6-22-16 Draft for Web, BOS, CRCOG

TOWN OF EAST WINDSOR

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Tentative Table of Contents for POCD (Sep 2016) MAPS/PHOTOS

INTRODUCTION:

- What is the POCD, and Why do we Need It?
- Planning Process & Implementation
- Overall Visions for East Windsor's Future *Pix or Map of EW

CONSERVING COMMUNITY RESOURCES & ASSETS:

- Preserve Natural Resources
  - Scenic Resources
  - Wildlife Habitat
  - Aquifer and Surface Water Quality *Aquifer/WL/Flood Map
  - Waterways
- Preserve Open Space *Map w/OS Nat Res
  - Farmland *Exist/Perceived OS
  - Forest
  - Scenic Vistas
  - Outdoor Recreation Passive/Active
  - Walking/Hiking/Riding/Paddle Trails
- Preserve Agriculture *Farms/Soils Map
- Historic Preservation/Tourism *Hist/Cul Attractions/Village Map

GUIDING DEVELOPMENT:

RESIDENTIAL DEVELOPMENT

- Housing Diversity *Stats to ex. hsg
- Aff. Housing/Workforce
- Village Districts *Village Map
- Residential Densities – TDR for Farms? *Farm Pres Area w/target cluster
- Cluster Development

COMMERCIAL DEVELOPMENT

- Business Corridors *Bus Corridor Map
  Rte 5
  Rte 140
  TZ5 –eliminate -rezone
  Industrial
  Mixed Use
- Village Districts

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ECONOMIC DEVELOPMENT

- Promoting East Windsor
- Employment Opportunities *workforce map
- Tax or Other Business Incentives
- Home Occupations
- Focused Development

INFRASTRUCTURE

- Municipal Facilities *Mun Fac Plan
- Schools
- Town Services
- Roads/Traffic/Sidewalks *Road Classification Plan
- New Street Design Standards *GI/LId
- Sidewalk/Trail/Bike Plan *map
- Smart Growth
- Complete Streets
- UTILITIES – H2O, WPCA, Electric, Gas Communications

SITE SPECIFIC DEVELOPMENT

- Broad Brook Mill
- Cinema/La Renaissance/Walmart = Northern Rte 5 Corridor/HIFZ
- Skylark Airport

GREEN CONCERNS

- Climate Change
- LID Development
- Solar/Geothermal/Wind/Water energy
- Watershed Planning
- Energy efficiency & conservation

ACTION/IMPLEMENTATION PLAN

- Summary of Goals and Objectives, and implementation strategies
- Institute a POCD Action Committee

CONDITIONS/Useful Information

- Statistics *Ex & Future Land Use
- Demographics
- Trends

Consideration throughout for meeting State and Regional POCD's

STATE:

Growth Mgmt. #1: Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure

Growth Mgmt. #2: Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

Growth Mgmt. #3:	Concentrate Development Around Transportation Nodes and along major transportation corridors to support viability of transportation options
Growth Mgmt. #4:	Conserve and Restore the natural environment, cultural and historical resources, and traditional rural lands
Growth Mgmt. #5:	Protect and ensure the integrity of environmental assets critical to public health and safety
Growth Mgmt. #6:	Promote integrated planning across all levels of government to address issues on a statewide , regional, and local basis

REGION/CRCOG

POCD 2016 - FINAL DRAFT
~~5/9/16~~ 6/1/16

INTRODUCTION TO EAST WINDSOR POCD 2016

1

What Is the Plan of Conservation and Development?

A Plan of Conservation and Development (POCD) is a planning tool for guiding the future development of a community. It is essentially the road map and guide book to our future growth. The POCD influences how we establish development patterns in our town, how we write our land use regulations and offers guidance for the overall conservation, preservation, and growth of our town.

Why Do We Need A POCD??

The State of Connecticut mandates that municipalities update their POCD every 10 years (CGS Section 8-23). This affords the community the ability to assess what has been accomplished over the last 10 years, and re-assess their goals and desires with the changing times for the future 10 + years. Additionally, the Planning and Zoning Commission (PZC) must, and should utilize the POCD when making land use decisions. The POCD is also very important from a funding standpoint, as any discretionary funding from the state or federal governments (i.e. grants) require eligible projects to show that they conform to Local, Regional, and State POCD's. Such funding may be withheld if the local plan is not up to date. It is also a goal of the municipal POCD to mesh their goals with the regional and state POCD's goals and projections in order to have compatible and complementary development throughout the region.

How Did We Get Here? The Planning Process:

Land Use Planning should be a dynamic process, changing with the times and needs of the community. The POCD enables the town to step back and assess those needs and goals from the past and into the future. The Town Planner met with every board and commission in East Windsor. A visioning process was conducted by each board and commission that included :

1. Conducting an Inventory (what do we have?)
2. Assessment of Past and Future goals (where have we been, what have we accomplished, and where do we want to go?)
3. Set Prioritized vision and goals for the future (which task takes highest priority, and how fast can we accomplish the goal, set a timeframe)

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4. Determine strategies to meet new goals (how can we actually achieve those goals? What actions must we take?)
5. Implementation (Who should lead the way? How might they accomplish their tasks?)

The following items and workshops were utilized in preparing this POCD.

- The adopted 2004 POCD, originally prepared, and amended by Planimetrics. LLC was used as a reference, template and guide, with additional information, research, analysis, statistics, demographics, standards and values as adopted, and updated accordingly;
- Responses from an online community survey utilized for obtaining the pulse of the community;
- Results from workshops held by consultant LADA on Housing, and Commercial Development /Route 5 Study; and Warehouse Point Village District/TOD
- The visioning work of the Planning and Zoning Commission with input from other Boards and Commissions, and other East Windsor Residents.

The strategies, goals and recommendations of this Plan reflect a consensus built from all the items listed above, as they have helped to guide the decision making process.

Overall Visions for East Windsor's Future:

1. The rural, village, agricultural and business character that define East Windsor must be preserved to keep the Town an attractive place to live, work, and play.
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 and an aging population.
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.

How the Plan is Arranged:

The POCD has been broken up into chapters based on the three general elements, each of which constitutes a chapter. They are:

1) Introduction
2) Conserving Community Resources
3) Guiding Development (Residential and Commercial)
4) Meeting Infrastructure
5) Conclusion

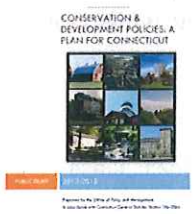
The Chapters are prepared in the following format:

Chapter
  Overview
    Primary Strategy
      Action Item [list of relevant agencies]
        Explanation/tasks/directives

Implementation of the POCD

The POCD is the road map to our towns future. Once the POCD is adopted, the focus must be put on implementation of the goals and strategies. It will be the responsibility of Staff, and all Boards and Commissions, and residents to work together to meet these goals. It is recommended that the Town create a **POCD Implementation Committee** to oversee the execution of the plan. Certain Boards and Commissions may need to craft their own processes and procedures in greater detail to properly execute the goals and strategies under their jurisdiction.

It will be incumbent on the Town not only to focus on East Windsor's future, but also on the needs and objectives of the region and state's future as well. Consideration of how East Windsor fits into the overall region and state plans will help create a smart and sustainable plan for all.



The State Office of Policy and Management (OPM) adopted a plan in accordance with Connecticut General Statutes Section 16a-29 entitled *Conservation & Development Policies: The Plan for Connecticut 2013-2018*. This plan focuses on 6 growth management principles, which should be considered when implementing the Towns goals. These are:

Growth Mgmt. #1:	Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
Growth Mgmt. #2:	Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
Growth Mgmt. #3:	Concentrate Development Around Transportation Nodes and along major transportation corridors to support viability of transportation options
Growth Mgmt. #4:	Conserve and Restore the natural environment, cultural and historical resources, and traditional rural lands
Growth Mgmt. #5:	Protect and ensure the integrity of environmental assets critical to public health and safety
Growth Mgmt. #6:	Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis

The full State plan can be reviewed and referenced from the following website:
http://www.ct.gov/opm/lib/opm/igp/org/cdupdate/2013-2018_cd_plan.pdf

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The *Capital Region Plan of Conservation and Development 2014-2024* was prepared by the Capital Region Council of Governments (CRCOG). With focus on the Hartford region, the overview of the CRCOG plan states:

"Connecticut's Capitol Region encompasses the City of Hartford, our State Capital, and the 29 surrounding suburban and rural communities. It is a region rich in history, rich in human resources, and rich in natural resources. Our rivers, hills and farms combine with our town centers, village greens and historic city neighborhoods to form our New England character. Our success in maintaining the character of our individual communities, and the entire region, is often measured by how well we preserve our important historic and natural resources, while at the same time allowing for compatible new development that serves human needs. Our continued strength as a region will depend upon our ability to maintain the high quality of life and opportunities that many of our citizens now enjoy, while working to extend these opportunities to all current and future residents of our region."

The CRCOG regional plan has described East Windsor based on the adopted 2004 East Windsor POCD . The highlighted objectives for East Windsor are as follows:

"Currently the Plan of Conservation and Development for East Windsor has a focus on preserving and enhancing village centers. The plan encourages adopting a village district designation or other zoning amendments to protect and enhance the historically mixed-use centers at Warehouse Point and Broad Brook.

Warehouse Point has the characteristics of a residential village with a mix of uses and cultural resources. Broad Brook features a mixed-use "Main Street" and is the center of town government. Village district regulations for both of these areas may address design and placement of buildings, maintenance of public views, paving materials and placement of roads along with other elements. Across the river from the Warehouse Point Area is a proposed transit-oriented development in Windsor Locks associated with the New Haven-Hartford-Springfield Commuter Rail Line. The Town of East Windsor sees the potential to provide uses near I-91 to service this type of development such as commuter parking. Other focuses for East Windsor are existing businesses corridors and industrial areas.

The western part of town is the location of the main business corridor along Route 5 and Route 140. The current town plan identifies distinct areas along the corridor and establishes a coordinated system of goals for the future zoning and design of these areas. These areas include a northern and central business corridor, each of which will have an emphasis on developing a mix of retail, office, hospitality and restaurants.

Another of these areas is a large industrial section to the north where the plan encourages reclaiming land that may be unsuitable for industrial development and enhancing the potential of remaining developable land for future offices and research facilities. At the industrial area in the southern part of town, the focus is on encouraging rail line dependent businesses such as potential bio-diesel and green technologies businesses.

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Finally East Windsor focuses on creating an interconnected system of open space corridors throughout town. Main spines would run along the Connecticut and Scantic Rivers with connections running through other open space areas and villages. East Windsor's plan recognizes that there are already several regional greenway efforts underway to connect corridors along the rivers and that support for the American Heritage River Commission should be maintained."

The full CRCOG plan can be reviewed and referenced from the following website: **http://crcog.org/community_dev/regional_plan.html**

This POCD was developed with consideration of meeting the goals and objectives of both the Regional and State Plans. Effort must continue to follow this strategy in order to promote and create a harmonious and consistent development pattern throughout the state.

ACTION: Create a POCD Implementation Committee

1. Committee should include members form various Boards and Commissions, a member from the Board of Selectman, Town Planner and Town Engineer.
2. The checklist in POCD appendix should be utilized to track accomplishments, and to remind POCD Sponsors as to their tasks.
3. Regular review of the Regional and State POCD's will help to ascertain compliance and promote harmonious and consistent development goals

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Conserving Community Resources

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Overview

Conservation of the Town's natural, open space, scenic, cultural, and historic resources will help to 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 work.

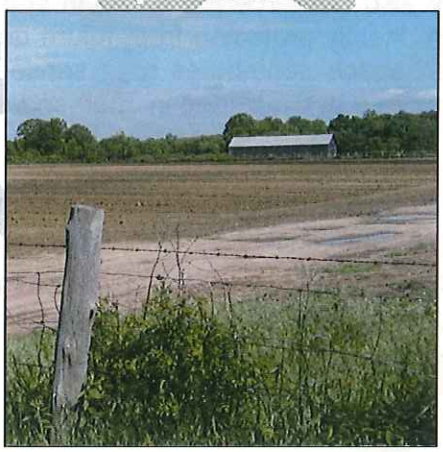
The Town of East Windsor is in the unique position of being able to continue to preserve our rural character particularly east of the Scantic River, while promoting economic development along the business corridors. To meet this goal, the Town must continue to preserve open space, agriculture and historic resources with a thoughtful process, while promoting compatible economic development.

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 continued efforts to identify, designate , and acquire key parcels for open space, conservation, and agricultural preservation. Critical to this success will be continued support from the public for conservation efforts, providing the necessary resources to Town agencies, and where necessary, funding specific goals such as budgeting for acquisition of open space and match money for grants.

Broad Brook Park

Farmland



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

Survey Results: 2014

- Over 65% of respondents suggested the Town should preserve more open space.
- 65% believe that the town should preserve more open space.
- 35%of residents interviewed would pay $75 more per year to acquire open space. And 26% would pay $25 more
- 70% agreed the Town should support agriculture with tax breaks and abatements
- 70% suggested Villages should be designated with new zoning to promote business and tourism

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.

Open Space Ownership

Town	661 acres
State DEP	799 acres
State Development Rights	366 acres
Private/ Cons. Esmts.	215 acres
Total	2041 acres
% of Total Land	12.0%
Total Land	**16,960 acres**

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.

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.

Open Space can be perceived in many forms. It can be passive (hiking) or active (ballfields) recreation, farmland, forest, wetlands or simply undeveloped land. The land may be protected with or without public access, or undeveloped parcels which appear to be open space but are still available for development.

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Action: Continue to Develop an Open Space Preservation Program [CC, PZC, AC]

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 of specific bonding to fund the priority acquisitions identified by the Program. Encompassing approximate XX% of East Windsor, Agricultural land is at the highest risk of being developed.

Action: Conservation Commission should continue to act as the Open Space Implementation committee

Action: Continue to Develop Open Space Evaluation Tools [CC,AC,PZC, HPC, IW]

1. Consider inviting a member of PZC to join CC
2. Criteria developed should evaluate and prioritize various types of Open space as well as prioritize potential open space parcels in town for acquisition Continue to inventory and monitor small and large farms. Farms greater and less than 30 acres need to be identified as grants typically use 30 acres as the cut off.
3. Maintain inventory as a continuing/living document to farm use, and availability
4. Develop a rapport and dialogue with owners of farms/perceived open space parcels to ascertain when properties might become available for possible permanent preservation.
5. Promote Coordination of Local and Regional Open Space efforts.
6. Consider working with abutting municipalities to create regional open space/preserved land maps, work together to create regional connectivity

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 OS parcels and providing regional corridors for wildlife e and pedestrian trails)*
- *Horizon Line Preservation*
- *Protection of wildlife habitat*
- *Protection of forests and woodlands*

Open Space Evaluation Criteria:

**Size*
**Continuity*
**Quality*
**Access*
**Threat*
**Opportunity*

Action: Recommend Open Space priorities for regulations and other open space efforts, inclusive of presenting referrals for open space offered with subdivision approvals. [CC]

Action: Establish Open Space Funding Mechanisms [CC,PZC]

1. Pursue dedication of a percentage of taxes to be dedicated to Open Space acquisition/development (survey reflects that 65% of taxpayers would be willing to have some money from taxes to go toward OS acquisition).
2. Consider Purchase of Development Rights from prioritized farms (tbd) through DEEP or Community Farm Grants (which reduces taxes for applicable parcels which then become deed restricted from residential or non-farming commercial development)
3. Establish new, or tie into local Land Trusts
4. Investigate other possible funding sources such as Hartford Foundation for Public Giving, Knox Foundation, etc.

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5. Pursue 490 program for Open Space/Wildlife/Passive Recreation - work with PZC and Assessor to develop criteria for eligibility for new program. Once established, amend current POCD to include the proposed Open Space land , and follow PA 490 Sec 12-107b(3) as guidance for adoption. **[CC,PZC, IW]**

Action: Prepare, Implement, and regularly update Open Space Action Plan [CC,AC,PZC, HRPC**]**

1. Promote preservation of Open Space at community events, budget season, etc.
2. Support continuing review of Open Space Inventory
3. Update Open Space maps with GIS on a continuing basis

ADD OPEN SPACE PLAN #1

Action: Develop strategies to utilize Open Space with appropriate uses [CC,PR,AC,HPZ, HRPC, BOS**]**

1. Incorporate walking/hiking/riding trails where appropriate
2. Continue to lease Open Space with agricultural lands to farmers **[CC,AC,BOS]**
3. Establish Open Space Corridors and Greenways in attempts to promote connectivity
4. Coordinate with Parks and Recreation Commission to implement Open Space strategies and reach common OS goals

ADD EXISTING A PERCEIVED OPEN SPACE PLAN #2

ADD PRELIMINARY OPEN SPACE CORIDOR PLAN/Sidewalk Trail Plan #3 (need to combine into one)

Primary 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. Our regulatory programs should ensure and promote environmental quality such as the cleanliness of our waters and protection from sedimentation and runoff.

Action: Monitor Earth Excavation Activities, and revise regulations accordingly. [PZC, CC]

1. Sand and gravel deposits in East Windsor are attractive for commercial excavation operations. Regulations should be reviewed periodically to ensure full protection of the environment and adjacent properties.
2. Consider restriction of these activities to certain locations based on soil type, gravel deposit locations and development patterns.

Action: Adopt Aquifer Protection Regulations [PZC, CC]

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1. Follow DEEP Aquifer Protection Area (APA) Program in order to regulate high risk activities in aquifer areas that may contaminate the public water supply *(in progress).*
2. Consider restrictions in other non-aquifer areas serviced by private wells to further protect the subsurface waters.

Action: Monitor Existing and Potential Environmental Problems [BOS, PZC, CC,NCHD]]

1. Monitor and Assist property owners in areas with known well contamination. Known sites include but are not limited to properties on Apothecaries, Barber Hill, Niederwerfer, Rockville, Rye, Thrall, Wapping and Windsorville Roads. Work with State DEEP and NCHD to find solutions.
2. Consider Environmental Ordinances to minimize potential point pollution sources such as underground storage tanks, and septic systems.
   a) **INSERT MAP showing props with GAC filters #4**

Action: Revise Impervious Surface Standards [PZC,CC, IW]

1. Develop Standards for Low Impact Development to decrease runoff and increase pre-treatment and infiltration of waters into the ground (See Infrastructure)

Action: Continue Participation in Regional Environmental Programs and Organizations

1. Keep active with and continue to support NCCD, NCHD, and any other regional/state organizations with similar goals.

   - North Central Conservation District http://conservect.org
   - North Central Health District http://www.ncdhd.org/
   - CT Council on soil & Water Conservation http://www.ctcouncilonsoilandwater.org
   - CT DEEP http://www.ctcouncilonsoilandwater.org
   - CT Fund for the Environment (CFE) www.ctenvironment.org
   - Save The Sound www.savethesound.org

Action: Be more Proactive in Preserving and Protecting our Wetlands, Vernal Pools, Bogs, and Watersheds [IW, CC, PZC]

1. Develop erosion and sedimentation control standards within wetlands regulations to guide and encourage developers to use preferred methods. These should coincide with PZC methods [IW,PZC]
2. Promote Green (GI) infrastructure (i.e. bio-swales, rain gardens, green roofs, etc.) within Inland Wetlands regulations to promote cleaner waters and encourage infiltration of stormwater
3. Reconsider status and impact of wetlands fee schedule
4. Identify high quality wetlands, vernal pools, and bogs. Develop a system to prioritize their importance within the ecosystem, and modify regulations to support their preservation. [IW]
5. Work toward implementing a watershed plan which includes impacts from surrounding communities [PZC,IW,CC]
6. Encourage a higher preservation/protection "point value" for prioritized wetlands, vernal pools and bogs when considering open space conservation and preservation [IWWA, CC,PZC]
7. Investigate availability of grants to assist with the identification process.

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8. Consider performing an impact study of the Scantic River and Bowlen's Brook from adjacent properties or neighboring communities. Seek to find reasonable solutions that can be implemented through regulations.

ADD WETLANDS TYPES MAP #5

ADD TERRACE ESCARPMENT MAP #6

ADD NATURAL RESOURCES MAP #7

Primary Strategy: Preserve Community Assets: Cultural, Historical and Agricultural

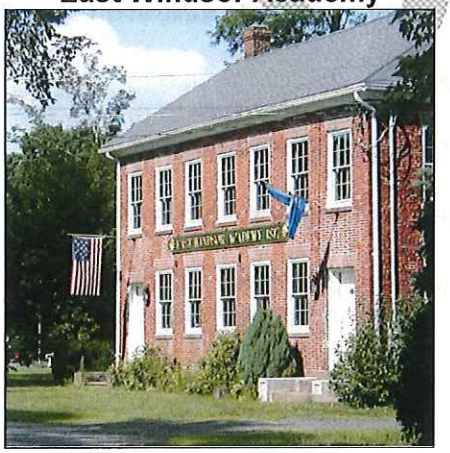
Overview

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, hiking and biking trails, 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.

East Windsor Academy



Wapping Road

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Action: Support Preservation of Historic and Cultural Assets [HPC, PZC, BOS, CC,BOF]

The purview of the Historic Preservation Commission (HPC) is to identify, archive, and preserve structures, sites, and monuments significant to the town's history and cultural development. The philosophy is that "our history is our land" and helps to identify who we are as a Town, and as a rural agricultural New England community. Historic preservation has a connection to the towns overall vision as it relates to maintaining the small town charm, creating an attractive place to live, and helps to guide our residential and economic development.

The HPC has worked to preserve the five unique historic village areas that help to define East Windsor. In so doing, the Village of Melrose was established as our first National Register Historic District. The beginnings of a scenic loop road has also been envisioned. The HPC seeks to further these efforts, and hopes to assist in the planning of village zoning primarily for the future of Warehouse Point and Broad Brook, along with the 3 other districts..

1. Continue to identify, archive and nominate sites and structures as important to preserve the Town's unique identity and for the National and State Historic Register
2. Prepare list of historical and noteworthy sites, along with recreational and sports complexes and develop map with tourist driving routes. [HPC, LIB, AHRC, CC, EDC]
3. Seek to Establish a process for HPC review of development projects [HPC, PZC]
4. Promote conservation that also preserves historic and cultural aspects, such as historic farms, waterways, archeological sites, buffer zones and scenic roads and vistas. [HPC, CC,PZC]
5. Continue to review and reassess the districts and their boundaries, and identify parcels within the areas.
    a) Educate property owners within the villages as to the importance of preservation
    b) Seek volunteers to assist in preservation efforts
    c) Utilize town staff and technical assistance to achieve goals
    d) Investigate expanding the district boundary for Melrose to qualify for Scenic Road status
6. Work with PZC to establish Village District Zoning, especially in the areas of Warehouse Point and Broad Brook. [HPC, PZC, CC]
    a) Help to identify key architectural components to be preserved within each district
    b. Identify key structures for preservation
7. Continue to seek alternative assistance, guidance and funding in the form of grants, donations, and volunteer time. **[HPC,CC,LIB]**
    a) Seek assistance from the State as to better methods and processes for preservation within the town
    b) Perform a townwide update to create a list of structures to be preserved
    c) Establish a prioritization criteria for preservation
8. Continue to seek local sponsorship and funding, staff and technical support from the Town for 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. BOS, BOF, EDC]

9. 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, 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.

ADD HISTORIC AND CULTURAL RESOURCES MAP #8

Action: Preserve Agricultural component of East Windsor [AC,PZC,EDC,BOS]

1. Continue PA 490 Tax Abatement program for Farmland
2. Ensure Supportive Standards for Farming Activities
   a) Work with PZC on a continual basis to make zoning regulations more farm friendly
   b) Consider soil type, particularly prime and secondary agricultural soils when making decisions on development proposals
   c) Encourage farming entrepreneurism
3. Provide Marketing Support for Local Farms
   a) Update sign regulations to support identification of farming activities through wayfinding signs
   b) Develop maps of farms/markets in town to be distributed to the public along with flyers to promote seasonal crop availability
   c) Develop social media campaigns (supported by volunteers)
   d) Investigate On-line advertising FOR Farms from Town or Chamber of Commerce websites
   e) Promote Farm to Table programs for local schools and restaurant
   f) Promote Edible School yards
   g) Promote Market gardens
   h) Recruit and utilize volunteers for marketing
   i) Create/utilize informational kiosks throughout the town
   j) Work with Chamber of Commerce and Economic Development Commission to recognize and promote Agricultural Business
4. Adopt Policy for Agricultural Use of Municipal Land (Farm Leases)
   a) Develop a more open procedure regarding the farm lease process. Consider leases by preserving prime and secondary agricultural soils (AG/CC/BOS)
   b) Agricultural Commission should work directly with Board of Selectman (AG/BOS)

ADD FARMLAND MAP #9

Action: Protect Scenic Roads Propose a Scenic Road Ordinance, to be authorized by the PZC [HPC, CC, PW, PZC]

a) Establish a local Historic and Cultural Trail including but not limited to Wapping, Chamberlain, and East Roads, and Rye Street, with a link to State Roads such as Route 191 and Route 140.
b) Include Public Works in the discussion as they will be responsible for maintenance
c) Consider a Scenic Road Ordinance. Criteria for CT Scenic Road designations can be found at http://www.ct.gov/dot/cwp/view.asp?a=2094&q=305520

Action : Continue to develop and establish the scenic loop/driving tour, and develop a brochure with highlights to view and visit. (See Cultural Resources Map)

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Guiding Development

3

Overview

Planning for a community's future development is a main purpose of a Plan of Conservation and Development.

The opportunities and challenges facing East Windsor over the next 10 to 20 years require careful evaluation of development issues and potential community responses. Some of the key issues are listed in the following table.

	Opportunities	Challenges
Residential Development	Conservation designs to mitigate and reduce environmental impacts; set-aside contributions to Town-wide open space program; Farmland Preservation with up-zoning and/or Transfer of Development rights	Environmental and aesthetic impacts; open space preservation; demand for municipal services
Village Enhancement	Historic preservation; community focal points; rural character; Village Development Transit Oriented Development Housing Diversity	Inappropriate or incompatible development; traffic; sustainability of structures; compatibility of uses
Business & Commercial Development	Increased tax base; employment and shopping opportunities; regional economic vitality	Land use compatibility; traffic; environmental impacts

Strategies for guiding future development are integral to achieving all of the Plan's visions to preserve rural and community character, promote compatible development, and retain and expand economic development. These strategies are consistent with the CRCOG Regional Plan theme of respecting and preserving community character and key natural resources.

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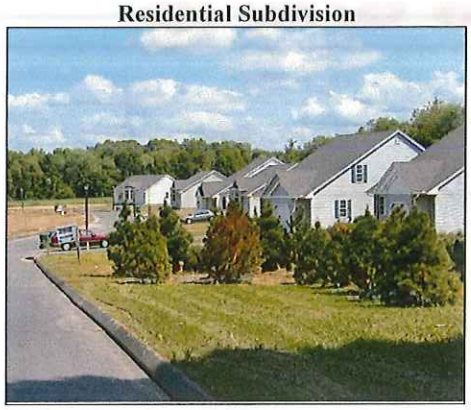
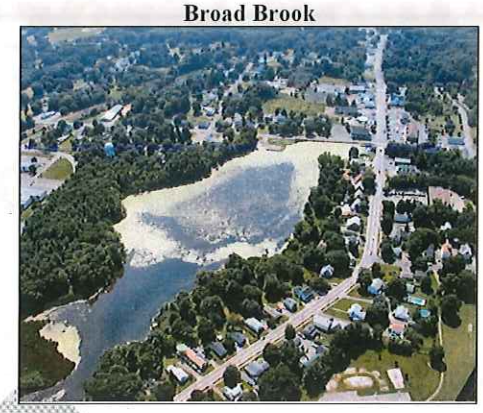
Residential Statistics by Housing Type
(DU = Dwelling Units)

- 45% Single Family
- 21% Multi Family (>5 dwelling units (du)
- 17% Condominium
- 11% 2,3,4 DU
- 6% Mobile Home
- Affordable Housing Units = 14.3% of DU
- Median Home Value is $ 235,200
- Median Income is $66,699

Residential Subdivision



Broad Brook



Residential Development

Overview

For East Windsor, the key residential development issues are the potential for and impacts of additional housing. Because East Windsor is an attractive and conveniently located community, and because the land characteristics of the Town lend themselves to development, this Plan anticipates continued residential growth.

The five single-family residential districts in East Windsor total approximately 13,500 acres, or 80 percent of the Town's land area. Approximately 70 percent of the residentially zoned land is available for future development. Nearly 90 percent of that available land is zoned for minimum lot sizes of one acre or less.

Residential development can affect the qualities of the community that the Plan visions are intended to preserve. Additionally, the Town must have a good understanding of the short and long term demand for municipal services, which can be generally determined based on the anticipated growth in housing. Understanding the potential for development can help reduce environmental and aesthetic impacts, guide planning for the provision of necessary services, and manage the fiscal impacts of residential growth.

East Windsor has begun to address these issues by adopting density based lot size standards for subdivision developments of more than four lots. Refinement of this regulatory system, would further enhance the Town's control of its future. Development of village district zoning, consideration of an agricultural overlay zone and/or transfer of development rights will also help to preserve our historical and agricultural land and provide for diverse housing options.

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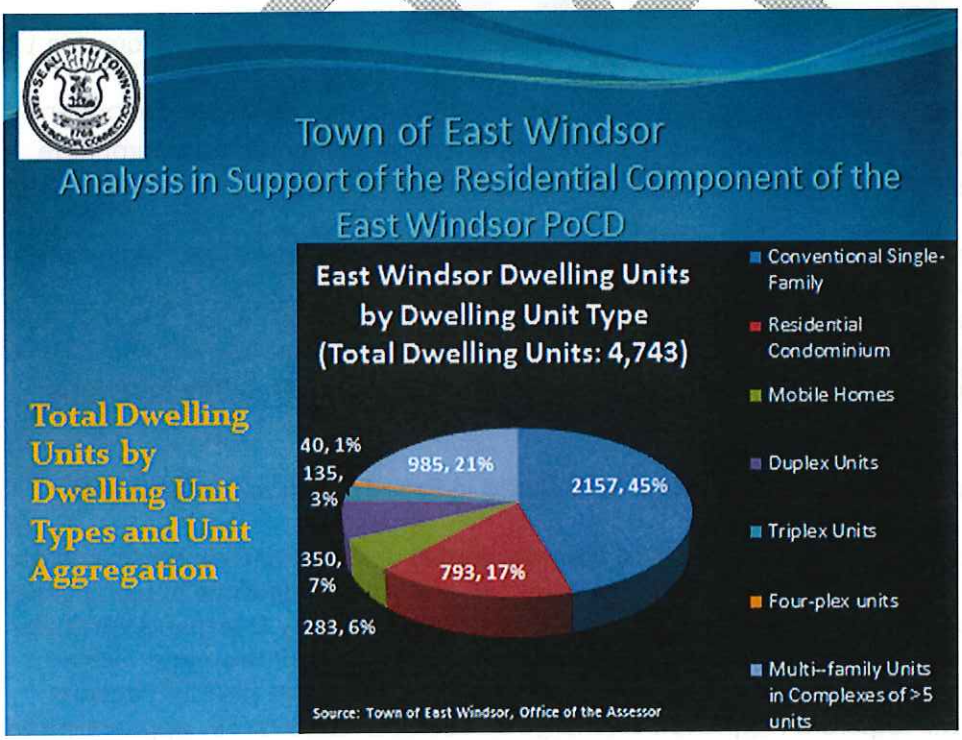
Undeveloped Land

Recommendations

A consultant was commissioned to perform a Housing Study for the Town in attempt to ascertain the current stock of housing and the future needs. In the fall of 2015 LADA , P.C. conducted a study with the PZC, and held a public workshop. The following recommendations for strategies and actions are based on results from the Housing Workshop, input from the public and the Planning and Zoning Commission, background research and observations from the LADA Team, and from the 2004 POCD and subsequent amendments as adopted.



Prepared by LADA, PC

Primary Strategy: Refine Residential Development Regulations

In summer of 2014, a housing study was conducted by consultant LADA. The purpose of the study was to quantify the existing housing stock, and consider how we might need to change the types, density, architecture and location of residential zones in order to meet the needs of a changing population.
The following are recommendations from the study.

Action: Continue to investigate methods to strengthen incentives for conservation subdivisions, such as set asides, Fee In Lieu of (FIL), conservation easements, and consideration of expanding the Sewer Service area to accommodate clustered housing [PZC,CC,AC, WPCA]

Action: Continue to develop regulations that promote open space set asides with residential development.[PZC, CC,AC]

Action: Develop regulations that guide architectural style, enhancements, and building type for new housing [PZC, HPC]

1. The existing pre-1970's architecture is considered to be visually attractive and should be used as style precedents for future architectural guidelines. Architectural guidelines should be developed for both commercial and residential new construction. These guidelines should also include elements which address additions and rehabilitation of existing buildings
2. The use of period-appropriate ornament (materials, shutters, gingerbread, colors, etc.) is preferred to a plain façade.
3. Houses where garage doors appear to dominate the front of the house are not preferred
4. Roofline changes, gable ends facing the street, dormers and other period-appropriate methods to reduce the view of the roof from the street is preferred
5. In general the preferred Building Type is one where the building looks like single-family homes, a Broad Brook duplex, or mill buildings
6. Consider establishing an Architectural Review Board.

Action: Perform study to consider increased density of housing units in key locations [PZC, HDC]

1. Increased residential density should be considered in Broad Brook and Warehouse Point.
2. Consider incentives for second and third floor residential units within existing structures, esp. in Broad Brook and Warehouse Point. (such as affordable/workforce housing units)
3. Where increased density is encouraged, it may become necessary to expand the limits of the service area for existing water and sewer service or develop new larger scale underground sanitary septic systems or wastewater treatment plant (WWTP) options. This process will require an approved discharge location for new WWTP, approvals from the Health district and coordination with the regional and state PoCD in order to apply for state funding.

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4. The Residential Growth Guide, was adopted into the PoCD in 2006. This plan offers guidance as to where multi-family and age restricted housing may occur. While this serves a purpose to limit location to designated "Village" and "Non-rural" areas, this plan may need to be modified as the town investigates specific developments of our village, TOD, and possible transfer of development rights from farms to target areas.
5. Similarly, the Residential Densities Plan was also adopted into the PoCD in 2006. This plan offers guidance as to overall density of residential units throughout town. This plan may also need to be modified as we engage in development of villages, Transit Oriented Development and/or transfer of development rights within our town.

   INSERT Residential Growth Guide #10

   In order to better guide multi-family development in accordance with the desired overall character and structure of the community, the POCD recommends the following strategies:

   1. An application to establish a Multi-Family Development District should not be approved unless the site is located within an area identifies as a "Village Area" or a "Non-Rural Area" on the Residential Growth Guide Plan
   2. An application to create an Age-Restricted Housing District should not be approved unless the site:
      a) Is located within an area identified as a "Village Area" on the Residential Growth Guide Plan, or
      b) Is NOT located within a "Rural Area" on the Residential Growth Guide Plan
   3. Any other application to create a multi-family development or establish a multi-family zone which allows for multiple dwelling units on one parcel of land should not be approved.

INSERT RESIDENTIAL DENSITIES PLAN #11(May need to update as proposed changes are made)

Action: Review and refine Zoning regulations to further promote Fair and Affordable Housing. [PZC,BOS, GA]

1. Review occupancy ordinances, regulations and/or guidelines to ensure that the rules are not unnecessarily restrictive for families with children.
2. Add to Zoning regulations a statement "People with disabilities have the right to request a reasonable accommodation of a change in the Zoning regulation"
3. Appoint a Fair Housing Officer with the responsibility of
   a) Creating a comprehensive current list of available Fair and Affordable housing units in East Windsor and
   b) Document and refer complaints of housing discrimination to HUD, CHRO or a private Fair Housing Agency.

INSERT CERC 2016 Data Sheets #12 a and b

Action: Develop regulations to promote the Agricultural component with residential development wherever possible [PZC, CC,AC, EDC]

1. Develop a program to preserve the agricultural economy and visual resources of the Town to encourage farming to continue.

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2. There is existing farm land located in Warehouse Point and Broad Brook that could provide a significant resource in the future. The development of a Farmers Market and/or clear and simple farmstand regulations may allow additional land to become viable as farmland including the currently very popular community supported agriculture (CSAs) which allow residents to share in the benefits and risks of farming.
3. Consider a 10-acre mini farm overlay zone for those areas of town where there is active farming.
4. Consider a Transfer of Development rights program from farms to a village centers.
5. Where possible, seek State Open Space funds and other available funding to preserve active farmland, provide tax relief and funding for barn preservation, and overall preservation of prime habitat and agricultural soils. Many landowners find these programs benefit their ability to continue farming.

Action: Promote a sense of neighborhood and identity [PZC,HDC,CC, BOS]

1. New construction should consider how the layout of lots can be configured to create a sense of neighborhood, preserve open space as a usable commodity and provide connections both internally within the project and external to the actual construction area (street and other destination points). This is especially important regarding the potential for larger parcels to be developed along the Route 140 and Route 5 corridors. The Commission should continue to engage in discussion to determine a clear direction regarding future residential development along these corridors as part of the PoCD.
2. Create a municipal destination along Route 140 to provide a middle point in the connections plan between Broad Brook and Warehouse Point.
3. Develop gateway elements for all of the Town's villages that create a sense of arrival and which, while similar to one another define the character of each area distinctly. This is often done with light poles using changing color on the pole or fixtures changing slightly from one place to another (more detail in some areas or changing filigree on the fixture itself).

Primary Strategy: Define Village Area Development

This was another focus of the Housing Study performed by LADA, PC. The Town of East Windsor contains five historic districts within it's boundaries. They are Broad Brook, Melrose, Scantic , Windsorville and Warehouse Point. Development of Village District zoning could promote housing styles which would mimic existing architecture, and specific business uses that enhance the village. The following are recommendations to preserve and enhance our villages.

Action: Develop regulations to promote Village District Zoning and/or Mixed Use Development in key locations [PZC, HDC, EDC]

1. Mixed use (commercial and residential) is recommended along Main Street (between Wesley Road and Town Hall) and Depot Street in Broad Brook as well as Bridge Street, North Main Street, and Main Street in Warehouse Point.
2. The CRCOG Regional Plan concludes that Millennials, now entering the workforce, "will be looking for compact, walkable, mixed use communities with a selection of restaurants, shops, services and cultural amenities. They are a generation that embraces transit over the automobile and will choose housing based upon what transportation options exist." The CRCOG Regional Plan also concludes that 89% of aging "Baby Boomers" prefer to live in place (same home or community), and in many

cases downsize to live in vibrant, walkable mixed use communities. There will be a significant reduction in demand for large suburban homes. In light of those predictions, East Windsor should consider establishing mixed use zoning (village style development) for Broad Brook and Warehouse Point, with architectural guidelines to govern infill construction, new construction, rehabilitation, and public infrastructure / streetscape improvements, pedestrian and bike systems. The guidelines would be based on the visual preference workshops of 2012 and June 24, 2014 for residential and mixed use development. This work should be done in association with an overall Village Plan for each of the areas.

3. For the Scantic, Windsorville and Melrose areas, develop Village Plans for each of these areas to establish architectural guidelines, lot requirements and densities to preserve the historic character, preserve the rural agricultural character and enhance the architectural character, respectively, of each of these areas. Promote place-making for each village area.
4. Encourage restaurant uses within the Broad Brook and Warehouse Point areas to support the residential neighborhoods. Consider the development of village parking plans (showing shared and common parking) and on-street parking where an individual site may not be able to meet the Town's parking requirements. Also, compare the Town's parking requirements with new Urban Land Institute recommendations and NWCTCOG Parking Demand Study for Rural Areas to see if parking regulation should be modified. (http://northwesthillscog.org/PDF/Parking-report-phase-2-final-2003.pdf)
5. In Scantic, enhance and protect the historic resources, the character of the land in the vicinity and the viewshed of those resources.
6. In Windsorville, enhance and protect the agricultural/industrial character of the area. Consider the creation of a country store or other farming/agricultural business uses in this area. Future housing should use a traditional house and barn configuration which should be reflected in the design guidelines specifically for Windsorville.
7. In conjunction with the MS4 requirements, Develop an overall Stormwater Master Plan for the Broad Brook and Warehouse Point area to determine the level of impervious surface which can be handled in these areas and what the requirements for water quality, stormwater and flood control and stream protection would be for the area as a whole to supplement and offset the requirements of individual sites.

INSERT
BROAD BROOK #13
MELROSE #14
Scantic "#15
WAREHOUSE POINT #16
WINDSORVILLE #17

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Primary strategy: Maintain Housing Diversity

East Windsor has a wide range of housing stock, with 68% being single family, and 32% multi family. Housing types include single family homes, apartments, condominiums, active adult units, trailers and prefabricated homes. Workforce , (or affordable) housing is only at 14% of all housing units. Workforce housing is referenced as housing units that are affordable to those at the 80% of median income of the community. Median Income = $72,785 x.8 = $58,228 . Housing costs are recommended to be no more than 30% of the salary. (*ref. East Windsor Housing data profile, partnership for strong communities www.pschousing.org).*

A Solid Foundation

Affordable housing provides a solid foundation for a strong community. Residents who live in a home that is affordable have funds to purchase food, provide health care and satisfy other living needs. Residents of affordable homes also have the economic means to purchase goods and services in their communities. Affordable housing helps to create economic stability.

No More Than 30 percent

The common definition of an affordable home is one where the resident uses no more than 30 percent of his or her income to pay the rent or mortgage. In Connecticut, the amount a person must make per hour to afford a typical two-bedroom apartment is $24.29 and the mean (average) wage for a renter is $16.16.

Partnership for Strong Communities:

With Millenials seeking compact, pedestrian oriented, mixed use developments; school age residents levelling off; and the elderly population rising; the Town must consider alternative types of housing developments to accommodate a variety of household types, needs and income levels (State Plan).

Action: Develop regulations that will allow for mixed use and mixed income housing in key village areas [with Focus on Warehouse Point (See Commercial Development) and Broad Brook].

East Windsor is one of very few towns in Connecticut that is expected to see a minor rise in school age children over the next 10 years.

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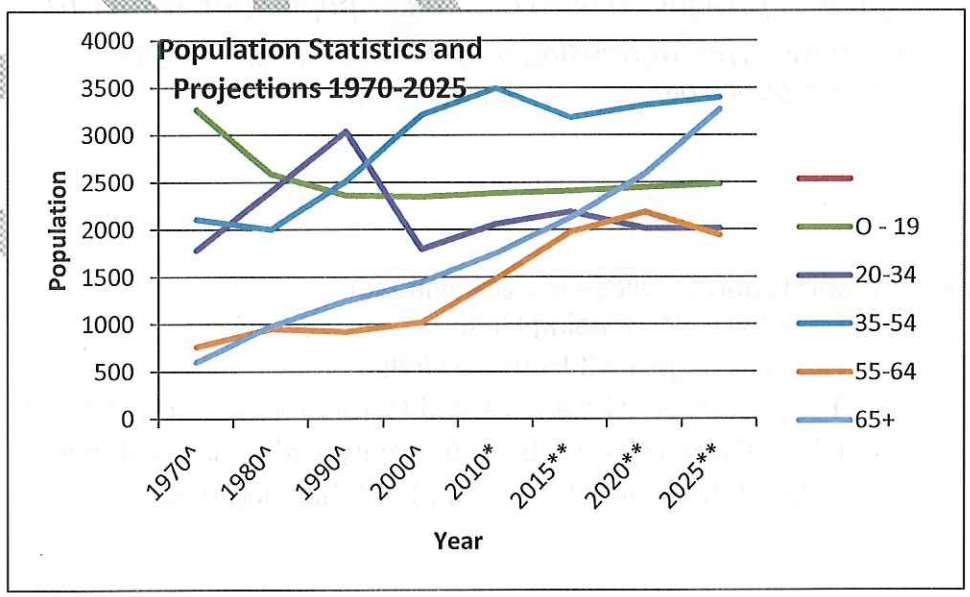
Population Statistics and Projections 1970 - 2025

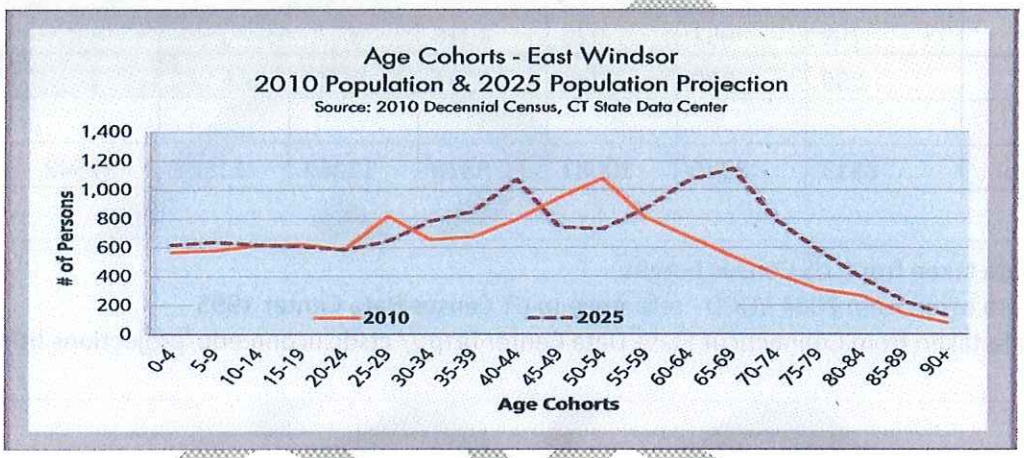
	1970^	1980^	1990^	2000^	2010*	2015**	2020**	2025**
AGES								
O - 19	3267	2588	2360	2349	2383	2410	2446	2480
20-34	1782	2405	3040	1796	2059	2187	2011	2010
35-54	2106	2003	2514	3211	3492	3186	3312	3395
55-64	759	951	920	1018	1479	1975	2186	1940
65+	599	978	1247	1444	1749	2122	2587	3270
Total Pop.	8513	8925	10081	9818	11162	11880	12542	13095

* = Data taken from US Census Bureau
^ = Data taken from 2004 POCD - reference to CT Census Data Center 1995
** = Data taken from Connecticut State Data Center http:// ctsdc.uconn.edu/projections.html



Action: Investigate promoting development of affordable congregate/assisted living, and long term care facilities for the elderly, so they may age in place with grace, comfort, and dignity [PZC, EC, BOS]

1. Investigate possible properties to promote development of elderly housing opportunities, such as adjacent to Park Hill in Broad Brook
2. Seek opportunities with public /private partnership as a means for development.
3. Placement of facilities would best be within walking distance of services, or should be considered as part of the development.
4. Consider elderly housing as a component of Village District or Transit Oriented Development



Population Trends point to a far older population within 10 years with very different housing preferences *[Pagini/LADA] & www.pschousing.org*

Elderly Care and Living Facilities in East Windsor:

- Park Hill – 84 Housing Units
- Spring Village – 43 Housing Units
- Touchpoints – 31 Beds Skilled Nursing (long term), 19 beds short term
- Fresh River 140 -166 beds (memory and behavioral units)
- Active Adult Living (55yrs.min.) 225 housing units

Commercial Development

Business Strategies and Actions

Encouraging development that provides economic benefit to the Town is one of the basic visions of this plan. The Town should pursue several land use policies and structural options that will complement economic development efforts

Primary Strategy: Restructure Business Zoning

A: ROUTE 5 CORRIDOR (Prospect Hill Road/South Main Street)

Route 5 is the primary business corridor in East Windsor. Named Prospect Hill Road north of the intersection with Wagner Road, and South Main Street to the South, the 4.9 mile roadway runs from the Northern border with Enfield, to the South Windsor border to the South. In the fall of 2014, the Town retained LADA to perform a study of existing uses along the corridor, and ultimately to make recommendations as to the corridors potential future growth. The study included a synopsis of the existing uses and architectural features on the 204 parcels along the roadway, and a qualification of the corridors characteristics. It was concluded that 6 distinct zones exist along the corridor. From North to South they are: Residential; Highway Retail Commercial, Gateway Zone, Mixed Use, Inventory Storage, and Residential with small commercial spaces.

As the study progressed, road characteristics such as right of way widths, pinch points, traffic counts, and lot sizes were analyzed. Contrary to casual observations, it was clarified that the southern portion of Route 5 was more heavily travelled than the north end with the larger retail uses, and there were more residential uses per lot than automotive uses.

"The Final phase of the project was to determine, based on the data collected to date, what additional uses and road improvements would be desirable to increase tax base, improve the overall pedestrian and bike environment along the corridor, and to link to important uses and other portions of the town." (P13 Study).

Four different concept plans were presented: Future Development based on: ***River as Recreation; Large Scale Recreation; Gateways; and a Wellness Corridor.*** Attendees at the workshop placed dots on the uses they thought best fit the town from all four concepts. The results were then incorporated into the Proposed Corridor Map, which comprises components from all four of the concept plans. The final plan entitled Route 5 - Proposed Corridor Character Map characterizes 9 proposed use zones. From North to South these are: *Hotel/Restaurant Zone; Crossroads Zone – The Route 140 Intersection; Route 140/Warehouse Point Zone; Highway Retail Zone; Gateway Zone; South Water Street; Walkable Residential Core; Auto Use/Inventory Storage; and Agriculture/Recreation Gateway.* These proposed use zones are described in detail within the full study ,
(See Full Study at www.eastwindsorct.com/planning and/or appendix.)

ACTION: Move forward with development of new regulations for the Route 5 – Proposed Corridor Character Map [PZC, EDC, WPCA, IW**]**

1) Modify the Zoning Map and use tables to reflect the Proposed Corridor Character Map.

2) Establish Design Guidelines for each zone with typical light poles and other street furniture to set the style for each area.
3) The existing pre-1950's architecture in the southern zones is considered to be visually attractive and should be used as style precedents for future architectural guidelines. Architectural guidelines should be developed for both commercial and residential new construction. These guidelines should also include elements which address additions and rehabilitation of existing buildings.
4) Roofline changes, gable ends facing the street, dormers and other period appropriate methods to reduce the view of the roof from the street is preferred.
5) Increased residential density should be considered in the Walkable Residential Core area.
6) Work with the Capital Region Council of Governments to include Warehouse Point as a priority TOD development area associated with the TOD designation of the Winsor Locks inter-city rail stop identified in the Jonathon Rose market analysis for the Knowledge corridor. Encourage bike and pedestrian linkages to the rail stop across the Route 140 bridge by working with CRCOG, ConnDOT and Windsor Locks to expand the existing minimal pedestrian access and environment on the bridge and into Warehouse Point. Designate a representative to serve on the committees and delegations associated with the Windsor Locks station improvements. (As recommended in the Housing Study)
7) Consider establishing mixed use zoning (Village style development) for Warehouse Point and by extension, the Gateway Zone, with architectural guidelines to govern infill construction, new construction, rehabilitation, and public infrastructure/streetscape improvements, pedestrian and bike systems.
8) Develop a program to preserve agricultural economy and visual resources of the Town to encourage farming to continue with a specific focus on the south side of the corridor in the Agriculture/Recreation Gateway with provision for farm stands and a farmers market
9) Develop Route 5 and its connections as a bike trail including the "back path" via the lands to the east of Route 5 as shown on Map #6 and connection via Phelps, Abbe, Stoughton, Tromley and Thompson Roads to the rest of East Windsor.
10) Where increased density is encouraged, it may become necessary to expand the limits of the service area for existing water and sewer service or develop new larger scale underground sanitary septic systems or wastewater treatment plant (WWTP) options. This process will require an approved discharge location for new WWTP, approvals from the Health district and coordination with the Regional and State PoCD in order to apply for state funding.
11) Identify those changes to the regional and state PoCD's that will be required to correspond to and reflect those areas where future increased density is desired by the Town, and follow through with the agency to implement the change.
<INSERT RTE 5 MAP/S FROM LADA>#18

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B: Continue to define and monitor B3 zoning along Route 140 (created in 2012) [PZC,EDC]

1. **Consider revisions to regulations to make development more streamlined**
2. **Consider including specific conditions for quantifiable waivers into the regulations (Post McKenzie).**
3. **Seek methods and funding for installation of public water and other utilities along Route 140.**

To encourage business growth in the corridor, a new B3 zone was created in 2012. Environmental constraints (e.g., wetlands and poor drainage conditions) may pose challenges to development. To allow for business development while protecting natural resources and minimizing drainage impacts, the new zone attempts to provide flexibility in meeting area and dimensional requirements. In addition, traffic should be carefully managed to minimize congestion and provide for safe and adequate access to properties. Ultimately, the process and regulations set forth in the new B3 zone should provide for a fair and timely approval process while protecting community character, the natural environment, and public safety.

Sewers have been extended along North Road (Route 140) to accommodate business development. The intent is to encourage uses which will:

- increase the tax base,
- provide jobs, and
- provide services and amenities to residents of the Town and the larger region.

It should be noted that longer term, optimizing the economic opportunity for development may require the provision of water service and other utilities such as natural gas.

Types of Uses

Public input (from a September 2011 meeting on the corridor) provided guidance on desirable uses in the corridor.

Most Desirable	Possibly Desirable	Less Desirable
– Medical offices / facilities – Retail (small and medium sized) – Light industry / Research & Development – Offices – Services – Restaurants (sit down) – Veterinarian – Mixed use (residential over commercial) – Fitness center – Studios, non-profit class rooms – Indoor recreation	– Retail (larger) – Outdoor entertainment – Indoor entertainment – Outdoor recreation – Government facility – Gas stations with no car sales	– Lodges, inns – Open Space – Restaurants (high turnover) – Retail (very large sized)

Uses that should not be permitted in the Corridor: auto sales.

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Principles and Standards for Business Development in the Route 140 Corridor:

In addition to the type of business, the following principles and standards should be addressed in the corridor:

1. Uses that likely make a greater contribution to the tax base are favorable. Those uses that contribute less might be acceptable in portions of the corridor, particularly if they are an accessory use to a higher tax-generating business (e.g., an outdoor recreation area associated with an office building).
2. A variety of uses is desirable. A variety of uses can:
    a. help avoid a "cookie-cutter" or monotonous appearance to the corridor,
    b. generate activity day and evening, weekdays and weekends, and all seasons of the year, and
    c. collectively draw in more customers to patronize many of the businesses in the corridor which in turn could spur additional businesses (e.g., an office building that draws workers could spur the demand for a restaurant or services).
3. Some uses may only be appropriate in a very limited number or only in certain parts of the corridor due to possible traffic or aesthetic impacts. Larger buildings should be set back further from North Road to minimize visual impacts.
4. Frontage along North Road should retain a vegetated character. Where it is not practical to retain existing vegetation, frontage should be adequately landscaped.
5. Adequate and safe access to businesses should be addressed by minimizing the number of curb cuts and sharing driveways.
6. Development potential can be maximized and environmental impacts reduced by sharing parking areas where feasible.
7. Impacts to the environment and town character should be minimal (e.g., congestion, drainage, noise, and other impacts).
8. Building design is important. While residents viewed a wide array of building styles as desirable in the corridor (at the September 2011 workshop), there were common elements of building design that were favored. Two documents can provide guidance on favorable design in the corridor:
    a. *Design Preferences*, [adopted in April 2012] (Appendix #?)
    b. The *Visual Preference Survey Results*, September 15, 2011 (appendix #?)

These principles and standards should guide landowners as they develop plans for their property and guide the Planning and Zoning Commission when it reviews land use applications.

INSERT B3 Rte. 140 Map> need to create #19

C: Promote Transit Oriented Development (TOD) and/or Village Zoning in Warehouse Point

As we look into the future, Windsor Locks, located across the river, is developing Transit Oriented Development with the imminent relocation of the train station and commuter train service being enhanced. In efforts to tie into that positive development which can impact our town, East Windsor began holding workshops to determine how our community would like to

see Warehouse Point developed in the future, and how to move forward so any potential impacts will be positive. With the assistance of LADA Consultants, workshops were held in Fall of 2015 to Spring of 2016. Culminating with a workshop with over 50 residents in attendance, the last workshop was held at St. John's Episcopal Church with Mother Julia generously opening her church for the event. Based on feedback from the public at these workshops, the following are recommendations for future studies and tasks for the newly defined area of Warehouse Point Village.

Action: Investigate methods to link into the proposed Transit Oriented Development in Windsor Locks [PZC, HDC, EDC , WL]

1. Work with the Capital Region Council of Governments to include Warehouse Point as a priority TOD development area associated with the TOD designation of the Windsor Locks inter-city rail stop identified in the Jonathon Rose market analysis for the Knowledge Corridor. Encourage bike and pedestrian linkages to the rail stop across the Route 140 bridge by working with CRCOG, ConnDOT and Windsor Locks to expand the existing minimal pedestrian access and environment on the bridge and into Warehouse Point. Designate a representative to serve on the committees and delegations associated with the Windsor Locks station improvements.
2. The CRCOG PoCD identifies the Warehouse Point area as a focus area for TOD and Village with mixed, or Neighborhood center. The State PoCD however does not designate Warehouse Point area as a Village Priority Funding area. The town will need to petition to have this changed so we can receive funding to tie into the Windsor Locks TOD, and plan for increased density.

Action : Move forward with planning and development of Warehouse Point Village with a Village Zone and tie into Transit Oriented Development (TOD) .

INSERT PIX from workshops

1. Modify the Zoning Map and use tables to reflect the Warehouse Point Master Plan Map.
2. Establish Design Guidelines for each zone with typical light poles and other street furniture to set the style for each area.
3. The preferred Building Type for Warehouse Point is one where the building looks like the single- family and multi-family buildings of the period when Warehouse Point was at its heyday- from 1840-1910. These buildings and their significant architectural features are described in detail in this report.
4. The existing 1840-1910 architecture is considered to be visually attractive and should be used as style precedents for future architectural guidelines. Architectural guidelines should be developed for both commercial and residential new construction which are consistent with this preferred style. These guidelines should also include elements which address additions and rehabilitation of existing buildings.
5. The use of period-appropriate ornament (materials, shutters, gingerbread, colors, etc.) is preferred to a plain façade.
6. Garages when provided are to be located behind the main building.
7. Roofline changes, gable ends facing the street, dormers and other period-appropriate methods to reduce the view of the roof from the street is preferred.
8. Mixed use (commercial and residential) is recommended along Bridge Street, in Warehouse Point. This focused development would be consistent with the Master Plan for Warehouse Point. This Master Plan is a refinement of ideas from previous reports prepared in support of the Plan of Conservation and Development.
9. Increased residential density should be focused in Warehouse Point.

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10. Work with the Capital Region Council of Governments to include Warehouse Point as a priority TOD development area associated with the TOD designation of the Windsor Locks inter-city rail stop identified in the Jonathon Rose market analysis for the Knowledge Corridor. Encourage bike and pedestrian linkages to the rail stop across the Route 140 bridge by working with CRCOG, ConnDOT and Windsor Locks to expand the existing minimal pedestrian access and environment on the bridge and into Warehouse Point. Designate a representative to serve on the committees and delegations associated with the Windsor Locks station improvements.
11. The CRCOG Regional Plan concludes that Millennials, now entering the workforce, "will be looking for compact, walkable, mixed use communities with a selection of restaurants, shops,services and cultural amenities. They are a generation that embraces transit over the automobile and will choose housing based upon what transportation options exist." The CRCOG Regional Plan also concludes that 89% of aging "Baby Boomers" prefer to live in place (same home or community), and in many cases downsize to live in vibrant, walkable mixed use communities. There will be a significant reduction in demand for large suburban homes. In light of those predictions, East Windsor should establishing mixed use zoning (village style development) for Warehouse Point, with architectural guidelines to govern infill construction, new construction, rehabilitation, and public infrastructure / streetscape improvements, pedestrian and bike systems.The architectural guidelines would be based on the visual preference workshops of 2012, 2014 and 2015 and be based on the Warehouse Point Single Family and Multi-Family Period Architecture as defined elsewhere in this report.
12. Encourage restaurant uses within Warehouse Point areas to support the residential neighborhoods. Consider the development of village parking plans (showing shared and common parking) and on-street parking where an individual site may not be able to meet the Town's parking requirements. Also, compare the Town's parking requirements with new Urban Land Institute recommendations and NWCTCOG Parking Demand Study for Rural Areas to see if parking regulation should be modified.
13. Develop an overall Stormwater Master Plan for Warehouse Point area to determine the level of impervious surface which can be handled in these areas and what the requirements for water quality, stormwater and flood control and stream protection would be for the area as a whole to supplement and offset the requirements of individual sites. Flooding and stormwater issues related to the Blue Ditch should be addressed a an overall Stormwater Master Plan where the Town would control and maintain these facilities and which would provide for potential additional focus development within Warehouse Point.
14. Design streetscape improvements to improve pedestrian and bicycle connections between the main roads and neighborhoods. The improvements should include sidewalks sized for multiple people, bike lanes, benchs, light fixtures and changeable elements such as hanging plants and banners. Where possible, seek inclusion in the regional ConnDOT Transportation Improvement Plan (TIP), and ultimately the Statewide TIP to be able to access Federal funds for improvements.
15. New residential construction should consider how the layout of buildings can be configured to enhance the street life, image and architectural continuity of the historic street pattern; create a sense of neighborhood; preserve open space as a usable commodity; and provide connections both internally within the project and external to the actual construction area (street and other destination points).
16. Consider incentives for second and third floor residential units within existing structures in return for maintaining the historic facades and materials of buildings built prior to 1950.

17. As noted in previous portions of the Plan of Conservation and Development, there is existing farm land located in Warehouse Point that could provide a significant resource in the future. The development of a Farmers Market and/or clear and simple farmstand regulations may allow additional land to become viable as farmland including the currently very popular community supported agriculture (CSAs) which allow residents to share in the benefits and risks of farming.

18. As noted in previous portions of the Plan of Conservation and Development - create a Town- wide Bicycle and Pedestrian Plan which allows for the connection of Broad Brook and Warehouse Point with Route 140 and possible the trolley line. The bike path should also extend along North Water and South Water Streets to provide a River's Edge Bike Path. Extensions of the bike path along Bridge Street should be continued along Route 140 to Broad Brook and extension along Main Street should provide for continued connections to Route 5 and the other portions of Town.

19. Where possible, seek funds to promote appropriate redevelopment of flood prone residential buildings as identified in the Master Plan. Seek State Open Space funds and other available funding to preserve the land along the Connecticut River through the purchase of these lands and removal of residential uses along the river side of North and South Water Streets.

20. Coordinate with the WPCA to define the capacity of the existing waste water plant , pipes and pump stations to identify the capacity to be allocated for new growth in Warehouse Point. Develop a long term program for infrastructure expansion and maintenance to avoid excess connection fees for future growth.

21. Develop gateway elements for Warehouse Point that creates a sense of arrival and defines the character of the village. The locations of future gateway signs are shown on the Master Plan.

22. The PoCD should identify those changes to the regional and state PoCDs that will be required to correspond to and reflect those areas where future increased density is desired by the Town.

23. Continue the discussion to evaluate the overall traffic patterns within Warehouse Point to determine what the potential benefits and impacts would be to block off South Water Street to create a pedestrian and bike park along the Connecticut River and to reduce use of South Water Street as a cut thru to Route 5. Traffic would then be routed to Main Street and Bridge Street and the impact of this on the future pedestrian and bike paths, curb cuts and general potential expansion of uses along the eastern portion of Bridge Street within Warehouse Point should be evaluated.

24. In addition, the State of Connecticut is currently considering alternate traffic patterns and creation of new road elements to respond to increased train usage at the Windsor Locks new Train Station. The impact of these proposed elements to existing uses and traffic patterns within Warehouse Point aa well as the future Warehouse Point as envisioned in the new Master Plan have not been evaluated. Where possible, apply for grants to complete this work to ensure that the concerns of East Windsor and specifically the future of Warehouse Point will be identified and coordinated into the State's overall plans for the bridge, train station and Warehouse Point.

INSERT WAREHOUSE POINT MASTER PLAN # 28

D: Redefine TZ-5 Commercial Zoning [PZC, EDC]

The Transition Zone of Route 5 (TZ-5) is located along Route 5 , just south of the intersection with South Water Street, southerly down to the intersection with Phelps Road, The purpose of the TZ-5 was to allow existing residential areas to transition in an orderly fashion to commercial uses, while attempting to create minimal impacts to the residential properties. In retrospect, the

regulations have made it difficult for businesses to establish themselves in this corridor, which has become a mix of auto uses and residential properties. This area needs to be reassessed based upon the new Route 5 Corridor study which proposes this area to be a walkable residential core. A new study should examine the area to identify existing uses, property acreages, and best commercial/retail uses that might be located within for a mixed use area.

Action: Consider effectiveness of the existing TZ-5 zone along Route 5
Action: Perform study to determine best land uses for the area.
Action: Consider eliminating need for Special Use Permits for new uses and possible rezoning.
Action: Modify the Zoning Regulations accordingly.

E: Redefine Railroad M1 District [PZC, EDC]

The Railroad Industrial area is located in the southeastern portion of East Windsor, primarily along the railroad tracks north of Plantation Road, up to and beyond Apothecaries Hall Road, however is mostly accessed from Windsorville Road. This section of town is commonly farmed, or excavated for the gravel and sand in the underlying soils, and is home to the closed NORCAP landfill. Some residential properties are also located in this area. With the railroad running through the area, this district has the potential of being more fully developed with use of the rail line for transporting goods. This area needs to be assessed for it's capacity of more intense development should water and sewer become available, or alternatively promote residential development. Either way, the proposed uses should be qualified, and regulations drafted accordingly.

This is an action item that remains from the 2004 POCD that still needs to be studied. The proposed tasks need to be reviewed and considered for amendment or action. (ref A-31 from 2004 POCD).

Action: Investigate feasibility of bringing public water and sewer service to this area
Action: Clarify whether this Industrial area should be minimized, or expanded.

Should the M1 district be reduced, consider:

a. Other than the existing business cluster on either side of the rail line north of Apothecaries Hall Road, the long narrow "finger" of M-1 district north of Ketch Brook should be considered for rezoning to R-3 or A-1 in keeping with the surrounding areas
b. Similarly, the band of land along the east side of the rail line south of Ketch Brook to the South Windsor Town Line should be considered for rezoning to A-1. This area also contains the closed landfill site which has no development potential due to questionable subsurface characteristics OR

Should the M1 district remain and/or be expanded, consider:

a. leaving the remaining block of M-1 district west of the rail line and north of Plantation Road as an M-1 district, and possibly expanding the area. In the future, this area may have economic development potential through development of its own water supply system and use of a package treatment plant for sewage treatment. The issue of road access remains, but there may be the future potential of developing an area of offices or research facilities that are not dependent on large trucks.

DRAFT

INSERT RR Industrial Plan> (may need to modify) #20

Primary Strategy: Improve Municipal Economic Development Capability

Action: Consider new approaches for Commercial Development [EDC, PZC, IW]

1. Investigate and develop Public-Private Partnerships whenever possible
2. Work with Business owners to devise strategies for development
3. Develop guidelines of permitting processes for new technologies and businesses to utilize.

Action: Develop a Town Wide Infrastructure Improvement Plan [PZC, EDC,WPCA, PW]

1. In order to support new and expanding businesses, the necessary infrastructure needs to be improved. Consider preparing an Infrastructure Plan that specifically considers infrastructure installation or improvements necessary to support future economic development in East Windsor. This plan should consider sanitary sewage, public water, natural gas, electric power, telecommunications and fiber optic cable, stormwater management and road access.
2. Discussions with key personnel from the appropriate agencies should be part of the plan, in order to determine possibilities and capabilities of services.

Primary Strategy: Capacity Building Initiatives

Action: Economic Development Team Building and Training [EDC, BOS]

1. Work with all departments and town leaders to reach a mutually beneficial goal of promoting economic development in town.
2. Plan a series of events with CT DECD , CERC, CEDS, MHA etc., to benefit local businesses.
   Department of Economic Development (DECD) www.ct.gov/ecd
   CT Economic Resource Center (CERC) https://www.cerc.com
   Comprehensive Economic Development Strategy (CEDS) www.eda.gov/ceds/
   Metro Hartford Alliance (MHA) www.metrohartford.com

Action: Continue to Revise and Implement Recommendations of the Economic Development Action Agenda developed with the 2004 POCD [EDC, BOS,PZC]

1. The 2004 Economic Development Action Plan should be reviewed, and modified to reflect proposed changes in both residential and business zoning.
2. Create a Plan Implementation Commission with members from EDC, BOS, & PZC to meet and report quarterly
3. Review recommendations and update accordingly

DRAFT

Action: Participate in and promote Regional Comprehensive Economic Development Strategy (CEDS) [EDC, BOS]

Action: Prepare written Economic Development Incentive Policy [EDC, BOS]

Action: Work with local businesses to establish a Small Business Development Center

Primary Strategy: Marketing Initiatives

Action: Update and continuously maintain Town Economic Development Commission Webpage, or consider creating a separate website [EDC]

1. Consider including videos of businesses
2. Tie into social media, such as Facebook
3. Develop and Maintain updated electronic property and business data for marketing purposes
4. Consider a question/answer webpage for business startups to answer zoning and other development related questions

Action : Consider implementing tax incentives for new businesses [BOS, EDC, BOF]

Action: Continue to include available commercial properties for sale or lease in the CERC Sitefinder Inventory [EDC] https://www.cerc.com

Action: Continue to support Historic Preservation Committee and development of villages as an integral part of Economic Development. [EDC, HPC,PZC]

Action: Support Agricultural Commission and farming as an integral component of Economic Development [EDC,AC,CC,PZC]

Action: Continue to participate in and utilize resources from Metro Hartford Alliance (MHA) and other Marketing, Promotions, and Economic Development Programs [EDC, TP]

- Metro Hartford Alliance (MHA) **www.metrohartford.com**
- Dept. of Economic Development (DECD) **www.ct.gov/ecd**
- CT Economic Resource Center (CERC) **https://www.cerc.com**
- Int'l. Council of Shopping Centers (ICSC) **www.icsc.org**
- Int'l. Economic Development Council (IEDC) **www.iedconline.org**

Action: Improve contact with existing businesses [EDC, BOS, TP]

1. Develop a visitation schedule to businesses by members of the BOS, EDC and staff to cultivate a positive working relationship with business owners, and to obtain feedback as to how the town can help them succeed.

Action: Create a DVD of East Windsor highlighting community assets [EDC]

1. Include comments from long term and new business owners, and residents supporting their town
2. Post on website and/or send to prospective businesses

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Action: Create a Town sponsored Tourism website or webpage and map which should include Historical, Recreational, and Agricultural Assets in East Windsor. Seek grants, and/or local business support. [EDC, CC,AC HPC]

1. Consider establishing informational kiosks throughout town.

Primary Strategy: Planning Initiatives for Economic Development

Action: Restructure Zoning Permit and Application fees [PZC,EDC,BD,PLAN]

1. With the implementation of the Viewpermit software program, permitting fees may be able to be combined and streamlined

Action: Consider revising sign regulations to benefit businesses [PZC,EDC]

1. Revise permitting to allow "registration" for signs to be replaced in kind

Action: Support Village and/or TOD Zoning District and Regulations Amendments (specifically for Broad Brook and Warehouse Point) [PZC,EDC,HPC]

Action: Support further definition and development of Village Areas [PZC,HPC,EDC]

Action: Create Plan of Conservation Development Implementation Committee to meet quarterly [PZC,TP,EDC,BOS]

1. An appropriate way to regularly update the POCD may be to update major sections of the POCD every year by
    a) Holding a public informational meeting to summarize the POCD recommendations and receive feedback from the community
    b) Holding a workshop session for local boards and commissions and other interested parties to discuss strategies and suggest alternative language, and/or
    c) Revise POCD sections, as appropriate and re-adopting the POCD (even if there are no amendments)

Action: Investigate potential development of town property known as "Kogut property" for new town school and/or other municipal uses. [PZC,EDC,BOS,BOE]

Primary Strategy: Development Initiatives

Action: Assure re-use of Broad Brook Mill [PZC,EDC,HPC,BOS]

1. Work with Hamilton Sundstrand, and Consulting contractor, to determine possible best uses of the building and land.

Action : Strongly Consider taking custody of the Connecticut Children's Place in Warehouse Point and/or the US Army Recruitment Center on Phelps Road for Municipal purposes should they become available and offered to the town.

Action: Initiate and Promote Speculative Building Development whenever possible – shovel ready projects [PZC, EDC,BOS]

DRAFT

Action: Continue to work with State Department of Transportation (ConnDOT) and CRCOG as the traffic study on Route 5 is performed to improve traffic conditions and accommodate growth (currently in process) [PD,EDC,BOS,PZC]

Action: Continue to request money to be set aside in the annual budget for matching funds for grants. [All Departments]

DRAFT

FINAL DRAFT ~~5/9/16~~ 6/2/16

Meeting Infrastructure Needs

4

Overview

The Plan of Conservation and Development must recognize the anticipated needs for facilities and infrastructural assets both near and long term. Near term needs must be addressed to provide the services and amenities that residents desire and expect. Longer term planning is necessary, particularly for larger capital investments, to initiate the fiscal and design processes that are necessary to accomplish the community's goals.

East Windsor's municipal facility conditions and requirements from the 2004 POCD clearly demonstrate that the Town continues to face immediate and near-future needs for additional offices, program space, and educational facilities.

East Windsor must initiate a program to provide adequate office and program facility space, including schools, to meet current and future needs for municipal services.

Public facilities and infrastructure constitute the framework for the provision of municipal and utility services and for meeting a town's basic structural needs. These include:

- **Municipal Facilities**
  - town offices,
  - police, fire, and ambulance stations,
  - senior center,
  - libraries,
  - parks and recreational assets
- **School System**
- **Infrastructure**
  - public works,
  - roads, sidewalks and transportation,
  - sewers,
  - electric, gas, water, & communications systems
  - renewable energy
  - hazard mitigation

These assets and facilities are generally well-established and functional in East Windsor. However, the Town needs to evaluate these in the context of the potential for increased development and population growth, especially amoung the elderly. Additionally, near term considerations of space needs for municipal offices and service facilities and the East Windsor school system are necessary.

Attention to these structural issues will provide the municipal facilities and services necessary to support the Plan's visions of preserving community character, guiding growth, and encouraging economic development.

The following identifies a set of near and longer term priorities for meeting municipal facilities and infrastructure needs in East Windsor over the next ten years.

- First, the Town must have adequate facilities for offices and essential services to ensure efficient and effective discharge of government responsibilities. These include such diverse services as

public administration, land use and environmental regulation, public safety, senior programs, and recreational opportunities.

- Second, the community must commit to providing school facilities that will support continued improvement in the Town's education system.
- Third, transportation and sewer systems that are managed by East Windsor must be expanded, improved, and maintained as necessary to support economic growth, manage residential growth, and protect environmental quality in the Town.

Achievement of all of the visions articulated by this Plan is contingent on the Town's ability to provide essential services and manage the Town's growth. This section of the Plan identifies a primary strategy to address the current and near term needs for municipal offices and schools, public safety, and program facilities. Several other strategies are provided to address the balance of the issues identified pertaining to public facilities and infrastructure in East Windsor.

Priority Municipal Space and Facility Needs

- Administrative Offices
- Public Safety Offices and Facilities
- Senior Center
- Current and Future School Facilities
- Recreational Opportunities

Add pics

Addpics

PRIMARY STRATEGY: Address Municipal Facility Needs

Overview

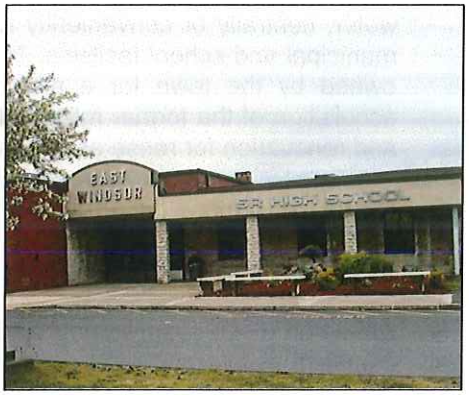
A Plan of Conservation and Development must recognize the anticipated needs for facilities and infrastructural assets both near and long term. Near term needs must be addressed to provide the services and amenities that residents desire and expect. Longer term planning is necessary, particularly for larger capital investments, to initiate the fiscal and design processes that are necessary to accomplish the community's goals.

The community's interest in growing its economic base, providing recreational amenities and social services, and ensuring that new development follows appropriate guidelines will require that adequate municipal office space and other facilities are available.

Added to these administrative needs are the program needs of human services, elderly services, civic and social meeting space, public safety requirements, and other municipal administrative needs.

Broad Brook Firehouse/Senior **East Windsor High School**

Center



Action: Improve and Expand Current Facilities

1. **Develop and Integrated Municipal Facilities Program (IMFP) for our active and growing community. [BOS, PW, BOF ,BOE, BC,PZC]**

   In order to meet short and long term requirements, invest in the community's future and plan for longer term needs the IMFP should identify
   a. Improvement and expansion of existing facilities and
   b. Investment in property for future facility sites, inclusive of creation of a comprehensive municipal campus site

The table below provides a listing of the tasks associated with a Municipal Facilities Program action plan.

Integrated Facilities Program Action Steps

1. Update office needs assessment and identify preferred site and location characteristics for new municipal facilities. Many offices need less space due to new software and technologies which eliminate need for files, storage and sometimes personnel. Reconfiguration of offices with more efficient furnishings may be possible.

2. Develop analysis of need and feasibility for a new school construction project, including evaluation of potential reconfiguration of use of the existing school structures if a new school is built.

3. Develop new school site criteria and incorporate them into the Town's overall consideration of land acquisition opportunities for municipal use.

4. Identify and detail senior center design requirements and site criteria. Conduct feasibility study of moving Senior Center to the Annex building.

5. Perform feasibility study to expand Public Works Facility with 2 new bays, new kitchen, office space and bunk room.

6. Evaluate reorganization and relocation of offices, renovations of underutilized space, and continued sharing of meeting spaces in Town Hall and Annex.

7. Identify the availability of large properties with access to public sewer and water, centrally or conveniently located, and with development potential for municipal and school facilities. Two such options are the "Kogut" parcel now owned by the town for a municipal campus, and reconsideration of the acquisition of the former mill building in partnership with Hamilton Sunstrand and renovation for reuse as a municipal office and program complex.

8. Based on these assessments and evaluations, conduct necessary cost/effectiveness analyses to develop a comprehensive Integrated Municipal Facilities Program.

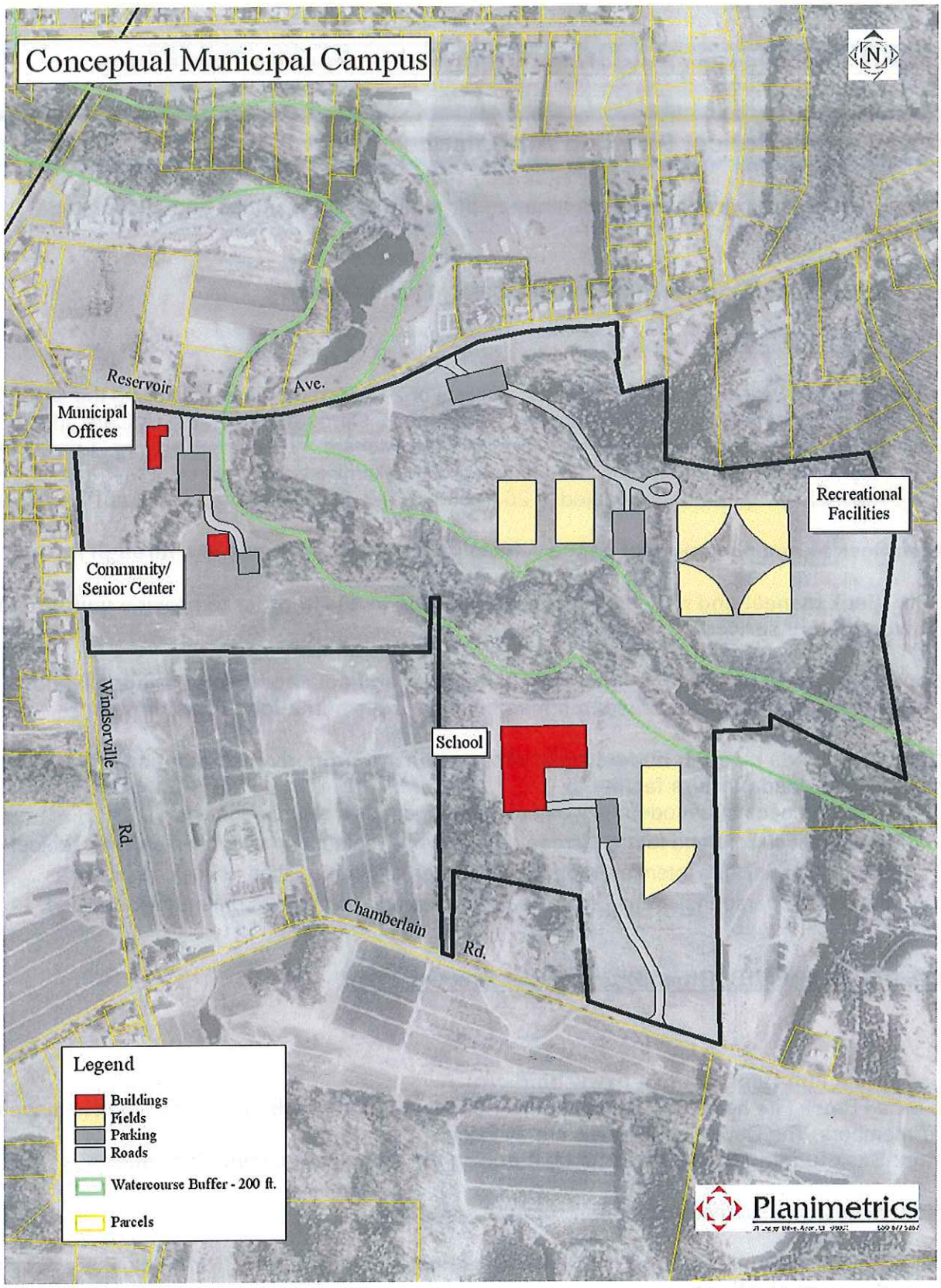
9. Based on these assessments and evaluations, initiate acquisition of property identified as appropriate to meet current and future facility site goals.

10. Implement cost effective improvements and expansions of existing facilities and

11. Evaluate property acquisition to provide new facility capacity.

Town Hall

School Street Annex Site



"Kogut Parcel" = Town Owned Property

Map #21

PRIMARY STRATEGY: Address Other Public Facility Conditions

Public Safety: Police, Fire and Ambulance

Action: Provide for upgrade and maintenance of public safety facilities and associated equipment.

Action: Analyze Current and Future Public Safety Facility Needs

>POLICE DEPARTMENT

The East Windsor Police Department's team consists of 24 sworn members, including the Chief of Police, Deputy Chief of Police, 1 Lieutenant, 5 Sergeants, 3 Corporals, 11 Patrol Officers and 2 Detectives. The Non-sworn team members include 5 Dispatchers, 1 Records Manager, 1 part-time Records Clerk, 1 part-time Animal Control Officer, and the Administrative Assistant to the Chief of Police. The Police Department is located at 25 School Street, in the building known as "The Annex".

Action: Seek to resume a normal police vehicle purchase rotation system, through the CIP

Action: Seek to meet and maintain necessary staffing levels in order to provide uniform patrol and investigatory services.

Action: Continue to research technological advances and collaborative or regionalization opportunities in policing, and research feasibility of implementation in East Windsor

Action: Seek funds through budgeting or other means to properly maintain and adapt the current Police Headquarters facility to

1. fit the needs of a modern law enforcement and public service agency,
2. to meet current and future storage requirements, safety and security measures, office locations (to include interview mandates), proper holding facilities (to include juvenile mandates), personnel areas, and other emerging and sometimes unfunded mandates.

>FIRE DEPARTMENTS: Broad Brook and Warehouse Point

Broad Brook Fire Department – (www.bbfd.org)

The Broad Brook Fire house is located at Main Street in Broad Brook. The department is made up of 37 members. The Departments goals are as follows:

Action: Seek funding to pay full time staff during the day, and part time firefighters.

Action: Maintain a 30 year equipment rotation schedule.

Action: Seek funding to support IPADs for all vehicles and operators, for quick, easy access to data and communications.

Action: Continue to use FLEET EYES software, and maintain active GIS data layers such as hydrant locations

Action: Continue to seek funding opportunities through grants, such as for recruitment and retention of volunteers, new vehicles, and equipment.

Action: Establish a Windsorville Fire Station, as the Windsorville area falls outside of the standard 2.5 mile radius of coverage from any station.

>Warehouse Point Fire Department (www.whpfd.org)

Pending budget approval, in July 2016, the WHPFD will be reinstating the fire tax for district residents and property owners. In part, the purpose of the taxes is to be able to upgrade and maintain the districts two fire stations and associated equipment. The Board of Fire Commissioners has worked diligently with Town staff to institute the most cost effective way to collect and bill for the district tax. This department is comprised of two firehouses located at 89 Bridge Street and 15 Stoughton Road. The department is made up of 33 members along with an 8 member ladies auxiliary.

Action: Remove underground 1000 gallon oil tank at the Bridge Street Fire Station.

Action: Replace a section of leaking roof at the Bridge Street Fire Station

Action: Replace/fix broken asphalt parking lot at Bridge Street Fire Station.
Action: Replace the 1969 Ford brush truck with a new utility vehicle equipped with a 300 gallon brush unit for off road fires and rescues.

Action: Update firefighters protective equipment and clothing

Action: Replace 1990 engine pumper which has currently reached its operating expectancy.

<INSERT FIRE DIST MAP #22

>AMBULANCE SERVICE (http://www.ewambulance.org)

Originally established in 1978, the current ambulance corps is a non-profit service that operates a minimum of two advanced life support (ALS) transport ambulances staffed with over 50 paramedics and/or EMT's 24 hours a day, seven days a week.

Action: Seek funding sources to add an ambulance substation to the Broad Brook section of the community to improve response time for those in Broad Brook, Windsorville, and Melrose.

Action: Seek funding through grants, donations, or Town to update or replace the ambulance facility in Warehouse Point to include a training center, sleeping facilities, office space, and adequate storage for equipment and vehicles.

Action: Updated automatic external defibrillators should be purchased for all town facilities, police vehicles, fire apparatus and ambulances. Many of the AED's used in the community are extremely outdated.

Action : Seek additional funding to the ambulance association to purchase new heart monitors, replacement vehicles, and other advanced equipment.

>LIBRARIES:

Action: Continue Support for East Windsor's Public Libraries

The two public libraries in East Windsor are both supported by municipal funding. In addition to continued fiscal support for these important cultural assets, the Town should cooperate with and assist the Warehouse Point Library Association in identifying options for expanding library space.

PICTURES?

Action: Evaluate School Street Facility ("The Annex") as a Satellite Town Office

A large section of the building is currently unused due to disrepair.

1. A feasibility study should be performed to determine if it is practicable to bring the Senior Center from Broad Brook to this facility . Such analysis should consider
    a. removal of this structure and replacement with a new building or
    b. rehabilitation of all or part of the existing structure for reuse.

SCHOOLS

Primary Strategy: Plan for Future School Facility Needs

Action: Upgrade and maintain all district buildings to promote an attractive, safe and accessible learning environment for all East Windsor students.(see BOE strategic plan domain #4 at www.eastwindsork12.org (Go to >BOE, then >EWPS Strategic Plan 2012-2017)

Action: Evaluate the trends in student population for use in building and budget preparation [BOE]

Action: Coordinate and Integrate School and Municipal Facility Planning (ISMFP) [BOE, BOS, BOF, PW]

Action: Evaluate the need and feasibility for a new school campus [BOE, BOS, BOF, PZC]

All of the recommended actions pertaining to school facilities will benefit from coordination with other town offices as the Integrated Municipal Facilities Program is initiated. The Town and the school administration should initiate discussions to coordinate future planning for school facilities. A liaison should be designated to maintain communications and information sharing between the Board of Selectmen, the school administration and Board of Education, and the Town Planning Office.

High School

Elementary School

PARKS AND RECREATIONAL FACILITIES

"Together Parks and Recreation creates Better Communities"

Melissa Maltese Director of Parks and Recreation

Action: Continue to provide Adequate Facilities for Parks and Recreation [PR, BOS, BOF]

Action: Accomplish improvements at East Windsor Park

1. Dredge Reservoir – work with farmers to prevent adverse erosion and contamination issues upstream that flow into the reservoir
2. Install splash pad at inlet to reduce turbidity
3. Expand Basketball Court

Action: Make Broad Brook Pond more attractive and user friendly

1. Clean and dredge Pond
2. Clean up and improve parking area
3. Establish hiking trails around pond

Action: Seek to develop more boat access points to both the Scantic and Connecticut Rivers [PR, AHRC, CC, PZC, BOS]

Action: Develop more passive walking trails throughout town that could feasibly be used for cross country, skiing and snow shoeing in the winter.

1. Investigate utilizing the Trolley line as a hiking trail route(rails to trails) and tie into the filter beds
2. Investigate passive recreation opportunities at Kogut Property, inclusive of walking trails from the dog park.
3. Attempt to develop and connect local trails with adjacent municipal trail systems.
4. Continue to monitor Town Planning for open space acquisition to incorporate passive recreational designs such as greenway paths wherever possible and identify potential multiple use opportunities

Action: Seek property to establish a community center, with potential to add a swimming pool, and a multi–use indoor facility. (Consider the Cinema site as a possibility)

Action: Continue to Develop specific facility and program needs assessment for indoor programs and additional athletic fields. Provide assessment for incorporation in the Integrated Municipal Facilities Program and for future program and capital budget planning.

Action: Monitor Town planning for open space acquisition to incorporate passive recreational designs such as greenway paths wherever possible and identify potential multiple use opportunities

Action: Continue to coordinate the use of athletic facilities and fields with the East Windsor School System

Action: Continue to seek grants, and utilize volunteers such as Scouts. [HPC, AHRC, AC, CC]

OUR PARKS:

East Windsor Park	Osborn Field	Prospect Hill Park
Pierce Memorial Park	Broad Brook Pond	Abbe Road Park
Volunteer Park	East Windsor Dog Park	East Windsor Skate Park
East Windsor Community Gardens		Town Hall Annex Recreation Fields

East Windsor Park

Volunteer Park

Dog Park

AMERICAN HERITAGE RIVER COMMISSION - RIVER ACCESS

The responsibilities of the River Commission include promoting awareness and appreciation of the Connecticut River and its tributaries, particularly the Scantic River which is both a historical and recreational resource for the residents of the Town of East Windsor. And more and more people are using the river and trails, which is our ultimate goal.

Action: To create a navigable waterway on the Scantic River from Melrose to Connecticut River in South Windsor [AHRC, CC, PR]

1. Explore areas feasible to establish emergency response areas.
    a) Place markers every 15 paddle minutes along the river
    b) Maintain numbering for bridge and walkways
    c) Map out locations and share with Emergency Services 911
2. Investigate new areas to create more launching and recovery sites with parking areas
3. Pursue and support the Town and State of CT DEEP to acquire additional available lands along the river
4. Investigate the possibility of developing the filter bed area on Mill Street in Broad Brook into a Town Park.
    a) This area would be excellent to for handicapped accessibility due to its flat topography and easy access.
    b) Consider creating a Braille Trail
5. Investigate creating walking trails along the Trolley Tracks from the Trolley Museum on North Road to the filter beds on Mill Street.
6. Convert Town property formerly known as the "Hensel" property on south side of Route 140 into a park with trails along the river (Map 107 Block 30 Lot 22) and tie into the State property to the north.
7. Complete planned walking and handicapped accessible fishing area at the Old Melrose Bridge.
8. Seek means to re-establish use of Melrose Bridge.
9. To achieve these goals and actions, seek sources of funding from grants, donations, and open space funds. Continue to utilize volunteers and Scouts to maintain and develop access to and through the Scantic River corridor.
10. Work with Open Space plan and property owners to gain access easements, conservation easements, and possible land swaps.
11. Seek means to obtain trail maintenance equipment.
12. Seek legal means to allow property owners to offer easements for trails through their properties without liability.

Add Scantic River Map #23
Water Resources Map #24

Primary Strategy: Meet Infrastructure Needs

Some Infrastructure requirements are directly under Town control. Others must be monitored and influenced by the Town, but are the responsibility of other levels of government or private utilities or companies.

GET NEW PICTURES AND CALL OUT ROAD NAMES

Town Roads

ACTION: Manage the Town Road System TALK WITH LEN NORTON

East Windsor's roads provide good access and are well maintained. The following table identifies a series of steps to ensure that this important structural asset continues to provide safe and convenient access throughout town.

Road System Management Tasks:

Action: Adopt a Road Classification system (MAP)

Action: Continue to implement pavement management program, as adopted in 2012

Action: Revise Street design standards consistent with residential development goals of this POCD to reduce environmental and aesthetic impacts of new development, such as implementing and requiring green infrastructure (GI)

Action: Adopt standards for new road storm drainage that allows and encourages the use of drainage swales and infiltration systems where feasible (GI)

Action: Continue drainage system improvement of intersections on collector roads. Such as intersections of Route 140 and Winkler Road, and Windsorville and Apothecaries Roads.

Action: Maintain proper salt storage structure, enlarge raw salt storage shed

Action: Budget and schedule for regular street sweeping and catch basin cleaning

Action: Monitor Public Utility Capabilities

Development throughout the town may be guided in part by the availability of public utilities. The Town, perhaps through its Economic Development Commission, should retain contacts with major utility providers to ensure responsiveness to development proposals and town-wide economic initiatives.

1. Keep current on regulations for Wireless Communications Facilities and State Siting Council applications in town [PZC, EDC]
2. Add evaluation criteria to ensure protection of scenic and other environmental assets.[PZC]
3. Prepare a report and/or map of existing public utilities, and seek ways to have them expanded to desirable areas. The following are initial contact websites:
    - CT Water – www.ctwater.com
    - Hazardville Water – www.hazardvillewater.com
    - Eversource (Electric) (formerly CL&P)– www.eversource.com
    - CT Natural Gas – www.cngcorp.com
    - Communications (8+/- providers) – www.broadband.now

INSERT WATER SERVICE AREA MAP #26

Action: Maintain Municipal Signage [PW, BOS, PL]

Properly designed and maintained signage is an effective tool to enhance community pride and promote the values of community assets to residents and visitors. This can be especially important as the Town seeks to encourage additional economic development. However, signage must also recognize the aesthetic sensitivity of many roads and areas of Town.

1. Continue to include Street Sign maintenance in its road maintenance program.
2. Consider a volunteer individual or group to assist in maintenance and identifying appropriate additional signage, and raising funds as may become necessary for municipal building signage.
3. Seek funding for the establishment of digital or changeable signage as informational boards in front of municipal buildings such as Town Hall, Police, Public Works, Senior Center and Libraries.

Municipal Signage

TRANSPORTATION

Primary Strategy: Improve accessibility throughout town

1. Investigate implementing more commuter bus routes throughout town, especially to tie into the pending Windsor Locks-Warehouse Point TOD
2. Promote Complete Streets throughout Town, with multi model availability throughout town.
3. Consider utilizing a Trolley Car on wheels from the Trolley Museum for an in town rideshare or community bus.

Action: Promote Bike and Pedestrian Friendly development in town [PR, CC, NCHD, PZC, PW, BOS]

1. Promote "Complete Streets" which are "safer , more convenient, and comfortable not only for drivers but also for pedestrians, bicyclists, children and people with disabilities"
2. Consider adopting a "Complete Streets Ordinance". A Model Ordinance can be found at www.nplan.org. and guidelines can be found at Complete Streets in a Box Toolkit: at http://tstc.org/reports/ctcsbx/ Copyright 2014 Tri-State Transportation Campaign ets Ordinance.
3. Design streetscape improvements both in Broad Brook and in Warehouse Point to improve pedestrian and bicycle connections between the main roads and neighborhoods, and ultimately open space trails. The improvements should include sidewalks sized for multiple people, bike lanes, benches, light fixtures and changeable elements such as hanging plants and banners. Where possible, seek inclusion in the regional ConnDOT Transportation Improvement Plan (TIP), and ultimately the Statewide TIP to be able to access Federal funds for improvements
4. Create a Town-wide Bicycle and Pedestrian Plan which allows for the connection of Broad Brook and Warehouse Point with Route 140 and possible the trolley line. Overall, the connections within the villages and between the villages should be more fully explored to increase accessibility and walkability within the town. In addition, consider the creation of a pathway which loops the town from Route 140 to Windsorville via East Road to Scantic via Apothecaries Hill or Plantation Road to Winkler Road and Tromley Road to Warehouse Point and back.
5. Plan in conjunction with the CT Bicycle and Pedestrian Advisory Board, and regulations per PA 09-154 entitled *An Act Improving Bicycle and Pedestrian Access*
6. Enhance the Sidewalk and Trail Plan and Guide from the 2004 PoCD to develop a more detailed and extensive plan.
7. Establish consensus and criteria as to where sidewalks must go vs. where developers may opt for fee in lieu of sidewalks when developing subdivisions. [PZC, PW, PD]
8. Reference Mark Fenton's walkability studies (www.markfenton.com)
9. Seek process and approval for adding sidewalks and/or dedicated bike paths when local roads are being constructed, re-constructed, rehabilitated, or re-striped. [PW, PD]

Water Pollution Control Authority (WPCA) - SEWERS

Overview

Since the 2004 POCD, The Water Pollution Control Authority (WPCA) has met many of their goals. They have worked diligently and have invested much time and effort in updating the Sewer Service Area Map in coordination with the State. The service areas have been expanded on the map, and sewer service has been installed along Route 140, and portions of Winkler, Wells and Rolocut Roads. Despite the increased service in the ground and on the map, the sewer treatment plant is still only at approximately 50% capacity, and it is estimated that the plant could handle full build out of the Sewer Service Area. This is in part due to the loss of some high water use businesses, and the recycling and conservation efforts from businesses and residences alike.

The WPCA finds that aside from maintenance of their facilities, that their largest hurdle is to promote connections to their service, where costs could decrease with the increase of users, and the efficiency of the plant will be enhanced with increased flows.

Action: Increase user base and connections to the Sewer System in order to allow the plant to be more efficient, and cost effective

Action: Promote Connections to increase use and effectiveness of plant

1. Hold public workshops to explain the benefits of connections [WPCA]
2. Distribute flyers, and post information on website to disseminate information [WPCA]
3. Go "door to door" in key neighborhoods new to sewer services [WPCA]

4. Promote residential properties with septic systems to tie into sewer when possible. [WPCA, NCHD]
5. Investigate funding opportunities for potential clients from USDA and other sources. [WPCA]
6. Investigate use of Package Treatment Plants in non-sewer service area, which would ultimately be discharged into sewer plant. [WPCA, NCHD, PZC]
7. Continue to monitor areas with failing septic systems and environmental concerns, and seek means to make sewer connections available to those areas [WPCA, NCHD, CC]

Action: Continue to maintain plant and infrastructure for full functionality

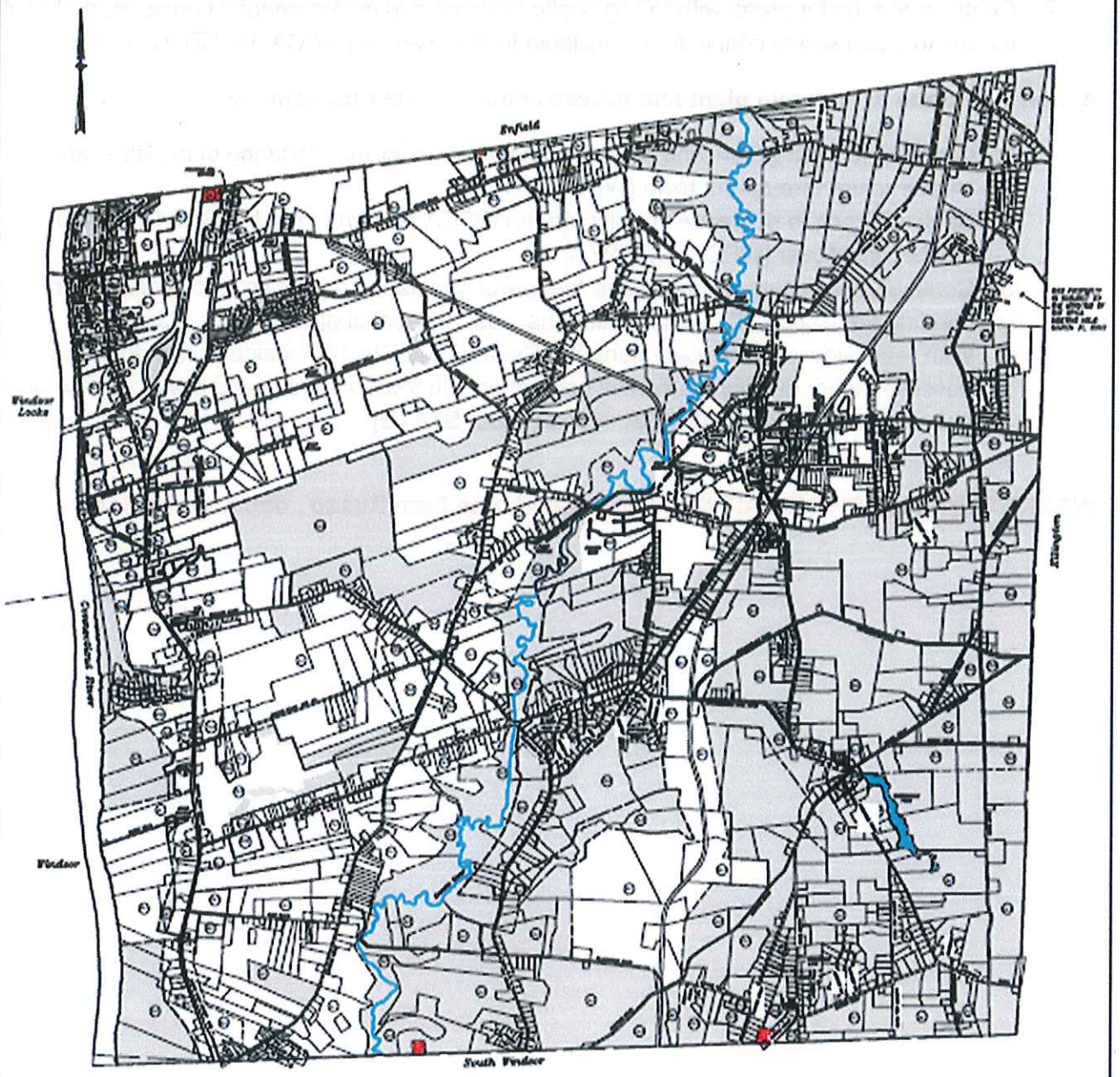
1. Continue to seek grants and other funding sources for maintenance of facilities, and infrastructure throughout town [WPCA, BOS]
2. Seek methods to decrease flooding on the WPCA property from the Blue Ditch and Connecticut River.[WPCA, PW, PZC]
3. Continue to re-evaluate and revise the sewer avoidance policy, with consideration of meeting the State OPM policies, and the local residential growth guide plan.
4. With reconsideration of uses along the Route 5 and Rte 140 business corridors and possible higher density residential components in town, capacity and sewer service areas should be reevaluated. [WPCA, NCHD, PZC, STATE]

INSERT SEWER SERVICE MAP #27 (Two created :one from Russo , one from NEGeo)

Town of East Windsor

Hartford County, State of Connecticut

Sewer Service Area



DATE: APRIL 15, 2010

Legend

Map #27

Action: Plan for Future School Facility Needs

1. **Identify and Implement Short Term Steps to Provide Core Facilities [BOE, BOS, BOF]**
2. **Upgrade and Maintain all district buildings to promote an attractive, safe and accessible learning environment for all East Windsor students. (see BOE Strategic Plan domain #4) [BOE]**
3. **Evaluate the need for and feasibility of a new school campus [BOE, BOS,PZC]**
4. **Evaluate the trends in student population for use in building and budget preparation [BOE]**
5. **Continue to update and maintain a Five year strategic Plan, last adopted on July 12, 2012**

HAZARD MITIGATION & EMERGENCY MANAGEMENT

Primary Strategy: Promote Long Term Risk and Resiliency Planning

Climate Change and Adaptation: In recent times, climate change has become locally and regionally evident through such storms as Irene in Aug of 2011, the 2011 October Snow Storm, and Sandy in 2012. Current studies are suggesting that sea level rise is a real phenomenon, and that the intensity and frequency of the 100 year storm is now equalling that of a 50 year storm. The trend is for higher intensity and longer duration storms and hurricanes (UCONN CLEAR). It will be incumbent on our community to understand the potential risks that can affect our community, and be prepared for a disaster and the challenges of rebuilding in order to be resilient in the long term. Being proactive in our mitigation efforts, working locally and planning regionally may be our best defense. We need to be as self reliant as possible, as state and federal aid may not always be available. We need to assume that we will be our own first and final responders.

Low Impact Development is a comprehensive land planning tool and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds. [http://www.lowimpactdevelopment.org/]. Adaptive strategies include the use of green infrastructure for storm water protection and reduction in impervious surfaces. The goal is to reduce runoff and promote infiltration of waters back into the earth promoting cleaner waters and less flooding.

Action: PROTECT ENVIRONMENTAL QUALITY and IMPROVE INFRASTRUCTURE

1. Incorporate Low Impact Development (LID) Guidelines into the development process [PZC, PW, CC]
2. Adopt green infrastructure (LID) standards for development [PZC, PW CC]
3. Adopt new design standards for storm water infrastructure [PZC, PW, CC]
4. Consider watershed planning and management techniques [PZC, IW, CC]
5. Revise impervious surface standards [PZC, IW, CC]
6. Integrate new design standards and techniques into the MS-4 standards [PZC, PW]
7. Treat Wetlands and Watercourses as part of the drainage infrastructure in Town, needing care and maintenance.

Action: PROTECT THE TOWN FROM NATURAL AND OTHER DISASTERS

1. Plan to become self-sustaining and resilient after disasters and storm events
2. Utilize Whole Community Planning for pre and post disaster mitigation, relief and resilience.

3. Incorporate and involve all of the Town's and Region's Social Capital (All people , organizations and groups) to join in the volunteer activities involved with pre and post disaster resilience.
4. Seek funding to supply all municipal buildings with emergency generators (DEEP Emergency Assistance)
5. Continue to update and maintain a working and dynamic Hazard Mitigation Plan [PD, BOS, PZC, PW] <insert reference>.
6. Establish a working task force to promote long term protection strategies and resiliency for post disaster relief [PD,BOS, PZC, PW]
7. Collaborate regionally whenever possible for a comprehensive risk and resiliency plan. [Connecticut Institute for Resilience and Climate Adaptation (CIRCA)]
8. Consider a purchase program for repetitive loss properties in flood prone areas.[PD,PW, BOF,BOS]
9. Promote public education as to the potential impacts of hazards, and resources that are available both pre and post disaster.
10. Seek to educate all citizens and businesses to be prepared with a 72 hour kit for individual post disaster resilience.

Primary Goal: Promote Additional Local Sustainable Initiatives

Action: Promote More Recycling Initiatives [BOS, PW, TP, CC]

1. Consider a more integrated and intense recycling program in the town, starting in the schools with our younger school age children. Successful programs and guidance can be found at :
    a. Housatonic Resources Recovery Authority info@hrra.org and
    b. Sustainable New Jersey www.SustainableJersey.com
2. Consider an intensified organics recycling program for schools, business, residences and farms. The heaviest materials disposed of tend to be organic materials. Tipping fees could be reduced with decreased amounts of reusable organics.

Action: Promote Solar Power/Renewable Energy, and reduction of Greenhouse Gas Emissions in the Town [PZC, IW,CC,EDC]

1. Amend Zoning Regulations with guidelines to be more defined and adaptable for solar uses.
2. Consider allowing Solar Farms as a primary use.
3. Utilize State incentives, financing and grants. This may cut fuel costs, and reduce emissions concurrently!
    a. Solarize Connecticut www.SolarizeCT.com
    b. Energize Connecticut http://www.energizect.com/
    c. Commercial Property Assessed Clean Energy (C-Pace) www.c-pace.com/
3. Consider installing an electric recharge station in town for electric vehicles

Action: Promote Farm to table programs for schools and businesses [AC, BOE, CC]

Conclusion 5

Preparation of the POCD is a lengthy and detailed process of deciphering what we have accomplished, and where we want to be in the future. Concerted effort was made to include and engage as many citizens as possible. Although responses to the survey and attendance of the public was often minimal, it is the hopes of the PZC that the views, goals and actions suggested in this document represent the needs and desires of this community.

Overall, the visions for East Windsor's future generally remain the same from year to year: They are

1. The rural, village, agricultural and business character that define East Windsor must be preserved to keep the Town an attractive place to live, work, and play.
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 and an aging population.
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.

It is the execution of action steps that we take to accomplish our vision that vary. The Planning and Zoning Commission has both the statutory responsibility to review, modify and adopt the plan every ten years, and to take a lead role in overseeing the Plan's implementation, where the true work begins. **Thus the number one priority after adoption should be the creation of a POCD Committee for prioritization, implementation and monitoring of the POCD.**

ACTION: Create a POCD Implementation Committee [PZC, BOS]

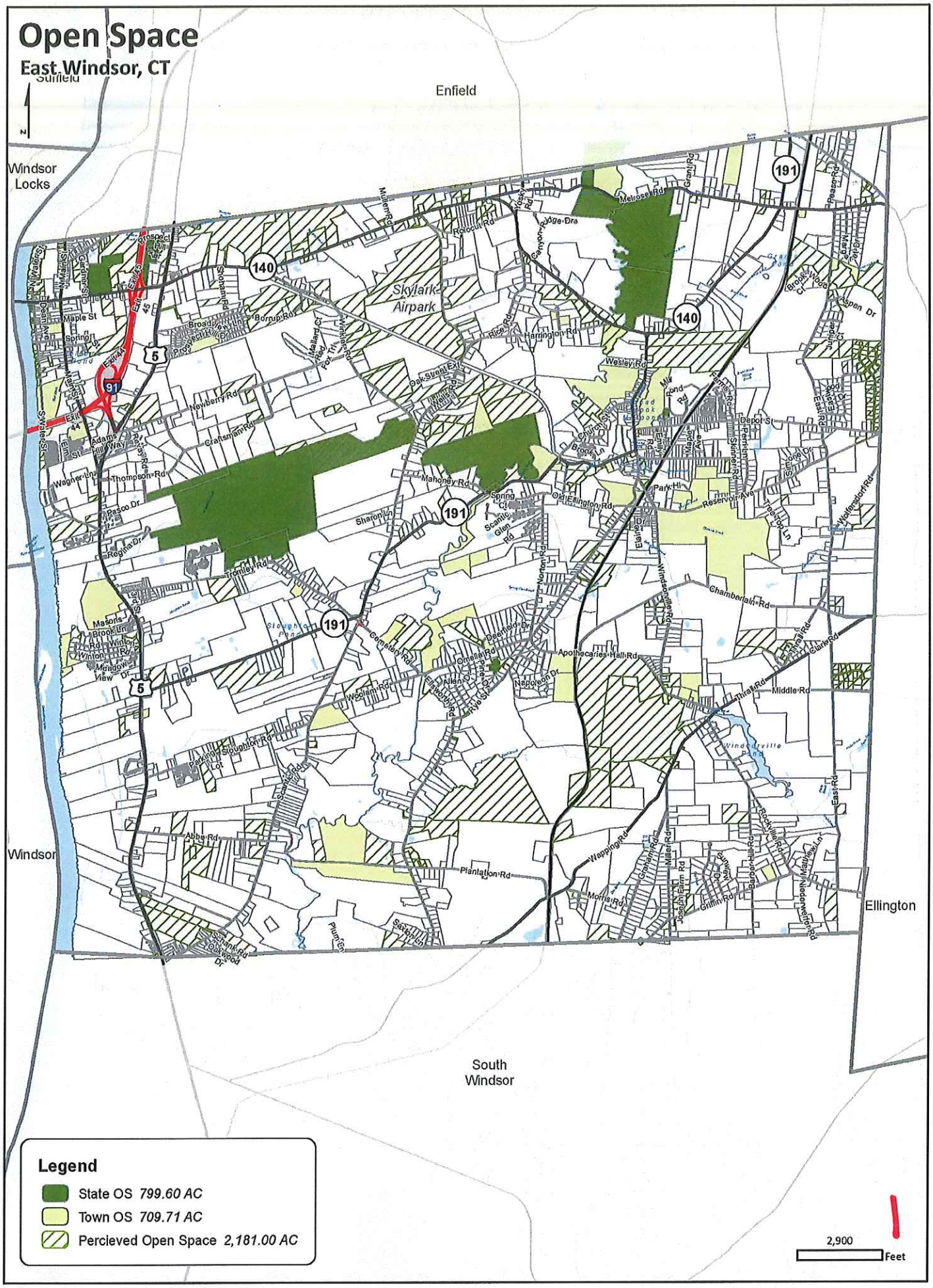
1. **Committee should include members form various Boards and Commissions, a member from the Board of Selectman, Town Planner and Town Engineer.**
2. **The checklist in POCD appendix should be utilized to track accomplishments, and to remind POCD Sponsors as to their tasks.**
3. **Regular review of the Regional and State POCD's will help to ascertain compliance and promote harmonious and consistent development goals**

The Implementation Committee should work with boards, commissions, agencies, and individuals to decipher their tasks, and prioritize their actions so as to have a pro-active approach to planning and development of our town. In so doing the CRCOG Regional Plan and State OPM plan should be reviewed and followed to create continuity throughout the region and State.

A chart of action items and responsible roles with a checklist is attached in the appendix for this purpose. (This needs to be created by including every action plan with a chart to show the responsible party)
Add Zoning Map # 29
STILL NEEDED:
Appendix
**Housing Study* **Action ItemChecklist*
**Route 5 Corridor Study*
**Warehouse Point Study*

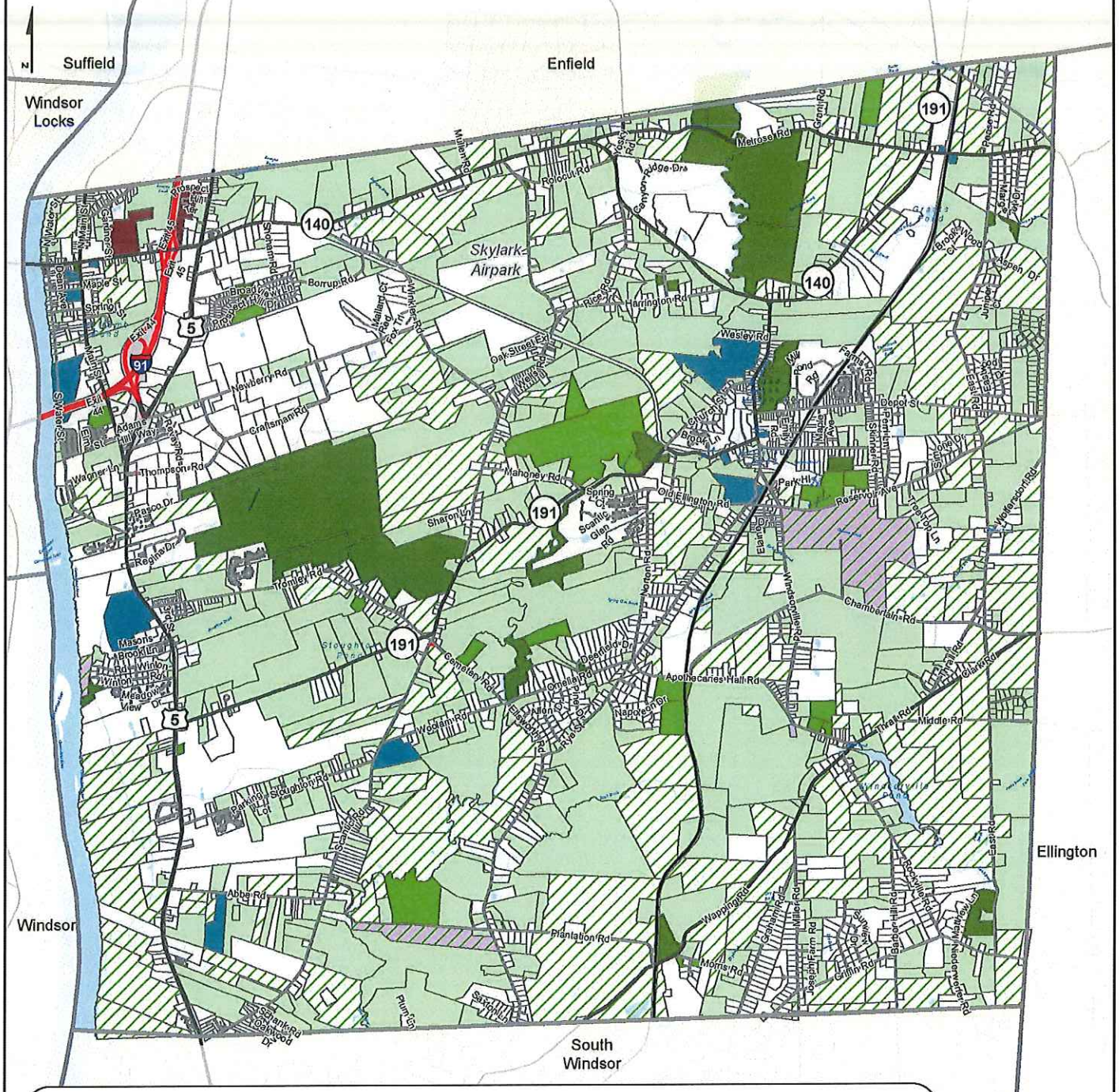
Open Space

East Windsor, CT



Existing and Perceived Open Space

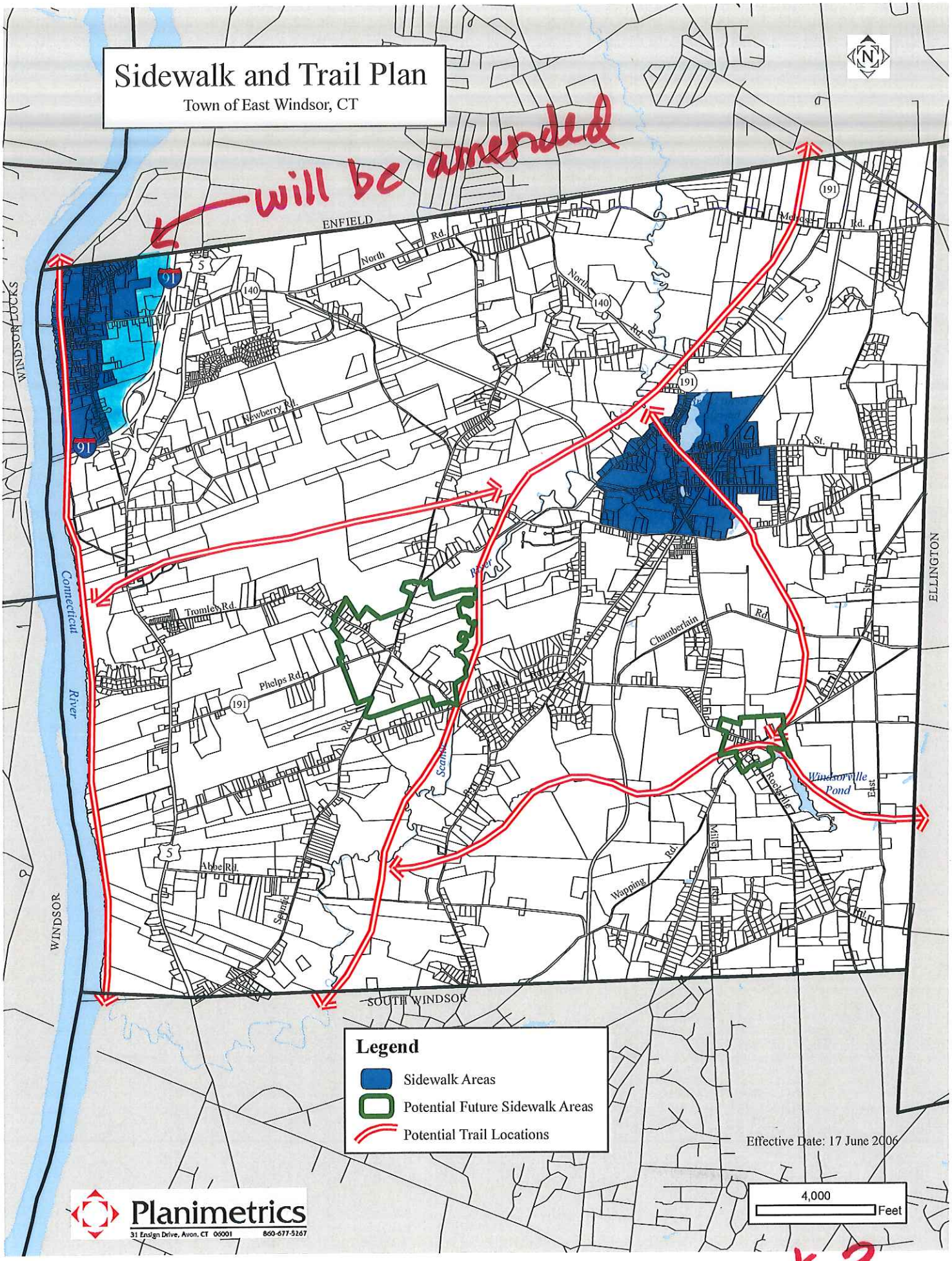
East Windsor, CT



Legend	Total Acerages
Community Facility	150.7 AC
Dedicated Open Space	858.44 AC
Managed Open Space	276.72 AC
Vacant Land and Land with Additional Development Potential	5,573.17 AC or 2,181.00 AC
Agriculture	4,006.36 AC
State Open Space	799.60 AC
Town Open Space	709.71 AC

2

3,000 Feet


Sidewalk and Trail Plan
Town of East Windsor, CT
will be amended
ENFIELD
WINDSOR LOCKS
WINDSOR
ELLINGTON
SOUTH WINDSOR
Connecticut River
Newberry Rd.
Tromley Rd.
Phelps Rd.
Abbe Rd.
North Rd.
Melrose Rd.
Chamberlain Rd.
Wapping Rd.
Rockville
Windsorville Pond
Scantic River
Legend
Sidewalk Areas
Potential Future Sidewalk Areas
Potential Trail Locations
Effective Date: 17 June 2006
4,000 Feet
Planimetrics
31 Ensign Drive, Avon, CT 06001
860-677-5267

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Hebrews 3d Hiw

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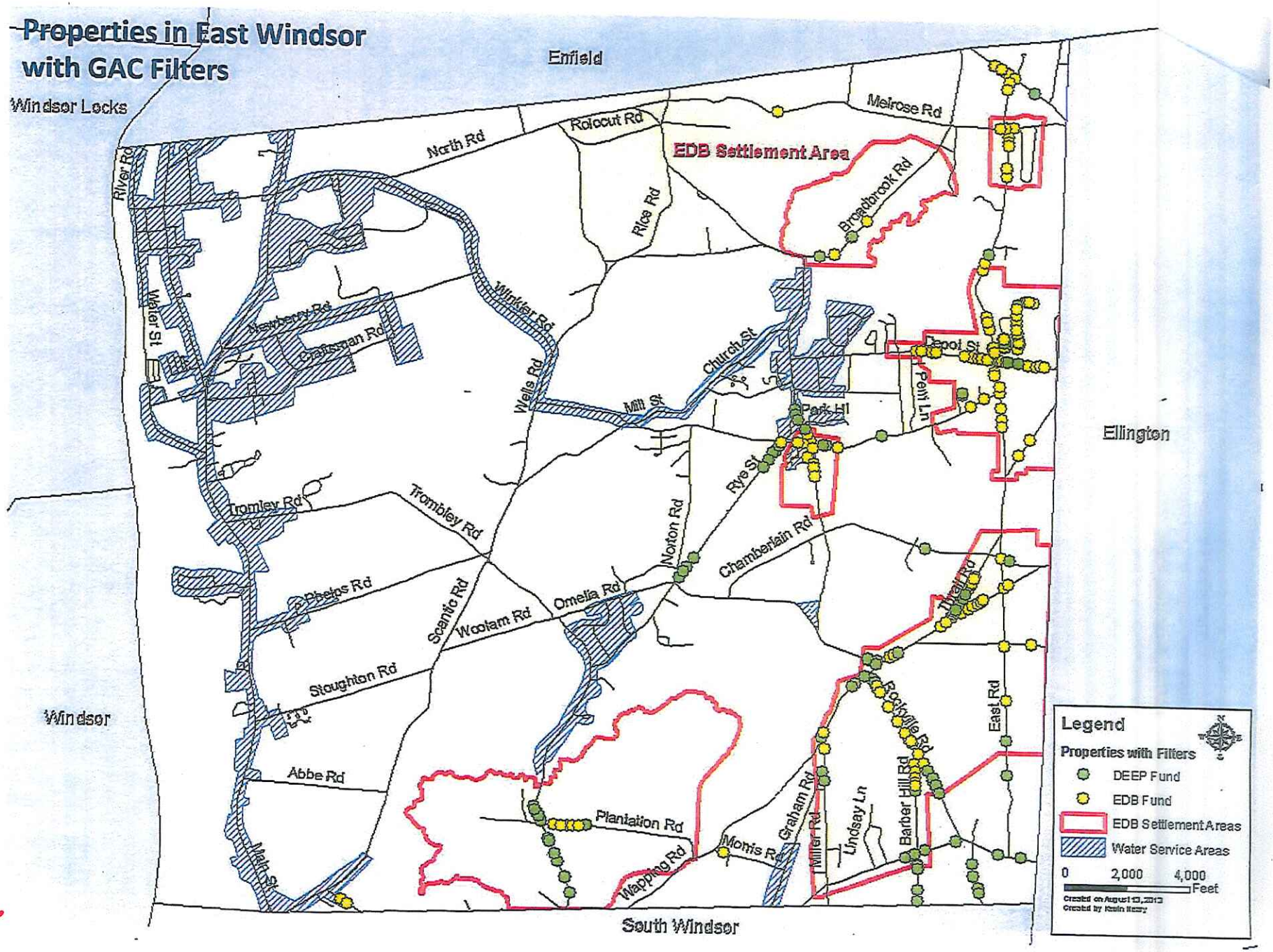
Properties in East Windsor with GAC Filters



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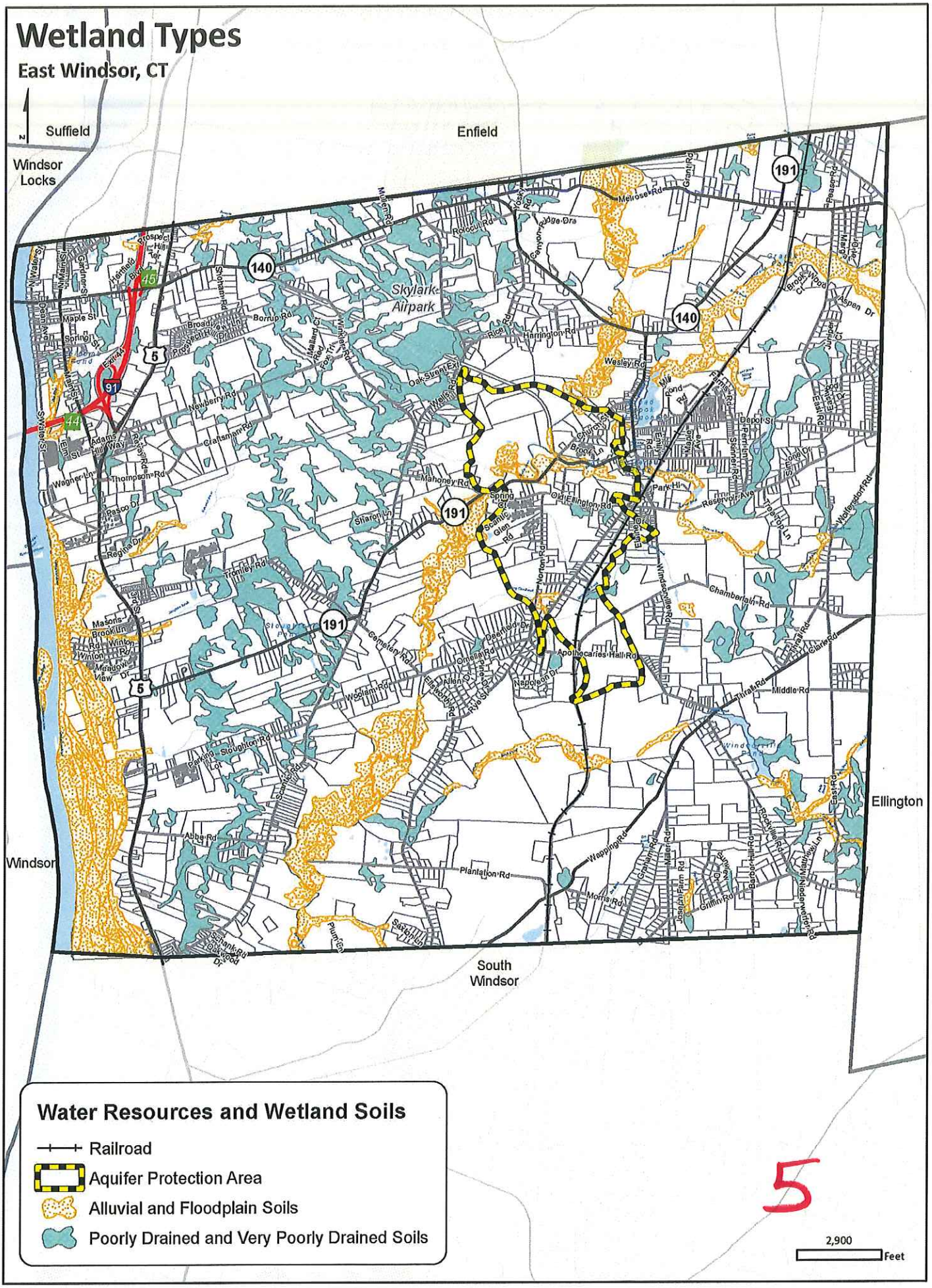
Wetland Types

East Windsor, CT



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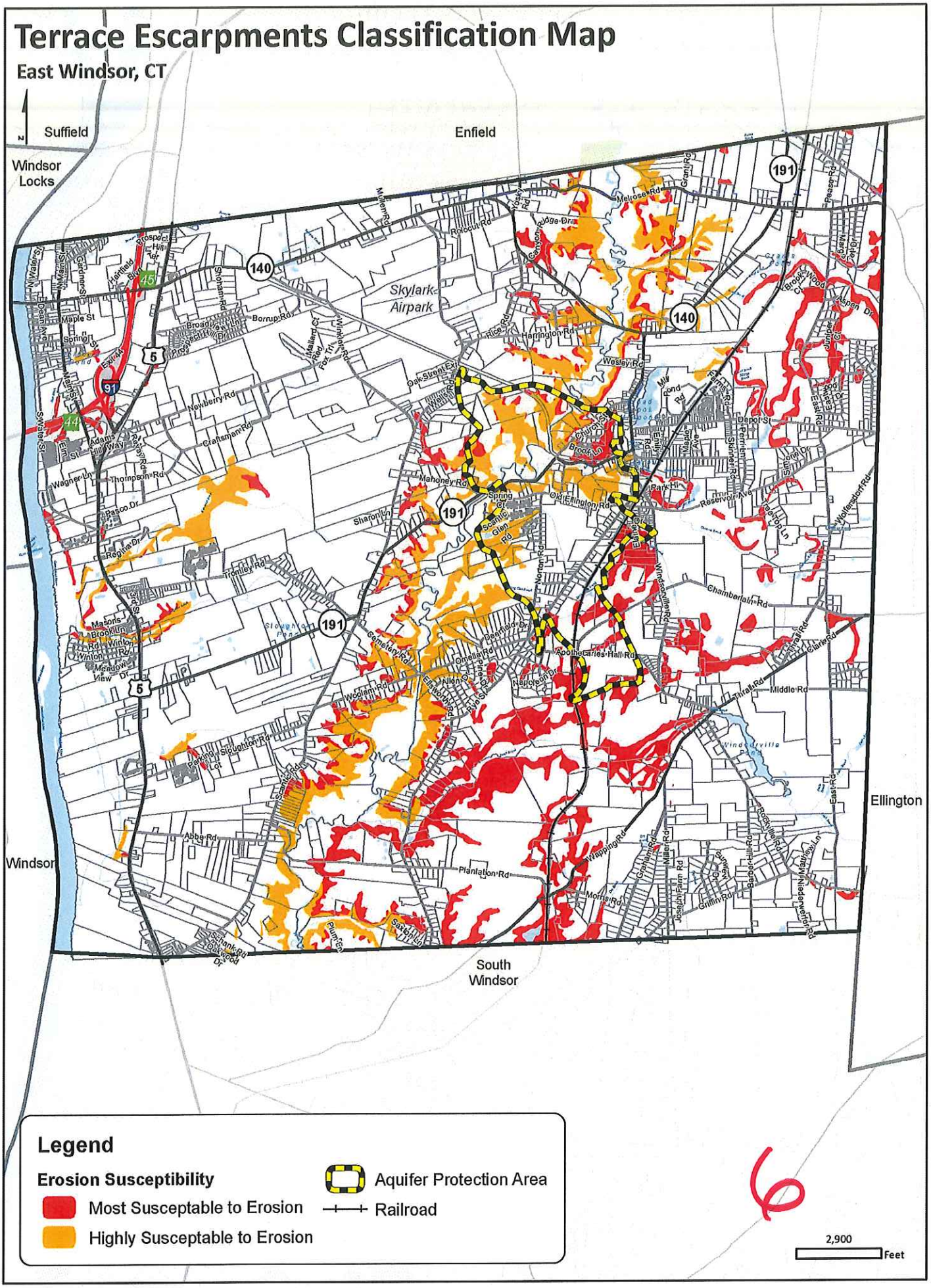
Terrace Escarpments Classification Map

East Windsor, CT



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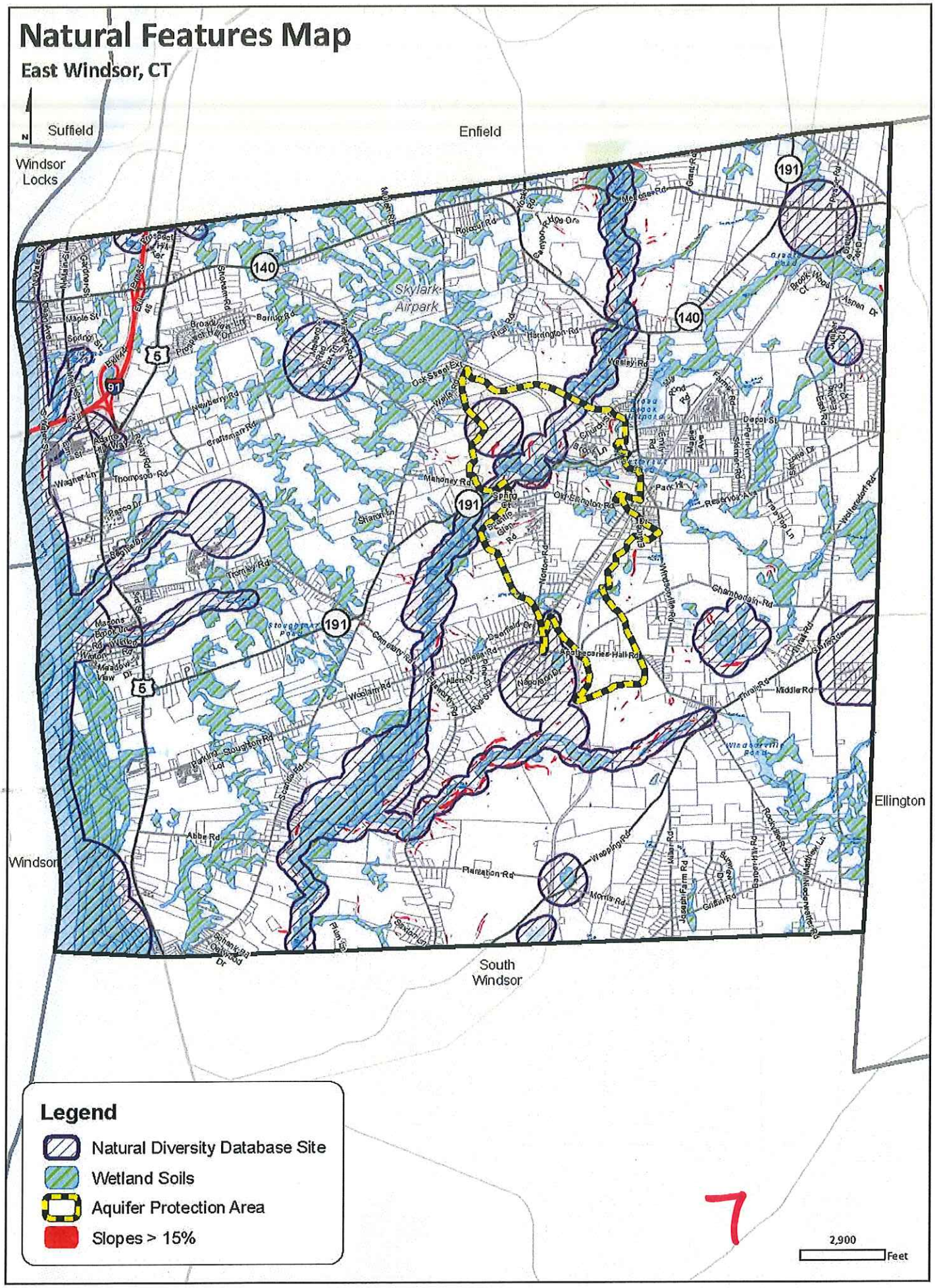
Natural Features Map

East Windsor, CT



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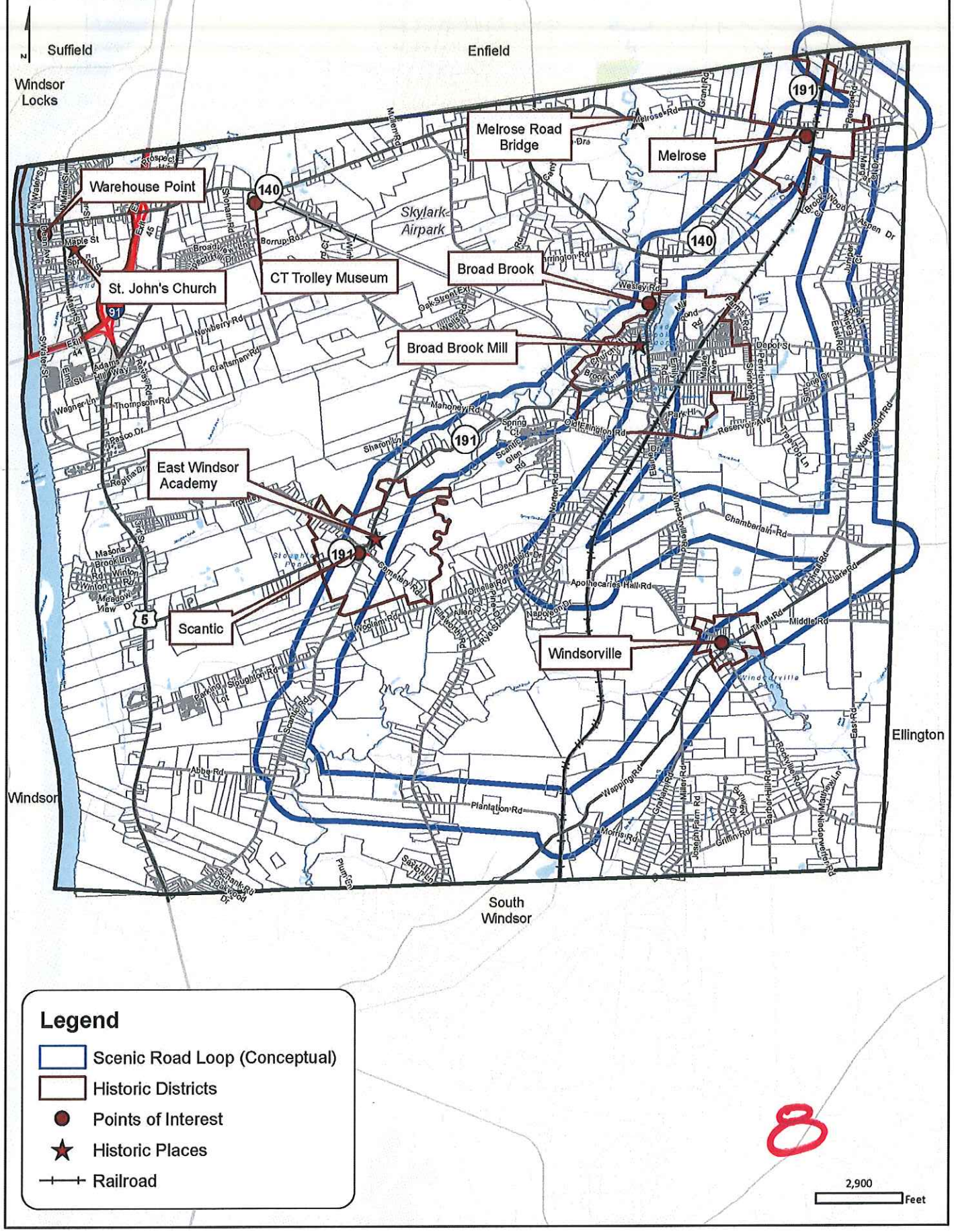
Historical and Cultural Resources

East Windsor, CT



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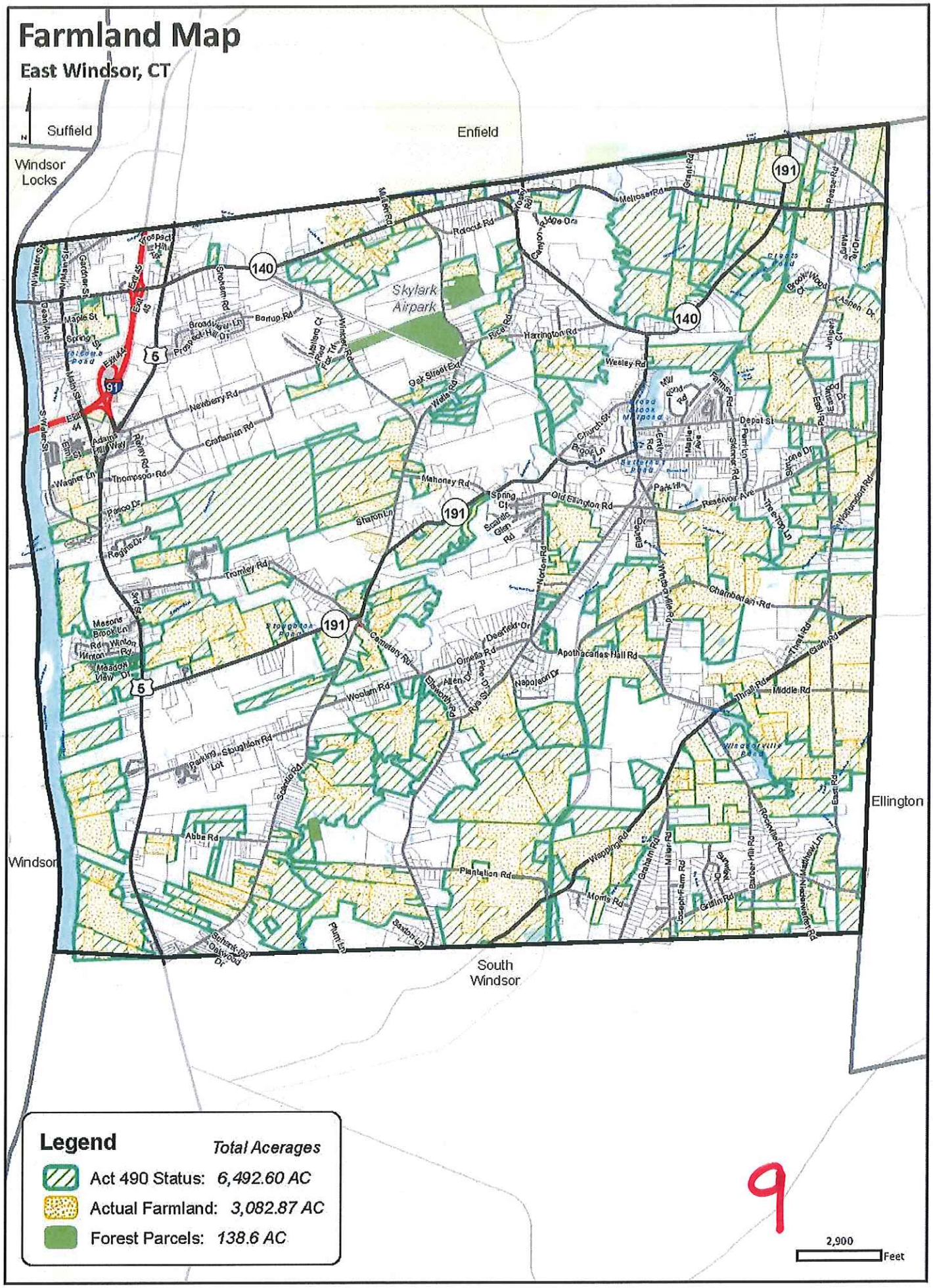
Farmland Map

East Windsor, CT



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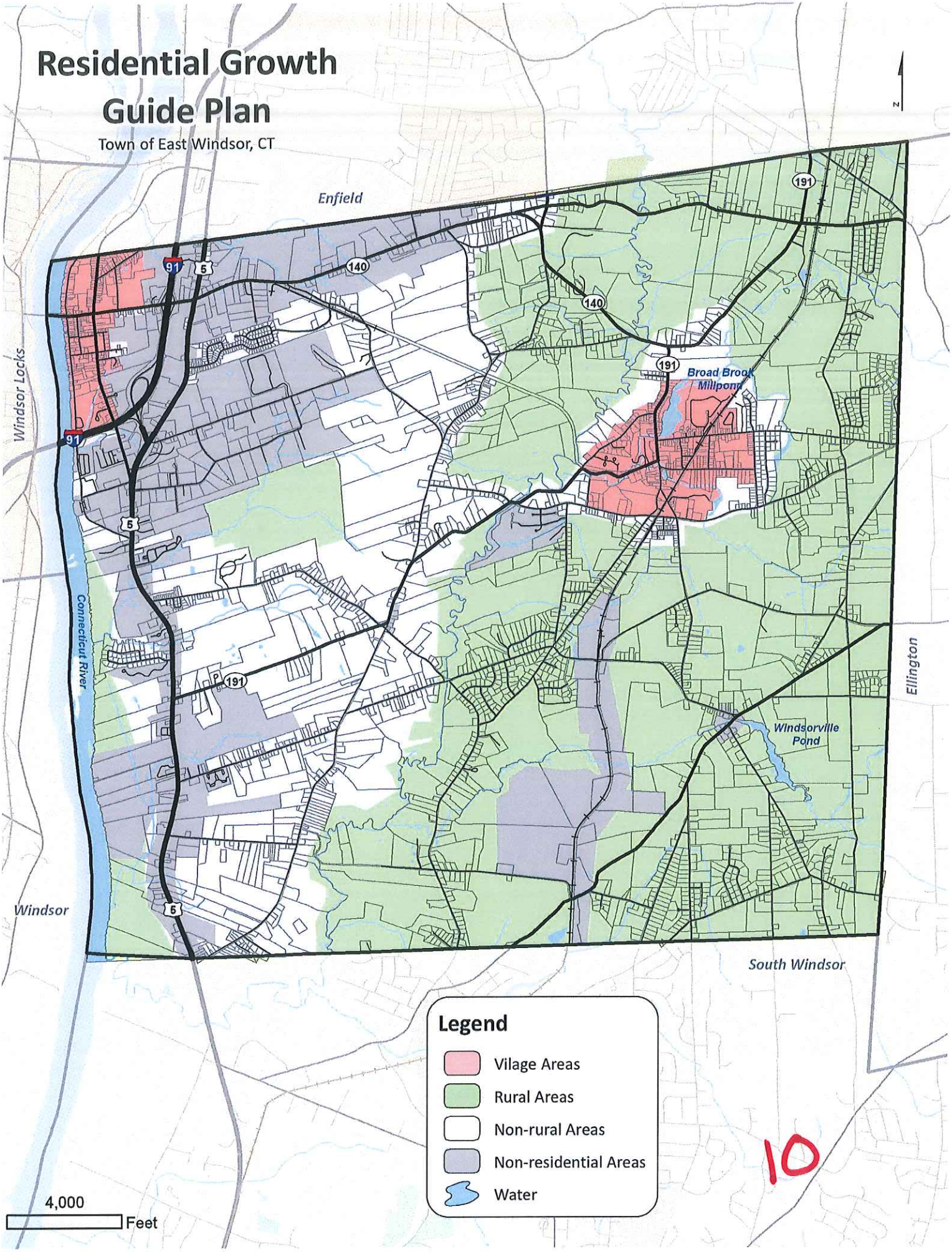
Residential Growth Guide Plan

Town of East Windsor, CT



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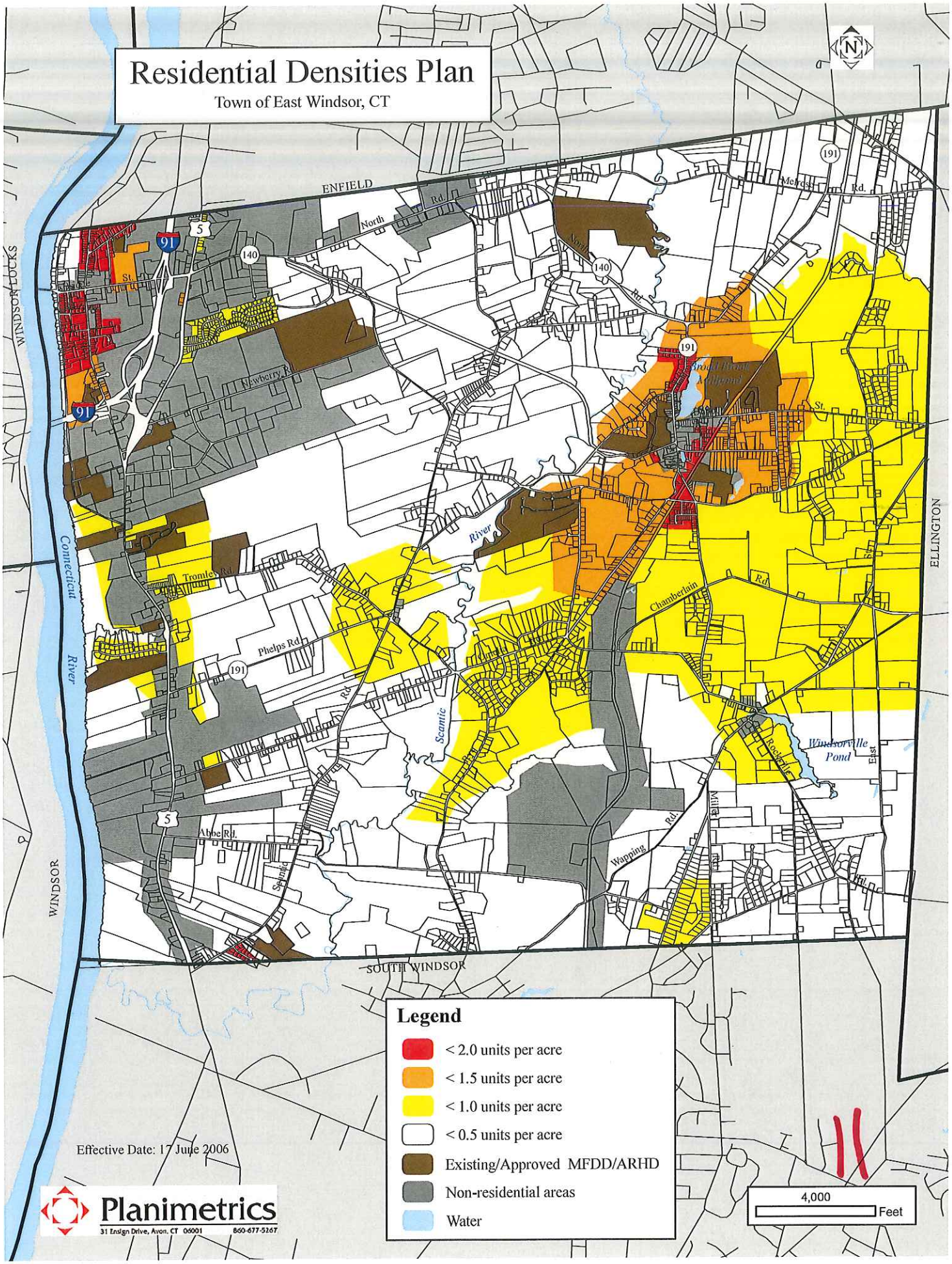
01

Residential Densities Plan

Town of East Windsor, CT



Effective Date: 17 June 2006

Planimetrics
31 Ensign Drive, Avon, CT 06001 860-677-5267

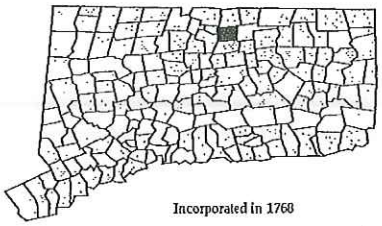
11

East Windsor, Connecticut

CERC Town Profile 2016 *Produced by The CT Data Collaborative*

Town Hall
11 Rye Street
Broad Brook, CT 06016
(860) 623-8122

Belongs To
Hartford County
LMA Enfield
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1768

Demographics

Population (2010-2014)

	Town	County	State
2000	9,818	857,183	3,405,565
2010	11,162	894,014	3,574,097
2014	11,353	897,374	3,592,053
2020	12,542	925,492	3,702,469
'14 - '20 Growth / Yr	2.3%	0.7%	0.9%

	Town	County	State
Land Area (sq. miles)	26	735	4,842
Pop./Sq. Mile (2010)	432	1,221	742
Median Age (2010-2014)	41	40	40
Households (2010-2014)	4,556	348,204	1,356,206
Med. HH Inc. (2010-2014)	$72,866	$65,499	$69,899

Race/Ethnicity (2010-2014)

	Town	County	State
White	8,522	579,222	2,508,360
Black	907	119,274	365,871
Asian Pacific	769	41,814	145,842
Native American	8	406	1,105
Other/Multi-Race	860	80,332	282,094
Hispanic (Any Race)	720	145,270	512,795

	Town	County	State
Poverty Rate (2010-2014)	6.0%	12.1%	10.5%

Educational Attainment (2010-2014)

	Town		State	
High School Graduate	3,084	37%	677,887	28%
Associates Degree	722	9%	180,321	7%
Bachelors or Higher	2,190	26%	908,551	37%

Age Distribution (2010-2014)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	588	5%	1,397	12%	1,068	9%	3,253	29%	3,435	30%	1,612	14%	11,353	100%
County	49,447	6%	112,669	13%	118,286	13%	228,059	25%	253,833	28%	135,080	15%	897,374	100%
State	194,338	5%	452,157	13%	489,981	14%	892,275	25%	1,032,223	29%	531,079	15%	3,592,053	100%

Economics

Business Profile (2014)

Sector	Units	Employment
Total - All Industries	446	7,090
23 - Construction	45	347
31-33 - Manufacturing	29	738
42 - Wholesale Trade	47	774
44-45 - Retail Trade	51	967
56 - Administrative & Waste Management	39	1,293
72 - Accommodation And Food Services	41	690
Total Government	16	552

Top Five Grand List (2014)

	Amount
Southern Auto Sales, Inc. & Related Entites	$22,238,610
Walmart Stores East LP	$21,993,860
The Mansions at Cayon Ridge LLC	$19,242,110
Milpond Limited Partnership	$15,487,800
Blue Dog Properties Trust	$10,990,100
Net Grand List (SFY 2013-2014)	$958,013,937

Major Employers (2014)

Southern Auto Sales Inc
Walmart
Kettle Brook Care Ctr Llc
Mulnite Farms Inc
Metal Improvement

Education

2013-2014 School Year

	Grades	Enrollment
East Windsor School District	PK-12	1,198

Pre-K Enrollment (PSIS)

	2011-2012
East Windsor School District	57

4-Year Cohort Graduation Rate (2013-2014)

	All	Female	Male
Connecticut	87.0%	90.0%	84.0%
East Windsor School District	89.0%	89.0%	88.0%

Connecticut Mastery Test Percent Above Goal (2013)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Reading	54.1%	56.9%	61.0%	62.7%	78.7%	76.3%
Math	47.1%	61.6%	58.2%	65.4%	55.4%	65.2%
Writing	43.7%	60.0%	63.4%	63.1%	66.7%	67.3%

Rate of Chronic Absenteeism (2012-2013)

	All	K - 3	4 - 8	9 - 12
Connecticut	11.5%	8.9%	9.0%	16.9%
East Windsor School District	10.1%	9.4%	11.2%	9.5%

12a

profiles.ctdata.com

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

East Windsor, Connecticut

CERC Town Profile 2016

Connecticut Economic Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2014)	$37,367,493	Total Expenditures (2014)	$36,132,209	Annual Debt Service (2014)	$1,490,619
Tax Revenue	$28,008,686	Education	$23,072,375	As % of Expenditures	4.1%
Non-tax Revenue	$9,358,807	Other	$13,059,834	Eq. Net Grand List (2014)	$1,330,898,946
Intergovernmental	$8,810,002	Total Indebtedness (2014)	$5,881,867	Per Capita	$116,510
Per Capita Tax (2014)	$2,439	As % of Expenditures	16.3%	As % of State Average	81.0%
As % of State Average	90.4%	Per Capita	$515	Moody's Bond Rating (2014)	Aa2
		As % of State Average	22.2%	Actual Mill Rate (2014)	29.78
				Equalized Mill Rate (2014)	20.93
				% of Net Grand List Com/Ind (2014)	25.2%

Housing/Real Estate

Housing Stock (2010-2014)

	Town	County	State
Total Units	4,933	373,809	1,486,995
% Single Unit (2010-2014)	56.0%	55.0%	59.0%
New Permits Auth (2014)	10	962	5,329
As % Existing Units	0.2%	0.3%	0.4%
Demolitions (2014)	7	243	1,240
Home Sales (2013)	110	6,413	26,310
Median Price	$201,600	$238,600	$274,500
Built Pre-1950 share	20.7%	28.6%	29.7%
Owner Occupied Dwellings	3,181	226,557	913,043
As % Total Dwellings	69.8%	65.1%	67.3%
Subsidized Housing (2014)	735	53,351	168,655

Distribution of House Sales (2013)

	Town	County	State
Less than $100,000	38	804	3,417
$100,000-$199,999	28	2,420	7,522
$200,000-$299,999	29	1,548	6,031
$300,000-$399,999	14	810	3,380
$400,000 or More	1	831	5,960

Labor Force

Place of Residence (2014)

	Town	County	State
Labor Force	6,419	471,431	1,885,100
Employed	5,993	439,054	1,760,400
Unemployed	426	32,377	124,700
Unemployment Rate	6.6%	6.9%	6.6%

Place of Work (2014)

	Town	County	State
Units	446	26,578	114,608
Total Employment	7,090	500,863	1,653,545
2011-'14 AAGR	69.4%	33.4%	29.5%
Mfg Employment	738	51,188	159,607

Connecticut Commuters (2014)

Commuters Into Town From:		Town Residents Commuting To:	
Enfield	915	Hartford	704
East Windsor	627	East Windsor	627
Hartford	599	Windsor	349
Windsor	429	Enfield	339
East Hartford	387	Manchester	295
Windsor Locks	362	South Windsor	286
Manchester	353	East Hartford	231

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	4,124	2,167

Library (2014)

	Town
Circulation per Capita	4.26
Internet Use per Visit	0.10

Distance to Major Cities

	Miles
Hartford	12
Providence	60
Boston	85
New York City	112
Montreal	257

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000

Gas Provider
Eversource Energy
(800) 989-0900

Water Provider
Connecticut Water Company
(800) 286-5700

Cable Provider
Cox Communications, Enfield
(800) 955-9515

Families Receiving (2014)

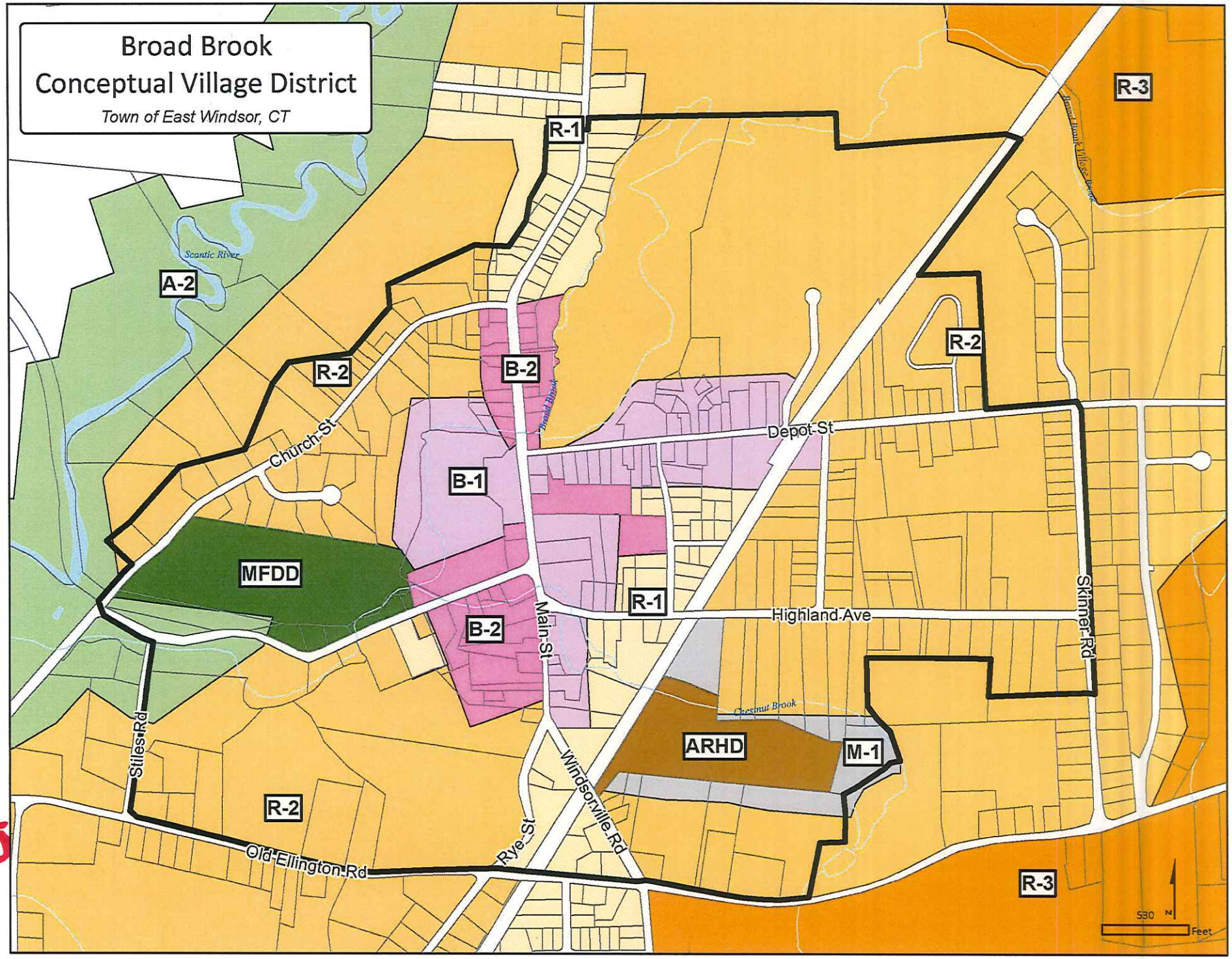
	Town
Temporary Family Assistance (TFA)	26

Population Receiving (2014)

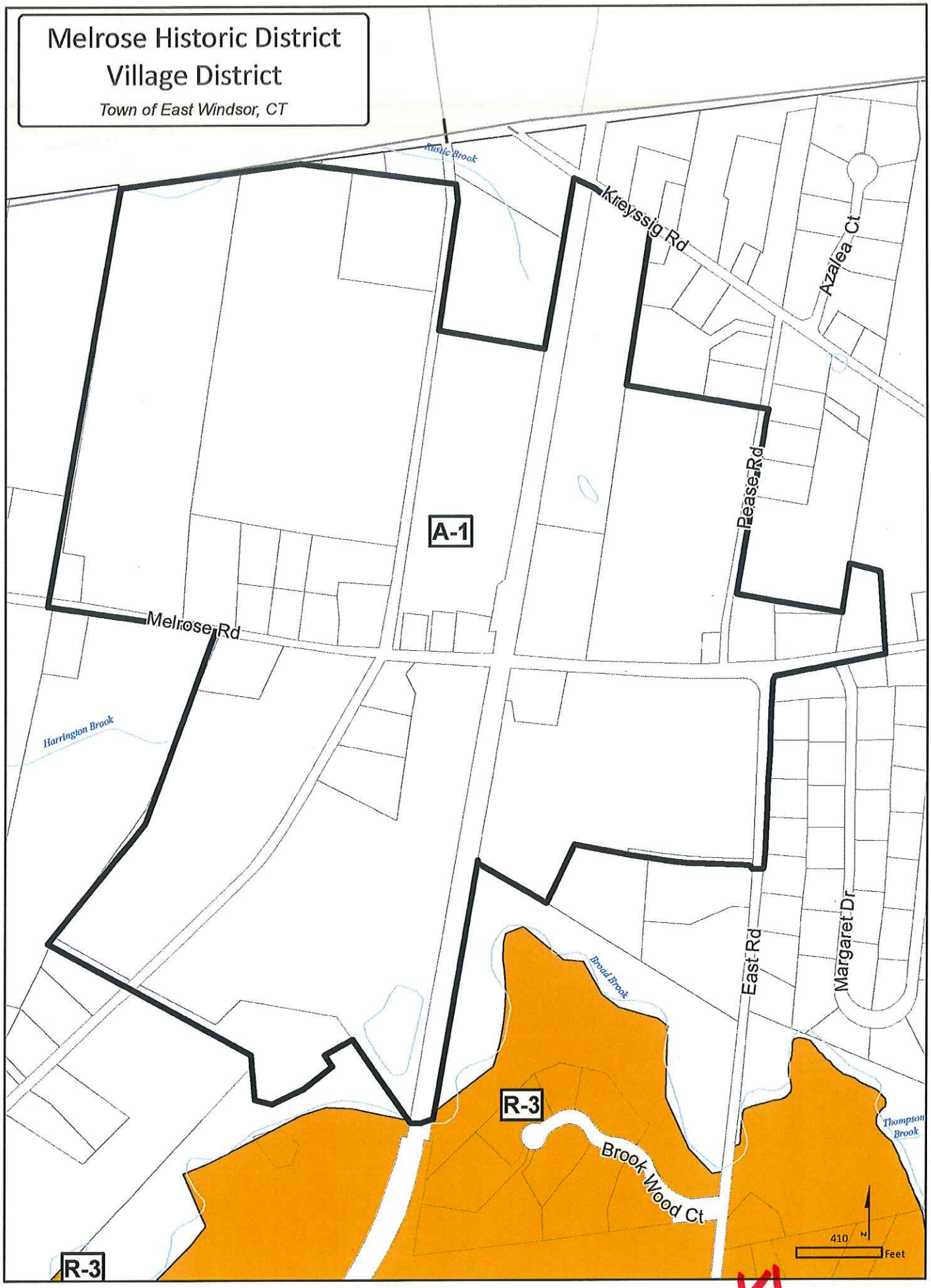
	Town
Supplemental Nutrition Assistance Program (SNAP)	499

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

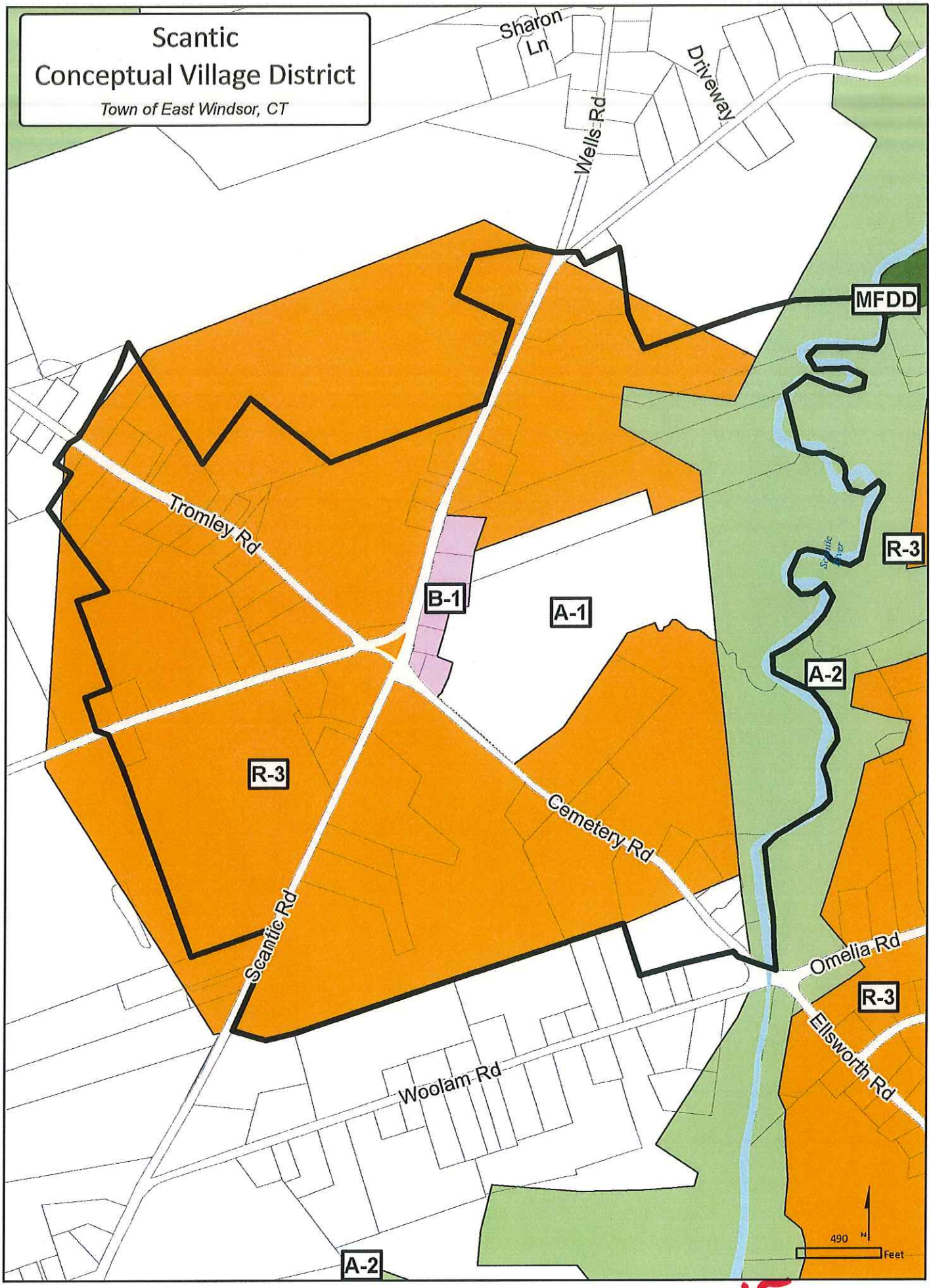
#12b

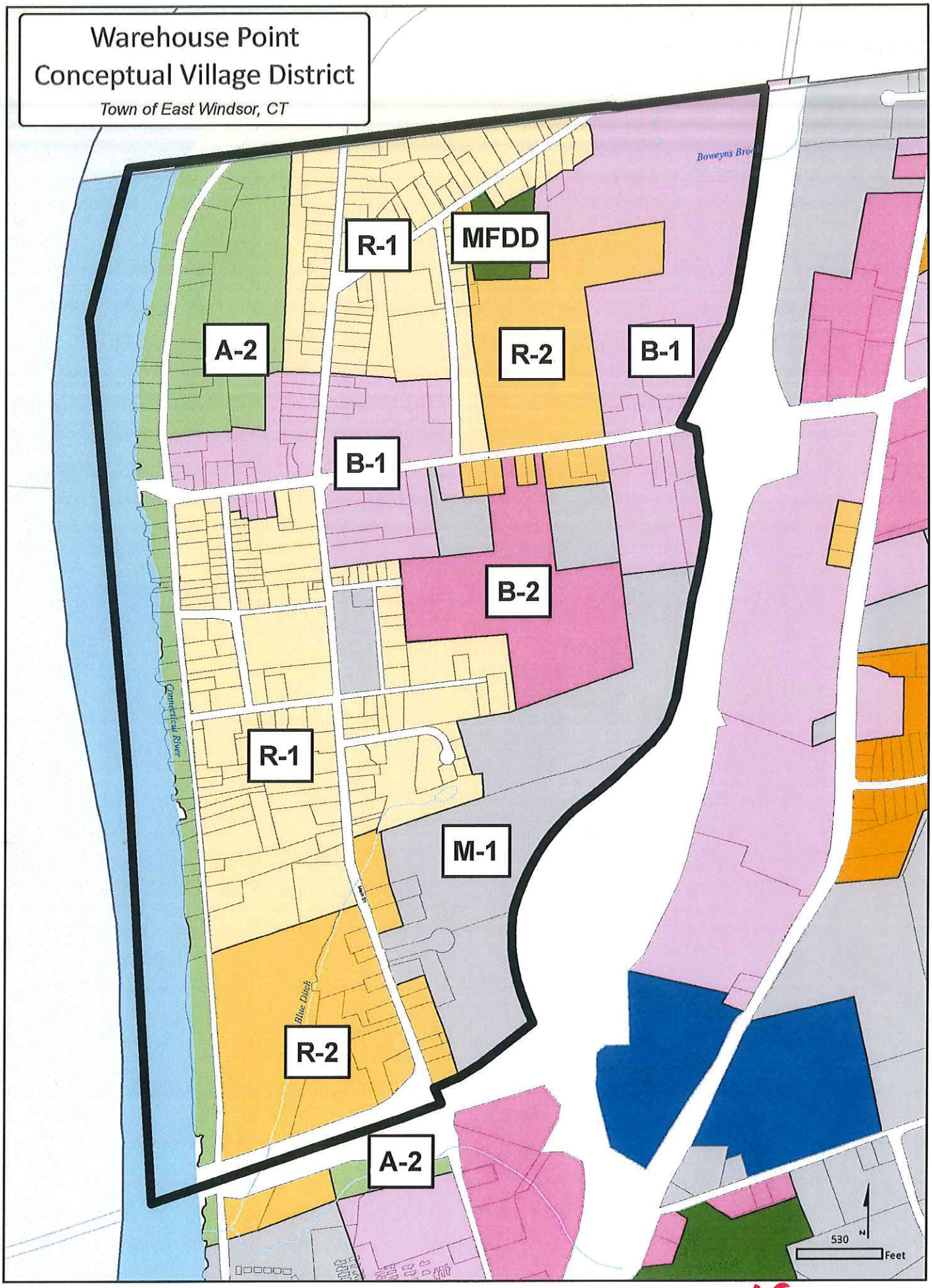

Broad Brook
Conceptual Village District
Town of East Windsor, CT
R-1
R-2
R-3
A-2
B-1
B-2
MFDD
ARHD
M-1
Scantic River
Broad Brook
Chestnut Brook
Church St
Depot St
Highland Ave
Main St
Skinner Rd
Stiles Rd
Old Ellington Rd
Rye St
Windsorville Rd
530
N
Feet

13

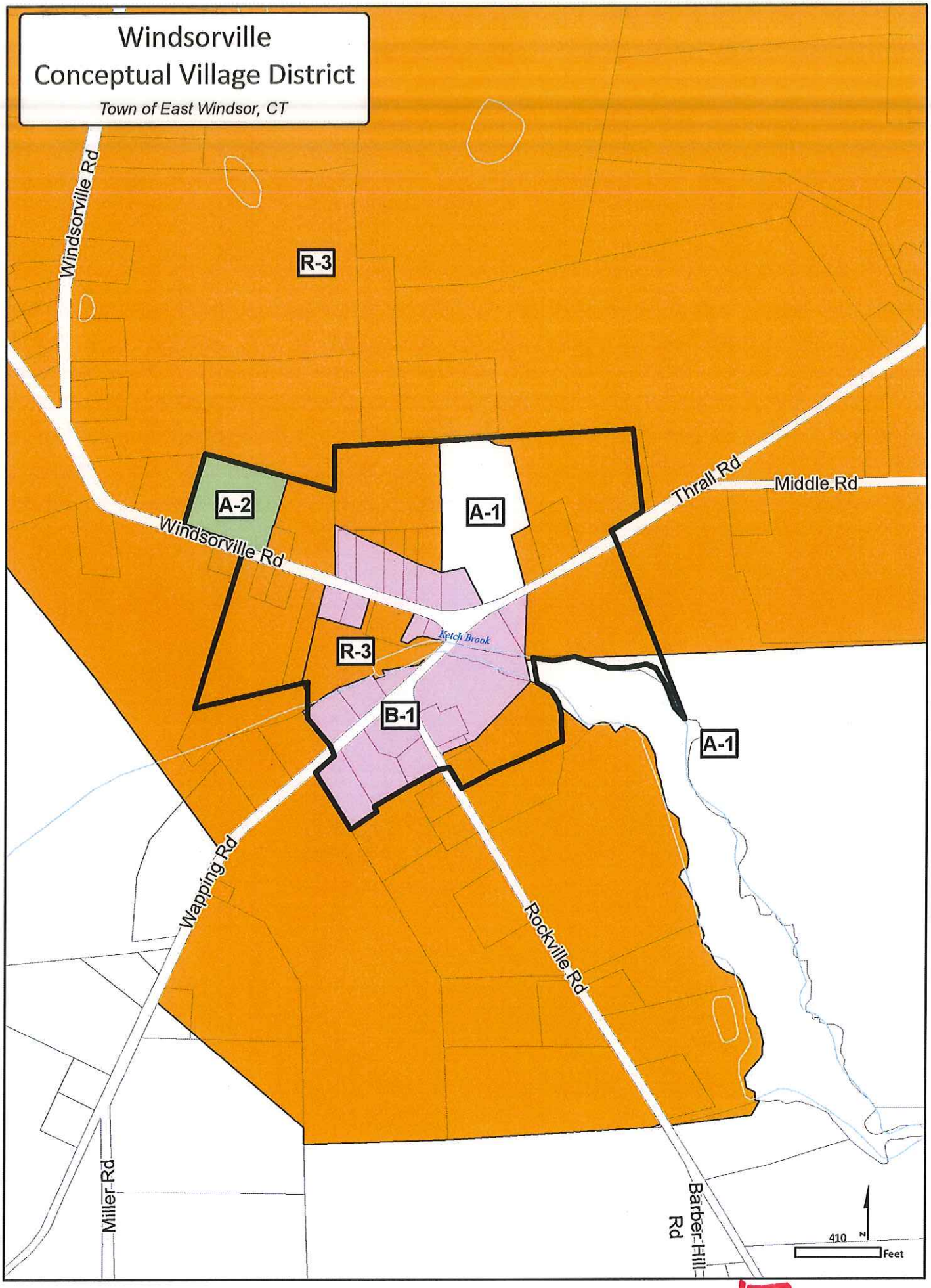

Melrose Historic District
Village District
Town of East Windsor, CT
Rusic Brook
Kreyssig Rd
Azalea Ct
Pease Rd
A-1
Melrose Rd
Harrington Brook
Margaret Dr
East Rd
Broad Brook
R-3
Brook Wood Ct
Thompson Brook
R-3
410
Feet

14

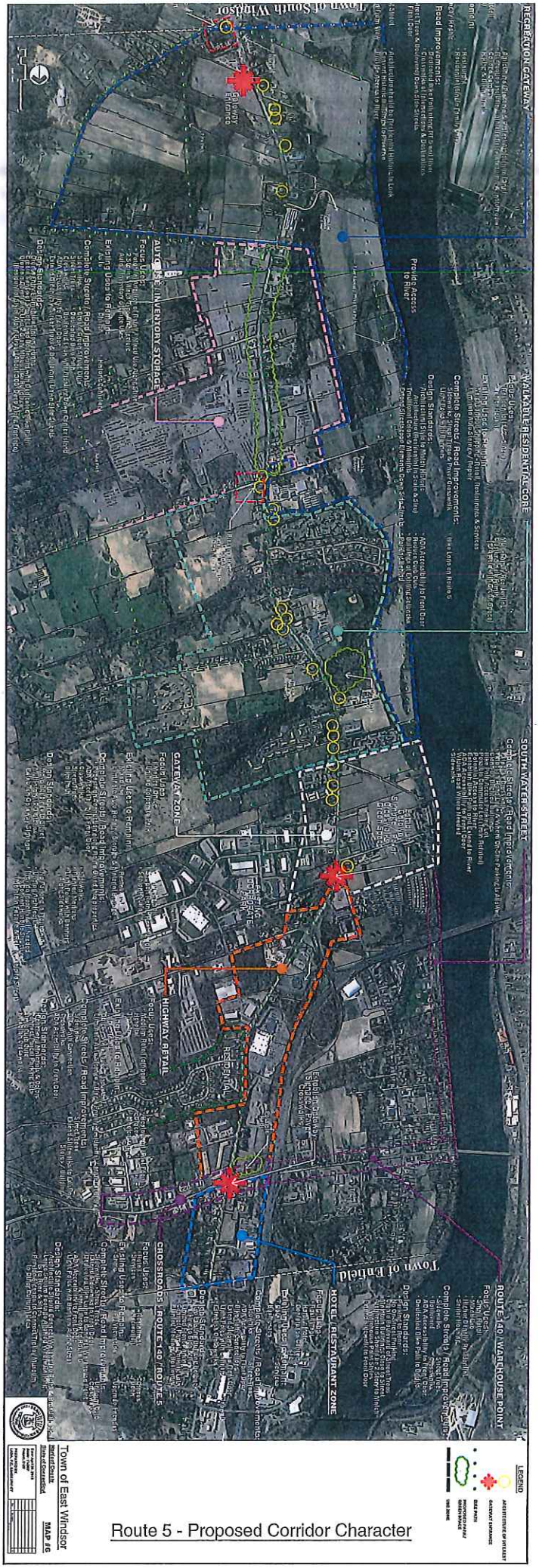

Scantic
Conceptual Village District
Town of East Windsor, CT
Sharon Ln
Driveway
Wells Rd
MFDD
Tromley Rd
R-3
B-1
A-1
A-2
R-3
Cemetery Rd
Scantic Rd
Omelia Rd
R-3
Ellsworth Rd
Woolam Rd
A-2
490
Feet


Warehouse Point
Conceptual Village District
Town of East Windsor, CT
R-1
MFDD
A-2
R-2
B-1
B-1
B-2
R-1
M-1
R-2
A-2
Connecticut River
Blue Ditch
530
Feet

16


Windsorville
Conceptual Village District
Town of East Windsor, CT
Windsorville Rd
R-3
A-2
A-1
Windsorville Rd
Thrall Rd
Middle Rd
Ketch Brook
R-3
B-1
A-1
Wapping Rd
Rockville Rd
Miller Rd
Barber Hill Rd
410
Feet

17



Route 5 - Proposed Corridor Character

Will need to work on size and detail

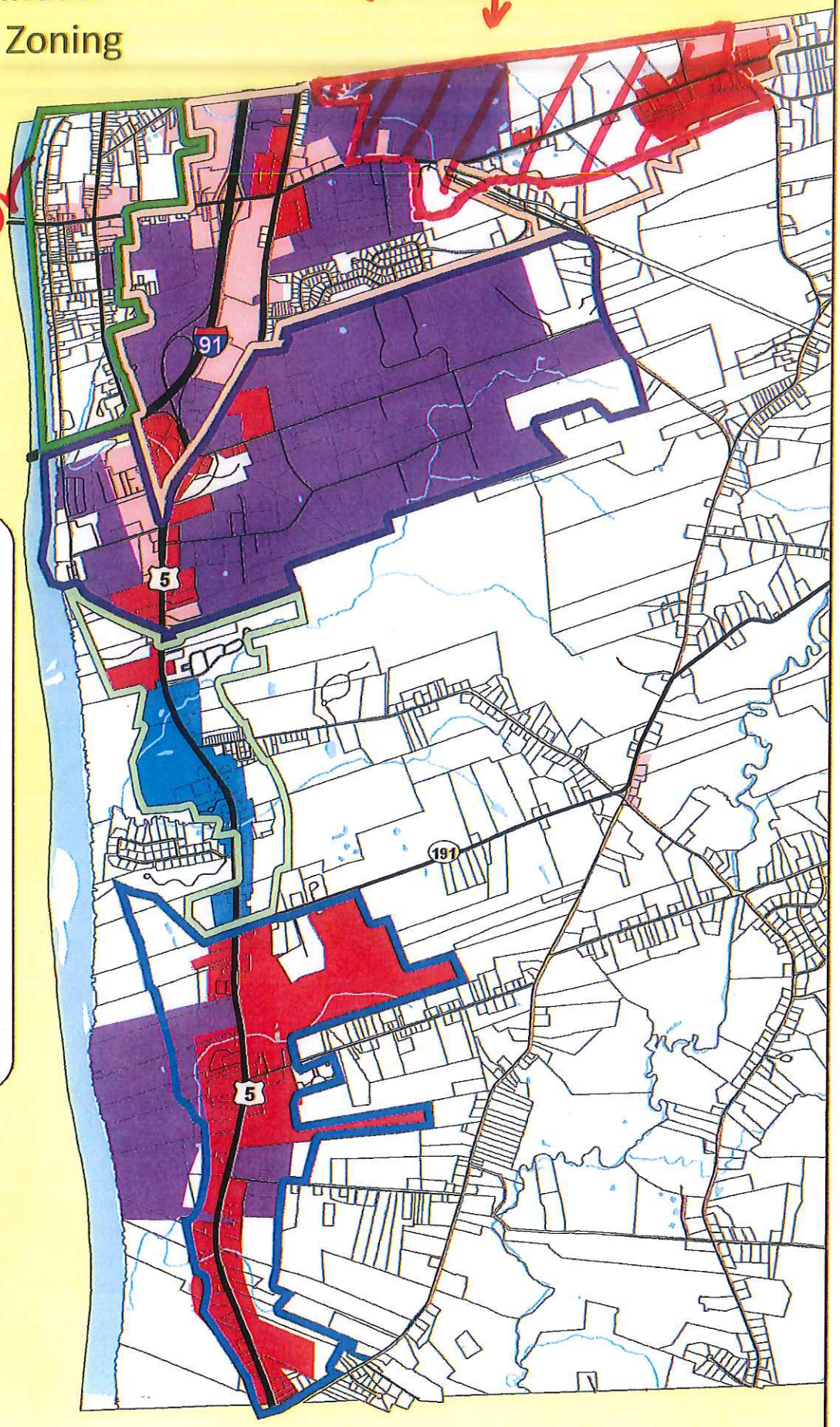
#18

EXISTING

~~Pro~~posed East Windsor Business Corridor Zoning

(Rev)

New Map Just Rte 140 Bus. corridor



Legend

Conceptual Business Zones

- Core Industrial
- Northern Business Corridor
- Route 140 Corridor
- Southern Business Corridor
- Warehouse Point Village
- Central Business Corridor

Business and Industrial Zones

- Business 1
- Business 2
- Industrial
- Transition Zone

Non-Commercial

- Residential and Agricultural

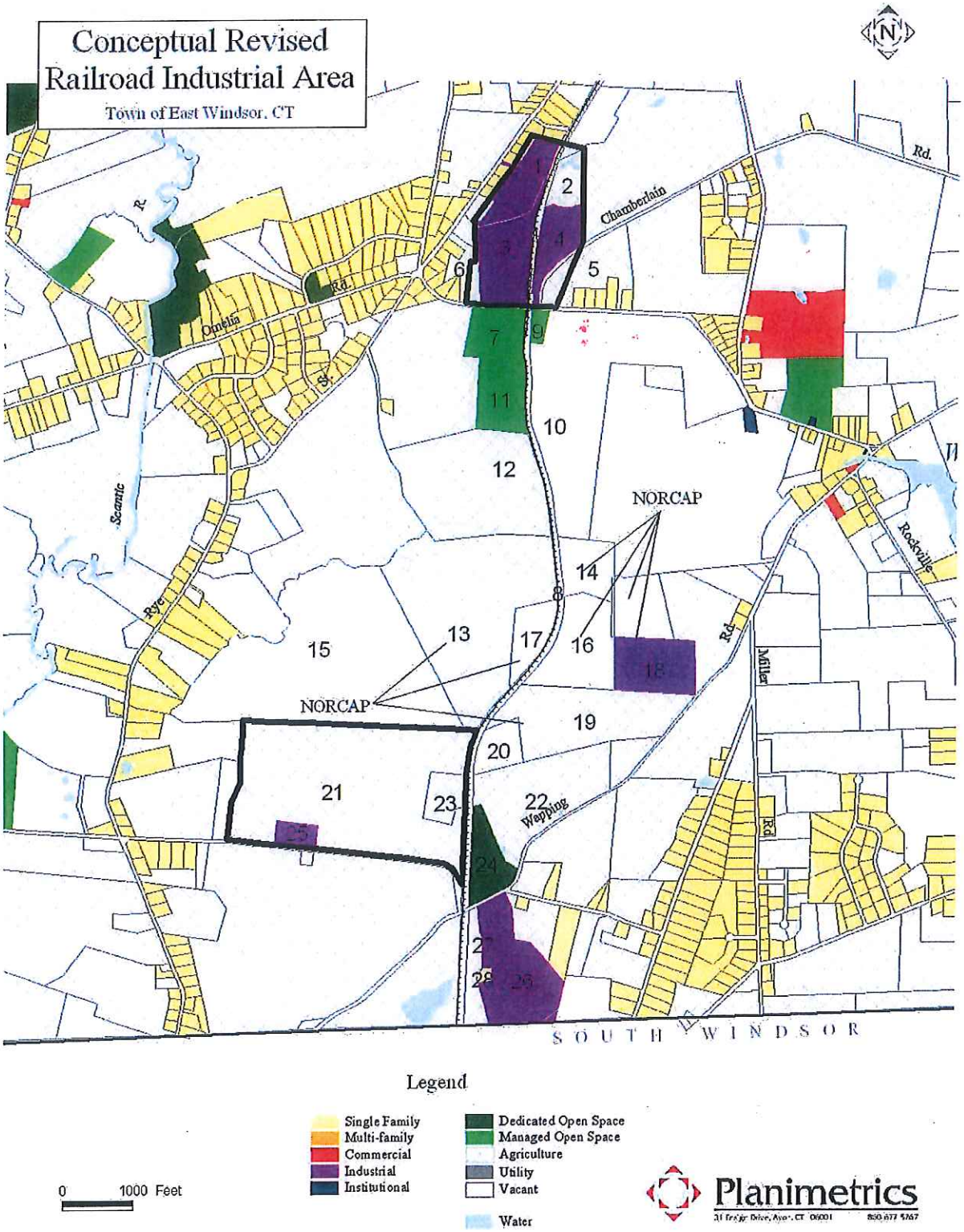
3,000 Feet

#19

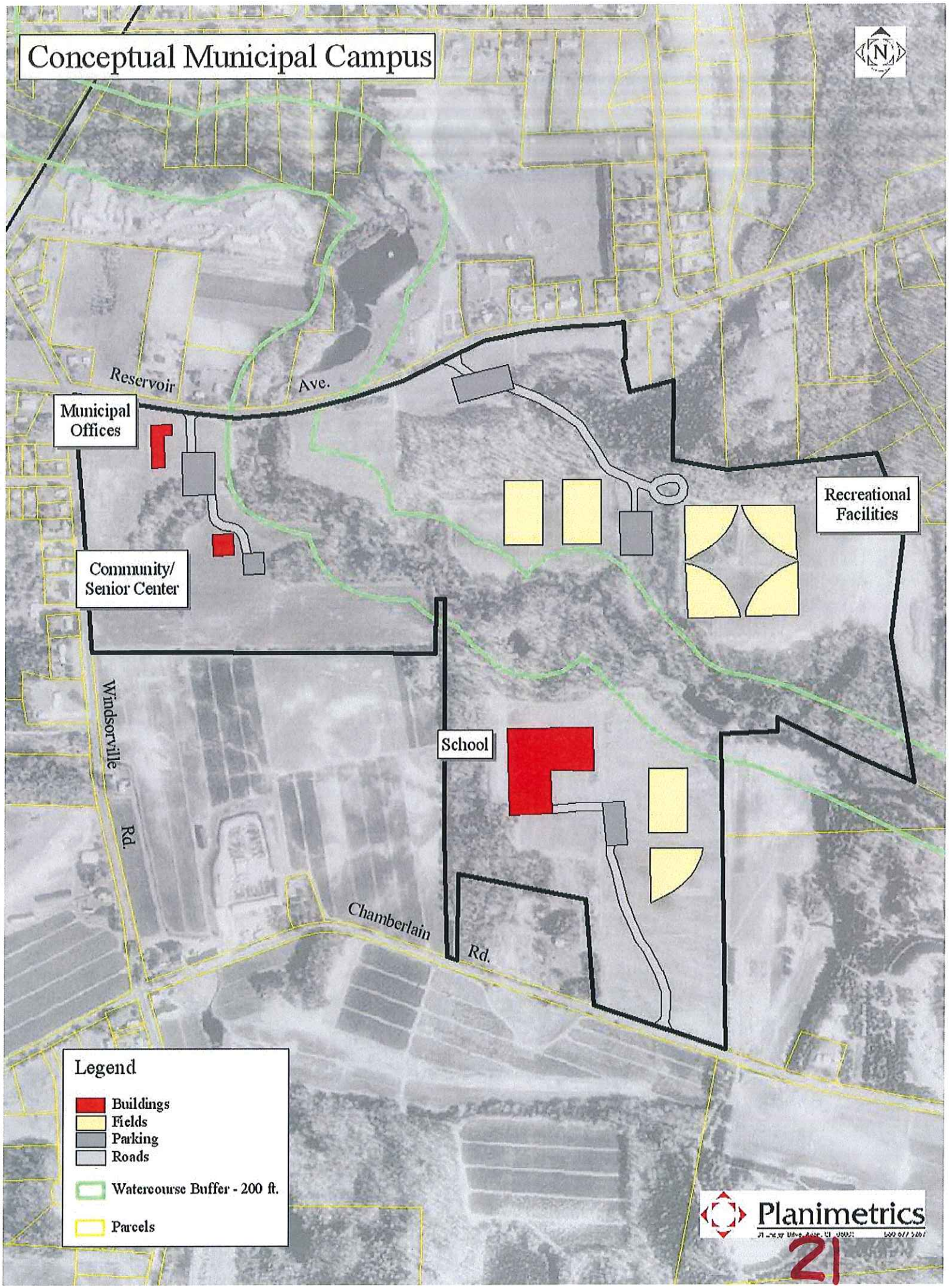
Bro. Dawson
Mt Ararat
Yom Kippur

(taken from POCD 2004)

may revise



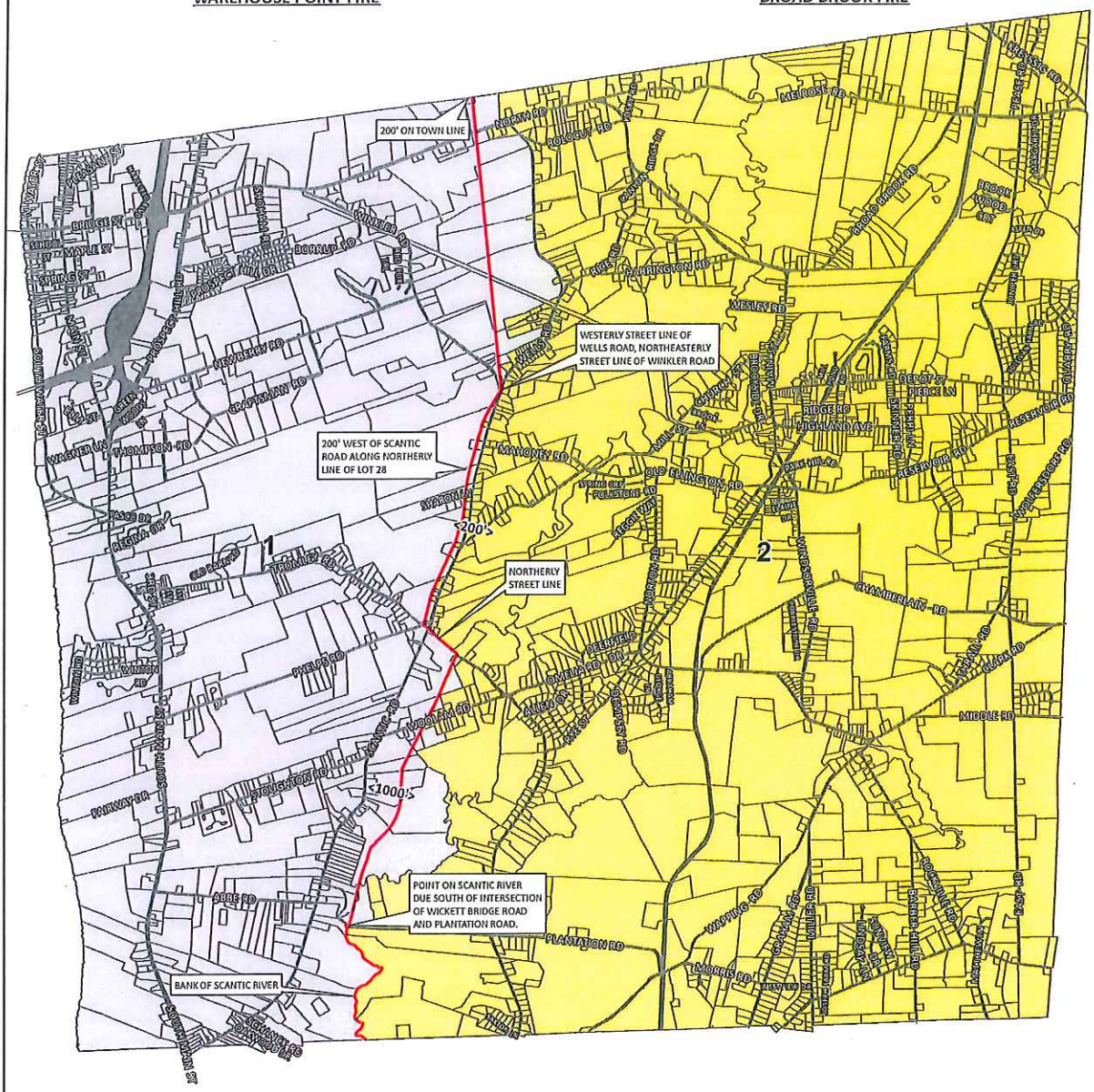
#20


Conceptual Municipal Campus
N
Reservoir
Ave.
Municipal Offices
Community/ Senior Center
Recreational Facilities
Windsorville
Rd.
School
Chamberlain
Rd.
Legend
Buildings
Fields
Parking
Roads
Watercourse Buffer - 200 ft.
Parcels
Planimetrics

Town of East Windsor, CT
Fire Districts - 2016

WAREHOUSE POINT FIRE

BROAD BROOK FIRE



District Key

- Fire District Line
- Parcels - 2016
- Warehouse Point Fire District
- Broad Brook fire District

Map Produced: January, 2016

1 inch = 3,000 feet

0 1,500 3,000 4,500 6,000 Feet

NEGEO

#22

East Windsor Scantic River State Park

By Rebecca Talamini

Trail	Miles
Trail Head to Sycamore Tree	0.51 Miles
Sycamore Tree to Route 140 Trail	0.83 Miles
Route 140 Trail	0.07 Miles
Ridge Loop Trail	1.12 Miles
Cut Through Trail	0.10 Miles
TOTAL	2.63 Miles

Access to River	Miles
Melrose to Filter Beds	3.20 Miles
Filter Beds to Cemetery Road	2.80 Miles
TOTAL	6 Miles

Bridges
Bridge 1
Bridge 2
Bridge 3
Bridge 4
Bridge 5
Bridge 6*
Bridge 7
Bridge 8
Bridge 9
Bridge 10
Bridge 11
*Sycamore Tree

The Scantic River State Park of East Windsor is located in Melrose. The Trail is roughly 2.63 miles long which follows the river until Route 140, then loops back and follows the ridge trail back to the Melrose parking lot. The trail has eleven bridges/ footpaths which allow visitors to cross over streams and wetlands.
The State Park is a location in which you are able to launch a kayak or canoe from to go down the Scantic River to the filter beds and Cemetery Road. The total distance of the river from Melrose to Cemetery Road is about six miles. The river and trails are maintained by American Heritage River Commission volunteers.

Legend

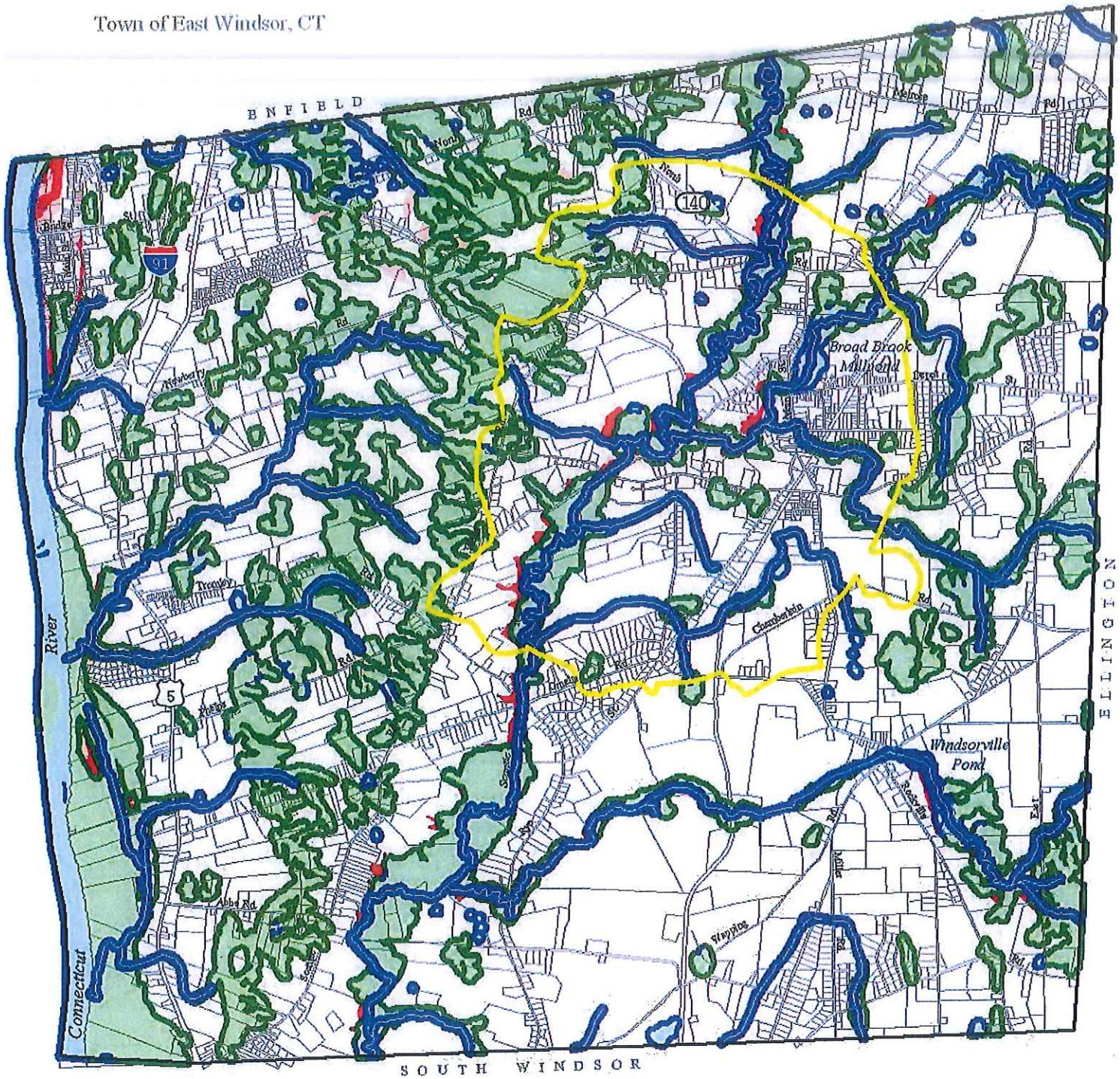
- State Park Loop Trail
- Scantic River
- Melrose Trail Head
- Trail Bridges

Data collected & Photo by
Rebecca Talamini
Westfield State University
Data base map from CT GIS.

#223

Water Resources

Town of East Windsor, CT



Legend

- Wetland
- Wetland Buffer (150 ft.)
- 100-year Floodzone
- 500-year Floodzone
- Aquifer Protection Area

- Water and Watercourses
- Water and Watercourse Buffer (150 ft.)

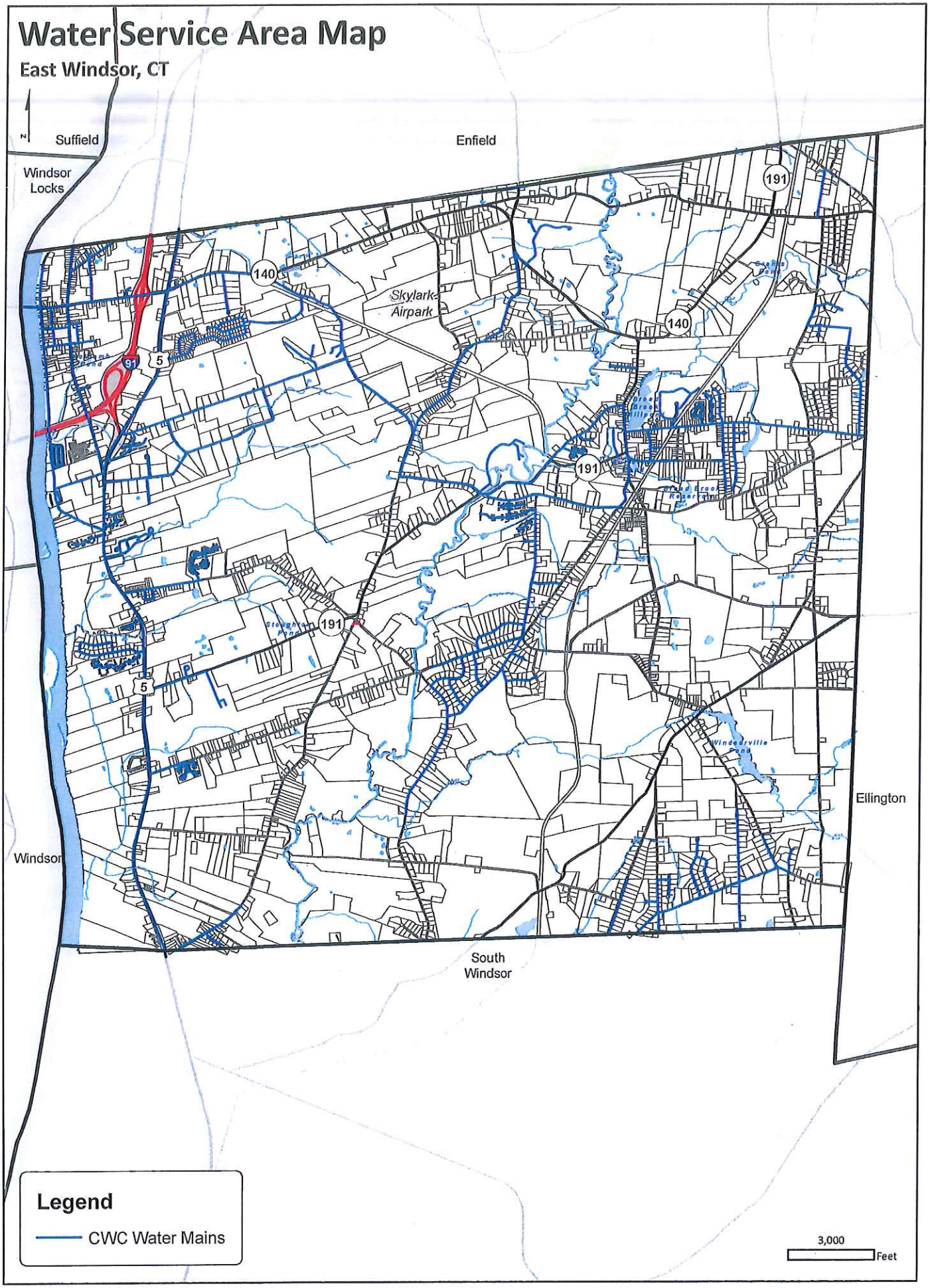
Planimetrics

0 2000 4000 Feet

#24

Water Service Area Map

East Windsor, CT



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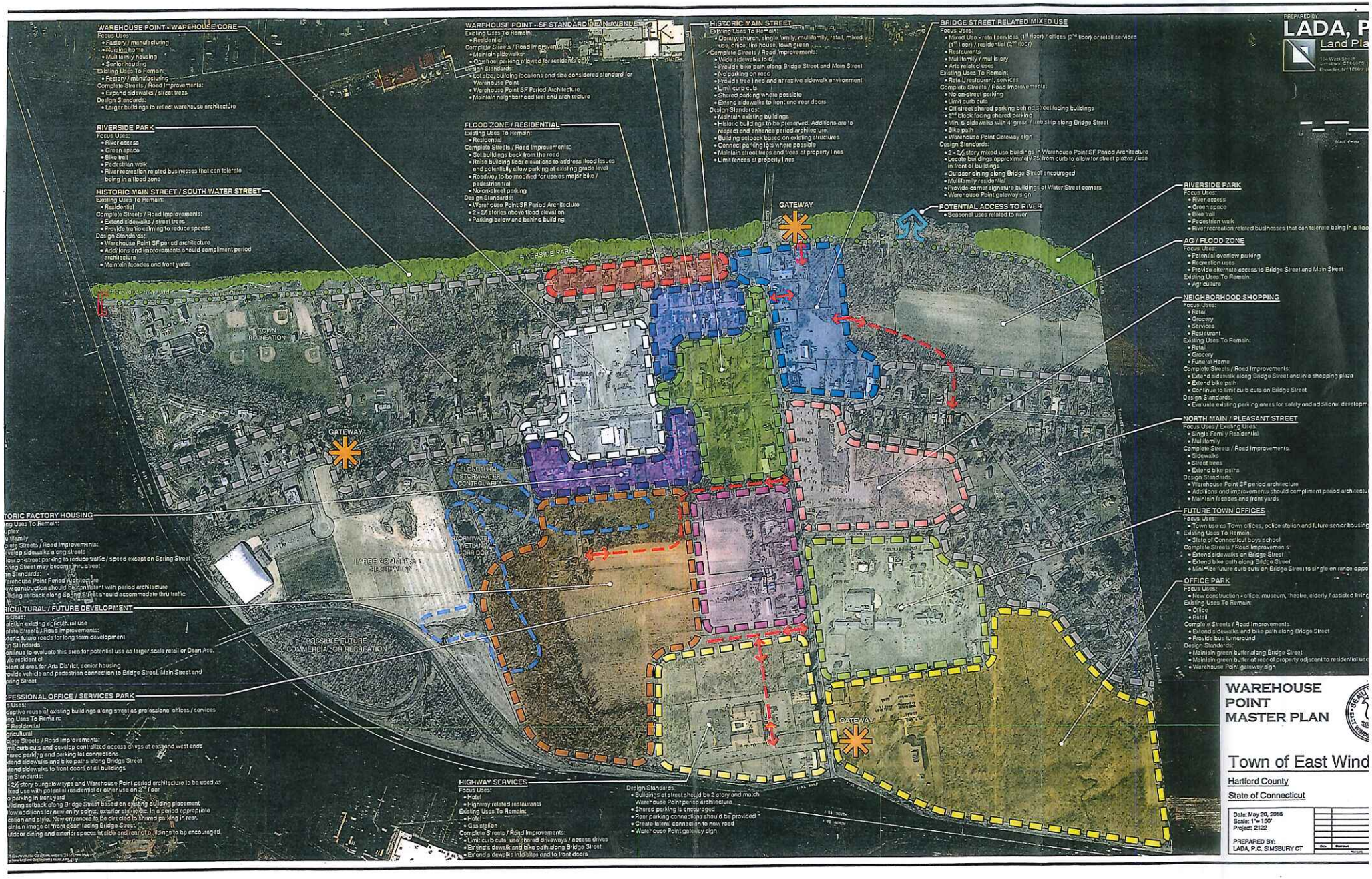
WAREHOUSE POINT - WAREHOUSE CORE
Focus Uses:
• Factory / manufacturing
• Nursing home
• Multifamily housing
• Senior housing
Existing Uses To Remain:
• Factory / manufacturing
Complete Streets / Road Improvements:
• Expand sidewalks / street trees
Design Standards:
• Larger buildings to reflect warehouse architecture
WAREHOUSE POINT - SF STANDARD BOUNDARY
Existing Uses To Remain:
• Residential
Complete Streets / Road Improvements:
• Maintain sidewalks
• Construct parking allowed for residents only
Design Standards:
• Lot size, building locations and size considered standard for Warehouse Point
• Warehouse Point SF Period Architecture
• Maintain neighborhood feel and architecture
HISTORIC MAIN STREET
Existing Uses To Remain:
• Church, single family, multifamily, retail, mixed use, office, fire house, town green
Complete Streets / Road Improvements:
• Wide sidewalks to 6'
• Provide bike path along Bridge Street and Main Street
• No parking on road
• Provide tree lined and attractive sidewalk environment
• Limit curb cuts
• Shared parking where possible
• Extend sidewalks to front and rear doors
Design Standards:
• Maintain existing buildings
• Historic buildings to be preserved. Additions are to respect and enhance period architecture.
• Building setback based on existing structures
• Connect parking lots where possible
• Maintain street trees and trees at property lines
• Limit fences at property lines
BRIDGE STREET RELATED MIXED USE
Focus Uses:
• Mixed Use - retail services (1st floor) / offices (2nd floor) or retail services (1st floor) / residential (2nd floor)
• Restaurants
• Multifamily / multistory
• Arts related uses
Existing Uses To Remain:
• Retail, restaurant, services
Complete Streets / Road Improvements:
• No on-street parking
• Limit curb cuts
• Off street shared parking behind street facing buildings
• 2nd block facing shared parking
• Min. 6' sidewalks with 4' grass / tree strip along Bridge Street
• Bike path
• Warehouse Point Gateway sign
Design Standards:
• 2 - 2½ story mixed use buildings in Warehouse Point SF Period Architecture
• Locate buildings approximately 25' from curb to allow for street plazas / use in front of buildings
• Outdoor dining along Bridge Street encouraged
• Multifamily residential
• Provide corner signature buildings at Water Street corners
• Warehouse Point gateway sign
POTENTIAL ACCESS TO RIVER
• Seasonal uses related to river
RIVERSIDE PARK
Focus Uses:
• River access
• Green space
• Bike trail
• Pedestrian walk
• River recreation related businesses that can tolerate being in a flood zone
HISTORIC MAIN STREET / SOUTH WATER STREET
Existing Uses To Remain:
• Residential
Complete Streets / Road Improvements:
• Extend sidewalks / street trees
• Provide traffic calming to reduce speeds
Design Standards:
• Warehouse Point SF period architecture
• Additions and improvements should compliment period architecture
• Maintain facades and front yards
FLOOD ZONE / RESIDENTIAL
Existing Uses To Remain:
• Residential
Complete Streets / Road Improvements:
• Set buildings back from the road
• Raise building floor elevations to address flood issues and potentially allow parking at existing grade level
• Roadway to be modified for use as major bike / pedestrian trail
• No on-street parking
Design Standards:
• Warehouse Point SF Period Architecture
• 2 - 2½ stories above flood elevation
• Parking below and behind building
GATEWAY
RIVERSIDE PARK
TOWN RECREATION
LONG TERM STORMWATER CONTROL AREA
STORMWATER WETLAND CORRIDOR
LARGE COMMUNITY RECREATION
POSSIBLE FUTURE COMMERCIAL OR RECREATION
RIVERSIDE PARK
Focus Uses:
• River access
• Green space
• Bike trail
• Pedestrian walk
• River recreation related businesses that can tolerate being in a flood
AG / FLOOD ZONE
Focus Uses:
• Potential overflow parking
• Recreation uses
• Provide alternate access to Bridge Street and Main Street
Existing Uses To Remain:
• Agriculture
NEIGHBORHOOD SHOPPING
Focus Uses:
• Retail
• Grocery
• Services
• Restaurant
Existing Uses To Remain:
• Retail
• Grocery
• Funeral Home
Complete Streets / Road Improvements:
• Extend sidewalk along Bridge Street and into shopping plaza
• Extend bike path
• Continue to limit curb cuts on Bridge Street
Design Standards:
• Evaluate existing parking areas for safety and additional developm
NORTH MAIN / PLEASANT STREET
Focus Uses / Existing Uses:
• Single Family Residential
• Multifamily
Complete Streets / Road Improvements:
• Sidewalks
• Street trees
• Extend bike paths
Design Standards:
• Warehouse Point SF period architecture
• Additions and improvements should compliment period architectu
• Maintain facades and front yards
FUTURE TOWN OFFICES
Focus Uses:
• Town use as Town offices, police station and future senior housing
Existing Uses To Remain:
• State of Connecticut boys school
Complete Streets / Road Improvements:
• Extend sidewalks on Bridge Street
• Extend bike path along Bridge Street
• Minimize future curb cuts on Bridge Street to single entrance oppo
OFFICE PARK
Focus Uses:
• New construction - office, museum, theatre, elderly / assisted living
Existing Uses To Remain:
• Office
• Retail
Complete Streets / Road Improvements:
• Extend sidewalks and bike path along Bridge Street
• Provide bus turnaround
Design Standards:
• Maintain green buffer along Bridge Street
• Maintain green buffer at rear of property adjacent to residential use
• Warehouse Point gateway sign
TORIC FACTORY HOUSING
ng Uses To Remain:
uplex
ultifamily
plete Streets / Road Improvements:
ve/gap sidewalks along streets
low on-street parking to reduce traffic / speed except on Spring Street
pring Street may become thru street
n Standards:
arehouse Point Period Architecture
w construction should be consistent with period architecture
isting setback along Spring Street should accommodate thru traffic
RICULTURAL / FUTURE DEVELOPMENT
s Uses:
aintain existing agricultural use
plete Streets / Road Improvements:
end future roads for long term development
n Standards:
ontinue to evaluate this area for potential use as larger scale retail or Dean Ave.
yle residential
otential area for Arts District, senior housing
ovide vehicle and pedestrian connection to Bridge Street, Main Street and
pring Street
OFESSIONAL OFFICE / SERVICES PARK
s Uses:
daptive reuse of existing buildings along street as professional offices / services
ng Uses To Remain:
F Residential
griculture
plete Streets / Road Improvements:
mit curb cuts and develop centralized access drives at east and west ends
hared parking and parking lot connections
xtend sidewalks and bike paths along Bridge Street
xtend sidewalks to front doors of all buildings
n Standards:
- 2½ story bungalow type and Warehouse Point period architecture to be used as
ixed use with potential residential or other use on 2nd floor
o parking in front yard
uilding setback along Bridge Street based on existing building placement
low additions for new entry points, exterior stairwells, in a period appropriate
ocation and style. New entrances to be directed to shared parking in rear.
aintain image of 'front door' facing Bridge Street.
utdoor dining and exterior spaces at side and rear of buildings to be encouraged.
HIGHWAY SERVICES
Focus Uses:
• Hotel
• Highway related restaurants
Existing Uses To Remain:
• Hotel
• Gas station
Complete Streets / Road Improvements:
• Limit curb cuts, use shared driveways / access drives
• Extend sidewalk and bike path along Bridge Street
• Extend sidewalks into sites and to front doors
Design Standards:
• Buildings at street should be 2 story and match Warehouse Point period architecture
• Shared parking is encouraged
• Rear parking connections should be provided
• Create lateral connection to new road
• Warehouse Point gateway sign
PREPARED BY:
LADA, P
Land Pla
WAREHOUSE POINT MASTER PLAN
Town of East Wind
Hartford County
State of Connecticut
Date: May 20, 2016
Scale: 1"= 100'
Project: 2122
PREPARED BY:
LADA, P.C. SIMSBURY CT

28

Primary Strategy: Preserve More Open Space

Action: Continue to Develop an Open Space Preservation Program [CC, PZC, AC]

Action: Conservation Commission should continue to act as the Open Space Implementation committee

Action: Continue to Develop Open Space Evaluation Tools [CC,PZC, HPC, IW]

Action: Recommend Open Space priorities for regulations and other open space efforts, inclusive of presenting referrals for open space offered with subdivision approvals. [CC]

Action: Establish Open Space Funding Mechanisms [CC,PZC]

Action: Prepare, Implement, and regularly update Open Space Action Plan [CC,HPC, PZC, HRPC]

Action: Develop strategies to utilize Open Space with appropriate uses [CC,HPZ,HRPC]

Primary Strategy: Preserve Community Assets

Action: Preserve Agrarian component of East Windsor [AC,PZC,EDC,BOS]

Primary Strategy: Protect Environmental Quality

Action: Monitor Earth Excavation Activities, and revise regulations accordingly. [PZC, CC]

Action: Adopt Aquifer Protection Regulations [PZC, CC]

Action: Monitor Existing and Potential Environmental Problems [BOS, PZC, CC]

Action: Revise Impervious Surface Standards [PZC,CC, IW]

Action: Continue Participation in Regional Environmental Programs and Organizations

Action: Be more Proactive in Preserving and Protecting our Wetlands, Vernal Pools, Bogs, and Watersheds [IW, CC, PZC]

Action: To Travel on the Scantic River from Melrose to Connecticut River in S.Windsor [AHRC, CC

Primary Strategy: Preservation of Cultural and Historical Assets

Action: Support Preservation of Historic and Cultural Assets [HPC, PZC, BOS, CC]

Action: Protect Scenic Roads[CC, HPC, TE, PZC]

Residential Development

PRIMARY STRATEGY: REFINE RESIDENTIAL DEVELOPMENT REGULATIONS

Action: Continue to investigate methods to strengthen incentives for conservation subdivisions, such set asides, FIL, conservation easements.[PZC,CC,AC]

Action: Continue to develop regulations that promote open space set asides with residential development.[PZC, CC,AC]

Action: Develop regulations that guide architectural style, enhancements, and building type for new housing [PZC, HPC]

Action: Perform study to consider increased density of housing units in key locations [PZC, HDC]

Action: Develop regulations to promote the Agrarian component with residential development wherever possible [PZC, CC,AC, EDC]

PRIMARY STRATEGY: DEFINE VILLAGE AREA DEVELOPMENT

Action: Promote a sense of neighborhood and identity [PZC,HDC,CC, BOS]

Action: Promote a sense of neighborhood and identity [PZC,HDC,CC, BOS]

PRIMARY STRATEGY: PROMOTE TRANSIT ORIENTED DEVELOPMENT (TOD) IN WAREHOUSE POINT

Action: Investigate methods to link into the proposed Transit Oriented Development in Windsor Locks [PZC, HDC, EDC , WL]

PRIMARY STRATEGY: MAINTAIN HOUSING DIVERSITY

Action: Investigate promoting development of affordable congregate/assisted living, and long term care facilities for the elderly, so they may age in place with grace, comfort, and dignity [PZC, EC, BOS]

Action: Develop regulations that will allow for mixed use and mixed income housing in key village areas Primarily Warehouse Point and Broad Brook).

Business Strategies and Actions

Primary Strategy: Restructure Business Zoning [LADA INPUT!!!]

Action: Reconfigure Business Corridors and Revise Regulations Accordingly [PZC, EDC]

Action: Redefine TZ-5 Commercial Zoning [PZC, EDC]

Action: Continue to define and monitor B3 zoning along Route 140 [PZC,EDC]

Action: Redefine Railroad M1 District [PZC, EDC]

Primary Strategy: Improve Municipal Economic Development Capability

Action: Consider new approaches for Commercial Development [EDC, PZC]

Action: Develop a Town Wide Infrastructure Improvement Plan [PZC, EDC,WPCA, PW]

Primary Strategy: Capacity Building Initiatives

Action: Economic Development Team Building and Training [EDC, BOS]

Action: Continue to Revise and Implement Recommendations of the Economic Development Action Agenda developed with the 2004 POCD [EDC, BOS,PZC]

Action: Participate and promote Regional Comprehensive Economic Development Strategy (CEDS) [EDC, BOS]

Action: Prepare written Economic Development Incentive Policy [EDC, BOS]

Primary Strategy: Marketing Initiatives

Action: Update and continuously maintain Town Economic Development Commission Webpage, or consider creating a separate website [EDC]

Action: Continue to include available commercial properties for sale or lease in the CERC Sitefinder Inventory [EDC] (website)

Action: Continue to support Historic Preservation Committee and development of villages as an integral part of Economic Development. [EDC, HPC]

Action: Support Agricultural Commission and farming as an integral component of Economic Development [EDC,AC,CC]

Action: Continue to participate in MetroHartford Alliance (MHA) and other Marketing and Promotions Programs [EDC] (website)

Action: Improve contact with existing businesses [EDC, BOS]

Action: Create a DVD of East Windsor highlighting community assets [EDC]

Action: Create a Town sponsored Tourism website or webpage and map which should include Historical, Recreational, and Agricultural Assets in East Windsor. Seek grants, and/or local business support. [EDC, CC,AC HPC]

Primary Strategy: Planning Initiatives for Economic Development

Action: Restructure Zoning Permit and Application fees [PZC,EDC,BLD,PLAN]

Action: Consider revising sign regulations to benefit businesses [PZC,EDC]

Action: Support Village and/or TOD Zoning District and Regulations Amendments [PZC,EDC,HPC]

Action: Support further definition and development of Village Areas [PZC,HPC,EDC]

Action: Create Plan of Conservation Development Implementation Committee to meet quarterly [PZC,EDC,BOS]

Action: Investigate potential development of town property known as "Kogut property" for new town school and town hall facilities. [PZC,EDC,BOS,BOE]

Primary Strategy: Development Initiatives

Action: Assure re-use of Broad Brook Mill [PZC,EDC,HPC,BOS]

Action: Promote Speculative Building Development – shovel ready projects [PZC, EDC,BOS]

Action: Initiate discussion with State Department of Transportation to perform a traffic study on Route 5 to improve traffic conditions and accommodate growth (currently in process)[PD,EDC,BOS,PZC]

Action : Search for Private investors to revitalize Skylark Airport [EDC,PZC,BOS]

Meeting Infrastructure Needs

Address Municipal Facility Needs

Action: Improve and Expand Current Facilities

Primary Strategy: Plan for Future School Facility Needs

1. Develop and Integrated Municipal Facilities Program (IMFP)

Action: Upgrade and maintain all district buildings to promote an attractive, safe and accessible learning environment for all East Windsor students.(see BOE strategic plan domain #4)

Action: Evaluate the trends in student population for use in building and budget preparation [BOE]

Action: Coordinate and Integrate School and Municipal Facility Planning

Action: Evaluate the need and feasibility for a new school campus [BOE, BOS, BOF, PZC]

PRIMARY STRATEGY: Address Other Public Facility Conditions

- **LIBRARIES:**

Action: Continue Support for East Windsor's Public Libraries

Action: Evaluate School Street Facility ("The Annex") as a Satellite Town Office

Action: Analyze Current and Future Public Safety Facility Needs

- **Public Safety: Police, Fire and Ambulance**

>POLICE DEPARTMENT

Broad Brook Fire Department – (www.bbfd.org)

Warehouse Point Fire Department (www.whpfd.org)

PUBLIC SAFETEY FACILITY PLANNING TOOLS p4-7

????????????????

Action: Continue to provide Adequate Facilities for Parks and Recreation

Action: Make East Windsor a bike and walk friendly town. Develop bicycle riding trails and routes throughout town, and seek to connect regionally. (FENTON)

Action: Seek property to establish a community center, with potential to add a swimming pool, and multi–use indoor facility. (Consider the Cinema site as a possibility)

Action: Continue to Develop specific facility and program needs assessment for indoor programs and additional athletic fields. Provide assessment for incorporation in the Integrated Municipal Facilities Program and for future program and capital budget planning.

Action: Monitor Town planning for open space acquisition to incorporate passive recreational designs such as greenway paths wherever possible and identify potential multiple use opportunities

Action: continue to coordinate the use of athletic facilities and fields with the East Windsor School System

Action: Continue to seek grants, and utilize volunteers such as Scouts. collaborate with HPC, AHRC, AC, CC

Primary Strategy: Meet Infrastructure Needs

ACTION: Manage the Town Road System

Action: Monitor Public Utility Capabilities

Action: Maintain Municipal Signage

TRANSPORTATION

Primary Strategy: Improve accessibility throughout town

Action: Promote Bike and Pedestrian Friendly development in town [PZC, PR, BOS, PW,CC, HD]

Water Pollution Control Authority (WPCA) - SEWERS

Action: Increase user base and connections to the Sewer System in order to keep costs down

Action: Promote Connections to increase use and effectiveness of plant

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SCHOOLS

Action: Coordinate and Integrate School and Municipal Facility Planning (ISMFP)

Action: Plan for Future School Facility Needs

Primary Strategy: Promote Long Term Risk and Resiliency Planning

Climate Change and Adaptation

Low Impact Development

Action: PROTECT ENVIRONMENTAL QUALITY and IMPROVE INFRASTRUCTURE

Action: PROTECT THE TOWN FROM NATURAL AND OTHER DISASTERS