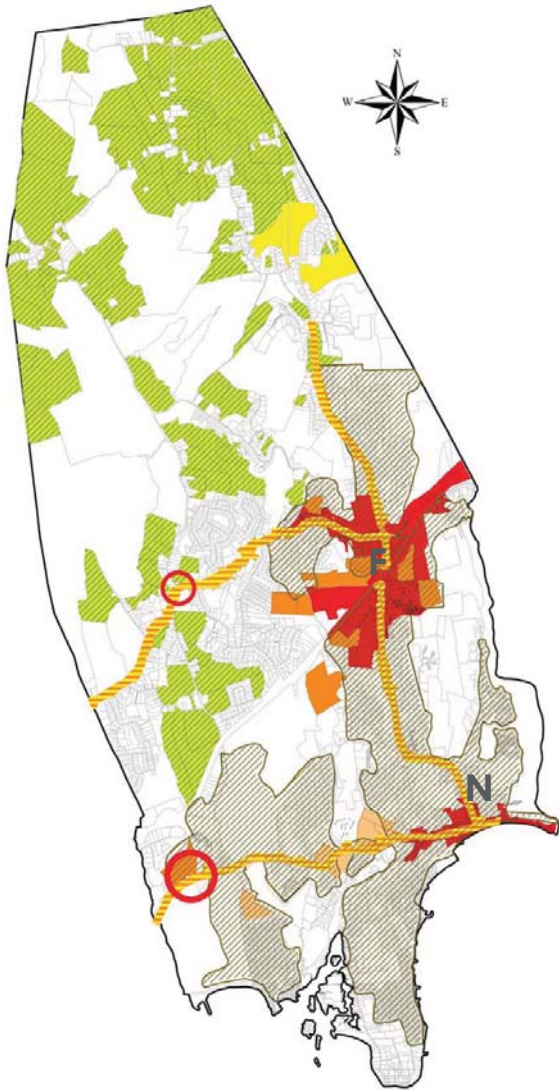


Chapter 1 Recommendations for Future Development



Legend	Recommendations	EPA's Guidelines for Smart Growth										Comments	
		Mix Land Uses	Compact Building Design	Range of Housing	Walkable Neighborhoods	Strong Sense of Place	Direct Development Existing	Transportation Choices	Preservation	Decisions Predictable Fair	Encourage Collaboration		
	1 Historic Villages of Niantic and Flanders. Promote mixed use, multi-modal development.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Lands of Unique Value Methodology is predicated on the basis of fair and predictable decision making within a collaborative environment.	Encourage a range of mixed land uses to happen in commercial zones and along state/collector roads. Take advantage of existing infrastructure by adaptively reusing buildings and sites especially within existing commercial zones.
	2 Transition from strip development to mixed-uses in Flanders.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Development in existing neighborhoods also represents an approach to growth that can be more cost-effective, and improves the quality of life for its residents. By encouraging development in existing communities, communities benefit from a stronger tax base, closer proximity of a range of jobs and services, increased efficiency of already developed land and infrastructure.		
	3 Strengthen Main St. by celebrating proximity to the Sound. Expand and improve visual access to the coast.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Although Main Street is in close proximity to the Sound, a number of land use factors visually and physiologically separate Main Street activities from the Sound. Proper planning and design can mitigate these constraints and help connect Main Street and Niantic Bay.		
	4 Lands with limited development potential due to natural and cultural constraints.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Although these lands have limited development potential due to various constraints, proper mixed use development are encouraged for these parcels.		
	5 Consider development of two new mixed use developments.	Green	Green	Green	Green	Green	Green	Green	Green	Green	East Lyme's existing zoning allows for retail/commercial activities in only about 3% of the town. With this in mind, considerations need to be made for future mixed use areas once the existing retail/commercial areas have been "maxed" out.		
	6 Lands with sewer service. Focus higher density within sewer district.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Public sewer and water provide opportunities for higher density smart growth while protecting lands which are more vulnerable to development.		
	7 Home-based Businesses. Promote along state roads.	Green	Green	Green	Green	Green	Green	Green	Green	Green	One specific aspect of the mixed use concept that is catching on is the "live/work unit. Live/work units are designed for both residential and commercial uses, often with the owners conducting business on the first floor while living upstairs.		
	8 Agricultural Lands in Northern Flanders should be zoned agriculture.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Agricultural lands are technically commercial and as such should be preserved and enhanced. Residential development in Northern Flanders should be allowed only by special permit. Primary zone should be agricultural.		
	9 Agricultural hub for sale of Connecticut grown products.	Green	Green	Green	Green	Green	Green	Green	Green	Green	These lands provide an opportunity to create a "hub" for locally grown and development products.		
	10 Conservation subdivisions to be mandatory for future residential subdivisions.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Most new residential development should be conservation subdivisions and should comply with Open Space Master Plan.		