

Plan of Conservation & Development Update

Town of Portland



Tyche's Project Team



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What a POCD *must* consider

- (A) be a statement **of policies, goals and standards** for the physical and economic development of the municipality,
- (B) provide for a **system of principal thoroughfares**, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate,
- (C) be designed to promote, with the greatest efficiency and economy, **the coordinated development of the municipality and the general welfare** and prosperity of its people and identify areas where it is feasible and prudent
 - (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and (ii) to promote such development patterns and land reuse,
- (D) recommend the **most desirable use of land** within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses,
- (E) recommend the most **desirable density of population** in the several parts of the municipality,
- (F) note any **inconsistencies with the following growth management principles**: (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis,

What a POCD *must* consider

- (G) make provision for the **development of housing opportunities, including opportunities for multifamily dwellings**, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a,
- (H) **promote housing choice and economic diversity in housing, including housing for both low and moderate income households**, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297, and
- (I) **consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible**. Such plan may: (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home; (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and (iii) expand the definition of “family” in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.

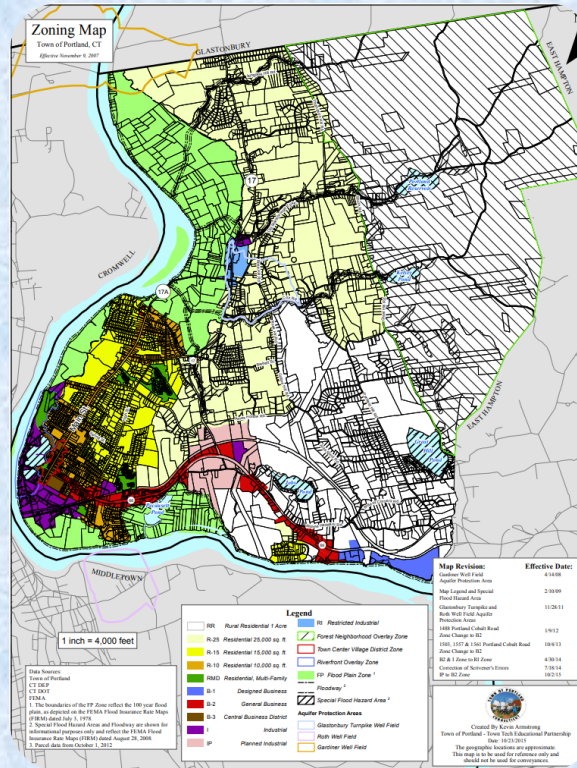
What a POCD can consider

- conservation and preservation of traprock and other ridgelines,
- airports, parks, playgrounds and other public grounds,
- the general location, relocation and improvement of schools and other public buildings,
- the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, transit and other purposes,
- the extent and location of public housing projects,
- programs for the implementation of the plan, including (A) a schedule, (B) a budget for public capital projects, (C) a program for regulations, (D) plans for implementation of affordable housing, (E) plans for open space enactment and enforcement of zoning and subdivision controls, building and housing codes and safety acquisition and greenways protection and development, and (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27,
- proposed priority funding areas, and
- any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.

How is PoCD Used? Implementation!



Grant Submissions



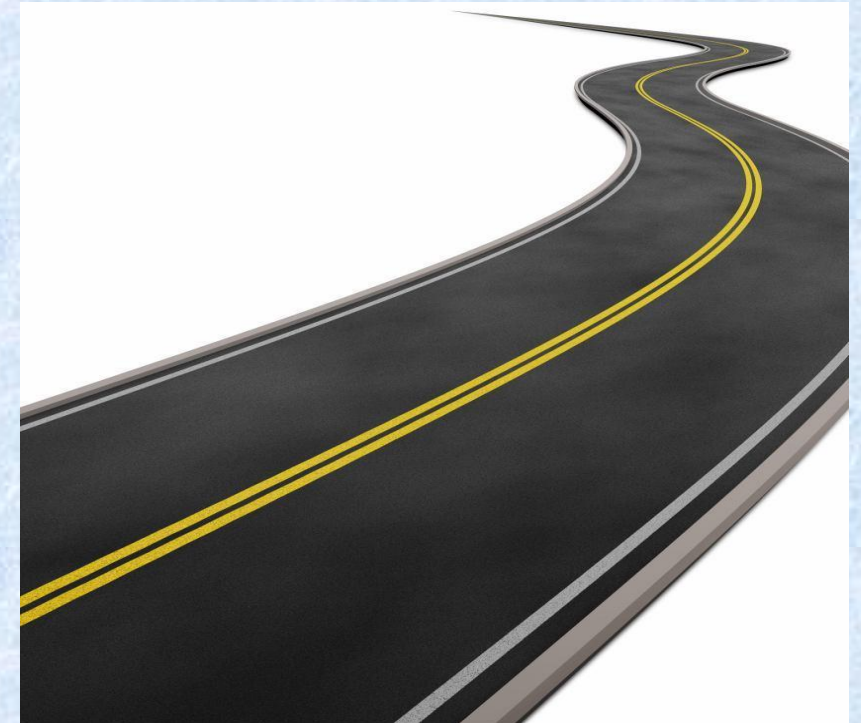
Zone Changes



Area Specific Studies

How is PoCD Used?

- **Sec. 8-24. Municipal improvements.** No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

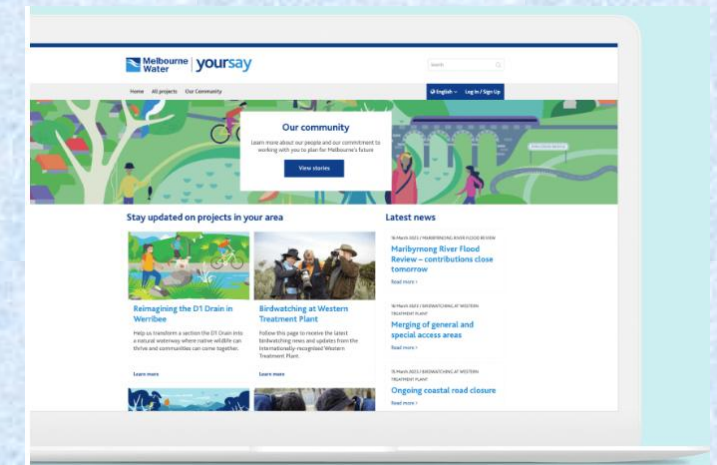
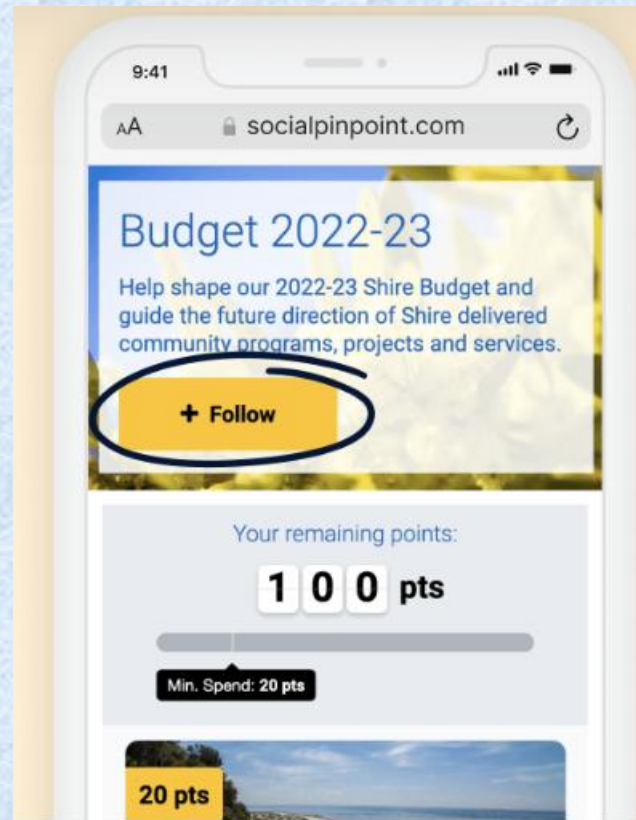
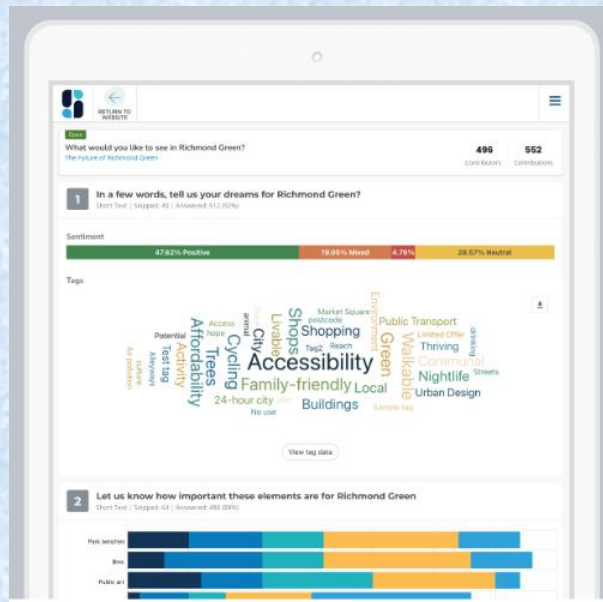


Portland Project Overview

- Baseline Review of Existing Data and Plans
- Data Update and Assessment
- Community Survey
- Staff/Advisory Committee Meetings
- Stakeholder Outreach
- Public Presentations
- Visions and Goals Statements
- POCD Drafting
- Public Hearing/Adoption

Public Outreach Approaches

- Public Meetings & Subject-Matter Discussions
- Community Survey
- Stakeholder Meetings
- “Social Pinpoint”



Project Schedule

Portland POCD Schedule		
Meeting Date	Discussion Topic	Review
October 9, 2025	Kickoff/Schedule/Topic Areas/Survey Questions	
November 6, 2025	Introduction/ Background Demographics	Survey Questions
December 4, 2025	Public Input Session	
January 8, 2026	Vision Statement	Introduction and Background Demographics
February 5, 2026	Natural Resource Protection	Vision Statement
March 5, 2026	Economic/Residential Development	Natural Resource Protection
April 2, 2026	Infrastructure	Economic/Residential Development
May 7, 2026	Town Center/Riverfront/Industrial Areas	Infrastructure
June 4, 2026	Photos/Maps for Inclusion	Final Draft for Referrals
July 2, 2026	Discuss any Comments Received and Update	
August 6, 2026	Adoption	

Project Discussion

- What is the most significant issue you feel needs to be addressed in the PoCD?
- What are the top 3 priorities you would like to consider?
- What do you feel has been an example of successful development in Portland?
- How does the Commission want to gather public input?

Questions?



 **TYCHE**
PLANNING & POLICY GROUP