

Conserving Community Resources

2

Overview

Conservation of the Town's natural, open space, scenic, cultural, and historic resources will address the Plan's vision of preserving the rural community character that defines East Windsor and keeps the Town an attractive place to live and do business.

The primary conservation strategy is to preserve more open space in East Windsor. Additional conservation strategies address preservation of local assets and protecting environmental quality.

Implementation of these strategies will be the responsibility of a number of different Town boards and commissions, volunteers, and municipal staff. Successful implementation will require the designation of open space program implementation responsibility and the commitment of the community to supporting private conservation efforts, providing necessary resources to Town agencies, and, where necessary, funding specific program goals such as land acquisition for open space.

Conservation strategies provide the Plan of Conservation and Development with the basic tools necessary to preserve community character.

Survey Results:

- Over 57% of respondents suggested the Town should preserve more open space.
- 87% agreed the Town should be actively involved in open space preservation.
- More than half of residents interviewed would pay \$100 more per year to acquire open space.
- 86% agreed the Town should support agriculture
- 65% suggested that the Town could do a better job of protecting historic resources.

Broad Brook Park



Farmland



Open Space Ownership

Town	294 acres
State DEP	675 acres
State Development Rights	366 acres
Private	215 acres
Total	1550
% of Total Land	9.0

Primary Strategy:

Preserve More Open Space

Overview

Permanent protection of land as open space is considered one of the most effective approaches to conservation of the natural, cultural, and aesthetic characteristics that define a community. At the same time, open space preservation, combined with effective and creative land use regulations, can help a town effectively respond to and manage development pressure.

Therefore, the preservation of more open space is one of the most effective and comprehensive strategies that East Windsor can follow to achieve the Plan's visions.

East Windsor Parks

- East Windsor Park
- Warehouse Point Park
- Prospect Hill Park
- Pierce Memorial Park
- Broad Brook Pond
- Abbe Road Park
- Volunteer Park

The basic characteristics that define open space are land ownership, degree of protection, type and extent of use, and the quality of the land to meet protection criteria. Open space ownership may be by public or private entities. The acreage of open space by ownership category in East Windsor is listed in the sidebar.

Protected open space is permanently protected from any future development or inappropriate uses as may be defined by easements. It can be managed for uses compatible with open space goals, such as for agriculture and recreation.

Land that is undeveloped or in use for agricultural or recreational purposes may also be perceived as open space. However, such land is often not permanently protected from future development. Although such perceived open space contributes to a sense of openness, it must be considered temporary and included in open space planning. The following table lists examples of the different categories of open space:

Open Space Types	Examples
Protected Open Space (with public access)	State of Connecticut parks and forest and municipal parks with legal restrictions on future use
Protected Open Space (without public access)	Private conservation organizations (owned and conservation easements), State of Connecticut (agricultural development rights), private conservation easements
Perceived Open Space	Vacant land and parcels with additional development potential; private property temporarily protected from development; schools, churches, and other institutions; municipal properties without legal restrictions on future use; cemeteries; utility lands; State and local facilities

Action: Develop an Open Space Preservation Program

To preserve more open space in East Windsor, the Town will need to establish a comprehensive open space program to coordinate the interests of the municipality and other entities that are pursuing open space goals. The proposed Program is detailed on the following pages. A conceptual mission statement to guide such a program is provided in the sidebar.

Several key tools are available to East Windsor to ensure effective implementation of an Open Space Program. The basic land protection tools are described in the sidebar.

When the Town determines that acquisition of rights or land in fee is necessary, a variety of funding options is also available, including outright donations, grants, appropriations by the Town, and municipal bonding.

East Windsor has established an Open Space Acquisition Fund, which is the statutorily authorized repository for funds dedicated to the acquisition of open space. This fund may accept donations, fees in lieu of open space for new subdivisions, and the proceeds of any appropriated funding from the municipal property tax assessment. The Open Space Program should propose annual funding and acquisition specific bonding to fund the priority acquisitions identified by the Program.

East Windsor requires that new subdivision developments set aside 10% of the “fair market value” of the land to be subdivided as open space. This provision should be revised to provide for set aside of 20% of the land area of the parcel to be subdivided to further both the open space preservation goals of the community and to enhance the regulations’ ability to preserve the Town’s rural character. This action step is detailed in Chapter 3.

A key step to establish an effective open space program is to assign the responsibility to a Town appointed committee. This Plan recommends the creation of a Conservation Commission, separate from the Inland Wetlands and Watercourses Agency, to improve both wetlands regulation and conservation planning and implementation. The Open Space program could be a key responsibility of such a Conservation Commission

Open Space Program Mission Statement

The Town of East Windsor will pursue the protection of identified priority open space, totaling 20 to 25% of the Town’s land area over the next 15 to 20 years, through partnerships, direct municipal acquisitions, and regulatory set-aside guidelines. The Town program will focus on the preservation of agricultural land, establishment of appropriate open space corridors and greenways, and coordination of public and private open space efforts in East Windsor.

Land Protection Tools

- Provide temporary tax reductions for undeveloped land (PA 490).
- Seek donations of land or easements directly to the Town or to a qualified land trust or other conservation organization.
- Acquire conservation easement rights or development rights to land, either by donation or purchase.
- Purchase land that is critical to meet open space priorities.
- Required Open Space Set-aside with new developments (See Chapter 3)
- Conservation Design Subdivisions (See Chapter 3)

Town Park



Spruce Bog



Open Space Priorities

- Preservation of farming and farmland
- Protection of rivers, streams, wetlands, lakes, major groundwater resources,
- Protection of watershed resources,
- Contiguity of open space (linking open space parcels and providing regional corridors for wildlife and pedestrian trails),
- Horizon line conservation,
- Protection of wildlife habitat, and
- Protection of forests and woodlands.

Open Space Evaluation Criteria

- Size
- Contiguity
- Quality
- Access
- Threat
- Opportunity

Open Space Action Plan

Task	Tools/Sources
Establish a separate Conservation Commission, distinct from the inland wetlands regulatory agency, with responsibility for the open space program	<ul style="list-style-type: none"> • Connecticut General Statutes • Recruit interested volunteers
Establish permanent Municipal Open Space program	<ul style="list-style-type: none"> • Assign strategy and implementation to Conservation Commission as the Town's Open Space Implementation Committee
Develop evaluation tools for Town acquisitions and for coordinating with partners	<ul style="list-style-type: none"> • Establish weighting factors for criteria
Revise Subdivision Regulations to require 20% open space set aside for subdivisions	<ul style="list-style-type: none"> • Subdivision Regulations Section 7
Recommend open space priorities for	<ul style="list-style-type: none"> • Subdivision Regulations • Connecticut and Federal programs • Agricultural Land Preservation
<ul style="list-style-type: none"> • Subdivision set-aside • State and Federal Programs • Private Conservation Efforts 	
Establish open space funding mechanisms	<ul style="list-style-type: none"> • East Windsor Land Acquisition Fund for open space • Subdivision open space fee-in-lieu, annual appropriation, bonding, grants, donations
Continue tax incentives for agricultural and forest land	<ul style="list-style-type: none"> • CGS Public Act 490
Prepare, implement, and regularly update an Open Space Action Plan	<ul style="list-style-type: none"> • Parcels, partners, tools, funding • Prepare annual recommendations for Town acquisitions and funding for partnership efforts within budget cycle • Develop management recommendations for Town-owned open space

Open Space Program

Plan Components	Reference
Mission Statement for Open Space Program	<ul style="list-style-type: none"> • See sidebar on previous page
Maintain an inventory of existing open space (permanent, perceived, and temporary)	<ul style="list-style-type: none"> • Map, Page 2-7 • Tax Assessor's Database
Program Components	<ul style="list-style-type: none"> • preservation of agricultural land, establishment of open space corridors and greenways, and • coordination of public and private open space efforts.
Open space priorities and criteria	<ul style="list-style-type: none"> • See sidebar, open space corridor map
Partnerships	<ul style="list-style-type: none"> • Table, Appendix
Funding	<ul style="list-style-type: none"> • Recommend annual appropriation to the Open Space Acquisition Fund • Identify specific acquisition targets and propose municipal bonding

Plan Components: The following general guidelines should be applied to the evaluation of priorities and the refinement of criteria used to make open space protection decisions.

Preserve Agricultural Land

Preserving agricultural land and farming in East Windsor is one of the guiding objectives of the Open Space Plan. The Town can support and encourage existing programs, discussed below, as well as implement other steps to further this objective.

The Connecticut Department of Agriculture Farmland Preservation Program acquires development rights of farmland. East Windsor should encourage local farmers to apply for this program to preserve farmland and agricultural uses. The Town may be able to offer assistance and expertise in completing the necessary application and negotiation process.

Municipalities have used local funds to purchase farms or development rights for the benefit of the community. Municipalities can:

- Purchase farms outright to operate them.
- Purchase farms outright to lease them for farm use.
- Purchase a farm in order to sell back the farm buildings and lease the farmland back to the farmer.
- Purchase development rights or easements allowing the farm to remain in private ownership, but assuring the property will be used in perpetuity for agricultural uses.

The assigned open space implementation committee (Conservation Commission) should evaluate farmland purchase and development rights acquisitions by the Town as a potential strategy.

Establish Open Space Corridors and Greenways

As illustrated on the map on page 2-7, open space corridors and greenway opportunities are evident in East Windsor. The preliminary corridor plan lies largely within the general conservation corridor recommended by the Regional Plan of Conservation and Development by the Capital Region Council of Governments (CRCOG).

The Connecticut River and the Scantic River are natural corridors for which regional greenway efforts are already underway. Establishing these greenways through East Windsor and connecting them with open space corridors that enhance scenic and recreational opportunities is another organizing goal of the open space plan.

The East Windsor Open Space Program should build on the existing and potential corridors. Continued support for the efforts of the American Heritage River Commission should include direct funding or assistance with obtaining grants and other funding sources.

Agricultural Land Preservation

“...unless there is a sound, state-wide program for its preservation, remaining agricultural land will be lost to succeeding generations and that the conservation of certain arable agricultural land and adjacent pastures, woods, natural drainage areas and open space areas is vital for the well-being of the people of Connecticut.”

CGS Section 22-26aa

Greenways

A greenway is a corridor of open space that:

- may protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or non-motorized transportation,
- may connect existing protected areas and provide access to the outdoors,
- may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals, or
- may be a green space along a highway or around a village.

Connecticut General Assembly
Public Act 95-335

Coordinate Local and Regional Open Space Efforts

It is important that the Town’s objectives for open space are considered in the many public and private programs that address open space planning and implementation. As recommended by the CROG Regional Plan, open space planning should recognize multi-town opportunities for protection of regionally significant resources. Additionally, the Town may bring resources and leadership to these efforts that are not available to other participants.

As a partner or as lead organization, the Town can apply for open space funding from the Connecticut Open Space and Watershed Land Acquisition Grant Program. Since East Windsor has been designated a “distressed municipality” by the Department of Economic and Community Development, East Windsor is eligible for a 65% match from the program for open space and 50% match for resource enhancement or protection.

Although no specific plans are in place for expansion of the Scantic River State Park property or the Flaherty Field Trial Area, the Department of Environmental Protection (DEP) would consider proposals from landowners to sell property meeting the DEP goals for these projects. The Town should encourage landowners to consider this option when the opportunity arises.

The Open Space Program should support the efforts of local and regional land trusts to acquire ownership or easements that permanently protect farmland from development.

East Windsor is also represented by volunteer residents on the Board of the Northern Connecticut Land Trust and on the organizing committee for the Scantic River Watershed Association. The Town should support the volunteers that serve in these leadership roles and provide input to the organization through the Town representatives.

Farm Fields

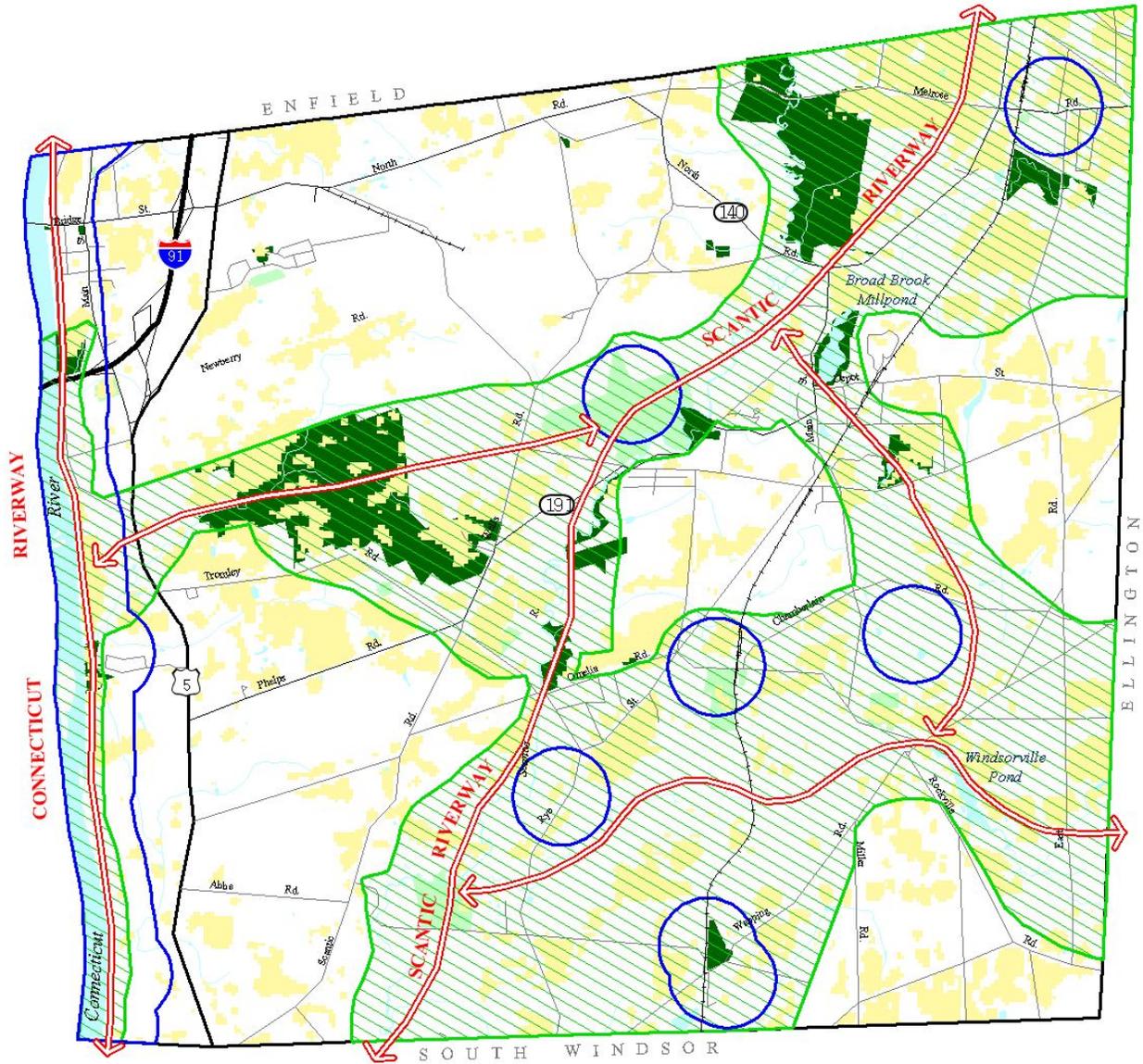


Scantic River



Preliminary Open Space Corridor Plan

Town of East Windsor, CT



Legend

- Open Space Corridor
- Dedicated Open Space
- Managed Open Space
- Natural Diversity Database Area
- Grass/Corn/Tobacco Land Cover
- Rail
- Water and Watercourses
- Possible Open Space Linkages

2000 0 2000 Feet



Planimetrics

31 East Drive Avon CT 06001 860.577.5267

Strategy:

Preserve Community Assets

Overview

In addition to the multiple benefits of open space preservation, towns can help to preserve other assets that contribute to community character and quality of life. For East Windsor, these assets include farming activities, historic and cultural assets, and scenic roads.

Support for farming activity is particularly important. As previously noted, much of the land at risk for development in the future is currently in agricultural use. Supporting and sustaining farm use not only retains the valued openness of the land, but provides time for the development and implementation of permanent protection actions.

Historic and cultural assets are largely located in the village areas, and strategies in Chapter 3 of this plan for defining village development include reference to historic structures. In addition, East Windsor recognizes the importance of the Trolley Museum as a regional attraction and the local importance of the East Windsor Academy building, the Broad Brook Opera House, and other cultural assets.

Action: Continue 490 Tax Abatement for Farmland and Forestland

PA 490 (CGS Section 12-107) allows a community to assess farmland and forestland at lower value when it is actively farmed or managed for forestry. In addition to the open space benefits of this program, active farms benefit from a lower tax assessment which helps maintain the farm in difficult economic conditions. East Windsor should continue to offer this program in order to help farmers continue agricultural uses.

Action: Ensure Supportive Standards for Farming Activities

East Windsor's Zoning Regulations permit farming activities, including structures for sale of farm products, in all residential districts. However, the regulations should make clear that promotion of farming, including farm stands, farming related events and activities, and signage, are permitted.

The Town may also benefit by the adoption of a "right to farm policy" that supports agricultural activities. Connecticut General Statutes Section 19a-341 provides State policy regarding the right to farm and the Town's endorsement of such a policy may help prevent future land use restrictions on farming uses that are currently permitted of right in East Windsor.

The Planning and Zoning Commission will review its regulations to identify and correct any inappropriate restrictions. A municipal "right to farm" ordinance would need to be proposed by the Board of Selectmen for adoption at Town Meeting.

Action: Provide Marketing Support for Local Farms

The Town may be able to make Town-owned sites available for temporary and permanent signage and for farm markets or special farming events. Town organization of or cooperation with local fairs and events could also contribute to sustaining farming viability in East Windsor.

Implementation of this action may be most effectively assigned to the Economic Development Commission. Parks and Recreation, Public Works, and the First Selectman’s Office would be able to cooperate on use of Town land and facilities for farm events.



Action: Adopt Policy for Agricultural Use of Municipal Land

As the Town’s Open Space Program succeeds, multiple interests will seek to use or limit the use of municipal properties. The Town could avoid future problems and concerns by identifying municipal properties suitable for use by lease to farmers. Additionally, criteria for allowing such use on future properties should be established, as suggested in the following table.

Criteria for Evaluating Agricultural Leases on Town Land

- Land is currently or historically used for farming
- Land is not identified as needed for other high priority municipal uses
- Land is not identified as valuable habitat by the Open Space Program or other qualified conservation organization or the State DEP.
- Land exceeds 10 acres
- Land is not part of a subdivision open space set-aside
- Land is not identified as part of a recreational hiking corridor

Farm Field



Nursery Stock



Preliminary Scenic Road Candidates

- Scantic Road
- Wapping Road
- Rye Street
- Chamberlain Road
- Broadbrook Road (Rt 191)
- East Road

Action: Protect Scenic Roads

The Historical Commission has proposed a Scenic Road Ordinance which would assign designation authority to the Planning and Zoning Commission. The Historical Commission, Conservation Commission, and Planning and Zoning Commission will evaluate the town road system for Scenic Road candidates. Priority recommendations are identified on the map on the facing page and listed in the sidebar. Because of the restrictions that such designation imposes, the Town Public Works Department should be consulted in the designation process.

Action: Support Preservation of Historic and Cultural Assets

An important strategy will be for the Town to continue supporting the Historical Commission’s efforts to add structures to the National and State Historic Places lists, identify additional structures with historic value, and propose other municipal actions to preserve these assets.

The Board of Selectmen is best positioned to provide support for future Historic List designations. The volunteer Historic Commission efforts should also be supported by the Town, including staff or technical support if necessary to complete Historic List designation applications.

East Windsor should evaluate future land use and development options for compatibility with the continued viability of the Trolley Museum as a regional attraction. Development patterns along Route 140, as discussed in the section on business development in Chapter 3, may have an impact on the museum and should be considered in that light. The Town should remain prepared to cooperate with the museum management to facilitate promotion and expansion of the museum.

Town government should also continue to support the efforts of the Historical Commission to maintain and preserve historic structures identified by the Commission as important to preserve the Town’s unique identity.

East Windsor Academy

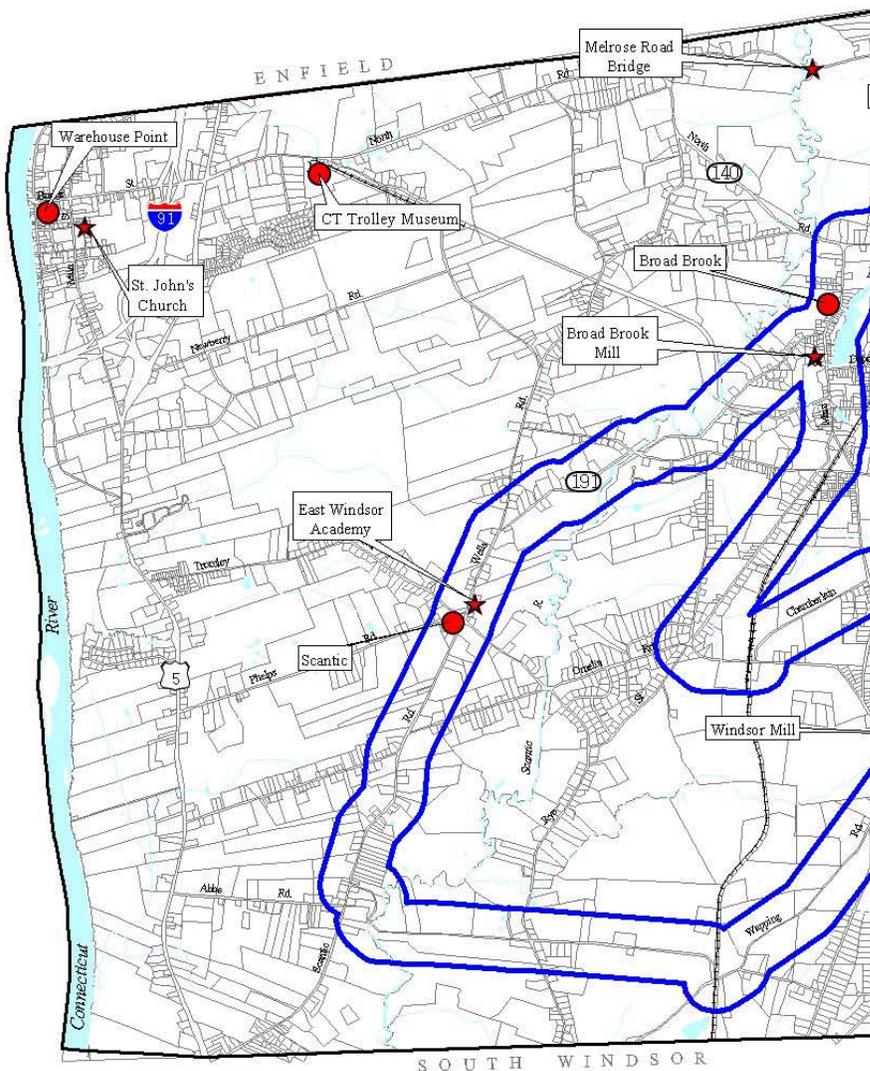


Wapping Road



Historical and Cultural Resources

Town of East Windsor, CT



Legend

-  Scen
-  Point
-  Histc
-  Rail
-  Wate

2000 0 2000 Feet



Planimetrics

31 E. High Street, Plain, CT 06460 (860) 243-3157

Strategy:

Protect Environmental Quality

Overview

Many of the goals addressed by an open space program may also be addressed through effective environmental regulation at virtually no cost to the Town. Environmental concerns are important components of wetlands, zoning, and subdivision standards and East Windsor should ensure that its regulatory programs further the overall goals for the Plan of Conservation and Development.

Action: Establish Separate Wetlands and Conservation Commissions

A primary consideration should be the separation of the Inland Wetlands and Watercourses Agency and Conservation Commission into two separate Town commissions. Experience in many municipalities has shown that the heavy regulatory workload of the wetlands agency limits the attention that may be given to conservation planning and general environmental issues.

Creation of a separate Conservation Commission, as also recommended to implement the Open Space program, would help to ensure that the Inland Wetlands and Watercourses Agency is able to focus on its regulatory mission, without limiting important conservation planning and implementation. This action requires adoption of a new Town Ordinance, which would be prepared by the Board of Selectmen and submitted to Town Meeting for approval.

Action: Adopt Aquifer Protection Regulations

The Connecticut Department of Environmental Protection (DEP) has adopted final Aquifer Protection Regulations that will require municipal land use regulations. The regulations require that a board or commission be designated as the Aquifer Protection Authority. East Windsor has already designated the Planning and Zoning Commission as the Aquifer Protection Agency.

Water companies are required to map ground water supply areas (Level A mapping) and towns must adopt regulations within six months of DEP approval of the mapping.

East Windsor has already delineated the preliminary aquifer protection boundary on its Zoning Map. Such map should be reviewed for any revisions in the final version of the State and water company mapping. The Planning and Zoning Commission should initiate development of regulations, based on the DEP model regulations, as soon as the Town is formally notified by the DEP that Level A mapping is approved.

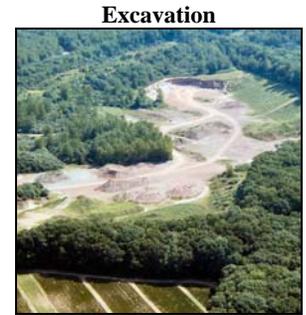
Action: Revise Earth Excavation Regulations

Sand and gravel deposits in East Windsor are attractive for commercial excavation operations. East Windsor should ensure that its regulations provide appropriate and effective guidelines to minimize local nuisance impacts of such operations and ensure proper closure and reclamation of excavated sites.

Current excavation regulations include basic application filing requirements and operating standards as well as provisions for existing non-conforming excavation operations. However, the regulations provide insufficient protections for the Town and neighborhoods that may be affected by commercial excavation activities.

The Town may also determine if commercial excavation activity should be restricted to certain areas of Town based on soil conditions and existing development patterns. At the same time, standards for excavation associated with site development should also set clear guidelines to protect neighborhoods and the community.

The following table lists the regulatory issues that should be addressed in earth excavation standards.



Conceptual Regulations – Earth Excavation

Issue	Concept
Location	Regulations may specify that commercial excavation may be limited to specified areas, determined by existing and potential land uses and by deposits of suitable materials. Sensitive resources, such as flood plains and escarpments, may be protected from mining.
Operating Standards	Hours of operation, use of noise-generating equipment, dust control, sedimentation and erosion controls, truck access, and buffers.
Reclamation and Reuse	Required site reclamation plans, including replacement of top soil, and demonstration of feasibility of site reuse for underlying permitted uses.
Site Development	Separate standards for excavation associated with approved site development plans, including documentation of need for materials removal, site restoration and top soil replacement, and nuisance controls.

Action: Revise Impervious Surface Standards

In recent years, water quality protection efforts throughout the nation have turned to reducing “non-point” pollution, pollution that does not originate from a specific identifiable source. This includes storm drainage discharges, lawn fertilizer, septic systems, agricultural runoff, and similar sources. Possible regulatory tools to address non-point pollution include reducing the allowed impervious cover on residential lots based on lot size, revising road design and site development standards to reduce impervious surface, promoting use of infiltration systems instead of catch basins and piping for stormwater, and monitoring of soil erosion and sedimentation control practices.

Impervious surface standards are one of the most effective tools available for limiting impacts of stormwater drainage on water quality. East Windsor will review its impervious surface requirements to determine if tighter standards are appropriate, particularly in the vicinity of the aquifer protection district, the Scantic River and major tributaries, and other sensitive wetlands areas.

The following table lists the issues that should be considered in land use regulations and site review standards to minimize runoff and protect watershed lands. The map on the facing page illustrates the key water quality issues in East Windsor, including the identified Aquifer Protection Area.

Regulatory Issues – Impervious Surfaces

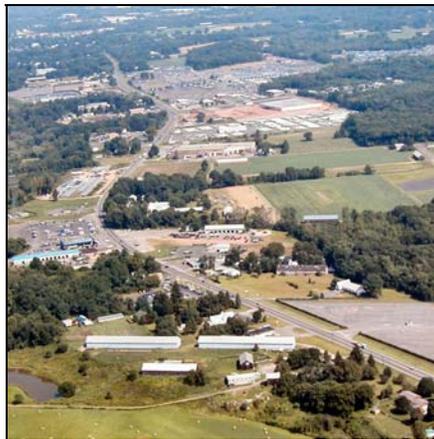
Revise Section 18 of the Zoning Regulations to vary the maximum lot coverage based on lot size.

Require consideration of natural drainage systems such as grassed swales, vegetative filters, and porous pavement for special permit and site development plan reviews.

Revise road design standards in Section 6 of the Subdivision Regulations to minimize the impacts on natural drainage patterns (discussed in detail in Chapter 3, page 3-9).

Provide a fee structure to ensure adequate monitoring of soil erosion and sedimentation control.

Route 5

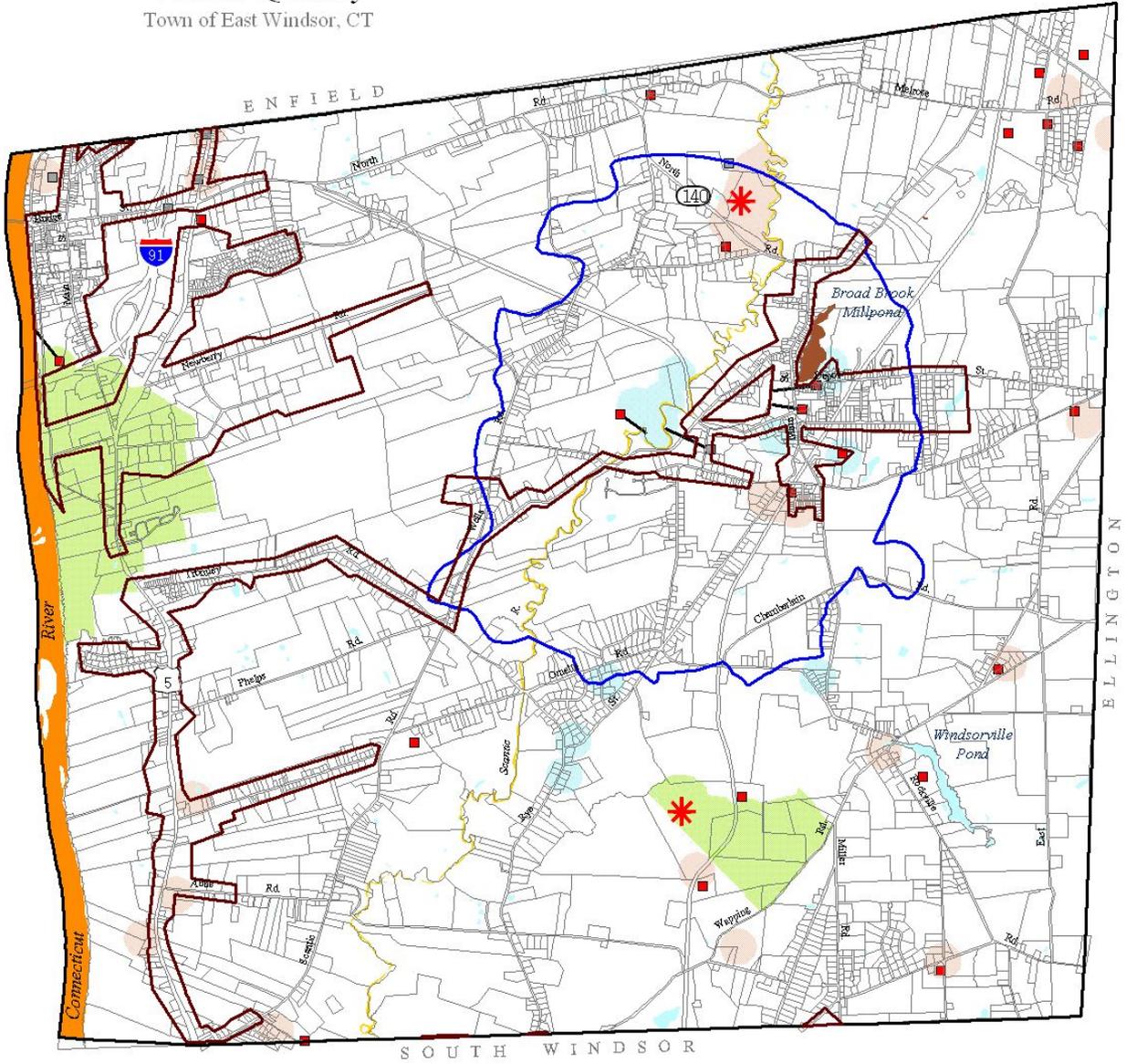


Impervious Coverage



Water Quality

Town of East Windsor, CT



Legend

Surface Water Quality

- A, SA
- B, B+, SB
- B/A, B/AA, C/A, SB/SA, SC/SA, SD/SA
- C/B, D/B, SC/SB, SD/SB

Ground Water Quality

- GA
- GAA, GAAs
- GB
- GA, GAA May be impaired

Leachate and Wastewater Discharge

- Active Site
- Inactive
- Discharge Direction Lines
- Aquifer Protection Area
- * Former Landfill Sites
- Sewer Service

0 3000 Feet



Planimetrics
11 F-4pp Drive, Avon, CT 06001 860-577-5217

Environmental Sites

Broad Brook Mill
Rye pesticide site
Ethylene dibromide sites
Kement Landfill
NORCAP Landfill

Action: Consider Environmental Ordinances

Septic Systems. Improperly operating septic systems are also a potential threat to water quality and public health. While commercial development in East Windsor is mostly served by public sewers, several areas of East Windsor have demonstrated septic system problems leading to possible contamination. The Town should continue to address these matters through planning for sewer system expansion and by assuring adequate land use regulations to prevent future problems.

Additionally, the Town may consider a septic management program (which requires periodic inspection and immediate resolution of failures) to help minimize this potential source of water pollution. If problems appear to spread beyond the areas already identified, East Windsor may consider adopting a Town Ordinance that:

- requires septic tanks to be pumped regularly with information on septic tank pumping reported to the Town, and/or
- requires property inspection every three years for system failures.

Underground Oil Tanks: Leakage from underground oil tanks is a serious potential water quality concern. Residential underground storage tanks are not required by state or federal regulations to be removed but towns may adopt ordinances for their mandatory removal. Local ordinances that regulate underground oil tanks usually:

- Prohibit installation of new underground oil tanks, and
- Require removal of underground residential fuel tanks after twenty years.

Although financial institutions that mortgage properties are generally requiring removal of in-ground oil tanks when a property is purchased, the age of some housing and the soil conditions in many areas of East Windsor may necessitate Town action to ensure this threat to water quality is minimized or eliminated.

If established as a separate commission as recommended in this Plan, the Conservation Commission is an appropriate agency to evaluate the need for such ordinances and propose recommendations to the Board of Selectmen for referral to Town Meeting.

Action: Monitor Existing and Potential Environmental Problems

Although identified contamination sites are under the authority of State agencies, the Town may consider establishing its own monitoring program. If constituted as a separate Town commission, the Conservation Commission would be an appropriate agency for monitoring identified contamination problems. Specific tasks could include reviewing filed monitoring reports, requesting additional reviews, and conducting independent water testing when and if necessary.

Action: Continue Regional Environmental Program Participation

The Connecticut River Assembly is made up of two representatives from each of the member communities to serve on the assembly to review and comment on applications pertaining to land use within Connecticut River Conservation Zone. East Windsor should continue its participation on this Assembly and ensure that the Town representatives receive any necessary support and assistance.

East Windsor should continue participation on other regional board and ad hoc groups addressing environmental and conservation issues, particularly those organized by the Capital Region Council of Governments.

NORCAP Landfill



Broad Brook Mill





Summary

Action steps to address conservation issues in East Windsor are organized into three basic strategies. The following table lists the strategies and action steps detailed in this Chapter of the Plan of Conservation and Development. Chapter 5 provides a detailed implementation plan with priorities, timeframe, and responsibilities for the strategies and action steps recommended by this Plan.

Core Strategy: Conserving Community Resources Strategies and Actions

Primary Strategy: Preserve More Open Space

Action - Develop an Open Space Preservation Program

- Establish a separate Conservation Commission and assign it to implement open space program
- Develop open space evaluation tools
- Recommend open space priorities for regulations and other open space efforts in East Windsor
- Establish open space funding mechanisms
- Prepare, implement, and regularly update an Open Space Action Plan
- Maintain an inventory of existing open space

Strategy: Preserve Community Assets

Action - Continue 490 Tax Abatement for Farmland

Action - Ensure Supportive Standards for Farming Activities

Action - Provide Marketing Support for Local Farms

Action - Adopt Policy for Agricultural Use of Municipal Land

Action - Protect Scenic Roads

Action - Support Historic and Cultural Assets

Strategy: Protect Environmental Quality

Action - Establish Separate Wetlands and Conservation Commissions

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Action - Revise Impervious Surface Standards

Action - Consider Environmental Ordinances

Action - Monitor Existing and Potential Environmental Problems

Action - Continue Regional Environmental Program Participation