

12.Future Land Use Plan

It has been said that the best way to predict the future is to create it yourself.⁵ Communities with a clear vision for the future will be more successful than communities that do not plan for the inevitable change caused by advances in technology, the economy, changing demographics, and market trends. The *Future Land Use Plan* is the visual representation of the town's stated goals, objectives and recommended actions. It illustrates the location of select existing areas of conservation and recreation lands, desired areas/parcels for future preservation should they become available; planning opportunity areas; suggested changes to zone boundaries; and future land uses. Vacant and underutilized parcels within the commercial and industrial zones have also been identified. The most significant change depicted is a proposed consolidation of the Commercial Development, Office Research, and Village Commercial Zones which includes the incorporation of approximately ten residentially zoned parcels into the new *Economic Development Zone*. All desired future changes are simply that: desired. As the town moves forward to implement the POCD through future master planning and/or changes to the zoning and subdivision regulations, the public will have ample opportunity to participate in the planning process and decide which objectives or recommendations should be implemented and how. As new areas are identified, or existing planning opportunity areas clarified through master planning, formal revisions to the POCD and/or Future Land Use Map will be presented to the town and incorporated as appropriate. **The Future Land Use Map contains the following categories:**

Conservation	Open Space and Recreational Areas	Areas of existing open space and recreational areas.
		Proposed additions to existing greenway/wildlife corridors and recreational areas.
		More detailed <i>Conservation and Recreation Lands</i> maps are included in the 2013 Plan of Conservation and Recreation Lands (Appendix C).
Development	Community Facilities/Institutional	Future municipal facilities.
		Recreational facilities and opportunities.
	Commercial/Industrial Development	Areas where development is encouraged in ways that will enhance the overall community structure and character (Planning Opportunity Areas).
		Commercial opportunity sites (vacant and underutilized parcels).
	Residential	Possible Incentive Housing Zone and existing Affordable Housing Overlay Area (Meadowcourt).
		Areas intended for possible future mixed-use and multi-family residential development (Select Planning Opportunity Areas)(NEV-SDD Floating Zone).
	Infrastructure	Existing sewer district.

⁵ Attributed to Abraham Lincoln.



Future Land Use Map

Opportunity Areas

- Planning Opportunity Areas
- Future Municipal Facilities
- Under Utilized Parcels
- Vacant Parcels
- Affordable Housing Overlay Area (Meadowcourt)
- Possible Incentive Housing Zone
- Desired Areas for Future Preservation - (See pg. 13 in PCRL)

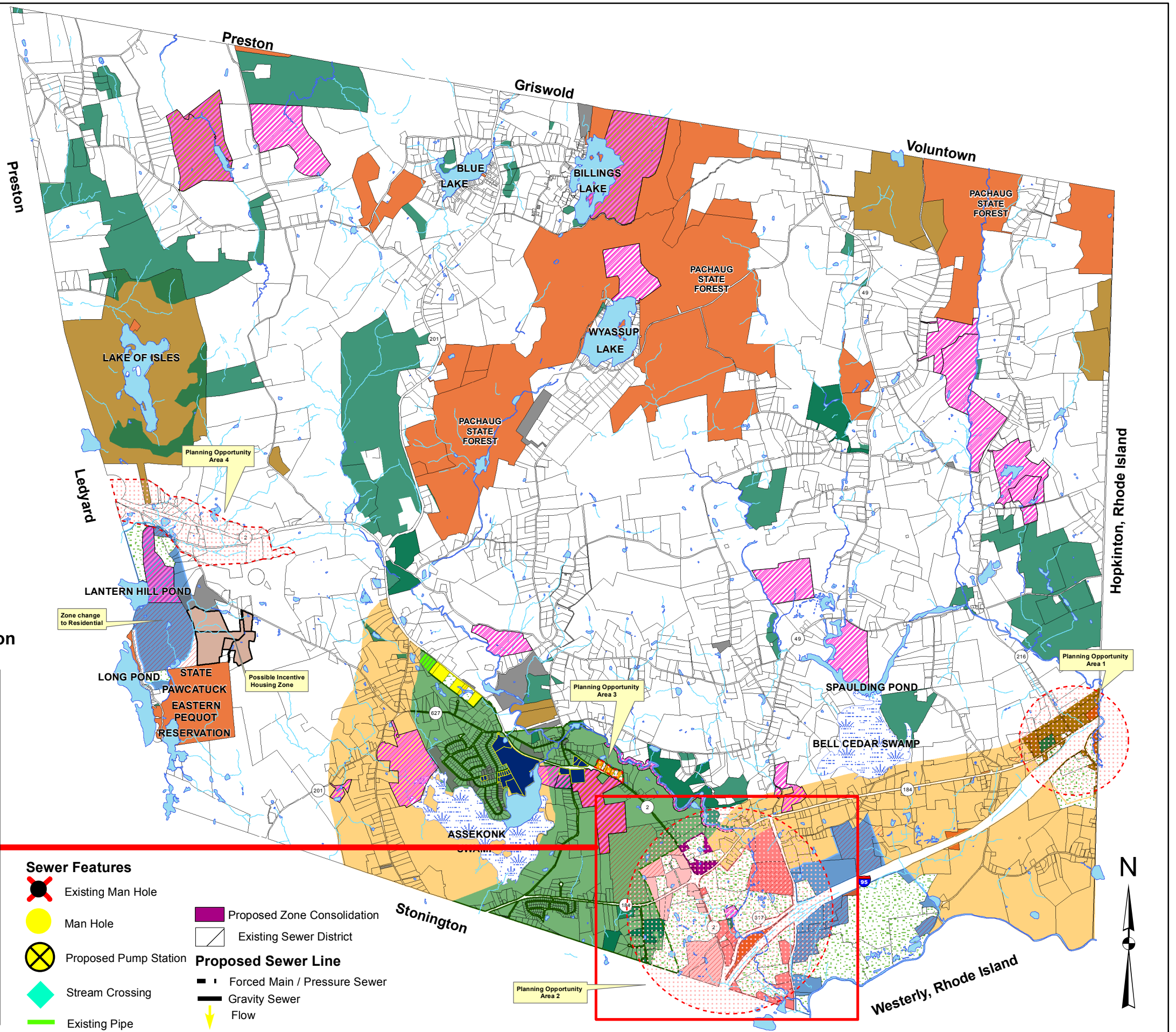
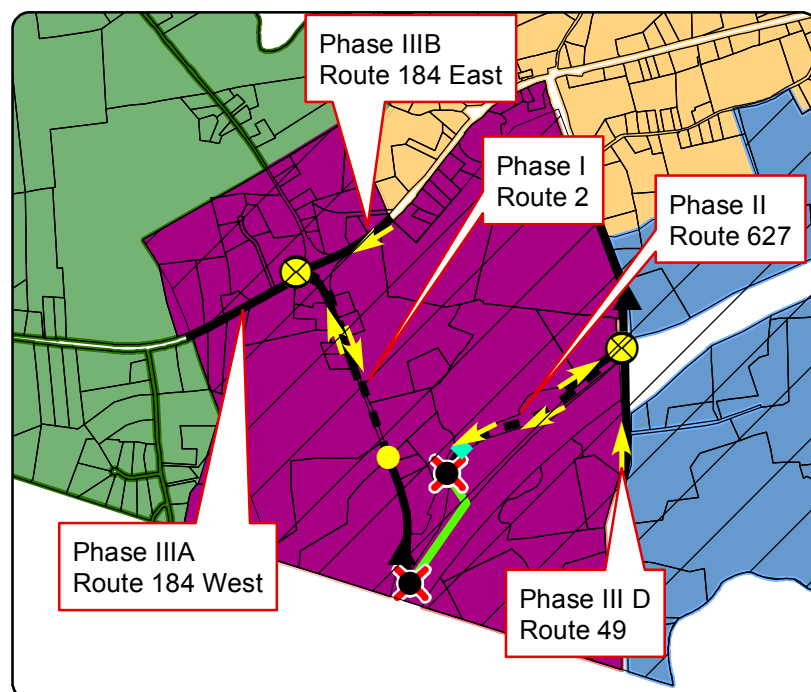
Zones

- Commercial Zone 1 (C1)
- Commercial Zone 2 (C2)
- Commercial Development (CD)
- Highway Commercial (HC)
- Village Commercial (VC)
- Office Research (OR)
- Industrial (I)
- High-Density Residential (R40)
- Medium-Density Residential (R60)
- Rural Preservation Zone (R80)

Conservation & Recreation Land

- Protected Open Space
- Active and Passive Recreational Areas
- State of Connecticut
- Town of North Stonington

Existing Sewer District & Proposed Zone Consolidation





**Planning
Opportunity
Areas**

Parcel Lines To
10/1/2012

Legend

Natural Features

- Streams
- Lakes / Ponds
- Swamps

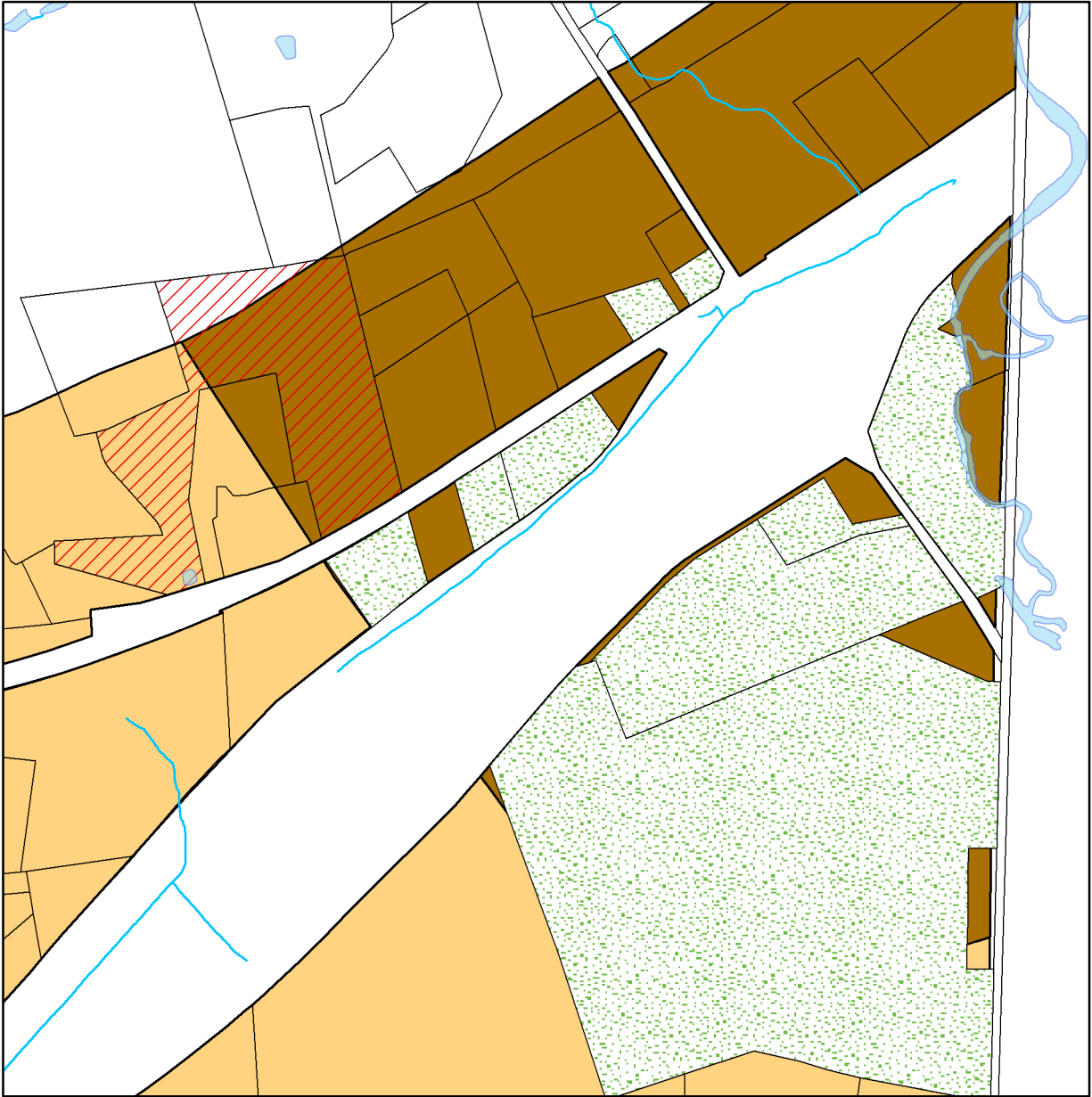
Opportunity Areas

- Under Utilized
- Vacant

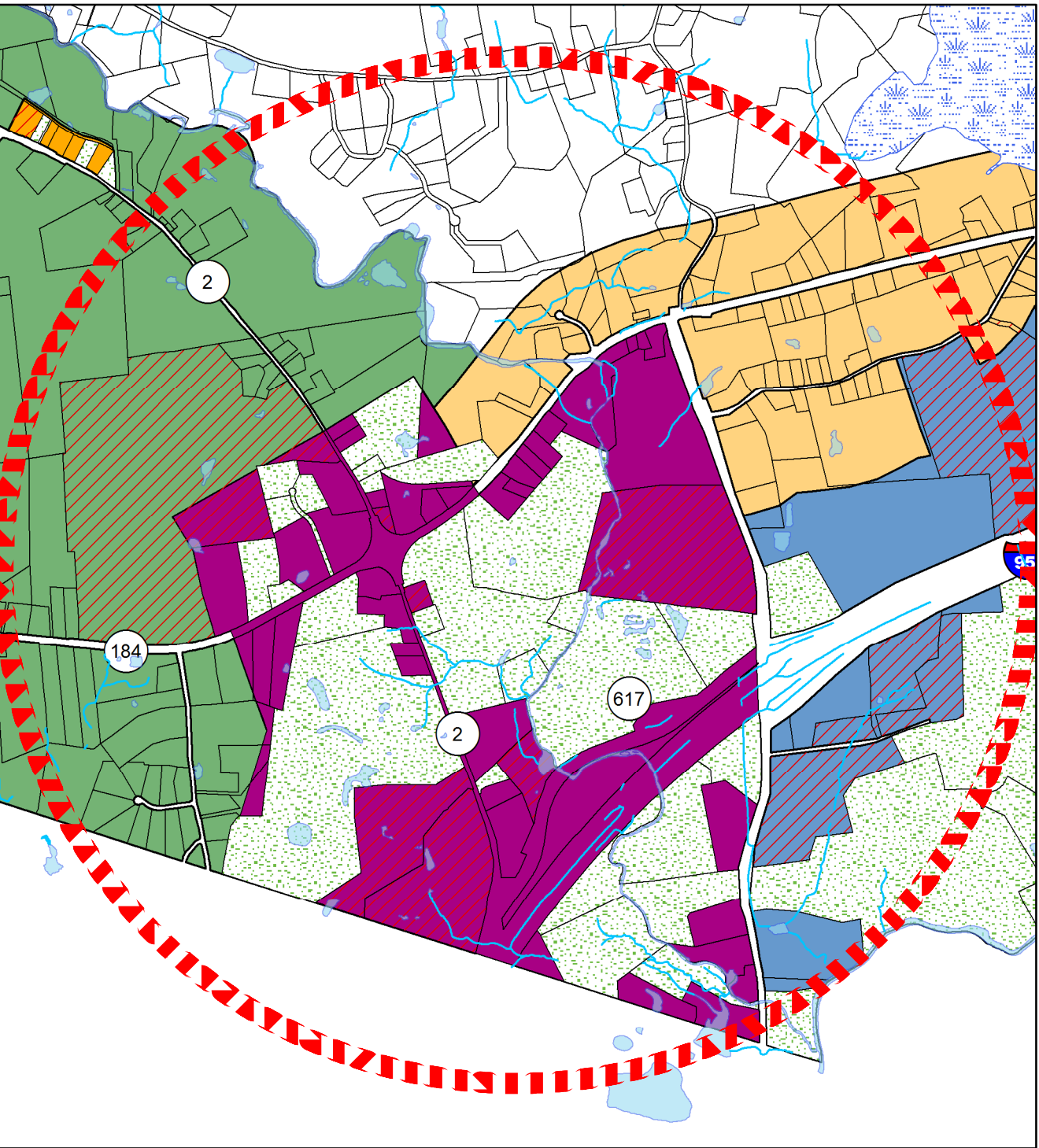
Zones

- Commercial Zone 1 (C1)
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- Commercial Development (CD)
- Highway Commercial (HC)
- Village Commercial (VC)
- Office Research (OR)
- Industrial (I)
- High-Density Residential (R40)
- Medium-Density Residential (R60)
- Rural Preservation Zone (R80)

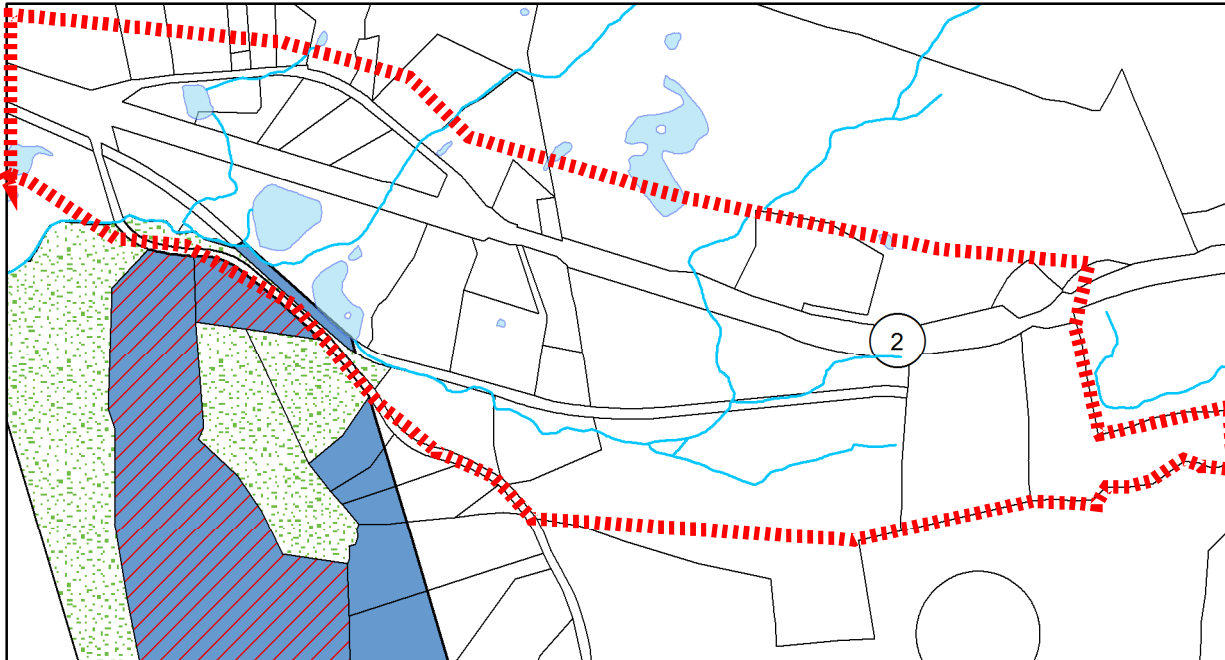
Planning Opportunity Area #1



Planning Opportunity Area #2



Planning Opportunity Area #4



Planning Opportunity Area #3

