

CHAPTER 5: CHANGES SINCE 2002 POCD

This chapter contains a description of miscellaneous changes that have taken place since the adoption of the 2002 POCD. These changes provide background in support of Chapter 6, *Policy and Objectives* and Chapter 7, *Action Agenda*.

LAND USE PLAN

The updated information in the preceding chapters has been input into the Land Use plan. The Land Use plan is a reflection of the goals, objectives, and recommendations of this updated POCD as well as an integration of the elements from the adopted Open Space Plan. Map 12, *Land Use Plan Map*, is based on the 2002 Land Use Plan Map, but has been updated to reflect development changes and proposed land use changes that have occurred in the last 11 years, and the adoption of the Open Space Plan.

WATER LINE AND SEWER CONNECTION EXTENSION

Map 13, *Existing Water Service Areas and Sewer Extension Areas*, presents the extent to which water lines have been extended since adoption of the 2002 Plan, and identifies areas where sanitary sewer connections have been made. These connections have been privately funded.

COMMERCE PARK ZONE

Subsequent to the adoption of the 2002 POCD, a new zoning district (Commerce Park-CP) in the Scott Road corridor was adopted. The regulations for this district were subsequently amended to permit age-restricted housing by Special Permit. This has had the dual impact of reducing the amount of vacant land for nonresidential development as a result of the Toll Brothers community, and increasing the population in Prospect.

RECESSION

In the last half of the 10-year period since the adoption of the 2002 POCD, the nation has experienced a severe economic recession, impacting the pace of development. This has impacted Prospect in several ways including a slowing in the pressure for new or expanded community facilities. Development trends over the next 10 years should be carefully monitored to assess impacts.

OPEN SPACE PLAN

The 2002 POCD has been amended by adoption in 2010 of the Open Space Plan prepared by the Conservation Commission. This Open Space Plan remains the applicable plan in this updated POCD.

REGULATORY CHANGES

The Planning and Zoning Commission, subsequent to the adoption of the 2002 POCD, undertook comprehensive revisions to the Prospect zoning and subdivision regulations. The regulations now incorporate many of the policies and goals included in the 2002 POCD.

HISTORIC DISTRICTS AND SITES

The Town of Prospect has two Historic Sites and one Historic district that are either listed on the State or National Registers of Historic Places. They are shown on Map 14, *Listed Historic Properties*.

The David Hotchkiss House, built by Frederick Hotchkiss for his son, David Miles Hotchkiss, in 1819, and the surrounding farm are owned by the Town of Prospect. The house was added to the National Register of Historic Places in 1982, and is also listed on the State Register of Historic Places.

The Prospect Green Historic District was listed on the National Register of Historic Places in 2000. The listing includes 10 contributing structures and objects, and 5 noncontributing structures and objects all centered around the Prospect Green. The buildings include the historic and present libraries, Congregational Church and parsonages, Civil War monument, historic and present schools, Grange, Advent Chapel, Police Station, and Volunteer Fire Department. All sit on a hill designated as the highest point in New Haven County. The district is also listed on the State Register of Historic Places.

FUNCTIONAL ROAD CLASSIFICATIONS

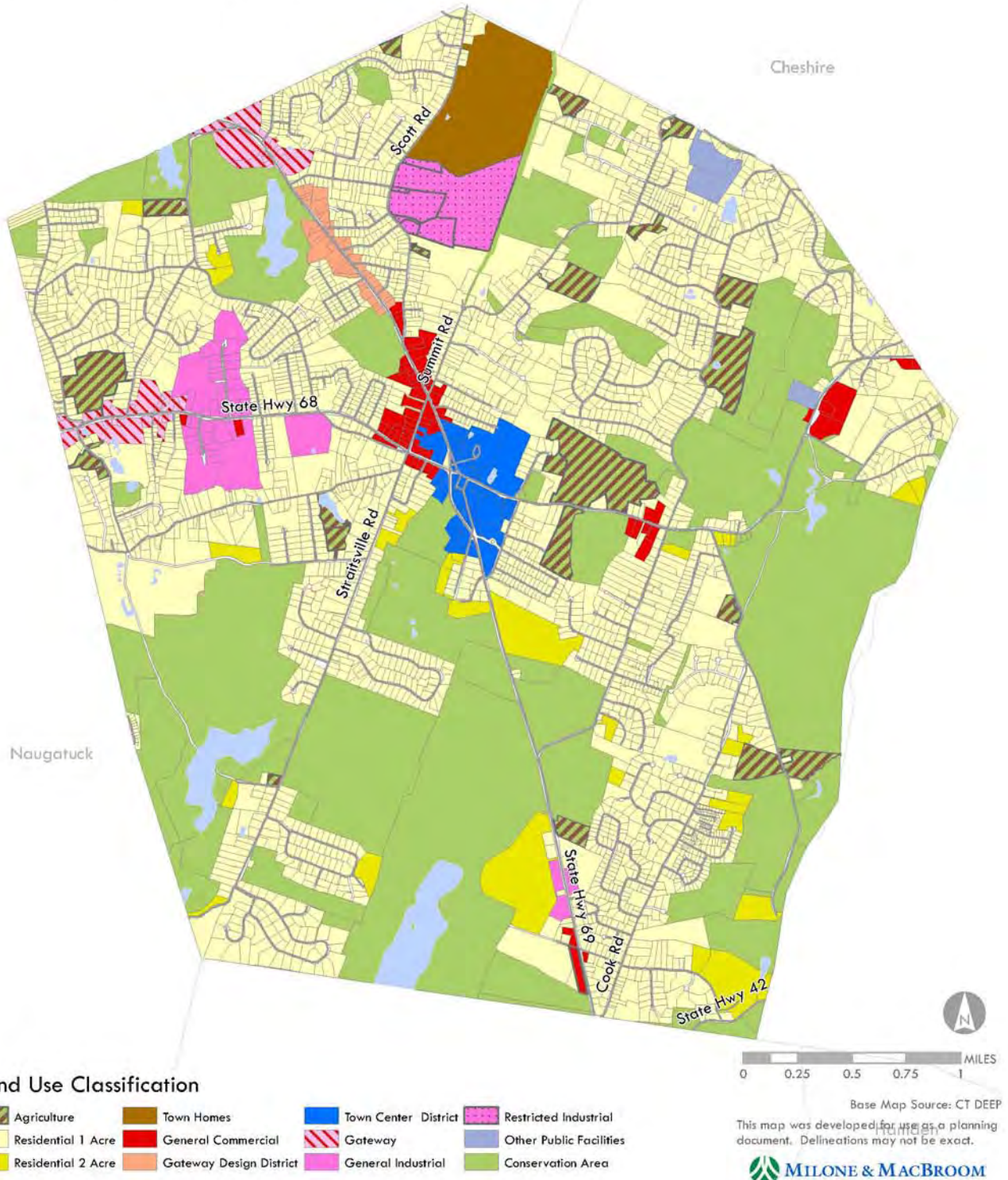
Several roads have changed their functional road classification, as determined by the Connecticut Department of Transportation, since the 2002 POCD. An updated map, entitled *Functional Road Classifications* is shown on Map 15.

Town of Prospect

Plan of Conservation & Development

Land Use Plan Map

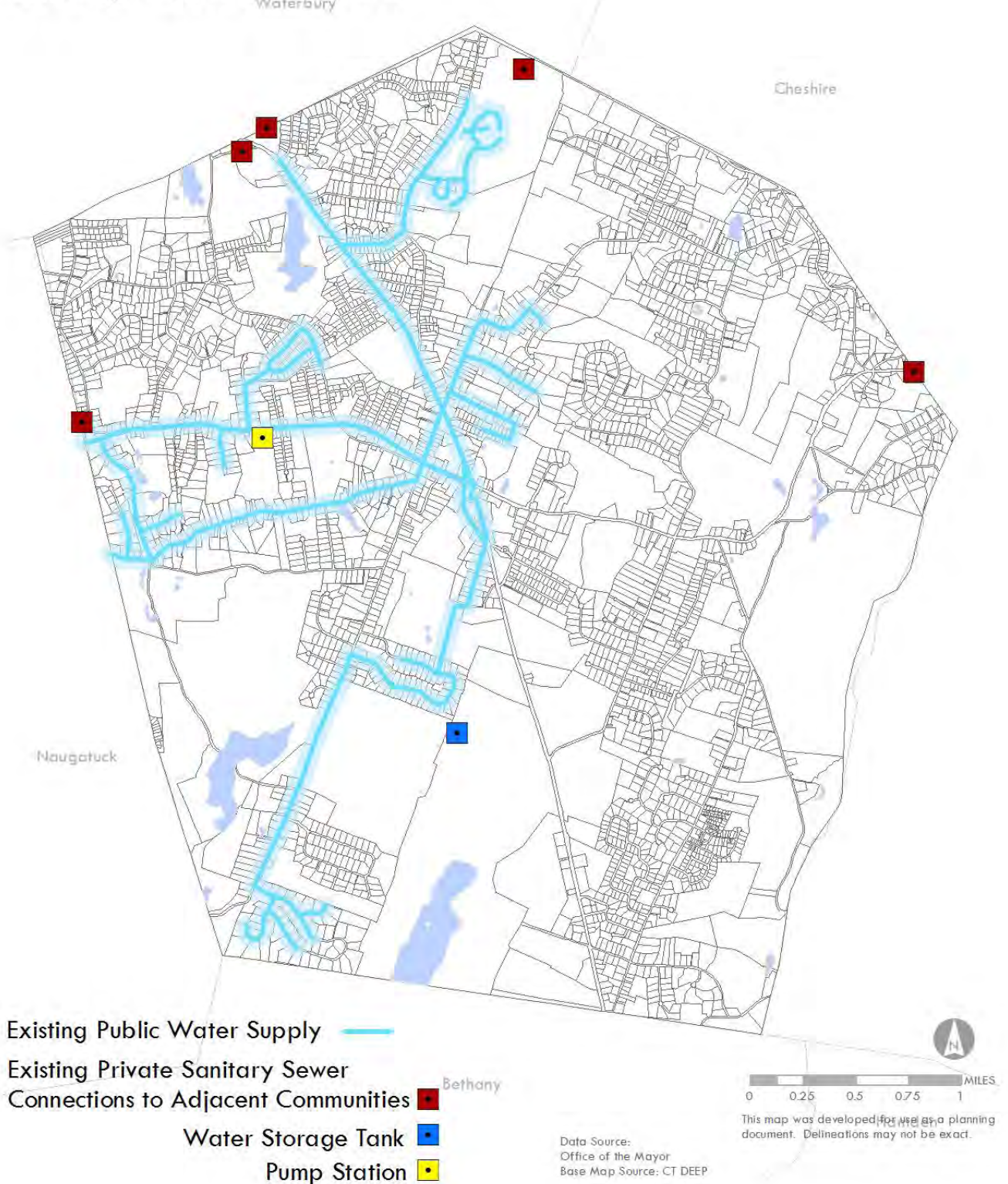
Waterbury



Town of Prospect

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Existing Water and Sewer



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Listed Historic Properties



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Functional Road Classifications

