

Plan Overview



About Plans of Conservation and Development

A Plan of Conservation and Development is a tool for guiding the future of a community. The goals and recommendations of this Plan reflect a consensus built from the work of the Planning and Zoning Commission with input from other boards and commissions and from East Windsor residents.

East Windsor adopted its first Plan of Development in 1967. The most recent plan, adopted in 1998, was an update of the 1986 Plan of Development. These plans helped guide conservation and development in the community and influenced the current land use regulations in East Windsor. In particular, these Plans have been instrumental in helping to preserve much of East Windsor's community character.

This 2004 Plan of Conservation and Development is intended to continue that fundamental objective of preserving the character that makes East Windsor a special community.

Statutory Reference

Section 8-23 of the Connecticut General Statutes requires that East Windsor review its Plan of Conservation and Development every ten years.

While statutes require that the Planning and Zoning Commission prepare a Plan, the most important reason to prepare a plan is to establish a pro-active approach to guiding East Windsor's future.

Public Workshops



Why Plan?

East Windsor continues to be affected by events and trends in the community, the region, the country, and the world. Changes in population, housing, and the economy are influenced by transportation, utility, business and regulatory changes.

From a land use perspective, the major issue facing East Windsor is how to address growth and change so that:

- the needs of the community and its residents, both present and future, are met in the most efficient and cost-effective manner;
- the character of the Town is maintained; and
- the overall quality of life is enhanced.

To provide these most basic things for East Windsor residents, we must plan. The planning process will help us to make intelligent, informed decisions that help produce desired results. We can work together to preserve features that residents most cherish and achieve those things that residents most desire.

The Planning Process

To guide the Planning and Zoning Commission's consideration of the important issues facing East Windsor, workbooks were prepared pertaining to basic planning categories.

- Conditions and Trends tabulated and analyzed pertinent demographic, economic, fiscal and other data.
- Community Issues summarized and consolidated the issues and concerns raised at public and commission meetings early in the process.
- Conservation Issues identified and discussed land and water resources, environmental quality, and historic, cultural, and scenic assets.
- Residential and Village Development Issues analyzed residential growth trends and the implications.
- Business Development Issues evaluated current and potential economic development activity and its importance to the community.
- Public Facilities and Infrastructure inventoried important public assets and future community needs.

The data and analysis provided in these workbooks is summarized in an Appendix to this Plan.

Additional input was obtained throughout the process by:

- public meetings that generated input and discussion,
- public forums that involved residents in planning for the future,
- a telephone survey of East Windsor residents, and
- other exercises and analyses.

All of this information and analysis provided the basis for the visions, strategies, and action steps detailed in this Plan.

Implementation

After a Plan of Conservation and Development is adopted, the implementation phase begins. Recommendations are evaluated, put into action as appropriate, and monitored.

While the Planning and Zoning Commission has both the statutory responsibility to adopt the Plan and a lead role in overseeing the Plan's implementation, implementation will occur only with the diligent efforts of the residents and officials of the Town of East Windsor. As a result, responsibility for implementation rests with all boards, commissions, agencies, and individuals in East Windsor.

For that reason, a detailed implementation action plan is provided in Chapter 5 of this Plan, summarizing each strategy and action step, identifying appropriate responsibilities, and setting priorities and schedules.

Visions for East Windsor

In preparing this Plan of Conservation and Development, extensive effort was made to engage the community and obtain direct input to the planning process. Based on this outreach, the results of research and analysis, and discussions by the Planning and Zoning Commission, the Commission identified the major conservation, development, and infrastructural issues facing the community. The community's views on these issues were confirmed by a detailed telephone survey of 402 East Windsor residents, conducted by the Center for Research and Public Policy. The survey results are summarized throughout the Plan and a complete report is on file in the Town Planning Office.

"I like the small town feel..."

Survey Comment

It became clear that the overriding issue facing the community is future development. Approximately 58% of the Town's land area remains undeveloped, and 80% of that area is currently zoned for residential use. Residential growth can have significant impacts on a community if not carefully guided.

While there is currently land available for additional business development, ensuring the long term availability of land and the necessary infrastructure for business development will require action by the Town. Business development provides taxes, services, and jobs that can benefit a community.

How East Windsor is developed will affect the community's character, its fiscal condition, and the quality of life. To address these issues, the following visions were established as the guiding principles of this Plan of Conservation and Development. In addition to the specific strategies of this Plan, these visions guide the Town's evaluation of actions requiring Planning and Zoning Commission review for consistency with the Plan, under Connecticut General Statutes Section 8-24.

Visions for East Windsor

- 1. The rural, village, and business character that define East Windsor must be preserved to keep the Town an attractive place to live and do business.**
- 2. Residential and village area development must be carefully guided to ensure compatibility with community character and allow East Windsor to prepare for the impacts of future growth.**
- 3. Economic development must be retained and expanded to support the community with services, jobs, and taxes, while remaining sensitive to the community's environment and quality of life.**

To achieve these visions, this Plan identifies a series of strategies, summarized on the following page. For each strategy, a set of action steps are provided to accomplish specific objectives. Several of the strategies are characterized as "Primary Strategies" because they address particularly important objectives or cover a wide range of objectives.

Strategies to Achieve East Windsor's Planning Visions

Strategy	Planning Visions		
	Preserve Community Characters	Guide Residential & Village	Encourage Economic Development
Core Strategy: Conserving Community Resources (Ch. 2)			
Preserve More Open Space			
Preserve Community Assets			
Protect Environmental Quality			
Core Strategy: Guiding Development (Ch.3)			
Refine Residential Development Regulations			
Maintain Housing Diversity			
Define Village Area Development			
Restructure Business Zoning			
Provide Adequate Business Development Infrastructure			
Improve Municipal Economic Development Capability			
Core Strategy: Meeting Infrastructure Needs (Ch. 4)			
Address Municipal Facility Needs			
Address Other Public Facility Conditions			
Plan for Future School facility Needs			
Meet Infrastructure Needs			

Scantic Village



Tobacco Barn

