

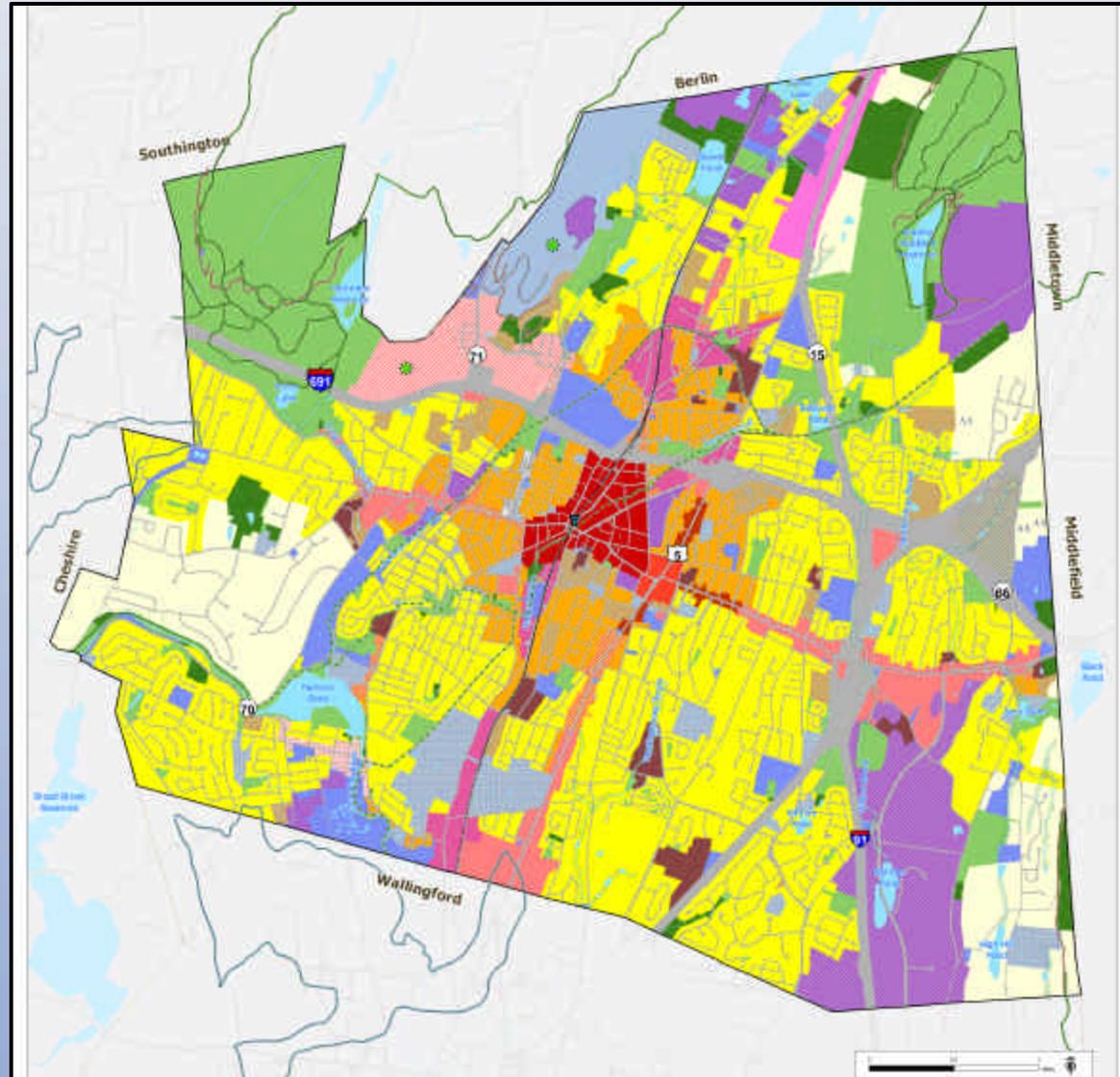


City of Meriden Plan of Conservation And Development

Meriden's Future Land Use Plan



Planning For
Meriden's Future





City of Meriden

Plan of Conservation And Development

Future Land Use Plan

- Land Use Plan illustrates the proposed pattern of conservation & development for Meriden.
- Recommends the most appropriate locations for & relationship between major land uses: residential; commercial; industrial; mixed use; special area districts; areas for community facilities & areas for conservation & open space.
- Due to the generalized nature of the Land Use Plan, there may be individual properties with an actual land use that differs from the Plan's land use designation.



Planning For
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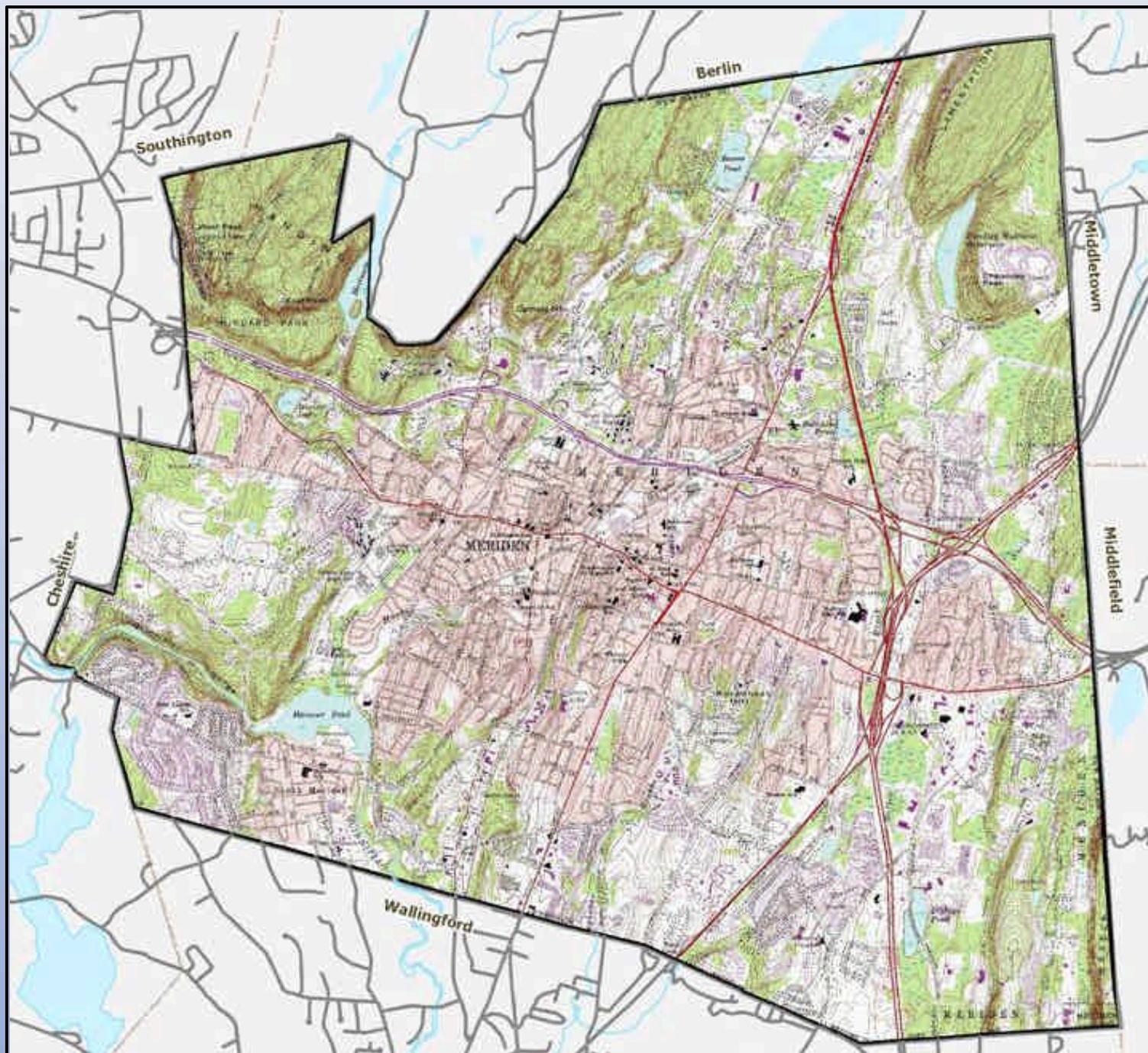
Major Plan Goals

The Land Use Plan, although comprised of numerous land use categories, recognizes the interdependence of uses & areas. Several broad principles that guide this Plan. These include:

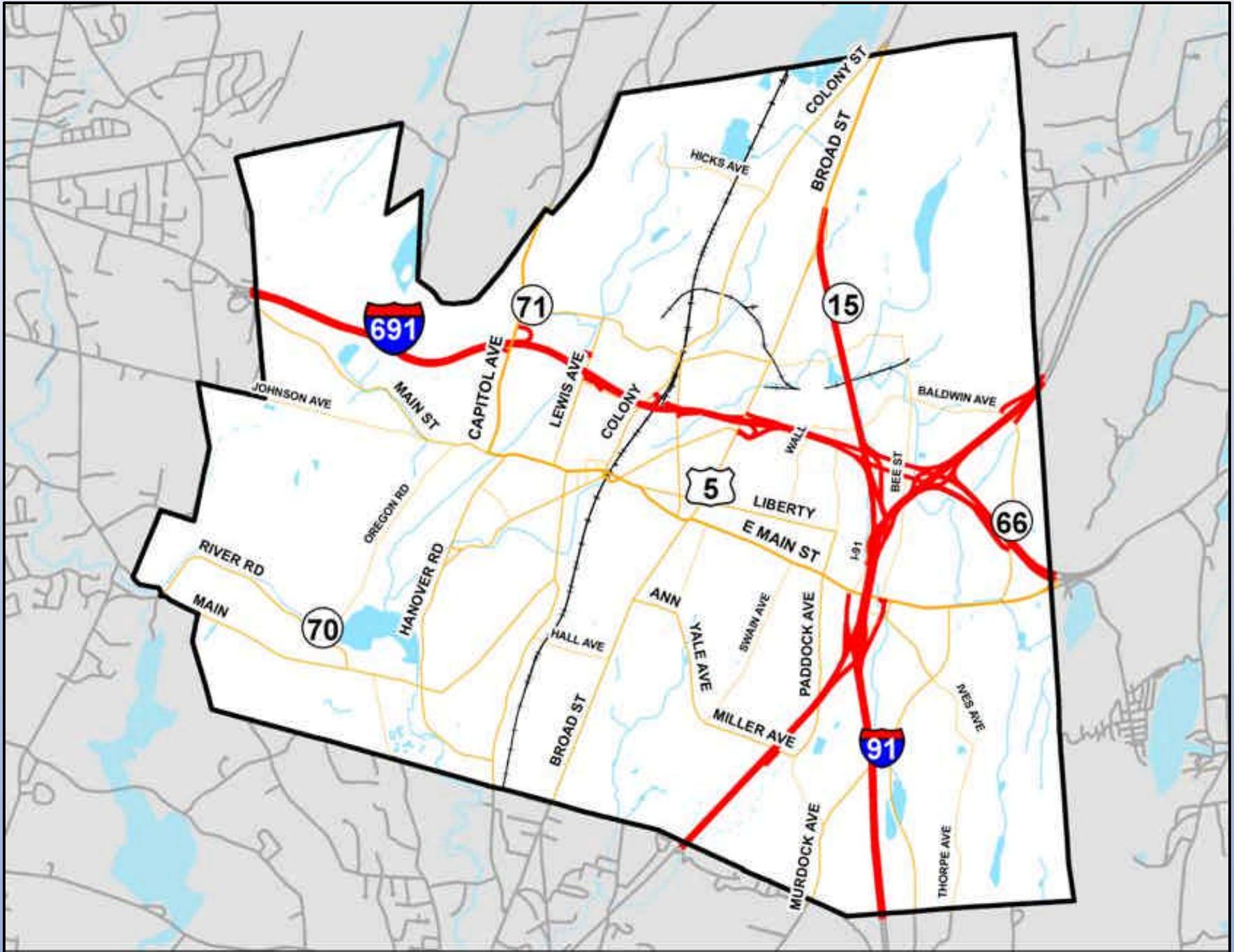
- Respect for the natural resource system of rivers, streams, brooks & wetlands that exist in Meriden through the identification of Watercourse Focus Areas.
- Respect for the existing built environment of the numerous residential neighborhoods that comprise the core of Meriden's community character.
- Respect for the infrastructure capacity & future development capacity of the City.
- Respect for the need for continued investment in economic development to sustain the tax base.



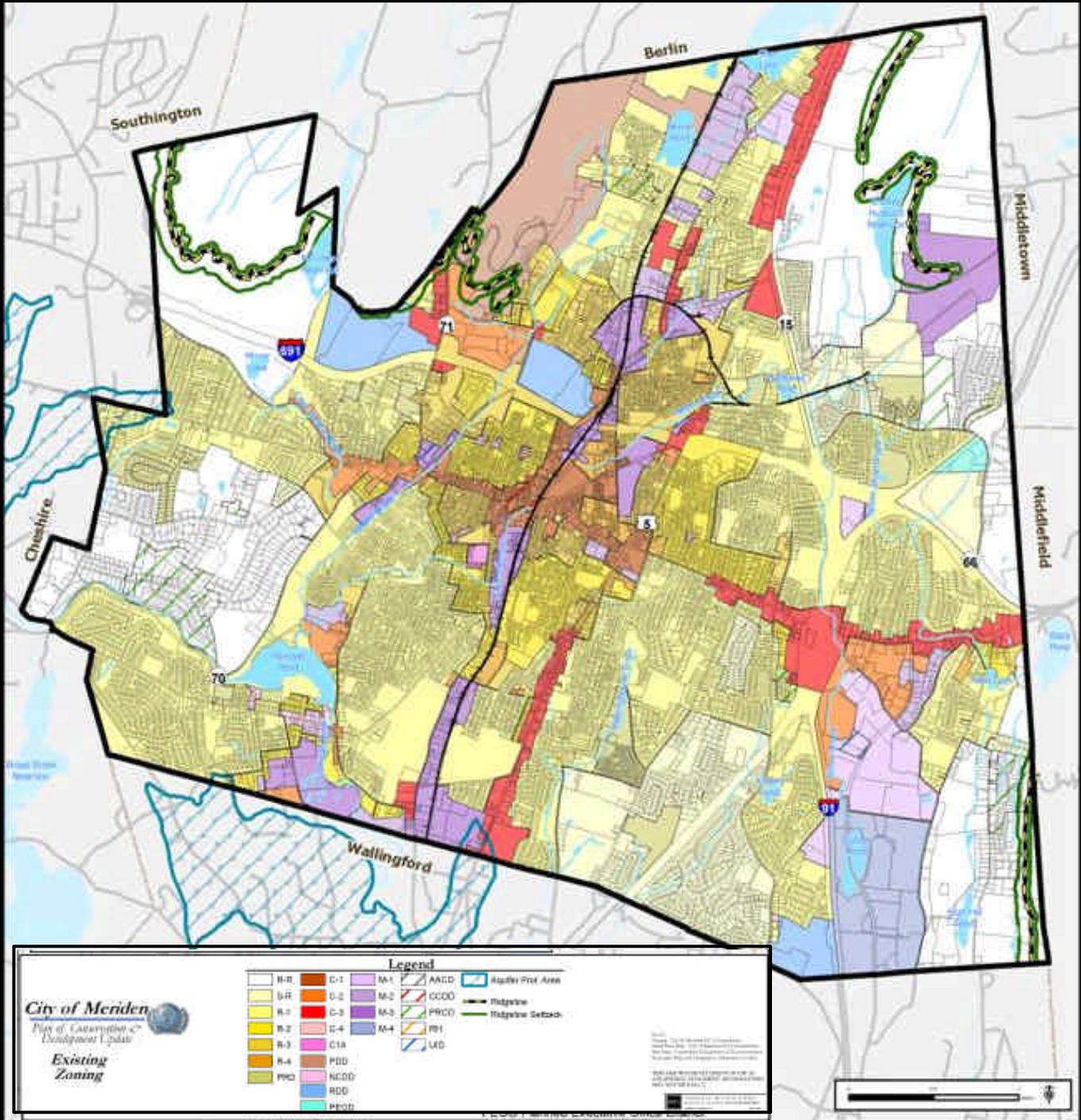
Landscape of Meriden



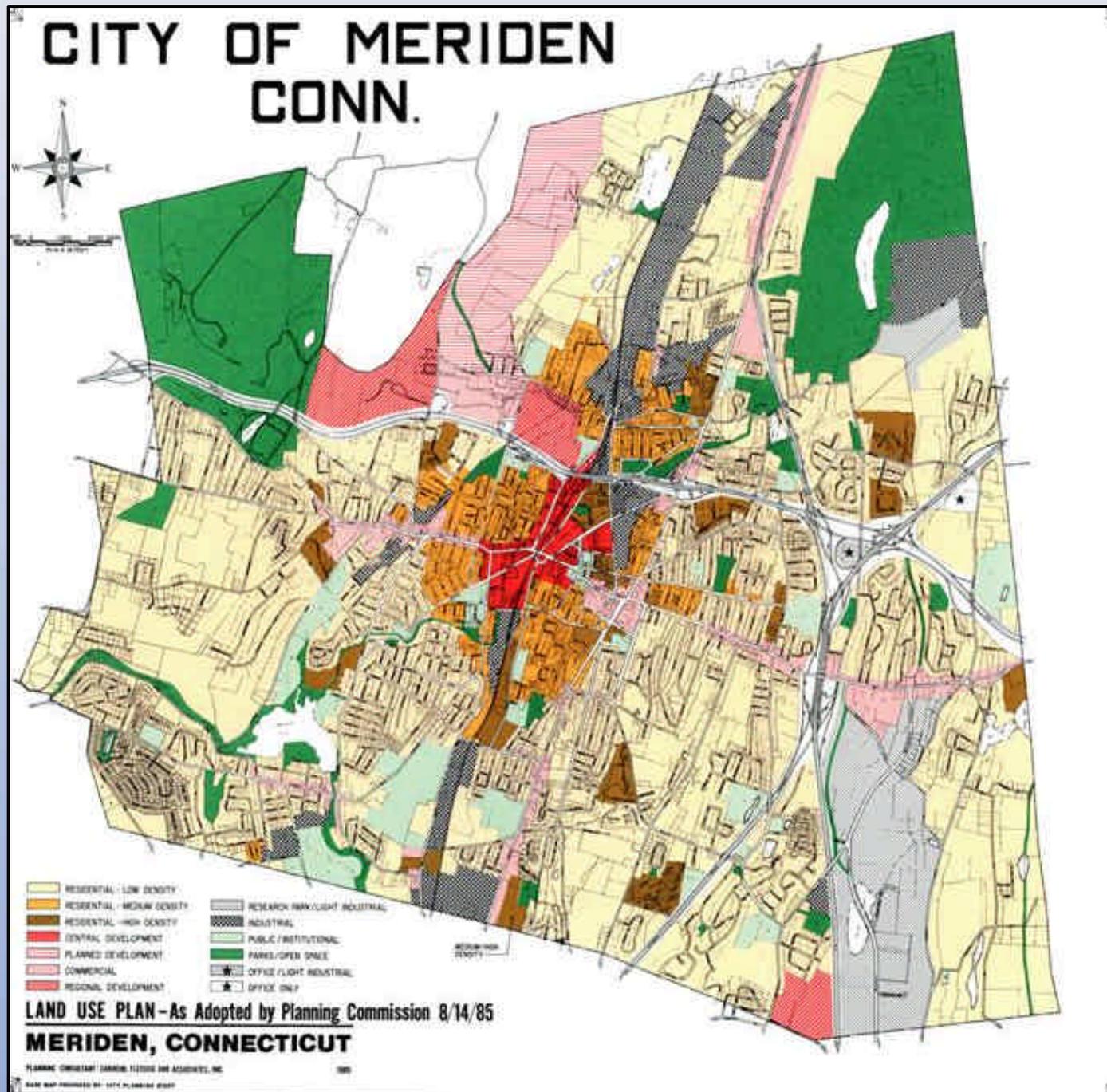
Transportation Corridors



Existing Zoning



1985 Land Use Plan





City of Meriden

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Open Space

- ***Existing Open Space*** - assigned to all properties that are currently held as open space, in either private or public ownership. It includes active & passive recreation & open space areas, parks, playgrounds, ball fields, flood control properties, Land trust-owned properties, & open space areas.
- ***Desirable Open Space*** - assigned to properties identified in the POCD's "Parks, Open Space & Recreation" section as logical extensions of existing open space assets &/or provide unique opportunities to preserve & protect important natural features within Meriden, or will enhance the City's ability to control flooding.
- ***Existing Trails & Proposed City-Wide Trails*** - illustrate the locations of current trail systems within the City & proposed trails recommended for creation in the future.





City of Meriden

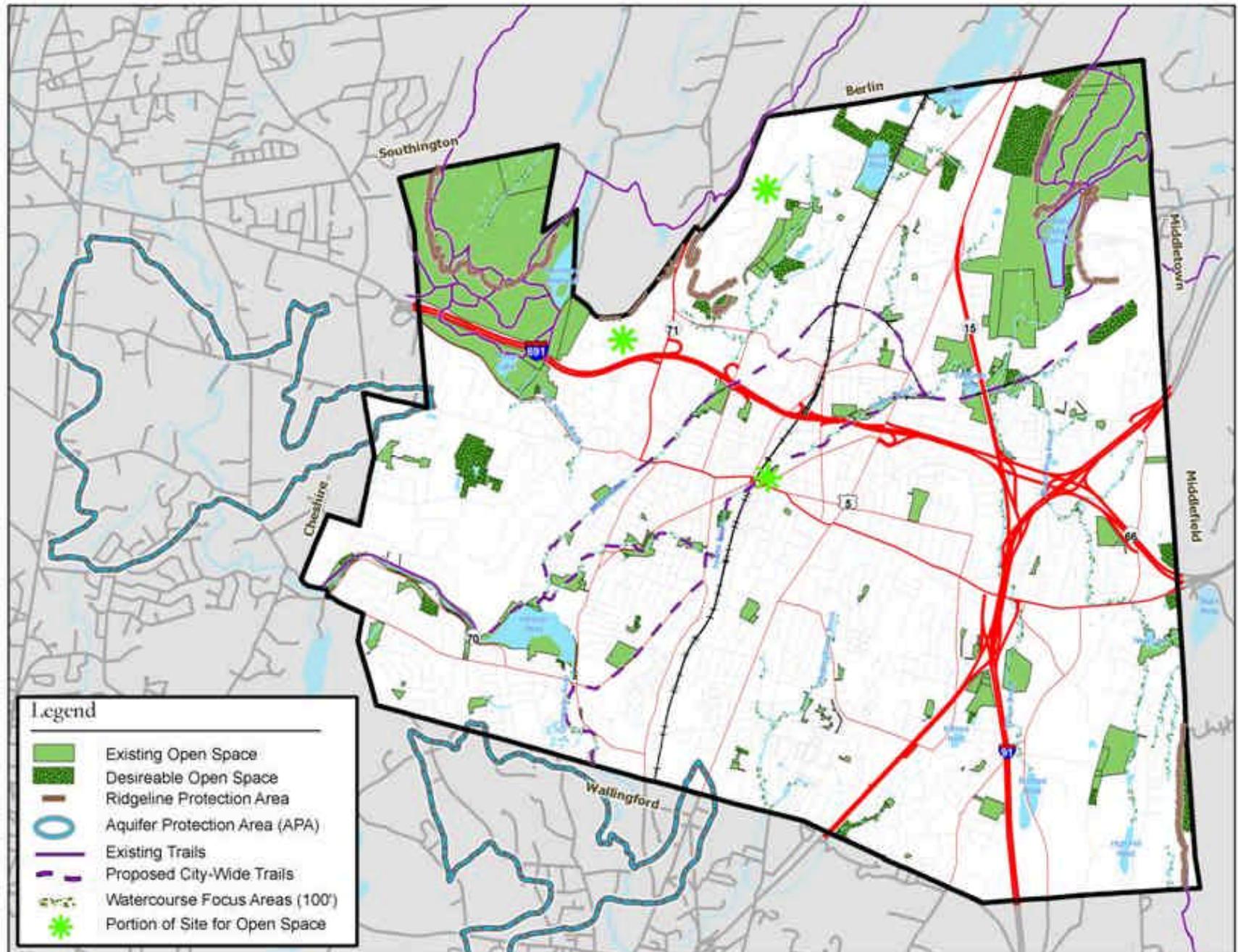
Plan of Conservation And Development

Conservation Areas

- ***Ridgeline Protection Area*** - highlights the areas of Meriden where specific zoning regulations have been adopted to protect the basalt (traprock) ridgelines within the City.
- ***Aquifer Protection Area*** - identifies critical water supply areas requiring protection from pollution by managing land use. The CT DEP has drafted regulations that limit the types of land uses that can be sited within a well recharge area of an aquifer.
- ***Watercourse Focus Areas*** - delineated by a 100 foot buffer radius around all watercourses in Meriden, not including intermittent watercourses. Within these corridors, development should be regulated to ensure the protection of groundwater & surface water resources in addition to & in conjunction with protection provided through the Inland Wetlands Regulations. As opportunities arise, efforts should be undertaken to provide open space corridors &/or linkages to existing open space.



Open Space: Existing & Future Land Use





City of Meriden

Plan of Conservation And Development

Private Institutional & Public Facilities

- *Public Facilities* - includes City-owned facilities such as schools, fire stations & other municipal facilities, state facilities & land holdings, libraries, senior centers, the historical society & public infrastructure such as the sewage treatment plant.
- *Private Institutional* - includes cemeteries, churches & other private institutional properties & holdings.



Public Facilities & Private Institutional Uses

