Agenda

• 6:00: Introduction to the Plan of Conservation and Development
• 6:15: Presentation of Early Findings
• 6:30: Transportation and Infrastructure Discussion
• 7:00: Housing Discussion
• 7:30: Economic Development Discussion
• 8:00: Open Space and Environment Discussion
• 8:30: Open Floor Discussion
• 8:50: Meeting Recap and Next Steps
• 9:00: Adjourn
Using Go To Meeting: Microphone and Camera

If you are having issues with your microphone or speakers, you can access those settings at this settings button.

Select computer if using computer audio.

Microphone and Speaker options can be selected here.
Using Go To Meeting: Microphone and Camera

Please keep yourself muted when not speaking

Use of your camera is up to you, but is helpful if you are speaking

This meeting is being recorded
Virtual Meeting Rules

• Please keep your microphone muted when not speaking.
• Please be courteous and constructive with your comments.
• Please keep your questions and comments brief as we will strictly adhere to the schedule.
• Users who abuse this platform will be removed.

Thank you for your patience and understanding!
Introduction to the Planning Team

- Fitzgerald & Halliday Inc. (Consultant)
- Town of Monroe Planning & Zoning Department (Project Management)
- Town of Monroe Planning & Zoning Commission and Committee Members (Steering Committee)
- First Selectman’s Office
About the Plan of Conservation and Development

• Comprehensive plan that addresses land use, zoning, housing, economic development, open space, environmental resources, transportation facilities, parks, infrastructure, and town facilities.

• An update is required by the State every ten years.

• The Planning and Zoning Commission is tasked with this responsibility.
The Planning Process

Launched in July

We are here

February-March

Focus Group Meetings

Plan Launch

Online Survey

Public Workshop

COG and BOS Review

Public Hearing

Planning and Zoning Commission Engagement

2020 Plan
Overview of Trends in Monroe

Monroe Population (1970 to 2013-17)

Median Age (2013-17)

- Monroe: 44.5
- Fairfield County: 40.2
- CT: 40.8
Population Trends

Monroe experienced most of its growth in the 1970’s, 80’s and 90’s

Growth has been marginal since 2000 (about 500 new residents)
Population Trends

There was a population loss of young residents (below age 10) and residents age 35-49 between 2010 and 2017.
Monroe’s residents are about 4 years older than Fairfield County or Connecticut residents.
Population Trends

- State demographers have projected a significant population contraction in Monroe over the next twenty years.
- Recent trends related to COVID-19 could suggest otherwise.
Housing Permit Trends

The Town has had an average of 9 housing permits per year of the last ten years.
School Enrollment Trends

School enrollment has been steadily contracting although enrollment has levelled off in the past few years.
School enrollment projections suggest continued contraction over the next four years.
Survey Results to Date

www.surveymonkey.com/r/MonroePOCD
We heard mostly from Monroe residents

- 2,000+ participants
- 9% of population
We heard from a wide range of residents with respect to years in town.

How long have you lived, worked, or owned a business or property in Monroe? (select the longest date range that applies)
We heard from a range of age groups, but very few under 30.
Most participants think that the Town should continue to grow and change, but incrementally.

Please select the statement that best represents your thoughts about Monroe:

- I preferred Monroe as it was 20 years ago
- I like Monroe now, keep it like it is
- I think Monroe should continue to grow and change, but incrementally
- I think Monroe should be open for significant growth and change
- Other (please specify)
Schools, safety, and rural character are top reasons for residing in Monroe.

What are the primary reasons you choose to reside in Monroe? (select all that apply)
Schools, parks and open space is most valued

What about Monroe do you value the most? (select up to three items below)
Economic development and trails, greenways, and open space are top priorities

What should the Town place more focus on? (select up to five items below)
Property taxes are primary concern (this is universal), other concerns include funding of schools and lack of commercial growth

What concerns you most about the future of Monroe? (select up to three items below)
Transportation and Infrastructure Discussion
Transportation and Infrastructure

• Approximately 90% of the Town’s roadway network (136 miles) is local roadway that is maintained by the Town.

• The remaining 14.7 miles are State roadway maintained by the Connecticut Department of Transportation (CTDOT).

• On average, the Town resurfaces approximately five miles of roadway per year, which equates to a 27-year resurfacing cycle for roadways.

• Monroe has 36 linear feet of local roadway per resident. This is nearly twice the share of local roadway per resident when compared to Fairfield County as a whole and forty percent higher than the State average.
Transportation and Infrastructure

- Sidewalks, paths, and bicycle facilities are limited.
- Monroe has approximately two miles of public sidewalk; comprised mostly of concrete sidewalks located primarily along Route 111 and Route 110.
- The Pequonnock River Trail (also known as the Housatonic Rail Trail) is a prominent resource for recreation and travel.
Very little use of alternative modes of travel in Monroe.

How do you get around Monroe? (select all that apply)
Pedestrian and bike facilities, in addition to roadway maintenance, are priorities for improvements.

What type of transportation improvements are needed in Monroe? (select all that apply)
Route 25 is primary area of traffic concern, followed by Route 111.

Are you concerned about traffic in any of the following areas? (select all that apply)

- In your neighborhood
- On Route 25
- On Route 111
- On Route 34
- On Route 110
- None of the above
- Other (please specify)
Monroe POCD

Roadway and sidewalk maintenance, and schools are services needing most improvement

Which Town services need improvement?
What are the transportation and infrastructure needs in Monroe and what ideas do you have?
Housing Discussion
Housing Type

Non Single Family Detached Housing (2017)

- Monroe: 14.4%
- Fairfield County: 42.0%
- CT: 40.8%
Housing Type

- 1-unit, detached: 86%
- 1-unit, attached: 6%
- 2 units: 2%
- 3 or 4 units: 2%
- 5 to 9 units: 4%
- 10 to 19 units: 0%
- 20 or more units: 0%
Home Ownership

Home Ownership Rate
(2017)

- Monroe: 90.2%
- Fairfield County: 67.7%
- CT: 66.6%

Monroe POCD
Two-thirds of participants in favor of allowing residential uses in commercial business zones

Should Monroe's Commercial Business Zones be revised to allow residential uses (select all that apply)?

- No
- Yes, Mixed use (apartments above retail commercial spaces)
- Yes, Mixed use (residential and commercial uses in the same building and on any floor)
- Yes, Mixed use (residential and commercial uses interspersed on the same property but not necessarily in the same building)
- Yes, Multi-family condos or apartments as a standalone use
- Yes, Assisted living housing
- Yes, Age restricted senior housing
- Yes, Other (please specify below)
Community mixed on whether more housing is needed and what type of housing is needed.

What housing types does Monroe need more of? (select all that apply)

- Apartments
- Accessory housing units (small...)
- Assisted living housing (for those...)
- Senior housing (nursing homes...)
- Single-family homes
- Townhouses
- Two/three family homes
- Cluster housing (single family...)
- Mixed-use (housing mixed in with...)
- None of the above
- Other (please specify)
Only about half of participants plan on being in the same home in 10 years.

What type of housing do you most likely see yourself living in 10 years from now?
Less than half of participants plan on being in Monroe in 10 years

Where do you see yourself living 10 years from now?

- In Monroe
- In Connecticut, but not in Monroe
- Outside of Connecticut
- Not sure
What are the housing needs in Monroe and what ideas do you have?
Economic Development Discussion
Grand List

Grand List by Real Property Type (2018)

- Residential: 86%
- Commercial: 8%
- Industrial: 3%
- Public Utility: 2%
- Vacant Land: 1%
- Apartment Complex: 0%
Jobs in Monroe vs Neighboring Towns

Jobs per Capita in Monroe vs Neighboring Towns (2017)

- Monroe
- Trumbull
- Shelton
- Newtown
- Easton

Monroe POCD
Share of Jobs in Monroe by Industry

Monroe vs Fairfield County (2017)

- Public Administration
- Other Services (except Public Administration)
- Accommodation and Food Services
- Arts, Entertainment, and Recreation
- Health Care
- Educational
- Administrative & Support and Waste Management
- Professional, Scientific, and Technical Services
- Management of Companies & Enterprises
- Real Estate and Rental & Leasing
- Finance and Insurance
- Information
- Transportation and Warehousing
- Retail Trade
- Wholesale Trade
- Manufacturing
- Construction
- Utilities

Monroe
Fairfield County

0% 5% 10% 15% 20%
Town’s business environment rated mostly as “just” OK

How do you rate the Town's business environment?

- Excellent: 0%
- Good: 10%
- OK: 50%
- Not Good: 40%
Community is split over, but leaning in favor of, expanding commercial and industrial land areas.

Do you agree that Monroe should expand land areas that allow commercial and industrial uses?
Route 25 is preferred corridor for development, improving existing commercial development is a priority.

Where should the Town focus its economic development efforts over the next decade? (select all that apply)
Property taxes and municipal regulations identified as top challenges to economic development

What are the challenges to economic development in Monroe? (select all that apply)
Locally owned businesses, agriculture, and food service are priorities for development

What type of commercial development should be encouraged in Monroe? (select all that apply)
What are the economic development needs in Monroe and what ideas do you have?
What are your thoughts on a potential future for the Stevenson Lumber Site?
What are your thoughts on a potential future for Independence Drive area?
Open Space and Environment Discussion
Land Cover

<table>
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<tr>
<th>Land Cover (2015)</th>
<th>Acres</th>
<th>Share</th>
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</thead>
<tbody>
<tr>
<td>Forest</td>
<td>9,709</td>
<td>57.7%</td>
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<tr>
<td>Agricultural Field</td>
<td>356</td>
<td>2.1%</td>
</tr>
<tr>
<td>Turf &amp; Grass</td>
<td>2,204</td>
<td>13.1%</td>
</tr>
<tr>
<td>Developed</td>
<td>4,005</td>
<td>23.8%</td>
</tr>
</tbody>
</table>
What are the open space and environment needs in Monroe and what ideas do you have?
What are your thoughts on a potential future for Chalk Hill School?
Open Discussion

Any additional thoughts, questions, or concerns?
Recap of Discussions

Transportation and Infrastructure
Housing
Economic Development
Open Space and Environment
Other
Thank you for participating!

Additional comments and questions can be directed to Rick Schultz, Town Planner rschultz@monroect.org