

Town Of Hampton Planning and Zoning Commission

Village Districts, Historic Districts, Design
Standards, & Economic Development



Public Forum


Monday, October 22

7:00 p.m.





Tonight's Presentation

- Presenter: Mike Lucas from Central Connecticut State University
 - Brief review of the Town of Hampton's 2016-2026 Plan of Conservation and Development (Commerce & Economy Section)
 - Review of the area of the proposed zoning changes
 - Introduction and brief explanation of various tools and approaches to promoting economic development while preserving the historical integrity of the area
- 



Tonight's Presentation

Question and Answer Session

- What is working now? What is not?
- What new uses would be desirable? What would we like to see happen down the road?
- Which new uses would be undesirable? What do we want to stay away from?

Plan of Conservation & Development 2016 -2026



Plan of Conservation & Development 2016-2026

Town of Hampton, Connecticut
Approved by the Planning & Zoning Commission, November 28, 2016

COMMERCE & ECONOMY

BACKGROUND

For all intents and purposes, Hampton has always had a rural nature. Early in its years as a Town, Hampton's economy could be characterized as family-farm based with supporting small businesses in scattered shops. Small scale industrial activities powered by streams and rivers followed, but Hampton never saw the development of large mills that gave rise to the extensive mill housing and commercial growth

TRENDS 2015 Survey-

- **Retail opportunities (65% Town approval)**
- **More offices (65% Town approval)**
- **More light manufacturing (62% Town approval)**
- **Possibility of more business in the Village Center (50% in favor and 40% opposed)**

GOALS

2016-2026 Plan of Conservation & Development

1. Encourage new commerce within Town that will enhance the Town's small town and semi-rural character.
2. Provide support to local business community so as to retain and expand existing businesses.
3. Encourage the reuse and/ or redevelopment of existing commercial sites and structures, including old farms.

ACTION / IMPLEMENTATION

2016-2026 Plan of Conservation & Development

1. Evaluate the creation of a new village zone in the village center with opportunities for limited small-scale retail business and offices.
2. Evaluate the areas surrounding the existing business zones to determine the potential for their expansion.

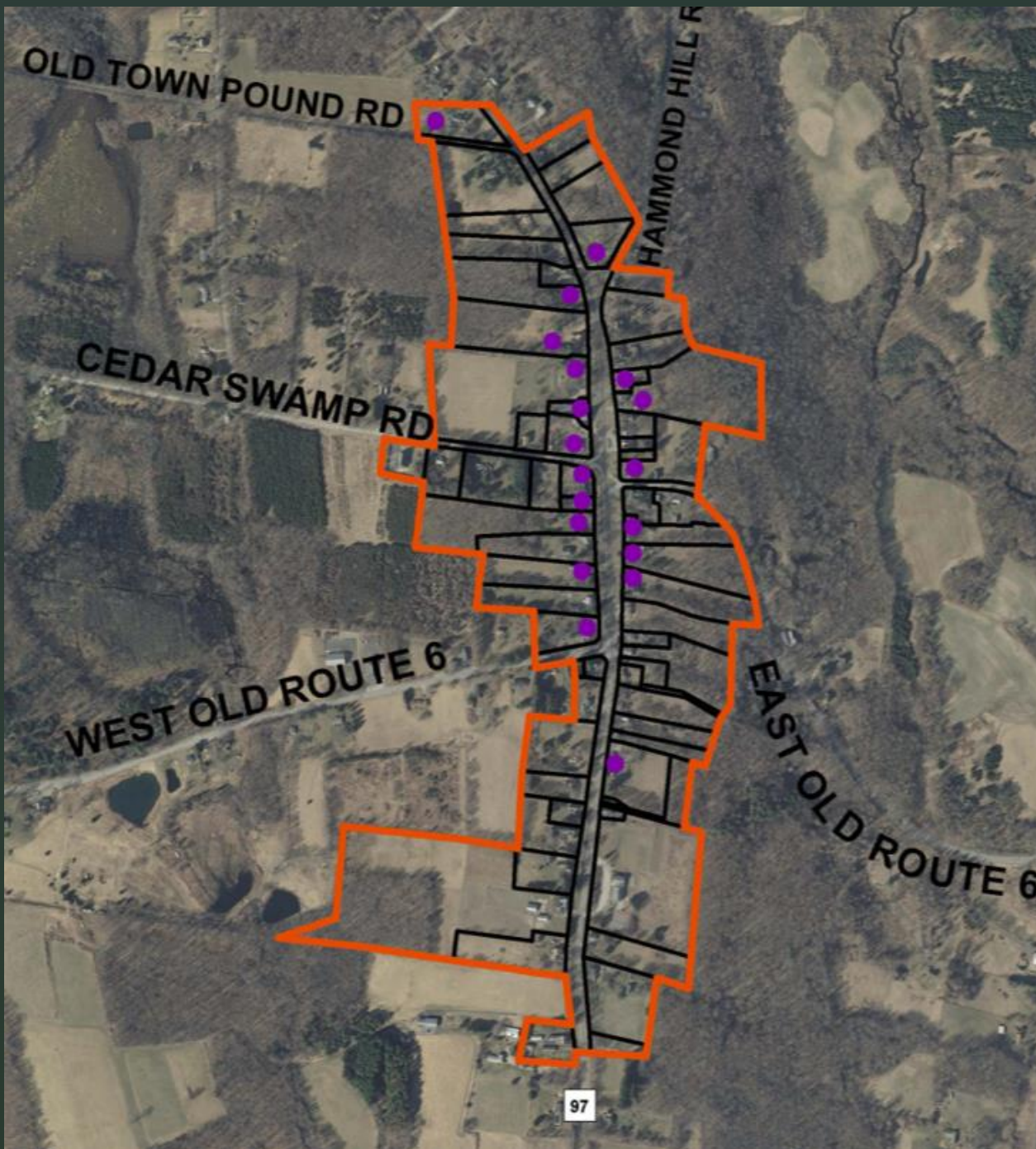
This is the first 2 of 9 Actions recommended

Potential Area For Rezoning

Hampton Hill Historic District



Connecticut Register of
Historic Places



Reasons For Rezoning The Area

How is the area currently zoned and what changes need to be made?

If a catastrophic event occurs to a property in this zone, what would you like to see be replaced?

The option of doing nothing...

Reasons For Rezoning The Area

How is the area currently zoned and what changes need to be made?

It is currently zoned RA-80

Rural Residence and Agricultural Zone

The area will have to be rezoned to allow what ever limited commercial development is desired.

The level of regulation is ultimately decided by the commission.

Reasons For Rezoning The Area

If a catastrophic event occurs to a property in this zone, what would you like to see be replaced?



Reasons For Rezoning The Area

The option of doing nothing...

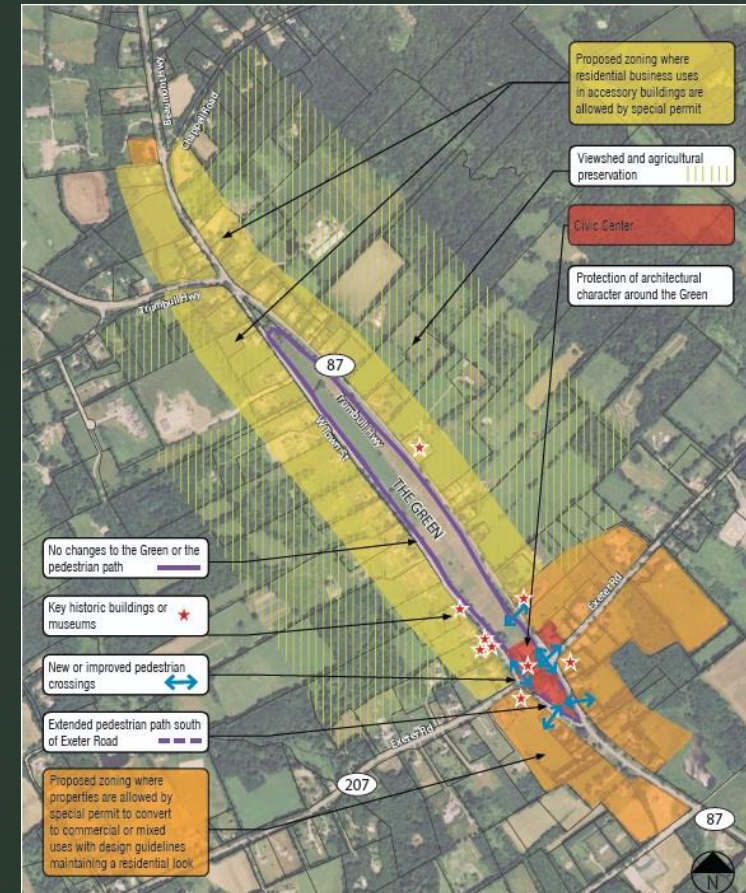
Avoids putting additional regulations on property owners while it greatly limits protection and historical preservation in the district.

Discourages new commerce within Town that will enhance the Town's small town and semi-rural character.



Tools For Historical Preservation & Economic Development

- Historic Districts
- Design Overlay Zoning
- Village Districts
- Also Design Guidelines and Design Review Boards



Tools For Historical Preservation & Economic Development

Design Guidelines & Design Review Boards

- Only advisory and not legally enforceable
- Which makes them easy to adopt but hard to regulate
- Can address multiple aspects of design and historic preservation



Tools For Historical Preservation & Economic Development

- **Historic Districts**

A town may create a local historic district to promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places associated with the history of the municipality, state, or nation, or a particular architectural style or period.

Historic Districts

Pros

- Strong control over new development or redevelopment visible from public view
- Historic resources are specifically protected
- Can encompass multiple uses
- State resources help to support

Cons

- Lengthy and intensive process to establish (2/3 Property Owners vote)
- Costs and considerations surrounding an additional commission – clerk and reporting responsibilities...
- Do not address land uses

Tools For Historical Preservation & Economic Development

- Design Overlay Zones

Design overlay zones are regulatory districts with specific design standards that must be met in addition to the underlying zoning district standards. Connecticut statutes do not expressly allow for the creation of overlay zones; however, it is a widely used zoning technique in this State and around the country.



Pros

- Can include historic preservation language
- Good tool for communities that want to establish strong design standards to be implemented and enforced by their zoning commissions.

Cons

- More involved adoption and amendment process
- Zoning Commission enforces?
- Does not necessarily protect historic resources

Tools For Historical Preservation & Economic Development

- Village District Zoning

Connecticut state law authorizes zoning commissions to adopt regulations to create village districts to protect their distinctive character, landscape, and historic structures within those districts. The law requires that all applications for construction or reconstruction in the district for properties visible from the road be subject to these regulations.

Tools For Historical Preservation & Economic Development

- Village District Zoning

Creating a village district can cover (1) maintenance of public views; (2) design, paving materials, and placement and placement of public roads; and (3) other elements the commission considers appropriate to maintain and protect the district's character.

Village district regulations can cover open spaces as well as buildings, while historic districts only cover buildings.

Village Districts



Pros

- Broad range of powers over design control.
- Legally enforceable
- Requires architectural review of proposed development
- Architectural review is done by third party
- Focuses on all aspects of design on historic resources
- Can encompass multiple uses; the key is flexibility

Cons

- Additional steps for property owners and applicants
- With any design review there is always an element of subjectivity.

Tools For Historical Preservation & Economic Development

Towns that have adopted Village Districts:

- Lebanon
- Brooklyn
- Ledyard
- Sprague*



* In the process of adopting a Village District

Question and Answer Session

- What is working now? What is not?
- What new uses would be desirable? What would we like to see happen down the road?
- Which new uses would be undesirable? What do we want to stay away from?