

City of Meriden Plan of Conservation and Development

Public Workshop #2
September 26, 2019

City of Meriden

Steering Committee

Planning Commission:

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Leonard Rich

Rosario Gulino

Laura Uhrig

Kevin Curry

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City Staff

Renata Bertotti, Planning Director

Paul Dickson, Assistant Planning Director

Joseph Feest, Economic Development Director

Matt Sarcione, Community Development Administrator

BFJ Planning

Frank Fish, FAICP

Noah Levine, AICP

TONIGHT'S AGENDA

- 1. Presentation**
30 minutes
 1. Overview of POCD planning process
 2. Key Takeaways from Draft Report
- 2. Open House (Goals, Vision, and Future Land Use Plan)**
20 minutes
- 3. Town Hall (Q&A)**
40 minutes

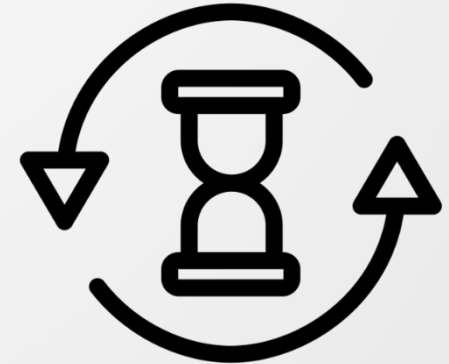
WHAT IS A PLAN OF CONSERVATION AND DEVELOPMENT?

- **An expression of the community’s shared vision of the future.**
- **A City-wide framework for plans, initiatives, and investments.**
- **The foundation and reference point for the zoning code, capital budget, and general policy.**
- **A “to do” list for the City to track implementation of short, medium, and long-term goals.**



WHY UPDATE THE POCD?

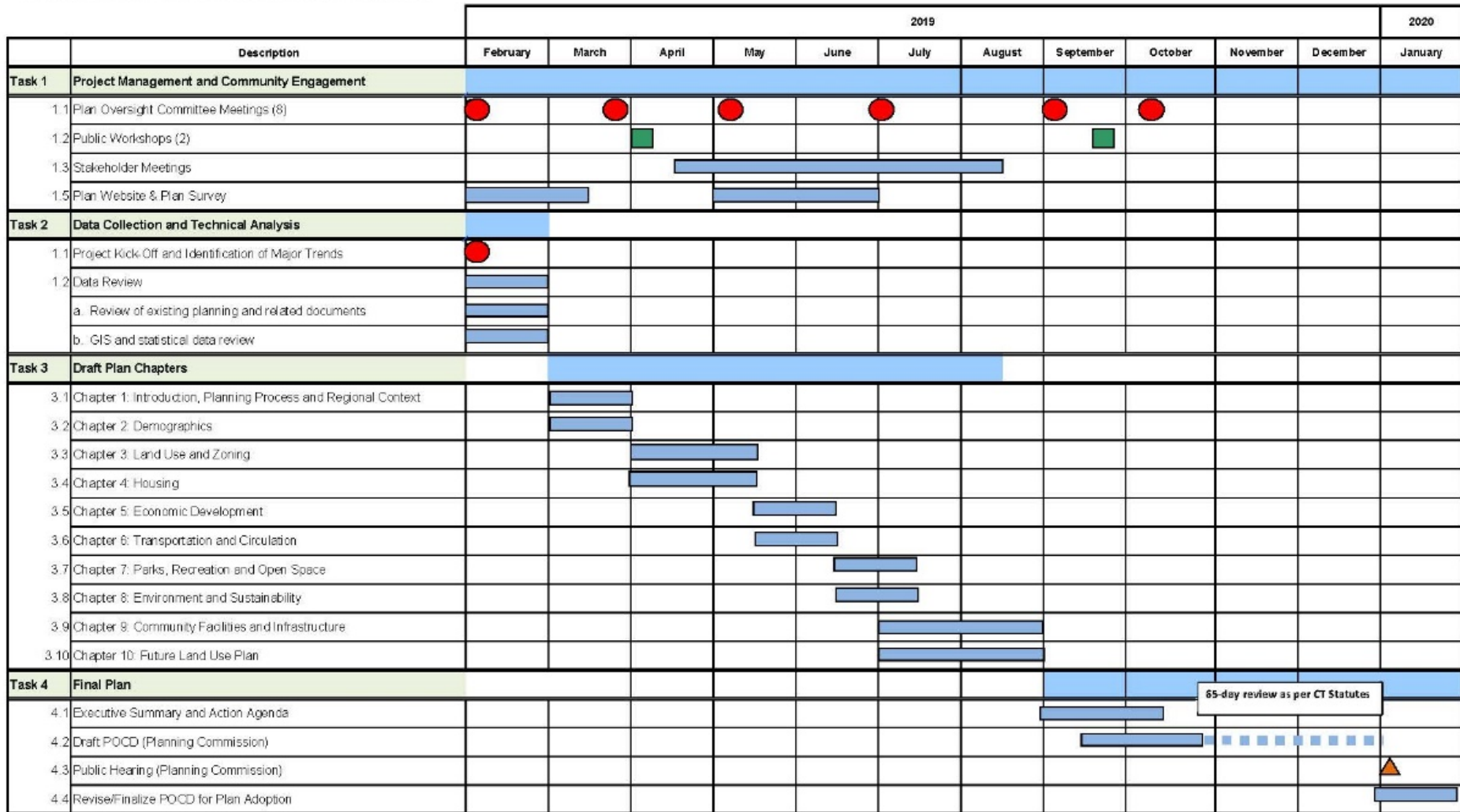
- **The General Land Use Plan is the basis for all development decisions made by Planning and Zoning Commissions**
- **The Plan of Conservation and Development must be updated every 10 years, per Connecticut law.**
- **A lot has happened in the past 10 years...**



POCD CHAPTERS

- 1. Introduction**
- 2. Demographics**
- 3. Land Use and Zoning**
- 4. Housing**
- 5. Economic Development**
- 6. Transportation and Circulation**
- 7. Parks, Recreation and Open Space**
- 8. Environment and Sustainability**
- 9. Community Facilities and Infrastructure**
- 10. Future Land Use Plan**

SCHEDULE



PUBLIC OUTREACH

- **Public Workshop #1**
- **Online Public Survey – 1,060 responses**
- **Focus Group:**
 - Traffic and Safety
 - Utilities and Public Works/Engineering
 - Land Use and Zoning
 - Parks & Open Space
 - Neighborhood & Cultural Resources
 - Good Governance
 - Economic Development
 - Health and Human Services
 - SCRCOG
 - Developers/Real Estate Professionals
- **Pop-up meetings at community events**

Meriden Plan of Conservation and Development



TAKEAWAYS AND GOALS

Goals and Objectives



*Meriden is an attractive **place to live and work**. Encourage the growth of **competitive businesses** and jobs, regional health and other institutions, and help to maintain **attractive and safe** residential neighborhoods.*



*Support redevelopment and **attract quality businesses and market rate housing downtown** that will increase activity and bring new vitality to the area around the train station and Meriden Green.*



***Provide resources** that will increase the quality of life of all of Meriden's residents.*

Goals and Objectives



*Maximize the value and use of City's extensive **community resources**, such as its public parks, community facilities, historic assets, prominent views, forested open spaces, and water resources.*



*Create a **positive identity** for the City and improve Meriden's image in the region.*

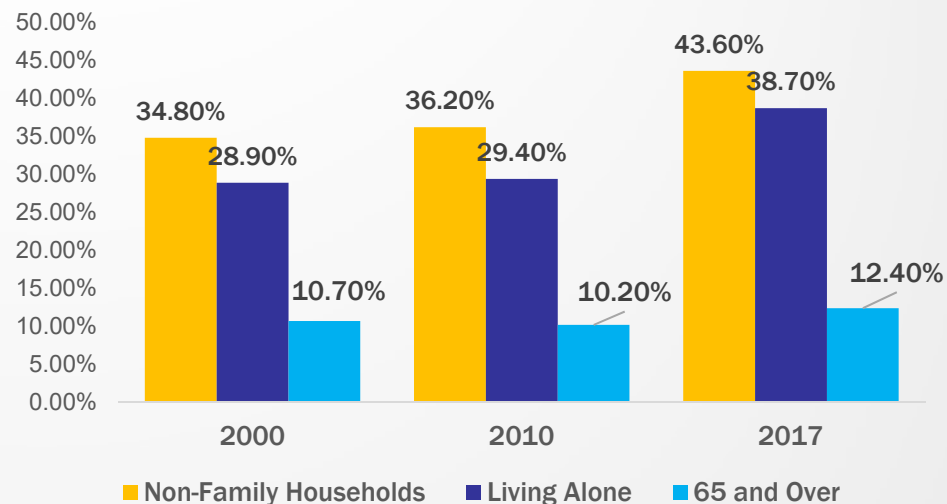


*Improve **communication between the City and residents** to encourage active participation in City initiatives, and to promote events and opportunities in Meriden.*

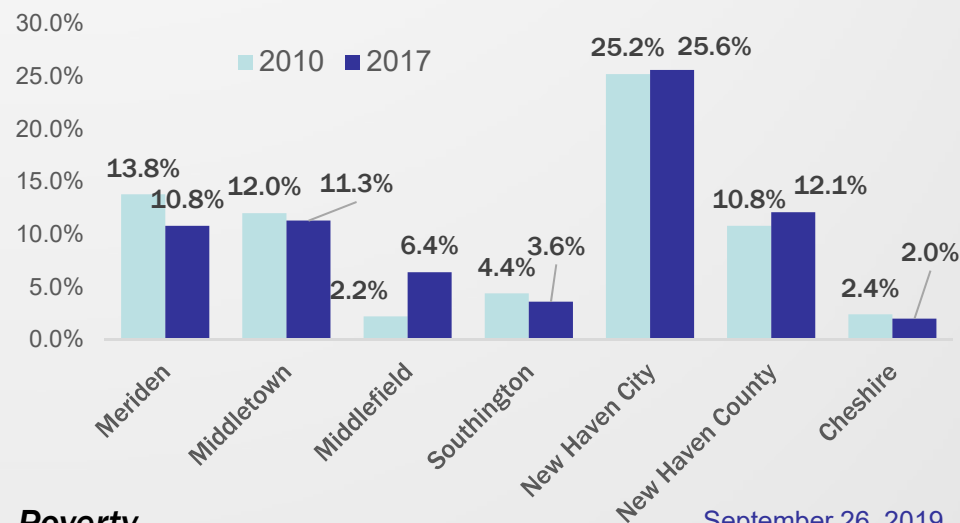
CHAPTER 2: DEMOGRAPHIC TRENDS

Major takeaways

- Slight decline in population
- Increase in percentage and number of non-family households
- Aging population
- Significant decrease in families with children under 18.
- Poverty level decreased. Reduction was more significant than surrounding communities.



Non-Family Households in Meriden

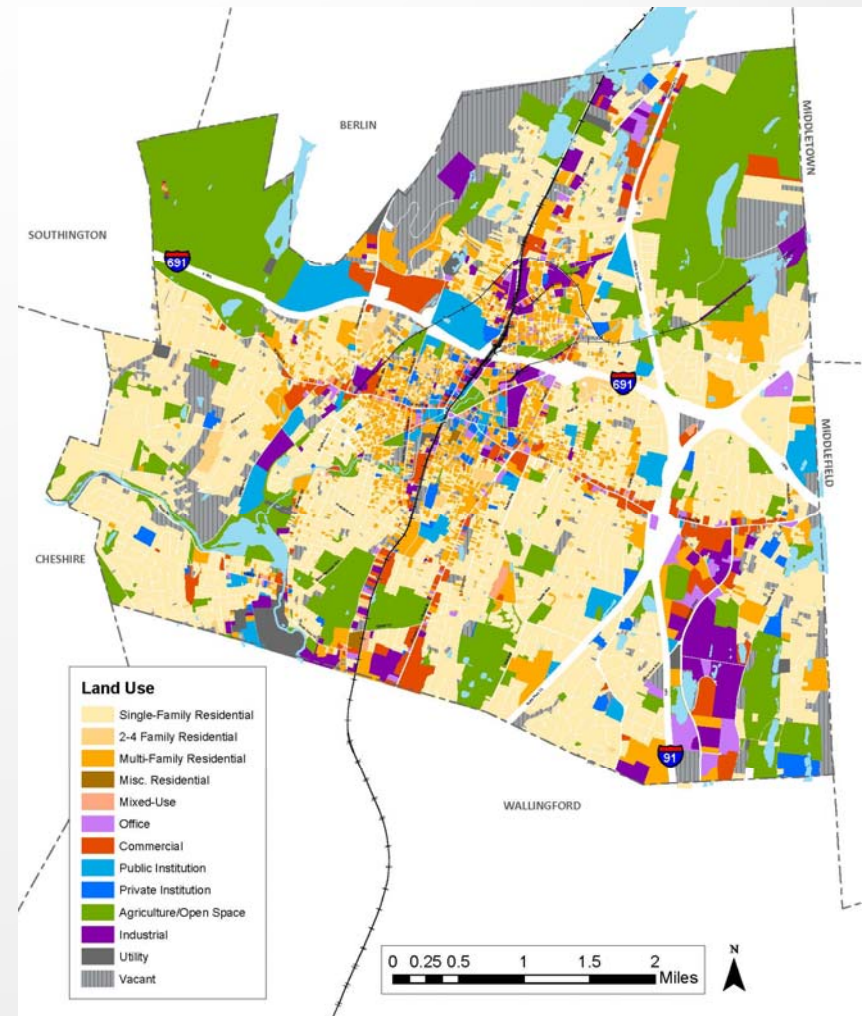


Poverty

CHAPTER 3: LAND USE AND ZONING

Major takeaways

- ~20% of land area is zoned for commercial and industrial use.
- Most (~80%) of residential land area is single-family homes.
- Much of Meriden's vacant land is located in low-density residential zones.
- Future development activity will be a combination of infill development, redevelopment and revitalization projects.



Existing land use

CHAPTER 4: HOUSING

Major takeaways

- **There is a variety of housing types: 50% single family, 25% 2-4 family and 25% multi-family.**
- **Over the past 20 years there was a net gain of 605 units, half of which (306) were in 2004.**
- **More than half of the housing was built before 1960. Many older homes are in need of investment.**
- **Home values have regained most of the lost value that occurred after 2010.**
- **There may be an affordability gap for Meriden workers, as the average annual wage is not enough to afford median cost housing.**
- **Demand for rental housing is increasing.**



CHAPTER 4: HOUSING

Goals:

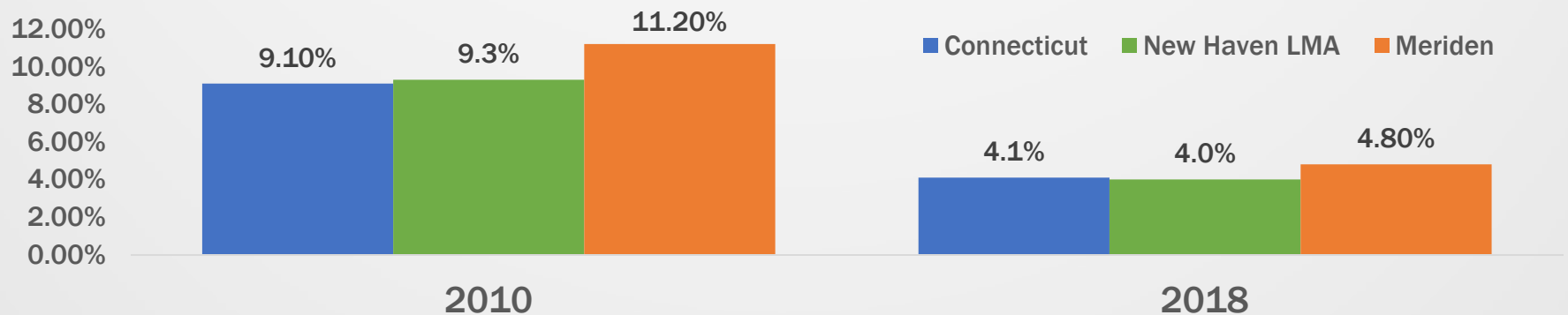
- **Maintain and complement the character of existing residential neighborhoods.**
- **Ensure that there is a variety of housing types.**
- **Focus housing density Downtown and along primary transportation routes.**
- **Promote infill development.**
- **Encourage reinvestment in residential properties through residential building, renovations and timely maintenance.**



CHAPTER 5: ECONOMIC DEVELOPMENT

Major takeaways

- There was a significant drop in unemployment between 2010 and 2017.
- The number of jobs in Meriden increased by 6% between 2010 and 2017.
- The City's recent development points to a stable, slowly growing economy.



Unemployment Rate (2010-2018)

Key Economic Development Opportunities

- **The Meriden Westfield Mall**
 - Allow flexibility in uses to allow area to adapt to current market conditions.

- **Commercial Corridors**
 - Conduct zoning study of commercial areas to determine approach that is context sensitive.

- **Downtown**

- **Greenfield Sites**

- **Brownfield Sites**



CHAPTER 5: ECONOMIC DEVELOPMENT

Goals:

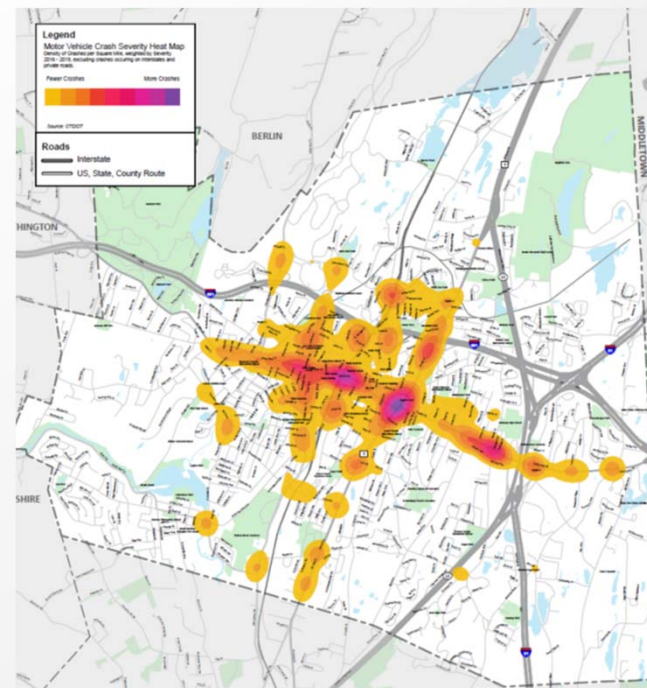
- **Identify and market vacant or underutilized industrial and commercial properties.**
- **Encourage commercial infill development in established commercial corridors.**
- **Streamline the development process.**
- **Attract skilled workers to Meriden and produce future workers.**
- **Promote the “creative economy” in Meriden.**
- **Continue to support reinvestment in the Downtown, especially for market rate housing**
- **Strengthen business recruitment, retention, and expansion of existing businesses.**
- **Enhance the physical attractiveness of commercial and industrial areas.**



CHAPTER 6: TRANSPORTATION

Major takeaways

- Roadway maintenance is a top priority
- Access management, congestion and pedestrian infrastructure on Route 5 deserve attention/study.
- Meriden is studying improvements to the East and West Main Street corridor to improve circulation through downtown.
- Improvements are needed to the bus system.
- The introduction of CT rail service at the Meriden Transit Center has the potential to generate activity and redevelopment in downtown area.
- Improvements are needed for pedestrians and cyclists to make the downtown more accessible to surrounding neighborhoods



Crash Map

CHAPTER 6: TRANSPORTATION

Goals:

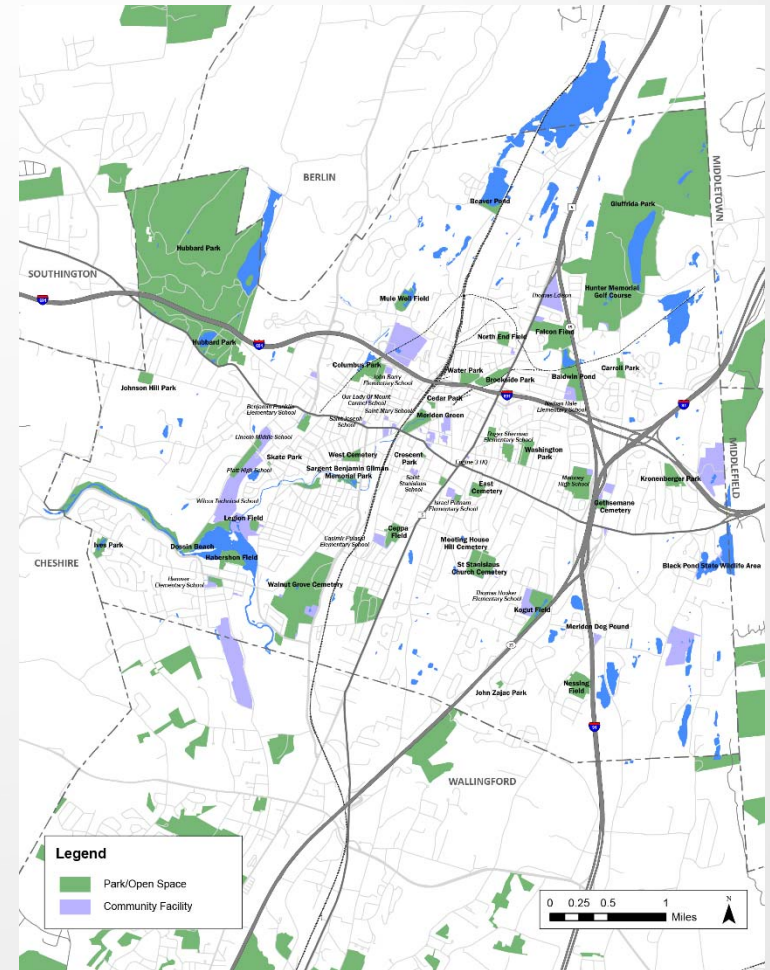
- **Continue to maintain and reinvest in City-maintained roadways.**
- **Plan for future impacts from development to make sure roadways do not become overburdened.**
- **Improve the City's bus system to improve multi-modal transportation and mobility in Meriden.**
- **Identify ways to improve key intersections and facilitate traffic flow.**
- **Promote trail networks for pedestrians and bicyclists as an alternative means of transportation and recreation for residents.**



CHAPTER 7: PARKS, RECREATION AND OPEN SPACE

Major takeaways

- Meriden's open space and recreation areas represent approximately 15% of the City.
- Meriden has approximately 1 acre of open space/recreation land per 25 residents. 1 acre per 100 residents is a baseline standard.
- The City has made significant progress in advancing recommendations from the 2011 Linear Trails Study.
- In 2016, the City developed Meriden Green a 14-acre park, open space, flood control and economic development project.
- There is a need to better promote park and open space resources.

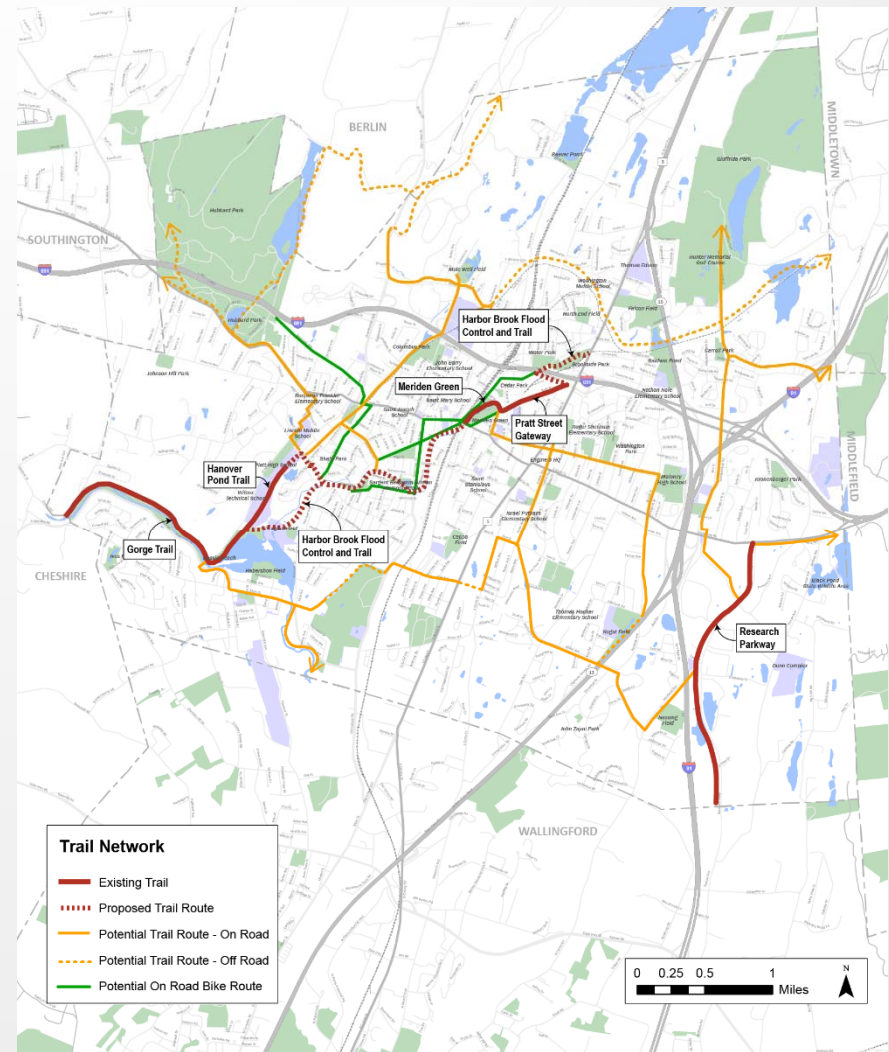


Parks, Open Space, and Community Facilities

CHAPTER 7: PARKS, RECREATION AND OPEN SPACE

Goals :

- **Focus on maintenance, to existing parks, recreational facilities and open space resources.**
- **Improve accessibility to parks and provide a system of linking public and private open space throughout Meriden and the region.**
- **Improve communication and outreach process for parks and recreation activities to promote use of Meriden's extensive open space/recreation system.**

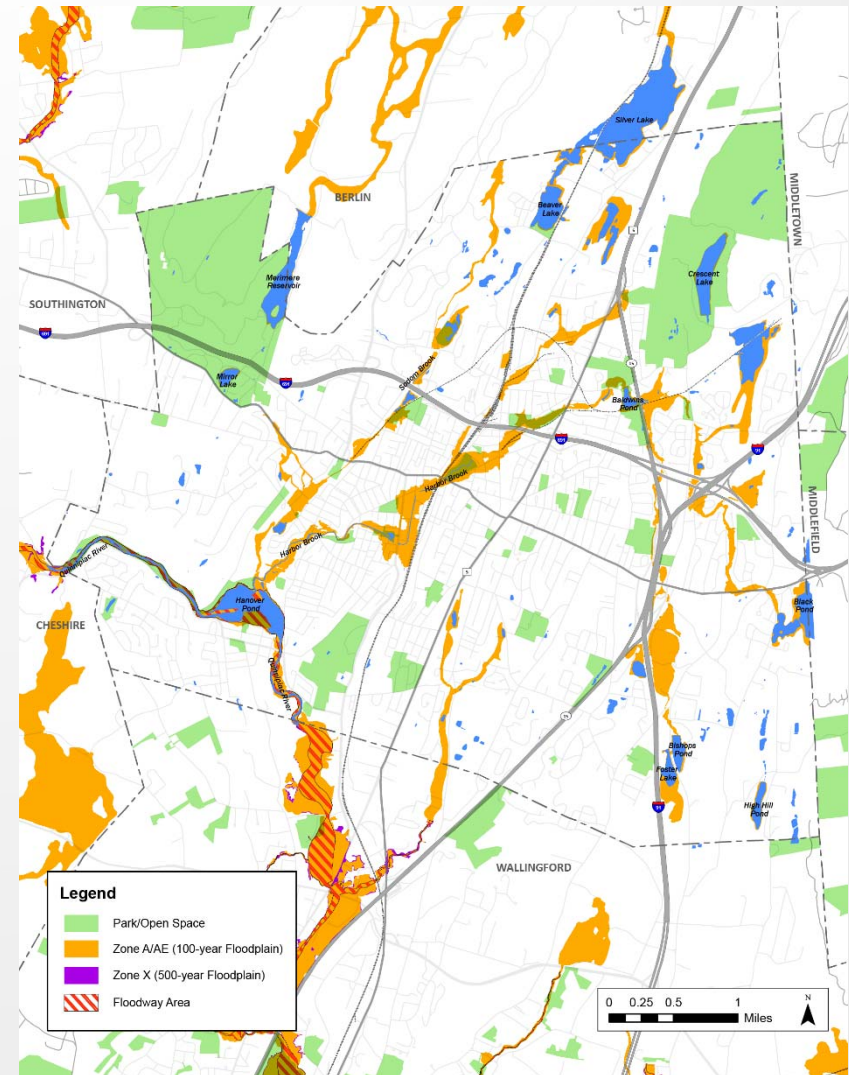


Long Term Concept for Citywide Network of Linear Trails

CHAPTER 8: ENVIRONMENT AND SUSTAINABILITY

Major takeaways

- In the past 10 years, the City has advanced projects to reduce the flood risk for properties within the 100-year floodplain.
- Major actions have included the construction of water detention projects at Falcon Field and at Meriden Green.
- Implementation of the Flood Control Plan will open up properties to development.
- In 2009, the City established 28 regulated activities within the City's four Aquifer Protection Areas.



CHAPTER 8: ENVIRONMENT AND SUSTAINABILITY

Goals:

- **Protect Meriden's landscape and unique topography while still permitting future development.**
- **Reduce the risk of stormwater inundation, particularly for those properties in the 100-year floodplain.**
- **Promote energy-efficient and sustainable patterns of development.**



CHAPTER 9: COMMUNITY FACILITIES

Major takeaways

- Enrollment in the Meriden school system has been slowly decreasing over the past decade.
- The School District projects an overall decline in enrollment. No new school or land set asides for schools should be necessary.
- Meriden has over 300 significant historic structures and neighborhoods.
- Historic tax credit program provides a State-administered resource for Meriden residents who have historic homes.



CHAPTER 9: COMMUNITY FACILITIES

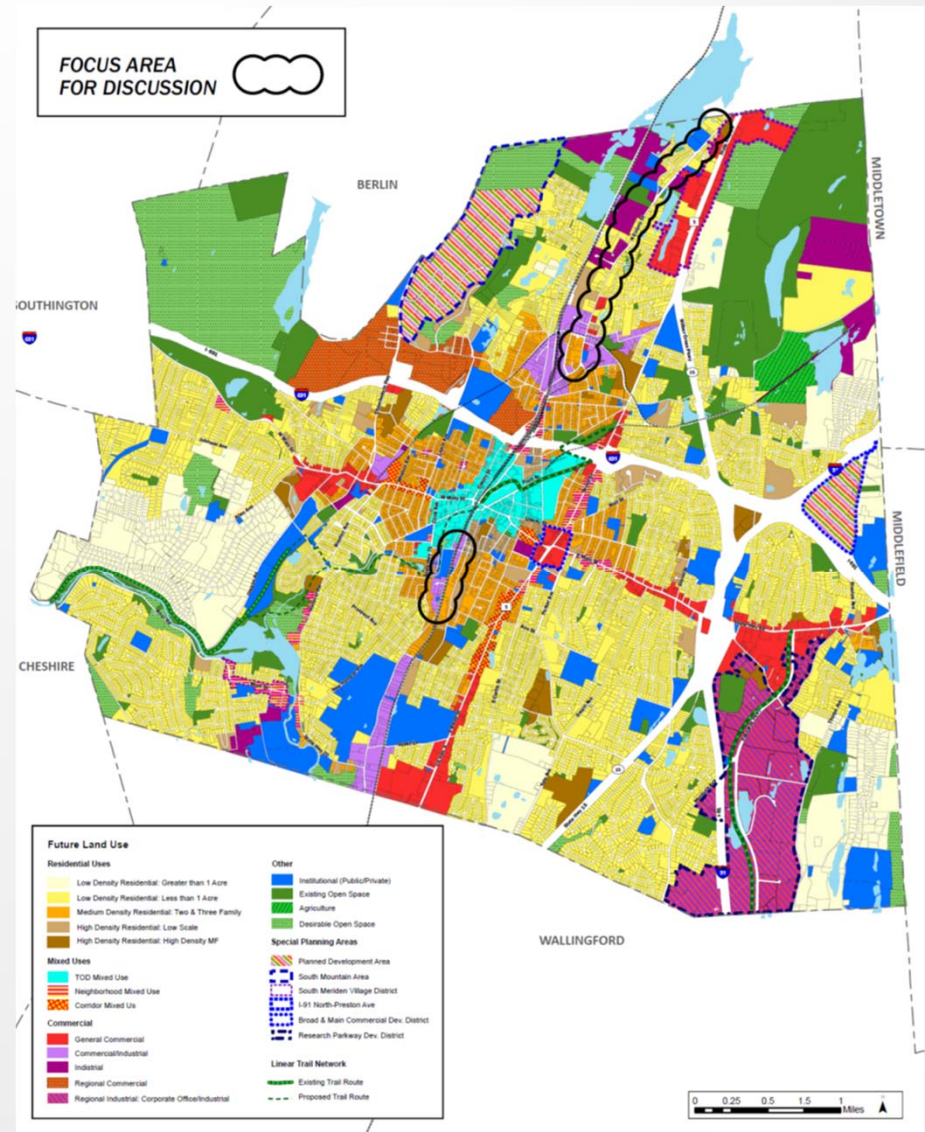
Goals:

- **Continue to improve and enhance police and fire services, and expand effective community policing initiatives.**
- **Continue to meet the health and social service needs of Meriden residents in a coordinated and efficient manner.**
- **Provide the highest level of educational services to the children of Meriden.**
- **Provide enhanced waste disposal, sewage treatment, and other public works infrastructure to ensure that the City can meet both its current and future waste disposal needs.**
- **Maintain and enhance the contributions of historic resources to Meriden's community character.**

CHAPTER 10: FUTURE LAND USE MAP

Visit Open House Station

- Are there land uses you would like to see in Meriden?
- If yes, where?



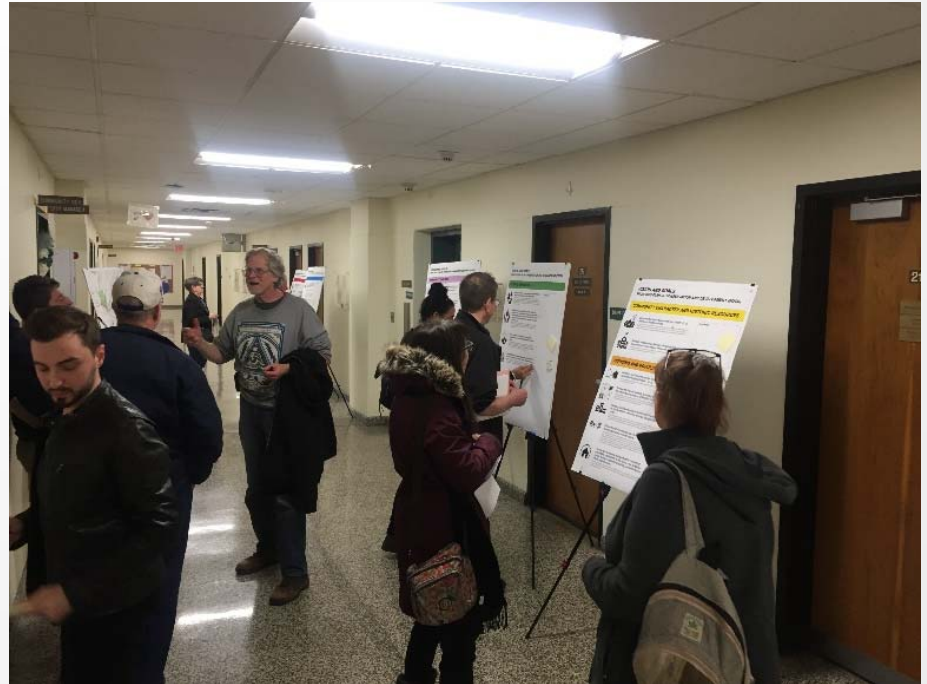
Meriden Plan of Conservation and Development



OPEN HOUSE

GOALS AND RECOMMENDATIONS ACTIVITY

- **Visit the boards placed around the room to give your ideas about the Goals, Recommendations and Future Land Use Map**
- **In 20 minutes reconvene for Q&A**



TOWN HALL MEETING

Key questions for discussion:

- ❖ **Are the Goals and Recommendations reflective of current priorities in the City?**
- ❖ **Are there any other key issues that the Plan should address?**



NEXT STEPS

- **Check POCD website for updates:**
 - <https://meridenpocd.weebly.com>
- **Stay tuned for:**
 - *Public Hearing*
- **Questions, Comments?**
 - **Renata Bertotti, AICP**
Director of Planning,
Development & Enforcement
rbertotti@meridenct.gov

CITY OF MERIDEN - PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

Home Documents & Resources News and Meeting Updates Contact and Feedback

Get Involved

The planning process includes a number of opportunities for outreach and feedback including City-wide public workshops, neighborhood meetings, and a public survey. The first public workshop will be held on April 11th.

[Click for Information about Public Workshop on April 11th](#)

What is a Plan of Conservation and Development? [En español](#)

Meriden is in the process of updating its POCD, which is in effect, a "blueprint" for the City. The POCD outlines Meriden's vision for the future and provides community-established principles for the orderly and balanced future economic, social, physical, environmental, and fiscal development. The document provides guidance to elected officials and decision-makers when they make land use, zoning and capital investment decisions.

The POCD relies heavily on community outreach, stakeholder interviews, and existing plans and studies completed by the City and other agencies. Of note is the Meriden's prior POCD, which was adopted in March 2009. According to Connecticut law, municipalities are required to update their POCD every 10 years. The 2019 POCD represents the City's continuing effort to ensure that its planning policies and land use goals and objectives remain current and represent the issues affecting Meriden.

[Download Adopted 2009 POCD](#)