

A stylized illustration of a town with various houses and trees. The houses are in shades of red, orange, and white, with dark roofs. The trees are in shades of green, yellow, and orange. The overall style is flat and graphic.

COMMUNITY PROFILE AND EXISTING CONDITIONS

APPENDIX A



New Canaan

Plan of Conservation & Development

Community Profile

FINAL

June 2024



Photo Credit New Canaan Sentinel:

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About the Data

- This analysis is meant to serve as a snapshot of New Canaan today.
- It uses the most recent and publicly available data from the following sources:
 - 2010/2020 United States Census Bureau Decennial Census
 - 2011/2021 United States Census Bureau American Community Survey 5-Year Estimates
 - Connecticut Department of Economic and Community Development
 - Others as noted
- Data sources as of September 2023.
- Population data reflects that of the 2020 US Decennial Census. Demographic changes that may have occurred post-2020 (including COVID-related shifts) are not accounted for in the data shown. Municipalities should periodically monitor demographic data over the next decade to identify short- and long-term trends related to the COVID-19 pandemic. Data marked with an asterisk (*) implies that the margin of error (MOE) was high for that estimate.
- There may be errors and omissions in this preliminary analysis due to the nature of the data; however, all data points will be updated as the data becomes available and upon further review by the consultant, Town Staff, and the Planning & Zoning Commission.



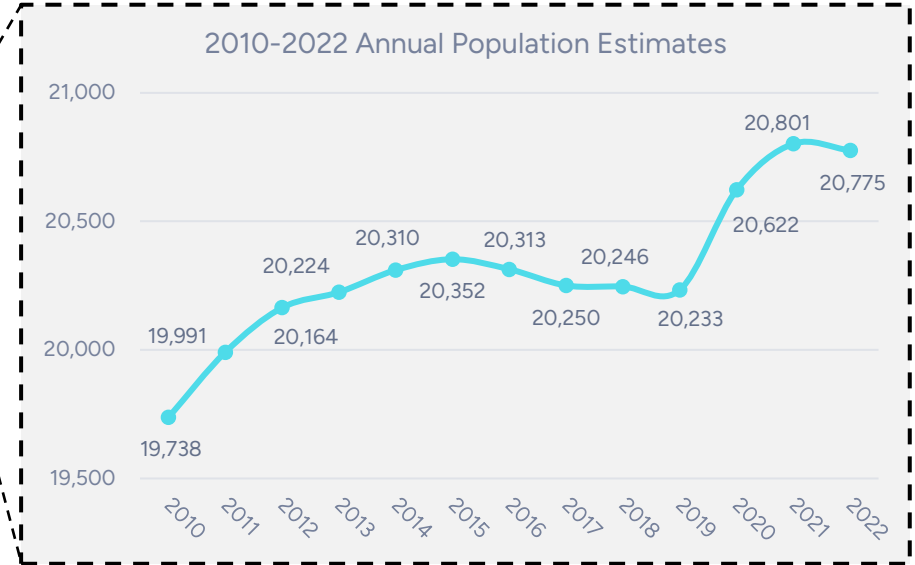
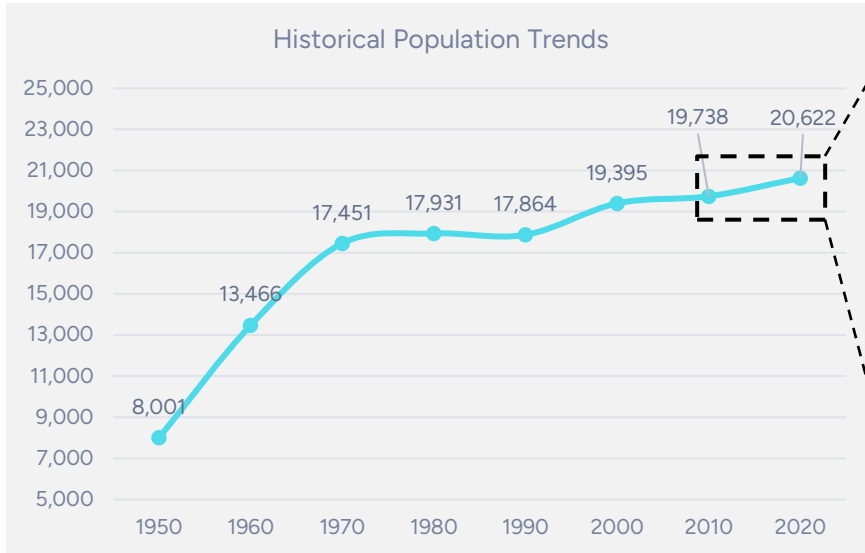
Demographics





Population

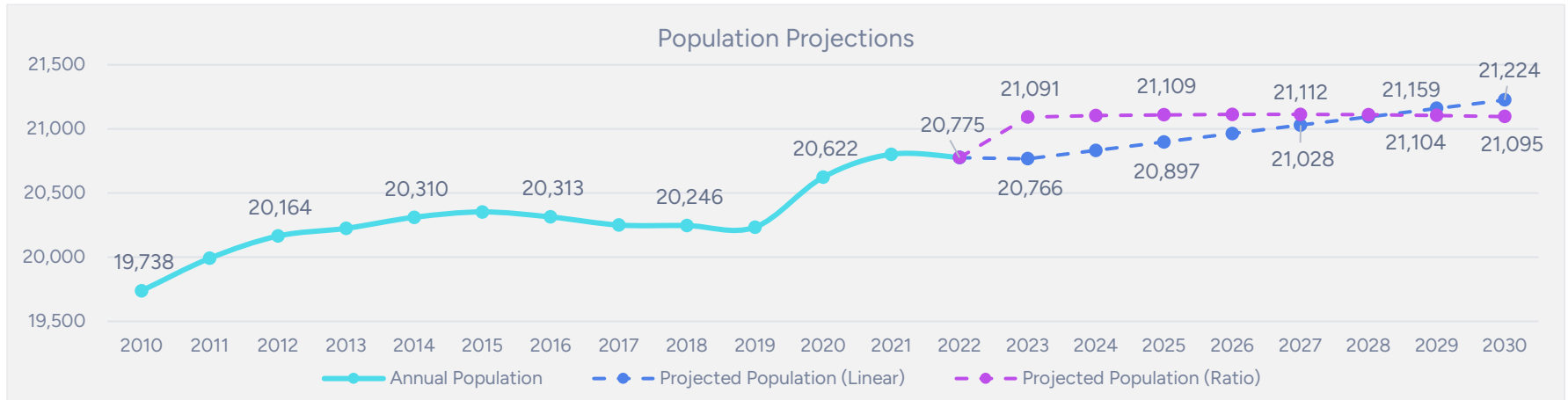
- New Canaan's population grew by 4.5% over the last decade to 20,622.
 - This is comparable to the County's (4.4%) and greater than the State's (0.9%) growth rates.
- Annual population estimates indicate that the Town's population has increased since the 2020 Census.





Population Projections

- Population projections vary by methodology and source.
 - A ratio projection, utilizing State population projections from the CDC, estimates New Canaan's population to grow 1.5% by 2030, to 21,095.
 - The ratio projection assumes that New Canaan's population pattern will mirror that of the State; however, it should be noted that between 2010 and 2020, the Town's population grew more than the State (4.5% vs. 0.9%), and, therefore, the ratio projection may be more conservative than other projections.
 - A simple, linear projection estimates New Canaan's population to grow 2.2% by 2030, to 21,224 people.

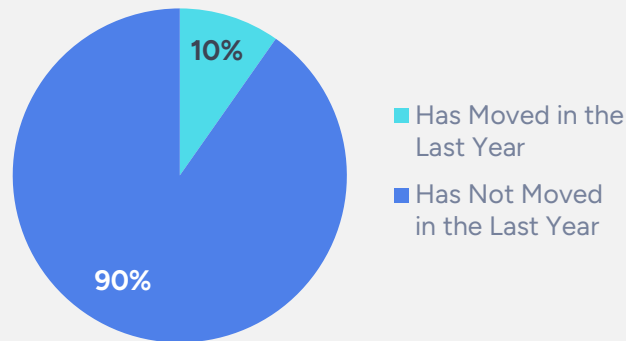


In-Migration

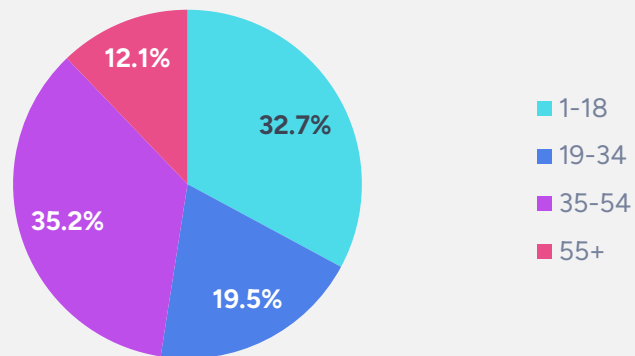
- In 2021, approximately 10.8% of New Canaan residents had moved within the last year.
 - This rate of geographic mobility is similar to that seen in 2016.
- In 2021, of those who moved, approximately 67.9% were either under 18 years old or between the ages of 35 to 54.
- Over 60% of those who had moved in the last year had moved from within Fairfield County.



Geographic Mobility of New Canaan Residents (Older than 1 Year Old)



Portion of those that Moved, by Age



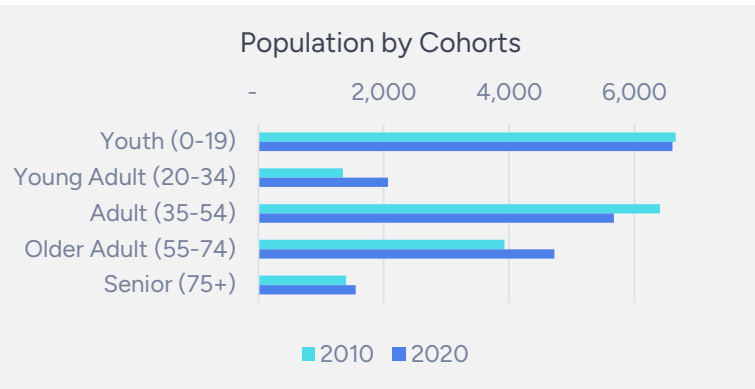
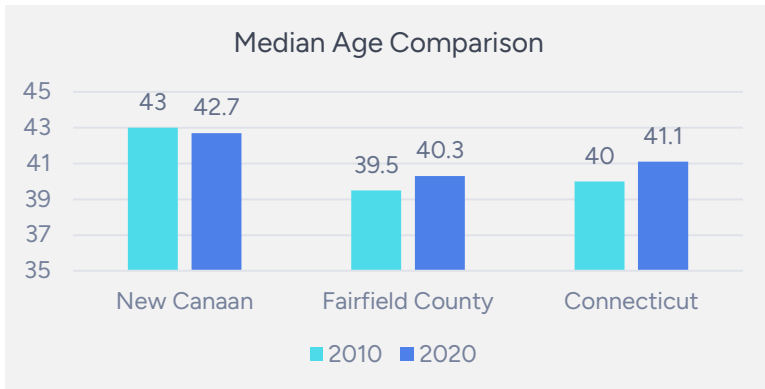


Age Composition

- New Canaan's median age decreased from 43.0 to 42.7 over the last decade.
- The youth (0-19) and adult (35-54) cohorts declined by 0.8% and 11.4%, respectively.
- The young adult (20-34) cohort grew by 53.3% and the older adult (55-74) cohort grew by 20.2%.
 - Of the growth in the young adult cohort, 73% came from ages 20-24.

Population Changes by Gender (2010-2020)

	Male	Female
Youth (0-19)	-0.6%	-0.9%
Young Adult (20-34)	62.2%	45.9%
Adult (35-54)	-11.4%	-11.4%
Older Adult (55-74)	16.9%	23.4%
Senior (75+)	17.9%	6.6%





Age Group Persistency

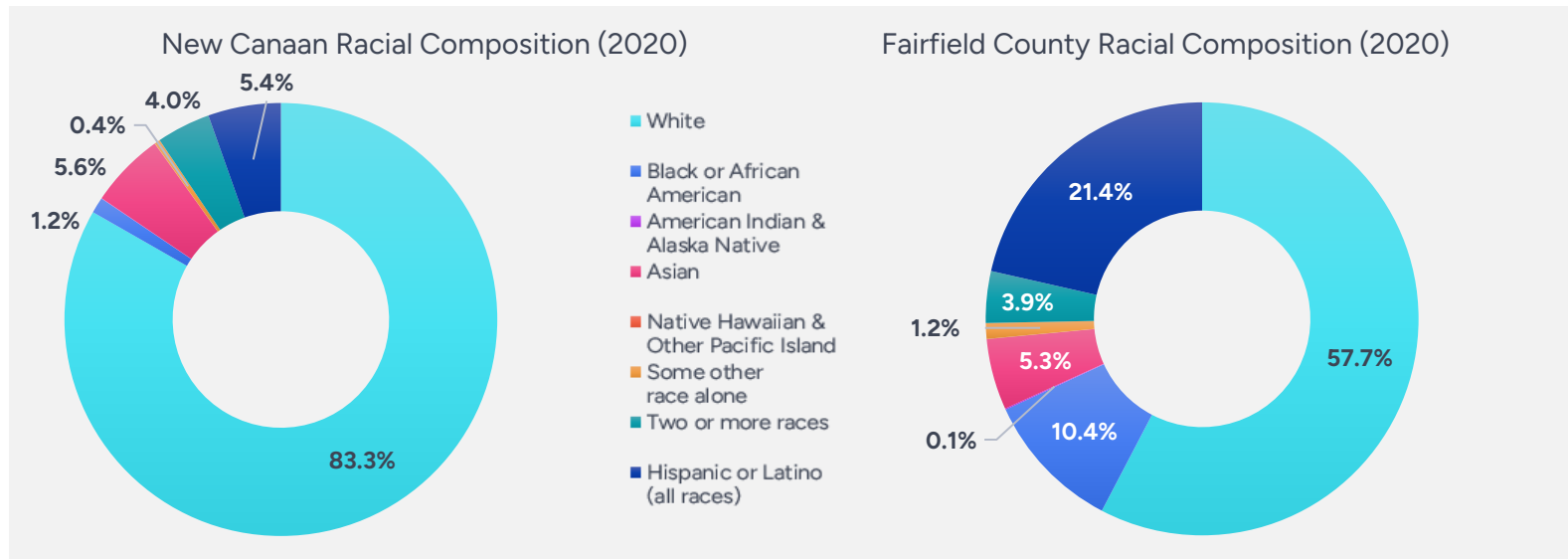
- Persistency ratios were calculated to determine the growth or loss within a 10-year age cohort between 2000-2010 and 2010-2020.
 - This ratio can help explain changes in population and demographics.
- Calculations indicate that 2010-2020 persistency patterns are very similar to those of 2000-2010.
 - This suggests most changes in age groups are a result of the generation(s) moving through the community.
- Based on the persistency ratios, there has been some in-migration of those ages 10-19 and 30-49, which could indicate an increase in younger families.

Age Group Persistency Ratios		
Age Cohorts	2000-2010	2010-2020
0-9	--	--
10-19	1.06	1.33
20-29	0.31	0.40
30-39	1.67	1.77
40-49	1.42	2.02
50-59	0.91	0.95
60-69	0.73	0.71
70-79	0.71	0.70
80+	0.72	0.89



Race & Ethnicity

- New Canaan's current racial makeup is predominately White (83.3%), followed by Asian (5.6%), and Hispanic/Latino (5.4%).
- The Town is less racially diverse than Fairfield County.
 - New Canaan has a slightly higher proportion of Asian population than the County but significantly smaller proportions of Hispanic/Latino and Black or African Americans than the County.





Race & Ethnicity

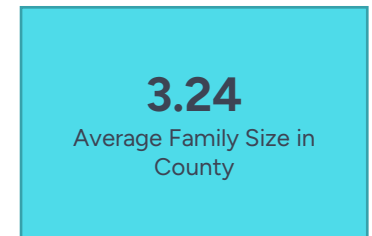
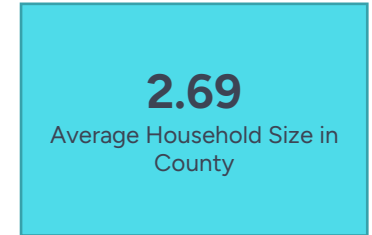
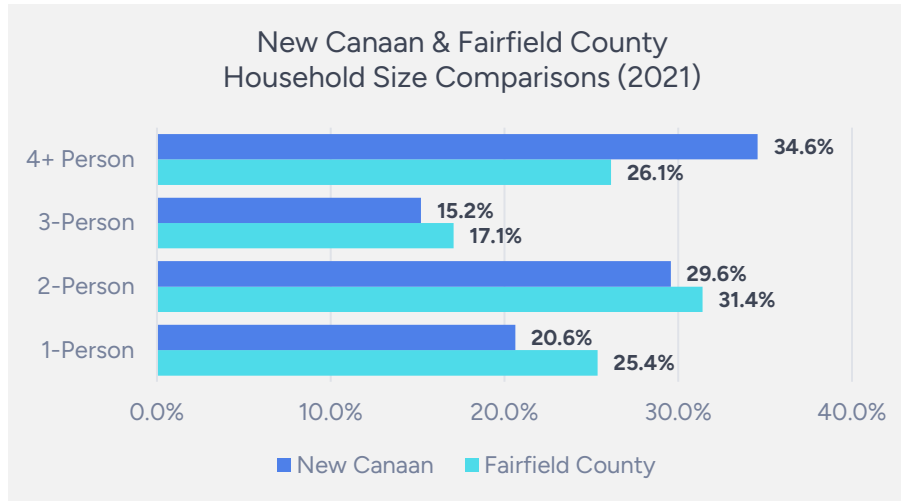
- New Canaan's population remains predominantly white and non-Hispanic/Latino, but residents of color and Hispanic/Latino residents represent a growing share of the population.

Mutually Exclusive Racial or Ethnic Groups in New Canaan	2010		2020		Change	
	Count	% of Total	Count	% of Total	Net	Percent
Not Hispanic or Latino	19,168	97.1%	19,501	94.6%	333	1.7%
White	18,032	91.4%	17,169	83.3%	-863	-4.8%
Black or African American	194	1.0%	244	1.2%	50	25.8%
American Indian & Alaska Native	22	0.1%	6	0.0%	-16	-72.7%
Asian	662	3.4%	1,159	5.6%	497	75.1%
Native Hawaiian & Other Pacific Islander	3	0.0%	4	0.0%	1	0.0%
Some other race alone	26	0.1%	88	0.4%	62	238.5%
Two or more races	229	1.2%	831	4.0%	602	262.9%
Hispanic or Latino (all races)	570	2.9%	1,121	5.4%	551	96.7%
Total	19,738	100.0%	20,622	100.0%	884	4.5%



Household Composition

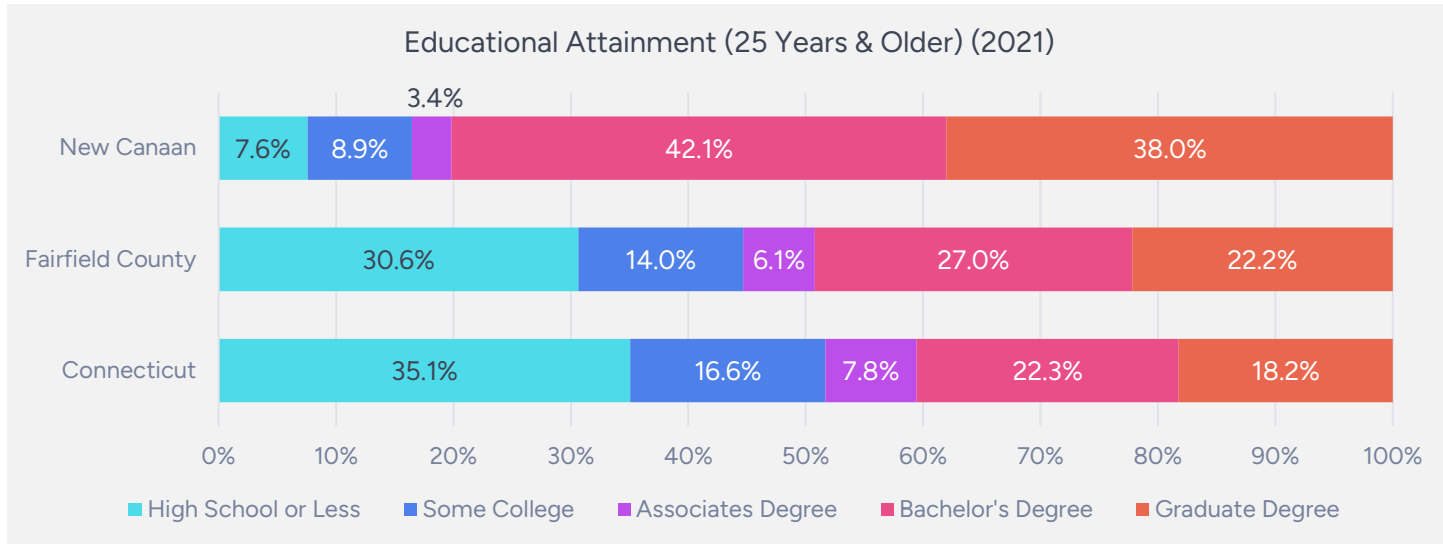
- New Canaan's average family and household sizes are slightly larger than those of the County.
- There is a larger share of family households in New Canaan (77.8%) than the County (69.2%).
- New Canaan has a larger share of 4+ person households than the County, likely related to the larger average family size.





Education

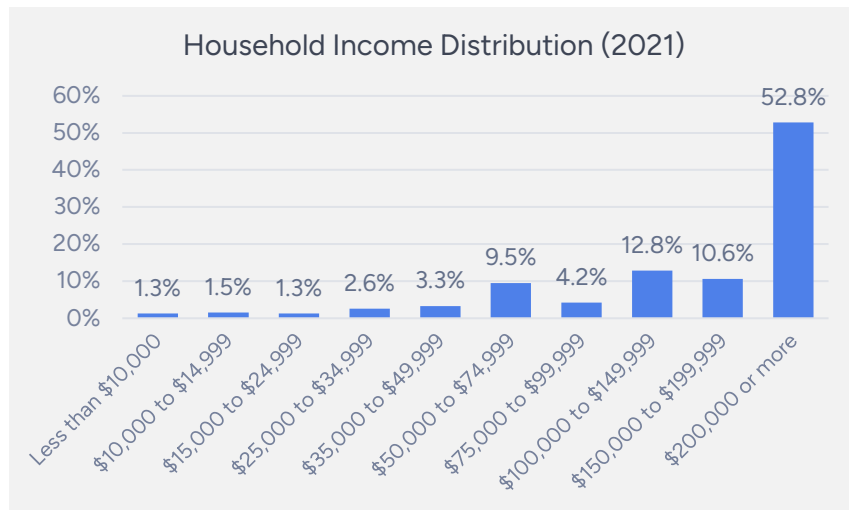
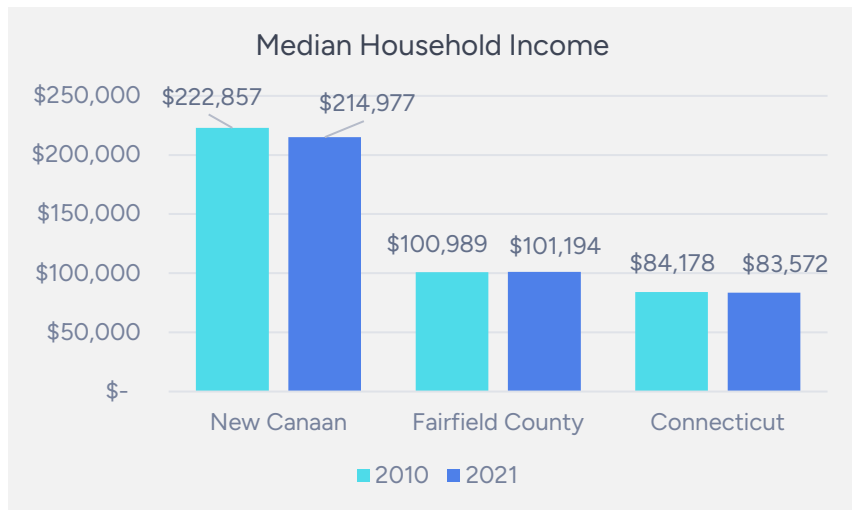
- New Canaan's educational attainment levels for those 25 years or older are higher than the County and State.
- 80.1% of New Canaan's 25+ population has a Bachelor's degree or higher, compared to 49.2% of the County and 40.6% of the State.





Income

- When adjusted for 2021 dollars, New Canaan saw a 3.5% decline in median household income from 2010 to 2021.
- The Town's median household income (for all households) is more than double that of the County and State.



Note: 2010 values have been inflated to 2021 dollars using the US City Average CPI for 2010 and 2021.

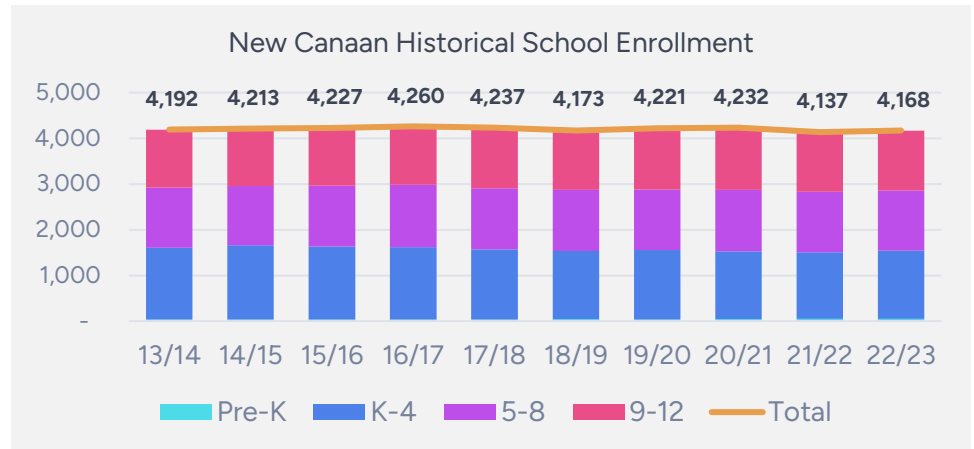


Public School Enrollment

- New Canaan's public school enrollment (including Pre-K) has remained stable over the last decade (-0.6%), while nearby benchmark communities have seen larger declines in enrollment (Darien, -4.6%; Westport, -6.9%; Wilton, -11.9%).
- Net education expenditure per pupil has increased 8.6% since the 2016/17 school year to \$21,898 per student in 2020/21.
 - The Town's expenditure per student is slightly less than that of nearby benchmark communities (Darien, \$22,843; Westport, \$23,380; Wilton, \$22,676).

Enrollment Changes		
School	5 Years	10 Years
East Elementary	2.8%	3.8%
South Elementary	-2.3%	-5.2%
West Elementary	-0.2%	-10.1%
Saxe Middle	-1.4%	0.1%
High School	0.8%	2.4%
All Grade Schools	-0.2%	-0.8%

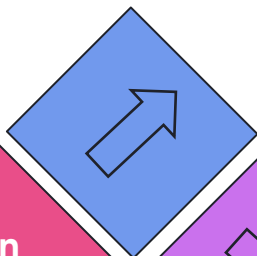
Note: Table above does not include Pre-K



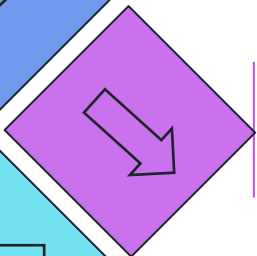


Demographics Takeaways

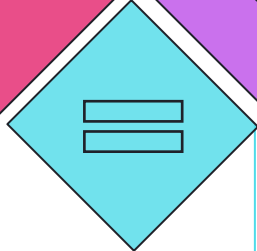
Key Population Figures



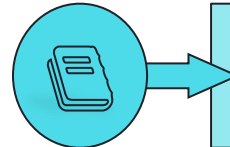
Population. Grew 4.5% over the last decade and is anticipated to remain stable through 2040, according to the CTSDC.



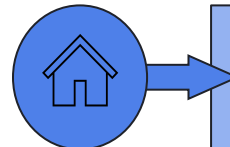
Median Age. Decreased from 43.0 to 42.7. Persistency ratios indicate that most changes in age groups are a result of generations moving through the community, although in-migration is most prevalent in the 30-49 age range.



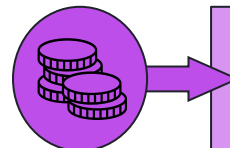
Racial Composition. Remains predominately White (83.3%) and less diverse than the County.



Education. Educational attainment levels are higher in New Canaan than in the County and State. Public school enrollment is stable.



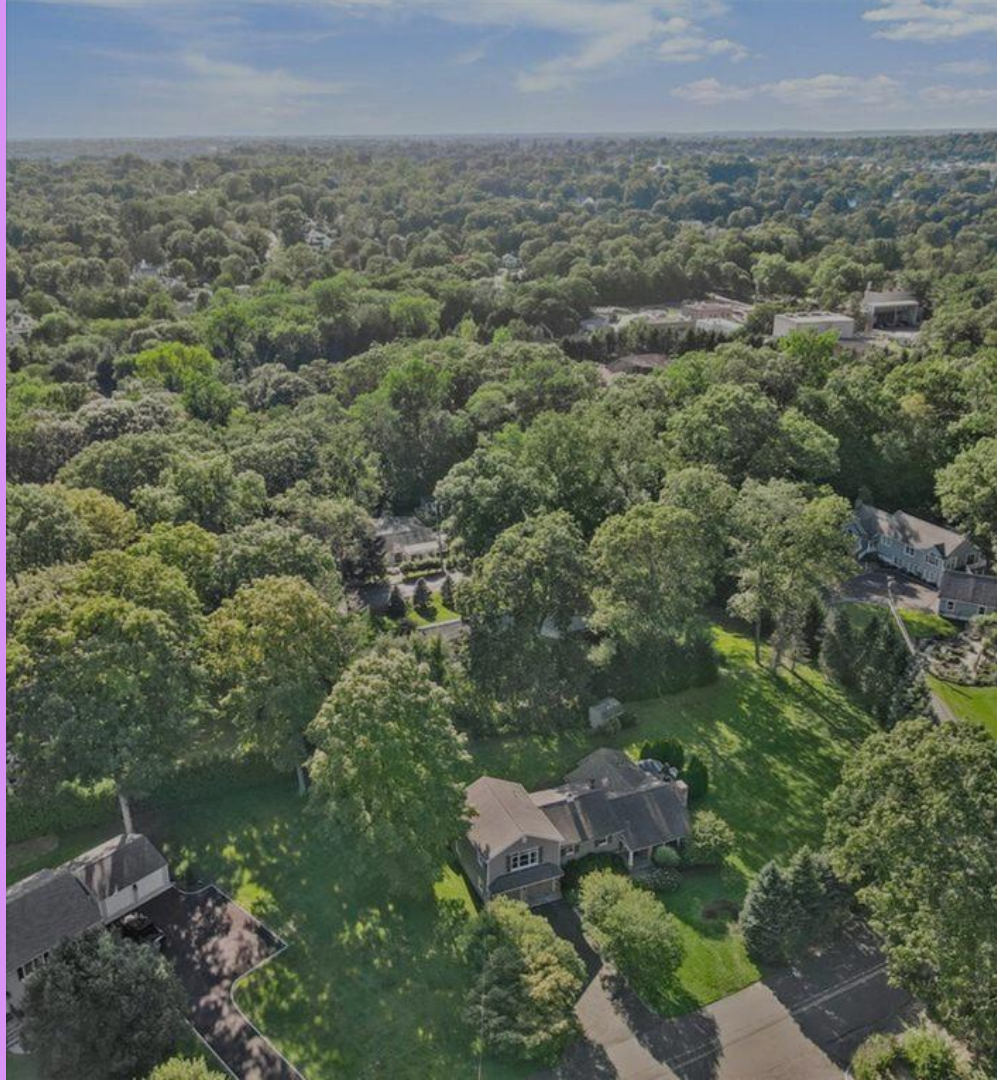
Households & Families. Average household and family sizes in New Canaan are larger than those of the County.



Income. Household income, when adjusted for inflation, declined 3.5% over the last decade.



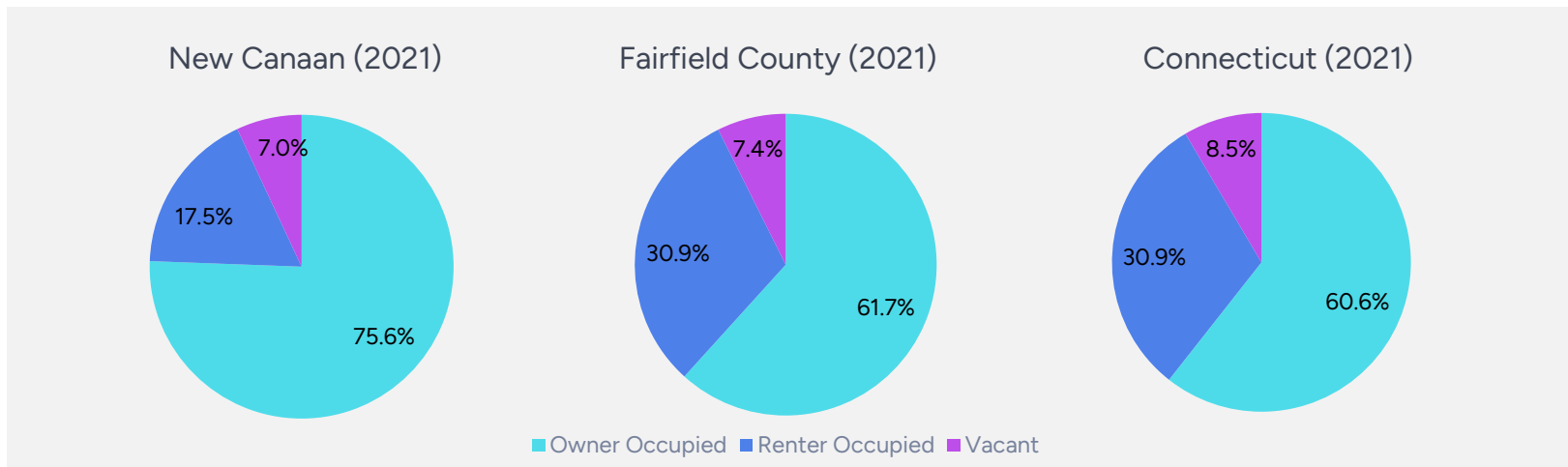
General Housing Conditions





Tenure

- New Canaan has a higher owner-occupancy rate (75.6%) than the County (61.7%) and State (60.6%).
 - Renter-occupancy rates and overall housing vacancy rates have increased slightly over the last decade (16% renter-occupied and 6% vacancy in 2010), while owner-occupancy rates have declined slightly (78% in 2010).
- Housing vacancy rates in New Canaan are similar to that of the County and State.

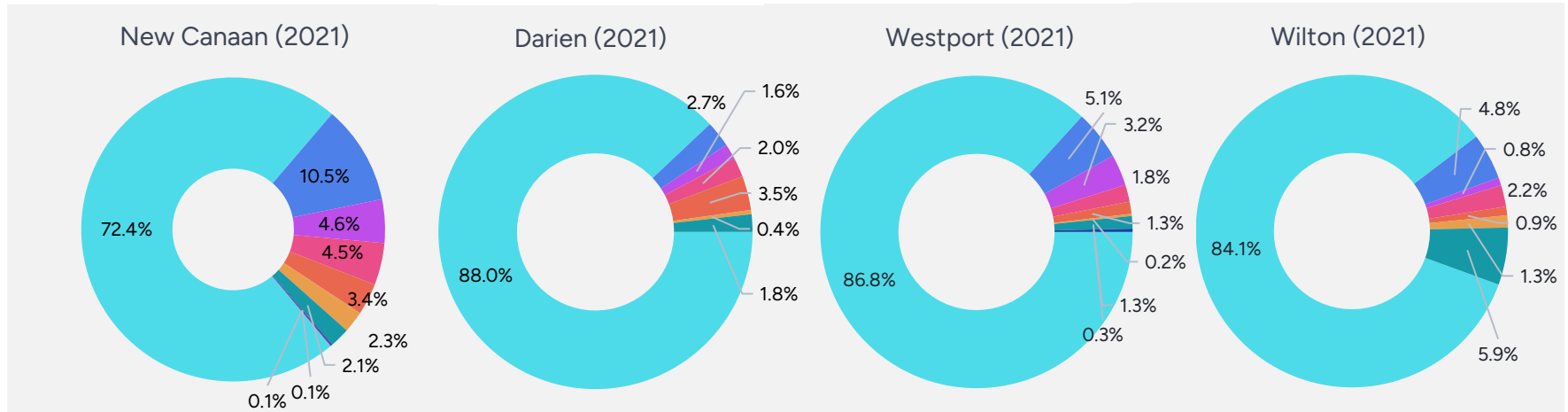


Note: According to the US Census, a vacant unit may be (1) one in which no one is living in at the time of the interview, unless its occupants are only temporarily absent; (2) one which is entirely occupied by persons who have a usual residence elsewhere; or (3) new units in which construction has reached a point where all exterior windows and doors are installed and final usable floors are in place, but the unit is not occupied.



Housing Type / Diversity

- The Town's housing stock is more diverse than its comparable benchmark communities.
 - 72.4% of units in New Canaan are single-family detached structures (compared to 76.8% in 2010).
 - The number of structures with 3 or more units has increased since 2010 (9.5% to 12.2%).



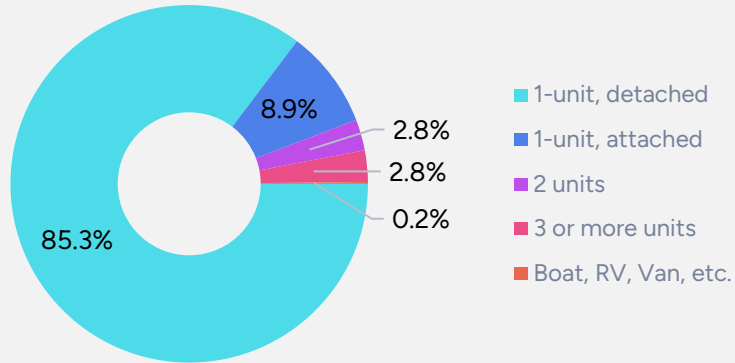
Note: "1-unit, attached" refers to **single-family structures** in which each unit must (1) be separated by a ground-to-roof wall, (2) have separate heating systems, (3) have individual public utility meters, and (4) have no units located above or below. If each unit within the building does not meet the conditions above, the building is considered multifamily.



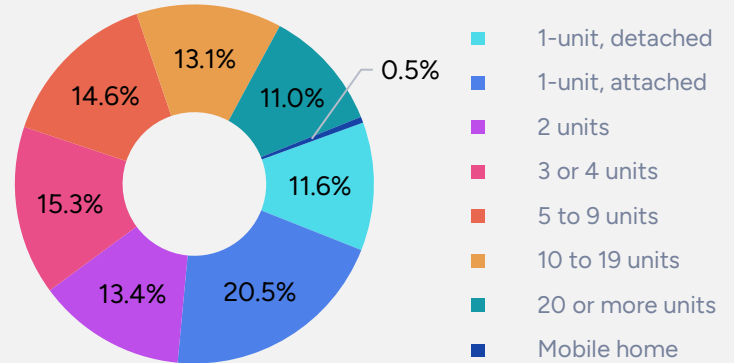
Housing Type by Tenure

- Owner-occupied units are predominantly single-family detached homes (85.3 percent) with some single-family attached homes (8.9 percent).
- Renter-occupied units have a greater diversity of housing types ranging from 1- to 20-unit buildings.
- Diversity in renter-occupied units has increased significantly in the last decade (in 2010, 40.8% of renter-occupied units were single-family detached homes, compared to just 11.6% in 2021), while diversity in owner-occupied units has remained largely the same.

Owner-Occupied Housing Types (2021)



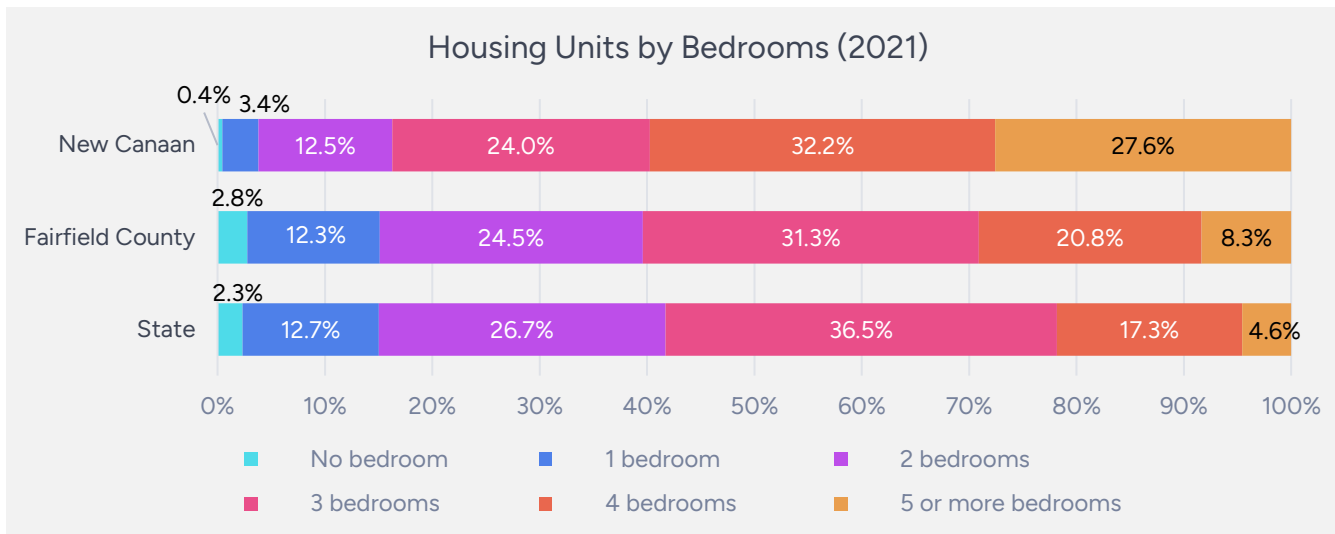
Renter-Occupied Housing Types (2021)





Size of Units

- New Canaan has a significantly higher share of units with 5 or more bedrooms than the County and State.
- The Town has a smaller share of studio (no bedroom), 1-bedroom, and 2-bedroom units than the County and State.



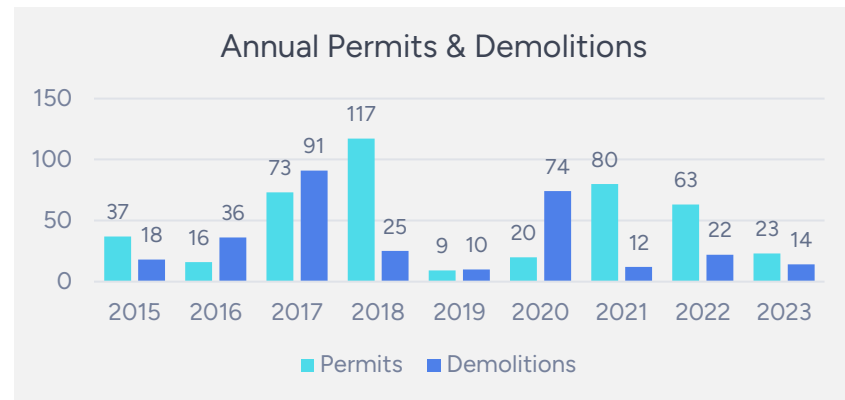


Home Construction

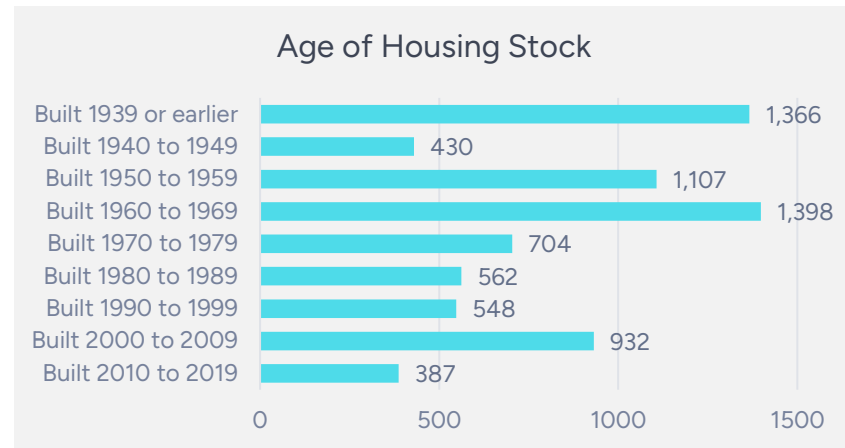
- Town data indicates an annual building permit peak in 2018 (117 permits) with a net increase of 127 housing units since 2015.
- 82.3% of the Town's units were built prior to 2000, compared to 87.9% of the County's.

Net Housing Unit Change	2010	2020	2023	Growth
New Canaan	7,551	7,502	7,566	0.2%
Fairfield County	361,221	378,479	--	4.8%
Connecticut	1,487,891	1,530,197	--	2.8%

Note: In reviewing the 2020 Census data above, the Town felt there may be a discrepancy between the reported and actual number of units in the Town. To supplement the Census counts, Town permitting data was added to account for the more recent changes (2023) in housing units within the community, which reflects the small but steady growth rate of 0.2% since 2010. Sources include the 2010 & 2020 US Decennial Census and the Town of New Canaan.



Source: Town of New Canaan

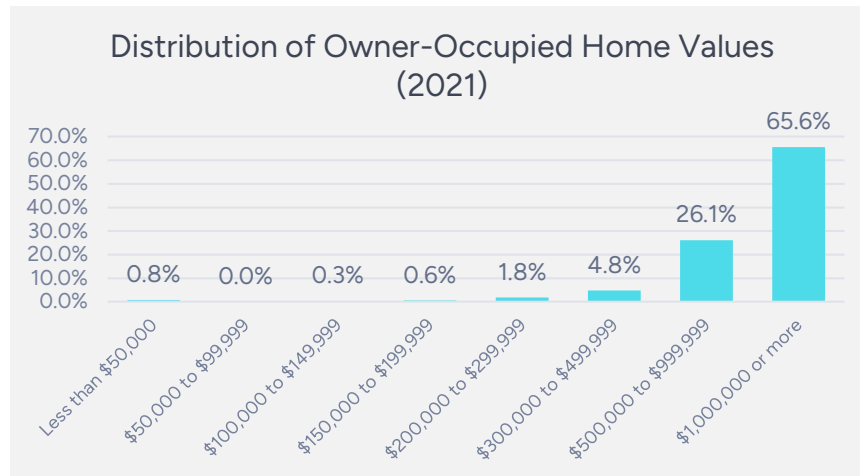
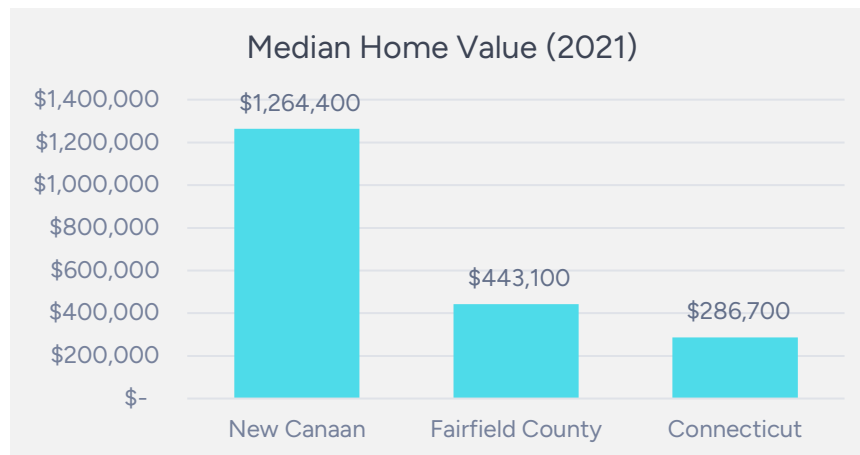


Source: 2021 ACS 5-Year Estimates



Home Values

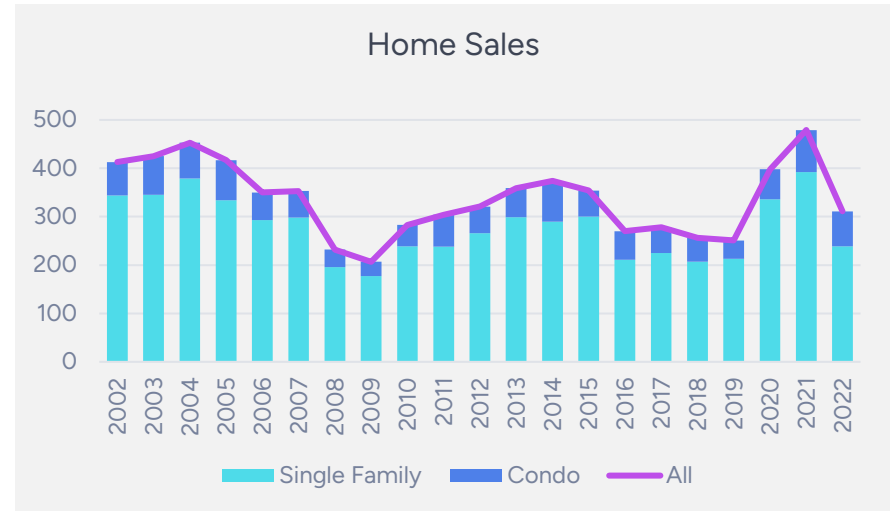
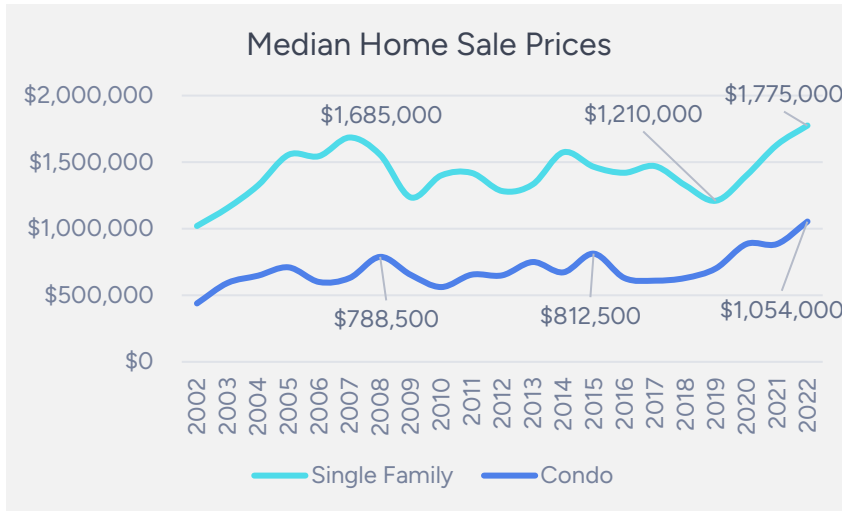
- Home Values are representative of a Census respondent's *estimate* of how much their property *would* sell for, if listed.
- The median home value in New Canaan is 185.4% higher than in the County.
- 91.7% of owner-occupied homes in New Canaan are valued over \$500,000; 65.6% are valued over \$1,000,000.
 - 15% of owner-occupied homes in the County are valued over \$1,000,000, compared to 4.8% of owner-occupied homes in the State.





Home Sales

- Home Sales are based on the *actual* selling price of homes in New Canaan and are *different* from Census home values.
- Sale prices peaked in 2022 at \$1,775,000 for single-family homes and \$1,054,000 for condos.
- Sale volume peaked in 2021 at 479 total sales, but volume dropped 35% from 2021 to 2022.





Home Prices: Current Listings

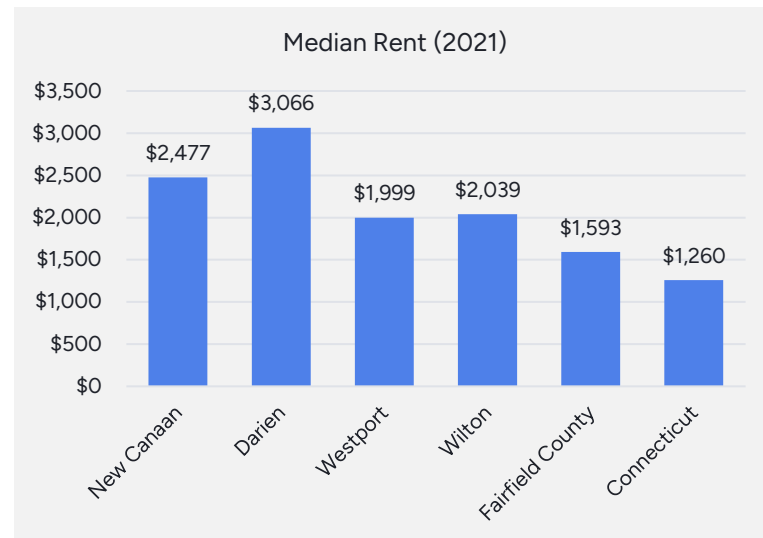
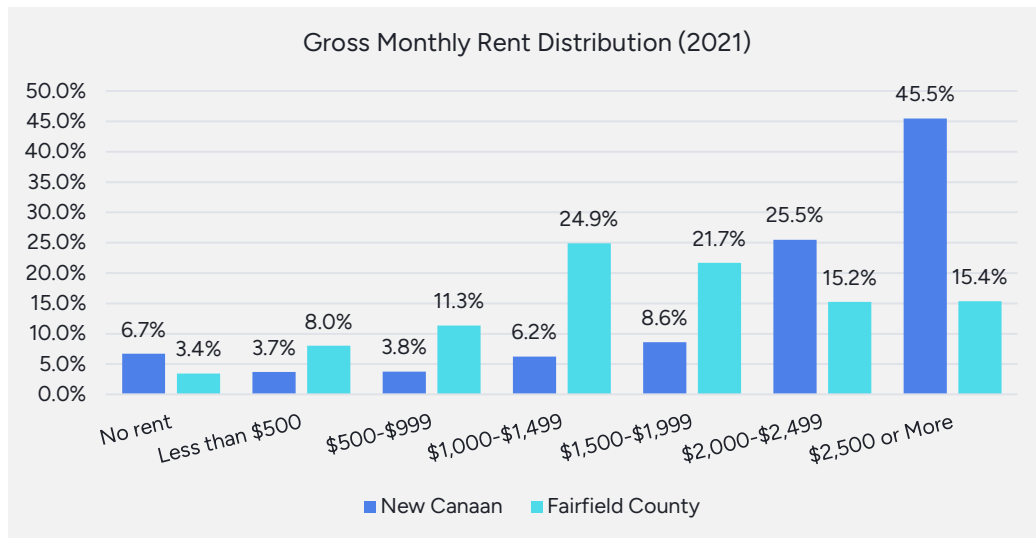
- As of October 2023, there were 87 homes for sale in New Canaan. These properties are a mix of single-family homes, condominiums, townhouses, and multi-family buildings.
- The average asking price is \$3,173,615 (\$630/sf of living area).
- Five- and six-bedroom homes are the most common housing type.

Bedrooms	Listings	Average of Property Price (USD)
2	12	\$1.45 million
3	8	\$1.84 million
4	11	\$1.78 million
5	27	\$3.28 million
6	20	\$4.16 million
7	8	\$5.22 million
8	1	\$10.75 million
Grand Total		\$3.17 million



Rental Options

- New Canaan's median rent is 55.5% higher than the County's and 96.6% higher than the State's, but it is relatively similar to those of nearby benchmark communities.
- 71% of rental units cost \$2,000 or more per month, compared to 30.6% in the County.





Rental Options: Current Listings

- As of October 2023, there were 46 active rental listings in New Canaan. The listings were a mix of entire single-family homes, townhouses, and apartments. Single-family home rentals are most common.
- The average rent from this sample was \$7,726/month.

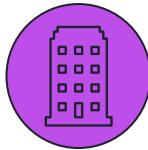
Bedrooms	Listings	Average Rent
Studio	1	\$ 1,650
1	4	\$ 3,251
2	9	\$ 4,089
3	15	\$ 6,666
4	11	\$ 8,177
5	2	\$14,125
6	4	\$ 21,438
Grand Total	46	\$ 7,726



Average monthly rent for a single-family home is \$10,869 (\$2.76/sf). Three- and four-bedroom homes are common.



The average rent for townhouses is \$6,745 (\$2.61/sf). Two- and three-bedroom townhouses are common.



The average rent for an apartment is \$4,151. One- and two-bedroom apartments are common.



Senior Housing

- New Canaan's senior housing facilities include the following:
 - Independent Senior Living – The New Canaan Inn (40 Beds)
 - Deed-Restricted, Low-Income Senior Housing – The School House Apartments (40 Units)
 - Nursing Home – The Waveny Lifecare Network



The School House Apartments



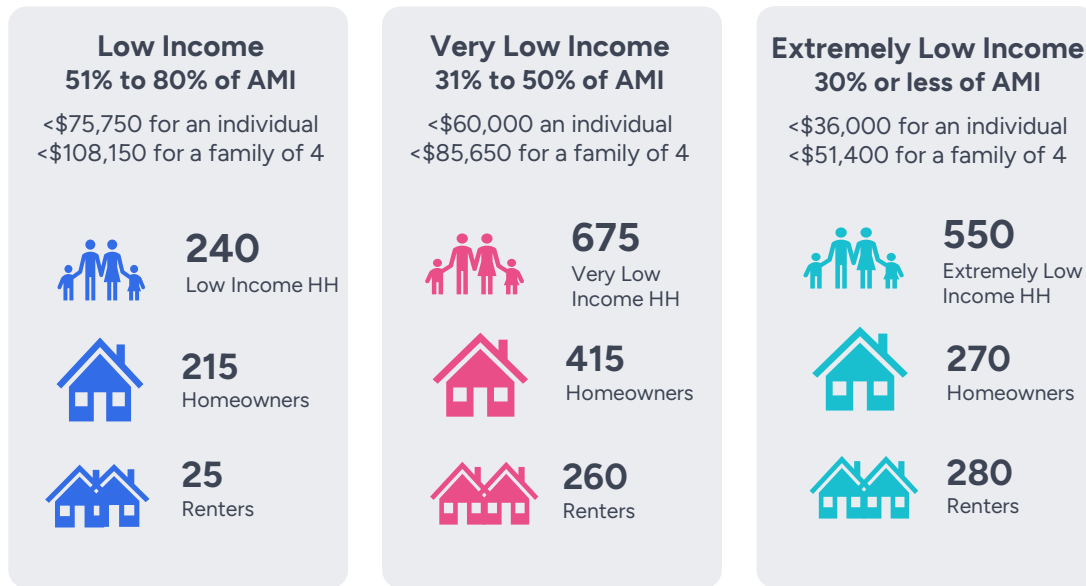
Affordable Housing Conditions





Housing Affordability

- CHAS 2016-2020 data shows that 1,465 households (21.4%) in New Canaan qualify as low income (80% or less of AMI).
 - 16.2% of owner-occupied households and 44% of renter-occupied households qualify as low income.
- When compared to CHAS 2006-2010 data, the percent of owner-occupied units that qualify as low income has increased from 15.5% to 16.2%.
- When compared to CHAS 2006-2010 data, the percent of renter-occupied units that qualify as low income has increased from 38.7% to 44%.

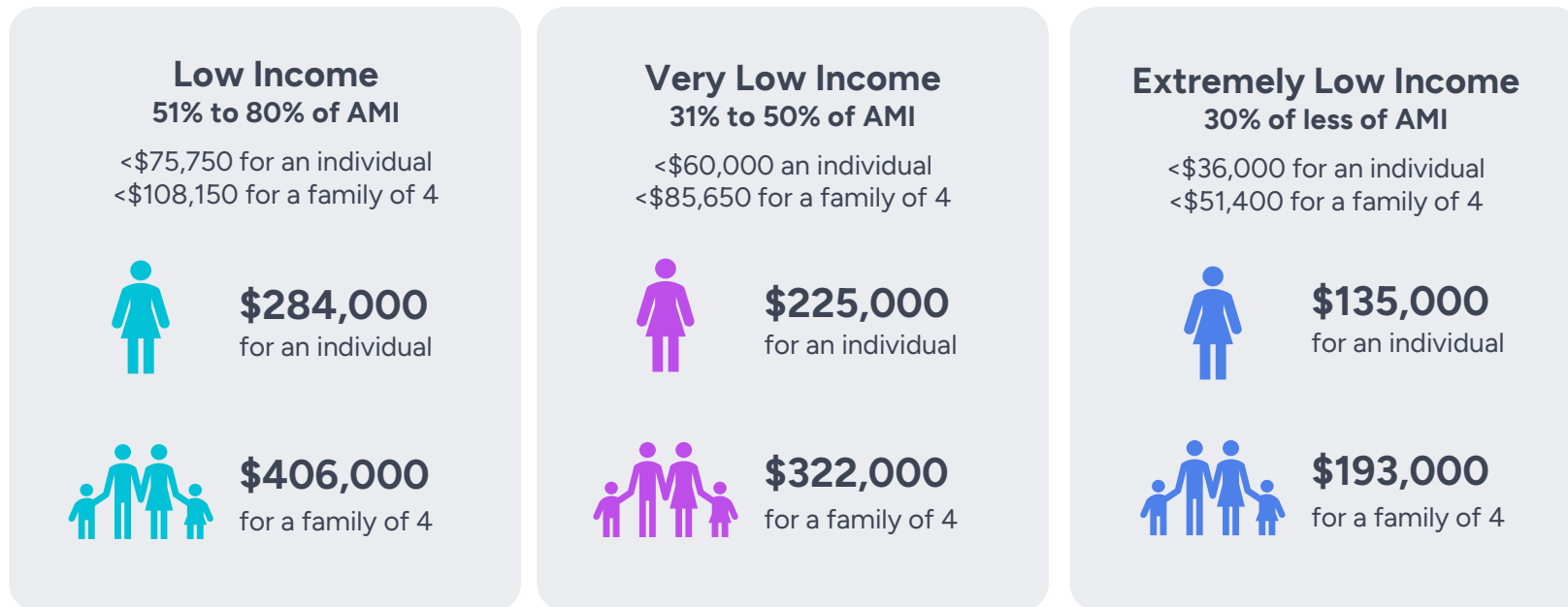


Note: Area Median Income (AMI) is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD). AMI reflects FY 2023 Income Limits for the Stamford-Norwalk, CT HUD Metro FMR Area (Westport, Weston, Wilton, New Canaan, Norwalk, Darien, Stamford, Greenwich)



Affordable Housing – Homeowner’s Needs

- Homeowners that fall into the low, very low, or extremely low income categories in New Canaan can afford a home at the following prices, without being cost burdened:



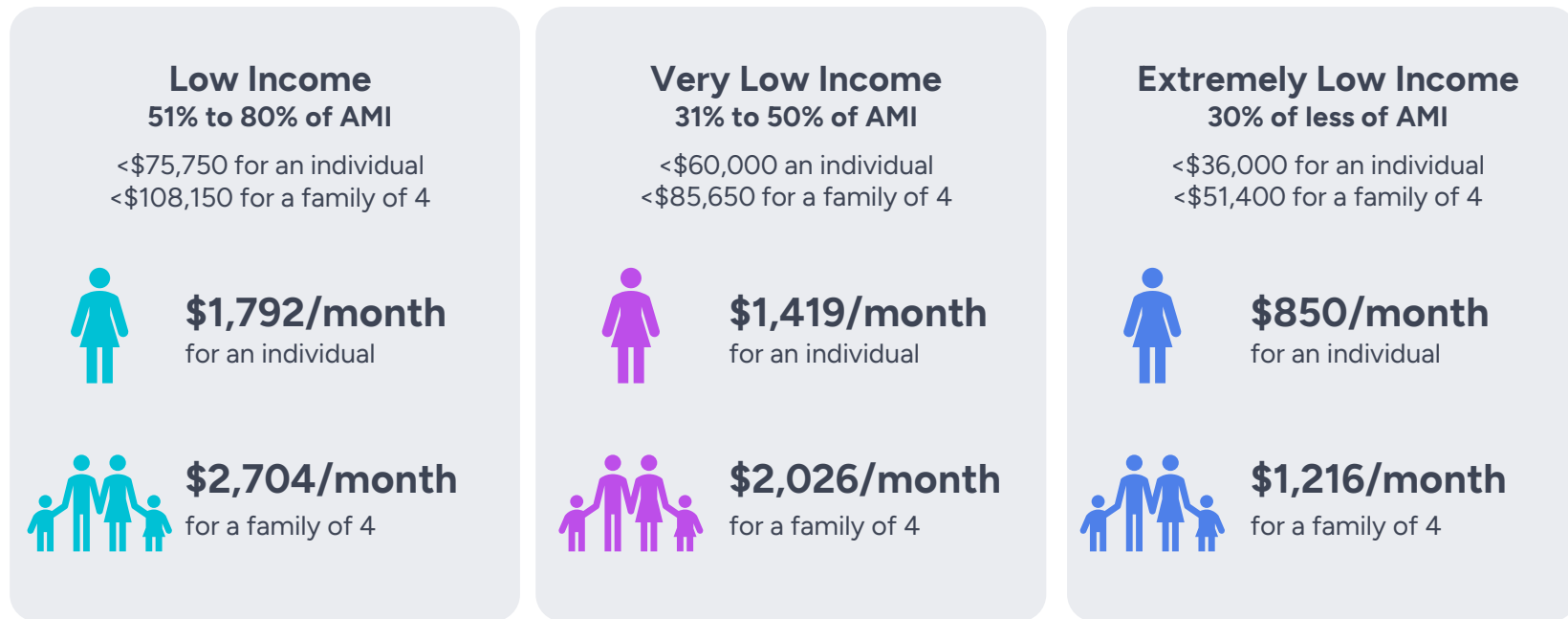
Note: AMI reflects FY 2023 Income Limits for the Stamford-Norwalk, CT HUD Metro FMR Area

Calculations assume a 20% down payment, 5% mortgage interest rate on a 30-year loan, and 1.5% placeholder for utilities, and utilizes the Town’s mill rate.



Affordable Housing – Renter's Needs

- Renters that fall into the low, very low, or extremely low income categories in New Canaan can afford a monthly rent at the following prices, without being cost burdened:

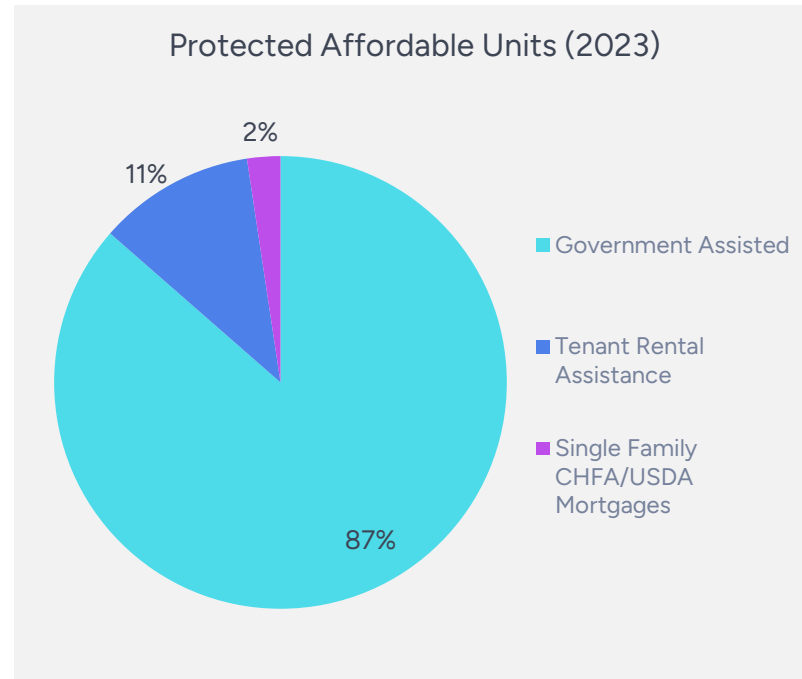


Note: AMI reflects FY 2023 Income Limits for the Stamford-Norwalk, CT HUD Metro FMR Area



Affordable Housing Units

- The State defines protected affordable units (PAU) as units that are deed restricted, governmentally assisted, receive tenant rental assistance, or have CHFA/USDA mortgages.
- In 2023, 3.93% (295) of New Canaan's total housing units are classified as PAU.
 - In 2010, the Town had 2.52% (180) of housing units classified as PAU.
- New Canaan's share of PAU is similar to that of nearby benchmark communities:
 - Darien (4.09%), Westport (3.77%), Wilton (3.55%)

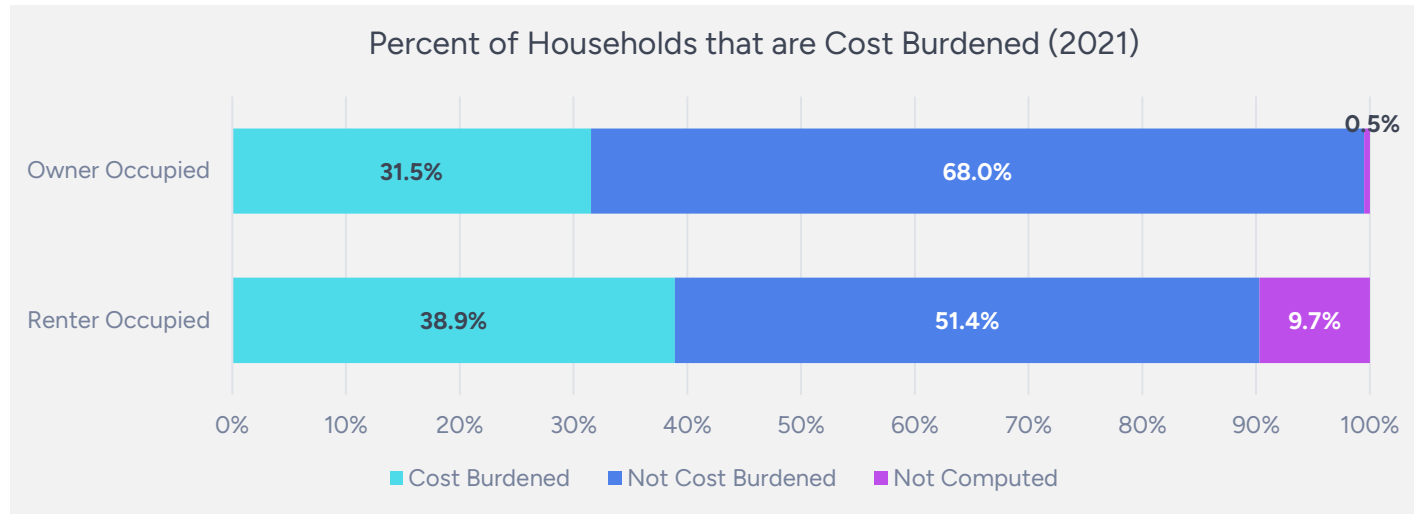


Protected Affordable Units	Count
Government Assisted	255
Tenant Rental Assistance	33
CHFA/USDA Mortgages	7



Cost Burden by Tenure

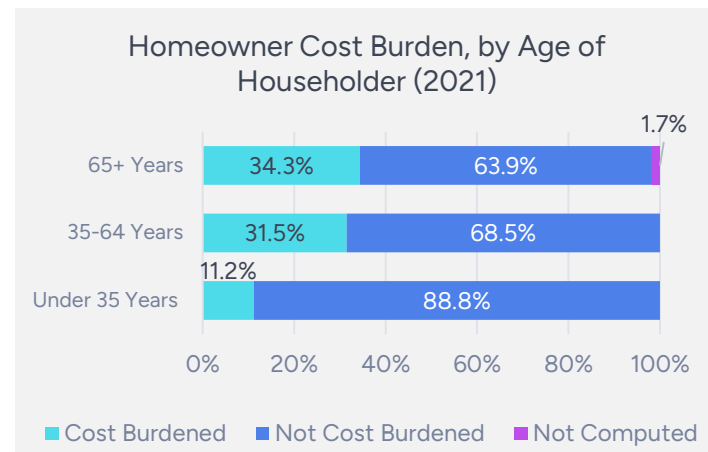
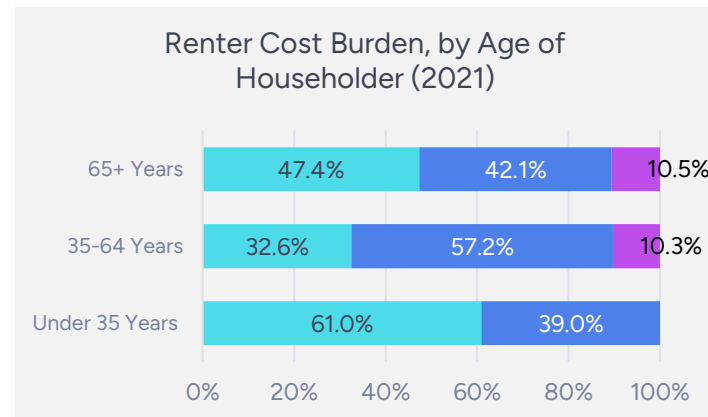
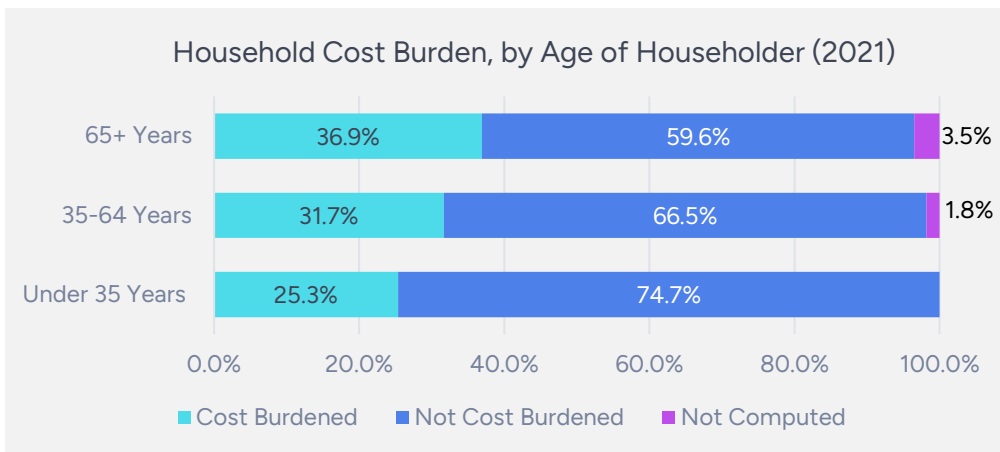
- The Department of Housing and Urban Development (HUD) recommends that no more than 30% of household income be spent on housing. This includes mortgage or rent, property taxes, HOA fees, insurance, and utilities.
- A larger share of renter-occupied households are rent burdened as compared to owner-occupied households.





Cost Burden by Age

- 36.9% of householders that are 65 years or older are cost burdened.
- For all age groups, renters are more likely to be cost burdened than owners.
 - Renters under the age of 35 are the most cost burdened group in New Canaan.





Affordable Housing Plan

- New Canaan adopted its Affordable Housing Plan in May 2022 (annex to the 2022 Western Connecticut Regional Affordable Housing Plan).
- The Plan recommends the following five affordable housing strategies for the Town:
 - Maintain a rolling §8-30g moratorium so that New Canaan can manage the type, form and location of affordable housing.
 - Encourage public sector support for affordable housing via appropriate public-private partnerships.
 - Encourage private construction of housing that services the need for affordable, workforce, senior and special needs populations.
 - Perform additional studies that inform where existing housing stock should be conserved, where higher density housing stock should be developed and identify partners to assist with construction, financing, development, asset management and maintenance.
 - Educate residents about affordable housing issues, regulations, mandates and strategies.
- New Canaan had a moratorium on affordable housing from 2017-2021, and the Town's current request for an extension is under appeal.



New Canaan Housing Authority

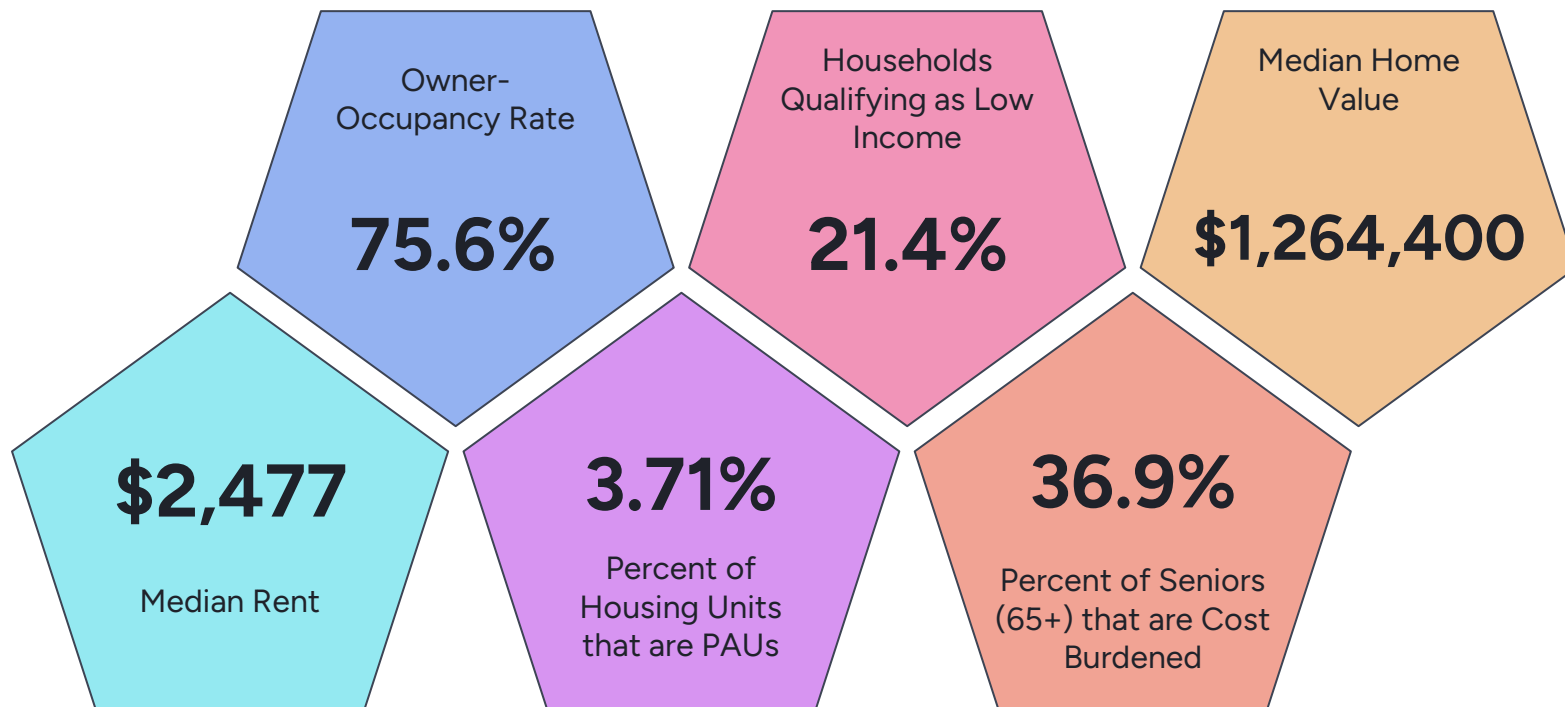
- The New Canaan Housing Authority (NCHA) provides decent, safe, fair, and affordable housing for those in New Canaan.
 - NCHA manages 213 affordable housing units, including the Mill Apartments (40), Millport Apartments (73), and Canaan Parish (100).
- Public sector affordable housing projects have been funded in part by the Housing Trust Fund via the Town's inclusionary zoning fee.
 - Other sources of money include Low Income Housing Tax Credit programs and the State Department of Housing.



Canaan Parish – Affordable Housing Development



Housing Takeaways





Economic Development



Employment

- The top three industries in New Canaan are educational services, health care and social assistance, and retail trade.
- 57.7% of those employed in Town are earning more than \$3,333 per month (~\$40,000/yr).
- 14.1% of those employed in Town also live in New Canaan.
- According to ESRI, there were 1,339 businesses based out of New Canaan in 2023.
 - 2023 sales amount to approximately \$1.7 billion.

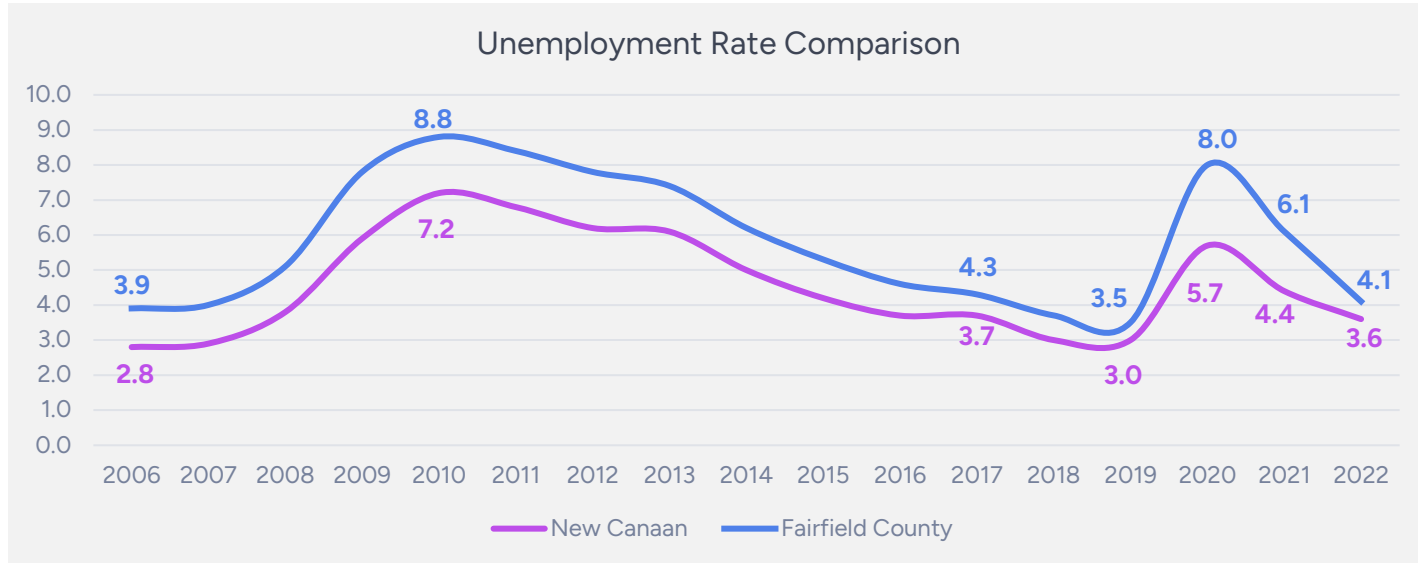
Industry	Share of Employment Base
Agriculture, Forestry, Fishing, & Hunting	0.0%
Mining, Quarrying & Oil/Gas Extraction	0.0%
Utilities	0.0%
Construction	4.1%
Manufacturing	0.1%
Wholesale Trade	1.9%
Retail Trade	10.2%
Transportation & Warehousing	0.7%
Information	1.4%
Finance & Insurance	7.4%
Real Estate & Rental/Leasing	1.0%
Professional, Scientific, & Technical Services	5.2%
Management of Companies & Enterprises	2.9%
Administration & Support, Waste Management & Remediation	2.8%
Educational Services	21.2%
Health Care & Social Assistance	15.7%
Arts, Entertainment, & Recreation	5.3%
Accommodation & Food Services	8.0%
Public Administration	2.1%
Other Services	10.2%
All Industries	100%





Unemployment

- Unemployment rates in New Canaan have been consistently lower than the County rate.
- The unemployment rate during the peak of the pandemic (2020) was 5.7%.
 - Unemployment rate has been recovering since and as of 2022 was 3.6%.





Principal Employers

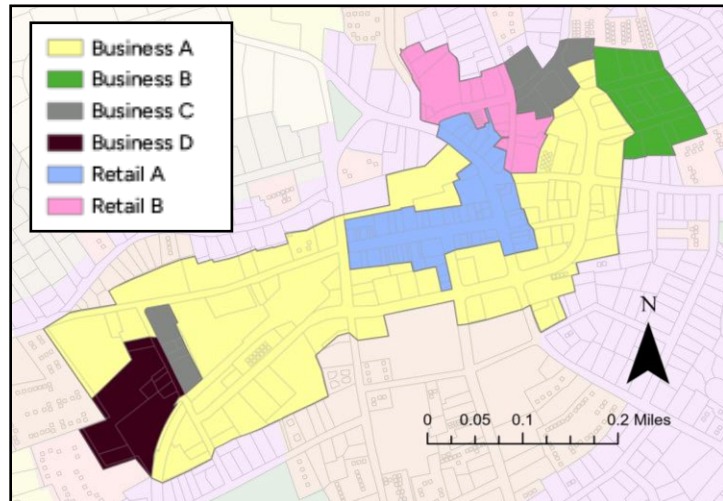
- The Town of New Canaan is the top employer in Town, with 12.67% of the employment base.
- Waveny Care Center and Silver Hill Hospital, both in the health care and social assistance industry, together employ 11.46% of those who work in New Canaan.

Employer	Employee Estimate	Portion of Employment Base
Town of New Canaan	958	12.67%
Waveny Care Center/New Canaan Inn	500	6.61%
Silver Hill Foundation	367	4.85%
New Canaan Country School	240	3.17%
YMCA	200	2.65%
St. Luke's School	141	1.86%
Bankwell Bank	97	1.28%
Moran Towing	72	0.95%
ACME Markets	49	0.65%
Karl Chevrolet	22	0.29%
Top 10 Employers	2,646	34.98%



Downtown

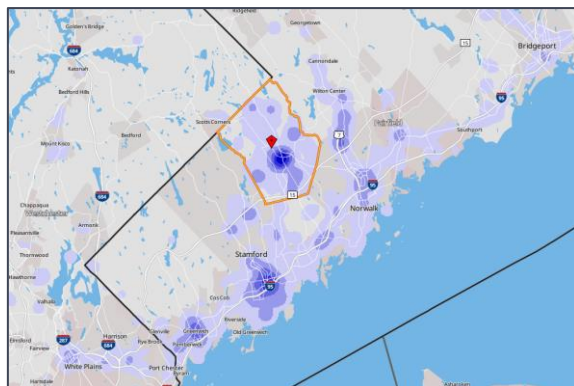
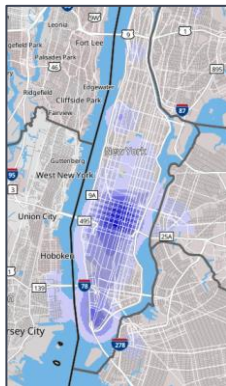
- New Canaan's Downtown is home to various businesses across sectors.
 - According to ESRI's Business Analyst, 13.4% of businesses in the general Downtown area are in the retail trade sector, and another 13.4% are in the professional, scientific, and tech services sector.
- The Downtown has six unique zoning districts, all of which are Village Districts.
 - These districts are focused on pedestrian-oriented and mixed-use developments (Retail A & B, Business B) with gradual transitions to more business-oriented areas of the Downtown (Business A, C, D).





Commuter Trends

- Just over a fifth (21.9%) of employed residents travel to New York City for work. Approximately 40% of employed residents travel less than 10 miles to get to work.
- Most residents are traveling southwest to get to work. The most common counties traveled to for work are Fairfield County (51.1%), New York County (19.8%), and Westchester County (7.8%).
- The top three industries employing New Canaan residents are Finance & Insurance (16.7%), Professional, Scientific, & Technical Services (14.5%), and Healthcare & Social Assistance (11.0%).



Travel Distance	Share
0 - 10 miles	39.9%
10 - 24 miles	21.4%
25 - 50 miles	30.2%
Over 50 miles	8.5%

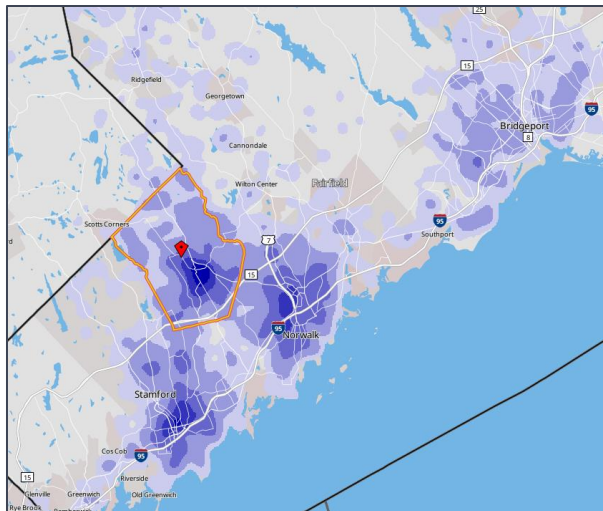
Traveling To	Count	Share
New York City	1,529	21.9%
Stamford	1,024	14.6%
New Canaan CDP	487	7.0%
Norwalk	420	6.0%
Greenwich	273	3.9%
New Haven	102	1.5%
Danbury	101	1.4%
Hartford	99	1.4%
Bridgeport	93	1.3%
White Plains	93	1.3%
All Other Locations	2,773	39.6%



Commuter Trends

- 14.8% of people working in New Canaan are traveling from Norwalk.
- 85.9% of New Canaan's employment base lives outside of the community.
- The most common counties traveled from to work in New Canaan are Fairfield County (76.7%), New Haven County (6.2%), and Westchester County (5.5%).

Travel Distance	Share
0 - 10 miles	54.1%
10 - 24 miles	29.5%
25 - 50 miles	11.4%
Over 50 miles	4.9%



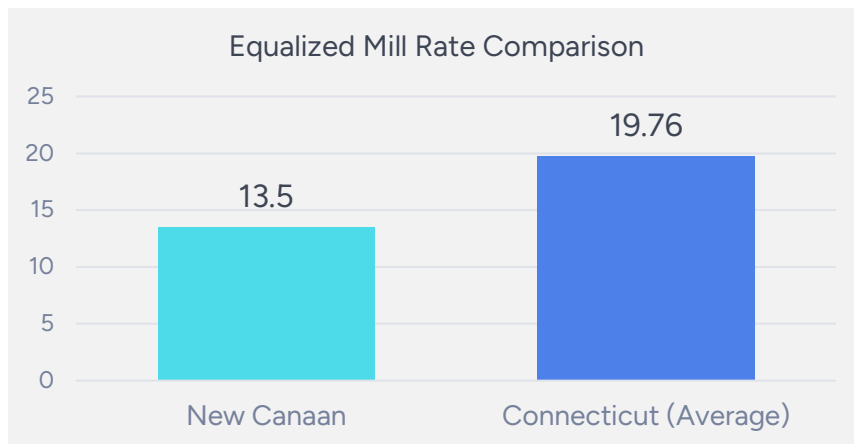
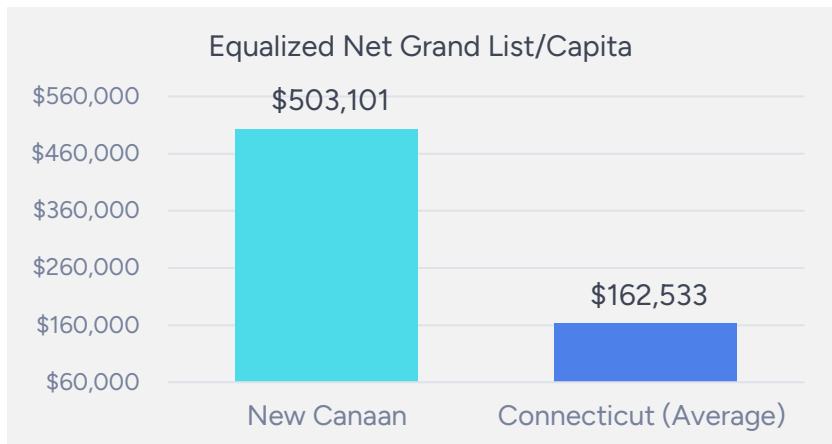
Traveling From	Count	Share
Norwalk	872	14.8%
Stamford	805	13.7%
New Canaan CDP	268	4.6%
Bridgeport	236	4.0%
New York City	154	2.6%
Danbury	118	2.0%
Shelton	71	1.2%
Milford	44	0.7%
West Haven	40	0.7%
Ridgefield	39	0.7%
All Other Locations	3,236	55.0%



Tax Base & Fiscal Indicators

- The Town's equalized net grand list per capita ranks 5th in the State at \$503,101 (Westport - 2nd; Darien - 3rd; Wilton - 11th).
- New Canaan's grand list is more dependent on residential properties (87.3%) than the State average (65.1%).
 - Property tax revenues in FY 2021 were \$141,063,958.

Grand List	
Residential	87.3%
Commercial/Industrial/Public Utility	6.0%
Motor Vehicle	4.3%
Personal	1.3%
Other	1.1%



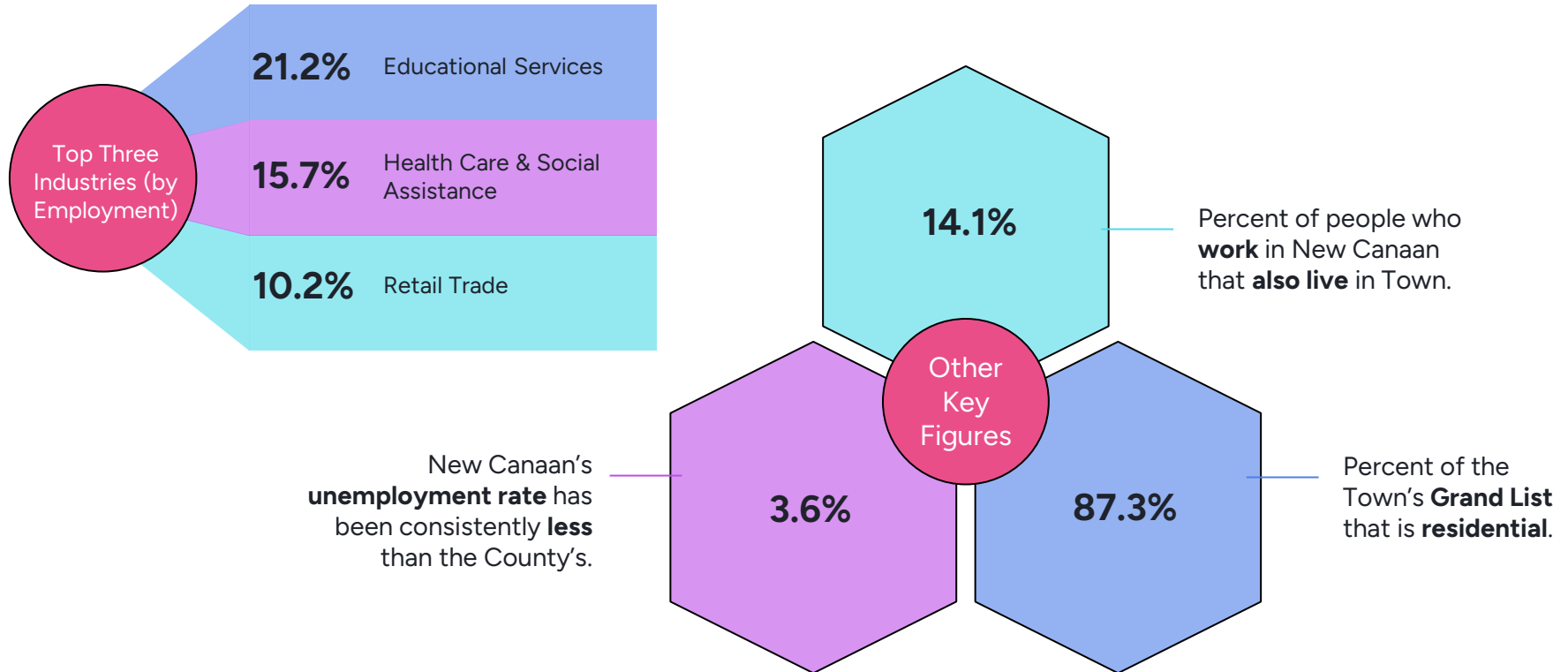


Regional Economic Development

- WestCOG's 2023-2028 Economic Plan/Comprehensive Economic Development Strategy (CEDS) establishes an economic strategy and sets goals and objectives related to the regional economic development action plan.
- The following six goals were identified:
 - Build out the Regional Economic Development Program
 - Improve infrastructure
 - Cultivate and support a diverse workforce
 - Cultivate and retain business sectoral diversity
 - Prepare the district for resiliency
 - Promote the Region's attractiveness



Economic Development Takeaways





New Canaan

Plan of Conservation & Development

Existing Conditions Inventory

FINAL
June 2024

Photo Credit: Nelson Oliveira



Table of Contents

- This analysis is meant to establish an inventory of existing community infrastructure and facilities in New Canaan.
- The content of this section is informational and does not include field verification.

Community Profile

Demographics
General Housing Conditions
Affordable Housing Conditions
Economic Development

Slides

Existing Conditions Inventory

Land Use & Zoning	3 – 8
Transportation & Infrastructure	9 – 20
Community Facilities, Parks, Open Space & Recreation	21 – 27
Historic & Cultural Resources	28 – 32
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Resiliency & Sustainability Review

Climate Resilience & Sustainability



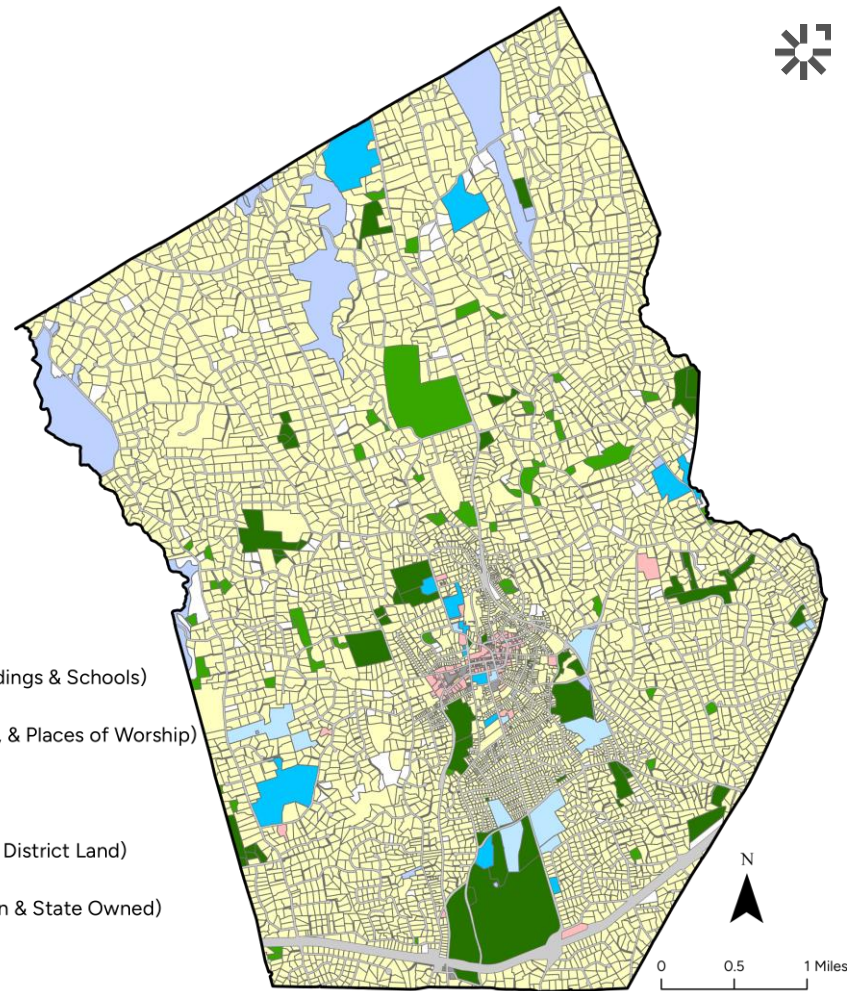
Land Use & Zoning



Existing Land Use

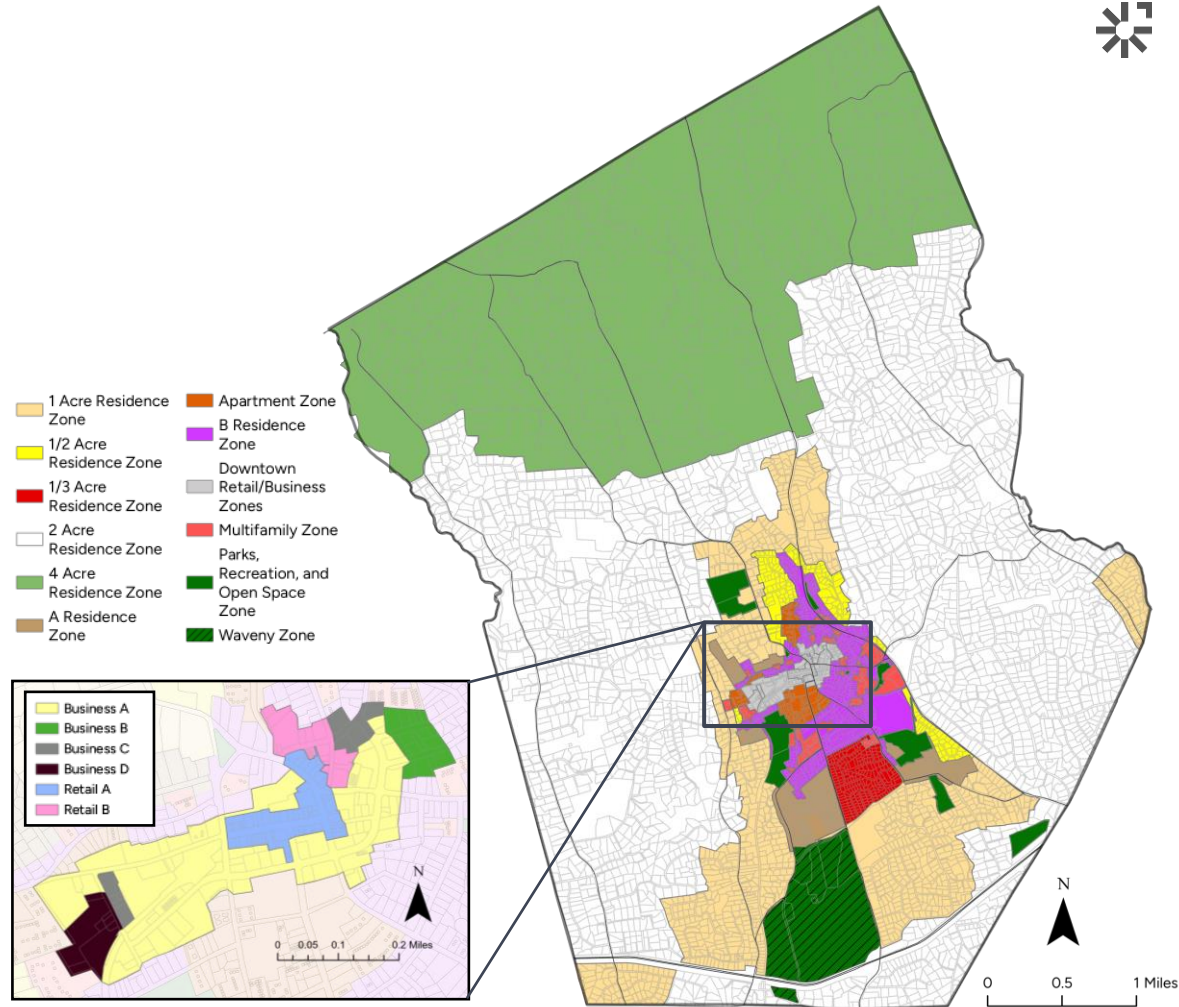
- New Canaan's land use is predominately residential.
- Commercial and industrial uses make up less than 1% of the Town.

Land Use	
Residential	75.0%
Commercial	0.6%
Industrial	0.002%
Mixed-Use	0.02%
Community Facility	1.3%
Public Recreation & Open Space	5.1%
Private Recreation & Open Space	2.4%
Institutional	1.9%
Public Utility	3.8%
Transportation & Parking Facilities	0.1%
ROW	7.5%
Vacant	2.3%



Existing Zoning

- 96% of New Canaan is zoned for residential use, and less than 1% is zoned for commercial use.
- The Town utilizes six overlay zones:
 - Floodplain
 - Aquifer Protection
 - Quasi Public Library
 - Pedestrian-Oriented Multifamily
 - The Millport Housing Zone
 - The Canaan Parish Housing Zone





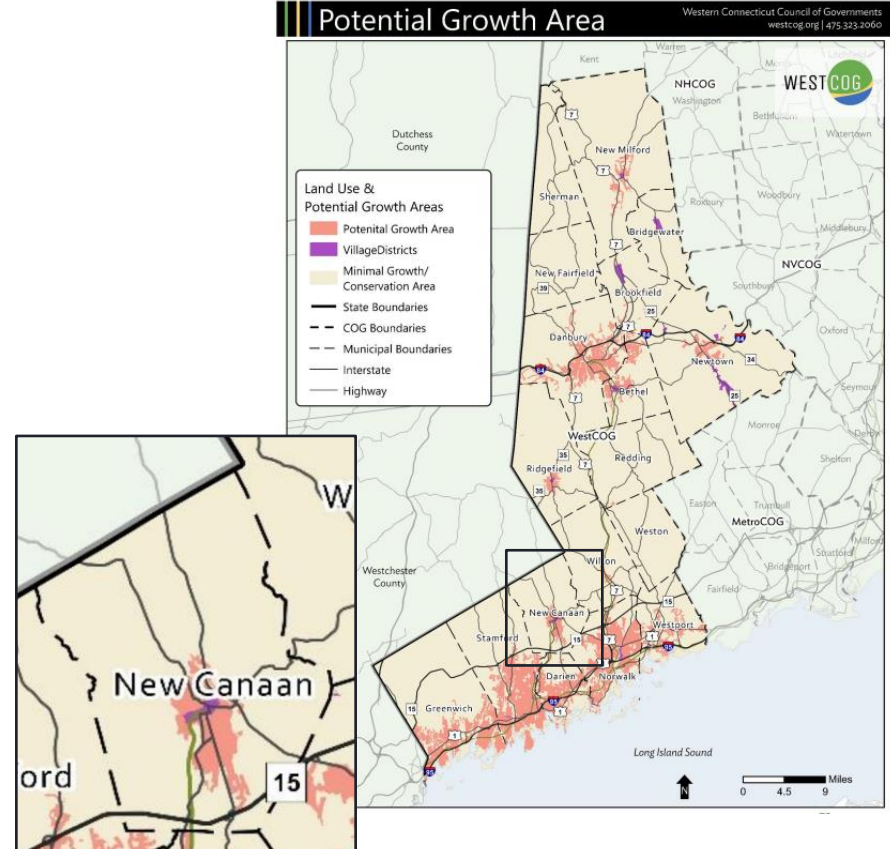
Existing Plan of Conservation & Development (2014)

- Plan of Conservation & Development (2014)
 - Overall philosophy is “to promote an appropriate balance of conservation and development in order to enhance community character and improve the overall quality of life.”
 - Four themes:
 - Preserve & Enhance Community Character
 - Nurture Downtown
 - Enhance Livability
 - Achieve Sustainability & Resiliency
- Some of the most significant accomplishments from the 2014 POCD include:
 - Provided support to the New Canaan Housing Authority to renovate / expand the number of units on Millport Ave.
 - Encouraged the redevelopment of the Canaan Parish property to expand the number of units at the site.
 - Evaluated the appropriate zoning for the Cross Street / Vitti Street area.



Regional Plan of Conservation & Development (2020)

- Evaluates regional conditions and trends related to demographics, housing, infrastructure, the economy, community character, water supplies and natural resources, air quality, and agricultural resources.
- Identifies seven (7) key trends that are expected to have influence on the region in the future:
 - Employment growth in the service sector
 - Climate Change
 - Population concentration in urban core cities
 - Resource scarcity
 - Tempered population growth
 - Growth in the renewable energy sector
 - Shortfalls in affordable housing
- Portions of New Canaan are identified as “potential growth areas” by WestCOG.

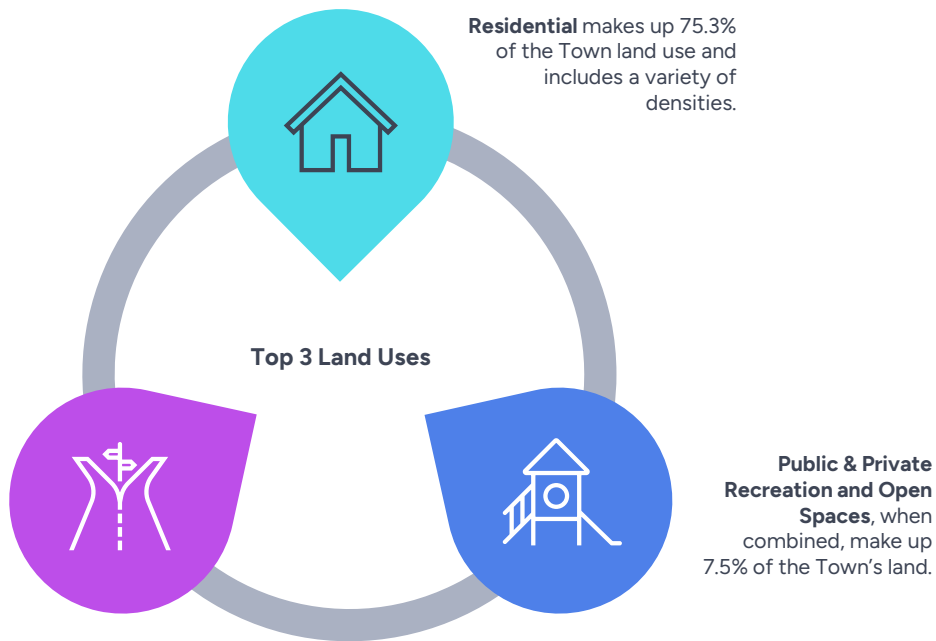




Land Use & Zoning Takeaways

- New Canaan is largely zoned for residential uses, with condensed areas of commercially-zoned land.
- The Town is largely designated by WestCOG as minimal growth / conservation areas, with the exception of the Downtown and South Avenue corridors, which are considered potential growth areas.

Right-of-Way is the second largest land use category with 7.5%





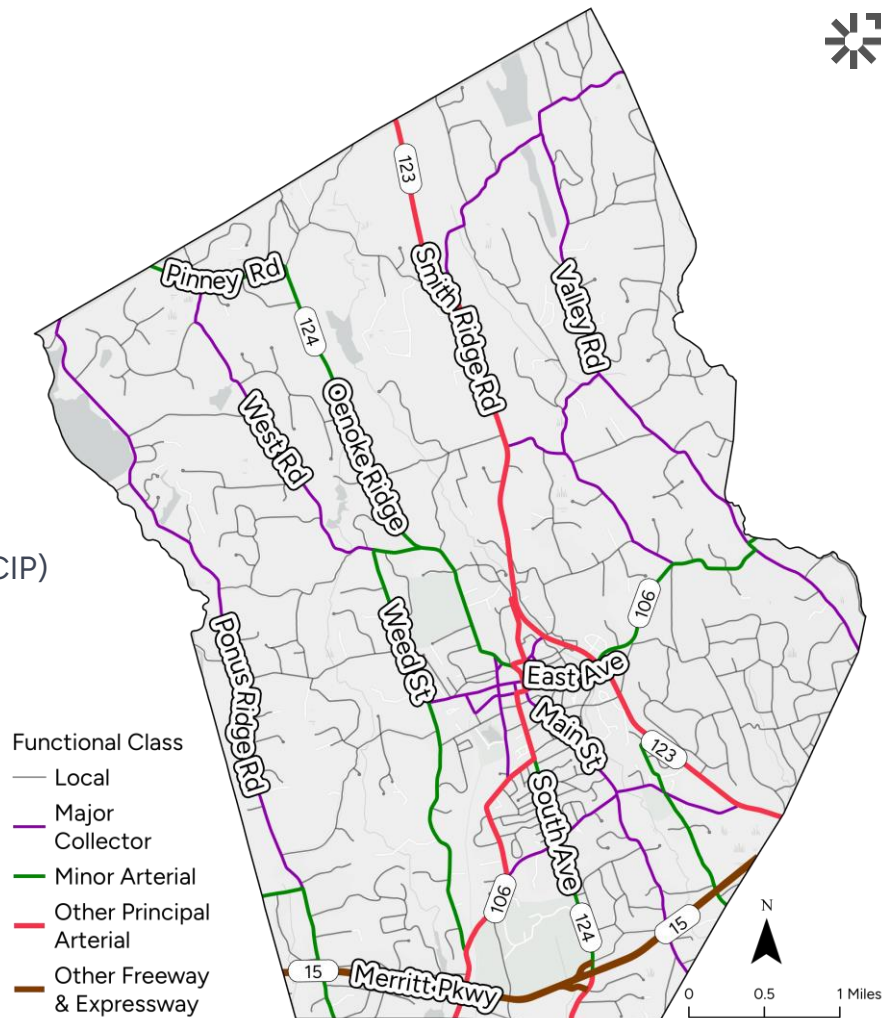
Transportation & Infrastructure





Functional Class

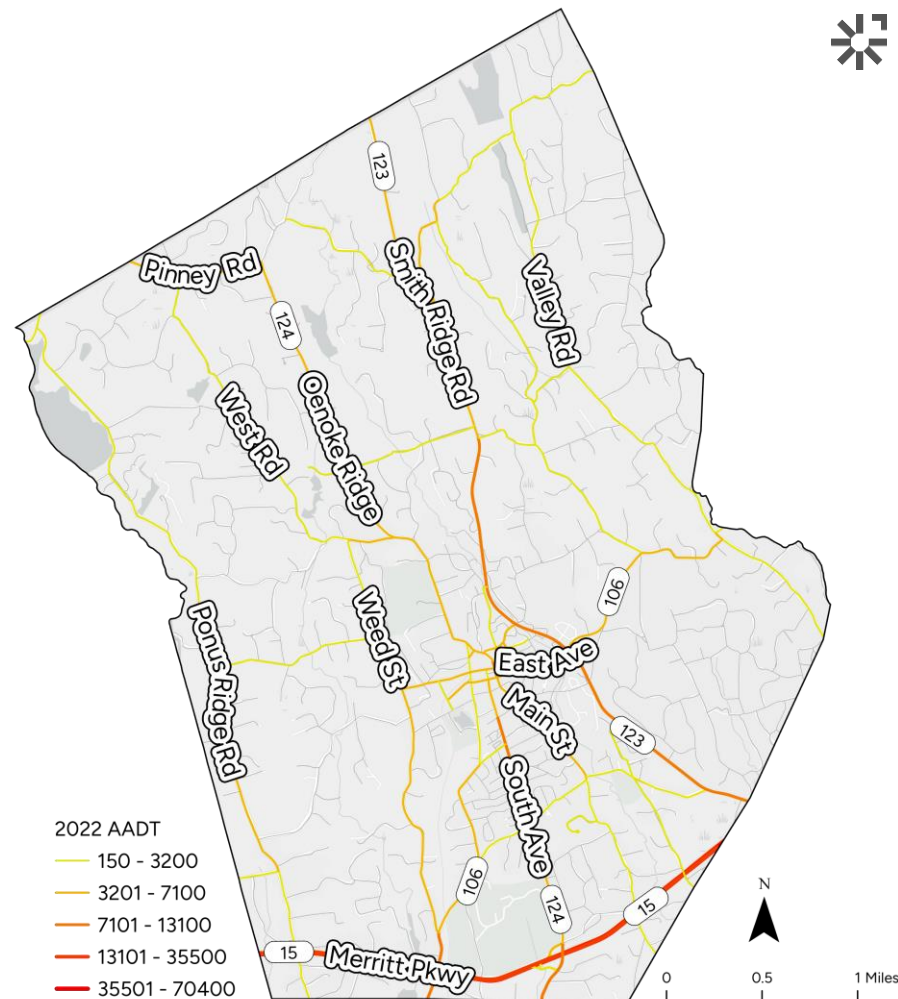
- Functional Classification is a roadway hierarchy used to determine eligibility for State and Federal transportation funds.
- Roads classified as collectors and arterials may be eligible for State and Federal funding programs, including:
 - Surface Transportation Block Grant (STBG)
 - Local Transportation Capital Improvement Program (LOTICIP)
- Most roads in New Canaan are classified as local.
- Other road classifications include:
 - Major Collectors (Ponus Ridge, Valley, West Roads)
 - Minor Arterial (Oenoke Ridge, Weed Street)
 - Principal Arterial (Route 106, Smith Ridge Rd)
 - Freeways / Expressways (Merritt Parkway)





Traffic Volumes

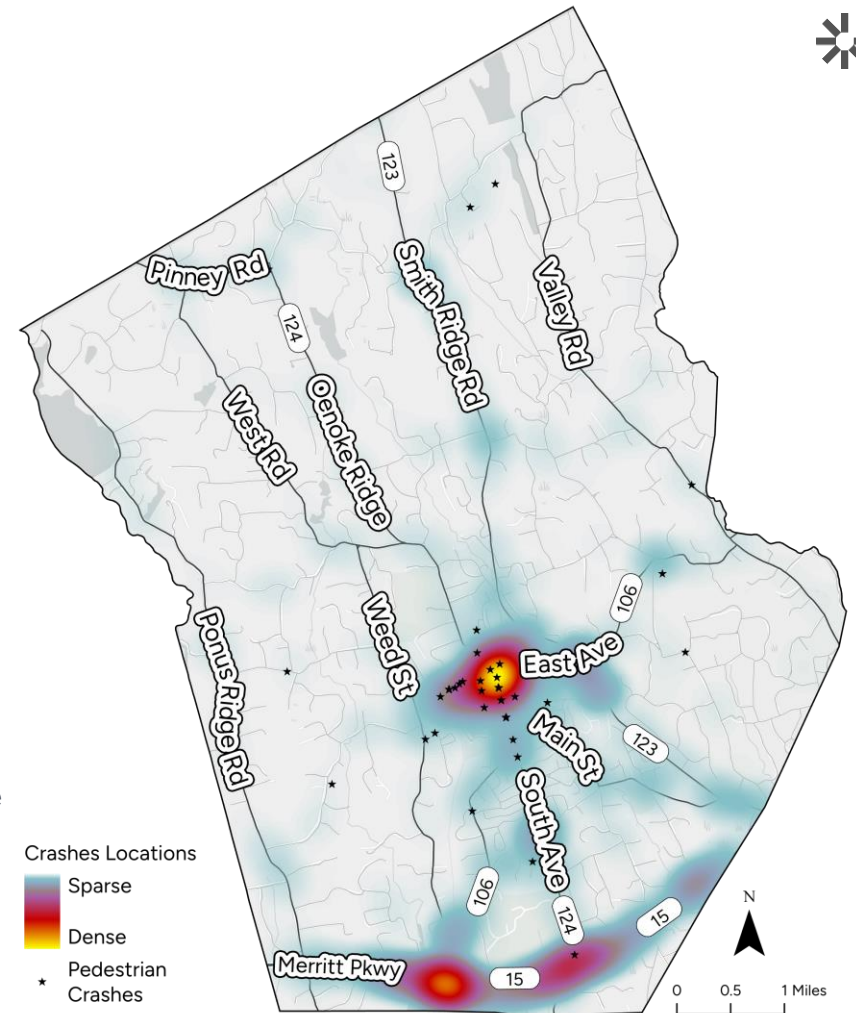
- Route 15 / Merritt Parkway has the highest traffic volume, with Annual Average Daily Traffic (AADT) ranging from 34,700-70,400 vehicles per day.
- Traffic volume is also higher along Route 123 / New Norwalk Road when leaving the community towards Norwalk.





Traffic Safety

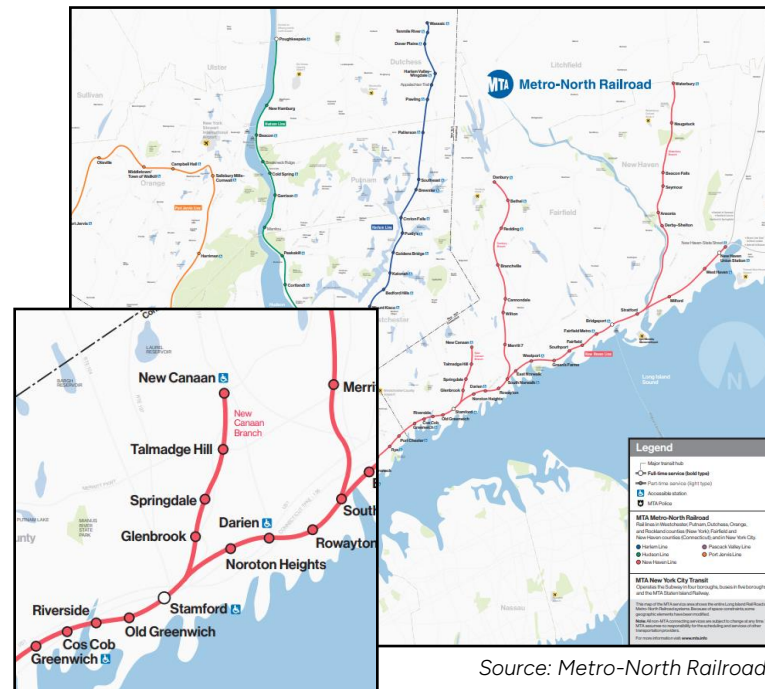
- Vehicle crash hot spots are centered around three (3) areas:
 - Main Street / East Avenue Intersection
 - Route 106 / Route 15 On/Off Ramps
 - Route 124 / Route 15 On/Off Ramps
- There have been 2,525 crashes in New Canaan since 2018.
 - 80% of crashes involved property damage only.
 - Route 15 had the most crashes (792).
 - There were 42 crashes involving pedestrians, primarily in the Downtown area.





Public Transportation

- The New Canaan branch of the Metro-North New Haven Line begins/ends in downtown New Canaan, final station at Elm and Park Streets.
 - New Canaan has two stations along this branch, Talmadge Hill and New Canaan (Elm & Park Streets).
 - The New Canaan branch's ridership increased 100.8% between 2021 & 2022 (280,000 riders vs. 550,000 riders). The New Haven Line saw a 62.1% increase over the same time frame. Ridership change likely due to Covid-19 impacts.
 - Historic ridership trends are down (2022 ridership is 14.2% less than 1990 ridership).
 - The New Canaan branch was not active for Summer 2023 due to scheduled track improvements; however, a Stamford Shuttle did operate in its place.
 - Train services resumed in September 2023.
- New Canaan is not serviced by any existing bus systems.

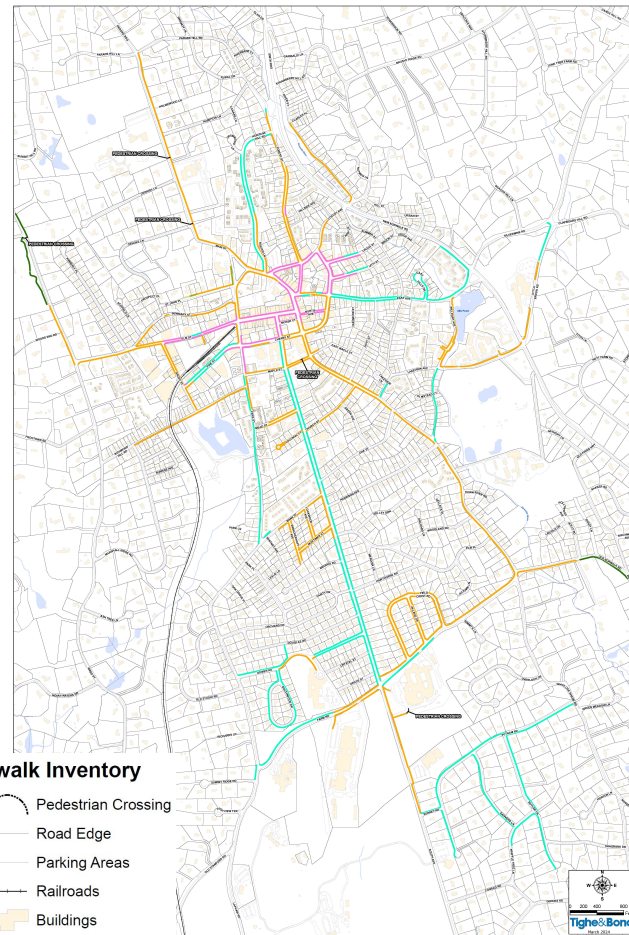


Source: Metro-North Railroad



Multimodal Transportation

- Walk Score: Measures how pedestrian-friendly a community is using population density, road metrics, and proximity to nearby amenities.
 - New Canaan's walk score is 84 – Very Walkable.
- Bike Score: Measures how bike-friendly a community is using bike infrastructure inventory (trails, lanes), the area's topography, and road connectivity, among other data points
 - New Canaan's bike score is 47 – Somewhat Bikeable.
- The New Canaan – Darien Bike Loop is a municipal initiative aimed at connecting key destinations between the two communities.
 - A 2019 feasibility study resulted in a 25.5-mile route including sharrows, bike lanes, and buffered bike lanes. The route features two focus areas in New Canaan: Waveny Park and Downtown.
- New Canaan does not currently utilize complete streets policies.





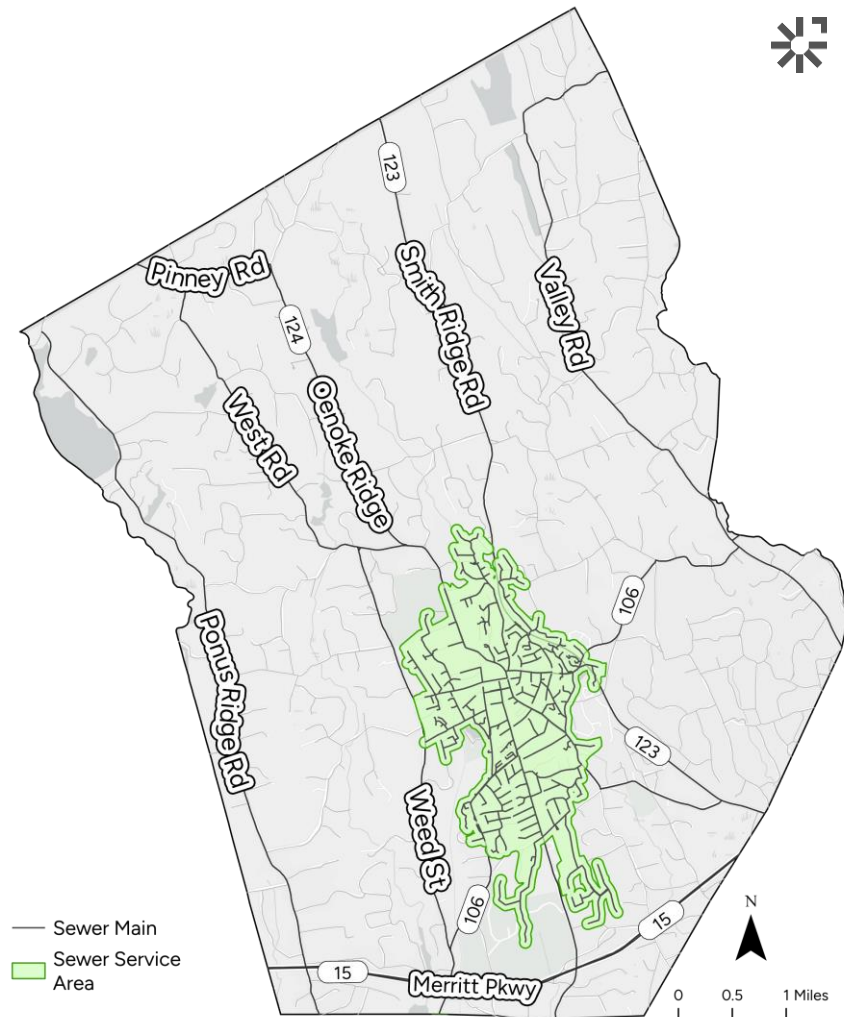
Regional Transportation Planning

- The 2023-2050 Metropolitan Transportation Plan for the Housatonic Valley and South Western regions identifies six transportation-related goals for the region:
 - Preserve the Existing System
 - Improve System Performance
 - System Management & Operational Efficiencies
 - Improve Safety
 - Implement Complete Streets
 - Improve Quality of Life & Create Resilient Systems
- There are various highway and transit projects slated for New Canaan, including:
 - Resurfacing, bridge, and safety improvements to various routes
 - Construction of the New Canaan – Darien Bike Loop
 - Improvements to the Metro-North New Canaan branch line (sidings, signal systems, platforms)



Sewer Infrastructure

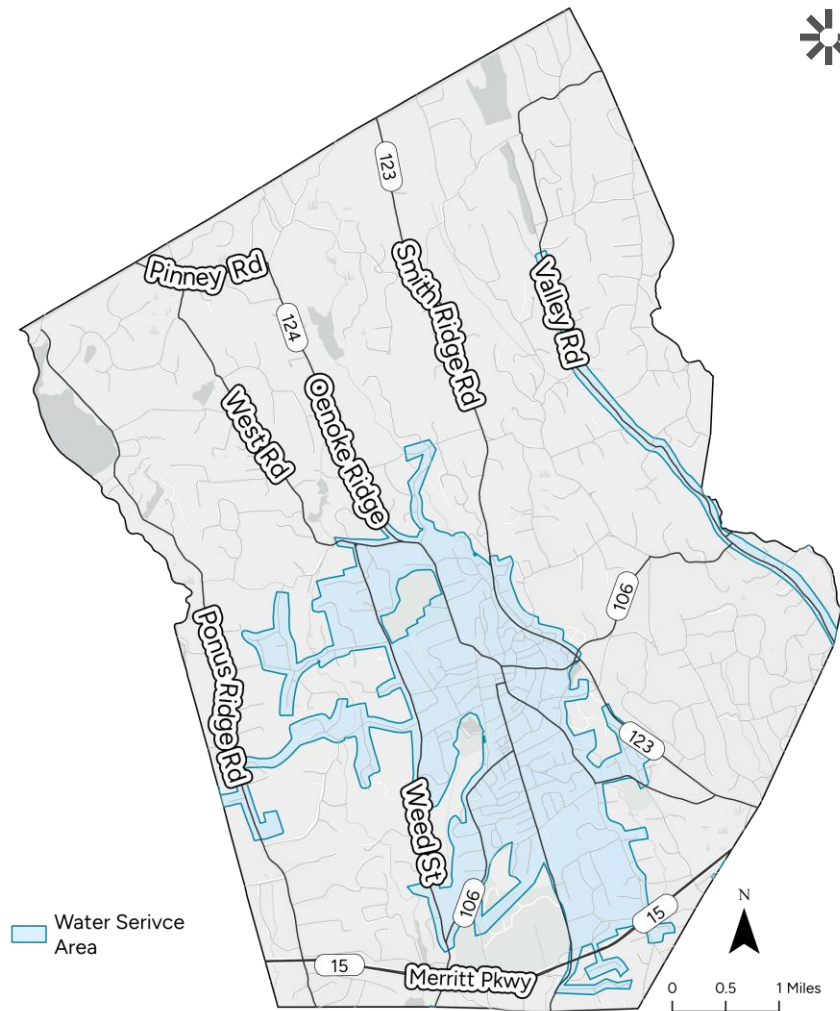
- New Canaan's Wastewater Treatment Plant includes 25 miles of sanitary sewers and three pump stations.
 - The facility was designed for a permitted flow of 1.7 million gallons per day (mgd) and a peak of 5.5 mgd, but currently treats 1.2 mgd.
- The facility recently underwent a performance evaluation to understand flow and loading conditions compared to its designed capacity. The following conclusions were made:
 - There has been at least one high intensity rainfall event in which the peak flow exceeded the facility's designed peak (7.0 vs. 5.5 mgd).
 - These conditions can be mitigated by evaluating and addressing inflow and infiltration conditions in the Town's conveyance system.
 - The facility could accommodate an increase in average flow/load of up to 40% without sacrificing current performance.





Water Infrastructure

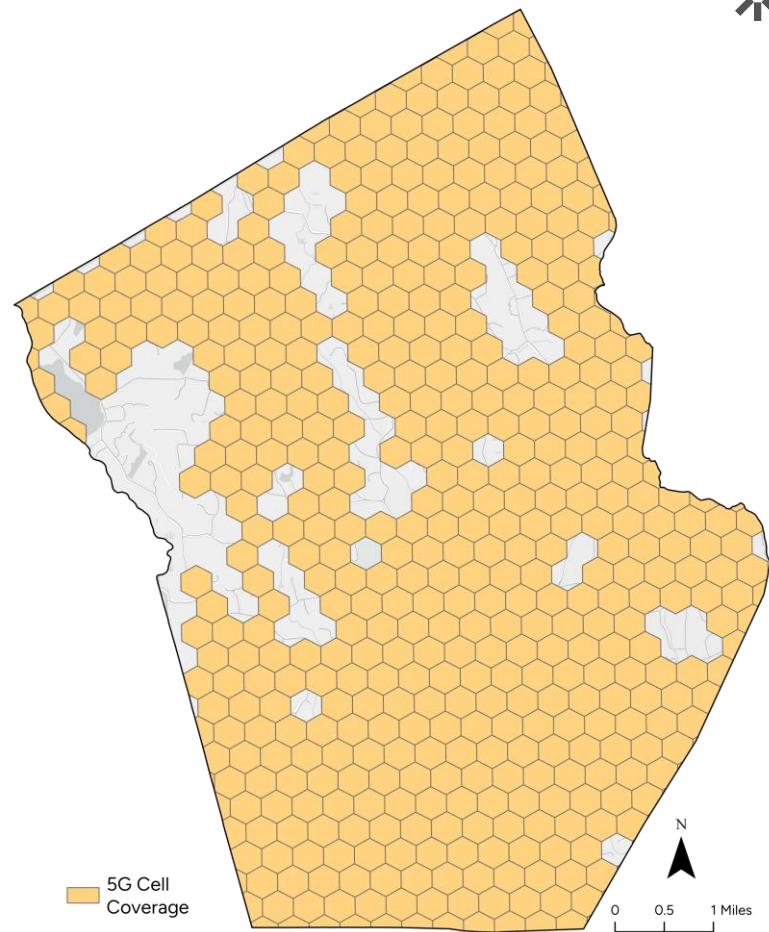
- The Aquarion Water Company serves New Canaan.
 - Water is piped to New Canaan from Canal Street and Coleytown well fields in Westport and reservoir systems in Fairfield and Stamford.
 - Average customer demand is 1.5 million gallons per day.





Telecommunication Services

- New Canaan's Utility Commission conducted a study (with Centerline Solutions) on cellular coverage in Town in response to residents' frustrations related to poor service in Town.
 - Cellular coverage has been difficult to improve in New Canaan due to the topography and high costs of real estate.
 - AT&T, Verizon, and T-Mobile serve the New Canaan area, but there are significant coverage gaps in the northern, eastern, and western portions of Town.
- There are six (6) existing cell towers in New Canaan.
- In 2022, the Siting Council proposed an additional tower on Ponus Ridge; however, construction has not started yet.



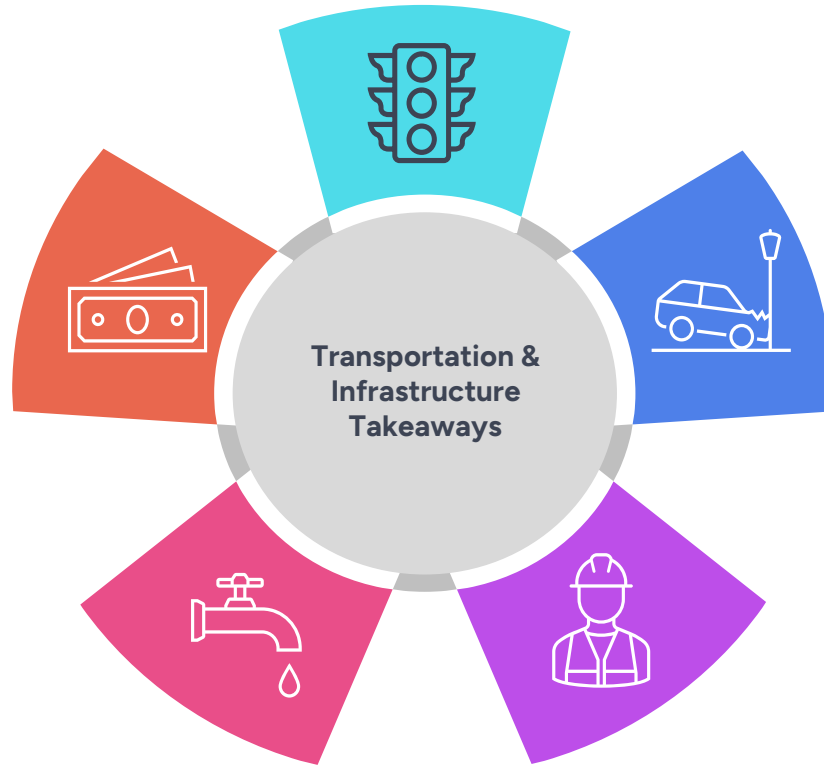


Capital Improvements Plan

- The 5-Year capital improvements budget (through FY28) is \$109.7 million.
- New Canaan's FY 23-24 capital improvements budget is \$51.5 million.
 - Public Works is approved for:
 - \$33,774,000 for town building improvements.
 - \$4,948,100 for engineering and road improvements (roadways, sidewalks, bridges, drainage, etc.).
 - \$5,049,000 for park infrastructure improvements.
 - Board of Education is approved for \$3,679,750 for school facilities improvements.
 - Sewer capital projects are approved for \$970,900.



Transportation & Infrastructure Takeaways



Traffic Volume is highest along the Merritt Parkway & New Norwalk Road.

Vehicle Crashes are denser in the Downtown area and the on/off areas of Route 15.

Regional Transportation Projects in New Canaan includes the New Canaan – Darien Bike Loop and improvements to the train station.

Sewer & Water are concentrated around the Downtown area and the South Avenue corridor

Capital Improvements over the next five years are budgeted at \$109.7 million.



Community Facilities, Parks, Open Space & Recreation





Community Facilities

Town Facilities

- **Town Hall.** 77 Main St
- **Transfer Station.** 139 Lakeview Ave
- **Wastewater Treatment Plant.** 394 Main St
- **Lapham Community Center.** 677 South Ave
- **New Canaan Library.** 151 Main St
- **Police Department.** 174 South Ave
- **Fire Department.** 60 Main St
- **New Canaan EMS.** 182 South Ave

Public Schools

- **East Elementary.** 54 Little Brook Rd
- **South Elementary.** 8 Farm Rd
- **West Elementary.** 769 Ponus Ridge Rd
- **Saxe Middle.** 468 South Ave
- **New Canaan High School.** 11 Farm Rd





Park & Recreational Facilities

- New Canaan offers residents a range of programming including after school programs, youth and adult sports clinics/programs, and various fitness, art, and enrichment programs at the Lapham Community Center.
- Recreational facilities that are not Town-owned include:
 - The New Canaan Land Trust properties
 - The County Club of New Canaan
 - New Canaan Field Club
 - New Canaan Winter Club
 - Grace Farms
 - Mill Pond

Facility	Description
Mead Memorial Park	Baseball, little league, playscapes, tennis and pickleball courts, a pond, walking trails.
Waveny Park	Active/passive recreation; Baseball, softball, paddle courts, pool facilities, soccer fields, walking trails, and dog park.
Dixon Memorial Park	Small community park with playscape.
Kiwanis Park	Swimming, basketball, playscape, and walking trails.
Connor Field	Baseball & soccer fields
School Athletic Fields	Soccer, football, lacrosse, baseball, running/walking track, Dunning Stadium (turf)
Irwin Park	Baseball, walking paths
New Canaan Nature Center	Education center, gardens, greenhouses, trails, after school programming



Open Space Plan

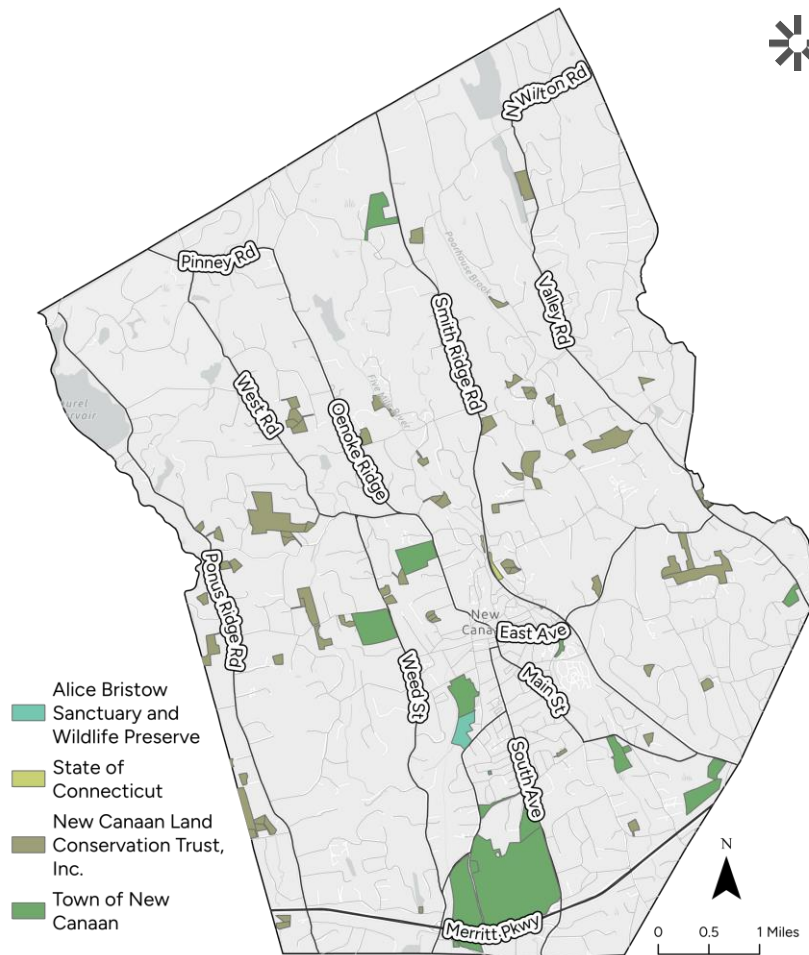
- New Canaan's Conservation Commission & the New Canaan Land Trust created a Townwide Open Space Plan in 2018 that involved:
 - Inventorying existing open spaces.
 - Prioritizing conservation projects and financing land for acquisition.
 - Identifying the benefits of open space for New Canaan.
- Established a ranking system for prioritizing conservation projects across the Town.
 - Acquisition Projects: Indian Waters, Hirsch Estate
 - Protection Projects: Marvin Ridge Road/Hoyt Swamp, Smith Ridge Road/Clark Property



Open Space Plan

- The Town owns just under 700 acres of open space.
- The Town's Open Space Plan categorizes existing open spaces into the following three categories:
 - **Protected Open Space:** Land that is permanently protected through deed/easement (land trust properties, town-held easements).
 - **Dedicated Open Space:** Land designated as open space but has no permanent protection (parks, schools, etc.).
 - **Perceived Open Space:** Undeveloped lots, mostly privately owned, that have no protection from future development (water company land, etc.).

Classification	Acreege	% Total Land
Protected	518.4	3.6%
Dedicated	1,251.7	8.6%
Perceived	506.6	3.5%
Total	2,276.7	15.7%





Trails

- The New Canaan Land Trust has various trails along their properties
 - The “GreenLink Trail” connects the trail system at Irwin Park to those at the New Canaan Nature Center.
 - The Trail opened in 2018 and was created by a pedestrian easement that links three Land Trust-owned properties to the park and nature center.
 - The New Canaan Land Trust has two other small trail systems: Field Crest to Autumn Lane and Oenoke Lane.
- Waveny Park also features various walking trails.





Community Facilities, Parks, Open Space & Recreation Takeaways

- Various community facilities across Town, including three (3) elementary schools, a middle school, and a high school.
- The Town's park facilities offer a range of active and passive recreation options, largest park is Waveny Park.
- Per the 2018 Open Space Plan, 15.7% of the land in Town is classified as open space (protected, dedicated, and perceived).
- Town parks offer walking trails, and the New Canaan Land Trust has multiple small trail systems throughout the Town.



New Canaan
Land Trust





Historic & Cultural Resources





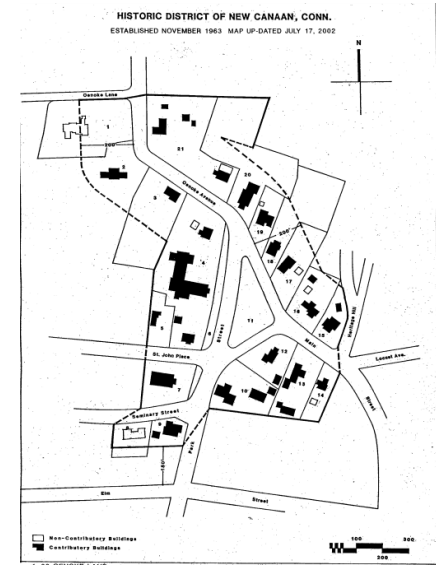
Town History

- New Canaan was incorporated in 1801 after having been previously approved as a new Congregational Parish (Canaan Parish) in 1731.
- The Town's primary industries were agriculture and milling. Shoe manufacturing was introduced in 1818 and quickly became the primary industry in the community.
- A railroad spur was constructed in 1866 to attract new businesses and employment opportunities, connecting New Canaan to Stamford, New Haven, Hartford, and New York.
- New Canaan's accessibility to and from New York encouraged relocation to the Town and created a busy suburban community.
- The Harvard Five, a group of young modern architects, designed numerous mid-century modern homes built between 1949 and 1973, some of which are on the National Register of Historic Places.



Historic Districts

- The Historic District Commission oversees activities proposed within the historic districts in order to “ensure that architectural changes are made with respect and consideration for the historic character of the property and the community as a whole.”
 - **The Church Hill Historic District (Local)**
 - The District was established in 1963 and currently encompasses the area of Oenoke Ridge, Main Street, Park Street, St. John Place, and Seminary Street.
 - The Town, in coordination with various stakeholders, is considering expanding the District’s boundaries and applying to the National Register of Historic Places.
 - The District is mostly residential, with large single-family homes dating from the mid-18th century through the early 20th century and includes multiple churches and the Hanford-Silliman House and John Rodgers Studio.
 - **Philip Johnson’s Glass House (National)**
 - Philip Johnson’s Glass House estate was designated a National Historic Landmark/District in 1997.
 - The estate includes 16 buildings across 40 acres on Ponus Ridge Road.
 - The Glass House was constructed in 1949 and serves as the centerpiece for the west side of Town and the additional modern homes created by the Harvard Five.





Historic Structures

- New Canaan has many historic structures, with 23 structures listed on the National Register of Historic Places.
 - **The Hanford-Silliman House** was built in 1764 by Stephen Hanford, a local weaver.
 - A craft room in the house contains a travelling loom, spinning wheels, and other weaving tools likely used by Hanford.
 - **Rodger's Studio** was built in 1878 and served as a studio room to one of the United States' most popular sculptors, John Rodgers, Jr.
 - Rodger's Studio was relocated from its original location on Rodger's property to the New Canaan Historical Society's campus in 1965.
 - **Gores Pavilion** was designed by one of the Harvard Five Architects as a winter lodge and summer pool house.
 - The Friends of the Gores Pavilion group worked to protect the structure from demolition and had the home listed on the State's Register of Historic Places in 2006.





Cultural Facilities & Resources

- The New Canaan Museum & Historical Society provides a guide to the Town's non-profit art, architecture, music, theater, and community spaces.
- Some of these facilities include:
 - The Carriage Barn Arts Center
 - New Canaan Chamber Music
 - Grace Farms
 - New Canaan Library
 - The New Canaan Nature Center
 - New Canaan's Summer Theatre & Town Players of New Canaan
 - Silvermine Arts Center
 - Waveny Park Conservancy
 - Olive & George Memorial Garden





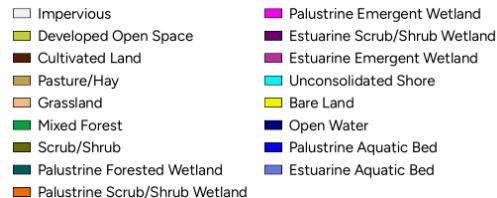
Natural Resources





Land Cover

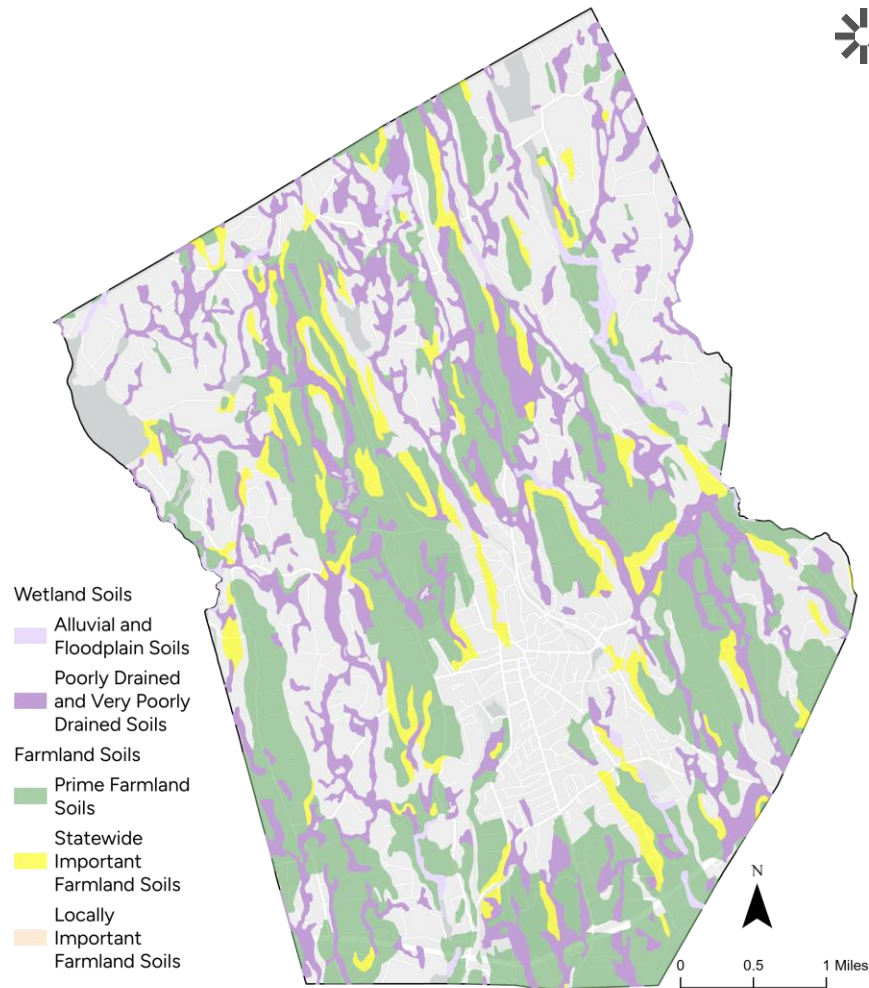
- New Canaan's predominate land cover types include forested (~40%), developed (~32%), and turf/grass (~24%).
- Since 1985, the amount of land cover classified as forested and agriculture has decreased, while developed and turf/grass land cover has increased.
 - Forested land has decreased by 452 acres.
 - Agricultural land has decreased by 60 acres.
 - Developed land has increased by 281 acres.
 - Turf/grass land has increased by 227 acres.





Soils

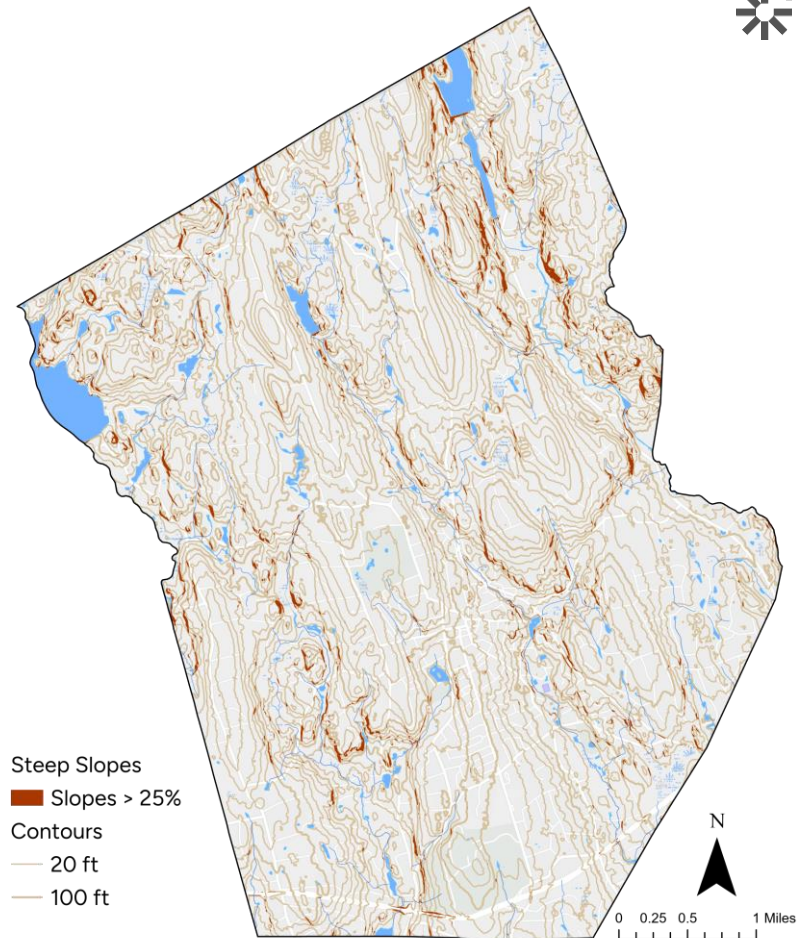
- The Soil Survey Geographic Database classifies soils for their potential for farming, flooding, subsurface sewage disposal systems, and stormwater runoff management.
 - Wetland soils are typically found along streams and in floodplains.
 - Hydric/Wetland soils are not suitable for development or subsurface sewage disposal systems.
 - Farmland soils are those that have the best physical and chemical make up to support food production.
 - These soils are generally more suitable for stormwater runoff management techniques (dry and wet basins).





Steep Slopes

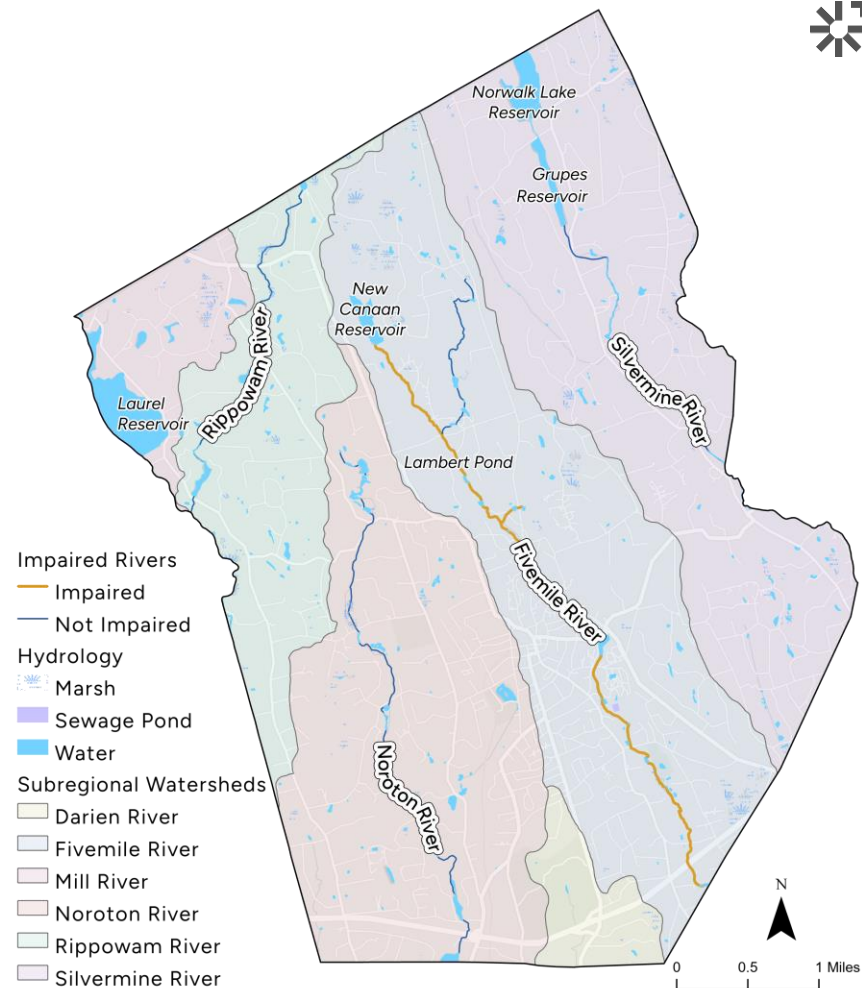
- Steep slopes provide wildlife habitat, recreational opportunities, and scenic views within the community.
 - Steep slopes are more susceptible to erosion.
- New Canaan's zoning regulations consider slopes greater than 25% to be steep and non-buildable.
- Many steep slopes in New Canaan follow along larger rivers and streams, like the Five Mile and Silvermine Rivers.





Surface Water Resources

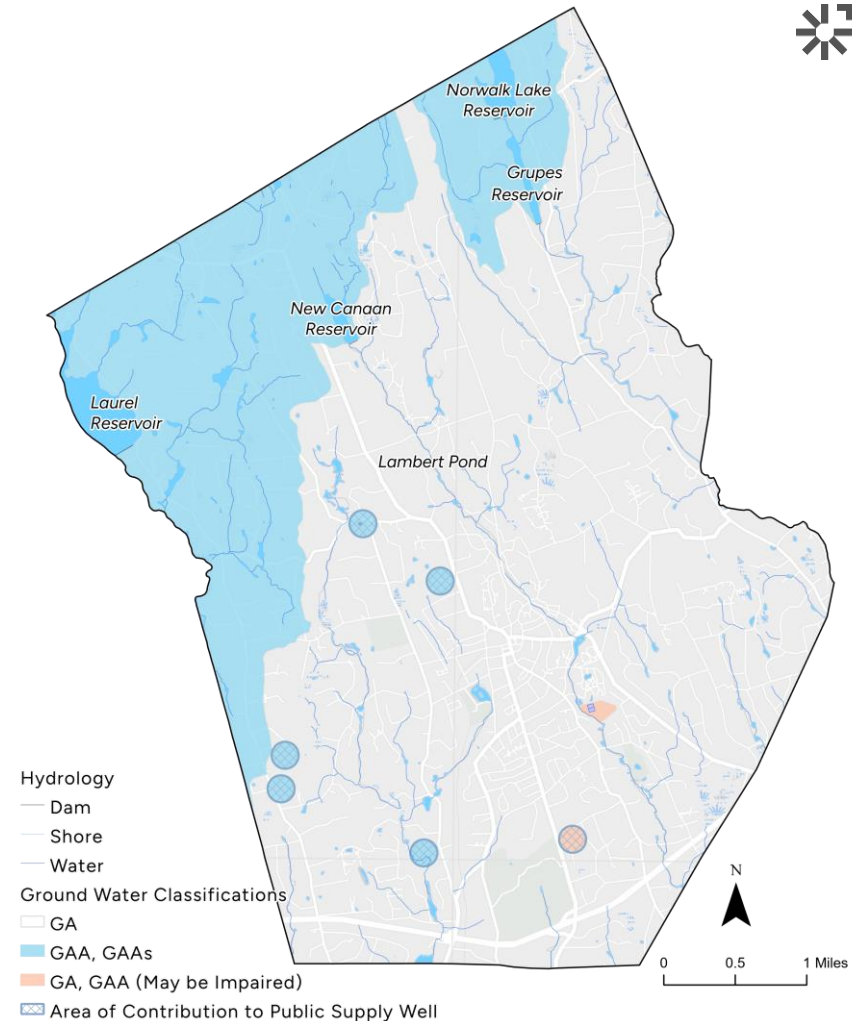
- New Canaan's river and stream network spans across six (6) subregional watersheds, all a part of the larger Southwest Coast Watershed.
- There are four drinking water reservoirs located in (or partially within) New Canaan.
- The Five Mile River is the only waterbody in New Canaan classified as impaired due to its inability to support recreation and habitat for aquatic life.
 - The River is used for drinking water (headwaters) and wastewater conveyance and was first listed as impaired by DEEP in 2010.
 - Stormwater runoff and nonpoint source pollution (farms, golf course, fertilizer, etc.) are likely contributors to water quality impairment.





Ground Water Resources

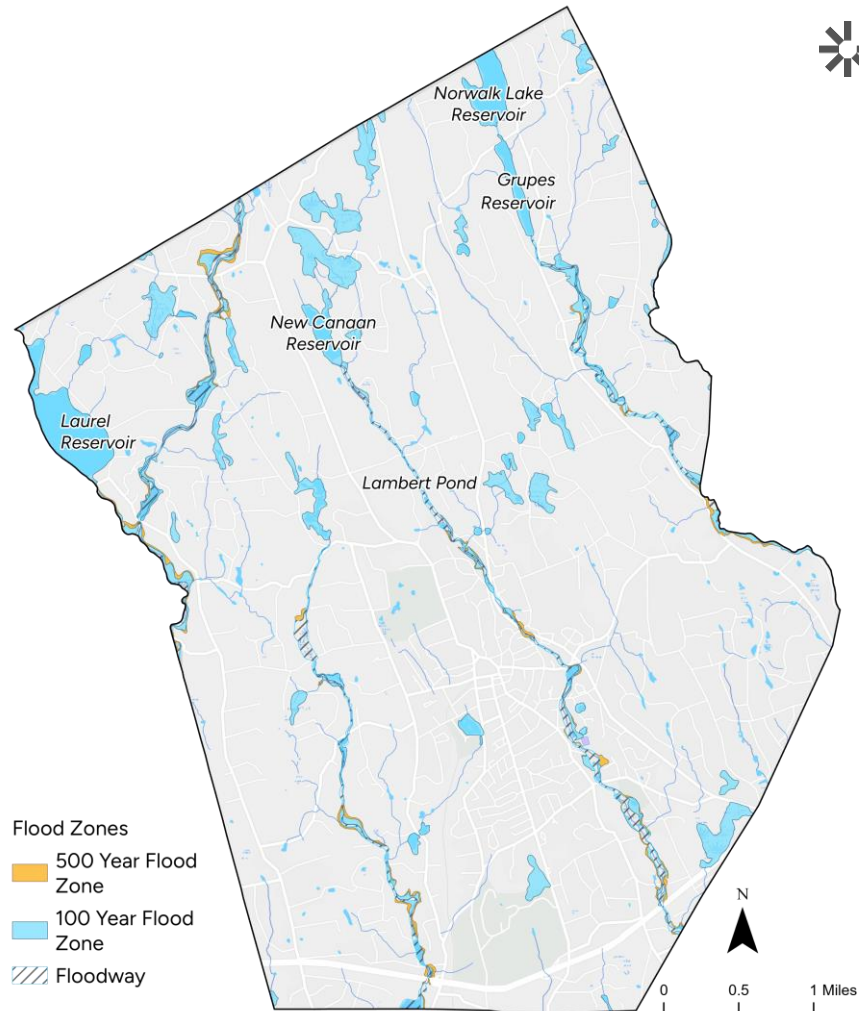
- Although many New Canaan residents get their drinking water from the public water supply, others get their water from private wells.
- New Canaan's groundwater is classified by DEEP as:
 - GA: Existing private and potential public or private supplies of water suitable for drinking without treatment
 - GAA: Existing or potential public supply of water suitable for drinking without treatment.
 - Groundwater in the vicinity of the Wastewater Treatment Facility is also classified as GAA but noted as potentially impaired.
- PFAS (a manmade chemical used in consumer products and industrial settings) is a growing concern for groundwater quality across the Northeast.
 - The Aquarion Water Company's 2021 and 2022 water quality reports for New Canaan indicate that PFAS levels are well below state and federal limits for safety.
- There are no official aquifer protection areas in New Canaan; however, the Town does utilize an aquifer protection overlay zone in the southeast portion of the Town along its border with Norwalk.





Flood Risk

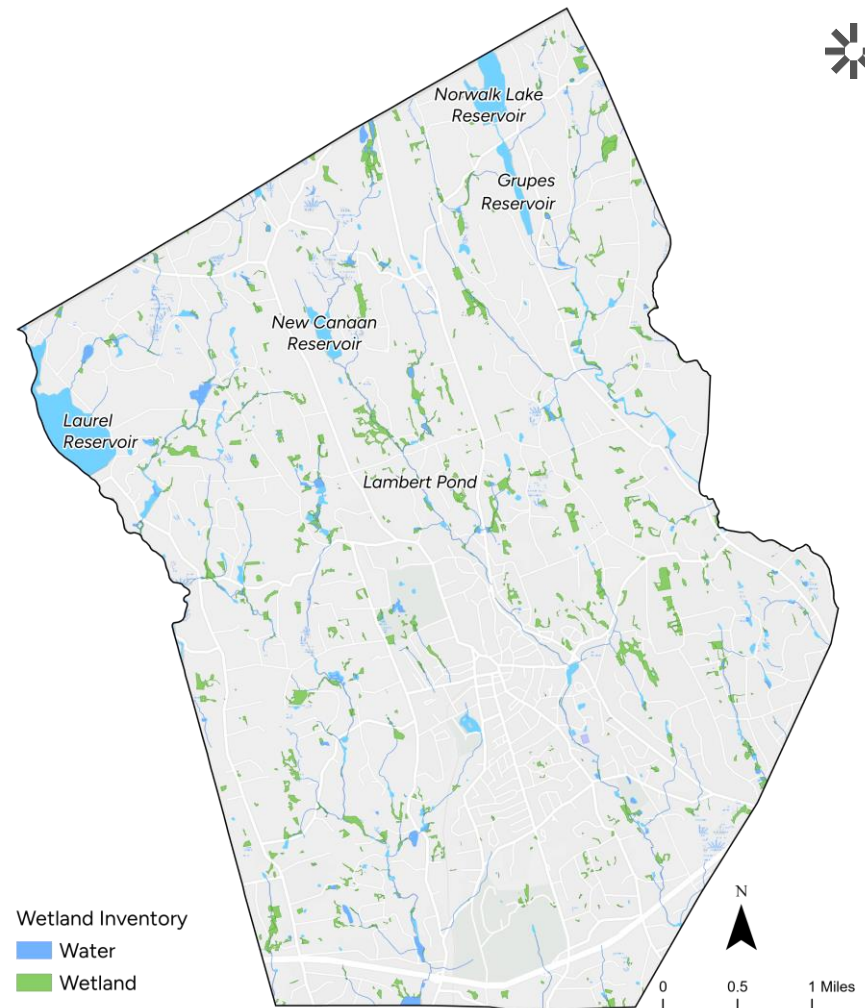
- There are four (4) regulated floodways in New Canaan, including the Silvermine, Rippowam, Noroton, and Five Mile Rivers.
- The FEMA 100-year and 500-year flood zones generally following these riverbanks.
- New Canaan has an established floodplain overlay zone encompassing the 100-year flood zones.
- New Canaan does not have any critical infrastructure located within FEMA floodplains.





Wetlands

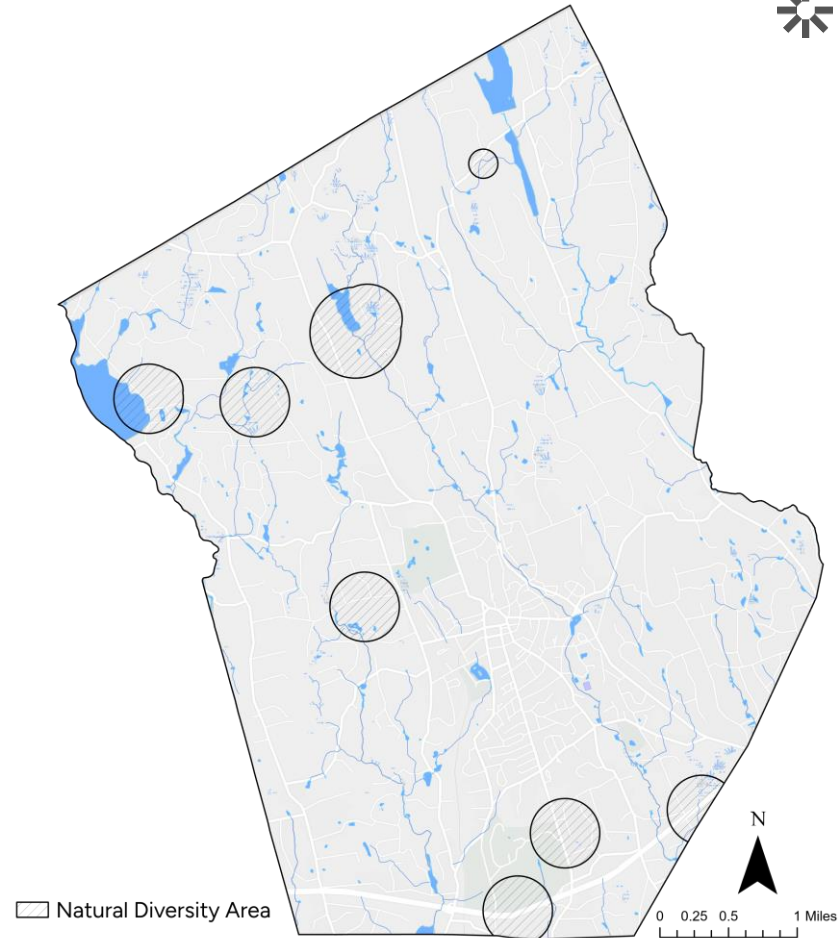
- Wetlands provide numerous ecosystem services such as groundwater retention, water quality improvement, and fish and wildlife habitat.
- New Canaan's inland wetland regulations prohibit certain activities in wetlands and regulates the filling, excavation, dredging, clear cutting, and grading of all wetland and watercourses in the Town.
 - The Town utilizes upland review areas ranging from 50-250 feet, depending on the regulated activity.





Wildlife

- The Natural Diversity Database (NDDDB) shows approximate locations of endangered, threatened, or special concern species within a community.
- New Canaan has multiple state/federally-listed species sightings in the NDDDB but no critical habitat areas.
 - Projects in these areas may be required to conduct project reviews with CT DEEP to mitigate adverse ecological impacts.
- Species noted in New Canaan include:
 - Eastern box turtle, Bald eagle, Great egret, Little brown bat, Silver-haired bat, Red bat, and Hoary bat.





Invasive Species

- Invasive species (plants, animals, other living organisms) are non-natives to an ecosystem and cause, or are likely to cause, economic or environmental harm to that ecosystem.
- These species are often better at adapting to changes in the ecosystem and are, therefore, able to outcompete native species for resources.
- Invasives species may reduce natural biodiversity, impact water quality, and stress forests and soils.



Burning Bush

Common Invasive Species in Fairfield County

Plants	Animals
Multiflora Rose (<i>Rosa multiflora</i>)	Spotted Lanternfly (<i>Lycorma delicatula</i>)
Japanese Barberry (<i>Berberis thunbergia</i>)	Emerald Ash Borer (<i>Agilus planipennis</i>)
Bittersweet (<i>Celastrus orbiculatus</i>)	Japanese Beetle (<i>Popillia japonica</i>)
Burning Bush (<i>Euonymus alatus</i>)	Spongy Moth (<i>Lymantria dispar</i>)
Garlic Mustard (<i>Alliaria petiolata</i>)	Jumping Worm (<i>Amyntas agrestis</i>)



Natural Resource Takeaways

- New Canaan's river and stream network are a part of the Southwest Coast Watershed.
- The Five Mile River is the only impaired waterbody in Town.
- New Canaan has various flood zones and steep slopes, both of which generally follow the river and stream network.
- There are numerous wetland systems across the Town and some state/federally-listed species sightings; however, there are no critical habitat areas within New Canaan.
- The majority of New Canaan is forested land cover, followed by developed land, and turf and grass.
- Invasive species are a growing concern across Connecticut and within New Canaan.





New Canaan

Plan of Conservation & Development

Resiliency & Sustainability Review

FINAL

June 2024



Photo Credit: New Canaan Land Trust

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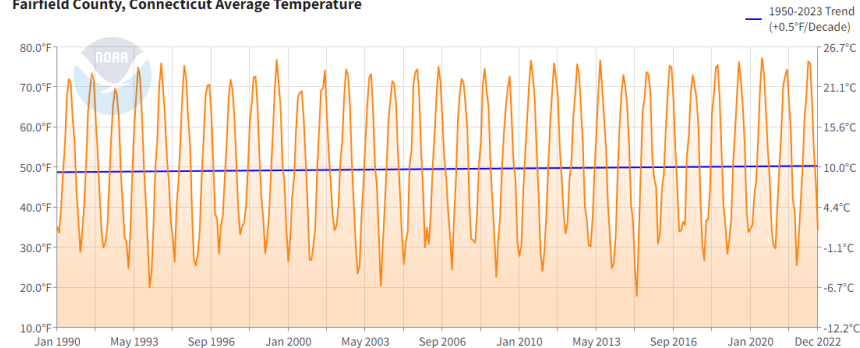
3 - 11



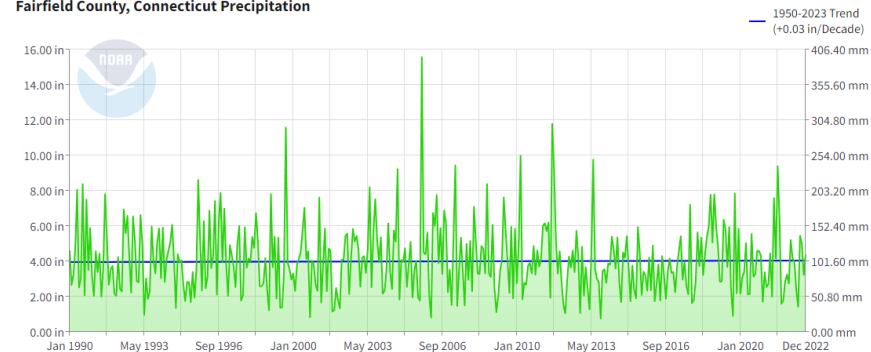
Climate Projections

- Historical trends for Fairfield County indicate rising average temperatures and precipitation levels since 1900, with winter temperatures increasing the fastest.
- By 2050, the average temperature in Connecticut is expected to increase about 5°F, and average precipitation is expected to increase by 8% (4 in/year).
 - Extreme temperature events, like summer nights, heat wave days, and tropical nights are expected to increase in quantity, while frost days are expected to decrease by 2050.
- Droughts are expected to increase in frequency and intensity over the next century despite increased precipitation levels.
- Flood risk is expected to increase adjacent to increases in the frequency and intensity of heavy precipitation events.

Fairfield County, Connecticut Average Temperature



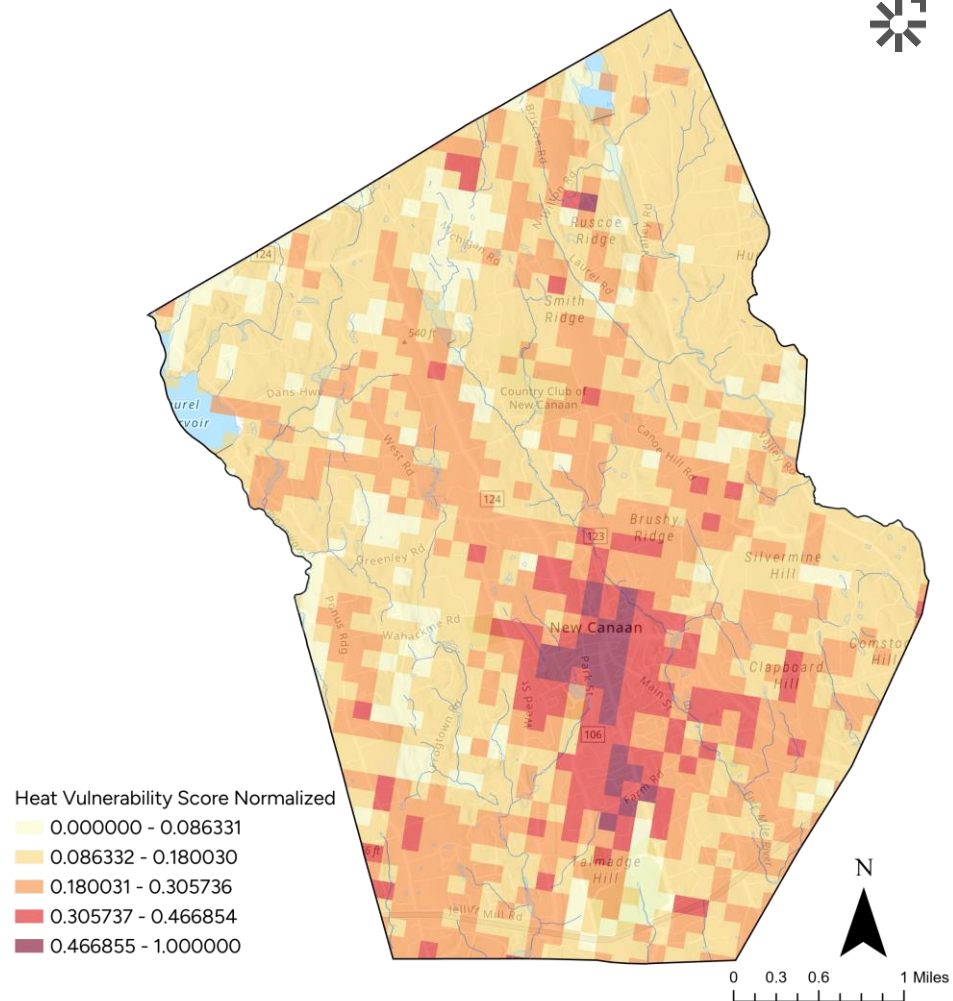
Fairfield County, Connecticut Precipitation





Heat Vulnerability

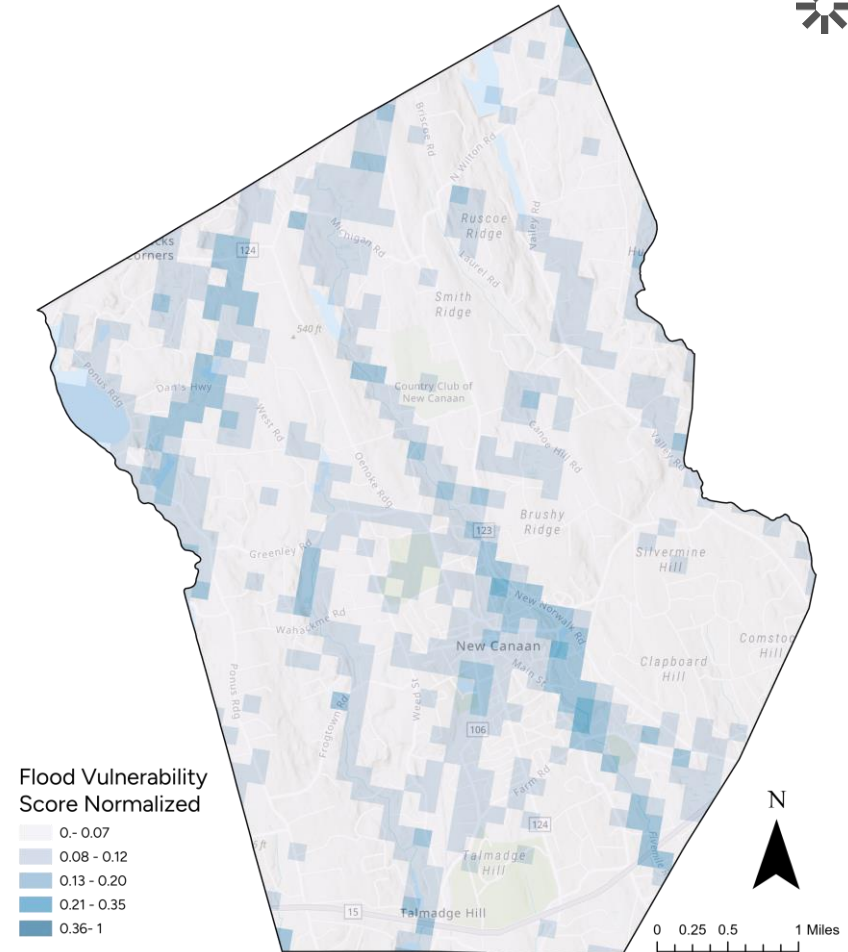
- Vulnerability is measured by combining an area's exposure, sensitivity, and adaptive capacity relative to a specific threat.
 - Exposure: The degree of the stress that a certain asset is going through. Includes changes to the magnitude and frequency of extreme events.
 - Sensitivity: The degree to which a built, natural, or human systems will be impacted by changes in climate conditions.
 - Adaptive Capacity: The ability of a system to adjust to changes, manage damages, take advantage of opportunities, or cope with consequences.
- A Town's mean heat vulnerability score (scale 0-1) is based on the mean value of all pixels that make up the Town in the CCVI analysis. A lower score indicates a less vulnerable community.
 - Mean scores in CT range from 0.04 to 0.53.
 - New Canaan's mean heat vulnerability is 0.18, ranking 70th in the State. The Downtown area is most vulnerable to heat impacts.





Flood Vulnerability

- Vulnerability is measured by combining an area's exposure, sensitivity, and adaptive capacity relative to a specific threat.
 - Exposure: The degree of the stress that a certain asset is going through. Includes changes to the magnitude and frequency of extreme events.
 - Sensitivity: The degree to which a built, natural, or human systems will be impacted by changes in climate conditions.
 - Adaptive Capacity: The ability of a system to adjust to changes, manage damages, take advantage of opportunities, or cope with consequences.
- A Town's mean flood vulnerability score (scale 0-1) is based on the mean value of all pixels that make up the Town in the CCVI analysis. A lower score indicates a less vulnerable community.
 - Mean scores in CT range from 0.04 to 0.31.
 - New Canaan's mean flood vulnerability is 0.06, ranking 143rd in the State.





Resilience Opportunity Areas (ROARs)

- ROARs are resiliency-oriented project areas identified by Resilient Connecticut (Phase II) as a part of the regional vulnerability assessment.
- New Canaan's ROAR is focused on the wastewater treatment facility along the Five Mile River.

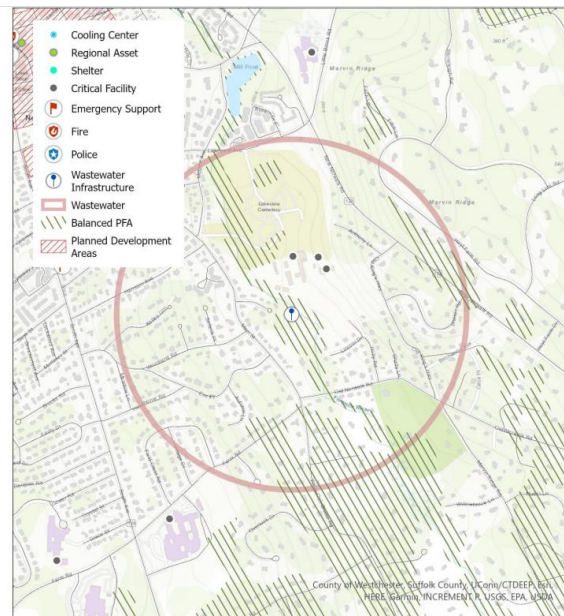
Resilient Connecticut Phase II Regional Adaptation/Resilience Opportunity Areas

Name: Fivemile River
Location: New Canaan

Considerations	Characteristics of Area
Flood Vulnerability	●●○○○○
Heat Vulnerability	●●○○○○
Social Vulnerability	●●○○○○

The New Canaan wastewater treatment facility is located in a high flood vulnerable area along the Fivemile River. The Town of New Canaan has spent considerable time studying flooding along this river and evaluating methods of reducing flood risks.

Wastewater treatment in a high flood vulnerable location and a State-designated "balanced priority funding area."





Regional Hazard Mitigation Plan

- WestCOG adopted its Multi-Jurisdictional Hazard Mitigation Plan [HMP] (2021-2026) in 2021. The HMP:
 - Presents a regional profile related to the geography and cultural setting, planning and regulatory capabilities, and critical facilities.
 - Assesses hazard risk for the region and the existing capabilities from the federal, state, regional, and municipal levels.
 - **Low Risk** - Limited Areas of Impact or Infrequent Occurrences
 - **Medium Risk** - All or Portions of Town Impacted, Repeated Impacts & Not Particularly Damaging
 - **High Risk** - Impacts to Entire Community, Repeated Impacts & Highly Damaging
 - Identifies mitigation strategies and their various challenges.

New Canaan's Qualitative Summary of Hazard Risk	
Hazard	Level of Risk
Riverine Flooding	Medium
Coastal Flooding	--
Winter Storms	Medium
Tropical Cyclones / Hurricanes	High
Tornadoes	Low
Wildfires	Low
Thunderstorms	Medium
Drought	Low
Earthquakes	High
Dam Failure	Low



Hazard Mitigation Plan

- New Canaan's municipal annex provides community-specific hazard risk assessment and capability analysis and prioritizes hazard mitigation projects.
- Some of the identified actions to address community-specific risks include:
 - Complete the Bristow Bird Sanctuary rehabilitation project, incorporating floodplain restoration and other flood mitigation actions.
 - Perform maintenance of drainage ditches and waterways on Southwood Drive.
 - Identify and adopt a public alert system with improved capabilities relative to the current Blackboard Connect system utilized by the Town.
 - Install a combined heat and power system at various shelter locations within the Town.
 - Develop drainage improvement plans for Waveny Park.
 - Compare local floodplain regulations with Revised State Model Flood Regulations to identify any remaining opportunities for improvement.
 - Conduct feasibility study to install a microgrid for Downtown and emergency services.

Sustainable CT



- New Canaan obtained a bronze certification from Sustainable CT in 2020 through the following actions:
 1. **Inclusive and Equitable Community Impacts:** New Canaan Farmers' Market & Senior Residents' Survey
 2. **Thriving Local Economies:** Local Retail Inventory & Buy Local Campaign
 3. **Well-Stewarded Land and Natural Resources:** Open Space Plan, Inventory, and Resource Prioritization & Increased Acquisition
 4. **Vibrant and Creative Cultural Ecosystems:** Tourism & Cultural Assets Mapping
 5. **Dynamic and Resilient Planning:** Developed Agriculture Friendly Practices
 6. **Clean and Diverse Transportation Systems and Choices:** Promote Effective Parking Management & Support Zero Emission Vehicle Deployment
 7. **Renewable and Efficient Energy Infrastructure and Operations:** Participate and Promote the C-PACE Program, Install Efficient Exterior Lighting
 8. **Inclusive Engagement, Communication, and Education:** Hold a Sustainability Event (Farmers' Market)
 9. **Strategic Materials Management:** Recycling Additional Materials (Christmas trees, plastic bags, corks)
 10. **Optimal Health and Wellness Opportunities:** Improve Air Quality in Public Spaces
 11. **Healthy, Efficient, and Diverse Housing:** Implement Affordable Housing Plan
 12. **Innovative Strategies and Practices:** Reusable Bag Designed and Sold, Pollinator Pathway Project Implemented



Community Programs

- Planet New Canaan
 - Pollinator Pathways
 - Swap Shop
 - Food Waste Reduction
 - Waste Management
- Land Trust Open Space Preservation and Connection
- Curbside Compost Program at Walter Stewart's
- New Canaan Nature Center Environmental Education Programs



New Canaan Nature Center



New Canaan Land Trust



Resiliency & Sustainability Takeaways



Downtown is the most heat-vulnerable area of New Canaan.

Climate Changes will require community planning efforts to consider increased precipitation and temperatures.

Renewable Energy Initiatives should be promoted across the community and within municipal-led projects.

Wastewater treatment facility is located within a Resiliency Opportunity Area (ROAR) and is at risk of flooding.

Opportunities exist for New Canaan to partner with local programs and groups on sustainability measures.