

<b>Guideline</b>	<b>Regulatory Location</b>	<b>Initiative</b>	<b>Existing Education and Information</b>
<b>FOCUSING DEVELOPMENT</b>			
All communities should complete a natural and cultural resource inventory	Conservation Commission	Plan of Conservation and Development	Regional Planning Organizations
All communities would benefit from completing an open space plan	Conservation Commission, Planning and Zoning Commission, Land Acquisition Commission	Plan of Conservation and Development	Regional Planning Organizations
Preserve open space where it is consistent with community and regional open space plans	Conservation Commission, Planning and Zoning Commission, Land Acquisition Commission, Regional Planning Commissions	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations	
Consider a dedication of open space or a fee-in-lieu for all new subdivisions	Planning and Zoning Commission, Conservation Commission	Subdivision Regulations	Model Open Space Subdivision Regulations (CES), Open Space Planning Folder and Workshop (Gibbons, CES)
Allow and encourage conservation subdivisions as a creative alternative to conventional subdivisions	Planning and Zoning Commission, Conservation Commission	Zoning Ordinance, Subdivision Regulations	Conservation Design for Subdivisions (Arendt), Rural By Design (Arendt), Growing Greener (Arendt)
<b>GENERAL SITE PLANNING</b>			
Require site plan review for all development other than single family dwelling units	Planning and Zoning Commission	Zoning Ordinance, Subdivision Regulations	
Minimize disturbance of the existing site features	Planning and Zoning Commission, Conservation Commission	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations	Open Space Planning Folder and Workshop (Gibbons, CES), Protecting Shade Trees During Home Construction (Ag. Research Service), Conservation Design for Subdivisions (Arendt), Rural By Design (Arendt), Growing Greener (Arendt)
Site buildings away from environmentally sensitive areas	Planning and Zoning Commission, Conservation Commission	Plan of Conservation and Development	Conservation Design for Subdivisions (Arendt), Growing Greener (Arendt)
Minimize the effect of development on surrounding areas	Planning and Zoning Commission, Conservation Commission	Plan of Conservation and Development, Subdivision Regulations, Zoning Regulations	Rural by Design (Arendt)
New access roads should be designed and scaled according to function	Planning and Zoning Commission	Plan of Conservation and Development, Subdivision Regulations	Rural By Design (Arendt)
Establish nodes of commercial activity	Planning and Zoning Commission	Plan of Conservation and Development, Zoning Ordinance	Reinventing the Village (Sutro, PAS Report), Rural By Design (Arendt), Preserving Rural Character (Heyer, PAS Report)
Require developers to submit a landscape plan	Planning and Zoning Commission, Conservation Commission	Zoning Ordinance, Subdivision Regulations	Preparing a Landscape Ordinance (Martz, PAS Report)

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Use landscaping to screen undesirable views and frame scenic views	Planning and Zoning Commission	Plan of Conservation and Development, Zoning Ordinance, Subdivision	
Use native species when landscaping new development	Planning and Zoning Commission, Conservation Commission	Zoning Ordinance, Subdivision Regulations	
Preserve important viewsheds	Conservation Commission, Planning and Zoning Commission	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations	Conservation Design for Subdivisions (Arendt)
Where feasible, bury utility wires	Public Works Department, Planning and Zoning Commission	Zoning Regulations, Subdivision Regulations	
<b>GENERAL SITE PLANNING</b>			
Minimize curb cuts	Planning and Zoning Commission	Zoning Ordinance, Village District, Subdivision Regulations	ALDOT
Minimize roadway runoff to prevent negative impacts on water quality	Planning and Zoning Commission, Conservation Commission, Inland Wetland Commission	Plan of Conservation and Development, Subdivision Regulations, Inland Wetland Regulations	
Blend new development into existing neighborhood character	Planning and Zoning Commission	Plan of Conservation and Development, Subdivision Regulations, Zoning Ordinance, Village District	Preserving Rural Character (Heyer, PAS Report)
Secondary structures should reflect the design of the primary structure on the lot	Planning and Zoning Commission	Zoning Ordinance, Village District	Rural By Design (Arendt), Crossroads, Hamlets, Village, Town (Arendt, PAS Report)
New construction and the rehabilitation of existing structures open to the public should be handicapped accessible	Planning and Zoning Commission	Zoning Ordinance	Americans with Disabilities Act
Encourage trails linking pedestrians and bicyclists to significant natural, cultural, historic, scenic or recreational resources	Planning and Zoning Commission, Conservation Commission, Historic District Commission, Parks and Recreation Commission	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations	Greenways Assistance Center (DEP), Conservation Design for Subdivisions (Arendt), Rivers, Trails and Conservation Assistance Program (NPS)
Locate parking in the rear of buildings	Planning and Zoning Commission	Zoning Ordinance, Village District, Subdivision Regulations	Reinventing the Village (Sutro, PAS Report), Crossroads, Hamlets, Village, Town (Arendt, PAS Report)

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Consider alternative surface materials for parking lots	Planning and Zoning Commission, Conservation Commission	Zoning Ordinance, Subdivision Regulations	Linking Land Use to Water Quality Workshop (NEMO), Pavements and Surface Materials (Gibbons, NEMO)
Treat parking lot runoff on site	Planning and Zoning Commission, Conservation Commission	Zoning Ordinance, Subdivision Regulations	Linking Land Use to Water Quality Workshop (NEMO)
Design parking lots in a manner that is safe for pedestrians and motorists	Planning and Zoning Commission	Zoning Ordinance, Subdivision Regulations	Parking Handbook for Small Communities (Edwards)
Signage should be simple, concise and contextual	Planning and Zoning Commission, Local Business Association	Zoning Ordinance, Subdivision Regulations, Village District	Sign Regulation for Small and Midsize Communities (Kelly and Raso, PAS Report)
<b>SCENIC ROADWAY PLANNING</b>			
Strategically place roadside pull-offs so visitors may enjoy views of significant natural, cultural or historic features	Planning and Zoning Commission, Conservation Commission, Historic District Commission, Local Business Association	Plan of Conservation and Development	
Partner with Connecticut Department of Transportation in planning for scenic roadway maintenance and rehabilitation	Connecticut Department of Transportation, Public Works Department	Plan of Conservation and Development	Designing Safer Roads (FHWA), Roadside Design Guide (DOT), Flexibility in Highway Design (DOT)
Establish wooded buffers to conceal residential development from the roadway	Planning and Zoning Commission, Conservation Commission	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations	Rural By Design (R. Arendt)
Use outdoor street lighting only where dangerous roadway conditions exist	Planning and Zoning Commission, Public Works Department	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations	Preserving Rural Character (Heyer)

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Maintain wooded road edges, canopied road cover and historic stone walls	Planning and Zoning Commission, Conservation Commission, Historic District commission, Public Works Department	Plan of Conservation and Development, Zoning Ordinance, Subdivision Regulations, Village District, Historic District	Rural By Design (Arendt), Trees for Urban Sites (Brand, CES)
Minimize mowed lawn area	Planning and Zoning Commission, Conservation Commission	Plan of Conservation and Development, Subdivision Regulations	Preserving Rural Character (Heyer, PAS Report)
Avoid the use of curbing along a scenic roadway	Planning and Zoning Commission, Public Works Department	Subdivision Regulations	Designing Safer Roads (FHWA), Rural By Design (Arendt)
Minimize the number of roadside signs	Planning and Zoning Commission, Local Business Association	Zoning Ordinance, Subdivision Regulations	Saving Face: How Corporate Franchises Can Respect Community Character (Fleming, PAS Report)
Prohibit the construction of new billboards	Planning and Zoning Commission	Zoning Regulations	National Scenic Byway Resource Center, Scenic America
<b>VILLAGE AREA PLANNING</b>			
Establish a village district	Planning and Zoning Commission	Plan of Conservation and Development, Zoning Ordinance, Village District	Reinventing the Village (Sutro, PAS Report), Village District Workshop (Godin, CES), Crossroads, Hamlets, Village, Town (Arendt, PAS Report), Corridor Circuit Rider (CES)
Define village entrances	Planning and Zoning Commission	Plan of Conservation and Development	Reinventing the Village (Sutro, PAS Report)
Separate sidewalks from roadways with landscaped borders	Planning and Zoning Commission	Zoning Ordinance, Village District	Reinventing the Village (Sutro, PAS Report), Sidewalks (Gibbons, NEMO, CES). Trees for Urban Sites (Brand, CES), Planting Trees in Designed and Built Community Landscapes (Reynolds and Ossenbruggen)

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Place site furnishings where pedestrian traffic is encouraged	Planning and Zoning Commission	Zoning Regulations, Village District	Reinventing the Village (Sutro, PAS Report)
Site crosswalks where pedestrian traffic is heavy	Planning and Zoning Commission, Public Works Department	Zoning Regulations	Reinventing the Village (Sutro, PAS Report)
Establish maximum setbacks	Planning and Zoning Commission	Zoning Ordinance, Village District	Reinventing the Village (Sutro, PAS Report), Crossroads, Hamlets, Village, Town (Arendt, PAS Report)
When fencing is needed, use open fencing	Planning and Zoning Commission	Zoning Ordinance, Village District	Rural By Design (Arendt)
Accent historic structures with special lighting	Planning and Zoning Commission, Historic District Commission	Plan of Conservation and Development, Zoning Ordinance, Village District, Historic District	Reinventing the Village (Sutro, PAS Report)
Design commercial buildings to reflect the character of the village	Planning and Zoning Commission, Historic District Commission	Plan of Conservation and Development, Subdivision Regulations, Zoning Ordinance, Village District, Historic District	Preserving Rural Character (Heyer, PAS Report), Saving Face: How Corporate Franchises Can Respect Community Character (Fleming, PAS Report), Crossroads, Hamlets, Village, Town (Arendt, PAS Report)
Encourage building facades that establish visual continuity	Planning and Zoning Commission, Historic District Commission	Plan of Conservation and Development, Zoning Ordinance, Village District, Historic District	Rural by Design (Arendt), Dealing with Change in the Connecticut River Valley (Yaro et al), Reinventing the Village (Sutro, PAS Report), Crossroads, Hamlets, Village, Town (Arendt, PAS Report)
Rehabilitation of historic structures should preserve the significant features of the original structure	Planning and Zoning Commission, Historic District Commission	Plan of Conservation and Development, Zoning Ordinance, Village District, Historic District	

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In high visibility or pedestrian areas, work with local businesses to incorporate landscaping into the area	Planning and Zoning Commission, Local Business Association, Historic District Commission	Plan of Conservation and Development	
Create a bicycle friendly environment	Planning and Zoning Commission, Parks and Recreation Committee	Plan of Conservation and Development, Zoning Ordinance, Village District	Greenways Assistance Center (DEP), Bicycle Coordinator (DOT)
Use traffic calming techniques to slow vehicles in pedestrian zones	Planning and Zoning Commission, Public Works Department	Plan of Conservation and Development, Zoning Ordinance, Village District	Traffic Calming (Hoyle, PAS Report, Reinventing the Village (Sutro, PAS Report)
Reassess municipal parking requirements	Planning and Zoning Commission	Plan of Conservation and Development, Subdivision Regulations, Zoning Ordinance, Village District	Parking Handbook for Small Communities (Edwards)
Use sign materials, color and size compatible with surrounding buildings	Planning and Zoning Commission, Local Business Association, Historic District Commission	Zoning Regulations, Village District, Historic District	A Design Manual for Conservation and Development (Yaro et al), Reinventing the Village (Sutro, PAS Report), Crossroads, Hamlets, Village, Town (Arendt, PAS Report)
Signs should be externally lit	Planning and Zoning Commission, Local Business Association, Historic District Commission	Zoning Regulations, Village District, Historic District	A Design Manual for Conservation and Development (Yaro et al)