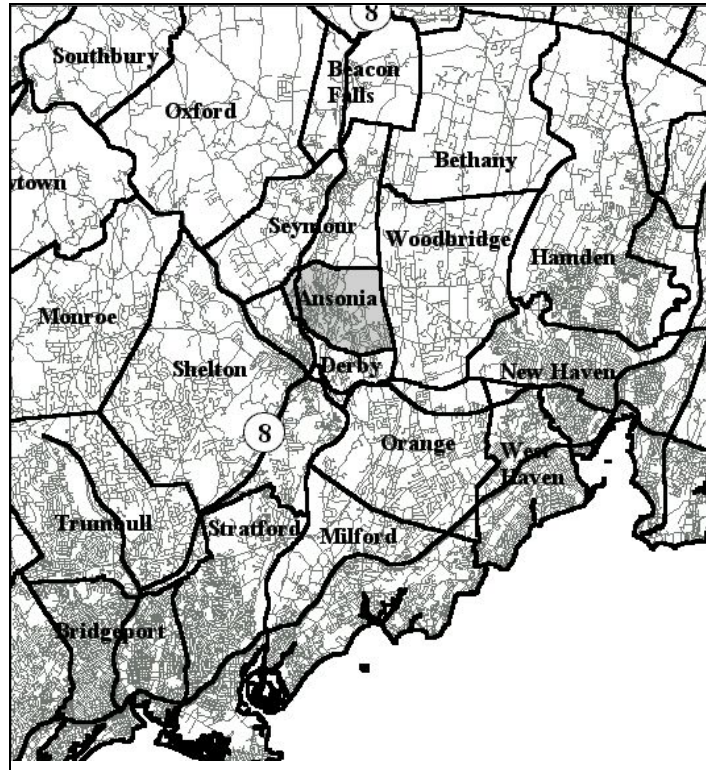
INTRODUCTION

1

Introduction To Ansonia

Ansonia is located in New Haven County in southwest Connecticut. The City is bounded by Seymour to the north, Woodbridge to the east, and Derby to the south and west. Ansonia is located about 36 miles southwest of Hartford, the State capital.

According to the U.S. Census Bureau, Ansonia had a 2000 population of 18,554 people within its land area of about 6.03 square miles (3,859.2 acres). This is an increase of 151 people (0.8 percent) from the 1990 Census.



Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that the Planning Commission prepare, adopt, and amend a Plan of Conservation and Development for Ansonia. The requirements for the Plan are presented on the facing page.

About Plans Of Conservation And Development

A Plan of Conservation and Development is a tool for guiding the future of a community. The goals and recommendations of this Plan reflect the overall consensus of what is best for Ansonia and its residents in the future.

This Plan was prepared by the Ansonia Planning and Zoning Commission with input from Ansonia residents. While it is primarily a statement of recommendations addressing the conservation and development of Ansonia (the physical layout), this Plan is also intended to address the social and economic development of the community.

Use of the Plan of Conservation and Development

This Plan of Conservation and Development is an advisory document, not only to the Planning and Zoning Commission, but to all other City boards and commissions and Ansonia residents as well. It is intended to guide local residents and to provide a framework for consistent decision-making with regard to conservation and development activities in Ansonia over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will only occur with the diligent efforts of the residents and officials of the City of Ansonia.

EXCERPTS FROM SECTION 8-23 OF THE CONNECTICUT GENERAL STATUTES

The Commission shall:

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ..
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality.
- be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ...
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

The Plan may:

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

Overall Plan Philosophy

During the process of preparing the Plan, the following philosophy emerged as the foundation for this Plan of Conservation and Development:

Promote an appropriate balance of conservation and development in Ansonia in order to:

- **Encourage economic development,**
- **Preserve open space, and**
- **Enhance community character**

While there may be refinements in the goals and strategies of this Plan over time, it is anticipated that this philosophy will remain relevant during the anticipated ten-year life of this Plan of Conservation and Development.

CONDITIONS & TRENDS

2

History Of Ansonia

The Naugatuck River was, and still is, one of the most important natural features in Ansonia's history. The river and other landscape features of this area were formed over millions of years by massive geological and hydrological forces.

While it is believed that the earliest settlements in this area occurred approximately 10,000 years ago, written history is only available for the past 370 years or so. The first known settlements in Ansonia were that of the Native Americans, mainly the Paugussetts of the Algonquian tribe. In the early 1650s, European settlers from New Haven purchased land from the Paugussetts in an area known as the "Great Neck", which is in present day Derby.

Ansonia was originally part of Derby. As the Naugatuck River valley developed into an industrial focal point, many new industrial operations were established and expanded and competition for labor, land and waterpower was common. Around 1840, an industrialist named Anson Phelps planned to extend the Birgmingham (as Derby was then known) manufacturing area up the Naugatuck River. However, a man named Stephen Booth had purchased a key piece of property (Old Bassetts Farm) in this area and was looking to make a large profit. Rather than complete his intended purchase, Mr. Phelps instead made two key land purchases further upstream to provide for his manufacturing plant and establish a dam to allow him to build a series of canals to power the manufacturing plant.

With the availability of waterpower from the canal system, other industrial uses followed. In addition to the Phelps Copper Mill, another industrialist named Almon Farrell purchased land for a mill to produce gears and power drive mechanisms (Farrell Foundry & Machine Co). The machinery produced at the Farrell factory was purchased and used in most of the growing industrial factories in Ansonia, as well as up and down the Naugatuck Valley. Other significant products manufactured in what became Ansonia were brass goods, pins, clocks, and carriage hardware.

Ansonia Facts

Ansonia's name came from the latinizing of the first name of its founder, Anson Phelps.

The economic growth of this area was encouraged by transportation improvements. The building of the Waterbury River Road (now Route 8) in 1802 allowed the transport of goods from this area to Bridgeport and Waterbury. With the completion of the Naugatuck Railroad in 1845, local goods could be economically transported to an even larger area, both domestic and international.

By the early 1860s, the area around Mr. Phelps' manufacturing plant and other industries had become a self-sufficient industrialized area with a growing population base. In August 1863, this area became a separate borough of Derby and was named Ansonia in honor of Mr. Phelps. This arrangement lasted until 1889 when Ansonia incorporated as a City in its own right with a separate borough. The population at the time was just over 10,000 people. In 1893, the borough and city consolidated into the present day City of Ansonia.

This area was a center for industrial innovation. It is said that Thomas Edison came to the Wallace and Sons factory in 1878 and that this visit helped Edison refine his own work, resulting in the later establishment of electrical utility systems and the invention of the incandescent light bulb. The establishment of electrical utility systems created a large demand for copper wire and this spurred a major industrial boom for Ansonia. With electricity used for industrial factories, residential houses, commercial stores, trolley lines, and the telephone, Ansonia's role as an industrial powerhouse was felt for many years.

However, significant changes occurred during August 1955. A major tropical storm caused significant flooding in the Naugatuck River valley and this had a significant effect on Ansonia. The flood, one of the worst in Connecticut history, damaged many of the industrial buildings that lined the river, knocked down the bridges that crossed from West Ansonia, and destroyed whole neighborhood blocks.

Many areas were rebuilt with federal assistance. To reduce the potential for future flood damage, a flood wall system was built to protect the city of Ansonia. While this wall helped tame the river, it also blocked off the Naugatuck River from the downtown and residents. Redevelopment also changed the character of the community.

In many ways, major events in Ansonia's history and its growth and development can be linked to the Naugatuck River. The river helped power Ansonia's industries that in turn produced goods and materials used throughout the world. Although part of the old industrial Ansonia is gone, the old mainstay of Farrell Company and the brass industry still remain today.

Regional Roles & Implications

Once a major manufacturing focal point, Ansonia’s regional role has changed with the loss of manufacturing jobs in Connecticut and the nation. As can be seen from the following table, there are more housing units and more workers in Ansonia than jobs. As a result, Ansonia exports “workers” to other communities.

Jobs / Housing / Workers Balance (2000)

Town	Number of Jobs	Number of Housing Units	Ratio	Number of Local Workers	Ratio
Shelton	21,180	14,707	144%	19,810	107%
Derby	5,080	5,568	91%	6,255	81%
Seymour	4,470	6,356	70%	7,479	60%
Naugatuck	9,210	12,341	75%	16,840	55%
Ansonia	4,430	7,937	56%	8,453	52%
Oxford	1,870	3,420	55%	4,866	38%
Beacon Falls	960	2,104	46%	2,834	34%

2000 US Census, CT Department Of Labor

Ansonia essentially has two regional roles. First, Ansonia has elements of a residential community that supplies workers to other areas (such as businesses in Fairfield and New Haven counties). Second, Ansonia also provides employment opportunities for residents of Ansonia and other parts of New Haven County.

There are also some indications that Ansonia may be assuming a third regional role. The Ansonia Housing Authority and the Board of Education have noted an influx of individuals and families coming to Ansonia seeking lower cost and subsidized housing. This trend, if it exists, could impact the local housing stock, school enrollments, local businesses, and other aspects of the community. If Ansonia is becoming a regional supplier of subsidized housing or a regional center of special need populations, the community should begin to consider how it can address or better prepare for this trend.

Where Residents Worked

Ansonia	21%
Fairfield County	36%
New Haven County	28%
Derby	12%
Elsewhere in State	2%
Other State	1%

1990 Census

Where Workers Lived

Ansonia	36%
New Haven County	42%
Derby	10%
Fairfield County	6%
Elsewhere in State	4%
Other State	2%

1990 Census

Ansonia Population

1890	10,342
1900	12,681
1910	15,152
1920	17,643
1930	19,898
1940	19,210
1950	18,706
1960	19,819
1970	21,160
1980	19,039
1990	18,403
2000	18,554
2010	18,820
2020	19,300

US Census Population, 1890 – 2000.
Population projections derived from:

- Continuing 1990-00 growth,
- OPM projections (series 95.1)
- CTDOT Series 27.

Growth Comparison

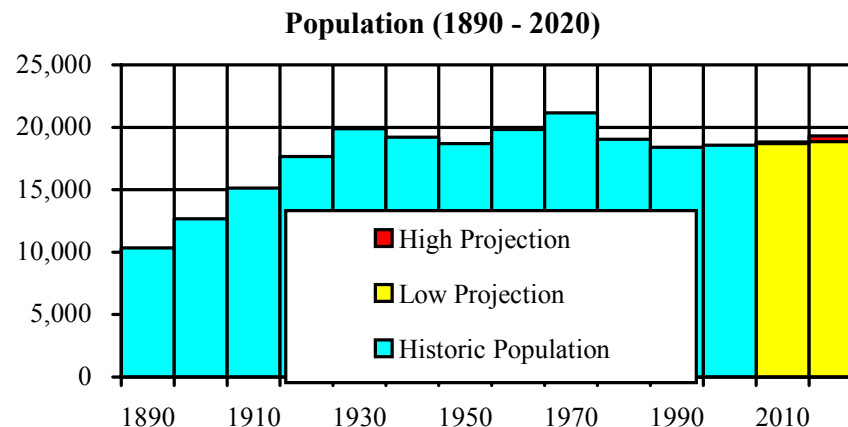
	1990-00
Woodbridge	13.4
Oxford	13.1
Seymour	8.2
Shelton	7.6
State of CT.	3.6
Orange	3.1
Derby	1.6
Ansonia	0.8%

US Bureau of the Census

People Of Ansonia

The U.S. Census Bureau reported Ansonia's 2000 population to be 18,554 persons. This represents an increase of 151 persons from the 18,403 persons reported in the 1990 Census. Ansonia was one of the slowest growing communities in the region during the 1990s.

The adjacent chart shows population growth in Ansonia since the 1890 Census with a range of population projections to the year 2020.



Dynamics of Population Change

Since 1950, Ansonia has been experiencing a trend of net out-migration (most apparent in the 1970s). During the 1950s and 1960s, this out-migration was more than offset by natural increase (births exceeded deaths) and Ansonia continued to grow. Note that the number of local births has decreased significantly since 1980.

	Components of Population Change				
	1950s	1960s	1970s	1980s	1990s
Total Change	1,113	1,341	-2,121	-636	151
Change Due To Natural Increase	1,762	1,801	1,224	750	737
Births	3,971	4,023	4,023	2,799	2,732
Deaths	2,209	2,222	2,799	2,046	1,995
Change Due To Net Migration	-649	-460	-3,345	-1,386	-586

US Census, Connecticut Health Department reports, 1990s births and deaths are 1990 to 1998 data extrapolated to a ten-year period.

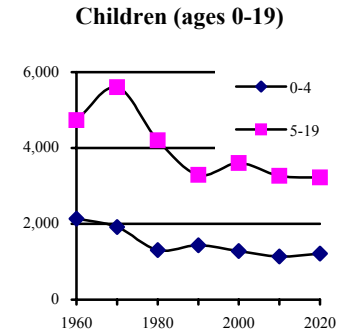
Changes are also occurring due to the changing age distribution of residents. Population projections prepared by the Connecticut Census Data Center can help assess the implications of demographic changes on municipal services and housing types. Of course, it must be remembered that variations can occur in these projections in the future.

The following table shows the Ansonia population by age group for the 1960 – 2000 period. Projections by age group are based on 1995 projections prepared by the Connecticut Census Data Center.

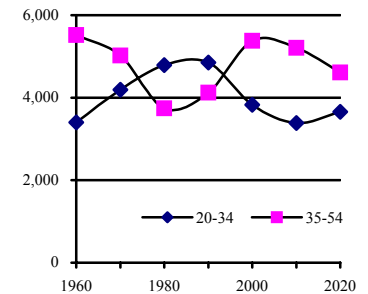
Ages	Actual Population					Projections	
	1960	1970	1980	1990	2000	2010	2020
0-4	2,132	1,915	1,311	1,438	1,281	1,136	1,211
5-19	4,731	5,606	4,199	3,290	3,605	3,262	3,226
20-34	3,402	4,194	4,792	4,853	3,830	3,388	3,658
35-54	5,523	5,024	3,742	4,127	5,379	5,210	4,610
55-64	1,815	2,120	2,393	1,622	1,588	2,061	2,755
65 +	2,216	2,301	2,602	3,073	2,871	2,894	3,400

Children (ages 0-19)

Since the passing of the “baby boom” (people born between 1945 and 1965) through the school-age population in the 1970s, there has been a significant decline in the number of children in Ansonia from about 7,500 people in 1970 (36% of the total population) to about 4,900 people in 2000 (about 26% of the total population). While this trend may continue, it may also change due to other demographic trends. Detailed school enrollment projections should be prepared regularly.



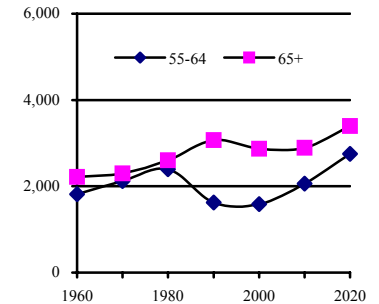
Adults (ages 20-54)



Adults (ages 20-54)

The number of young adults (ages 20 to 34) declined significantly during the 1990s and the number of middle-aged residents (ages 35 to 54) grew as the “baby boom” generation aged. Projections suggest a reverse trend through the year 2020 with an increase of younger adults while the middle-aged resident will decline. The projected increase in younger adults could result in a demand for more starter homes and rental housing.

Older Adults (ages 55+)



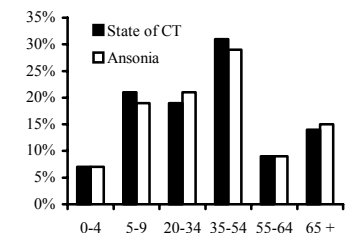
Residents Aged 55 and over

The number of residents aged 55 and over is expected to continue to increase in Ansonia as the “baby boom” ages and people live longer. By the year 2020, this age group is projected to represent almost one-third of Ansonia’s population. The projected increase of older adults could result in a demand for smaller housing options, and elderly programs (tax relief, social services, and recreation).

Age Group Comparison

Ansonia has a higher percentage of young adults and elderly persons than the State. In addition, Ansonia has a lower percentage of school age children and middle-aged residents. Projections indicate that Ansonia will follow the State's trend in a growing elderly population.

Percentage of Population: 2000



Tax Base Composition

	Percent Business
Naugatuck	33%
Shelton	29%
State of CT.	27%
Derby	24%
Ansonia	19%
Seymour	18%
Beacon Falls	18%
Oxford	10%

Per Capita Spending

State of CT	\$2,341
Naugatuck	\$2,164
Oxford	\$2,158
Seymour	\$2,109
Ansonia	\$2,092
Beacon Falls	\$1,972
Shelton	\$1,951
Derby	\$1,927

Per Capita Tax Revenue

State of CT	\$1,527
Oxford	\$1,502
Shelton	\$1,488
Derby	\$1,196
Seymour	\$1,165
Naugatuck	\$1,095
Beacon Falls	\$1,018
Ansonia	\$984

1999 - 2000 CPEC Municipal Profiles

Land Use And Development Pattern

Ansonia contains approximately 3,859 acres. While detailed land use information is not available, it is estimated that about 95 percent of the community (3,666 acres) is occupied for residential, commercial, or institutional use or is dedicated to a specific purpose such as public land or protected open space.

Conversely, about 5 percent of the land in City (192 acres) is vacant or uncommitted to a specific use and may be capable of supporting additional development in the future.

After considering physical and environmental constraints on the vacant and under-developed land, it is estimated that Ansonia could eventually contain as many as 8,100 total housing units if fully developed under existing zoning. Thus, based on typical 2000 Census household sizes, Ansonia could eventually be a community of about 20,000 people.

FISCAL ISSUES

Expenditures - Ansonia spends about \$39 million in order to provide services to residents and property. Expenditures in Ansonia are lower than the state average on a per capita basis. Local expenditures are clearly focused on education and about five of every ten dollars spent by the City of Ansonia goes to education.

Revenues - While the City generates some of its revenue from local property taxes, Ansonia receives a larger than average amount of state aid (40% of total revenue) and other intergovernmental revenue. As a result, the amount of money to be raised from current taxes is less than the state average.

Tax Base - Ansonia is not considered to have a wealthy tax base since it has less property wealth (measured by Equalized Net Grand List) than the state average. This makes Ansonia eligible for more state aid under current state formulas. Ansonia has an average percentage of business tax base in comparison to surrounding communities and a lower business tax base than the state.

CONSERVATION ISSUES

3

Overview

Conservation issues addressed in the Plan of Conservation & Development include:

- Natural Resources
- Open Space
- Historic Resources
- Community Character & Spirit

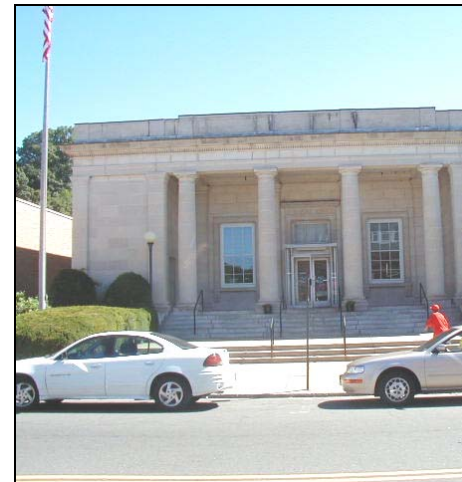
Natural Resources



Open Space



Historic Resources



Conservation Goals

Protect Natural Resources . . .

Preserve Open Space . . .

Protect Historic Resources . . .

Enhance Community Character . . .

Natural Resource Protection

Major Waterbodies

Quillinan Reservoir
 Parker Pond
 Upper Derby Reservoir

Major Watercourses

Naugatuck River
 Colony Pond Brook
 Beaver Brook
 Two Mile Brook

The natural resources in a community include both land resources (topography, soils, slopes, and other landforms) and water resources (watercourses, wetlands, water supply watersheds, and flood plains).

Protection of natural resources is important in terms of preserving environmental functions, protecting community character, and enhancing quality of life. The following table identifies the environmental resources where conservation efforts should be focused:

Conservation Summary Table

Category	Definition	Proposed Criteria
Significant Conservation Areas	Very sensitive lands worthy of preservation	<ul style="list-style-type: none"> • Watercourses and waterbodies • Poorly drained soils (wetlands) • Floodplain (100-year, 1.0% probability) • Any slope in excess of 25%
Important Conservation Areas	Sensitive lands worthy of conservation	<ul style="list-style-type: none"> • Public water supply watershed areas • Aquifers and recharge areas • Unique or special habitat areas • Floodplain (500-year, 0.2% probability)

Ansonia is doing a good job protecting water related significant conservation areas:

- The Inland Wetlands Commission regulates activities in wetland and watercourse areas and recently revised its regulations to include 50 foot buffer areas. The Commission does field inspections on every application they review to determine the character of the land and precise location of wetland soils and watercourses.
- The Planning & Zoning Commission oversees any activity within the 100-year flood plain.

However, Ansonia should consider strengthening regulations related to development activities on steep slopes and important conservation areas (public water supply watershed areas, aquifers and recharge areas, unique or special habitat areas, and 500-year floodplain areas).

Water Quality Protection

Water quality and water resources should be the top conservation priorities in Ansonia. The protection of the major rivers, streams, lakes, ponds, and wetlands helps to maintain a natural drainage system. Secondly, these resources provide for scenic and recreational opportunities.

Pollution of water resources should be a concern of government and citizens alike. Water pollution used to come directly from a known *point* such as sewage treatment plants, landfills or industrial locations. Significant progress has been made in recent years to limit this type of pollution.

Most pollution currently, however, comes from *non-point* sources in the form of polluted runoff. Polluted runoff occurs when water runs over the land (whether from rain, car washing, or watering lawns) and picks-up contaminants. Common contaminants can be salt/sand from roads, oil/gas from roads, agricultural chemicals from farmlands, and nutrients and chemicals material from lawns.

Polluted runoff is largely a result of how land is developed and used. As more impervious surfaces are built less water percolates into the soil and more runoff flows into streams and rivers. As development increases, it should be a goal of the community to increase protection of water quality.

The following elements could be included in land use regulations and site review standards to minimize runoff and protect watershed lands:

- Reducing the clearing and grading of sites so as to minimize the impact on natural drainage patterns.
- Emphasizing the economic and environmental benefits of natural drainage systems such as grassed swales, vegetative filters and, porous pavement materials over manufactured systems.
- Establishing wetland and riparian buffers to filter pollutants and protect them from direct receipt of runoff.
- Emphasizing preservation of open space as a tool to filter polluted runoff from adjacent impervious areas.
- Encouraging site design with a goal of minimizing imperviousness of streets, parking lots, driveways, and structures.

The City of Ansonia should consider strategies to reduce or minimize non-point pollution (limiting impervious surfaces, improving storm sewers and drainage systems, and carefully planning sites for vehicle washing, waste disposal and outdoor storage of sand and salt).

Water Quality Issues

When projecting future land use and zoning, consideration should be given to the fact that:

- commercial and industrial development can generate 70%-90% impervious surfaces, and
- residential areas can range from 15% (1 acre zoning) to 65 % (1/8 acre zoning) impervious surfaces, depending on the density allowed.

Definition of Open Space

Most people think of “open space” as land that is not built upon (i.e. it is perceived as open space). However, much of that land is actually privately owned land that is presently vacant and may be developed in the future.

The Plan recommends that Ansonia define open space as land that is permanently preserved for, or dedicated to, open space uses.

Existing Open Space

City Open Space

- Schriber Park
- Nelligan Park
- Linnet Park
- Nolan Field Complex
- Abe Stone Park
- Warsaw Park

State Open Space

- Naugatuck River Water Access
- Osborndale State Park
- Birmingham Utilities Land

Open Space Preservation

Open space, in adequate quantities and appropriate locations, can help conserve important natural resources, protect community character, provide fiscal and economic benefits, enhance the quality of life, and shape development patterns.

While the amount of open space in a community is important, the utility of open space may be more important. Open space preservation efforts in Ansonia should be targeted towards protecting important resources and maximizing recreational benefits to the community:

- Provide for contiguous open space “greenbelts” in order to enhance community character, spirit, property values, and quality of life.
- Protect important natural resources (hilltops, forests, wetlands, and waterbodies).
- Establish and maintain “pocket greens” revitalize urban areas, become neighborhood focal points, enhance community character, and enhance the quality of life.

The most effective tool a community can have to preserve open space is a well thought out Open Space Plan. In Ansonia, such a plan should identify all existing open space and vacant land in the city and identify desirable locations for open space and necessary connections. Strategies should also be identified to obtain open space by purchase, donation, and obtaining rights of ways or easements. Small lots the City may already own should be examined to determine if they are possible locations for “pocket parks”. While completing a comprehensive system may take years to accomplish, there is no reason that this planning effort cannot begin immediately.

There are also regional organizations working to establish river greenways which would follow the Naugatuck River. Ansonia should continue to work with these agencies to establish a river greenway and connect any local greenway or parks as part of a regional and even statewide system. Although parts of the river are walled off, there does exist an opportunity to build a path atop or alongside the concrete walls. In some locations, it may be necessary to build the walkway into the walls.

Open Space Preservation Tools

Regulatory Measures - The Subdivision Regulations allow the Planning and Zoning Commission to require land for parks, recreation, and open space areas in new subdivisions. Since this type of regulation can result in small pieces of open space that have little utility or benefit to the community, the Regulations should also allow for a fee-in-lieu-of open space. The Open Space Commission should be asked for a report on each subdivision and whether the land or the fee-in-lieu-of open space should be required. The open space requirement in the Regulations could also be increased.

Open Space Fund - An open space fund should be established by the City for open space preservation. Funds would come from a line item in the budget, donations, and fee-in-lieu-of open space payments. The fund will allow Ansonia to purchase open space where it really wants open space.

Lands Trusts and Open Space Organizations - There are many private organizations which purchase and hold open space on behalf of the public. Some of the larger trusts and conservation organizations in the state (such as the Nature Conservancy or the Trust for Public Land) could be approached about working with Ansonia to achieve open space goals.

State Funding Assistance - The State of Connecticut has grant programs to help communities preserve open space and preserve agricultural lands. With the completed Open Space Plan, a strong application can be submitted for funding. An example of state funding was the purchase of Birmingham Utilities land by the Department of Environmental Protection.

Brownfield Sites - The establishment of the Brownfield Remediation Program in the Valley Region may allow for the clean up and clearing of contaminated sites, which could be possible open space or recreation sites of the future.

Historic Districts

Elm Street Historic District	LHD
Upper Main Street Historic District	NRHP

Historic Places

Mansfield House, 35 Jewett Street	NRHP, SRHP
Humphreys House, 37 Elm Street	NRHP, SRHP
U.S Post Office	NRHP, SRHP
Funeral Parlor, N. Cliff St	SRHP
Residence, State St. @ Cliff St	SRHP

Historic Resource Preservation

Since historic resources significantly contribute to community character and quality of life, historic preservation efforts should be directed towards three main objectives:

- **Identification** - Historic resource surveys identify important resources and provide recent information on which to base historic preservation efforts.
- **Resources** - Local individuals and organizations (such as a local Historical Society, a local Historic District Commission, and a Municipal Historian) help coordinate historical documentation and preservation efforts.
- **Programs** - A Cultural Resource Preservation Plan identifies specific actions for preserving identified historic resources and including them as part of a larger arts and community spirit program for a community.

The table in the sidebar identifies recognized historic resources in Ansonia. The National Register of Historic Places (NRHP) recognizes places that have national significance in architecture, archaeology, culture, and American history. The State Register of Historic Places (SRHP) recognizes places significant to the history of Connecticut. Properties on the National Register are automatically listed on the State Register.

Listing on the National Register or State Register is based only on historic significance and such designation provides little regulation or protection. On the other hand, local historic districts (LHD) are established by municipal ordinance to protect designated areas. Ansonia has one local historic district.

The following table explains the benefits and constraints of different preservation techniques:

Technique	Benefits	Constraints
Responsible Ownership Or Stewardship	Provides best protection regardless of other techniques.	Hit or miss. Cannot be legislated.
National Register of Historic Places State Register of Historic Places	Recognized by many people. Can increase pride and property values.	Largely ceremonial. Provides little direct protection for historic resources
Local Historic Districts	Can provide significant protection. Requires consensus of owners and specific regulations.	Regulatory program that can create controversy at time of adoption or for specific proposals.
Village Districts (Public Act 00-145)	Can provide significant protection and can be established without property owner consensus.	Requires commission to get involved in aesthetic issues. May be appropriate in business areas.
Adaptive Reuse / Use Incentives	Can provide an economic incentive to retain significant historical structures.	May not be appropriate in all areas. May allow only limited uses.
Demolition Delay Ordinance	Allows time to investigate alternatives to demolition or to document significant buildings.	Only delays demolition for a period of up to 90 days.

Conservation Plan

Local Organizations

Local organizations that contribute to community activities and community spirit include:

- Ansonia Nature Center
- Volunteer Fireman's Association
- Historical Society

Local Events

Local events that contribute to community character, pride, and spirit include:

- Fireman Carnival
- Ansonia Nature Center programs

Community Character & Spirit Enhancement

The term "community character" refers to those things that are most important to residents and that most define Ansonia. While the elements of community character are different for each person, there are some common elements related to physical character and community spirit.

Physical attributes and community spirit are important components of community character.

Physical Character		Community Spirit	
The City Center / City Green	The City Center is a source of pride for local residents.	Local Programs Or Events	Community events (such as festivals, fireworks, and concerts) add to community spirit and character.
Local Facilities	City Hall, Recreation Center, and the Library enhance character.	Local Organizations	Organizations where people help each other and their community help build community spirit.
State Facilities	State Parks and other State facilities.	Volunteer Contributions	Volunteer contributions have a lot to do with what makes Ansonia special.
Agricultural and Rural Features	Stone walls, barns, significant trees, contribute to community character.	Local Recognition	Community spirit and pride is enhanced by positive publicity of local events and activities.
Natural Resources & Open Space	Natural features and open space contribute to community character.		
Ridgelines and Scenic Views	Ridgelines and panoramic views enhance scenic character.		
Vegetation	Vegetation is another important aspect of community character.		
Scenic Roads	Scenic roads contribute to character. (See CGS 13b-31 and CGS 7-149a).		
Architectural Characteristics	Building architecture contributes to overall community character.		
Historic Resources	Historical and archeological resources contribute to character.		

Conservation Strategies

Natural Resources

1. Continue to enforcement of the 100 – foot regulated activity area around streams, rivers, and regulated wetland areas.
2. Consider adopting regulations to provide green space between new development and the Naugatuck River.
3. Discourage building and road development on steep slopes (15 percent or greater)
4. Continue to allow exceptions for preservation of natural features (zoning sec 330.16), and consider increasing the preservation area.

Open Space

5. Create an inventory of existing open spaces and identify opportunities for the creation of a parks system in the City's neighborhoods.
6. Preserve more open space to preserve natural resources.
7. Study feasibility of an elevated walkway along the Naugatuck River flood retaining wall.
8. Encouraging the preservation of open space by private organizations (i.e. Ansonia Rod and Gun Club).

Historic Resources

9. Consider identifying historic resources through a historical resource survey.
10. Educate the public about the need for historic preservation, and encourage the formation of historic districts.

Community Character and Spirit

11. Support community sponsored events to encourage community spirit.
12. Support the protection and enhancement of historic sites and places in order to protect character.

DEVELOPMENT ISSUES

4

Overview

Development issues addressed in the Plan of Conservation & Development include:

- Community Structure
- Housing & Residential Areas
- Business & Economic Development
- Community Facilities

Development Goals

Enhance Community Structure...

Maintain Residential Areas...

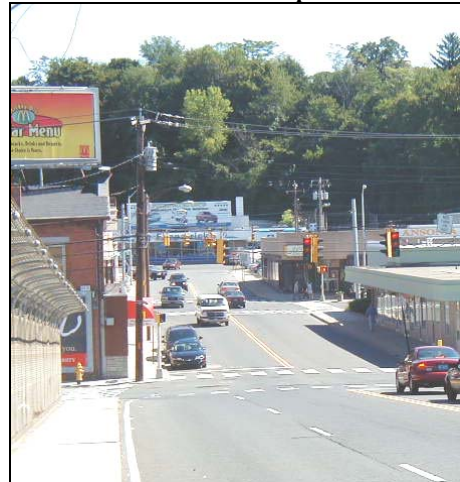
Encourage Economic Development...

Monitor Community Facilities Needs...

Housing



Economic Development



Community Facilities



Community Structure

Community structure addresses the overall built environment in Ansonia. Structure is an important consideration in the Plan since it addresses how people, both residents and visitors, perceive and understand the community. Structure is also an important guide for land use regulations and decisions. Regulations can be designed and implemented to reinforce the community structure and enhance community character.

Ansonia has primarily three dominant structural features:

- A compact core business area,
- an older heavy industrial area running north - south through the community along the Naugatuck River, and
- residential neighborhoods in outlying areas of the community.

Ansonia is almost fully developed and the residential character of many parts of the community has clearly been established. The main structural issues to work on during the planning period should include:

- improvements to the core business area to enhance its vitality and promote community character,
- redevelopment of industrial areas to move away from the historic industrial focus, and
- protection and enhancement of residential neighborhoods.

In addition, the goal of enhancing overall community structure should include creating transitional areas between the different structural elements.

Housing & Residential Areas

Housing and residential areas are important topics in the plan since most of Ansonia is zoned for residential purposes. In addition, identified housing needs must be considered.

Over the past two decades, housing growth has been slower in Ansonia than surrounding areas due to the limited amount of available land. In terms of housing density, Ansonia’s small land area and higher proportion of multi-family units results in it being one of the most densely populated communities in Connecticut. In addition, according to the 2000 Census, approximately 44% of the 7,937 housing units in Ansonia are renter occupied.

While Ansonia’s housing stock was well suited for local needs when Ansonia was a manufacturing community, residential preferences have changed over the past few decades. With economic and transportation improvements, more people have sought more spacious suburban development.

With a lack of land area, especially undeveloped land, Ansonia has had a hard time competing with current residential market trends. In Ansonia, some housing that was built several decades ago is perceived as having inadequate parking and yard area. As a result, some existing neighborhoods have fallen into disrepair and show evidence of lack of investment and lack of maintenance.

Ansonia should begin addressing these issues incrementally. Ansonia should consider changing some regulations to halt the development of multi-family units through new construction or through conversion of existing units. In addition, regulatory changes could be considered for residential density, greater setbacks, and less coverage in order to manage new development and minimize intensification of existing neighborhoods.

Some interest has been expressed in increasing minimum lot sizes. However, this would make existing lots non-conforming and create burdens for the property owners and the City. Density is a better alternative.

Housing Density

Due to its small size and manufacturing history, Ansonia has a higher housing density compared to the State as a whole and many surrounding communities:

	Units Per Acres
Ansonia	2.00
Derby	1.74
Naugatuck	0.84
Shelton	0.73
Seymour	0.67
Connecticut	0.43
Orange	0.43
Prospect	0.33

2000 US Census

Housing Types

	2 or more units / struc- ture
Ansonia	53%
Derby	52%
Naugatuck	41%
Seymour	32%
Connecticut	27%
Shelton	22%
Orange	<1%
Prospect	<1%

1999 DECD

Density Definition

Residential density is a way to manage:

- Intensification in neighborhoods, and
- Overall yield in new development.

For example, 8 lots on a 4 acre parcel is the same as a density of 2.0 units per acre.

Like a minimum lot size regulation, a maximum density regulation can be used to regulate development yield from a piece of property.

Residential Density Regulations

Over the years, most communities have chosen to regulate residential development through the use of minimum lot size regulations. Such a system requires a certain number of square feet (or acres) for each lot created. Property owners and land use administrators readily understand this system since it has been widely used.

However, more and more communities are moving towards a residential density regulation in addition to a minimum lot size regulation. Where a lot size requirement might specify a minimum of one-half acre per lot, the density regulation might specify a maximum of two lots per acre.

Less Developed Communities

In communities less developed than Ansonia, the residential density regulation is also being used to promote “open space development patterns”. Since the density regulation limits the overall number of lots in a subdivision, the minimum lot size regulations can be adjusted to provide some flexibility in the lot layout so that the maximum amount of useable open space can be preserved. Once the maximum yield (number of lots) in a subdivision is determined by a density regulation, the strict dimensional requirements that produce “cookie cutter” subdivisions can be eliminated or made much more flexible. The regulatory review process then focuses on determining the best overall plan for the development and conservation of the parcel.

More Developed Communities

In Ansonia, the residential density regulation can be used to manage land use activities. For example, if a community wanted to reduce the number of lots that might be created in a certain area, one option would be to increase the minimum lot size requirement. However, this strategy can make a number of existing lots non-conforming and create difficulty for property owners and land use administrators.

A better option might be to adopt a density regulation. This regulation would not affect existing lots and would only limit the number of new lots that could be created. No non-conformities would be created and the public policy objective of preserving and enhancing the character of existing neighborhoods would be realized.

Recommendation

Ansonia should consider modifying local regulations to incorporate a residential density regulation. This regulation can be used to guide new subdivision development and also manage existing developed areas. The following table is provided to promote discussion of the residential density concept for single family residential zones in Ansonia. Note that the proposed maximum density is lower than the theoretical maximum density since the maximum yield is difficult to achieve due to:

- road layout (ranging from as little as 10 percent in the AA Residence Zone to more than 20 percent in the B Residence Zone),
- open space provision (10 percent in all zones), and
- “configuration” loss associated with irregularly shaped parcels (ranging from 5 to 10 percent).

Possible Regulatory Language For Discussion

- a. Only land classified as buildable area (land exclusive of wetlands, watercourses or waterbodies, 100-year floodplain, ledge outcrops, or slopes greater than 25%) shall be used to calculate density for any residential use.
- b. Any parcel developed for residential use shall observe the following standards:

Zone	Minimum Lot Size (square feet)	Minimum Lot Size (acres per unit)	Theoretical	Possible Maximum Density (units per acre)	
			Maximum Density (units per acre)	Low Factor	Moderate Factor
AA	30,000	0.69	1.45	0.7	1.0
A	12,500	0.29	3.48	1.7	2.4
B	7,500	0.17	5.80	2.9	4.0

Housing Affordability

Ansonia's housing stock would be considered affordable in comparison with the average price of housing in Connecticut and communities surrounding Ansonia.

	Average Housing Value -
Connecticut	\$220,858
Shelton	213,107
Orange	213,013
Prospect	161,088
Seymour	135,044
Ansonia	122,999
Derby	114,378
Naugatuck	110,745

2000 CT DECD

Affordable housing

Ansonia currently qualifies as being exempt under Section 8-30g of the Connecticut General Statutes.

	Percent Affordable
Ansonia	17.20%
Naugatuck	10.65%
Derby	8.75%
Seymour	4.77%
Shelton	3.57%
Orange	2.95%
Prospect	0.97%

2000 CT DECD

Blight and Redevelopment

Programs should also be pursued that will encourage housing maintenance and repairs in order to initiate and support neighborhood character and pride. Ansonia should consider aggressive efforts to prevent the occurrence of "blighted" housing which can cause a cycle of neighborhood disinvestment. The City should undertake a program to identify areas at risk of becoming "blighted" in order to assemble programs that will address the issues unique to each area.

Some residential neighborhoods in Ansonia may benefit from redevelopment. Reducing housing density and increasing lot sizes will move Ansonia more in the direction of the current housing market. As part of such a program, sub-standard housing could be eliminated and additional parking provided. Plans might call for existing residences to be demolished and replaced with clustered single family units, duplex housing units, and congregate housing for the elderly.

Housing Needs

Based on the lower than average cost of single family housing in Ansonia, and the higher than average number of affordable housing units, providing affordable housing does not seem to be a priority for the City.

Public Act 108, concerning affordable housing, establishes a special provision to promote the construction of affordable housing in communities which do not have 15% of their housing units designated as affordable. Ansonia, in 2000, had 1,365 units, or 17.2% of the housing stock which was considered affordable. Ansonia ranked fifteenth in the State for total percentage of affordable units. In comparison to the other four Valley Region communities, Ansonia was the only community to meet the state minimum.

The lower housing prices combined with a higher number of affordable housing units shows that Ansonia is meeting more social housing needs than other communities in the Valley Region. The portion of housing stock that is considered affordable should be monitored as to the location, maintenance, and usability (primarily access for elderly and disabled residents).

The housing market and personal choice will determine future housing construction in Ansonia. However, the large anticipated growth in the number of persons age 55 and over in the next twenty years makes provision of special housing for the elderly a priority. In addition to subsidized rental units, congregate housing and accessory apartments might be needed to ensure residents are able to remain as part of the community and avoid expensive nursing home care.

Business & Economic Development

This section of the Plan looks at the location and type of retail, office, industrial development, and other activities in Ansonia that provide goods and services for residents, job opportunities, and a balanced tax base.

The older industrial facilities along the Naugatuck River are Ansonia's largest taxpayers and dominate the current business development pattern. Other industrial areas include the Fountain Lake Commerce Park and the Hershey Industrial Park. Commercial and service type development is concentrated along Main Street, with the largest concentration being the Ansonia Mall. In addition to these larger industrial and commercial areas, there are smaller neighborhood commercial parcels in several parts of the community.

The City of Ansonia should consider focusing its primary economic development efforts in three areas:

- Enhancing the Main Street commercial areas for the needs of the Ansonia resident,
- Diversifying the local economic base, and
- Redirecting and maximizing the land in the commerce and industrial parks.

Current Strategy

The current mission statement of the Ansonia Economic Development Commission is to:

- Proactively recruit, promote and support local businesses,
- Increase employment, and
- Develop community services thereby increasing revenues and improving the quality of life for the citizens of Ansonia and the Region.

Sidewalk and Lighting



Parking Needs



Streetscape



Future Downtown Development

In the Fall of 2001, a major fire destroyed the Latex Foam Company building on West Main Street in Downtown Ansonia.

While it was hoped that the Latex Foam Company would rebuild at the site, the company relocated elsewhere in the Valley. Meanwhile, the site is attracting numerous development plans.

The site could be a major focal point and stimulus for the redevelopment of the entire downtown. However, if developed inappropriately it could hamper efforts to strengthen the downtown.

The question has been raised, "what is the best use for the Latex Foam site?" To answer this question a comprehensive study of the site and downtown Ansonia is necessary.

An inclusive process that blends the desires of Ansonia residents with professional expertise has the greatest potential to successfully revitalize downtown.

Enhancing Downtown

With the growth of retail opportunities and employment elsewhere, the once vibrant Ansonia downtown has suffered in recent years. Residents of Ansonia and surrounding communities have been attracted to newer retail facilities in other communities. In addition, the inconvenient access to downtown has made it harder for this area to attract new retailers or employers.

Since Ansonia's downtown will have difficulty competing with other areas based on location or convenience, its most promising future may be in developing a pedestrian-friendly downtown with unique facilities and open space, especially along the Naugatuck River. The Downtown already includes many assets within its boundaries including the oldest opera house in the State, a post office, City Hall, the Naugatuck River, and unique shops. Creating and maintaining a downtown that functions both as a business center and a place for social gatherings and entertainment should be a major focus for the downtown planning efforts.

As market demand in Ansonia downtown has ebbed, some storefronts have been occupied by churches and other non-retail activities. Although these uses provide a service to some residents, it may not be the best use along Main Street. Activities that should be encouraged as part of the downtown should provide for the daily needs of the residents, encourage people to come and stay downtown after working hours, and provide for a variety of residential, office, retail, and entertainment uses. In particular, integrating housing into the downtown area will begin to establish a basic market for retail and service businesses (restaurants, for example) to follow.

Planning for the residents of Ansonia and encouraging the types of businesses needed is essential for the Main Street to become a vibrant place once again. Therefore, it is essential that the economic planning be guided through residents surveys and general input as to what is needed. Then the community can actively recruit these services.

Since there is little that can be done to improve the access into the downtown area (Maple Street and Bridge Street), this just serves to highlight the fact that Ansonia must focus on becoming more of a destination area rather than a convenience area. As part of any program to revitalize and reposition the downtown area, steps should be taken to improve the signage and "gateways" to the downtown area to encourage people to come and stay.

The downtown streetscape is an important consideration in revitalizing Ansonia's downtown. Creating a pedestrian-friendly environment requires generous sidewalks, active storefronts, building façade improvements, planting, appropriate streetscape amenities, diverse uses, sidewalk maintenance, appropriate signage, and attractive lighting. Parking in the Main Street area is another issue to be addressed. There is the perception that inadequate parking exists or is inconvenient. Efforts should be devoted to providing an adequate amount of appropriately configured parking with adequate signage, lighting, and security.

Downtown areas, comprised of multiple property owners and businesses with different interests, typically have a hard time competing with shopping centers with coordinated management. Fortunately, there are ways to get downtown interests working together to enhance their operations. The most successful program, known as the Main Street Program, is coordinated in Connecticut by Connecticut Light & Power. This program should be investigated for downtown Ansonia.

Much work needs to be done to make this future vision a reality. In order to proceed, Ansonia should seek funding to prepare a downtown plan that would begin to identify and organize the various strengths, weaknesses, opportunities and constraints that exist.



Main Street Program

The Main Street Program, promoted by the National Trust For Historic Preservation, been successful nationwide in building strong downtown areas.

The program is based on recognizing and enhancing a community's natural assets:

- Rich architecture
- Small businesses
- Connection with the past
- Sense of place

Such a program would help to build and maintain a string downtown in Ansonia.

Diversify The Economic Base

Much of Ansonia's economy is based upon manufacturing businesses. While these businesses were integral in the formation and development of the community, manufacturing businesses have been leaving Connecticut (and even the United States) for more favorable wage and cost structures in other areas. The major locational determinants in Ansonia's development (available land, power supply, and transportation) have been reduced by technological and other improvements in other geographic locations. In addition, many of the historic industrial buildings in Ansonia are not well suited to the needs of current businesses.

During the planning period, Ansonia needs to work with the State Department of Economic and Community Development to explore ways to diversify the local economic base in terms of meeting the needs of new business ventures and overcoming the functional obsolescence of some of the local industrial facilities.

Enhance Other Economic Development Areas

In addition to the downtown area, Ansonia should continue to encourage the development of the industrial parks and the reuse of its existing industrial buildings. The reuse of the industrial building along Main Street could have a significant impact on the redevelopment of the downtown area due to the increase in pedestrian traffic.

The development of the available land in the industrial areas in Ansonia is important due to the positive tax revenue produced. However, as these areas are developed in the future it is important to recognize the existence of the residential neighborhoods. It is important to encourage the use of buffers to preserve these residential neighborhoods. In addition, protecting the natural resources in the industrial areas should be a priority as new construction occurs.

DEVELOPMENT PLAN MAP

Recreation Areas

- Ansonia Nature and Recreation Center,
- Nolan Athletic complex,
- Jarvis Field

Educational Facilities

- Mead Elementary (3-5)
- Prendergast Elementary (K-2)
- Ansonia Middle School (6-8)
- Ansonia High School (9-12)

Community Facilities

Community services and facilities include such governmental functions as education, public works, public safety, and recreational services. These services contribute significantly to the character of a community and its quality of life. The Plan of Conservation & Development reviews the physical aspects of such services and facilities to ensure they are appropriately located and sized to meet community needs during the planning period and beyond. The Plan is not intended to address the management, operations, or programs of individual departments or facilities.

There are a number of issues related to community facilities that can be directly related to the growth of the community. It is reasonable to expect that community growth will increase the need for community facilities and the challenge will be to prioritize and phase these improvements over time.

In Ansonia there are no community services or facilities that are clearly missing. The City has services designed for the youth of the community through Youth Services Programs, and for the elderly at the Senior Center (Main Street). The City also has three housing developments designated for the elderly and disable population.

The City maintains several unique active recreational facilities that serve the community for both active and educational purposes (see margin). In addition, there are several passive recreational areas managed by the City and State of Connecticut.

Ansonia has a strong network of Volunteer Fire Departments. These departments currently have adequate equipment and facilities to effectively manage the emergency fire response needs in the future. In contrast, the police facility, located at 2 Elm Street, is one of the few facilities that should be evaluated in the near term. Additional space for staff and equipment is needed.

Some facilities in the community have just recently seen major improvements and studies. These include a \$50.5 million building and improvements program for the Ansonia school system. In addition, the public work department has completed a major Inflow and Infiltration study for the cities wastewater treatment system.

The administrative staff and functions are primarily located at the City Hall on Main Street. The current administrative framework involves full-time support staff, part-time directors, and volunteer Boards, Commissions, and Mayor. The current system of staffing may need to be re-evaluated as the demographics of the community change.

Development Strategies

Community Structure

1. Manage the older industrial areas and consider mixed use development options.
2. Concentrate on developing those areas designated as industrial parks, while preserving the adjoining residential areas.

Housing & Residential Areas

3. Conduct a survey to identify areas of blight.
4. Evaluate the rehabilitation of the affordable housing units in the community.
5. Consider mixed use development downtown.
6. Maintain the existing residential areas.
7. Anticipate the need for additional affordable housing units for the elderly population.

Business & Economic Development

8. With professional assistance, prepare a comprehensive study of downtown Ansonia, including the Latex Foam site.
9. Create a downtown that functions as a business and social center.
10. Actively integrate housing into the downtown.
11. Conduct an overall survey of business types in the downtown.
12. Actively solicit residents for business development types.
13. Actively seek ways to make Ansonia a destination.
14. Provide guidance to the downtown for people traveling from major highways.
15. Encourage the use of signage along major roadways to make the business district more visible.
16. Enhance the gateways to the downtown.
17. Enhance the downtown Main Street area through:
 - Sidewalk enhancements,
 - Open space, grassed sitting areas, and
 - Lighting improvements.
18. Conduct a parking needs assessment for the downtown area.
19. Conduct a downtown plan to identify strengths, weaknesses, opportunities, and constraints.
20. Explore ways to diversify the local economic base to meet the needs of new business ventures.
21. Encourage the development of industrial parks while;
 - Protecting established residential areas, and
 - Protecting natural resource areas.

Community Facilities

22. Encourage the implementation of the recommendation of the Inflow and Infiltration Study.
23. Pursue efforts to encourage and recognize volunteer staff.
24. Encourage the evaluation of the Police Department needs.
25. Evaluate the communities needs and appropriate resources accordingly.

INFRASTRUCTURE ISSUES

5

Overview

Infrastructure issues addressed in the Plan of Conservation & Development include:

- Transportation
- Utilities

Transportation

The transportation system in a community is an important factor in its growth and development. This element of the Plan of Conservation and Development is concerned with the means by which people and goods are moved from one place to another. It is designed to encourage, support, and serve the current and desired future land use pattern for Ansonia.

Improve Roadway Circulation

The current roadway configuration in Ansonia consists of expressways, arterials, and collectors. This classification system is based on the function of the roadway. The system is designed to filter the traffic from the lower volume roadways to the higher, through traffic roadways. Upgrading the functional classification of the roadway to better reflect the land uses and traffic volumes that exist.

Transportation circulation will be a key component in the enhancement of the downtown area. Therefore, a circulation plan incorporating the East Main Street, Main Street, and West Main Street should be considered to help the flow of traffic for both pedestrians and automobiles. This circulation plan should also incorporate parking needs throughout the downtown.

Infrastructure Goals

Improve the Transportation Circulation...

Enhance Pedestrian Travel...

Maintain and Enhance Public Utilities...

Transit Options

Train

Amtrak Train

Bus Service

CT Transit District
Valley Transit District

Personal Service

CT Limo
Valley Cab Co.

Manage Roadway Improvements

There are several intersections and bridges in the City that are key to local traffic circulation. Several agencies and departments, such as the Valley Regional Planning Agency and the City of Ansonia's Engineering Department, are involved in identifying and prioritizing roadway improvements that address safety issues and reflect the needs of the community.

The Valley Regional Planning Agency has called for the improvement of the following roadways and bridges in Ansonia:

- Division Street Bridge over Naugatuck River
- Jewett Street bridge replacement
- Prindle Ave
- Hill Street and Root Ave Intersection
- Division St Clifton Ave / Rte 8

Additional roadway enhancements should also be considered for the major access points to the downtown (i.e. Maple Street Bridge and Bridge Street Bridge). The intersections in and around the downtown should be evaluated for signal timing, site-line obstruction, and general pedestrian safety. These improvements and enhancements to the downtown street network should help to maintain a smooth flow of traffic, and maintain a pedestrian safe environment.

In addition, future improvements to major bridges and roadways should be targeted to areas where future development opportunities and high traffic volumes may occur, rather than areas that once had high traffic volumes due to past industrial activities.

Improve Transit Service

The transit services available in the Ansonia range from bus, train, and personal services. These services provide access to employment, shopping, and other personal services to residents without private automobile access. Therefore, it is important that the population in need is identified, adequate service is provided throughout the community, and schedule times meet the needs of the riders.

Provide for a Sidewalk Network

Sidewalks are important because they provide for pedestrian safety in areas of high vehicle traffic, and convenience in areas around schools, parks, and other community oriented facilities. Future sidewalk installation will help lessen the number of short trip automobile traffic and allow residents to walk to outdoor activities and community facilities.

While the zoning regulations require that sidewalks be installed in new developments, this requirement has been waived in the past. In an effort to improve the sidewalk network the regulations should be modified to make sidewalks mandatory in all new developments. The modification to the regulations will help to create an expanded sidewalk network.

The existing sidewalk network has areas where linkages are needed in developed areas. Completing these links can be achieved with local improvements (funded by LOCIP monies) or in special circumstances, by a fee-in-lieu of sidewalk regulation. The fee option could be allowed in circumstances where new developments do not relate geographically to the existing sidewalk network. The fee would be used to install sidewalks in areas where more pedestrian traffic occurs, and/or a connection is needed to provide safe and convenient access to and from commercial, residential, and community oriented areas.

The identification of existing sidewalks, future sidewalks as development occurs, and priority sidewalk linkages is critical to providing a safe and convenient sidewalk network. The development of a sidewalk master plan will help to provide a comprehensive listing of identified areas, as well as provide a map visually displaying these areas. The master plan will assist the City when implementing the mandatory sidewalk policy and fee-in-lieu of sidewalk requirements by indicating which option helps complete the overall sidewalk network.

Enhance Bicycle Travel and Trails

In addition to pedestrian travel, it is important to allow for safe bicycle travel throughout the community. The design improvements to roadways in Ansonia should incorporate bicycle lanes where feasible.

Other improvements to pedestrian travel are through the use of trails. Trails can be off the main roadway network while still providing for convenient access to residential, commercial, and institutional areas. The Valley Regional Planning Agency has included in the Regional Transportation Plan the concept of building the Naugatuck River Trail – an off-road trail along the Naugatuck River.

Sidewalk Requirements

The following could be part of the new sidewalk regulations:

- Sidewalks shall be installed as part of new development,
- Where sidewalks already exist or are not currently practical, the Commission shall require a fee-in-lieu of sidewalks, and
- Sidewalks shall be bonded as public improvements and shall be installed before the road is accepted. If no road construction is required sidewalks should be installed before certificate of occupancy is granted.

Utilities

Utility infrastructure includes piped utilities (public water, public sewer, natural gas), wired utilities (electric, telephone, and cable television), and other utilities (cellular communications). The location and capacity of infrastructure is important to the future growth and development of Ansonia since it can direct growth towards or away from certain areas.

Maintain Piped Utilities

The Birmingham Utilities Company provides water service to Ansonia. Almost the entire City is serviced by public water and resident who do not have public water have the option of connecting. The high availability of public water is beneficial for the community in terms of having a safe supply of potable water, and an adequate supply of water for fire protection. The current water supply is good, with only 50% of the available supply being used on an average day. The water supply system is expected to be adequate for community needs during the planning period.

Public sewer service is provided and maintained by the City of Ansonia. Public sewer is available throughout the city and, under normal flow conditions, the treatment plant is at 50% capacity. The public works department recently had a major infiltration study completed on the wastewater drainage system to examine the issue of water runoff from streets entering the sewer system and causing a capacity problem at the treatment plant. The implementation of this study is essential to maintaining the capacity of the current treatment facility.

Yankee Gas Service Company provides natural gas in the city. Natural gas is an alternative energy source to residential, commercial, and industrial areas. The availability of service to the commercial and industrial areas can be a major attraction to potential companies.

Infrastructure

Plan

Map

Encourage Enhancements to Wired Utilities

Ansonia residents have access to all major wired utilities. These utilities include electric, telephone, and cable television. However, the ability to obtain the current high technology (DSL Internet, Digital Cable) and reliable service has been raised as an issue of frustration by residents. The lack of upgrades not only hampers the residents use of the technology, but also has an effect on the business climate. The City should encourage that high speed internet, and digital cable and telephone services be provided to all local businesses and residents.

In addition, when wired utilities are located above ground they can have an adverse affect on the community's character. In order to lessen the affects of more utility poles and above ground wires, all wired utilities should be placed underground. In addition, as improvements and redevelopment occurs in commercial and residential areas, consideration should be given to burying existing utilities.

It is also important to recognize the need for maintenance, including regular tree trimming and pole replacements.

Manage Wireless Communication Infrastructure

The wireless technologies for phone, television, and internet will increase in use over the next ten to twenty years. An increase in the use of this technology will necessitate numerous antennae to increase the usability of such wireless devices. Ansonia should consider adopting regulations or guidelines addressing the desirable locations and type of antennae to guide this activity.

Streetlights

Public Act 01-134 contains several provisions affecting municipal street lighting:

- Light pollution, glare and light trespass must be minimized.
- Minimum levels of illumination must be used.
- Full cutoff streetlights are required.
- Passive alternatives must be considered.

Encourage Proper Street lighting

Streetlights in both residential and commercial areas are important because well-lighted areas provide a safe environment for people walking at night, exercising, and shopping.

It is important to consider both the streetlight design and the illumination. Residential streetlights should be designed smaller in size, have lower illumination, and to cast more light on the sidewalk. Commercial area lighting should be designed to have brighter illumination and light both the walking and on-street parking areas.

Adopting a policy on streetlight design and illumination for both residential and commercial will help to provide adequately lighted areas for both leisurely strolls and nighttime shopping.

Infrastructure Strategies

Transportation

1. Improve roadway circulation.
2. Update roadway classifications.
3. Consider conducting a downtown traffic circulation plan.
4. Manage roadway improvements.
5. Continue to work with the Valley Regional Planning Agency to implement roadway improvements.
6. Continue to make roadway improvements and to address safety and capacity issues.
7. Support the enhancement of transit services to best meet the needs of the community.
8. Enhance pedestrian and bicycle travel.
9. Establish and maintain a sidewalk inventory and make improvements and/or connection where necessary.
10. Consider adopting a fee-in-lieu of sidewalk regulation.
11. Encourage the development of bikeways when roadway improvement projects are designed and constructed.
12. Encourage the construction of an off road trail system.

Utilities

13. Maintain piped utilities.
14. Encourage residences on well water to convert to the public water supply.
15. Monitor the public water supply for future community needs.
16. Implement the recommendation provided in the Inflow and Infiltration study.
17. Encourage enhancements to wired utilities.
18. Continue to require that all new utilities be placed underground.
19. Encourage the burying of overhead utilities when redevelopment occurs.
20. Consider adopting new streetlight policy and design guidelines in accordance with PA 01-134.
21. Manage wireless communication infrastructure.
22. Consider adopting regulations or guidelines addressing wireless facilities.

CONCLUSION

6

Overview

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

However, this plan is an overview of topics usually included in a Plan of Conservation and Development. Without more detailed mapping and more in-depth analysis typically found in such a plan, it is difficult to prepare a future land use plan. The plan does however, in a general way, provide a broad direction to guide land use decisions can be guided.

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

Plan Consistency

This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation & Development and found to be generally consistent with that Plan. In addition, this Plan was compared with the 1988 (updated 1996) Regional Plan of Development for the Valley Regional Planning Agency and found to be generally consistent with that Plan.

Any inconsistencies can be generally attributed to:

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

Responsibility

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

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

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

Implementation Priorities

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

Implementation Tools

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

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

Summary

The Plan of Conservation & Development has been prepared to meet the challenges that will confront the City of Ansonia in the future.

The first step in the planning process was to find out where Ansonia has been as a community and where it is going. Information was collected, and reviewed as part of the process of assembling this Plan. The second step was to determine where Ansonia wants to go. Meetings were held to assess issues in Ansonia and discuss alternative strategies. Through this work, general goals and policies were developed and a vision for the future of Ansonia was confirmed. The third step was to layout specific actions that will help us remember how we will get there. These specific strategies are detailed throughout the Plan

However, the most important step of the planning process will be implementation of the recommendations. While the task of implementation rests with all Ansonia residents, the realization of the Plan is orchestrated by the Planning and Zoning Commission and other City agencies and officials.

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

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

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



Planimetrics

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