

City of Meriden Plan of Conservation and Development (POCD) Public Workshop #1 Summary

April 11, 2019, 7:00 PM - 9:00 PM

City Council Room



Introduction

On Thursday, April 11, 2017, BFJ Planning facilitated the first Public Workshop for the Meriden Plan of Conservation and Development (POCD). The workshop was attended by members of the steering committee, city staff, and approximately 30 members of the public.

Renata Bertotti, Planning Director, opened the public workshop with introductory remarks explaining the overall process and introducing members of the consultants. Frank Fish, Principal of BFJ Planning, Noah Levine, Senior Associate at BFJ Planning, and Ariana Branchini, Planner at BFJ Planning, presented an overview of the POCD planning process, background on the existing 2009 POCD, existing demographic conditions in Meriden, and work that the City has completed since the previous plan was adopted.

After the presentation, the consultants opened the floor for a Town Hall meeting, where members of the public were invited to share comments on issues and opportunities for the Plan. There was also an interactive polling element to get a feel for how audience members ranked their priorities for various themes in the plan.

At the conclusion of the meeting, participants were invited to browse through a series of open house stations, which were organized around the vision and goals of the 2009 POCD. At these stations, participants wrote down their ideas and concerns and used green dots to identify the goals that they agree with most and/or feel is most relevant in 2019. All of the participants provided ideas that will help to inform the planning process. The presentation, straw poll results, public Town Hall comments, and boards showing all of the comments on the 2009 vision and goals can be found on the following pages.

Workshop Agenda

1. **Welcome**
2. **Presentation**
3. **Town Hall Discussion**
4. **Open House Stations:**
 - a. Vision
 - b. Community Character & Historic Resources
 - c. Housing and Population Density
 - d. Economic Development
 - e. Transportation and Circulation
 - f. Community Facilities
 - g. Natural Resources

Presentation

Below is a summary of the consultant team's presentation.

1. *Introduction to the Plan of Conservation and Development Process:*
Frank Fish, Principal of BFJ Planning, discussed what the POCD is and the schedule of work, an outline of chapters that will be in the final plan, and described the objectives of the evening's public workshop and Town Hall.
2. *2009 Goals:*
Noah Levine, BFJ Planning, discussed the goals of the 2009 POCD, providing context from the City's existing Plan as a starting point for the update. Large scale boards with more detail on each of the goals were placed in the hallway for members of the public to read more carefully and comment on goals they think are still relevant, and ones they think should be revised or excluded. Goals were grouped under the following topic areas: community character and historic resources; housing and population density; economic development; transportation and circulation; community facilities; and natural resources.
3. *Demographics and Socioeconomic Trends:*
Ariana Branchini, BFJ Planning, provided a snapshot of the existing demographic and socioeconomic trends in Meriden. The overview included population, household, income, and labor market data that the consultant team will use to provide context and understand the existing conditions in the City.
4. *Significant Projects Completed Since 2009:*
Mr. Levine reviewed significant projects that have been completed in Meriden since the previous plan was completed. Work to date has included TOD initiatives, recent transportation projects, recent development activity, economic development initiatives, and other studies and plans.

Summary of Public Comments:

Public comments are summarized and grouped into topic areas below:

Vision/Goals and Process

- Is the project on schedule?
 - Yes, BFJ has completed tasks to date and the project is on track. There is a website where the public can keep up to date with the planning process:
<https://meridenpocd.weebly.com/>
- How was the steering committee established?
 - The Planning Commission is in charge of designating a steering committee. They chose to serve as the steering committee since they will be the body that eventually adopts the Plan at the end of the process. Members of the public are welcome to attend monthly committee meetings, and participate in public workshops, stakeholder and focus groups.
- The plan should have a mission statement, and goals should be designed to meet that. The mission statement should include something about increasing Meriden's competitive position in the State and region and making sure that all income brackets want to live in Meriden.
 - The 2009 plan had a vision statement, which is on a board but was not included in the presentation. Part of the process for this plan will be to update the vision and goals.
- The 2009 vision is not appropriate, it doesn't address reality.
 - The 2019 plan will include a revised vision and will integrate more voices.
- What progress has been made since 2009 based on those goals?
 - Many goals are ongoing, some things have been accomplished. The steering committee, consultants, and city staff are working together to identify what has and has not been accomplished from the 2009 action agenda, and will address which items should be carried forward into the 2019 plan, what needs to be added and what can drop off.
- A member of the Planning Commission and steering committee noted that all of the members are available to talk to members of the public and are connected with the community. Meriden residents need to work together and support the city. There have been success stories in Meriden, including Red Bridge and Hubbard Park.



Housing Development and Zoning

- There is a building on West Main and Maple Streets that is blighted. It is now owned by the Meriden Housing Authority, why has nothing been done? There needs to be better enforcement in order to get people to upgrade these buildings. Code enforcement needs to be addressed in the plan.

City of Meriden - Plan of Conservation and Development

- HUD completed a study which stated that there is no need for additional low income or subsidized housing in Meriden. However, the Housing Authority continues to purchase properties, which takes them off of the tax rolls. The new plan should address this issue, there are too many properties being taken off of the grand list, and additional subsidized housing is not needed.
- Currently, there are impediments to developing market rate housing, these need to be addressed. The City has policies that make building market rate housing difficult, including overly restrictive zoning regulations. There used to be a planned residential cluster development zone that allowed high end developments, including Collindale, among others. Today's zoning would not permit this type of development to be built. This should be addressed and revised back to previous regulations that were more permissive. There was an effort to focus on elderly housing over single family housing. Developers want to build high end housing on the north side of town, but the City has prevented it.
- The previous POCD was too restrictive and required a minimum density in the center. This had negative results for Colony Street. There has been lots of low income housing developed downtown, which was not the initial plan. This plan should look at the share of low/moderate/market rate housing in Meriden and how this has shifted over time. The downtown should also include more market rate housing, as was initially planned.
- Zoning is too restrictive and the plan overall should be flexible and reflect a larger community vision.

Economic Development and Commercial Uses

- The vacancy rate in Meriden is high and needs to be addressed. The mall could become a major issue if the tenants leave. People leave Meriden to shop because there is nothing here.
- There is a need for the economic development department to reach out to real estate agents who can contact property owners in Meriden and bring prospective businesses to view the properties. This will attract more commercial activity to the city. This type of open house for commercial properties has been successful in other towns in the region, and there are real estate agents familiar with Meriden who are willing to do this.
- Businesses in downtown should include more wellness services and experience-based businesses. Rents are high in Meriden for businesses, which could be a deterrent. It is also important that Meriden residents frequent downtown businesses and restaurants when they open.
- Amazon is difficult to compete with – all brick and mortar retail is having trouble. Meriden should focus on more “experiential retail” in order to be more attractive to young people.
- The size and shape of lots on Broad Street contribute to the challenge of developing in Meriden. There could be a potential zoning solution.
- Focusing development along the corridors could cause additional traffic and parking impacts. This must be considered as well as the cost of maintaining infrastructure over time.

Natural Resources and Historic Preservation

- Harbor Brook – there are plans for a car wash that are not appropriate for this location (being adjacent to a river). It is important that this area be preserved.
- Is there enough water in the reservoir for any additional development? The plan must look at water infrastructure.
- Meriden has valuable assets, including its beautiful landscape and topography, but it is known regionally as a place for low income housing. Businesses won't locate downtown as a result of the concentration of low income housing. Large companies base their locations on income demographics in the surrounding neighborhoods. 24 Colony was supposed to be mixed income, mostly market rate but is in fact mostly subsidized/low income. There should be a greater diversity of market rate and low income housing downtown to encourage additional businesses to open in the area.
- Flood control downtown needs to be addressed as well. The flood maps (FEMA) have not been changed since additional flood control measures were put in place in Meriden. As a result, flood insurance is costly for downtown buildings.
- Linear trails and recreation are a major asset in Meriden. They should be better publicized.
- There is opportunity to expand the historic district in order to make additional properties eligible for state tax credits. There are federally designated buildings in the City, and expanding the district will help property owners take advantage of available funding at the state level.

Other

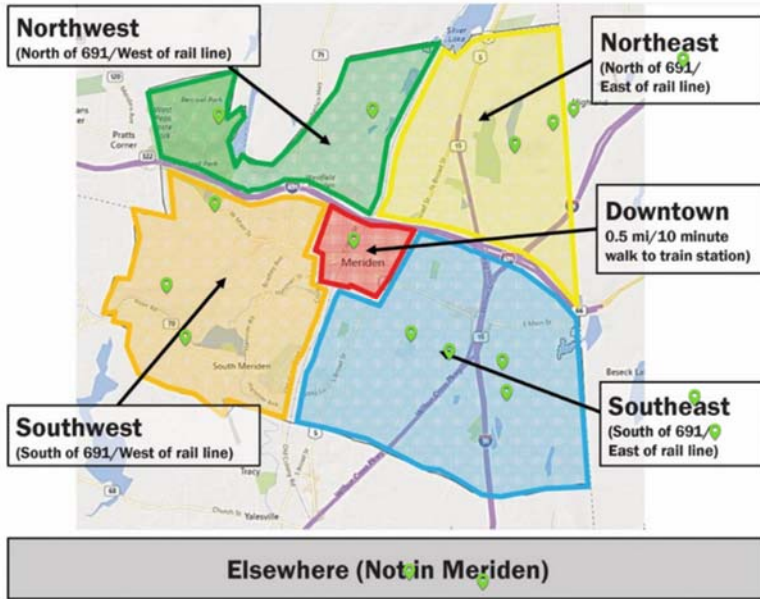
1. People have left the city, they don't want to live in Meriden because of the taxes.
2. Schools need more resources to help better educate students.
3. Enforcement and police efficiency is important.

Informal Poll Results

The presentation also included results from an informal survey that participants were asked to complete. The survey asked residents to identify where they lived, share words that come to mind when thinking about Meriden, and rank their priorities for the 2019 plan. The survey was not scientific, and was only meant to stimulate the discussion and record opinions shared by members of the public. Results of the informal poll are shown in the presentation slides on the following pages.

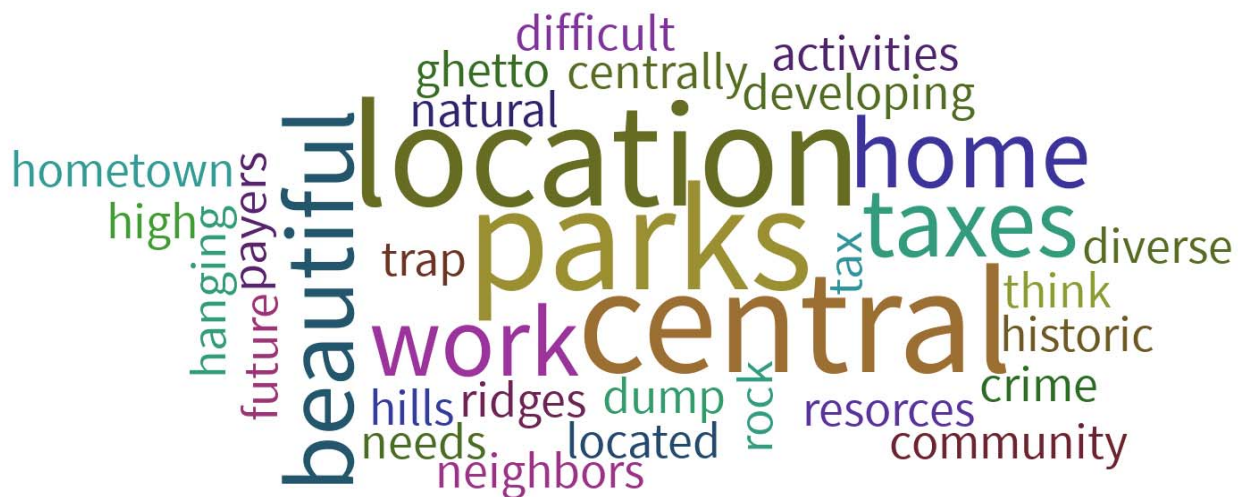
Question 1: Where do you live?

Attendees were from throughout Meriden and some came from outside of the City.

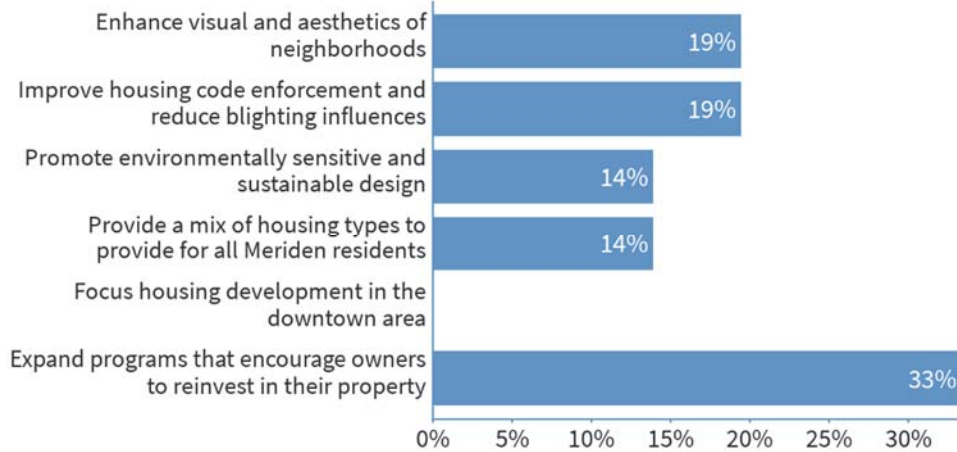


Question 2: What words come to mind when you think about Meriden?

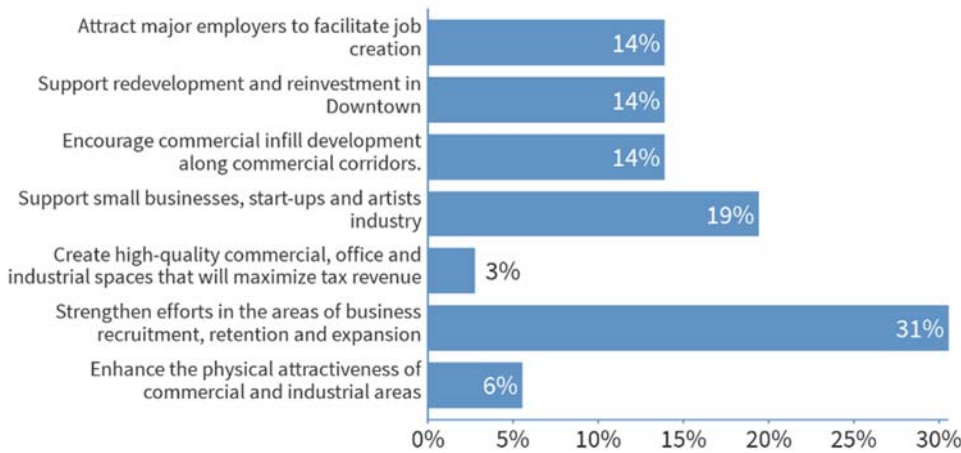
The survey included a question that asked attendees to write in words that come to mind when they think of Meriden. A “word cloud” of these responses is shown below. The size of each word indicates its frequency of the response.



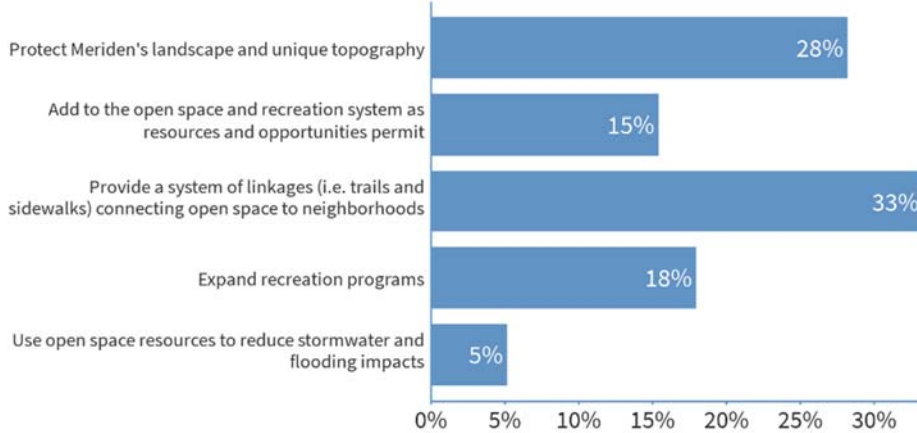
Question 3: What are your biggest priorities for Housing and Community Character?



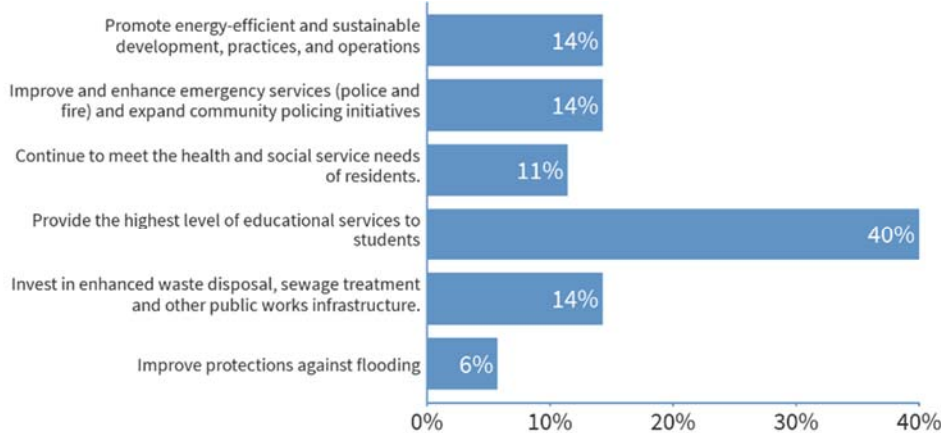
Question 4: What are your biggest priorities for Economic Development?



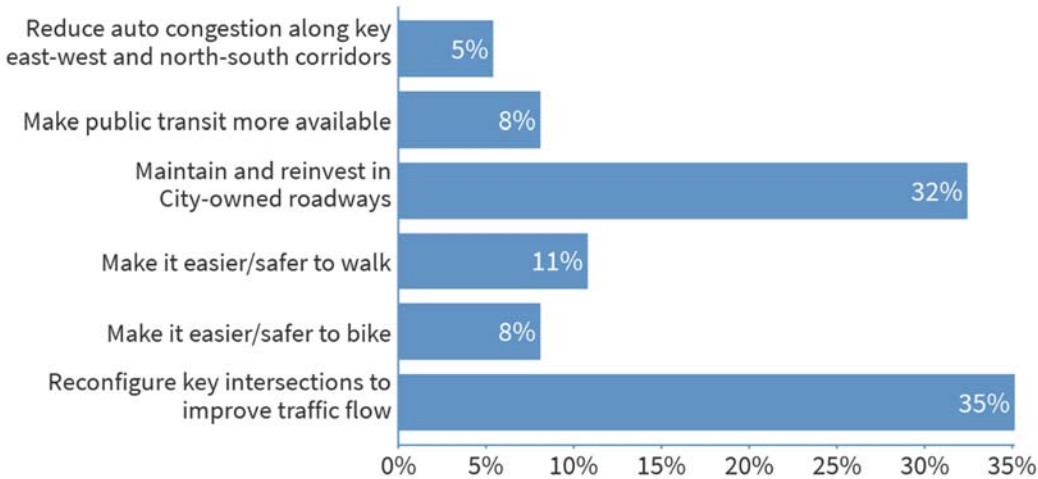
Question 5: What are your biggest priorities for Natural Resources?



Question 6: What are your biggest priorities for Community Facilities?



Question 7: What are your biggest priorities for Transportation?



Question 8: What is your biggest priority for Meriden in the next 10 years?

A “word cloud” of these responses is shown below. The size of each word indicates its frequency of the response.



Open House: 2009 Vision and Goals Boards

At the culmination of the public workshop, members of the public were invited to comment on the 2009 vision and goals, which were summarized on seven large scale boards. Each attendee was given eight green dots, which they used to indicate which goals they felt were most important. Markers and post-its were provided for attendees to include additional comments on all boards. Comments and selection of goal priorities by green dots are summarized below, with images of boards attached.



Vision

- *Comment:* 1025 and 1043 Broad Street Trail head for linear trail to bring people to Meriden.
- *Comment:* Single family, fair taxes, build tax base.

Community Character and Historic Resources

- *Comment:* Meriden is the bed capital of Connecticut. No more low income housing construction.
- Support for enhancing the visual appearance and vitality of Meriden's neighborhoods.

Housing and Population Density

- *Comment:* Support low income home ownership.
- Support for in increased reinvestment in residential properties, particularly in Meriden's core neighborhoods.

Natural Resources

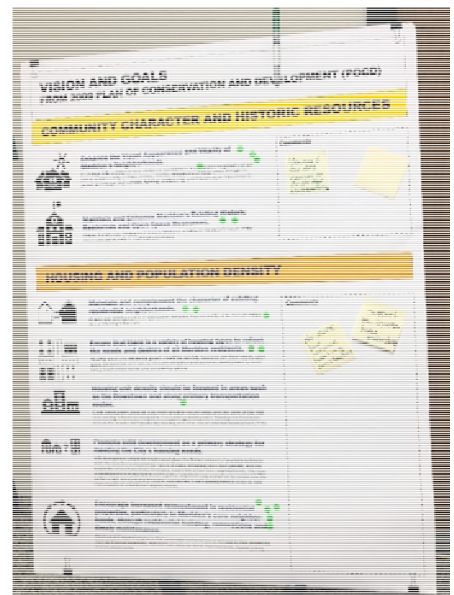
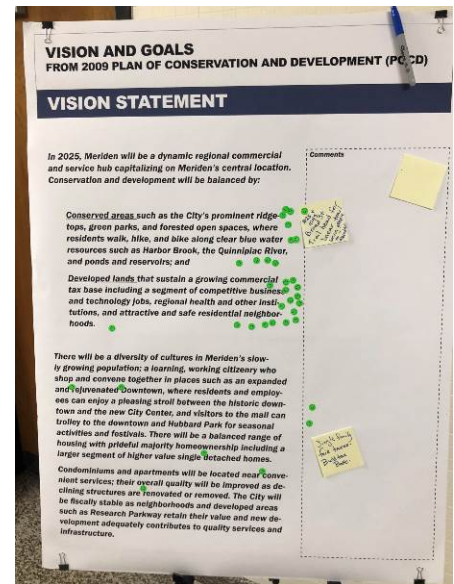
- *Comment:* No new development off of South Mountain Road – focus on fixing already developed areas.
- Support for promoting Meriden's extensive open space system and recreation programs as a major quality of life amenity.

Community Facilities

- Support for promoting energy-efficient and sustainable patterns of development, practices and operations for the City and its residents.

Transportation and Circulation

- *Comment:* Fix Broad Street from Orchard to Twiss Avenue – dangerous!
- *Comment:* Reevaluate side street parking. Currently narrow with both side parking.



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- Support for the reconfiguring of key intersections to improve traffic flow and help simplify the process of moving around the city.

Economic Development

- *Comment:* Consider form-based zoning
- *Comment:* Economic development is key – lower taxes.
- *Comment:* Analyze per-acre tax generation.
- *Comment:* Allow neighborhood centers.
- Support for the promotion of the “Creative Economy” in Meriden, which is centered around arts, culture, education, the non-profit sector, and entrepreneurship.



City of Meriden Plan of Conservation and Development

Public Workshop #1
April 11, 2019

INTRODUCTIONS

City of Meriden

Steering Committee

Planning Commission:

Enrico Buccilli
Leonard Rich
Rosario Gulino
Laura Uhrig
Kevin Curry
David Cooley
Steven Iovanna
Donald F. Cariati, Jr

Economic Development Housing and Zoning Committee (EDHZ):

David Lowell
Daniel Brunet
Michael Cardona
Bruce Fontanella
Sonya Jelks

City Staff

Renata Bertotti, Planning Director
Paul Dickson, Assistant Planning Director

BFJ Planning

Frank Fish, FAICP
Noah Levine, AICP
Ariana Branchini

TONIGHT'S AGENDA

1. **POCD planning process**
2. **Review Goals from 2009 POCD**
3. **Overview of changes since 2009
(Demographics, socioeconomics, land use, and projects completed)**
4. **Informal "Straw Poll"**
5. **Town Hall discussion about issues and priorities for POCD update**

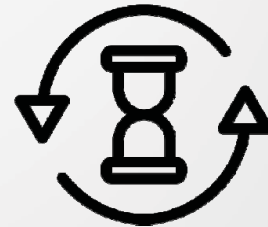
WHAT IS A PLAN OF CONSERVATION AND DEVELOPMENT?

- **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

Description	2019												2020
	February	March	April	May	June	July	August	September	October	November	December	January	
Task 1	Project Management and Community Engagement												
1.1 Plan Oversight Committee Meetings (#)	●		●		●		●		●		●		●
1.2 Public Workshops (2)			■					■					
1.3 Stakeholder Meetings	■												
1.5 Plan Website & Plan Survey	■												
Task 2	Data Collection and Technical Analysis												
1.1 Project Needs-CE and Identification of Major Trends	●												
1.2 Data Review	■												
a. Review of existing planning and related documents	■												
b. GIS and statistical data review	■												
Task 3	Draft Plan Chapters												
3.1 Chapter 1: Introduction, Planning Process and Regional Context	■												
3.2 Chapter 2: Demographics	■												
3.3 Chapter 3: Land Use and Zoning	■												
3.4 Chapter 4: Housing	■												
3.5 Chapter 5: Economic Development	■												
3.6 Chapter 6: Transportation and Circulation	■												
3.7 Chapter 7: Parks, Recreation and Open Space	■												
3.8 Chapter 8: Environment and Sustainability	■												
3.9 Chapter 9: Community Facilities and Infrastructure	■												
3.10 Chapter 10: Future Land Use Plan	■												
Task 4	Final Plan												
4.1 Executive Summary and Action Agenda	■												
4.2 Draft POCD	■												
4.3 Public Hearing	■												
4.4 Revise/Finalize POCD for Plan Adoption	■												

Meriden Plan of Conservation and Development



2009 GOALS

COMMUNITY CHARACTER & HISTORIC RESOURCES



- Enhance the Visual Appearance and Vitality of Meriden's Neighborhoods.



- Maintain and Enhance Meriden's Existing Historic Resources and Open Space Resources.

HOUSING AND POPULATION DENSITY



- Maintain and complement the character of existing residential neighborhoods.



- Ensure that there is a variety of housing types to reflect the needs and desires of all Meriden residents.



- Housing unit density should be focused in areas such as the Downtown and along primary transportation routes.



- Promote infill development as a primary strategy for meeting the City's housing needs.



- Encourage increased reinvestment in residential properties, particularly in Meriden's core neighborhoods, through residential building, renovations and timely maintenance.

ECONOMIC DEVELOPMENT



- Identify, market and, in some selected cases, acquire vacant or underutilized industrial and commercial properties.



- Make redevelopment and reinvestment in Downtown Meriden the cornerstone of the City's economic development efforts.



- Encourage commercial infill development in established commercial corridors to create critical densities of economic development in these areas.



- Attract skilled workers to Meriden and produce future workers, via the Meriden school system, with the skill sets needed to flourish in the 21st century global economy.

ECONOMIC DEVELOPMENT



- Promote the “creative economy” in Meriden, which is centered around arts, culture, education, the non-profit sector and entrepreneurship.



- Create sustainable, high-quality commercial, office and industrial spaces that will maximize tax revenue while being sensitive to surrounding neighborhoods and environmental assets.



- Strengthen efforts in the areas of business recruitment, business retention and expansion of existing businesses in Meriden.



- Enhance the physical attractiveness of Meriden's commercial and industrial areas.

TRANSPORTATION AND CIRCULATION



- Address the current need of the following critical roadway corridors and plan for future impacts from development to make sure roadways do not become overburdened, including:
 - Route 5
 - East Main Street and West Main Street
 - Route 70 and Route 71
 - *Interstate 91, Interstate 691, Route 15 and Route 66*



- Continue to maintain and reinvest in City-maintained roadways.



- Establish trail networks for pedestrians and bicyclists as an alternative means of transportation and recreation for residents.

TRANSPORTATION AND CIRCULATION



- The City should investigate opportunities for improving east-west and north-south roadway connectivity wherever feasible.



- Reconfigure key intersections to improve traffic flow and help simplify the process of moving around the City.

COMMUNITY FACILITIES



- Continue to improve and enhance police and fire services to maintain a high level of fire suppression and rescue service, as well as expanding 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.

COMMUNITY FACILITIES



- Provide enhanced waste disposal, sewage treatment and other public works infrastructure to ensure that the City of Meriden can meet both its current and future waste disposal needs.



- Promote energy-efficient and sustainable patterns of development, practices and operations for the City and its residents.

NATURAL RESOURCES



- **Protect Meriden's landscape and unique topography while still permitting future development.**



- **Maximize the value and utility of the existing system of parks, recreational facilities and open space resources throughout Meriden and add to the open space and recreation system as resources and opportunities permit.**



- **Provide a system of linkages connecting public and private open space throughout Meriden and the region.**



- **Promote Meriden's extensive open space system and recreation programs as a major quality of life amenity.**

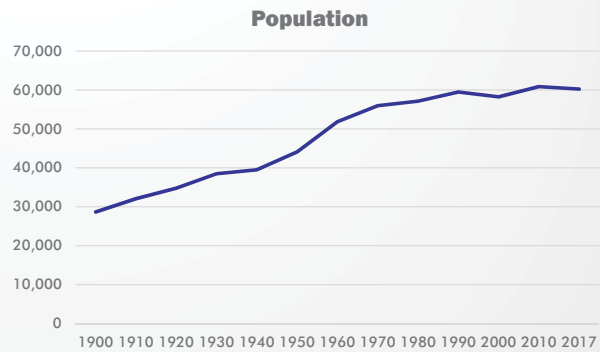
Meriden Plan of Conservation and Development



DEMOGRAPHIC CHANGES (2010-2019)

POPULATION/DEMOGRAPHICS

- **Current population: 60,241**
- **The population was at its highest level in 2010. It has declined since by 1%.**
- **The slight decline in population is consistent with decline/slow growth in surrounding area.**



Census	Population	Numeric Change	% Change
2000	58,244	-1,235	-2.1%
2010	60,868	2,624	4.5%
2017 *	60,241	-627	-1.0%

Sources: American Fact Finder Census 1990, 2000, 2010 and American Community Survey 2017.

HOUSEHOLDS

- **More of Meriden residents are living alone in 2017**
- **The number of households grew by 8.9% between 2000 and 2017.**
- **Both the number and percent of Families with Children under 18 declined significantly.**

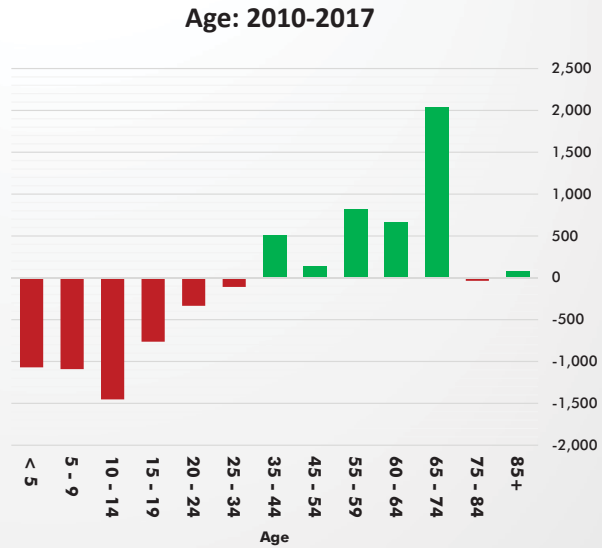
	2000	2010	2017	% of Total
Total population	58,244	60,868	60,241	
Total Households	22,951	23,977	26,109	
Family	14,960	15,304	14,736	56.40%
Non-Family Households	7,991	8,673	11,373	43.60%

Sources: American Fact Finder Census 2000, 2010 and American Community Survey 2017.

AGE

- **The Meriden population is aging:**
 - Declines in the 6 youngest age groups (0 – 35 years)
 - Population under 19 decreased by 4,377 or 27% between 2010 and 2017
 - Increases in older populations, including Baby Boomers (54-74 year cohort increased 53%)

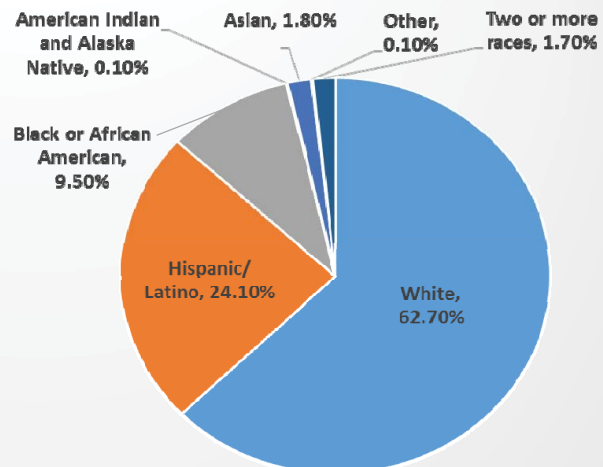
- **Meriden’s median age is 42.6, compared to the 40.8 in CT overall.**



Sources: American Fact Finder Census 1990, 2000, 2010 and American Community Survey 2017.Age

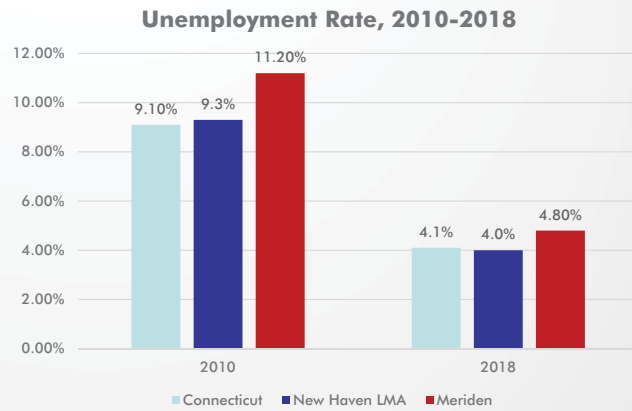
RACE AND ETHNICITY

- **Meriden is ethnically diverse.**
- **17.4% decrease in Hispanic population from 2010-2017.**
- **Both the White and Black categories increased.**



LABOR FORCE

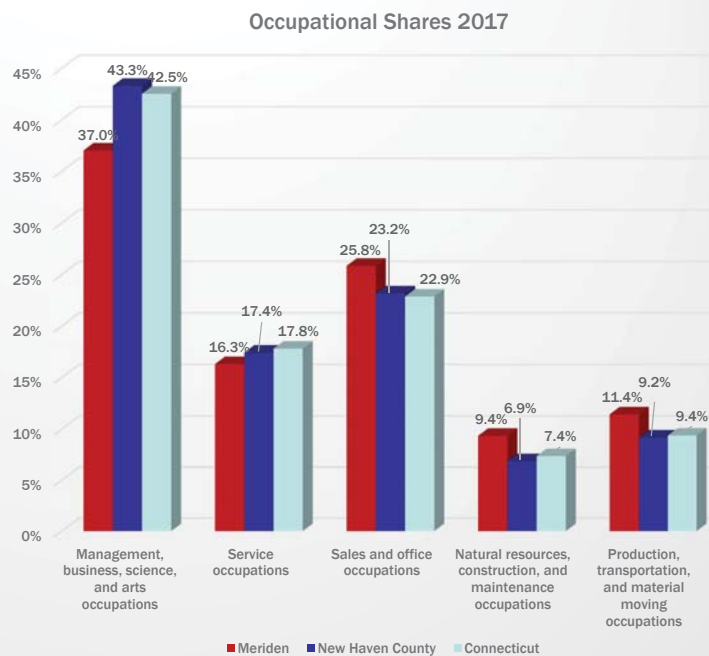
- Unemployment rate dropped from **11.2% to 4.8%** between 2010 and 2018 — an increase of more than **1,000** employed residents.
- Unemployment rates are higher in Meriden than in the New Haven region and state.
- Median household income is **\$57,350** in 2017—**22%** less than CT and **33.6%** less than the New Haven region.



Source: CT DOL LAUS 2010-2018

LABOR FORCE DEMOGRAPHICS

- Educational Attainment is not as high in Meriden as in New Haven region.
- Meriden's labor force is more likely to work in production and trades than the New Haven region or CT.



Source: US Census ACS 2013-2017

EXISTING CHARACTERISTICS OF MERIDEN'S JOB BASE

- **28.8% of Meriden jobs are held by Meriden residents.**
- **78% of jobs are in small businesses (fewer than 10 employees).**
- **Primary industries: Health Care, Retail, Admin & Support, and Government.**
- **The annual average wage in Meriden is \$50,903.**



Source: CTDOLECEW 2010-2017

Meriden Plan of Conservation and Development



SIGNIFICANT PROJECTS COMPLETED SINCE 2009

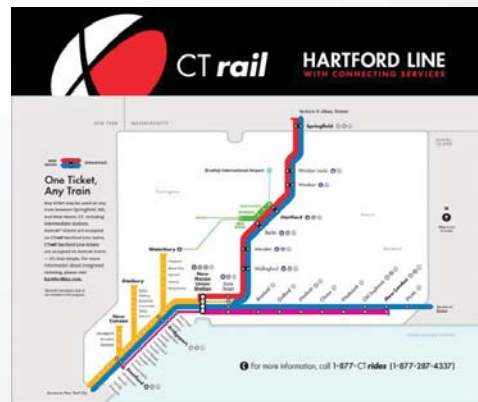
TOD DISTRICT INITIATIVES

- TOD master plan, market and financial analysis
- Adopted TOD District zoning regulations.
- HUB site redeveloped into Meriden Green, a 14 acre public park that acts as a flood control device. Development pads reserved on Mill Street and Pratt Street.



RECENT TRANSPORTATION PROJECTS

- Connecticut Department of Transportation (CTDOT) acquired Meriden Intermodal Transit Center and opened CTrail Hartford Line Meriden Station. (Launch of service in June 2018).
- CTDOT completed demolition of 88 State Street for commuter parking.



RECENT TRANSPORTATION PROJECTS

- **Reconstructed concrete sidewalks and removed bump-outs on West Main Street between Cook Avenue and Colony Street, and on Colony Street between West Main Street and Columbia Street.**
- **Completed 35% of traffic engineering for complete streets design plan for the TOD District**
- **Updated downtown parking study and implemented pilot downtown shuttle loop.**



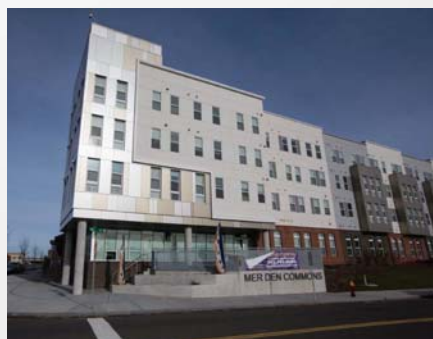
Downtown Parking Study – Short Term Recommendations

RECENT DEVELOPMENT ACTIVITY

- **Development planned/in progress for City-owned sites within TOD District totaling approximately 15 acres.**
- **Completed:**
 - 24 Colony
 - Meriden Commons I
- **In Progress:**
 - Meriden Commons II
 - 1 King Place
 - 11 Crown Street
 - 116 Cook Avenue



24 Colony



Meriden Commons I

RECENT STUDIES AND PLANS

- Meriden Choice Neighborhoods Transformation Plan (2015)
- SCRCOG Studies
- Development feasibility studies
- Come Home to Downtown Report (2015), developed in cooperation with CT Main Street Center (CMSC) and local property owners.



RECENT ECONOMIC DEVELOPMENT INITIATIVES

- Making Meriden Business Center (2018)
- Brownfield Redevelopment
- ED works with property owners, promotes Enterprise Zone and other incentive programs to work with property owners help spur development.



Making Meriden Business Center



Incentive Zone – East Main Street Corridor
(C2 and C3 Districts)

OTHER PROGRAMS

- **Historic Resource Inventory Phase 1 (2014)**
- **City of Meriden Downtown Beautification Program, Community Economic Development Fund (CEDF)**
- **Meriden Linear Trails Study (SCRCOG, 2012)**
- **Meriden 2020 Website**



Meriden Plan of Conservation and Development



INFORMAL POLL

INFORMAL POLL

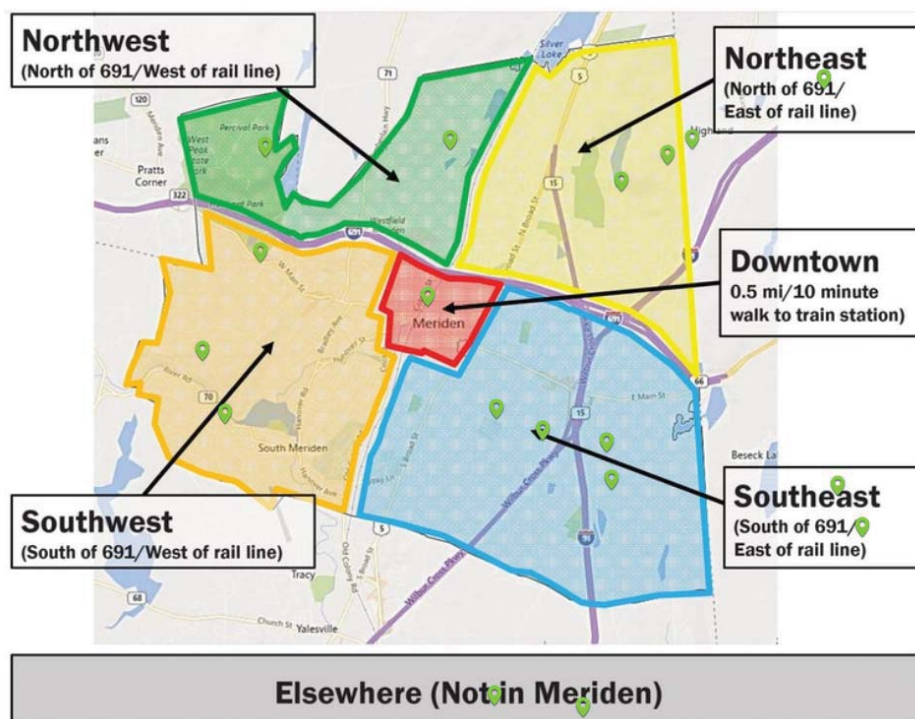
Please take Electronic poll.
Visit on your phone:

<https://pollev.com/MeridenPOCD>

Results are anonymous

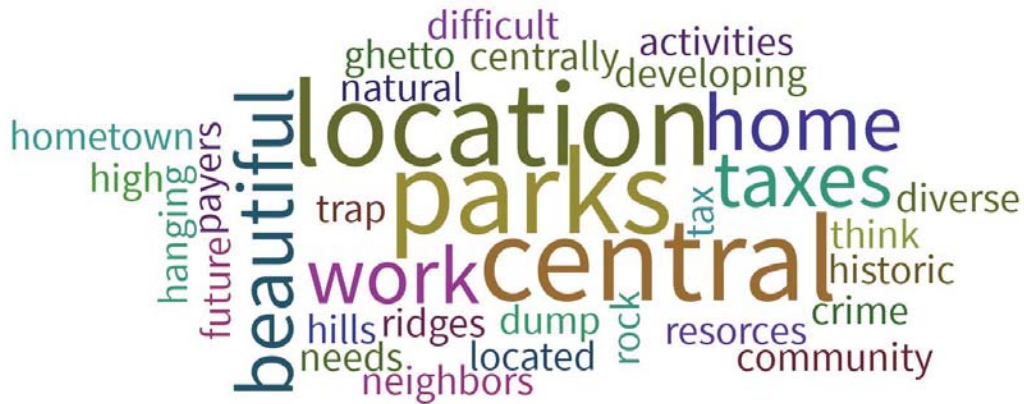
Where do you live?

When poll is active, respond at [PollEv.com/meridenpocd](https://pollev.com/meridenpocd)



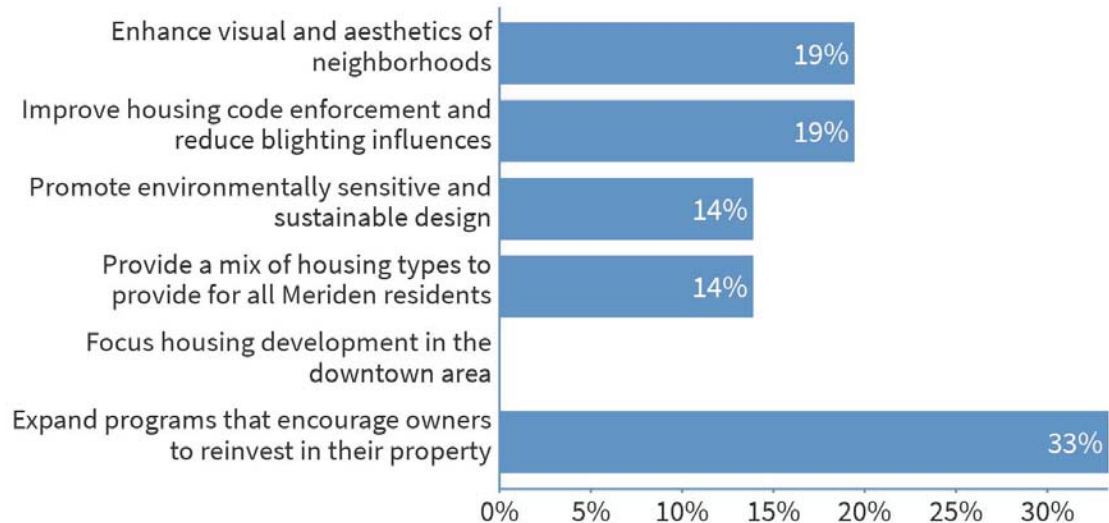
What words come to mind when you think about Meriden (choose 2-3 words, no commas needed)

When poll is active, respond at [PollEv.com/meridenpocd](https://www.poll-ev.com/meridenpocd)



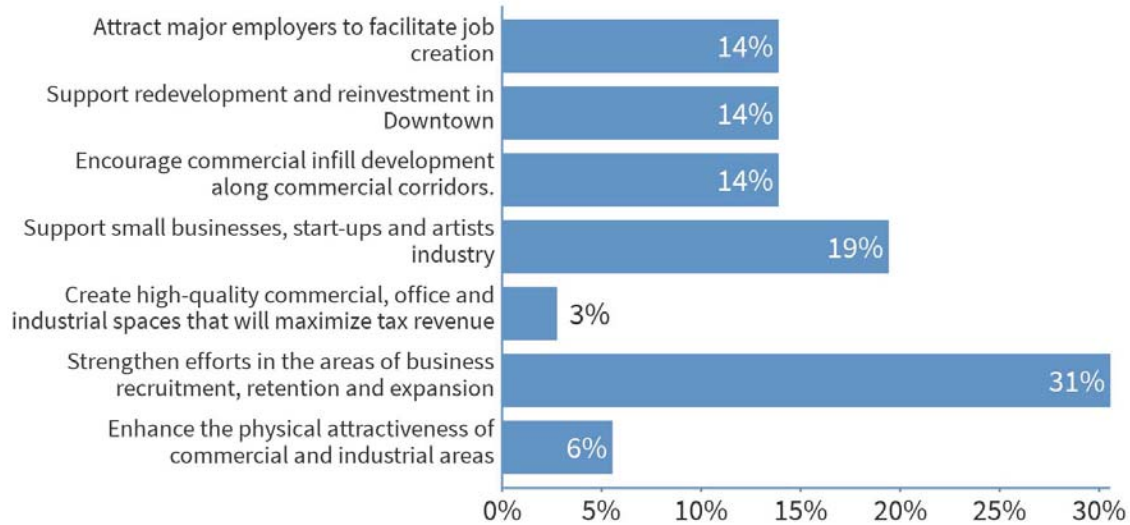
What are your biggest priorities for HOUSING AND COMMUNITY CHARACTER?

When poll is active, respond at [PollEv.com/meridenpocd](https://www.poll-ev.com/meridenpocd)



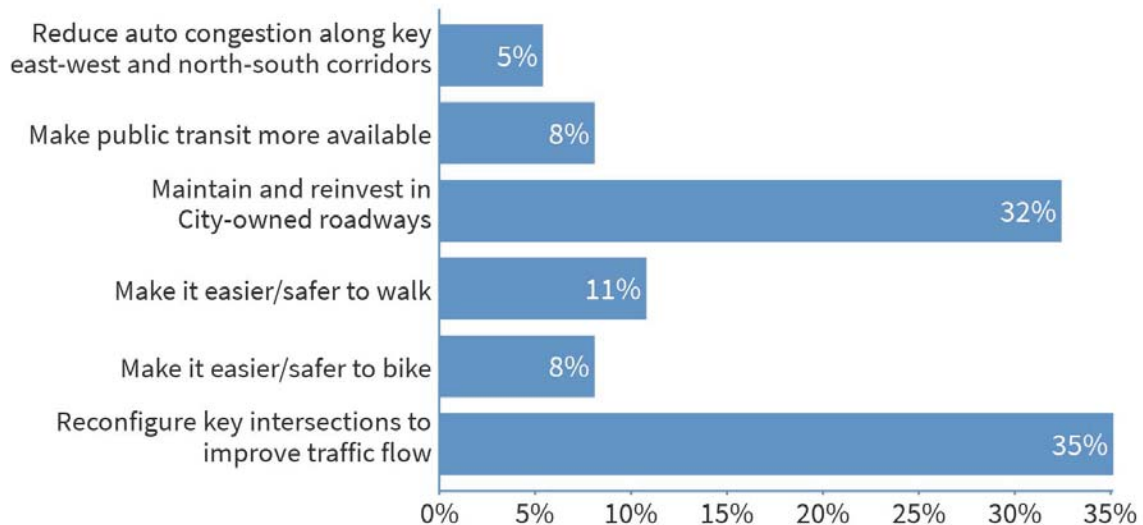
What are your biggest priorities for ECONOMIC DEVELOPMENT?

When poll is active, respond at [PollEv.com/meridenpocd](https://www.poll-ev.com/meridenpocd)



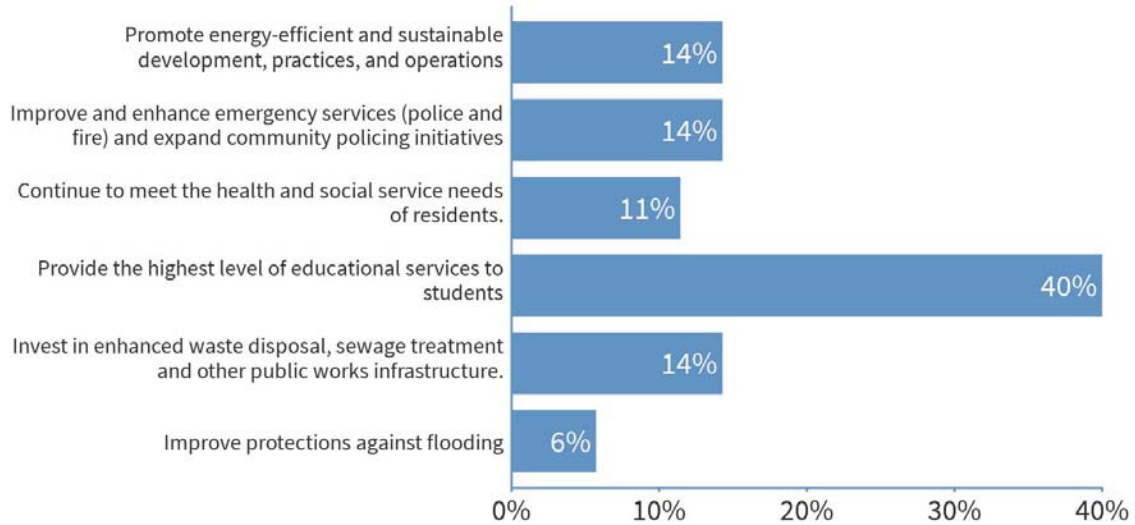
What are your biggest priorities for TRANSPORTATION?

When poll is active, respond at [PollEv.com/meridenpocd](https://www.poll-ev.com/meridenpocd)



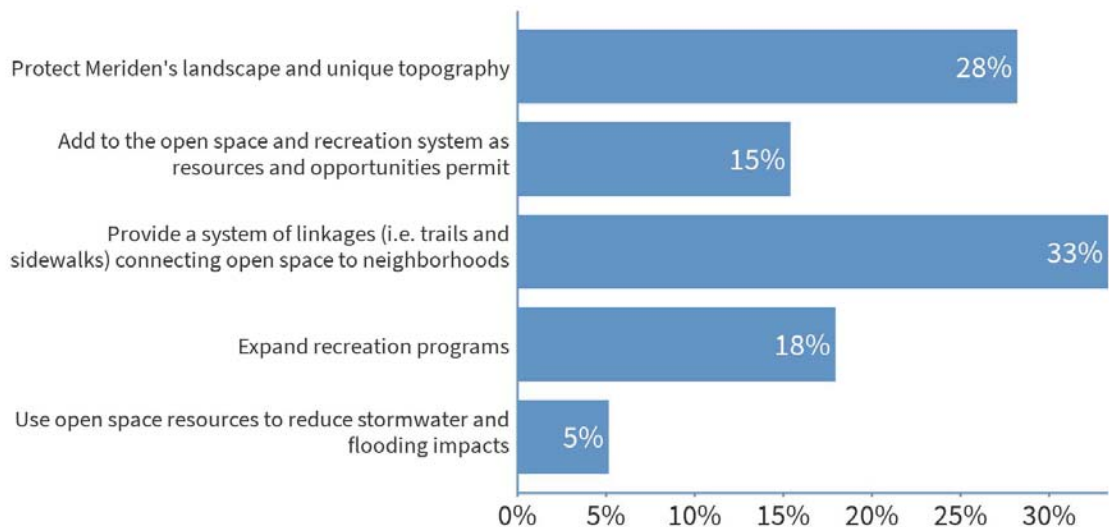
What are your biggest priorities for COMMUNITY FACILITIES?

When poll is active, respond at [PollEv.com/meridenpocd](https://www.poll-ev.com/meridenpocd)



What are your biggest priorities for NATURAL RESOURCES?

When poll is active, respond at [PollEv.com/meridenpocd](https://www.poll-ev.com/meridenpocd)




VISION AND GOALS ACTIVITY

- **During the coffee break and after the Town Hall:**
 - Visit the boards placed around the room to give your ideas about the current Vision and Goals.
- **Guidelines:**
 - Place dots next to the goals that you think are most important for the 2019 Plan to address.
 - Please write in additional ideas or comments



NEXT STEPS

- **Check POCD website for updates:** 
 - <https://meridenpocd.weebly.com>
- **Stay tuned for:**
 - *2nd Public Workshop (Fall)*
 - *Public Survey (Late Spring)*
- **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? [To request](#)

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 2019 POCD](#)

Northwest
(North of 691/West of rail line)

Northeast
(North of 691/
East of rail line)

Downtown
0.5 mi/10 minute
walk to train station)

Southwest
(South of 691/West of rail line)

Southeast
(South of 691/
East of rail line)

Elsewhere (Not in Meriden)

