

INTRODUCTION

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INTRODUCTION TO MADISON

Madison is located on Long Island Sound about 15 miles east of New Haven, in south-central Connecticut. The town is bounded by Guilford to the west, Durham to the north, and Killingworth and Clinton to the east.

Madison, Connecticut is a special place. Madison is consistently ranked by *Connecticut Magazine* as one of the best communities in Connecticut between 10,000 and 20,000 residents. This recognition is a reflection of the local quality of life, community character, culture, economy, and other aspects.

Most importantly, Madison is cherished by the people who live here. In a survey conducted as part of the planning process, 97 percent of residents rated the overall quality of life as good or excellent. The attributes most often cited by Madison residents include:

- the overall character of the community,
- the extensive Long Island Sound shoreline,
- the quality of the local school system,
- the low density residential feeling,
- the preserved open space and natural resources,
- the involvement of residents and organizations, and
- the uniqueness of Madison's Center.

While each of these attributes helps make the community unique, it is the combination all of these attributes that helps make Madison such a special place.

According to 1998 population estimates from the U.S. Bureau of the Census, Madison contained 16,197 residents within its land area of about 36.8 square miles (23,556 acres). This is an increase of 712 people (five percent) from the 1990 Census.

Lee Academy



Patricia Anderson

Madison is a special place ...

Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that the Planning Commission prepare, adopt, and amend a Plan of Conservation and Development. The requirements for the Plan are presented on the facing page.

Planning Period

Since Statutes require that the Plan be updated every ten years, this Plan looks ten to twenty years into the future and is intended to guide public and private actions for the next five to ten years.

Madison Plans

Some plans that have been prepared for Madison in the past include:

- Madison Center Charterette Report (1996),
- Open Space/Recreation Plan (1993),
- Madison Comprehensive Plan of Development (1988),
- New Life For Madison Center (1985),
- Plan of Development for Madison (1969),
- Madison Analytic Study (1965),
- Madison Development Plan (1964), and
- Survey Report on Madison Center (1959).

ABOUT PLANS OF CONSERVATION AND DEVELOPMENT

A Plan of Conservation and Development is a tool for guiding the future of a community. This Plan was prepared by the Madison Planning Committee and the Planning and Zoning Commission with input from Madison residents. The goals and recommendations of this Plan are intended to reflect the overall consensus of what is best for Madison and/or its residents in the future.

While it is primarily a statement of recommendations addressing the conservation and development of Madison (the physical layout), it is also intended to address the social and economic development of the community.

History of Planning in Madison

Madison has had at least two other comprehensive Plans of Development prepared. While plans that address the future development of Madison were completed in 1964, 1969 and in 1988, several other plans were prepared at other times or for particular areas. Some of these reports are identified in the sidebar. Information on additional reports can be obtained at the Land Use office at Madison Town Hall.

Thus, it can be seen that Madison has a history of preparing, adopting, and amending Plans to address the appropriate conservation and development of the community. It is in that spirit that this Plan has been prepared.

The Plan was also prepared to address growth in Madison in a comprehensive way. It was recognized that the issue facing the community, from a land use perspective, wasn't whether to grow or not to grow -- the major issue was how to grow so that the needs of the community and its residents - both present and future - would be met in the most efficient and cost-effective manner while maintaining the character of the town and the overall quality of life.

If we are to address these issues, we must plan. A continuing planning process will help us to make intelligent, informed decisions that help produce desired results. Through planning, we can work together to preserve those things that residents most cherish and achieve those things that residents most desire.

Use of the Plan of Conservation and Development

This Plan of Conservation and Development is an advisory document. It is intended to guide local residents and to provide a framework for consistent decision-making with regard to conservation and development activities in Madison over the next decade or so.

**EXCERPTS FROM CONNECTICUT GENERAL STATUTES
SECTION 8-23 - PLAN OF CONSERVATION AND DEVELOPMENT**

The Planning Commission shall:

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

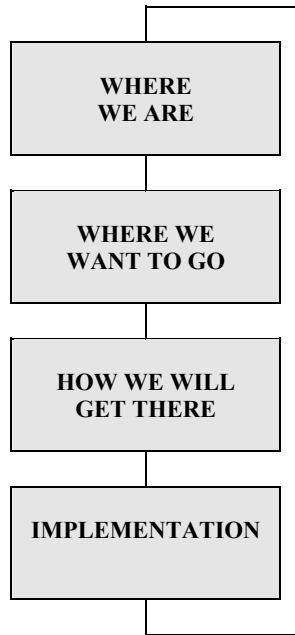
The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ..
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality.
- 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.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- 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 ...
- 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 ...
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.

The Plan may:

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

The Planning Process



How This Plan Was Developed

While the Madison Planning and Zoning Commission adopts the Plan of Conservation and Development, the Commission decided to appoint a committee made up of community representatives to prepare the Plan. The Madison Planning Committee consisted of several members of the Planning and Zoning Commission, representatives of other local boards, and other interested residents.

The process used by the Committee to prepare the Plan is illustrated by the adjacent flowchart. First, a comprehensive inventory and assessment of local conditions and trends was undertaken to identify needs and issues in Madison. Then, Madison residents were involved in establishing a consensus on important issues through:

- workshop meetings by the Madison Planning Committee,
- interviews with local “experts” on Plan topics,
- public presentations that generated input and discussion,
- surveys of residents, and
- other exercises and analyses performed during the process.

Finally, the various recommendations in the Plan were discussed and refined at many meetings of the Madison Planning Committee and the Planning and Zoning Commission. Implementation takes place after the Plan is adopted.

Other Relevant Information

Other relevant information includes workbooks (booklets on different topical issues) prepared during the process, previously adopted plans, and materials such as resident surveys. These workbooks and supporting materials were assembled into binders for each participant and additional binders were placed at Town Hall and the Madison Library for residents to review during the process.

In the case of conflict between this Plan and such other information, the recommendations of this Plan take precedence.

Many people were involved in the preparation of the Plan over an 18 month period. While it is not possible to name them all, the major participants are listed on the inside back cover of the Plan.

The Plan was adopted at the October 5, 2000 meeting of the Planning & Zoning Commission with an effective date of November 1, 2000.