



Plan of Conservation and Development

Public Workshop #1

November 21, 2024

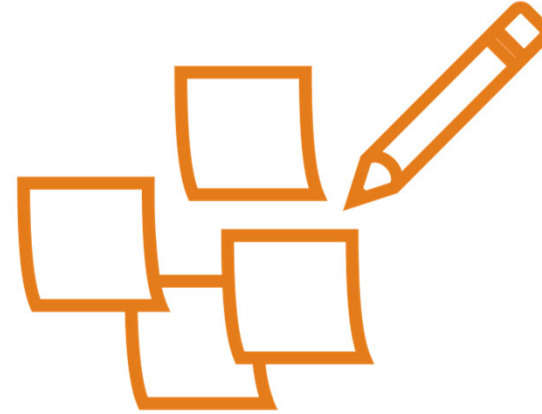


# Public Workshop #1



Presentation

7:00 PM



Break and  
Comment on  
Goals & Vision

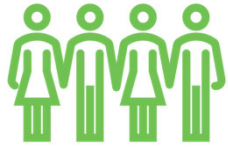
7:45 PM



Question &  
Answer

8:15 PM

# What is a Plan Of Conservation & Development?



An expression of the community's shared vision of the future.



It is public policy guide for plans, initiatives, and investments. It lays the foundation for decisions related to zoning code, capital budget, and general policy.



Zoning decisions should be based on the POCD.



A “to do” list for the Town to track implementation of short, medium, and long-term goals.



It is not zoning regulations or a budget

# Who is Preparing the Plan?

## POCD Core Committee

- Scott Dale, Chair, Planning Commission
- Michael Del Valle, Vice Chair, Planning Commission
- Tony Cappiello, Chair, Conservation Commission
- Jim Fisher, Chair, Economic Development Commission
- Curtis Timmerman, Chair, Zoning Commission
- Linda Taylor, Member, Planning Commission
- Marc Loewengart, Member, Planning Commission

## Town Staff

- Laura Barkowski, Director of Land Use

## BFJ Team

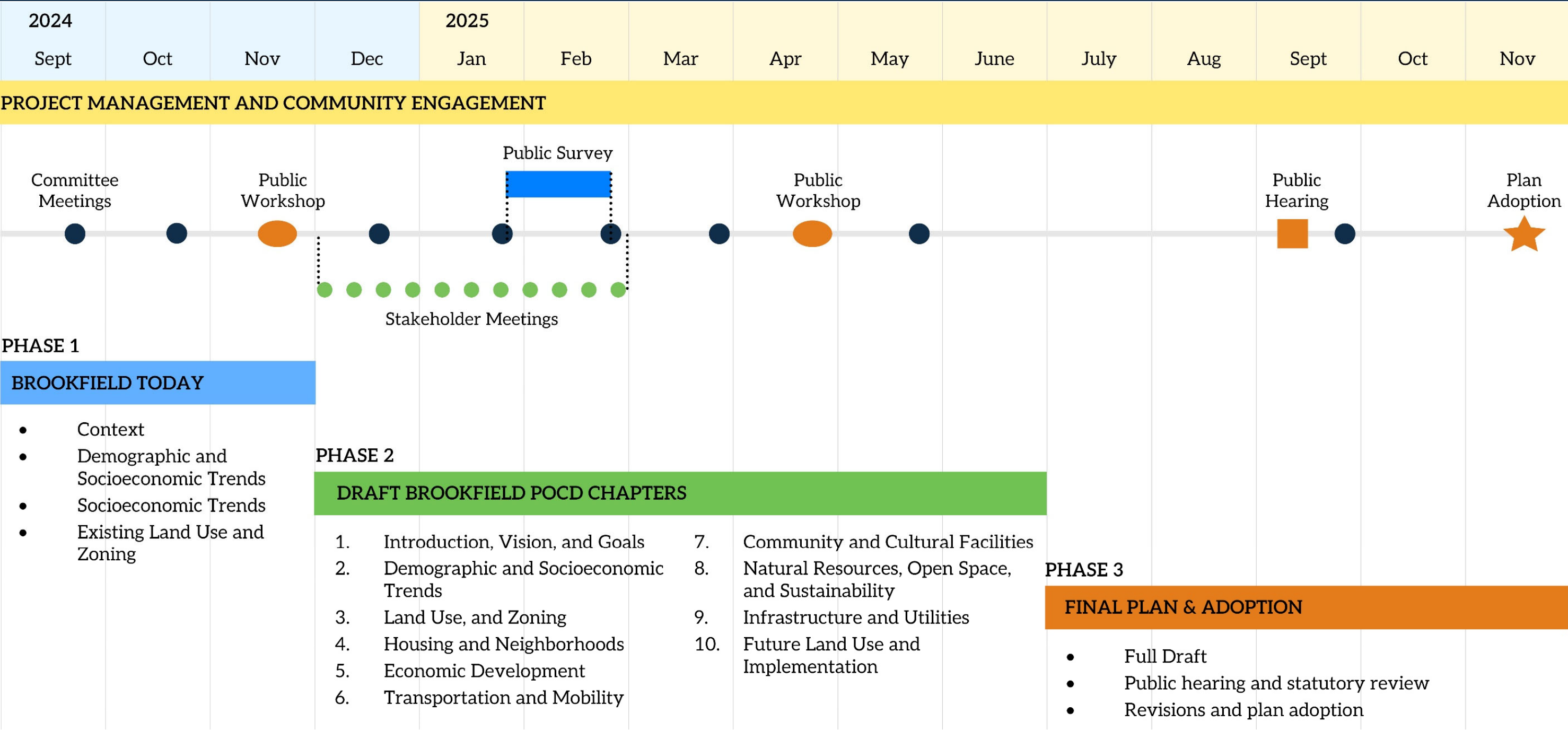
- Frank Fish, FAICP: Principle in Charge
- Emily Tolbert, AICP: Project Manager
- Evan Accardi: Project Planner
- Mark Freker, Associate: Transportation Planner

## Subconsultants

- Thomas Madden, AICP  
Affordable Housing and Economic Development
- Joseph Canas, PE, LEED AP, CFM  
Principal Engineer, Tighe & Bond  
Infrastructure and Utilities

POCD Update Process

# Project Schedule



# Planning Context

## Conservation and Development Policies: The Plan for Connecticut (2018-2023; 2025-2030)

- Connecticut General Statutes (CGS) mandates the State to update it's Plan every 5 years.
- The Plan directs state agencies in their priorities, projects and allocation of funding.
- Municipal POCDs must note inconsistencies with the State's 6 Growth Management Principles.

## WestCOG Regional Plan of Conservation and Development (2020-2030)

- CGS § 8-35a mandates each Council of Governments to prepare a POCD every 10 years.
- The POCD provide advisory guidance for regional-level decision-making and coordination between municipalities.
- Could be integrated into the local planning processes.

# Planning Context

## Brookfield Plan of Conservation and Development, 2015-2025

- CGS § 8-23 municipalities to prepare and update their plans of conservation and development (POCD) at least once every ten years.
- A municipality is ineligible for discretionary state funding if it has not adopted a plan within the required period.

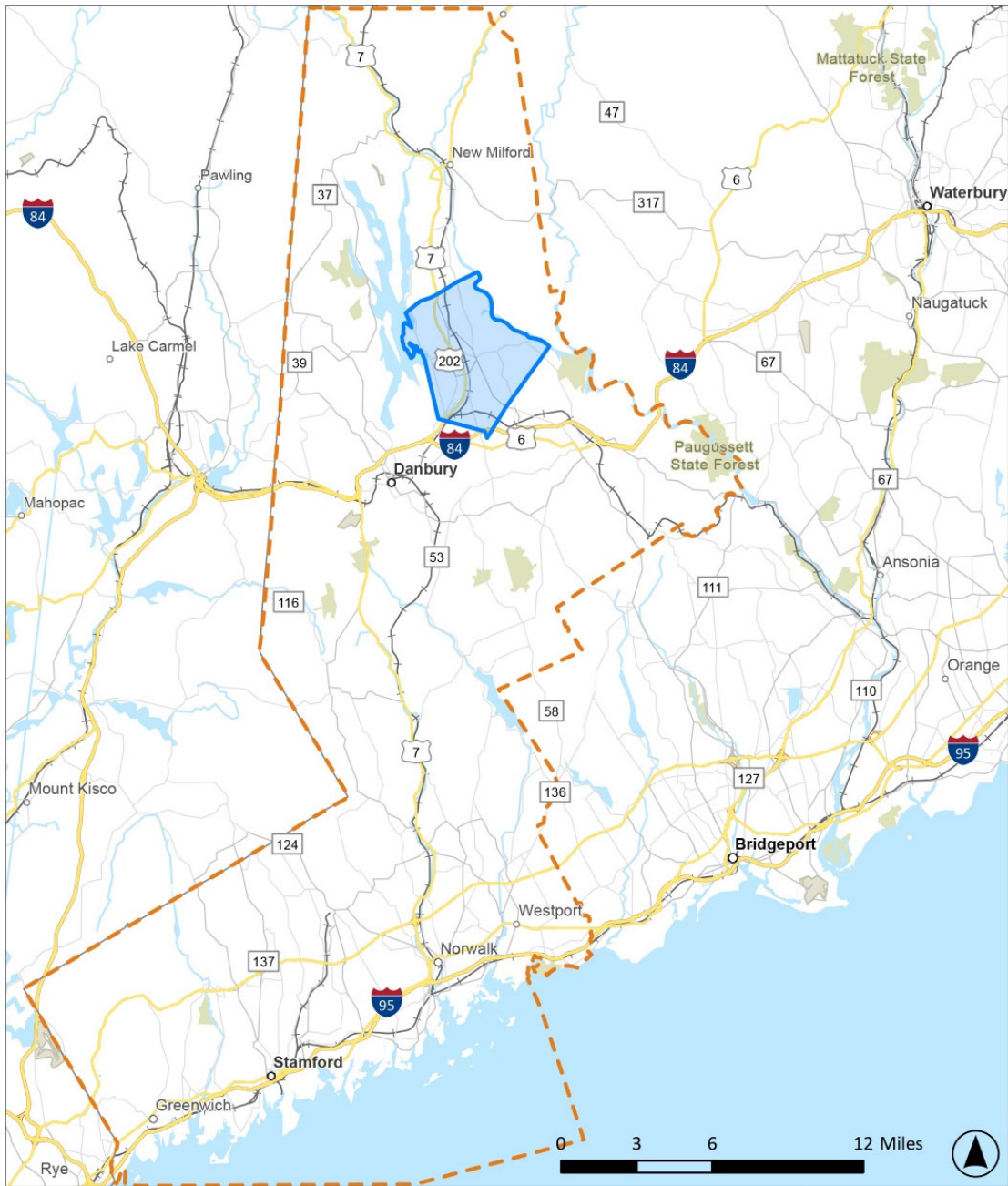
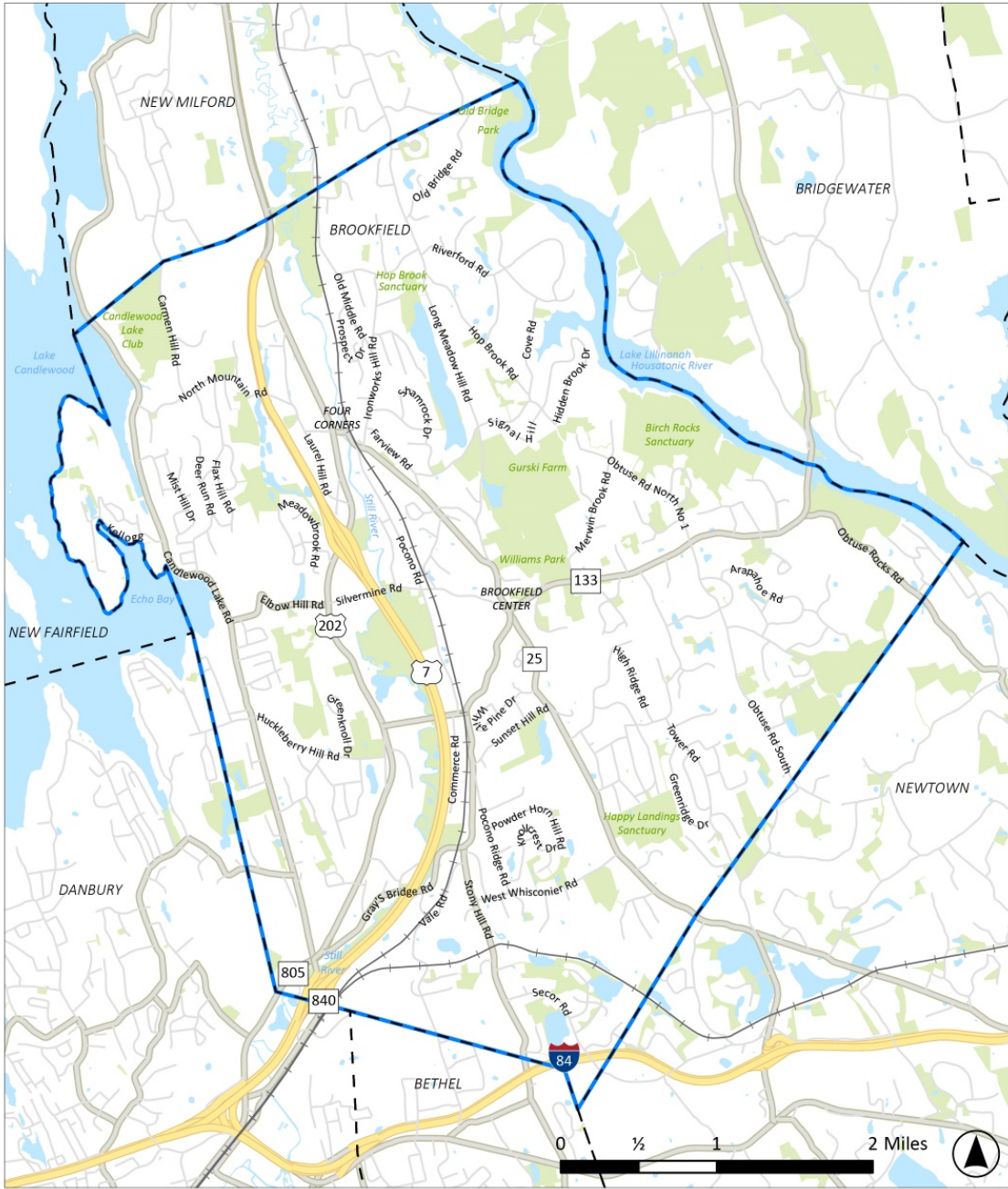
## Brookfield Affordable Housing Plan, (2022-2027)

- CGS § 8-30j requires every municipality to prepare an affordable housing plan every five years.
- Aims to enable low- and moderate-income individuals and families to access high-opportunity communities.
- Goal: Affordable housing make up at least 10% of each municipality's housing stock (Public Act 88-230).



Existing Conditions Analysis

# Regional Context

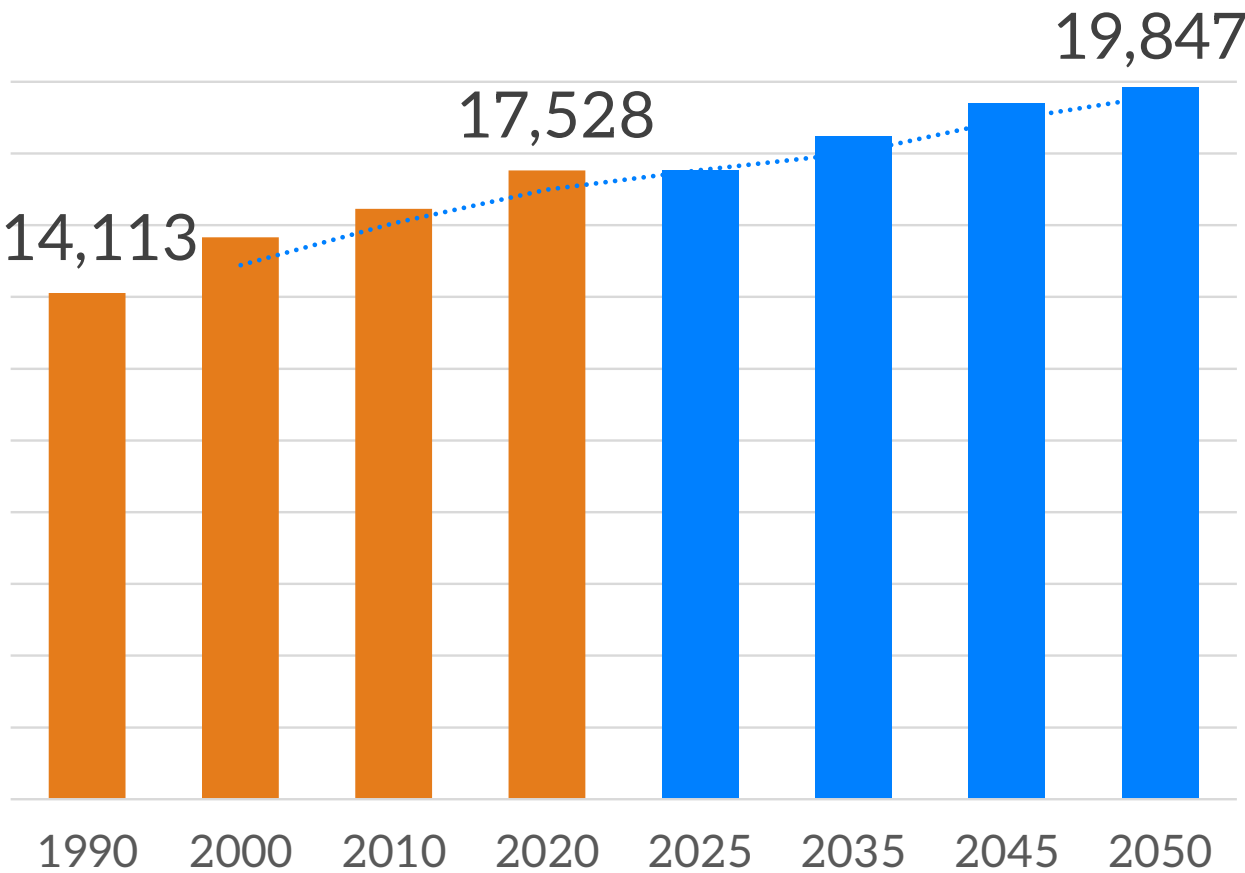


- Brookfield
- Municipal Borders
- WestCOG
- Fairfield County
- Local Roads
- Major Roads
- Railroad

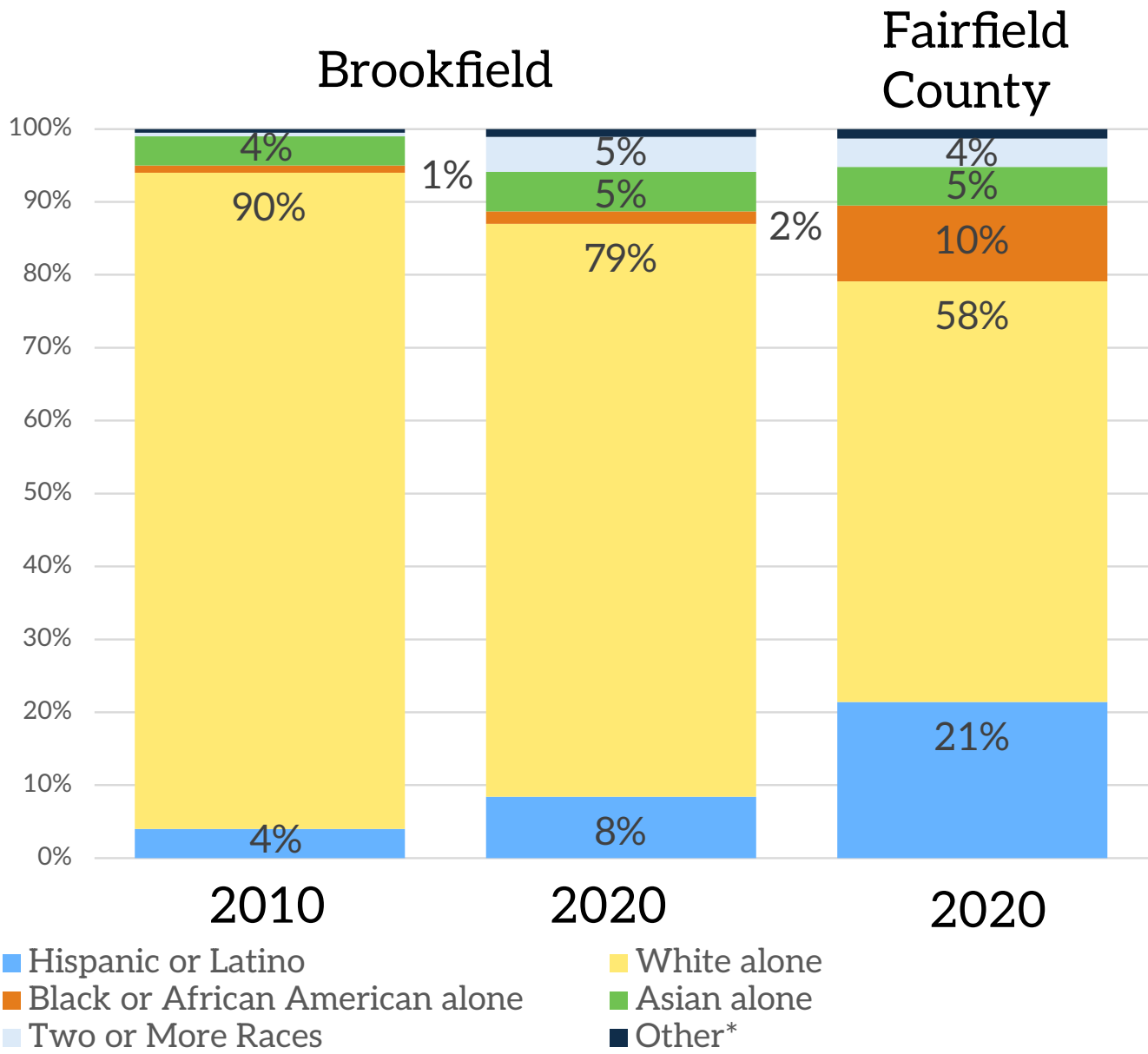


# Socio-Demographic Trends

Observed and Projected Population Growth



Changing Ethnic and Racial Composition



Source: U.S. Census Bureau, Decennial Census (1920-2020); WestCOG and CT Department of Health, (2019)

Source: U.S. Census Bureau, Decennial Census (2010-2020)

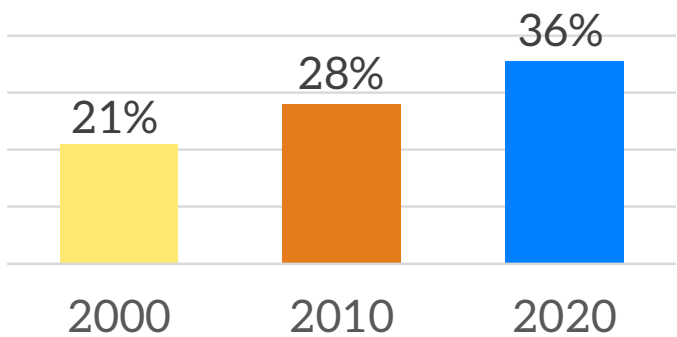
# Socio-Demographic Trends

## Aging Population in Brookfield

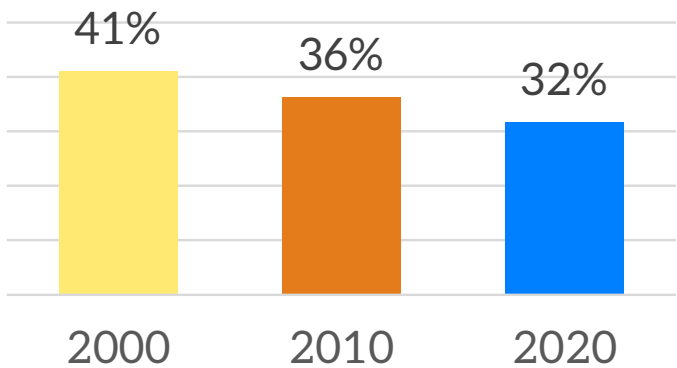
Increasing Median Age



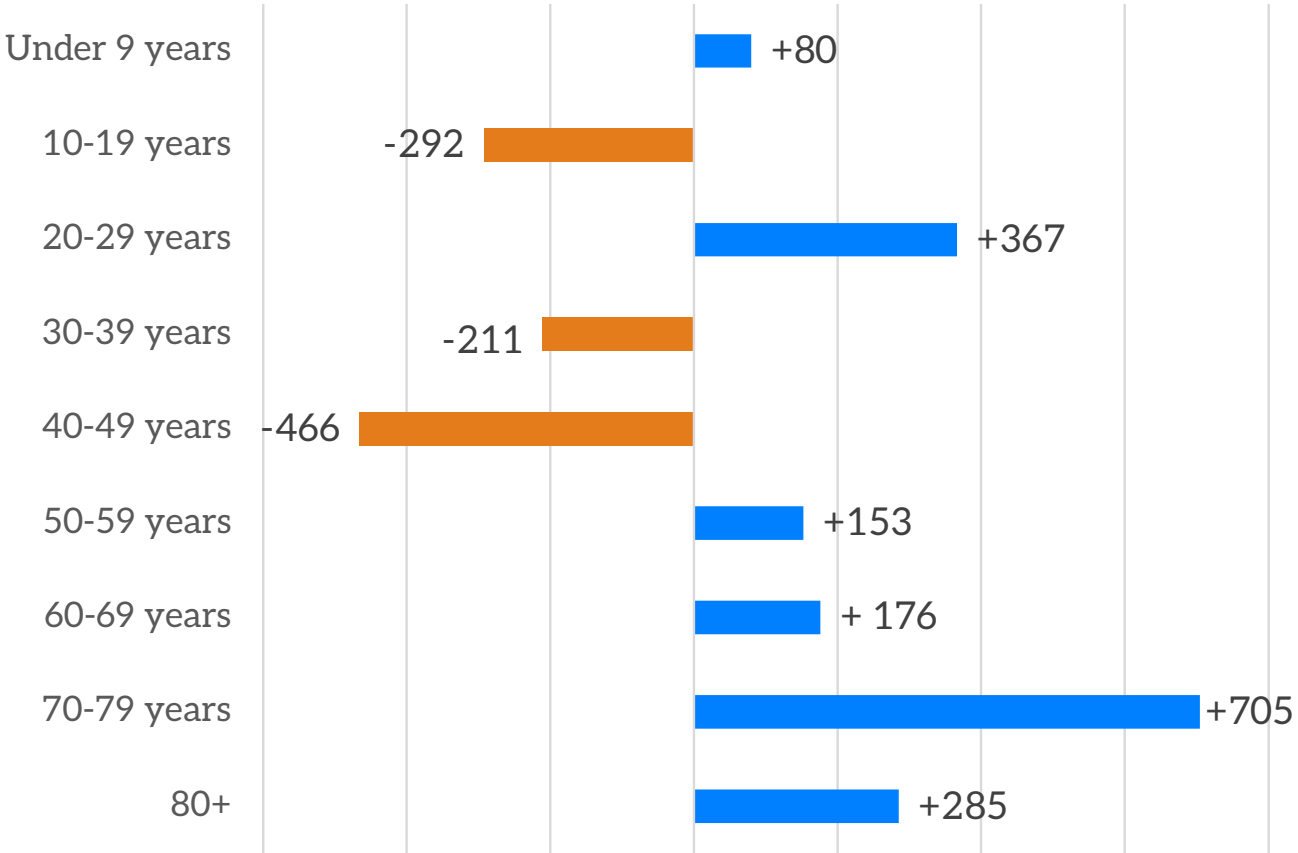
Increasing Share of Households with Seniors



Declining Share of Households with Children



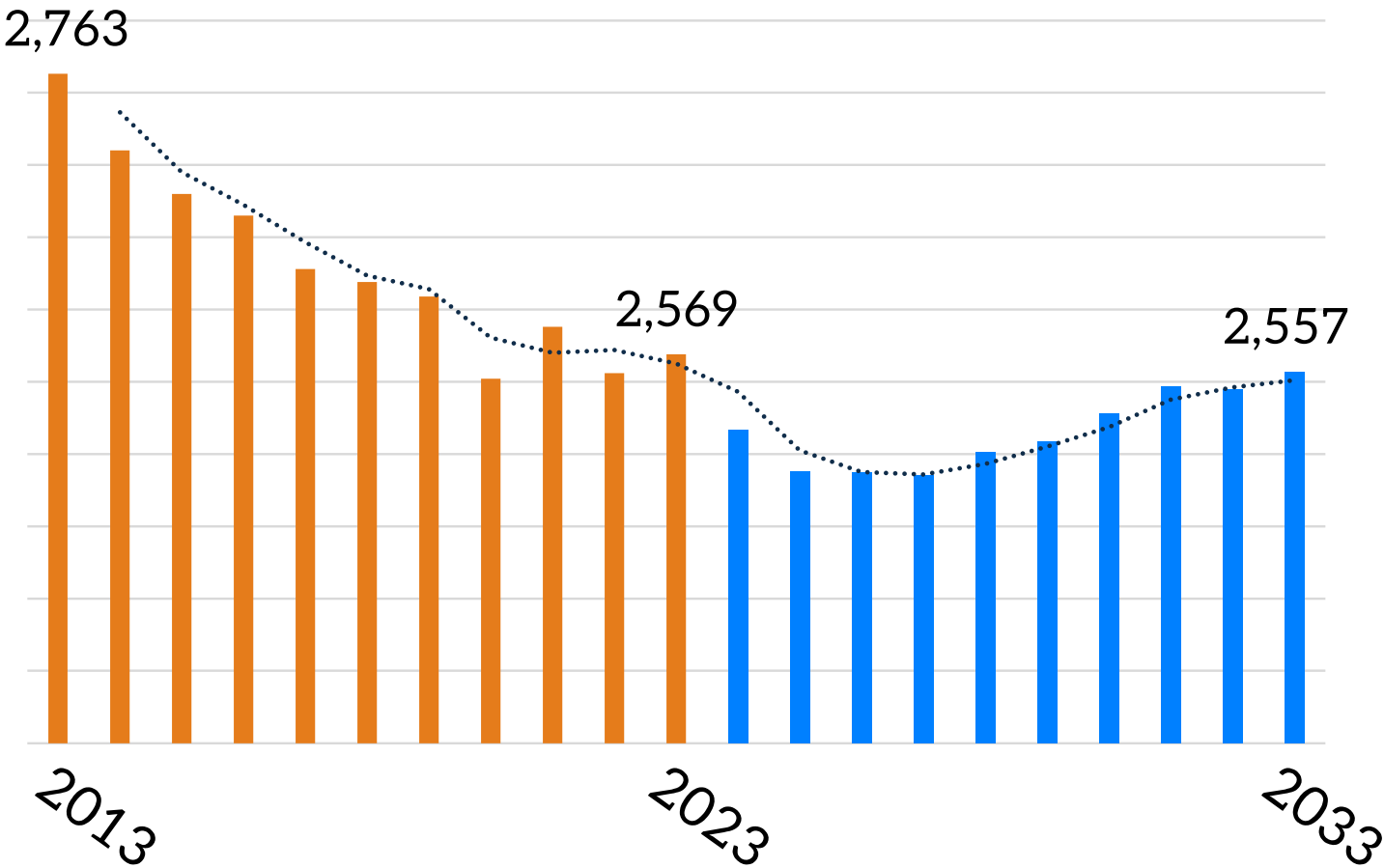
Change in Population by Age (2010-2020)



Source: U.S. Census Bureau, Decennial Census (2000-2020)

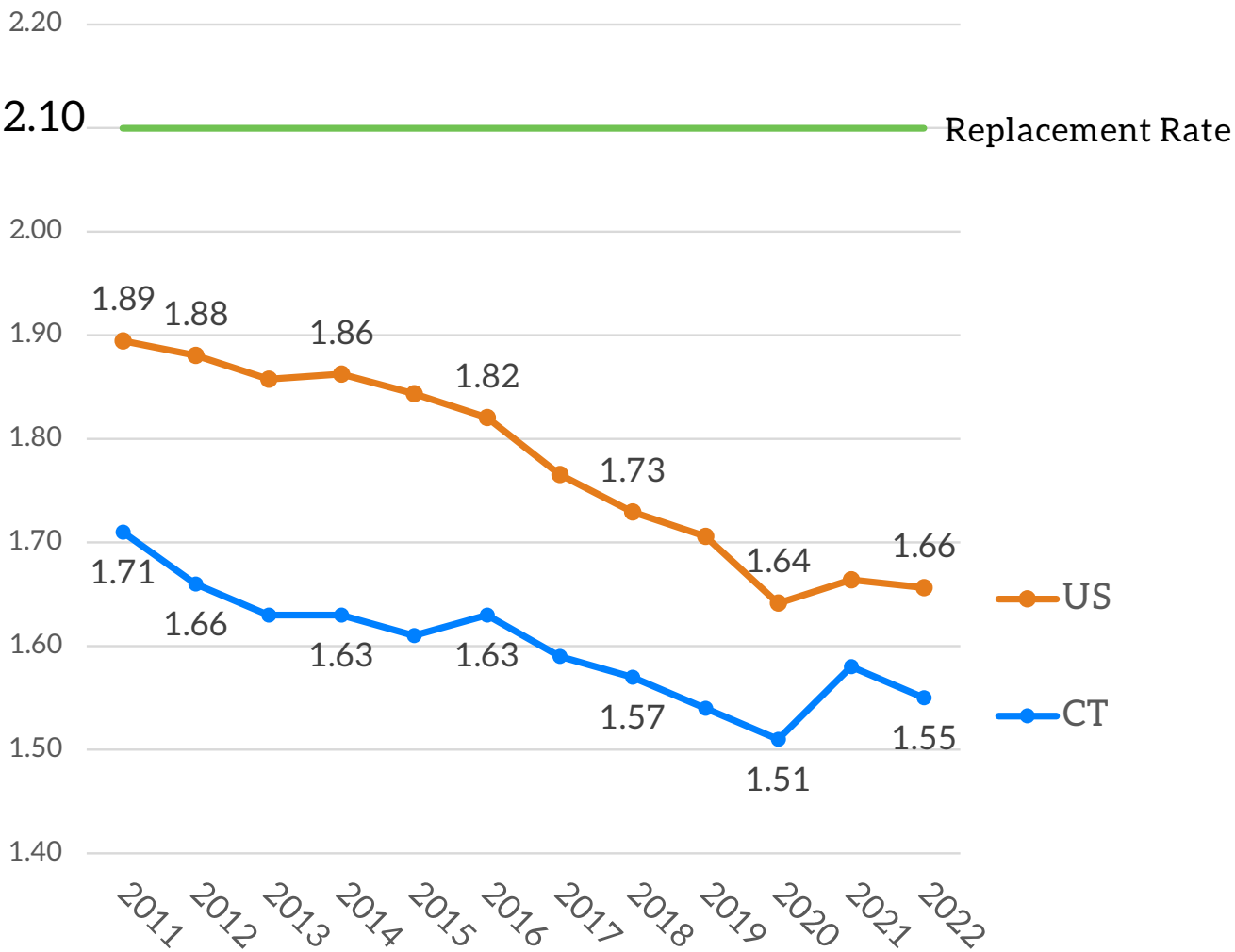
# Socio-Demographic Trends

Observed and Projected School Enrollment  
Brookfield (2013-2033)



Source: CT.gov EdSite, 2024

Declining Total Fertility Rate (2010-2022)



Source: Center for Disease Control (CDC), 2010-2022

# Housing Snapshot

7,116 housing units

- 6% total Vacancy Rate
- 1% of units available for rent
- 1% of units available for sale
- 81% Owner-occupied
- 19% Renter-occupied

New Housing Units (2016-2023)

- +446 Residential Units – 385 in Multi-family (3 or more units)
- +45 Affordable Units
- +52 Incentive Units

Multi-Family Pipeline (through 2026)

- +445 under construction
- +443 Planned



Image: Eva Deitch

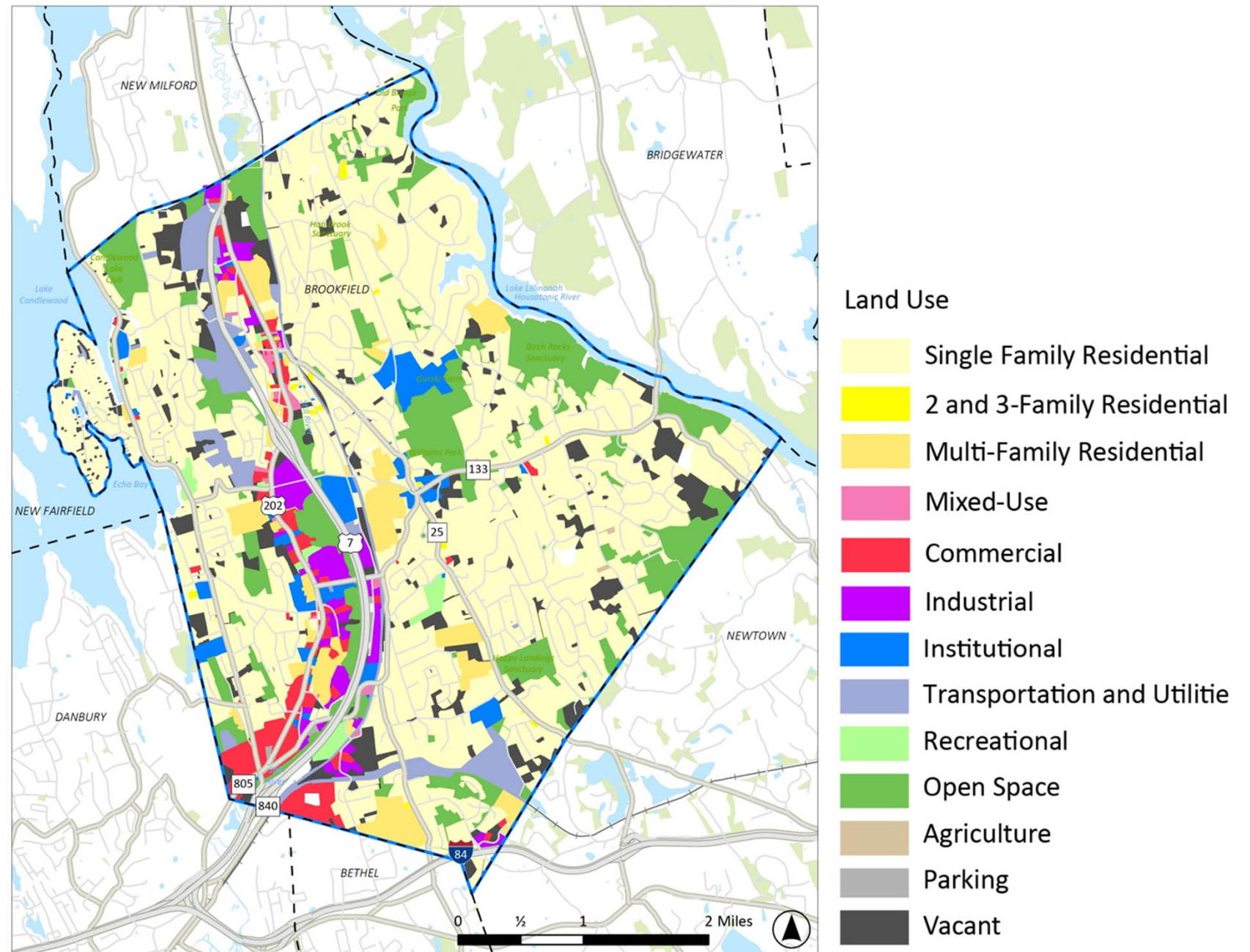


Sources: U.S. Census Bureau, Decennial Census (2020); Town of Brookfield, CT



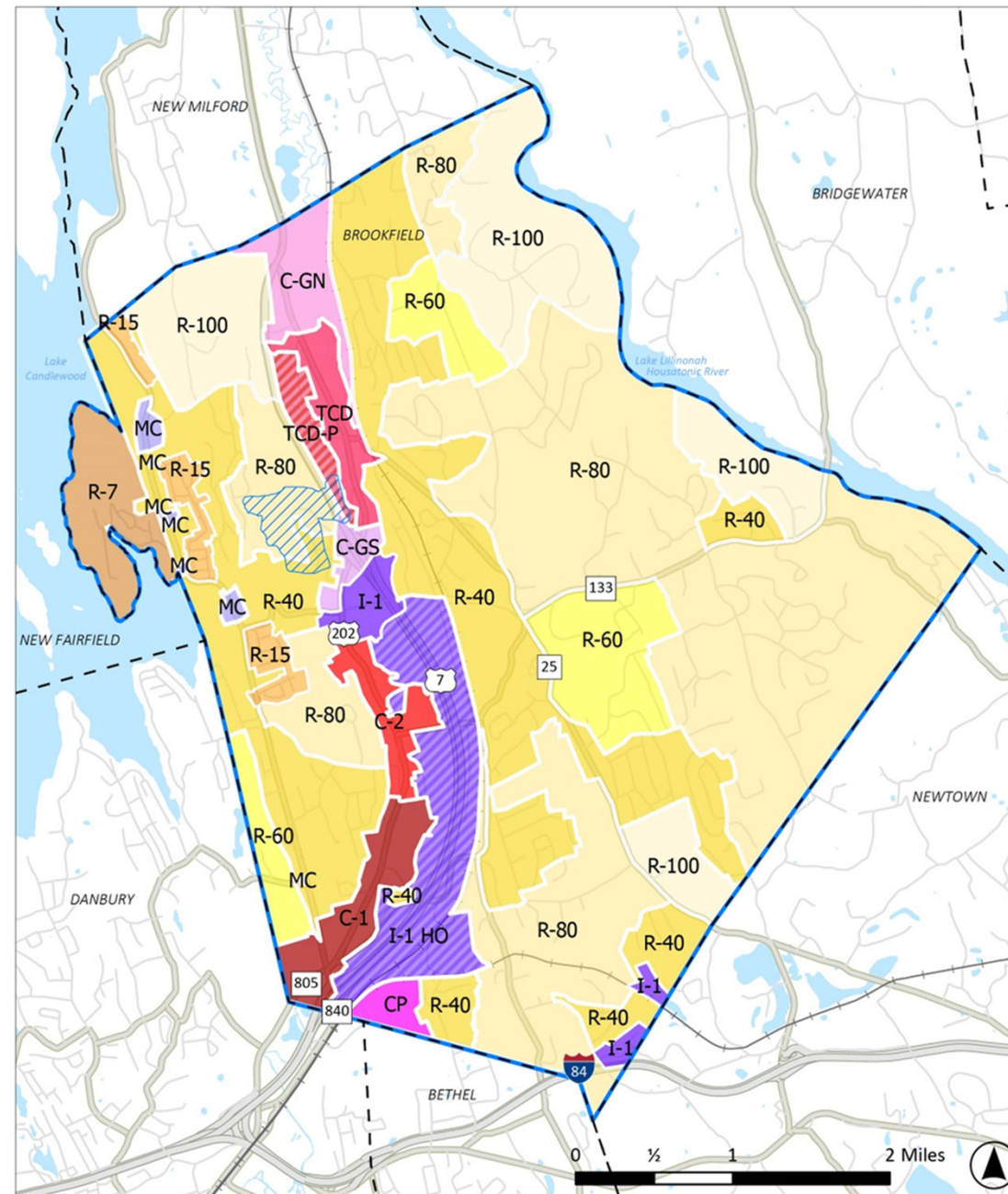
# Land Use

- 20 Square Miles
- 1,100 Acres of Roads
- 500 Acres of Water (Candlewood Lake, Lillinonah Lake, and Housatonic River)
- 11,400 Acres of Parceled Land:
  - 58% Single Family Residential (6,578 acres)
  - 14% Open Space (1,572 acres)
  - 8% Vacant (912 acres)



# Zoning

- **Residential Zones** Minimum Lot Sizes range: 7,000sf (R-7) to 100,000sf (R-100)
- **Commercial and Industrial Districts** follow the Federal Road Corridor, exceptions for Marine Commercial near Candlewood Lake, and Industrial near I-84.
- **Town Center District (TCD)** encompasses the Four Corners and promotes a mixed-use, “downtown” destination environment.
- **Moratorium on New Multi-Family Permits** in the TCD, Commercial Gateway North and South Districts through 2026



## Commercial Districts

- Regional Commercial (C-1)
- Neighborhood Commercial (C-2)
- Gateway North (C-GN)
- Gateway South (C-GS)
- Marine Commercial (MC)
- Town Center District (TCD)
- Town Center Perimeter Overlay (TCD-P)

## Residential Districts

- R-100
- R-80
- R-60
- R-40
- R-15
- R-7

## Industrial Districts

- Industrial Height Overlay (I-1 HO)
- Industrial (I-1)
- Corporate Park (CP)

## Special District

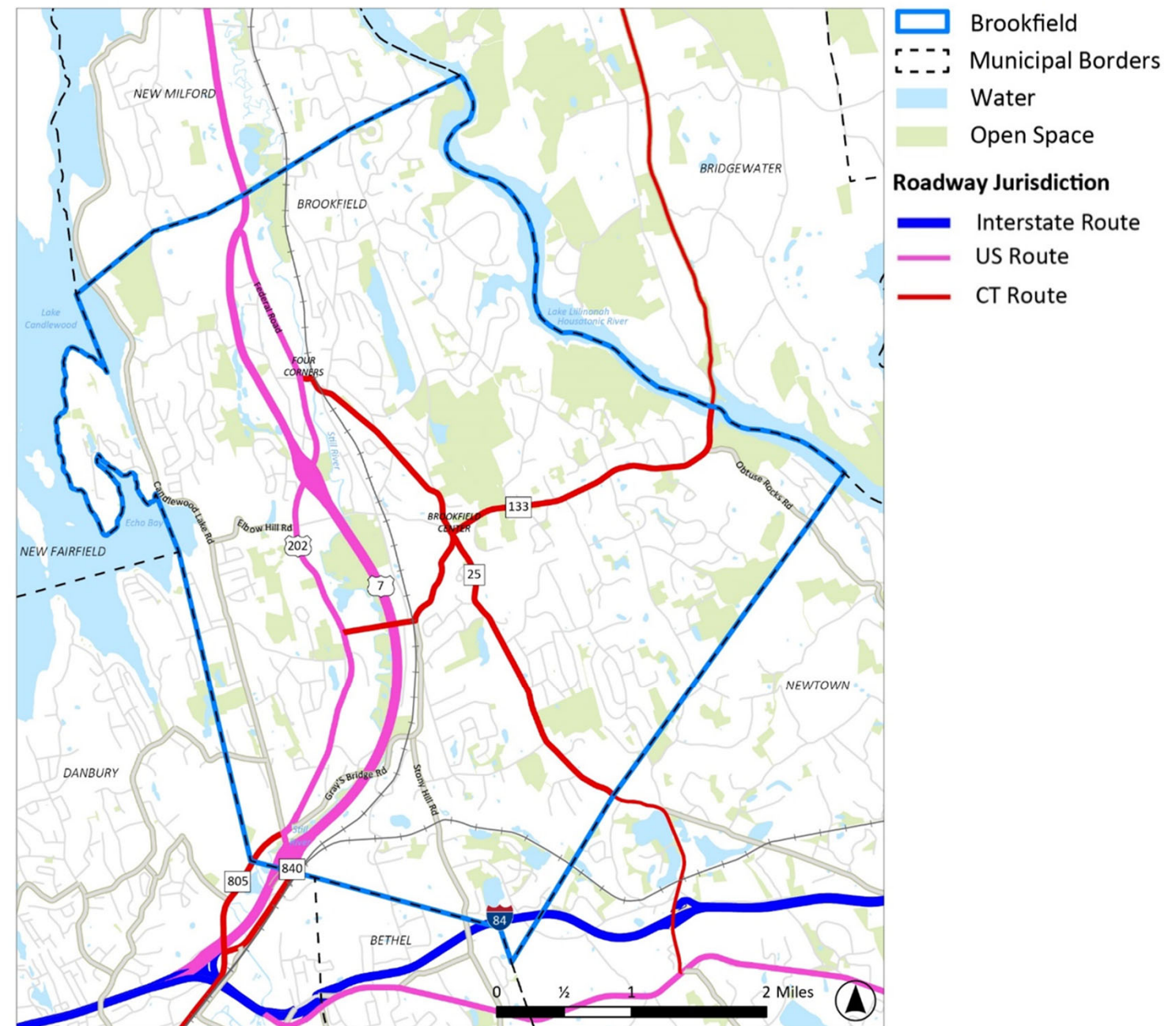
- Aquifer Protection Area



# Transportation and Mobility

## Roadway Jurisdiction

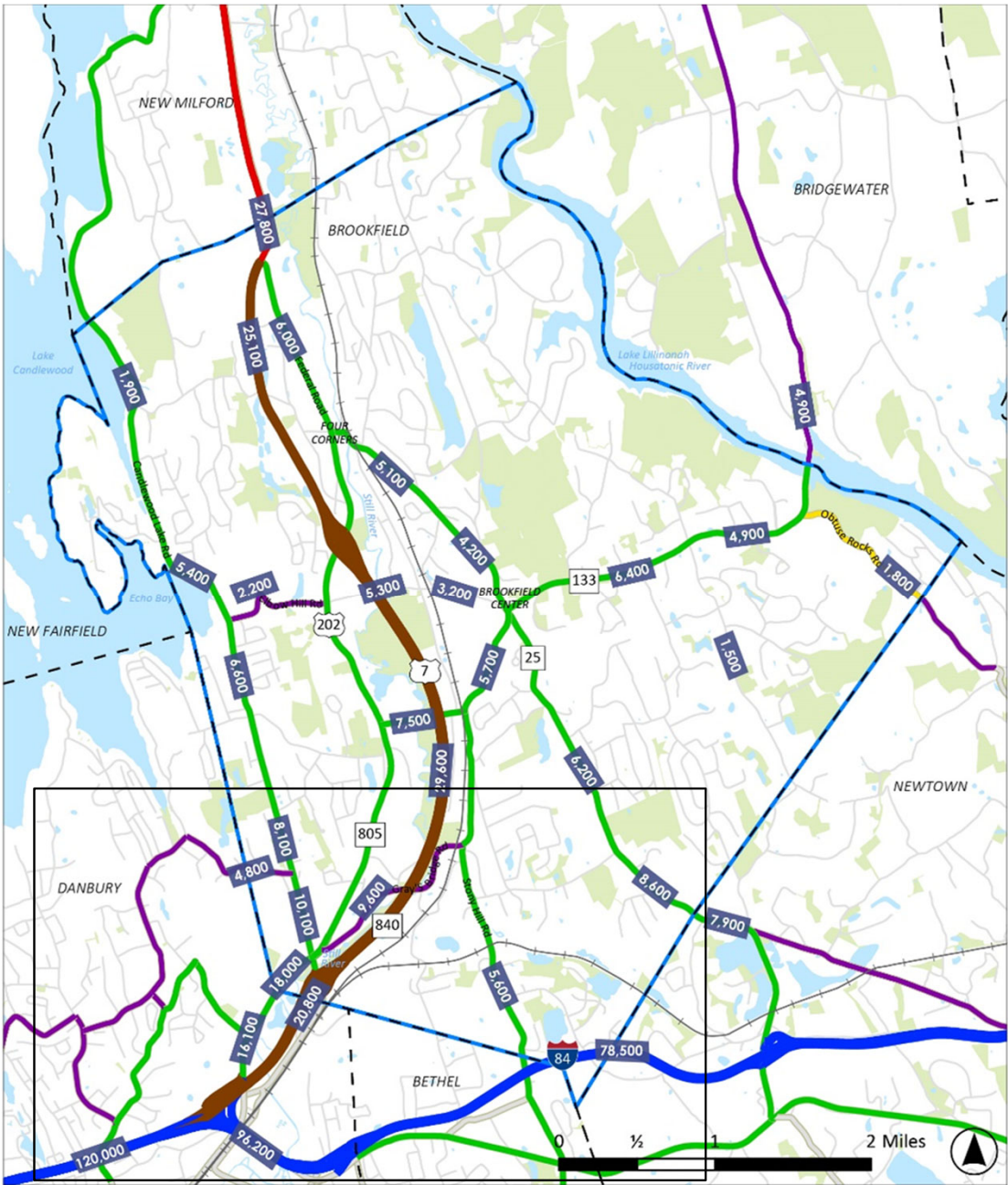
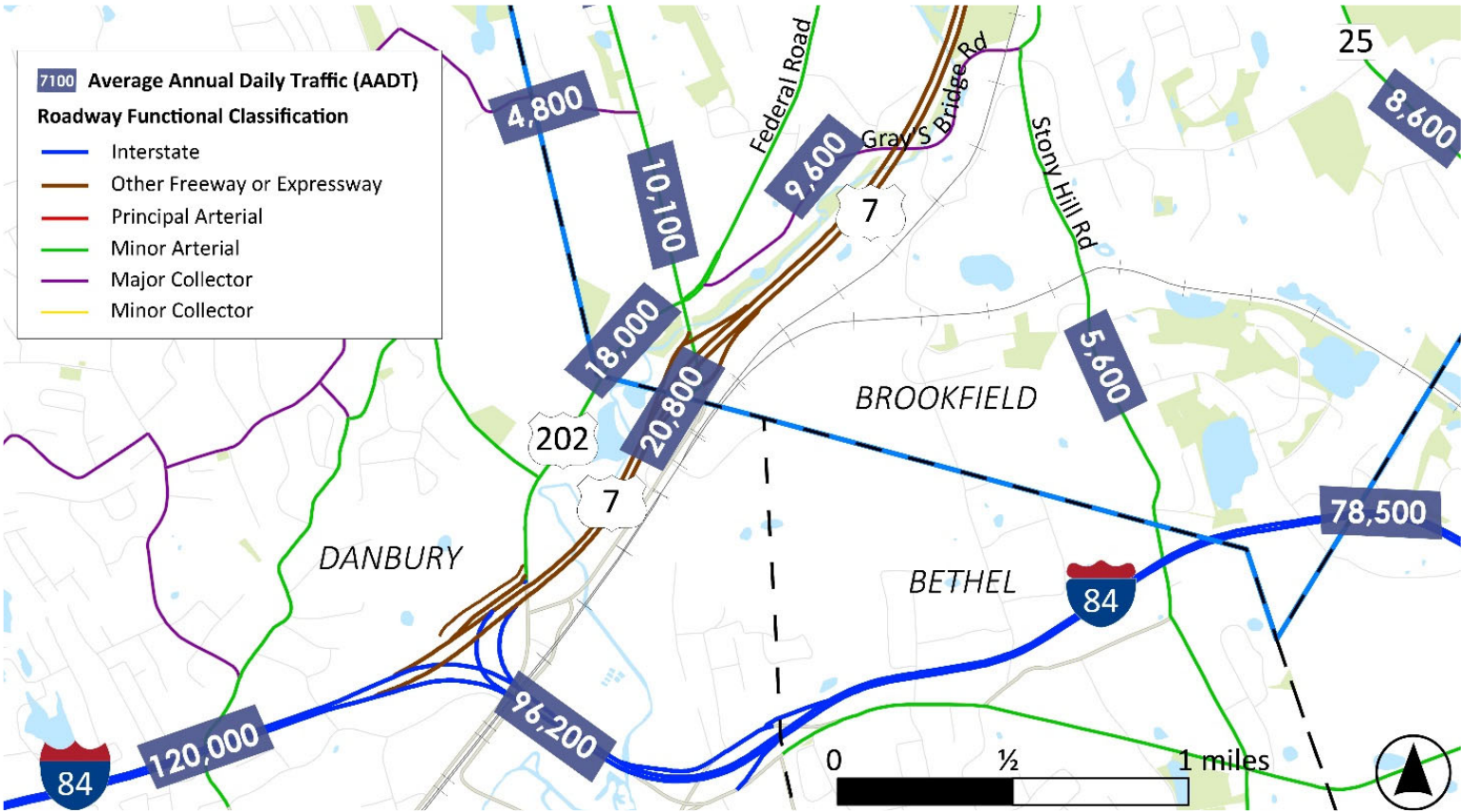
- CT Routes
  - Route 133
  - Route 25
- US Routes
  - Route 7
  - Route 202 (Federal Rd.)
- Interstate
  - Route 84





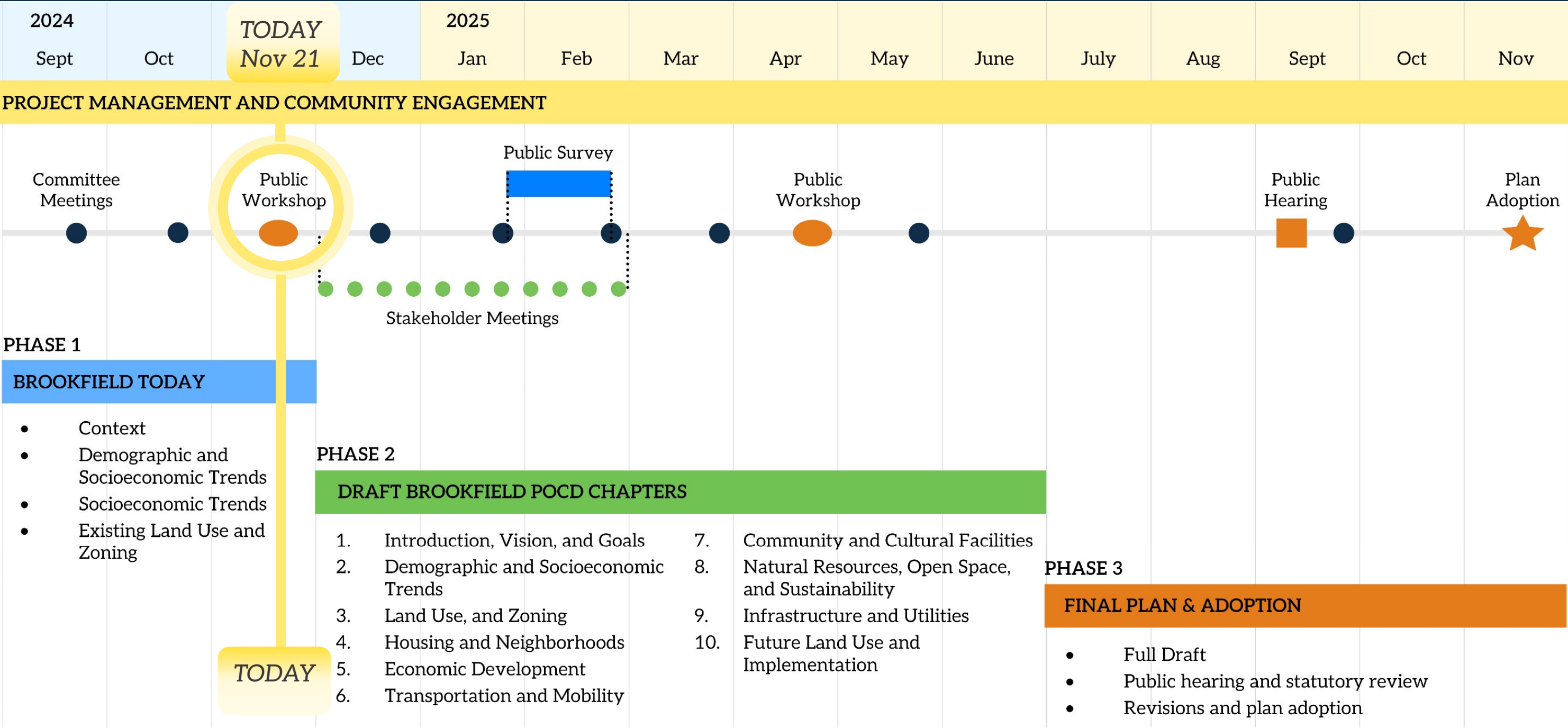
# Transportation and Mobility

## Average Annual Daily Traffic (AADT)





# Project Schedule



# Get Involved!

The image is a screenshot of the Brookfield POCD2025 website. At the top left is the logo "Brookfield POCD2025". To its right is a navigation bar with links: "Home", "About", "Get Involved", "Documents", and "Contact". Below the navigation bar is a large banner. The left side of the banner features a photograph of three wireframe horse sculptures in a grassy field under a blue sky. The right side of the banner has a yellow background with the word "Welcome" in large yellow letters. Below "Welcome" is a paragraph of text: "The Town of Brookfield, Connecticut is updating its Plan of Conservation and Development. On this website, you will find all information related to this process, including ways to get involved and share your input." Below this paragraph is the text "Stay tuned for upcoming events!". At the bottom of the banner is a blue button with the text "www.BrookfieldPOCD.com". Below the banner is a "Join our mailing list" section. It contains three input fields labeled "First name", "Last name", and "Email". Below these fields is an orange "Submit" button.

Brookfield  
POCD2025

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## Welcome

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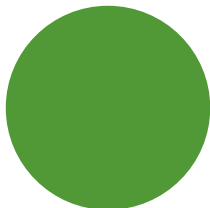
## Upcoming Public Participation

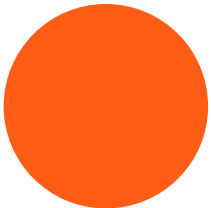
- [Public Survey](#) Winter 2025
  - [Public Workshop #2](#) Spring 2025
  - [Public Hearing](#) Summer/Fall 2025
- 
- Join our mailing list at [www.BrookfieldPOCD.com](http://www.BrookfieldPOCD.com)
  - Email us at [POCD@brookfieldct.gov](mailto:POCD@brookfieldct.gov)


# 2015 Vision

- Maintain Brookfield's **country charm** while modernizing and protecting the quiet residential neighborhoods.
- Enhance **parks and open spaces** through recreational opportunities, maintenance, and trail establishment, and improve access to, enjoyment of, and water quality in the Still River, Candlewood Lake and Lake Lillinonah.
- Increase the tax base through **economic growth** in existing mixed-use, commercially, and industrially zoned areas. Make the most of Brookfield's highly educated workforce to promote new economy and industry.
- Provide a **diversity of housing** suitable for young families and professionals and aging residents who would like to stay in town.
- Focus development in areas with **public infrastructure** including sewer, water, and transportation access. Encourage a multi-modal transportation system through improvements to roads, sidewalks, bicycle routes, and public transit.
- Create a pedestrian friendly village at the **Four Corners** (intersection of Whisconier Road and Federal Road.)

# Goal Setting and Visioning Activity

  
Add green stickers to goals that are still relevant, and you agree with

  
Add orange stickers to goals that are not relevant anymore or you disagree with

What is your vision for the Brookfield 2025 Plan of Conservation and Development (POCD)?

2015 POCD Goals

● Still Relevant

● Not Relevant

What are your goals for Brookfield through 2035?

Community

Channel the many talents of Brookfield's residents into endeavors to improve our community through volunteer efforts.  

○ ○ ○

Make Brookfield's commercial corridor an architecturally appealing destination through continued attention to architectural character. Encourage consistent application of architectural standards for commercial projects that results in enhancement of Brookfield's architectural character.  

○ ○ ○

Natural Resources

Improve surface water quality in Brookfield's lakes and streams so that toxic algal blooms or excessive growth of invasive aquatic plants does not inhibit recreational use.  

○ ○ ○

Build awareness of the environment both through educational programs for students as well as educational programs for volunteer commission members.  

○ ○ ○

Develop feasible set of trails some of which connect places people want to go and others that serve more recreational purposes.  

○ ○ ○

Open Space Conservation and Preservation

Improve surface water quality in Brookfield's lakes and streams so that toxic algal blooms or excessive growth of invasive aquatic plants does not inhibit recreational use.  

○ ○ ○

Build awareness of the environment both through educational programs for students as well as educational programs for volunteer commission members.  

○ ○ ○

Develop feasible set of trails some of which connect places people want to go and others that serve more recreational purposes.  

○ ○ ○

Write your ideas for the goals and vision for Brookfield through 2035.

Brookfield  
POCD2025

Public Workshop #1: 11/21/24

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# Questions and Answers



# Get Involved!



Brookfield  
POCD2025

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