

PLAN OF
CONSERVATION
AND
DEVELOPMENT
Deep River, Connecticut

Adopted October 15, 2015

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Section I. Introduction

A. History

Connecticut General Statutes require a local Planning Commission to “prepare, adopt and amend a plan of development” which must include recommendations for the most desirable land use and density within the Town. The plan is a statement of policies, goals, and standards for the physical and economic development of the Town.

The first Comprehensive Development Plan for Deep River was completed in July 1972. It was revised in November 1978 and in September 1982, when a Coastal Area Management Plan was adopted as an amendment to that plan. In February 1992, the plan was amended with the assistance of Connecticut River Estuary Regional Planning Agency (CRERPA). It was further amended in 2000 with the addition of the Deep River Greenways Plan. The 2007 Plan of Conservation & Development (POCD) included recommendations regarding the establishment of a Village District and listed future priorities to maintain Deep River as the kind of town desired by its residents.

Consideration was given to the Regional and State Plans of Conservation & Development, especially as to the concept of “smart growth”. This Plan outlines the objectives of reuse and redevelopment, especially as to commercial development, and the goal of maintaining a strong town center.

The 2015 POCD is an advisory, non-binding document intended as a guide for future land use decisions in Deep River. It is hoped that through such planning, future infrastructure needs will be minimized and sprawl will be contained. Adoption of a solid planning framework for future growth and careful scrutiny of specific development proposals can avoid creating problems requiring correction in the future.

This POCD organizes land use issues into four categories: Population and Housing, Commercial and Industrial, Municipal and Public Service, and Conservation and Land Use. The grouping of Mixed Uses with Commercial and Industrial does not imply that it is being given a commercial emphasis, but rather that it has a commercial component and should be considered as an optional planning and development tool.



B. Town-Wide Survey

The 2007 POCD, conducted a town-wide survey on conservation and development issues. While this plan updates the Town demographics it does not include a new survey. The following information is from the 2004 survey.

In April of 2004, survey forms were sent to all postal customers in Deep River. Respondents could mail their forms back to Town Hall or drop them off at Town Hall or the Deep River Public Library where additional forms were available. A total of 2,400 surveys were mailed, one to each household, and 131 were returned, representing a 5.5% response, about average for a mail survey of this type.

The survey began with questions about demographics followed by questions about the Town's image and vision, tourism, open space, recreation, the Connecticut River, and what problem or issue residents would like to see the Town address. The survey ended with questions about what people liked the least and the best about the Town. Many respondents were not happy about the property taxes and unsightly buildings. In contrast, the favorite Town feature for respondents was Deep River's quiet small town atmosphere.

The survey asked: *In your own words, how would you describe the character and image of Deep River today?* Most respondents had something positive to say about the Town, but there were also many complaints. Twenty percent of the respondents pointed to the Town's "hard-working" or "blue collar" complexion as a source of pride and an asset to the character of the Town. Almost as many respondents identified the bucolic small town atmosphere of Deep River as a hallmark of the Town. Ten percent noted that the Town had made improvements or was in some way "better" than before, perhaps signaling a change in public perception or in how the respondents felt Deep River was perceived. This corresponded with almost as many others who felt that the Town was becoming "ritzier" and "fixed up", even starting to resemble neighboring towns.

One respondent provided insight echoed by many others: "I like [Deep River's] hominess – people who care about others – Our nearness to other congested towns which have more stores but less people friendly stores. Deep River can't be beat!" Respondents also enjoyed the Town's diversity, people, and strong community spirit. As another respondent claimed, what she likes best about Deep River is "That it was not 'DISCOVERED' ... the community is varied and eclectic."

While most made positive comments about Deep River's character, some respondents made helpful observations about what they viewed as problems in town. The most common concern focused on the appearance of buildings on Main Street. Many people felt that the buildings on North Main Street that had fallen into disrepair should be fixed up in a common aesthetic that would give the Town a more unified visual identity and well maintained look. The area by the Piano Works was mentioned often as was the La Place building in the center of Town. (The La Place building was subsequently demolished.)

Another respondent summed up the majority of responses when he commented “half of Main Street is attractive – quaint and the other half is ‘shabby,’ ‘low rent’ – not unified in its building facades.” The other significant complaint that appeared repeatedly was concern or displeasure with the tax increases in recent years. One responder went so far as to say “taxes are out of control!”

A subsequent survey question was *Ten years from now, how would you like to be able to describe the character and image of Deep River?* Twenty percent of the respondents said they would like the Town to remain “the same,” often mentioning the same small town qualities of Deep River which were used to answer the question regarding Deep River’s character. Almost ten percent of the respondents actually wrote “small town” as their answer indicating a sizeable number may like Deep River to resist any significant growth in population or development. Twelve percent of the respondents expressed a desire to see continued improvements made to the Village area. Respondents frequently asked for a more defined aesthetic to Main Street to improve the image of the Town and provide architectural continuity along the street. Ten percent of the respondents would like to see thriving businesses and more local jobs for residents.

The survey results combined with 2000 census information set the groundwork for this planning document, giving actual basis to many of the assumptions which are being used in this, as well as prior plans, to guide the development of Deep River.

Survey Highlights

Who responded?

- 46% have lived in Deep River fewer than 10 years
- 75% expect to be living in Deep River ten years from now
- 36% live in Village area, 17% in Winthrop, 9% in South Main Street area, and 9% in River Road area
- 50% were between 40 and 60 years old, 23% were under 40
- 94% own their own homes
- 79% were employed, 80% of them worked outside of Deep River

What did they think?

- 19% do not want Deep River to change
- 69% support the town’s goal of maintaining and improving a small, attractive, economically and demographically diverse town through a diversified tax base
- 65% support industrial development at Exit 4 of Rte. 9
- 60% support mixed use development
- 31% want more professional offices in town
- 81% favored a mix of downtown businesses to cater to both residents and tourists/out-of-towners
- 82% favor establishment of Design Advisory Board
- 82% favor purchase of conservation properties and/or easement
- 36% had specific suggestions for land to be protected
- 80% felt there should be more regulatory review of residential development along the riverfront
- 53 separate issues were listed as needing attention by the town

Section II. Highlights of Changes in Deep River Since the Adoption of the Comprehensive Development Plan, Deep River, CT, 1992 Amendment

A. General/Introduction

Subscribing to the philosophy that one cannot know where they are going without knowing where they have been, the Planning Committee writing this document felt it was important to enumerate the changes that have occurred in the Town since 2007, when the Town's Comprehensive Development Plan, now referred to as the Plan of Conservation & Development or POCD, was last amended. This study of the past several years would serve to better embrace and guide change in Deep River.

Although Deep River has experienced many changes since its first Plan of Development was adopted in 1972, in some ways the Town is still very much the same. The results of the 2004 survey make it clear the residents would prefer that the "small town" character remain.

B. Population & Housing

- 1. Population Growth:** After rapid population growth in the 1960s, the 1972 Plan anticipated a population of 6,000 people by 1990. Growth was more modest, however, with the Town's population growing from 3,690 in 1970 to 4610 in 2000, an increase of about 25% over the 30 year period. The population growth prediction from 2012 through 2020 shows a slow decline at -0.4%.
- 2. Housing Units:** A yearly average of 25 new housing units was reported in the 1992 POCD, a modest rate of development, but development was slower for the 1990 – 2003 period, averaging 17 units per year. From 2004 – 2006 the average was 8 units per year. And the past few years have shown even less development with 4 new housing units in 2007, 1 in 2008, 2 in 2009, 3 in 2010, 4 in 2011, 1 in 2012 and 5 in 2013 with an average of 3 per year.
- 3. Aging of the Population:** There has been a shift in the age composition of Deep River residents in the past two decades. Whereas in the 1980 census, the median age for Deep River residents was 33.1, in the 2000 census it was 39.1 years. But in 1980, 5.8% of the residents were under five years old and 13.4% were over 64. In 2000, 6.8% of the population was under five and 13.3% were over 64 and in 2012, 5.0% of residents were under five years old and 15% were over 64 indicating a shift to fewer children in the school system and a greater aging population.

4. **Accessory Apartments:** Deep River has numerous apartments, many of which are non-conforming. In an effort to address a general and on-going need not only for housing opportunities but also to provide a means by which income can be made available for homeowners whom might otherwise no longer be able to keep their home, the Zoning Regulations were amended in 2005 to allow accessory apartments under certain conditions and again in 2012 easing certain requirements.

C. Commercial, Industrial, & Mixed Use

1. **Major Projects:** There have been several major commercial and industrial projects undertaken since the 2007 POCD, including
 - a. Completion of the Cumberland Farms renovation at 173 Main St. (2007)
 - b. Completion of the renovations to the Deep River Shopping Center.(2008)
 - c. Completion of the Walgreen's Pharmacy and renovation at 190 Main Street. (2007)
 - d. Renovation of 158 Main Street into a restaurant. (2007)
 - e. Renovation of 211 Main Street from vacant funeral home to Shore Discount Liquors. (2007)
 - f. Approval of restaurant at 181 Main Street, Uncle Joe's Café. (2011)
 - g. Relocation of PCI Medical to renovated 6 Winter Avenue. (2011)
 - h. Renovation to 104 Main Street adding a second story and moving residential up keeping commercial on the first floor. (2012)
 - i. Renovation of 246 Main Street by Great American Donut Co. (2014)
 - j. Addition to the Town Incubator complex at Plattwood Industrial Park (2014)

D. Municipal & Public Services

1. **Municipal Projects:** Municipal projects have benefited many segments of the Deep River population; some of the projects were the result of private and public cooperation.

- a) Ongoing major road and bridge improvements at Village Street.
- b) Completion of renovations to the third floor auditorium in the Town Hall.
- c) Renovations to Town Hall including new heating and cooling systems.
- d) Sewer extension, Bridge, Elm, Essex, Grove, High, Lafayette, Pleasant, Spring, Union, Village, and West Elm Streets, Rogers Lane, Maple Ave, Burcam Circle, Main Street, River Street and Kirtland Street. Approved plans for expansion down River Street to the Connecticut River.
- e) Streetscape improvements of brick sidewalks and decorative lighting along Main Street from Devitt's Field to the Chester town line.
- f) Municipal parking improvements on Main Street.
- g) Expansion of the Town owned industrial park through the purchase of the Mislick property to construct three new buildings.

E. Conservation & Land Use

1. **Open Space:** The Planning and Zoning Commission created 46.49 acres of dedicated open space during the approval of the Old Orchard Estates subdivision which was given in fee to the Deep River Land Trust.
2. **Land Cover:** From 1985 to 2006, Deep River lost approximately 200 acres to development. The greatest loss was in forested lands. Interestingly, fourteen acres of water have also been lost, but non-turf grass areas have increased by 61 acres.

Deep River Land Cover Total Acreage: 9066

	1985		1990		1995		2002		2006		Change	
	acres	% of town	acres	% change								
<u>Developed</u>	1130	12.5%	1186	13.1%	1257	13.9%	1327	14.7%	1336	14.8%	205.8	18.2%
<u>Turf & Grass</u>	363	4%	377	4.2%	392	4.3%	458	5.1%	493	5.4%	130.2	35.9%
<u>Other Grasses</u>	68	0.7%	70	0.8%	72	0.8%	98	1.1%	129	1.4%	61.9	91.7%
<u>Agricultural Field</u>	131	1.4%	132	1.5%	124	1.4%	125	1.4%	126	1.4%	-5.1	-3.9%
<u>Deciduous Forest</u>	5993	66.3%	5915	65.4%	5837	64.5%	5698	63%	5645	62.4%	-348.2	-5.8%
<u>Coniferous Forest</u>	253	2.8%	251	2.8%	248	2.7%	234	2.6%	232	2.6%	-21.8	-8.6%
<u>Water</u>	557	6.2%	535	5.9%	522	5.8%	550	6.1%	543	6%	-13.6	-2.4%
<u>Non-forested Wetland</u>	13	0.1%	14	0.2%	14	0.2%	14	0.2%	11	0.1%	-1.6	-12.7%
<u>Forested Wetland</u>	251	2.8%	252	2.8%	250	2.8%	244	2.7%	242	2.7%	-8.5	-3.4%
<u>Tidal Wetland</u>	102	1.1%	106	1.2%	110	1.2%	119	1.3%	119	1.3%	17	16.7%
<u>Barren</u>	168	1.9%	190	2.1%	203	2.2%	162	1.8%	154	1.7%	-14.7	-8.8%
<u>Utility (Forest)</u>	18	0.2%	17	0.2%	17	0.2%	16	0.2%	16	0.2%	-1.4	-7.8%

Source: www.clear.uconn.edu

3. **Zoning Regulations:** Since the 1992 Plan, the Town's Zoning Regulations were amended as follows:
 - a. *February 1992:* Revised Individual Lot Standards (Section 5.10.6); added Planned Conservation Development;
 - b. *November 1992:* Golf Courses added as Special Permitted use in R-80, R-40, R-20 zones subject to additional standards (Sections 11.1.20, 3.1.28, 3.2.3.5);

- c. *April 1993*: Revised floodplain requirements, coastal management and Gateway Conservation District standards, special flood hazard area regulations, and related definitions (Sections 7A.2, 7A.5.2(2)b.2(d), 5.9, 7C.6.3, 5.7.6, 5.7.5.1);
- d. *November 1994*: Added Animal Hospitals as a use (Section 3.6.2.8, 3.7.2.10, 3.5.2.9, 3.4.2.10);
- e. *November 1996*: HDD (to permit light manufacturing etc) (Section 3.3.2.12);
- f. *January 1997*: “Building Rectangle” added to lot requirements (Sections 4.2 - 4.4);
- g. *February 1997*: Revisions to Planned Conservation Development (PCD) (Sections 5.10.5, 5.10.6, 5.10.7, 5.10.1(a));
- h. *December 1997*: Numerous technical changes;
- i. *May 21, 1998*: Use Variances prohibited (Section 16.4);
- j. *July 1998*: Regulations for Communication Towers added (Section 7.14);
- k. *September 1999*: Added standards for dedication of open space in Planned Conservation Developments (Section 6.2.7(1));
- l. *January 2000*: Preservation and Recreation District (PRD) defined and added (Section 4.3);
- m. *October 2001*: In response to the proposed expansion to the sewer line, Multiple Family Dwellings were removed as Special Permitted Uses in the Moderate Density Residential District (R-20), the maximum permitted lot coverage by all structures was decreased to 10%, and the maximum impervious surface per lot decreased to 15% of gross lot area in the R-40, R-80, and PRD Districts, and in the R-20 Zoning District, the maximum permitted lot coverage by all structures decreased to 15% and the maximum impervious surface per lot decreased to 20% of gross lot area. (Sections 4.2.1.2(2) & 7.12, Schedules 4A and 4B);
- n. *July 2002*: Landscape Business was added as a Special Permitted Use in Commercial Industrial Park District (Sections 5.4.1.2(8));
- o. *October 2003*: Placement of tables and chairs on the sidewalk added as accessory use, and dwelling units limited to one per lot in the General Commercial District (Sections 5.2.1.3(7), 5.2.1.2(8)(b));
- p. *February 2004*: Added description of zoning application fees (Section 18);
- q. *August 2004*: Mixed Use Buildings were removed as a Special Permitted use in Harbor Development and General Commercial Districts (Sections 5.2.1.2(8) & 5.1.1.2(11). Multiple Family Dwelling was redefined as a group of two or more dwelling units in one or more buildings on a single lot (2.1.19). Regulations on the expansion of non-conforming residential uses in the General Commercial District were added (15.7). A Casualty definition was added (2.1.14). The relationship between future development and sewer expansion was addressed (4.1, 4.2, 5.1-5.5).
- r. *August 2004*: The new Gateway Conservation District standards were adopted with new definitions for building height and total floor area (Sections 2.1.9, 2.1.58), criteria for a Special Permit, (Section 10.3), increased setback from the Connecticut River (14.4.1), new requirement for a Special Permit for certain development in

- excess of 4,000 square feet in total floor area (Section 14.4.3), amended building height (Section 14.4.7), and vegetated buffer requirements (Section 14.4.8);
- s. *September 2004:* Adult Day Care Facilities added as Special Permitted Use in R-40 and General Commercial zoning districts subject to additional standards (Sections 4.1.1.2(10), 5.2.1.2(10), 7.16);
 - t. *January 2005:* Drive-through for eating and drinking establishments was removed as Special Permitted use in General Commercial Zoning District (Section 5.2.1.2(3)). Added requirement for an Administrative Zoning Permit for change in lot lines (Sections 8.1.3 and 8.1.3.1). Number of copies of applications to be submitted to the Planning & Zoning Commission increased from 3 to 10 (Sections 9.5.2 and 10.2.1);
 - u. *February 2005:* Defined Accessory Apartments (Sections 2.2) and added them as a Special Permitted Use in all residential districts (Section 7.12);
 - v. *September 2005:* Restricted appeals which can be taken to the Zoning Board of Appeals to exclude those of decisions of the Commission (Section 16.3); Amended/created definitions for camps, membership clubs, restaurants, and temporary structures (Section 2); and created one year term for administrative zoning permit (Section 8.1.3.4);
 - w. *October 2005:* Reformatted Sections 4 and 5 into table format, amended various permitting requirements, and moved notes from Sections 4 and 5 to Section 7, Additional Standards;
 - x. *December 2005:* Changed authority from Zoning Board of Appeals to Planning & Zoning for gasoline stations, other automotive uses, and similar businesses, in accordance with amended State Statute (Sections 7.1 and 7.9).
 - y. *March 2006:* Provided for off-site parking to meet requirements under certain conditions (Section 11.2.3); allowed for areas to be exempt from off-street parking provisions (Section 11.1.2); reduced parking requirements in presence of drive-through (Sections 11.2.1 and 7.17); required posting of sign for site plan, special permit and zone change applications (Sections 9.4.3(1), 10.23.1 and 17.2.6); designated an overlay Downtown District;
 - z. *May 2006:* Amended definition of footprint in General Commercial District (Schedules 5A and 5B, Note 3, and Section 6.3; amended definition of structure to allow fences up to 6' tall (Section 2.1.57); created and defined Neighborhood Commercial District and outlined permitting and special standards for it (Sections 4 and 7); added/amended special standards for particular uses in Downtown overlay district; updated Gateway Conservation Zone regulations; amended Section 4.2, Performance Standards, in its entirety;
 - aa. *March 2007:* Complete rewrite of sign regulations (Section 13); and added standards for Age Restricted Development (7.24).
 - bb. *October 2007:* Additions to Gateway Regulations and changes to residential lot requirements.
 - cc. *November 2007:* Adoption of Village District Regulations
 - dd. *January 2008:* Complete rewrite of Section 11 Off Street Parking and Loading Regulations.

- ee.** *August 2008:* Adoption of new standards for Sec. 14.3 Special Flood Hazard Area Regulations.
- ff.** *April 2009:* Addition of Animal Day Care to regulations.
- gg.** *August 2009:* Changes to the Schedule of Uses. Removal of Boarding, Lodging and Rooming Houses from the regulations.
- hh.** *Nov. 2009:* Amend Sec. 7B.18 Veterinary Hospitals to allow in the CIP and TID Districts.
- ii.** *November 2010:* Change to Sec 5.6.12 allowing recharge systems to increase impervious coverage.
- jj.** *March 2011:* Amend Sec. 7B.10 excepting nursery schools, tutoring services, and other non-academic schools. 7B.27 Museum (Public), 7B.28 Historic Home Museum and 7B.29 Community Center (Public or non-profit) were added to the regulations.
- kk.** *November 2011:* Amended 7B.7 to include poultry in the Moderate Density Residential District.
- ll.** *May 2012:* Amend Regulations to change R-20 to R-30 and R-40 to R-60 throughout. Amend section 7B.3 Trailers and Mobile Homes deleted. Amend Sec. 13 signs to replace Downtown with Village Mixed Use and Village Commercial.
- mm.** *July 2012:* Complete rewrite of sec. 7B.11, Accessory Apartment regulations. 7B.30 Special Standards for Mixed Use Buildings was added to regulations.
- nn.** *June 2015:* Modification to Age Restricted Development sec.7B.24.

4. Subdivision Regulations: The Town's Subdivision Regulations were amended as follows:

- a.** *February 1992:* Section 3.3.5-public safety /traffic design;
- b.** *May 1994:* Complete Reorganization of Subdivision Regulations;
- c.** *January 1995:* Bonds to be used to complete site improvements (Section 3.11); Accessibility of open space (5.8.2); Driveway requirements for rear lots (7.3.1(b)); Length of dead end streets (5.7.d(1)); Subdivision applications to be referred to Fire Commission (3.7(h)); and water source for fire protection (4.7.9 and 5.9);
- d.** *April 1996:* Revised bonding requirements (Section 3.11);
- e.** *January 1997:* Revised lot requirements and driveway slopes (Section 5.2.5-Lot Line and Lot Shapes (new a & b), current a & b renumbered to c & d) and amended driveway slope requirements (Section 5.10);
- f.** *February 1997:* Revised drainage requirements for all driveways and lines of sight for shared driveways (Section 6.9);
- g.** *July 1998:* Requirement of fire protection plan (Section 5.9); and
- h.** *February 2004:* Added a description of subdivision applications fees (Section 4.2).

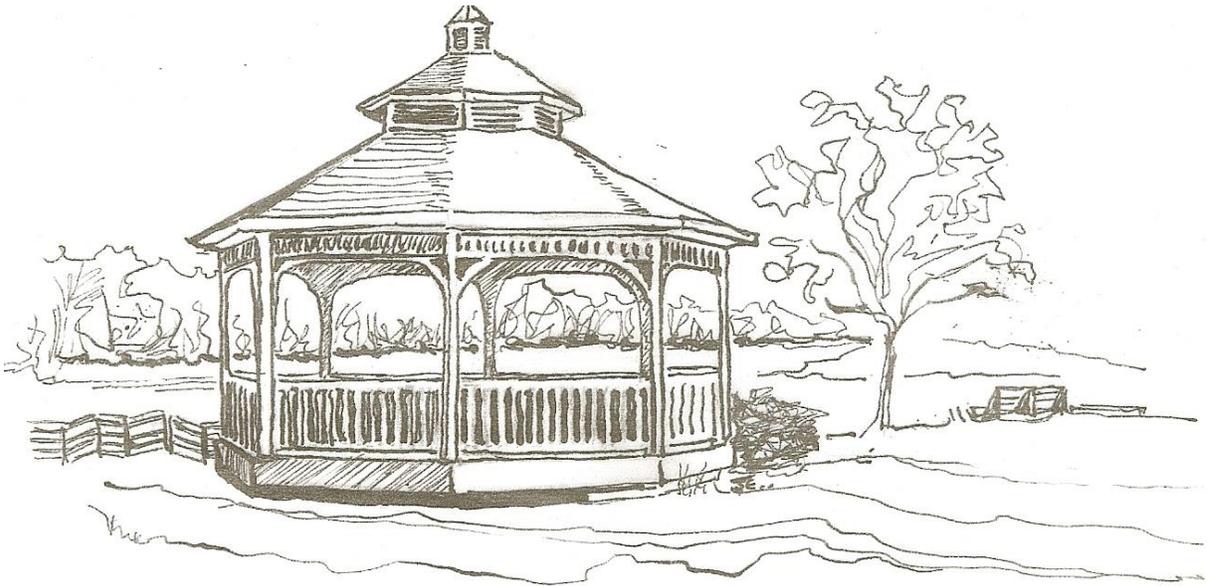
5. Conservation & Inland Wetlands: The current regulations for the Conservation & Inland Wetlands Commission were adopted on December 4, 2007 and became effective on December 12, 2007. The prior regulations were adopted on September 15, 2004.

6. **Open Space:** Since the last Plan of Development, open space parcels totaling 79.21 acres were set aside through the local subdivision approval process, as follows:

Held by the Deep River Land Trust

46.49 acres on Kelsey Hill Rd.

7. **Zoning Map:** The Town's Zoning Map was amended as follows:
- a. *August 2002:* Expand General Commercial Zoning District on easterly side of Main Street, down to and including the post office);
 - b. *October 2003:* Amend boundaries of Commercial Industrial Park & Turnpike Industrial Districts to correct along property lines and rezone 409 & 411 Main Street as Turnpike Industrial District from Residential Zoning Districts;
 - c. *September 2004:* Extend General Commercial District on easterly side of Main Street to include two properties beyond Post Office;
 - d. *March 2006:* Created overlay Downtown District along Main Street from Lafayette and Essex Streets on the south to Spring and High Streets on the north, and
 - e. *July 2006:* Rezoned seven parcels as Neighborhood Commercial.
 - f. *November 2011:* Zoning map updated to include the Village Districts three different areas; Village Residential, Village Mixed Use and Village Commercial.



Section III. Goals for Deep River

A. General/Introduction

Deep River, as any town, is influenced by many economic, regional, and societal forces beyond local control. One of the purposes of the POCD is to be a guide for the shaping and direction of that future. The overall goal is to maintain a small town sense of community.

In the survey, residents were asked: *What ONE PROBLEM or ISSUE would you most like to see the Town address?* There were 113 respondents to this question, and they listed 53 separate issues. As might be predicted, the respondents considered high taxes as the most important concern. Eighteen (18) respondents mentioned high taxes directly and an additional seven respondents had a complaint about taxes in some form, bringing the tax related response total to 25. This is 11 more responses than the next most mentioned response, which was for a continued effort to beautify and repair Main Street. Both of these issues were raised repeatedly throughout the survey responses.

Taking into account the issues related to taxes and the beautification of Main Street amongst other issues related to the future of the community, the POCD Committee identified general and specific goals for the Town of Deep River. Most of these goals can be sorted into the four land use categories used throughout this document (Population and Housing, Commercial and Industrial, Municipal and Public Service, and Conservation and Land Use), but a few are general in character and apply regardless of the category:

- 1. Public Education:** Educate developers, contractors, realtors, and property owners about the required land use permitting process.
- 2. Permitting Process:** Coordinate the local land use permitting process in Town Hall; consolidate whenever possible.
- 3. Inventory:** Create a visual documentation of existing structures, natural resources, and properties. This recorded benchmark will help town agencies protect those existing conditions which make Deep River the “small town” which so many residents prefer while facilitating future land use enforcement, thus protecting and promoting the public’s health, safety and welfare.
- 4. Compliance:** Require that all Site Plan, Special Permit and Subdivision applications be consistent with the Plan of Conservation and Development.
- 5. Go Green:** Create a permitting environment conducive to the use of green energy and green construction. Require patterns of development which are the least disruptive to current and proposed open space areas.

B. Population & Housing

- 1. Sense of Community:** Maintain the small town sense of community which characterizes Deep River today. It is essential to retain an active village center where people can meet and talk. This encourages community activities which foster broad participation among residents and keeps local government friendly and accessible to its citizens.
- 2. Diversity:** Maintain a diverse population, providing housing and services for residents of various age groups, economic levels and cultural backgrounds while being consistent with resource limitations. A diverse mixture of people enriches the social and educational environment of the community. Residents value the opportunity to share experiences with people of different interests and backgrounds.
- 3. Residential Development:** Provide new housing with minimal impact on the environment and town services.

C. Commercial, Industrial, & Mixed Use

- 1. New Business Development:** Encourage new business and industry, as well as the retention and expansion of local businesses and industry, in conformance with Planning & Zoning Regulations. This would provide jobs for residents and maintain a diversified tax base. However, neighborhood/pocket commercial expansion and/or intensification should be prohibited. Local commerce and industry continues to be an essential part of our community.
- 2. Village Center Aesthetics:** Maintain the village center appearance through plantings and landscaping and through the Village District Design Advisory Board.
- 3. Pedestrian-Friendly Development:** Maintain and enhance the pedestrian nature of Deep River Center and its surrounding areas to the greatest extent practicable.
- 4. Bicycle-Friendly Development:** Add bicycle lanes wherever practicable.
- 5. Manage Industrial Areas:** Recognize, promote, and regulate the distinct individual character and purpose of the Town's separate industrial areas.
- 6. Re-Use of Existing Development/Infrastructure:** Consistent with the Regional and State Plans of Conservation & Development, stress the re-use and redevelopment of existing commercial areas as opposed to the creation of new commercial areas.

D. Municipal & Public Services

- 1. Governmental Services:** Improve on necessary governmental services. The providing of schools, roads, waste disposal, health and safety services, and recreational facilities are all functions which local government performs. The development of public facilities and programs should be scheduled in a cost-effective and efficient manner, avoiding crisis decision-making.

2. **Master Road Plan:** Develop a Master Road Plan to ensure the orderly and safe arrangement of all streets, whether Light Residential, Residential Collector or Arterial Collector. Require future development to be compatible with Master Road Plan.

E. Conservation & Land Use

1. **Natural Resources:** Protect the Town's natural resources in order to avoid public health and safety problems and to maintain the scenic quality which is an important part of town character. Since the 1972 Plan was written, there has been an increased awareness of the consequences of failing to recognize natural resource limitations. Land use decisions must continue to be based on the capacity of the land to accommodate appropriate development. New development should utilize natural features in its site design.
2. **Waterfront:** Reassert the Town's historic relationship to the waterfront. Public enthusiasm for the Town dock renovations and survey responses both indicate a strong desire to enhance opportunities for residents to relate both passively and actively to the riverfront.
3. **Small Town Environment:** Maintain and enhance the small town appearance of Deep River's village center and its surroundings. New development and improvements to existing development must be compatible in scale and appearance with the natural setting and existing small town character.
4. **Connecticut River:** The Connecticut River is not a renewable resource. Protect the integrity of the Gateway Conservation Zone by developing regulations to minimize visual intrusions into the waterscape such as excessive construction of landward docks, driveways, etc., and clear cutting as well as developing landscape requirements to screen development.
5. **Land Acquisition:** Develop a program for land acquisition for the purposes of a.) conservation and public use and b.) managing redevelopment of areas of concern, primarily in the village center area.
6. **Farm Preservation:** To maintain, sustain and enhance agriculture so that it will remain a fundamental part of Deep River's landscape and economy. Provide flexibility to assist in the evolution of the agricultural industry by developing "agri-tourism" and "ag-tivities" regulations.

Section IV. Recommendations for Future Action

A. General / Introduction

In order to reach the goals for Deep River, regulations and guidelines must be established. This POCD, as stated in Section I, is an advisory, non binding document. However, it is an important tool for any future changes in the regulations of local government. It sets up the framework and establishes the intent of future changes.

The POCD includes recommendations which will require action by the Planning & Zoning Commission, as well as other private and governmental agencies. Those agencies with major responsibilities in implementing this Plan include the following:

- Board of Selectmen
- Boards of Education (local and regional)
- Board of Finance
- Conservation & Inland Wetlands Commission

- Economic Development Commission
- Harbor Management Commission (once formed)
- Housing Authority
- Park & Recreation Commission
- Planning & Zoning Commission

The recommendations in this section are divided into five categories: General/Introduction; Population and Housing; Commercial and Industrial; Municipal and Public Service; and Conservation and Land Use. As stated earlier, recommendations for Mixed Uses are found in the Commercial, Industrial & Mixed Use subsection. However, the grouping of Mixed Use with Commercial and Industrial does not imply a commercial emphasis.

The following recommendations for town-wide activities do not fall into only one category:

1. **Implementation Plan:** Some of the following recommendations which have specific requirements or needs may dictate the need to formalize an implementation plan and/or committee to facilitate action.
3. **Demolition Delay:** Strengthen demolition delay ordinance and zoning regulation.
3. **Historic Character:** Assure that development activity involving historic sites incorporates site design and landscaping features in keeping with the historic character of the site
4. **Historic and Architectural Preservation:** To encourage preservation, identify buildings of significant historical or architectural interest. Develop standards for and encourage re-use of older buildings where feasible. Require developers include as a part of any development application a specific review of archaeological and historic resources on the site, including a report from the office of the Connecticut State Archaeologist
6. **Archaeological and Historic Resources:** Identify areas of potential archaeological interest and require a survey of historic resources as part of the development review process for such sites.
9. **Historic and Architecturally Significant Structures:** Consider incentives, whether tax abatements or less restrictive zoning regulations for historic properties to promote restoration and re-use.
12. **Community Education:** Alert people to what uses are permitted and to the permit requirements prior to the development of property. Provide all relevant information and materials on the Town's website at www.deepriverct.us.
14. **Blight Ordinance:** Consider a blighted-property ordinance to provide the Board of Selectmen with the power to clean up residential and commercial parcels.
15. **Noise Ordinance:** Consider a noise ordinance to be enforced by the local law enforcement agent.
16. **Diversity & Tax Base:** Continue to provide for a wide range of land uses, including residential, commercial, industrial, and institutional uses, to maintain Deep River's diversity and to ensure a solid commercial tax base. Discourage the rezoning of commercial or industrial land as residential except for those isolated pockets of commercial uses which predated zoning in Deep River
17. **Storm Water Management:** Further protect and preserve natural resources throughout Deep River by enacting a Storm Water Management Ordinance
18. **Land Use Permitting:** Continue improving the permitting process; improve coordination among Wetlands, Zoning and Building departments. Require that Inland Wetlands approval be granted prior to submission of development applications to Planning & Zoning.

- 19. Green Development:** Consider improving regulations and ordinances for all aspects of development to facilitate the use of alternative energy sources. Consider tax and/or construction incentives for the use of low-impact construction and green energy sources.
- 21. Parking Patterns:** Consider alternative street parking layout for town center to address traffic concerns and to reduce driving speeds while maximizing parking opportunities.
- 22. Traffic Model:** Conduct a master town-wide traffic study to develop and maintain a comprehensive traffic model. Such a model would serve as the base for evaluating the impact of future development. Although development pressures are the greatest in downtown, Route 80 and Route 154 must be a part of any model since they serve as primary conduits for regional traffic, commerce, employment and shopping.
- 22. Town Plan Review:** Schedule periodic reviews of the Plan of Conservation and Development to maintain and update accomplishments.
- 23. Grants:** Engage professional grant writers to make applications to state and federal agencies as well as private sources for funding items recommended in the Town Plan.
- 24. Responsible Growth Initiatives:** Amend and adopt regulations and ordinances as needed to encourage and enable “responsible growth initiatives” developed by the Connecticut Department of Energy and Environmental Protection.

B. Population & Housing

- 1. Planned Conservation Developments:** Encourage Planned Conservation Developments to maximize preservation of natural resources, maintain scenic quality, and reduce cost of road maintenance
- 2. Rental Housing:** Encourage the upgrading of existing rental housing stock.
- 3. Age Restricted Development:** Encourage housing for aging Baby Boomers in proportion to the Deep River population.
- 3. Frontage:** Require a variety of frontage lengths for lots in new subdivisions to prevent subdivisions from having a cookie-cutter appearance and to enhance the rural appearance of a neighborhood.
- 4. Affordable Housing:** Support zoning regulations to maintain housing affordable to persons with incomes at or below the area’s median income, consistent with good land use practices. Support for such housing must be based on legal guarantees that the units will re-main perpetually affordable.

C. Commercial, Industrial, & Mixed Use

1. Commercial

- a) **Harbor District Development:** Encourage new and expansion of existing environmentally sound water dependent commercial development.
- b) **Village District Design Guidelines:** Support efforts to enhance village development and redevelopment, using the Design Advisory Board's Guidelines, as it may be amended.
- c) **Re-Use Building Stock:** Enable mixed uses in existing older buildings as much as possible to maintain historic context when doing so would facilitate the preservation and reuse of the buildings

2. Industrial

- a. **Route 9, Exit 4 Industrial District:** Develop standards for an industrial district near Route 9, Exit 4, north of the Essex town line. Within this district, intensive industry which could generate significant vehicular traffic may be encouraged. Additional standards should be developed to reduce potential adverse impact on natural resources.
- b. **Village Industrial District:** Discourage expansion or intensification of industrial uses in the existing Village Industrial District. Off-site impacts as a result of expanding existing industrial activity should be minimized and restricted to those that are quiet, non-polluting and appropriate for a residential area
- c. **Plattwood Industrial Park:** Support new industrial development in the Plattwood industrial area, compatible with natural resource and infrastructure limitations. Adopt specific standards to assure such development is consistent with the primarily rural character of the area surrounding the Plattwood industrial area
- d. **Industrial District Requirements:** Review and amend the Zoning Regulations for all industrial areas so that new development and redevelopment is compatible with small town character in terms of lot coverage, setbacks, parking requirements and layout, buffers, landscaping, structure height and bulk.
- e. **Design Recommendations:** Establish design guidelines for industrial structures.

D. Municipal & Public Services

- 1. **Town Road Maintenance and Improvement Program:** Improve roads only to the extent necessary to eliminate specific safety hazards such as unsafe intersections, very sharp curves, very poor sight lines, and existing flooding conditions due to poor drainage. Develop and fund a systematic road maintenance and improvement program which would minimize the visual impact of any improvements, including resurfacing.
- 2. **Street Linkage:** Require linkage between existing streets and new subdivision streets. Avoid the creation of long dead end streets with limited access for emergency vehicles. While each

new subdivision development should have a safe and adequate traffic access as well as circulation without reliance on future development, new development should provide for future linkage of subdivision streets to establish additional means of egress for traffic flow and emergency vehicle access. Such linkage should be located to avoid creation of “shortcuts” through subdivisions unless the new road is designated a collector street.

3. **Transportation Plan:** Develop a comprehensive plan for improvements to roads, bridges, sidewalks and bikeways that will enhance pedestrian, bicycle and transit access. Work with Regional and State agencies to coordinate land use and transportation planning.
4. **Scenic Road Ordinance:** Enact a Scenic Road Ordinance and nominate roads for scenic road protection if road meets the criteria outlined in Chapter 98, Section 7-149a of the Connecticut General Statutes.
5. **Directional Signage:** Create road signage to direct visitors to areas of interest. Such signage could be at the gateway intersections into Town, especially those off Route 9.
6. **Street Lighting:** Continue placing period lighting along the Main Street commercial area to and around the Town Green in accordance with the 2000 Greenways Plan
7. **Utility Lines:** Develop a financial plan to enable the burying of utility lines in the village center and south to the intersection with Union Street
8. **Architectural Lighting:** Encourage owners of historical and architecturally significant buildings along Main Street to install architectural lighting. Install architectural lighting on Town Hall and the Elementary School.
9. **Downtown Amenities:** Place attractive benches, plantings, fencing, screening and waste containers in accordance with the Village District Design Standards. Encourage private property owners along Main Street to do the same.
10. **Pedestrian Access:** Continue improving existing sidewalks, add connections between sidewalks, and extend the reach of sidewalks along Main Street and its side street from the Village District to the Harbor District.
11. **Village Loop Walking Trails:** Install appropriate signage marking the Village Loop Walking Trails, highlighting Deep River’s history and unique environmental assets. Create informational brochures with maps.
12. **Bicycle Lanes:** Provide for non-vehicular travel lanes on roads whenever possible.
13. **Street Names:** Name subdivision streets for the history or geography of the local area.
14. **Street Buffers:** Amend Subdivision and Zoning Regulations to require landscaped buffers between any new development or redevelopment and existing roads. Use open space dedication and reverse frontage requirements to maintain the rural appearance of town roads.
15. **Municipal Parking:** Increase in-town municipal parking with adequate directional signage.
16. **Capital Improvement Program:** Annually update a 5-year capital improvement program.
17. **Town Hall:** Continue renovations or additions to Town Hall, including increase in vault area and continued restoration and enhancement of third floor theater.

18. Town-Wide Forestry Program: Create an urban forestry program, including regular maintenance and necessary replacement of street trees and develop a multi-year budget for the planting of trees.

19. Library: Monitor building needs of the library and evaluate the community's use of the building.



20. School Facilities: Maximize use of school facilities.

21. Community Center: Establish a combined senior/youth/community center.

22. Hazardous Waste: Encourage continued participation in regional household hazardous waste collection efforts to reduce the potential for groundwater contamination.

23. Sewer: Limit municipal sewer lines except as needed to enable appropriate economic development of the Harbor District. All areas with sewers should be developed at densities no greater than pre-sewer regulations allowed.

24. Community Events & Programs: Increase local governmental support for community events and programs which strengthen community identity.

25. Waterfront Public Access: Enhance public use of the waterfront to strengthen the Town's historic relationship to the river. Mark and maintain existing river public access locations and add new ones.

26. Waterfront Development: Encourage the formation of a Harbor Management Commission that will develop a Harbor Management Plan addressing the waterfront areas of Deep River, with particular involvement in the area of the Deep River Town Landing and reviewing applications for docks along the Connecticut River.

E. Conservation & Land Use

1. Pattern of Land Use: Assure that all new land uses occur in a pattern which reinforces the sense of a well-defined village center surrounded by rural countryside. Adjust densities as needed to maintain the rural character of the Town

2. Protect Natural Resources: Assure through site plan and subdivision review that new development minimizes adverse impact on important natural areas, including important

resources, such as but not limited to, inland and tidal wetlands, floodplains, steep slopes, mature tree stands, and unusual geographic features.

- a. In the case of large tracts of land being developed in phases, require an overall conservation plan with the first phase.
 - b. Encourage Planned Conservation Development subdivisions in appropriate locations as a means of preserving large contiguous open space areas.
 - c. Increase the percent of typical land which a subdivision must set aside as open space.
 - d. Encourage the adoption of a “Right to Farm” ordinance to reduce the loss of agricultural resources and encourage the development of a property tax reduction policy for agricultural properties and buildings as provided for in the State Statutes.
 - a. Encourage the sale and purchase of locally grown products by developing Agritourism regulations.
 - b. Allow seasonal directional signage for farm operations and farm stands.
 - c. Encourage the protection of key parcels of farmland through grants and development rights and the continued use of properties viable for agriculture production.
3. **Conservation Commission:** Encourage the separation of the Conservation Commission from the Inland Wetlands Commission to generate greater interest in protecting and conserving open space. Once separated, the Conservation Commission can develop and update an Open Space Plan, oversee the administration and use of an Open Space Fund, seek funding for land acquisition, identify land for preservation, and oversee the public access and trail system.
4. **Protect Landscape Features:** Encourage preservation of and provide protection for special features of the rural landscape, including stone walls, mature trees, pastures, and open fields.
5. **Steep Slopes:** Discourage creation of new building lots and prohibit visible switchbacks on steep hillsides. In areas with steep slopes, require detailed plans for lot access, screening, replacement plantings, and site layout to determine extent of fill, grade and accessibility. In Gateway Conservation District, consider impact on the riverscape and discourage the filling and grading of septic reserve areas.
6. **Open Space Plan:** Encourage expansion of greenways and areas of protected open space to create continuous systems of wildlife habitat, provide recreational access, and retain the Town’s rural appearance. Prepare a comprehensive open space plan which identifies specific areas of conservation, preservation or recreational interest. The plan should establish criteria for open space in new subdivisions, identify areas for open space acquisition, and examine other techniques for preservation of important natural areas.
7. **Open Space Acquisition:** Encourage the adoption of a Municipal Open Space ordinance and pursue all resources to enable an active program of land acquisition:
- a. **Open Space Fund:** Create an open space fund, to be funded annually, for purchasing both desired open space and development rights. Whether the fund balance is sufficient for an outright purchase or just enough for a deposit to hold a parcel while other funding sources are identified, an open space fund will facilitate the protection of important natural areas.

19. **Underground Utilities:** Require installation of underground utilities for new development.
20. **Energy Efficient Land Use:** Amend Zoning Regulations to encourage energy efficient land use patterns, including compact commercial and industrial areas and clustered residential developments.
21. **Natural Heating and Cooling:** Encourage the design and orientation of new buildings to make best use of natural heating and cooling techniques.
22. **Tree Warden:** Strengthen position of tree warden by providing authority to make ongoing assessments and to provide recommendations for required actions to address problems.
23. **Street Trees:** Amend sub-division regulations to require street trees on new roads.
24. **Tree Inventory:** Conduct a tree inventory and enact an ordinance protecting forested areas, individual trees of special interest, and trees within Town's right of way.



Section V. Land Use Maps

A. General/Introduction

A Future Land Use Map would depict the Planning and Zoning Commission's recommendation for the most appropriate future land uses throughout Deep River and be a guide for establishing specific land use regulations. However, such a map is not feasible for this document due to the amount of detail which would be unclear on a small scale map. Therefore, separate individual maps (Maps 1, 2, 3 and 4) are provided to show each proposed change to the Current Land Use Map, and as a group form the Future Land Use Map.

The combined maps show a continuation of the well-defined village center, surrounded by rural countryside and provide for a wide diversity of potential land uses, which are at a scale and intensity in keeping with the small town character of Deep River. Densities are based on the natural ability of the land to support development without additional community water and public sewer lines.

Nine categories are shown on the combined maps which outline recommendations for land use. Residential development is the primary use for most of Deep River. Historic densities are recognized in the developed village center, with lower density throughout the remainder of Town. Provision is made for continuation of existing commercial and industrial development. Areas are designated for expansion of the non-residential tax base, in a manner consistent with the small town character of Deep River. Waterfront commercial activity is encouraged in appropriate locations. Existing open space, permanently protected through some form of restriction on future development, is identified. Areas of significant conservation interest are shown.

B. Zoning Districts

Of the twelve districts used to summarize and analyze the future planning for the Town of Deep River, the three Village Districts are new since the last POCD in 2007.

- 1. Rural Residential (R-80: Very Low Density and R-60: Low Density Residential)**
New residential development outside the village center should have a rural appearance in keeping with the Town's rural character. Density is limited by the need to rely on private wells and septic systems. Minimum lot sizes should be determined by soil capacity. Where soil and topography allow, cluster development is encouraged to make best use of good soils while preserving large open areas. Subdivision design should promote maximum retention of natural features. Lot layout, road construction and drainage improvements should be rural rather than suburban in character.
- 2. Moderate Density Residential (R-30)**
This area of primarily residential neighborhoods around the village center is characterized by older single family homes on smaller village lots. Most of the area is already developed. Infill development should be similar in character. Significantly increased residential density is undesirable due to area limitations of the road network and soils. Minimum lot size is 30,000 square feet, but larger lots may be necessary in many locations due to soil limitations.

- 3. Village Residential District (VR).**
In the Village Residential District (VR), numerous period structures exist and should be preserved by allowing limited mixed uses. Lot sizes are similar to Village Commercial District lots which are located away from the village’s primary intersection at Main Street and Elm/River Street. Clapboard-style siding and shutters, brick chimneys, porches and shingled peaked roofs prevail. Window styles vary from 2-over-2 to 16-over-16 double-hung sash. Front lawns are limited but where existing have mature plantings and large shade trees. Properties are served by public water and sewer.
- 4. Village Mixed Use District (VMU).**
The purpose of this district is to serve as a transition district between the Village Commercial and Village Residential Districts. It contains elements of both.
- 5. Village Commercial District (VC).**
The Village Commercial District has both high density commercial as well as homes which date from the late 1700’s to the present. Small (10,000 sq. ft) narrow lots and structures with little or no side setbacks exist. Close to Elm and River Streets in the center of town, structures are “built to” the sidewalk. As one moves away from that central intersection, structures are located further and further back from the street and have more and more space between structures. Commercial buildings nearest the center of town which front on Main Street have moderately-sized plate glass windows. Where structures exist further back from the street, many have front lawns with mature plantings; porches are common. Narrow driveways often exist within side setbacks and, for the most part, garages are located to the rear. Properties in the VCD are served by public water and sewer. The regulations are designed to enhance this district as a commercial and residential area in which pedestrian traffic is encouraged and facilitated.
- 6. Neighborhood Commercial (NC)**
This category provides for retail and service establishments of a lesser intensity and lower customer volume intended to conveniently serve the residents of Deep River’s outlying areas. Standards for these small pockets of commercial development, including buffers, lighting, and traffic control, assure compatibility with adjacent residential properties. Development and renovations should be designed for minimum impact and should be compatible in appearance and scale with the existing neighborhood.
- 7. General Commercial (GC)**
With the approval of the Village Districts this has become a smaller district outside the populated downtown area. Renovations, redevelopment and new development should be compatible in appearance, accessibility and scale with existing surrounding development.
- 8. Village Industrial (VI)**
Continuation of industrial activity on existing industrial sites in or near the village center helps maintain the traditionally diverse village character. Within this area, reuse of existing buildings is encouraged. Standards for village industrial development should recognize both the proximity of residential uses and that the development pattern for industrial development is more intense than for other newly developed industrial areas in other parts of Town.
- 9. Commercial Industrial Park District (CIPD).** The purpose of this District is to provide for development of commercial and industrial facilities which are compatible with the rural character of the surrounding area. Appropriate facilities in character with the area will

include low building silhouettes, with careful attention to landscaping and buffer areas. This is an appropriate location for uses requiring significant outside storage areas and staging yards, provided such activity is well-screened.

10. **Turnpike Industrial District (TID).** The purpose of this District is to provide for the development of commercial and industrial uses which can benefit from immediate vehicular access to Route 9, with minimal impact on local roads. Development is intended to be harmonious with the small town character of Deep River and compatible with adjacent residential areas. Special attention is given to safe and orderly traffic flow to and through the area.
11. **Harbor District (HD)**
This area shows the location suitable for waterfront development consistent with the Deep River Coastal Area Management Plan, adopted in 1982.
12. **Preservation and Recreation Zone (PRZ)**
This designation identifies areas for passive recreation and preserves open spaces, protects environmentally sensitive areas, and creates greenways in low density development areas.

C. Environmental Overlay Districts and Areas

1. Gateway Conservation Zone (GC)

In 1973 the Connecticut General Assembly created a compact to protect the lower Connecticut River. The conservation area consists of parts of eight towns, including Deep River, and is defined as areas visible from the river, essentially from the ridge line to the water's edge. Deep River's Zoning Regulations have incorporated the Gateway Commission's standards to further the scenic and ecological preservation of the Gateway area.

2. Coastal Area Management Zone (CAM)

This area is subject to the Connecticut Coastal Area Management (CAM) Act, which became effective January 1, 1980 and is based upon the recommendations in the Coastal Area Management Plan, Deep River, Connecticut (prepared by CRERPA in January 1982 and adopted by the Deep River Planning & Zoning Commission in September 1982). The landward boundary of the coastal area was determined to be a 1,000 foot setback line from mean high water, from the inland boundary of tidal wetlands or from the inland boundary of the 100 year coastal flood zone, whichever was farthest inland.

3. Areas of Special Conservation Interest (ASCI) (proposed, see Map 4)

The Town's most sensitive natural features are shown as Areas of Special Conservation Interest. Within these areas, development activity must be carefully reviewed to avoid damage or destruction of fragile natural systems. Protection of natural resources should receive highest priority within this area, overriding the designation of the area for a particular developed use. Development is appropriate only if there would be no significant adverse impact on natural resources. Land shown as ASCI may be reserved as dedicated open space, Municipal Open space receiving tax incentive by the Town or a private body for the purpose of preservation, or it may be land not protected but worthy of protection.

Section VI. Appendices

1. 2014 Deep River profile from the Connecticut Economic Resource Center.

Deep River Connecticut



Government

Government Form: Selectman-Town Meeting				Annual Debt Service (2012)	\$102,758
Total Revenue (2012)	\$15,520,419	Total Expenditures (2012)	\$15,754,287	As % of Expenditures	0.7%
Tax Revenue	\$11,782,802	Education	\$10,717,646	Eq. Net Grand List (2010)	\$684,869,066
Non-tax Revenue	\$3,737,617	Other	\$5,036,641	Per Capita	\$147,728
Intergovernmental	\$2,928,640	Total Indebtness (2012)	\$5,000,004	As % of State Average	102%
Per Capita Tax (2012)	\$2,542	As % of Expenditures	31.7%	Moody's Bond Rating (2012)	NA
As % of State Average	98.4%	Per Capita	\$1,079	Actual Mill Rate (2012)	24.28
		As % of State Average	47.8%	Equalized Mill Rate (2012)	17.02
				% of Grand List Com/Ind (2010)	9.0%

Housing/Real Estate

Housing Stock (2012)	Town	County	State	Owner Occupied Dwellings (2012)	1,521	50,726	929,560
Total Units	2,203	74,722	1,485,445	As % Total Dwellings	69%	68%	63%
% Single Unit	75.9%	75.5%	64.6%	Subsidized Housing (2012)	54	6,109	161,379
New Permits Auth. (2012)	2	249	4,669	<i>Distribution of House Sales (2011)</i>			
As % Existing Units	0.09%	0.33%	0.31%	Number of Sales			
Demolitions (2012)	0	37	955	Less than \$100,000	0	28	392
House Sales (2011)	31	1,065	13,847	\$100,000-\$199,999	5	220	3,205
Median Price	\$252,500	\$267,000	\$291,000	\$200,000-\$299,999	12	384	3,494
Built Pre 1950 share (2012)	44.8%	24.8%	30.2%	\$300,000-\$399,999	7	238	2,086
				\$400,000 or More	7	195	4,670

Labor Force

Place of Residence (2013)	Town	County	State	<i>Connecticut Commuters (2011)</i>			
Labor Force	2,493	92,078	1,859,934	Commuters into Town from: Town Residents Commuting to:			
Employed	2,323	85,914	1,715,398	Deep River	268	Deep River	268
Unemployed	170	6,164	144,536	Essex	92	Essex	229
Unemployment Rate	6.8%	6.7%	7.8%	East Haddam	77	Chester	196
<i>Place of Work (2013)</i>				Middletown	77	Old Saybrook	146
Units	141	5,013	113,697	Chester	68	Westbrook	139
Total Employment	1,487	67,199	1,640,223	Clinton	60	Hartford	119
2000-'13 AAGR	1.1%	-0.1%	0.2%	Old Saybrook	40	Middletown	116
Mfg Employment	460	9,372	163,828	New London	39	New Haven	115
				Old Lyme	34	Clinton	58

Other Information

Crime Rate (2012)	Town	State	Distance to Major Cities	Miles	Residential Utilities
Per 100,000 Residents	638	2,433	Hartford	29	Electric Provider
			Boston	100	Connecticut Light & Power
			New York City	91	(800) 286-2000
<i>Library (2013)</i>			Providence	63	Gas Provider
Public Web Computers	NA				NA
Circulation per Capita	NA				NA
<i>Families Receiving (2014)</i>					Water Provider
Temporary Assistance	12				Connecticut Water Company
<i>Population Receiving (2014)</i>					(800) 286-5700
Food Stamps	187				Cable Provider
					Comcast Clinton
					(800) 266-2278

Maps

- Map 1 Official Zoning Map (Current Land Use)
- Map 2 Village District
- Map 3 Protected Open Space 2007
- Map 4..... Areas for Potential Special Development Considerations
- Map 5 Deep River Natural Diversity Data Base 2014
- Map 6..... Existing and approved sewer line expansion

DEEP RIVER, CONNECTICUT OFFICIAL ZONING MAP

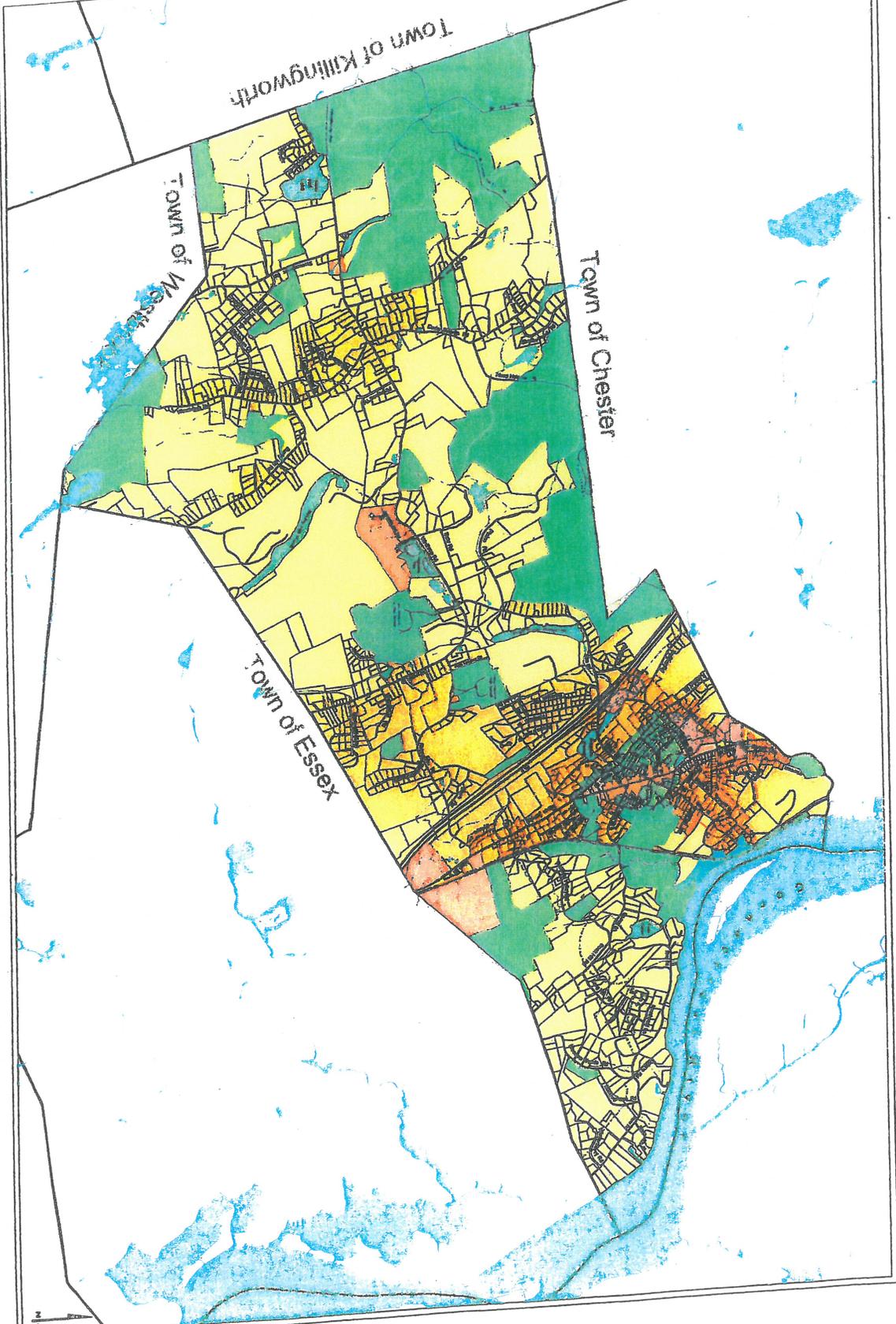
- Harbor District
- Preservation and Recreation District
- Very Low Density Residential District (R-50)
- Low Density Residential District (R-60)
- Medium Density Residential District (R-30)
- Village Residential District
- Village Mixed Use District
- Neighborhood Commercial District
- Village Commercial District
- General Commercial District (GC)
- Commercial Industrial Park (CIP)
- Temporary Industrial District (TID)
- Village Industrial District (VID)
- Parade
- Deep River Municipal Boundary
- Gateway Conservation Zone Boundary
- Central Management Zone Boundary
- Municipal Boundary
- Water
- Streets

0 750 1,500 3,000 Feet
 1 inch = 816.010817 feet
 Elected Date: Oct. 26, 1972
 Revised Date: Jan. 1, 1974 Dec. 26, 1977
 May 16, 1979 Oct. 22, 1979 Aug. 17, 2000
 May 11, 1980 Dec. 11, 1980 May 18, 2005
 Oct. 18, 2005 Sept. 18, 2006 Nov. 1, 2011

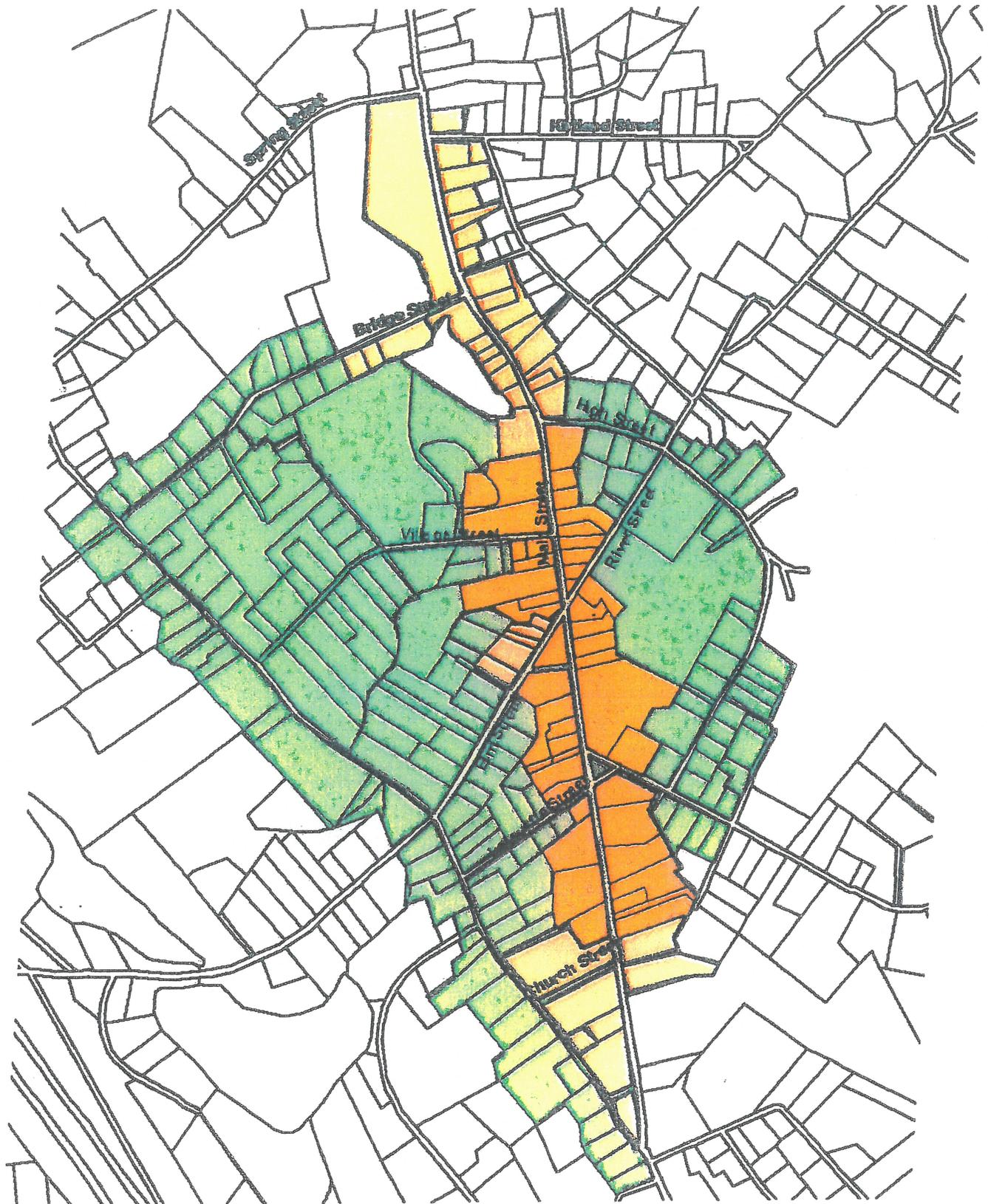


Town of Deep River

Map prepared by CDRS&P with information provided by the Town of Deep River, Connecticut. Parcel data is not up to date. Parcel changes to be made to this map should be made by the Town of Deep River. This map should only be used for planning purposes only.

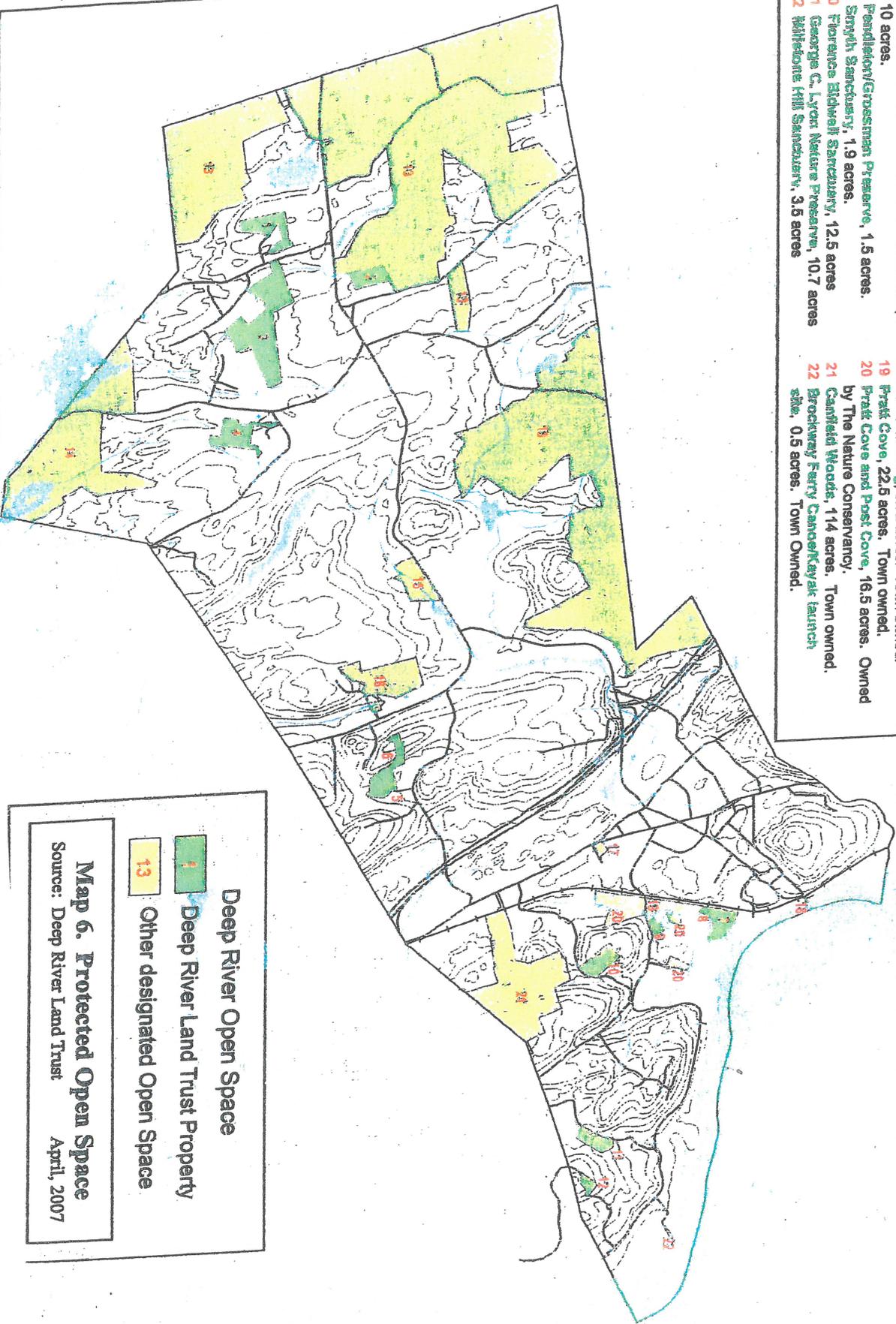


Village District



- Lot Lines
- Village mixed use district.shp
- Village commercial district.shp
- Village residential district.shp

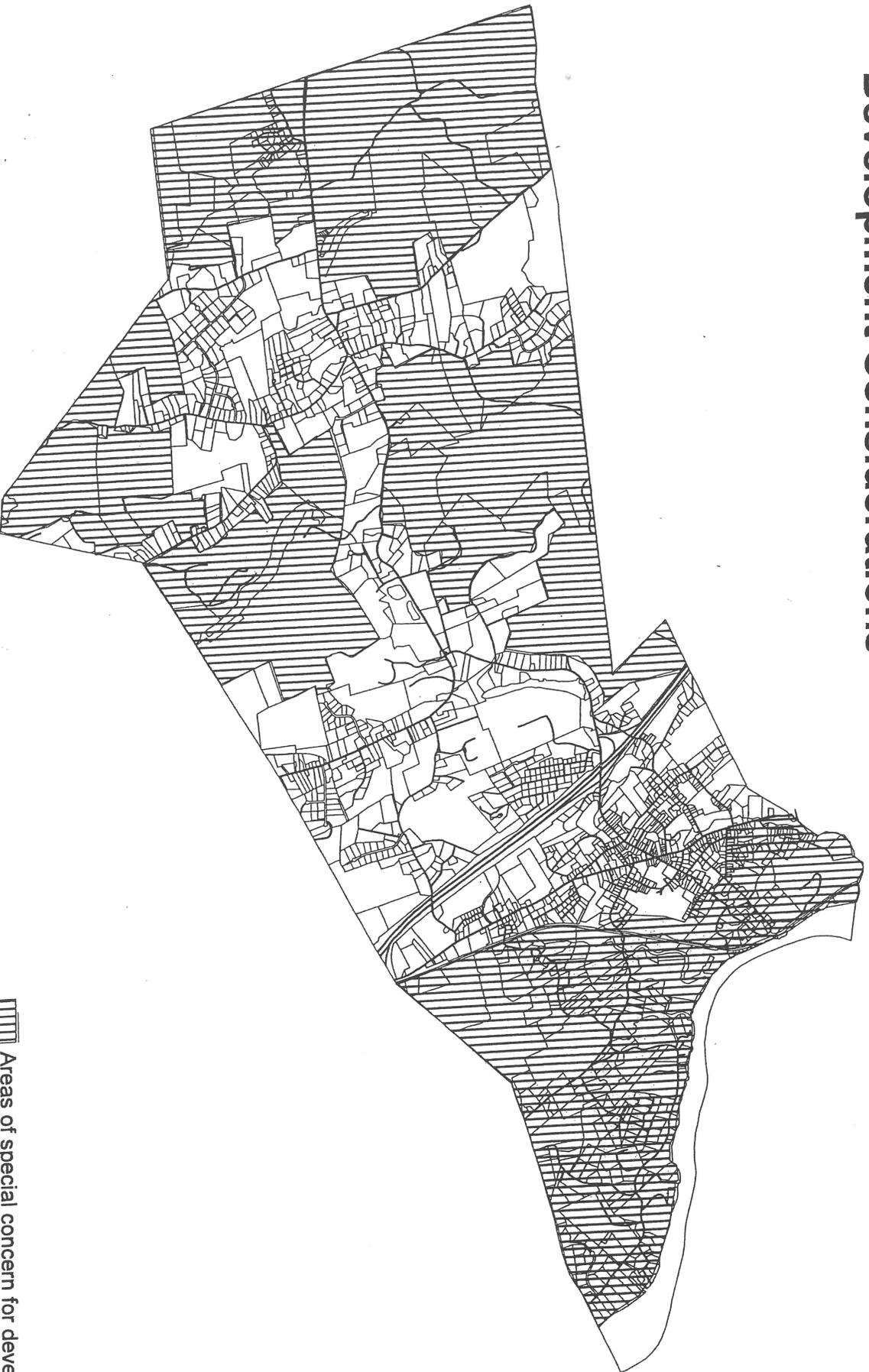
- 1 Sunset Ridge Preserve, 15.4 acres
- 2 Howard Easement, 12.5 acres.
- 3 Falls River Sanctuary, 60.9 acres
- 4 Nature Trail Preserve, 15.9 acres
- 5 Whittlessey Brook Sanctuary, 9.5 acres
- 6 Greenaway Section of Whittlessey Brook Sanctuary, 10 acres
- 7 Deep River Marina Conservation Easement, 10 acres.
- 8 Pendleton/Croesman Preserve, 1.5 acres.
- 9 Smyth Sanctuary, 1.9 acres.
- 10 Florence Bidwell Sanctuary, 12.5 acres
- 11 George C. Lyon Nature Preserve, 10.7 acres
- 12 Kilkilone Hill Sanctuary, 3.5 acres
- 13 Cockaponset State Forest, over 1200 acres. State owned.
- 14 Messerschmidt Pond Wildlife Area, 176 acres. State owned.
- 15 Plattwood Park, 22 acres. Town owned.
- 16 Rosemont Open Space, 40 acres. Town owned.
- 17 Davitt Field, 2.5 acres. Town owned.
- 18 Town Landing, 0.72 acres. Town owned.
- 19 Pratt Cove, 22.5 acres. Town owned.
- 20 Pratt Cove and Post Cove, 16.5 acres. Owned by The Nature Conservancy.
- 21 Canfield Woods, 114 acres. Town owned.
- 22 Brockway Ferry Canoe/Kayak launch site, 0.5 acres. Town Owned.



- Deep River Open Space
- Deep River Land Trust Property
- Other designated Open Space

Map 6. Protected Open Space
 Source: Deep River Land Trust
 April, 2007

Areas for Potential Special Development Considerations



 Areas of special concern for development.shp

**Natural Diversity Data Base
Areas
DEEP RIVER, CT**
December 2014

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center. A new mapping format is being employed that more accurately models important riparian and aquatic areas and eliminates the need for the upstream/downstream searches required in previous versions.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

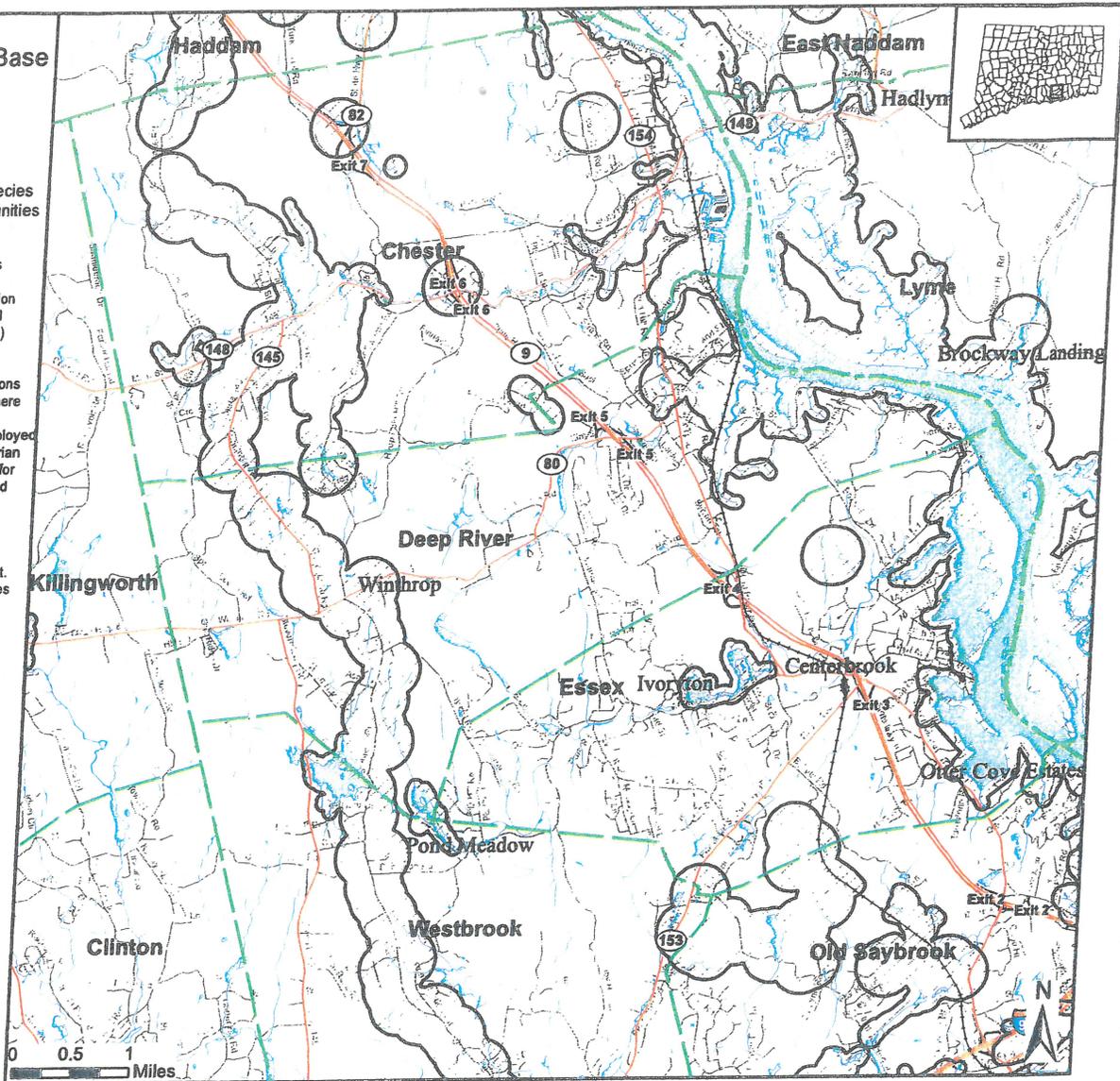
www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at www.cteco.uconn.edu to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

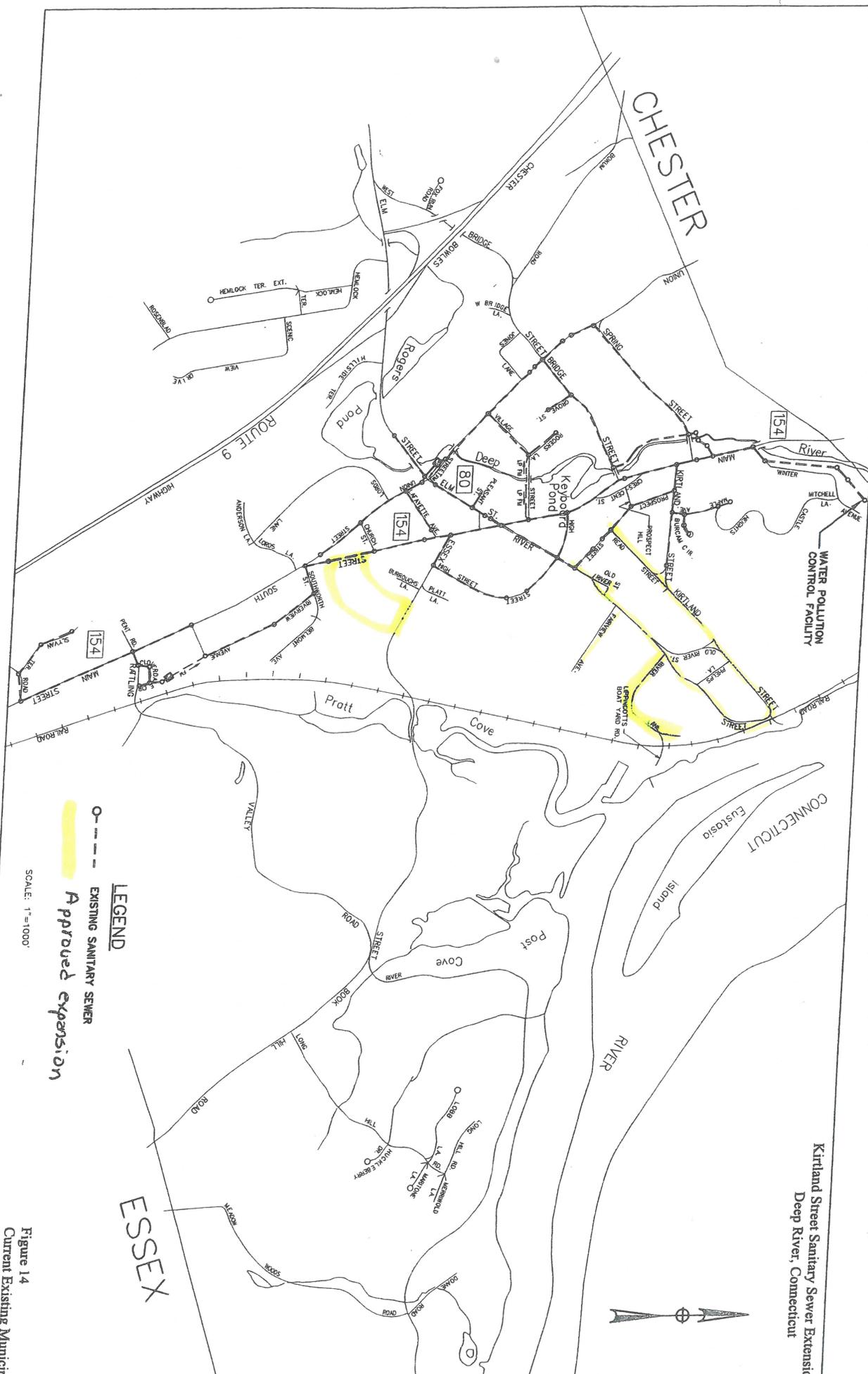
QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



Connecticut Department of Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Kirtland Street Sanitary Sewer Extension
 Deep River, Connecticut



LEGEND
 - - - - - EXISTING SANITARY SEWER
 Approved expansion

SCALE: 1"=1000'

Figure 14
 Current Existing Municipal
 Sanitary Sewer System

Source Notes

www.clear.uconn.edu

U.S. Census

Deep River Land Trust

WPCA

Acknowledgments

Town Plan Committee

Cathie Jefferson, Zoning Enforcement Officer

Janet Edgerton Jane Samuels

Sara Denegree Bill Burdick

Planning & Zoning Commission

Sketches by Janet Edgerton

All those Boards & Commissions which took an active role
in the preparation of this document