

INTRODUCTION

The current Prospect Plan of Conservation and Development (POCD) was approved by the Planning and Zoning Commission (PZC) as effective on May 1, 2002. This POCD was used as a guide for a comprehensive revision of the Prospect Zoning Regulations effective July 1, 2004. The POCD was amended to incorporate the Open Space Plan prepared by the Prospect Conservation Commission effective January 1, 2010.

In accordance with State Statutes, the Prospect PZC initiated a review and update of the 2002 POCD upon the tenth anniversary of its effective date. As a result of this review and update process, this draft POCD has been prepared. The approach to this planning process has been to identify those aspects of the current POCD that require updating due to demographic, land use, and regulatory changes since 2002. Much of the demographic updating relates to the availability of the 2010 census. In addition, the PZC has reviewed the policies, goals, and actions contained in the 2002 POCD in light of updated statistics, changes in land use patterns and trends, recommended actions completed, and a re-visit to the vision for the future contained in the 2002 POCD.

From a technical perspective, the Town of Prospect has a much more developed Geographic Information System (GIS) than was available in 2002. This has facilitated a more detailed analysis of existing conditions, an estimate of potential build-out, and a higher quality of mapping. This better technology combined with a review of the 2002 POCD has identified which components need to be updated and which have changed little if at all since 2002. The recession over the last portion of the decade, and continuing to some extent today, has contributed to a slowing of growth, pressures, and limited changes.

As a result of this review and planning process, the approach in this update is to retain the 2002 POCD as a reference in the complete 2013 POCD. The components newly presented in this 2013 POCD include chapters on demographics, housing, land use, development potential, policies and objectives, and recommended actions. This material, when appropriate, is supported by mapping, charts, and other graphics.

CHAPTERS 1 THROUGH 5 ARE ALL NEW,
PREPARED FOR THIS UPDATE