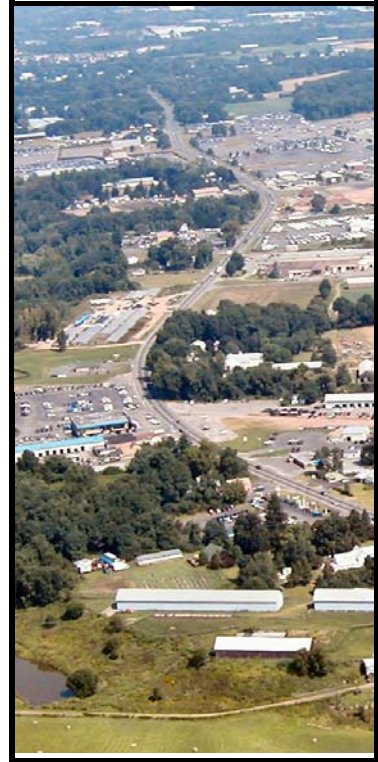


East Windsor

2004 Plan of Conservation & Development



September 24, 2004

Acknowledgements

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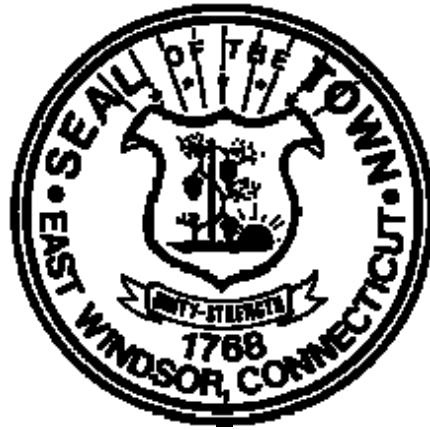
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With Assistance From



East Windsor Connecticut

2004 Plan of Conservation & Development



September 24, 2004

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Plan Overview

1

About Plans of Conservation and Development

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

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

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

Statutory Reference

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

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

Public Workshops



Why Plan?

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

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

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

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

The Planning Process

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

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

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

Additional input was obtained throughout the process by:

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

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

Implementation

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

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

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

Visions for East Windsor

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

"I like the small town feel..."

Survey Comment

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

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

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

Visions for East Windsor

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

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

Strategies to Achieve East Windsor's Planning Visions

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

Scantic Village



Tobacco Barn



Conserving Community Resources

2

Overview

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

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

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

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

Survey Results:

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

Broad Brook Park



Farmland



Open Space Ownership

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

Primary Strategy:

Preserve More Open Space

Overview

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

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

East Windsor Parks

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

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

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

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

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

Action: Develop an Open Space Preservation Program

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

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

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

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

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

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

Open Space Program Mission Statement

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

Land Protection Tools

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

Town Park



Spruce Bog



Open Space Priorities

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

Open Space Evaluation Criteria

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

Open Space Action Plan

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

Open Space Program

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

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

Preserve Agricultural Land

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

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

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

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

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

Establish Open Space Corridors and Greenways

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

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

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

Agricultural Land Preservation

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

CGS Section 22-26aa

Greenways

A greenway is a corridor of open space that:

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

Connecticut General Assembly
Public Act 95-335

Coordinate Local and Regional Open Space Efforts

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

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

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

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

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

Farm Fields

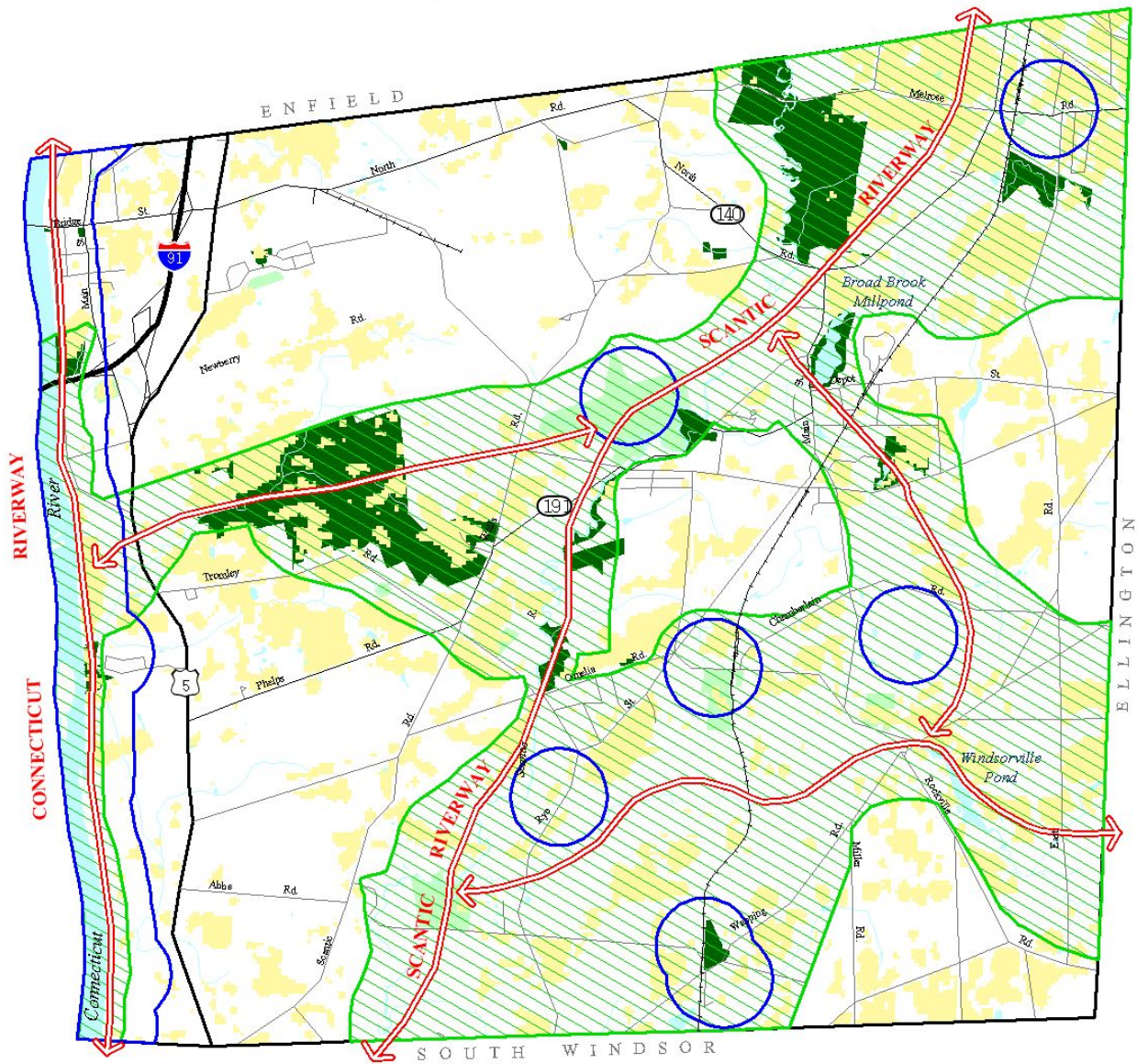


Scantic River



Preliminary Open Space Corridor Plan

Town of East Windsor, CT



Legend

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

2000 0 2000 Feet



Planimetrics
31 Long Drive Avon CT 06001 860.577.5257

Strategy:

Preserve Community Assets

Overview

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

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

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

Action: Continue 490 Tax Abatement for Farmland and Forestland

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

Action: Ensure Supportive Standards for Farming Activities

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

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

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

Action: Provide Marketing Support for Local Farms

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

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



Action: Adopt Policy for Agricultural Use of Municipal Land

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

Criteria for Evaluating Agricultural Leases on Town Land

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

Farm Field



Nursery Stock



Preliminary Scenic Road Candidates

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

Action: Protect Scenic Roads

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

Action: Support Preservation of Historic and Cultural Assets

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

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

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

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

East Windsor Academy

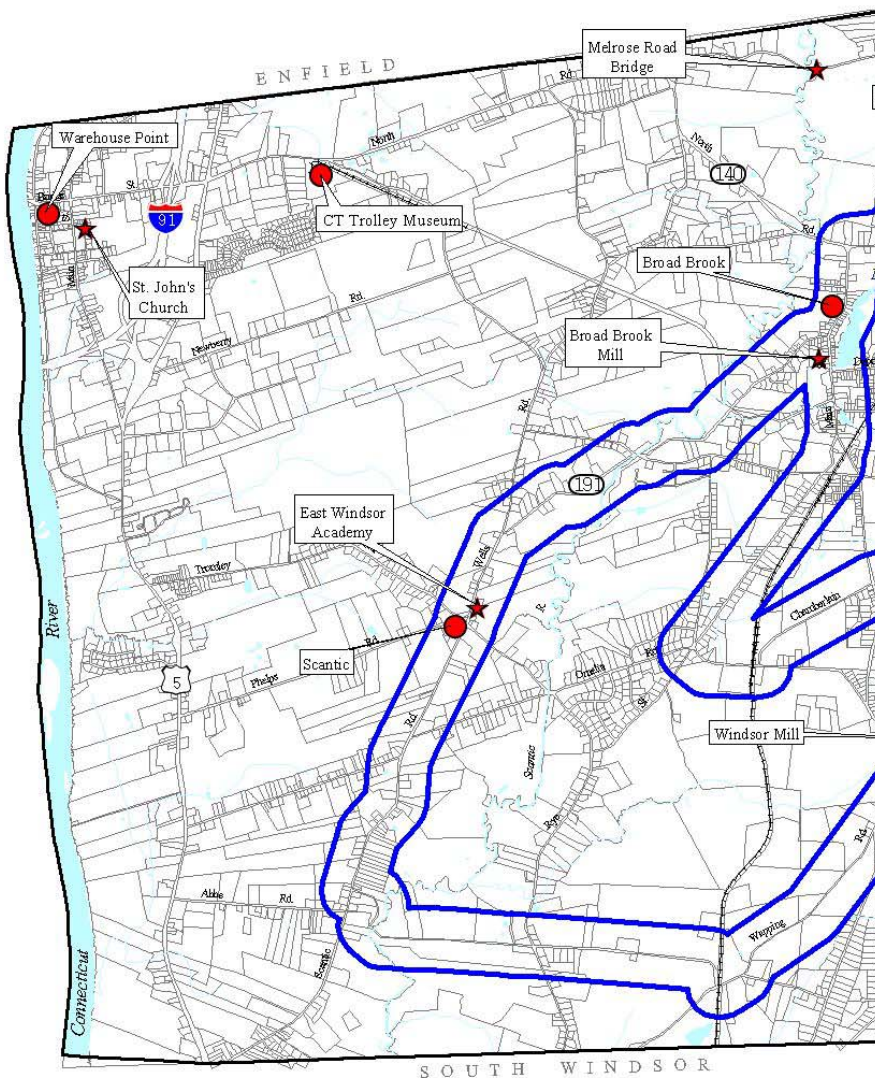


Wapping Road



Historical and Cultural Resources

Town of East Windsor, CT



Legend

- Scenic
- Point
- ★ Historic
- Rail
- Water

2000 0 2000 Feet



Planimetrics
31 Fiddlers Green, Plain, CT 06061
860-667-5167

Strategy:

Protect Environmental Quality

Overview

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

Action: Establish Separate Wetlands and Conservation Commissions

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

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

Action: Adopt Aquifer Protection Regulations

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

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

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

Action: Revise Earth Excavation Regulations

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

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

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

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

Excavation



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

Action: Revise Impervious Surface Standards

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

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

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

Regulatory Issues – Impervious Surfaces

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

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

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

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

Route 5

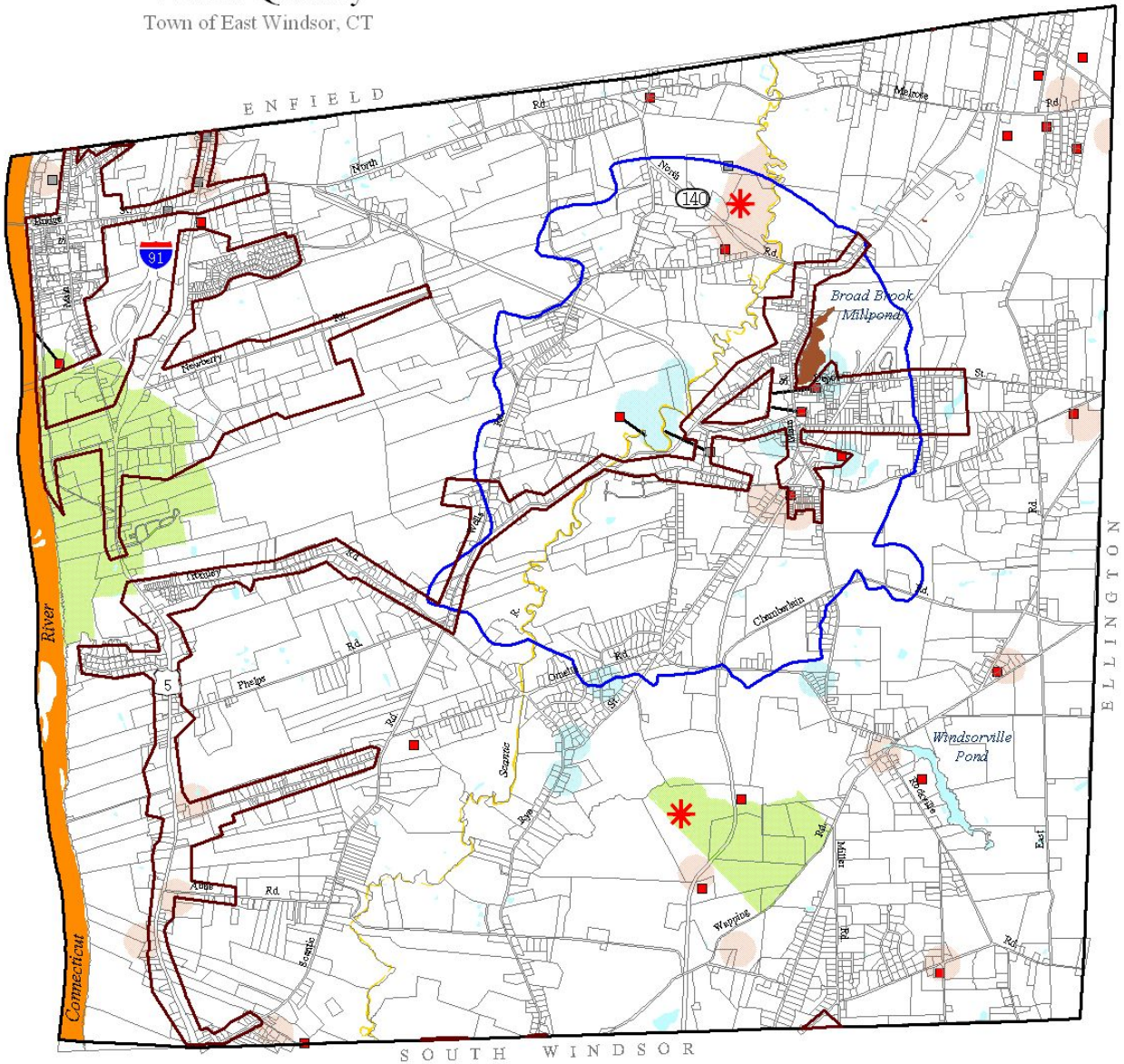


Impervious Coverage



Water Quality

Town of East Windsor, CT



Legend

Surface Water Quality

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

Ground Water Quality

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

Leachate and Wastewater Discharge

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



Planimetrics
11 Elmwood Drive, Avon, CT 06001 860.577.5252

Environmental Sites

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

Action: Consider Environmental Ordinances

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

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

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

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

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

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

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

Action: Monitor Existing and Potential Environmental Problems

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

Action: Continue Regional Environmental Program Participation

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

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

NORCAP Landfill



Broad Brook Mill





Summary

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

Core Strategy: Conserving Community Resources Strategies and Actions

Primary Strategy: Preserve More Open Space

Action - Develop an Open Space Preservation Program

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

Strategy: Preserve Community Assets

Action - Continue 490 Tax Abatement for Farmland

Action - Ensure Supportive Standards for Farming Activities

Action - Provide Marketing Support for Local Farms

Action - Adopt Policy for Agricultural Use of Municipal Land

Action - Protect Scenic Roads

Action - Support Historic and Cultural Assets

Strategy: Protect Environmental Quality

Action - Establish Separate Wetlands and Conservation Commissions

Action - Adopt Aquifer Protection Regulations

Action - Revise Earth Excavation Regulations

Action - Revise Impervious Surface Standards

Action - Consider Environmental Ordinances

Action - Monitor Existing and Potential Environmental Problems

Action - Continue Regional Environmental Program Participation

Guiding Development

3

Overview

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	Environmental and aesthetic impacts; open space preservation; demand for municipal services
Village Enhancement	Historic preservation; community focal points; rural character	Inappropriate or incompatible development; traffic; sustainability of structures; compatibility of uses
Business Development	Increased tax base; employment and shopping opportunities; regional economic vitality	Land use compatibility; traffic; environmental impacts

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

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.

In addition to the specific actions in this Plan regarding land use planning and regulation for economic development, a separate Economic Development Action Agenda is being prepared for the Town.

Residential Subdivision



Broad Brook



Survey Results:

- Almost 75% of respondents agreed that East Windsor should maintain diverse housing types
- 70% believed the Town has the right amount of single family homes
- Over 78% believed more open space should be required with new subdivisions

Primary Strategy:

Refine Residential Development Regulations

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. Over 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, as detailed below, would further enhance the Town's control of its future.

Undeveloped Land



Action: Revise Residential Density Standards

East Windsor has adopted standards that calculate the allowable building lot density for parcels capable of subdivision into five or more lots. The current density factor varies by zoning district, reflecting the minimum lot size prescribed by the regulations. However, the results of applying the current density factors are virtually identical to those from the minimum lot size standards.

The development density factor – lots per acre – is the inverse of a minimum lot size factor – acres per lot. However, it is important to note that the actual yield in a conventional development based on minimum lot size is not simply the total parcel acreage divided by the minimum required acres per lot.

For example, a 10 acre parcel in East Windsor's A-1 (one acre minimum lot) zone may yield 6 or 7 lots under the existing zoning standards. This is because up to 20% of the land is used for roads or is unavailable due to layout inefficiencies. Another 10% is set aside to meet the open space requirement.

If the recommendation in this Plan to increase the required open space set aside to 20% is adopted, less land will be available for development. Maintaining the same intensity of development, the yield is reduced to 5 or 6 lots on the same ten acre parcel. These calculations are illustrated in the following table in terms of the resulting lot density per acre.

	Current Standards		20% Open Space	
	% of Land Area	Resulting Net Efficiency	% of Land Area	Resulting Net Efficiency
Open space set aside	10%	0.9	20%	0.8
Roads and Utilities	9% +	0.82	9% +	0.73
Efficiency Loss	15%	0.70	15%	0.62
Normal Density (lots per acre)		0.7		0.6

A development density standard of 0.6 lots per acre would reflect the new open space set-aside percentage and provide more design flexibility. The development yield would be slightly fewer lots per acre than the current standards, on fewer developed acres, but at approximately the same development intensity per developed acre. This provides the Town with improved control over development and reduces the hypothetical buildout yield, based on preliminary calculations, from an ultimate total of 7,620 to approximately 7,180.

The Town may consider adjusting this density factor to allow for more flexibility or to further manage buildout yield. To streamline the application of the regulatory tool, this single density could be applied to all residential districts, consolidated as recommended by the Action step on page 3-5. It will also be necessary to provide a definition of buildable area in the zoning regulations, such as suggested in the table on the following page.

The following table describes specific revisions to the bulk and area requirements to implement the revised residential zoning density standards, including the necessary zoning definition of buildable land.

Conceptual Revisions – East Windsor Zoning and Subdivision Regulations	
Section	Revision Concept (Suggested new language in bold)
Zoning Section 18 (table)	Revise to define standards for three residential use districts: <ul style="list-style-type: none"> • Village (currently R-1 and R-2), • Residential 1 (currently A-1 and A-2), and • Residential 2 (currently R-3)
Zoning Section 18 (notes)	Add new note: “Where sanitary sewer service is to be used, the underlying minimum lot size shall apply.”
Zoning Section 18 (notes)	Revise <i>Density Factor – Regulation</i> to apply a density factor to the developable land on all parcels that can yield more than four lots for subdivision or resubdivision, regardless of the actual proposed number of lots.
Zoning Section 4	Add definition of developable land: “Developable land is defined as that portion of a parcel of land deemed to be appropriate for development by the commission after deducting those portions of the parcel that have slopes in excess of 15%, or are in areas of Special Flood Hazard as defined in Section 19.2.3 of the East Windsor Zoning regulations, or are wetlands or watercourses as defined by East Windsor Inland Wetlands and Watercourses Regulations.”
Subdivision Section 2.6	To avoid confusion with zoning regulations, delete this definition and simply cite the zoning definition above where necessary.

Conventional Subdivision



Conservation Subdivision



Action: Revise Residential Zones

East Windsor currently has five residential districts, plus a special development district designation for multifamily housing. One of these districts, Agriculture 2, is almost entirely within designated flood plain. The existing Residential 1 and Residential 2 districts are in or adjacent to the village areas of Broad Brook and Warehouse Point.

If the Town proceeds with revisions to its density standards for subdivisions, it should include consideration of consolidating the existing residential zones, as shown in the following table. This consolidation would simplify the application of residential development density factors.

The consolidation would merge the existing R-1 and R-2 districts into village area districts (as defined beginning on page 3-12) where applicable to the village district boundaries. The A-1, A-2, and R-3 residential districts, plus the small amount of R-2 that is outside of the village areas, would be consolidated into a single Rural Residential District. The density standard requirements discussed above would apply to future development, with an underlying minimum lot size of one acre.

Subdivision of parcels large enough to support five or more lots would be subject to the density standards, with the one acre minimum applying to all other development (along with standard Health District design requirements). The conservation design subdivision standards, addressed on the next page, would allow minimum lots sizes below one acre for qualifying designs.

Preliminary Revised Residential Districts

Existing District	Map Revisions	New District	Minimum Lot Size
A-1	No Change	Rural Residential	43,560 sf
A-2	Incorporated into existing A-1: virtually the entire A-2 district is within flood plain, which will be reflected in the buildable land definition.	Rural Residential	n/a
R-1	No Change	Village Residential	20,000 sf
R-2	Incorporated into new rural residential, village, or business corridor district as appropriate; The amount of land currently zoned R-2 that is outside of areas proposed for village or business designation is small	Rural Residential or Village Residential	n/a
R-3	No Change	Rural Residential	43,560 sf
SDD	No Change	SDD	n/a

Conservation Design Subdivisions

Alternative approaches to designing subdivisions that are intended to reduce environmental impacts and increase open space may be called:

- Planned Residential Development
- Open space Design
- Conservation Design

Because the last encompasses the broad goals of regulations intended to protect and preserve community character and natural resources, it is becoming the most widely used term.

Regulatory Incentives for Conservation Design Subdivisions

- Reduced parcel size
- Reduced road width
- Private roads
- One-way roads
- Reduced frontage and setback standards
- Common driveways

Action: Strengthen Incentives for Conservation Subdivisions

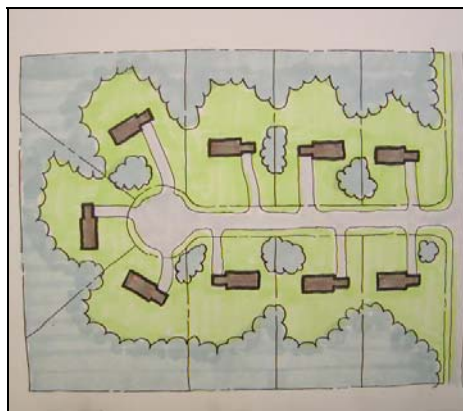
East Windsor's zoning regulations include sophisticated approaches to encouraging alternative residential land subdivision designs that preserve natural features and open space. Currently called Planned Residential Development (PRD) standards, these regulations seek to create incentives for development that minimize impacts and maximize the amount of protected open space.

Because the term planned residential development is often associated with non-traditional residential development, such as condominiums and mixed-use developments, East Windsor should consider re-naming this design option "Conservation Design Subdivisions". This will help avoid confusion if the Town considers revised standards for active adult development or such regulatory options as mixed use developments in a planned residential setting.

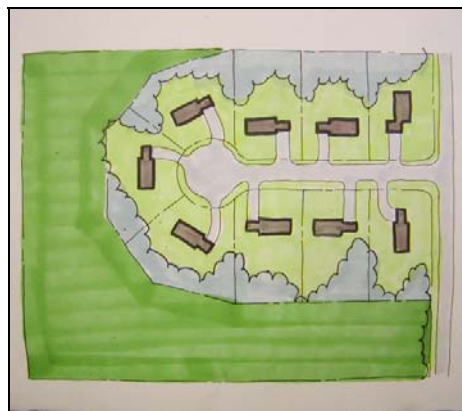
Incentives for such conservation designs in the current zoning regulations permit reduced lot size, reduced frontage requirements, and density bonuses. While these regulations have been recently applied to two applications, additional policy considerations and regulatory adjustments are available that may further the Town's goals while increasing the financial incentive for developers to use conservation designs. A listing of potential incentives, some of which are included in East Windsor's regulations, is provided in the table in the sidebar.

One example is the use of interior lots and shared or common driveways. Shared driveways are currently prohibited by East Windsor zoning regulations. Allowing such access provides developers with design flexibility that may make the conservation design more feasible. The Planning and Zoning Commission should monitor the effectiveness of the conservation subdivision option and be prepared to consider additional incentives, such as allowing two lots on a single driveway.

Conventional Subdivision



Conservation Subdivision



The conservation design concept as currently offered may also benefit from simplification. Under current regulations, a developer is faced with multiple analyses to determine the extent of the benefits of incentives offered.

If the required open space set aside is increased, as discussed below, the current “Planned Residential Development” subdivision option could be simplified as a “Conservation Design Subdivision” option. Designs offering additional open space would be allowed to reduce lot size and frontage by an equivalent percentage for each additional 10% of the land provided as open space, with an absolute minimum size and frontage.

The following table describes potential regulatory revisions that would enhance conservation design incentives.

Conceptual Revisions – Conservation Design Subdivision Regulations*	
Section 20	Revise Title to “Conservation Design Subdivision” (change throughout)
Section 20.3	“Unless a density bonus is provided in accordance with Section 20.6, no Conservation Design Subdivision shall be established on a parcel of land that would yield more lots than a conventional subdivision.”
Section 20.5	Revise to allow reduction in lot size and frontage proportionate to open space provided in excess of minimum required. Allow one lot density bonus for developments providing open space in excess of twice the minimum required.
Section 20.6	Revise to replace “buildable lot area” with “developable land” as defined by the regulations.
Section 20.6	Revise table to reflect revised residential zoning districts and proportionate conservation design incentives.

*New language in bold.

Residential Streets



Open Space Set-aside Examples

Woodbury	20%
Simsbury	20%
Canton	15%
Washington	15%

Action: Refine Open Space Set-aside Regulations

Open space set-aside requirements, in Section 7 of the Subdivision Regulations, provide that “10% of the fair market value of the parcel to be subdivided be set aside.” This provision is apparently based on the statutory provision that authorizes a fee-in-lieu of open space in the amount of 10% of the fair market value of the parcel to be subdivided.

Based on the experience of many towns throughout Connecticut, the amount of required open space set-aside is not necessarily determined by the 10% of fair market value calculation, but may be based on the community’s determination of an appropriate open space allocation. The sidebar lists set-aside requirements currently in effect in several Connecticut towns.

Along with the other suggested revisions to the Subdivision Regulations and the Conservation Design (PRD) zoning regulations, an increased set-aside requirement would help address the Town’s goals for conservation and preservation of rural character. In addition, specific criteria for accepting set-aside open space will facilitate subdivision reviews and ensure that the Town’s open space goals are addressed. The open space priorities and evaluation criteria recommended for the Town Open Space Program (page 2-4) could be incorporated into the Subdivision Regulations.

An increased open space set-aside requirement would serve to encourage consideration of conservation design subdivisions, as discussed above.

The following table identifies the specific issues to be addressed in Subdivision Regulations.

Conceptual Subdivision Regulation – Open Space Set-aside	
Current Regulation	Potential Refinements
Section 7.1	<u>Required Open Space:</u> The minimum reserved open space in any subdivision should be set at 20% of the parcel area. Discretionary provisions may allow the Commission to accept land in fee, conservation easements, and/or fee-in-lieu under standards as suggested below.
Section 7.3	<u>Open Space Criteria:</u> In addition to the criteria in Section 7.3 of the subdivision regulations, the open space acceptance criteria should include those qualities and characteristics listed in the Town’s Open Space Plan, as discussed in Chapter 2, Conserving Community Resources. Open space proposed to meet set-aside requirements should be made up of the same proportion of developable land as on the entire parcel to be subdivided unless the Commission determines otherwise or a combination of land and fee-in-lieu of land is proposed.
Section 7.4 – 7.6	<u>Open Space Options:</u> The Commission may adopt criteria for meeting the open space requirement by means other than fee ownership. This could include a fee-in-lieu calculated as provided by Connecticut General Statutes Section 8-25.

Action: Revise Street Design Regulations

Standards for design of new streets are important for protecting environmental and aesthetic quality in a community, as well as assuring safe and convenient access. Flexibility in the design standards can also provide incentives necessary to encourage consideration by developers of alternative designs, such as conservation subdivisions, that reflect the community's goals.

Current street design requirements in East Windsor follow typical standards based on such considerations as emergency access, curbing, drainage, grades, sightlines, and other design factors. The minimum pavement width for the three defined types of street is based on anticipated usage.

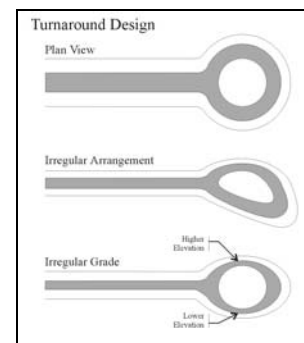
To implement conservation designs effectively and ensure reduced environmental impacts, the street design standards could be revised to define at least one additional category of street to accommodate small subdivisions and, especially, conservation and PRD designs. This category would permit reduced road widths down to 24 feet or less for permanent cul-de-sacs with 10 or fewer lots and even less if the development is under the conservation subdivision standards.

A set of street design standards that reflect environmental and aesthetic concerns for new developments is an important tool for the Town to have. A recommended set of standards is provided in the following table. A range of pavement widths is suggested to allow response to unique development challenges or opportunities.

Proposed Town Road Design Standards			
Designation	Right-of-Way	Pavement Width	Horizontal Curve Centerline Radius
Major Collector	60'	26' – 28'	300'
Minor Collector	50'	24' – 26'	200'
Local	50'	22' – 24'	150'

Every square foot reduction in road surface reduces both development costs and potential water quality impacts from storm water run off. Such impacts can be further reduced by requiring cul-de-sac designs that include vegetated islands to reduce runoff and absorb stormwater. Additional design flexibility can be provided by allowing “hammerhead” or turnaround style road ends. Alternative cul-de-sac designs are illustrated in the sidebar.

In addition to reduction of impervious surface, road design standards can encourage the use of infiltration systems and designs wherever feasible. Especially in areas like East Windsor, where natural grades are low, design standards can avoid curbing under certain conditions to facilitate the use of swales and infiltrators instead of catch basins and hard pipe. Since such designs are not necessarily less expensive than typical drainage, it may be necessary to require them in appropriate circumstances.



Conceptual revisions to the Subdivision Regulations that would implement this action step are outlined in the following table.

Conceptual Subdivision Regulations – Street Design

Define an additional category of street for small developments and conservation design subdivisions

Establish a procedure for reduction of standard development road widths based on demonstration of safety, access, drainage, and other criteria.

Require cul-de-sac designs that include vegetated islands

Allow cul-de-sac designs that use hammerhead or T turnarounds where environmental and design benefits are demonstrated.

Require consideration of alternative drainage designs, including infiltration systems, where grades and soils are suitable.

Strategy:

Maintain Housing Diversity

Action: Retain Adequate Multifamily Housing

Approximately forty percent of all residential units in East Windsor are considered multi-family, a higher share than the statewide average. Fifteen percent of the Town's housing is classified as "affordable" by the State statutory definition, exceeding the statutory threshold for potential exemption from density limits for affordable housing. This diverse housing stock is helpful to meeting the community's housing needs and its overall development goals.

East Windsor should not need to plan for additional multi-family housing unless a significant housing need is identified to benefit the community, such as housing to meet the unique needs of an aging population as discussed below.

Action: Permit Age Restricted Residential Development

East Windsor's Zoning Regulations provide detailed standards for elderly housing options, including active adult housing. The Town should continue to monitor demographic trends to ensure that the regulations address the needs of an aging population and encourage fiscally beneficial development such as age restricted housing.

Multi-family Housing



Strategy:

Define Village Area Development

Overview

The five established village areas in East Windsor are important historic, cultural, and character assets of the community. Preservation and enhancement of the original village areas that established the Town of East Windsor are crucial to maintaining the community's character and vitality.

In addition to many historic structures, important community institutions, including churches, government offices, and cultural sites, are located in East Windsor's villages. Many of the Town's scenic roads are so because they pass through or near these traditional New England villages.

Historic structures, rural scenery, and cultural resources are the most evident characteristics of the village areas. Commercial uses are also permitted at specified scales and intensity in all village areas except Melrose. However, current standards may not be sufficient to protect these areas from increasing development pressures, particularly in the two village centers, Broad Brook and Warehouse Point, which have access to sewer and water utility services. Under current zoning, each of these village areas (except Melrose) consists of several different zoning use districts.

Based on these conditions, the Plan's Village Development strategies build from the following understandings:

- Melrose is now and is likely to remain a residential area.
- Scantic and Windsorville are primarily rural residential, but with some appropriate commercial and institutional activities and with some non-conforming uses that are likely to remain.
- Broad Brook and Warehouse Point are more intensively developed, zoned for multiple uses, and have public utility services and access availability that could support future development.

East Windsor Village Areas

- Melrose
- Scantic
- Windsorville
- Broad Brook
- Warehouse Point

Survey Results:

- Over 88% of respondents agreed that commercial development in Warehouse Point and Broad Brook should be compatible with the village character
- 57% agreed that limited and historically compatible commercial uses should be allowed in Windsorville and Scantic Villages

Warehouse Point



Broad Brook



Action: Evaluate Village District Designation

Broad Brook and Warehouse Point are historic village areas that have become important social, governmental, cultural, and economic centers for the entire community. As detailed in the Appendix, these are unique areas of East Windsor that require special attention to preserve their distinctive character and retain their contribution to the overall character of the Town.

Both of these village areas experience a wide variety of uses, which is appropriate for maintaining a vibrant village setting. However, these uses are based on zoning for up to six different residential and business districts. Additionally, these areas have public utility services and access availability that make them more vulnerable to types of development that may negatively affect their village character.

An alternative to the current zoning structure is the establishment of Village Districts in accordance with Connecticut General Statutes Section 8-2j. Under this statutory authority, outlined on the facing page, municipalities may identify special Village Districts and adopt standards intended to protect the distinctive character, landscape, and historic structures within the designated Village District. Broad Brook appears most suited to such a designation.

Portions of Warehouse Point may also be considered, although only limited additional development opportunities exist here. Designation of a special use district for Warehouse Point, in conjunction with the Business Corridor Plan discussed in the Business Development Section of this Chapter may provide adequate benefits and protections for this area.

Special consideration of these village areas would help meet both the economic development and quality of life objectives of this Plan. The strengthening of village areas can be expected to result in more tourism and more business for the establishments in Warehouse Point and Broad Brook, with a spillover effect for other visitor-oriented locations such as the Trolley Museum.

The maps on pages 3-14 and 3-15 delineate conceptual district boundaries that could frame further considerations. The table below lists specific character, landscape, and historic features that should be considered in designing Village District or special use standards for these areas.

Broad Brook and Warehouse Point Village Characteristics			
	Character	Landscape	Historic
Broad Brook	• Government Center	• Mill Pond	• Churches
	• Mixed Use “Main Street”		• Opera House • Broad Brook Mill
Warehouse Point	• Residential Village	• Connecticut River	• Churches
	• Cultural resources	• Streetscapes	• Houses
	• Mixed residential, commercial, industrial, institutional		

Implementation of this action step would entail the adoption of district boundaries and regulations as authorized by statute. The following table lists the standards that the regulations may apply to new construction and substantial reconstruction in view from public roadways.

Village District Regulations*

Regulations may address:

- Design and placement of buildings
- Maintenance of public views
- Design, paving materials and placement of public roadways
- Other elements

In adopting regulations, Commission must consider:

- Design, relationship and compatibility of structures, plantings, signs, roadways, street hardware, and other objects in public view

Regulations shall:

- Establish criteria for determination of what is permitted
- Encourage maintenance of historic or distinctive character
- Be consistent with Connecticut Historic Commission Rehabilitation Standards or with the distinctive characteristic as identified in the Plan of Conservation and Development.

Regulations shall provide that:

- Buildings and modifications be harmonious with surroundings and nearby terrain and structures
- All site development visible from public roadways be compatible with elements of the area
- Color, size, height, location, proportions, building materials, and landscaping, signs, and lighting be evaluated for compatibility with local architectural motif
- Removal of historic assets be minimized

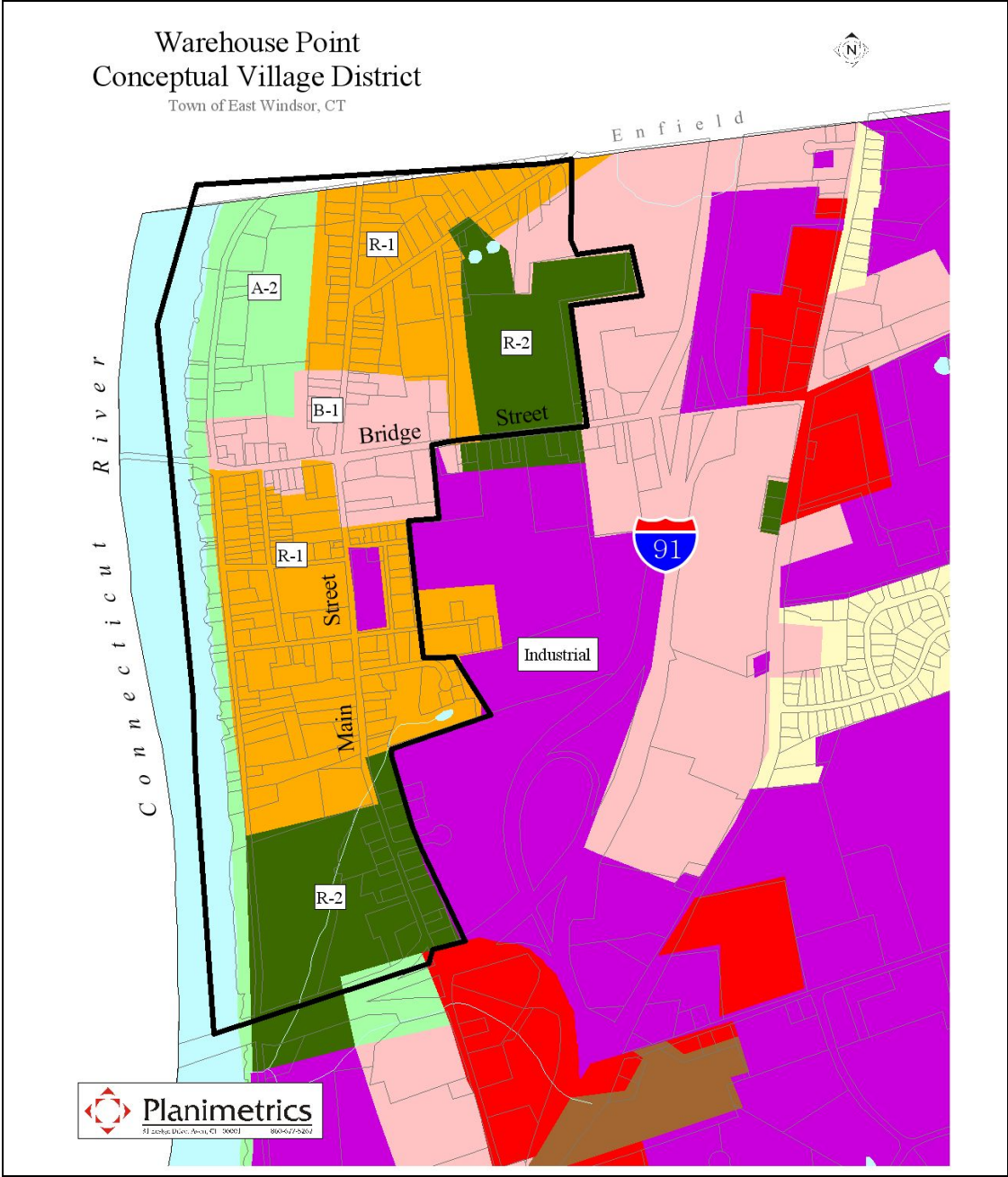
Development must be designed to meet compatibility objectives:

- Building and site improvements reinforce existing buildings and streetscape patterns and have no adverse impact on the district
- Proposed streets are connected to existing road network wherever possible
- Proposed open spaces reinforce open space patterns of the district
- Integration of significant features and sight lines of vistas from within the district
- Complementary landscape design
- Signage, lighting, and accessory structures supporting a uniform architectural theme if such exists
- Scale, proportions, massing, and detailing of buildings in proportion to that in the district

*these are summarized from the statutes, which should be consulted for exact requirements.

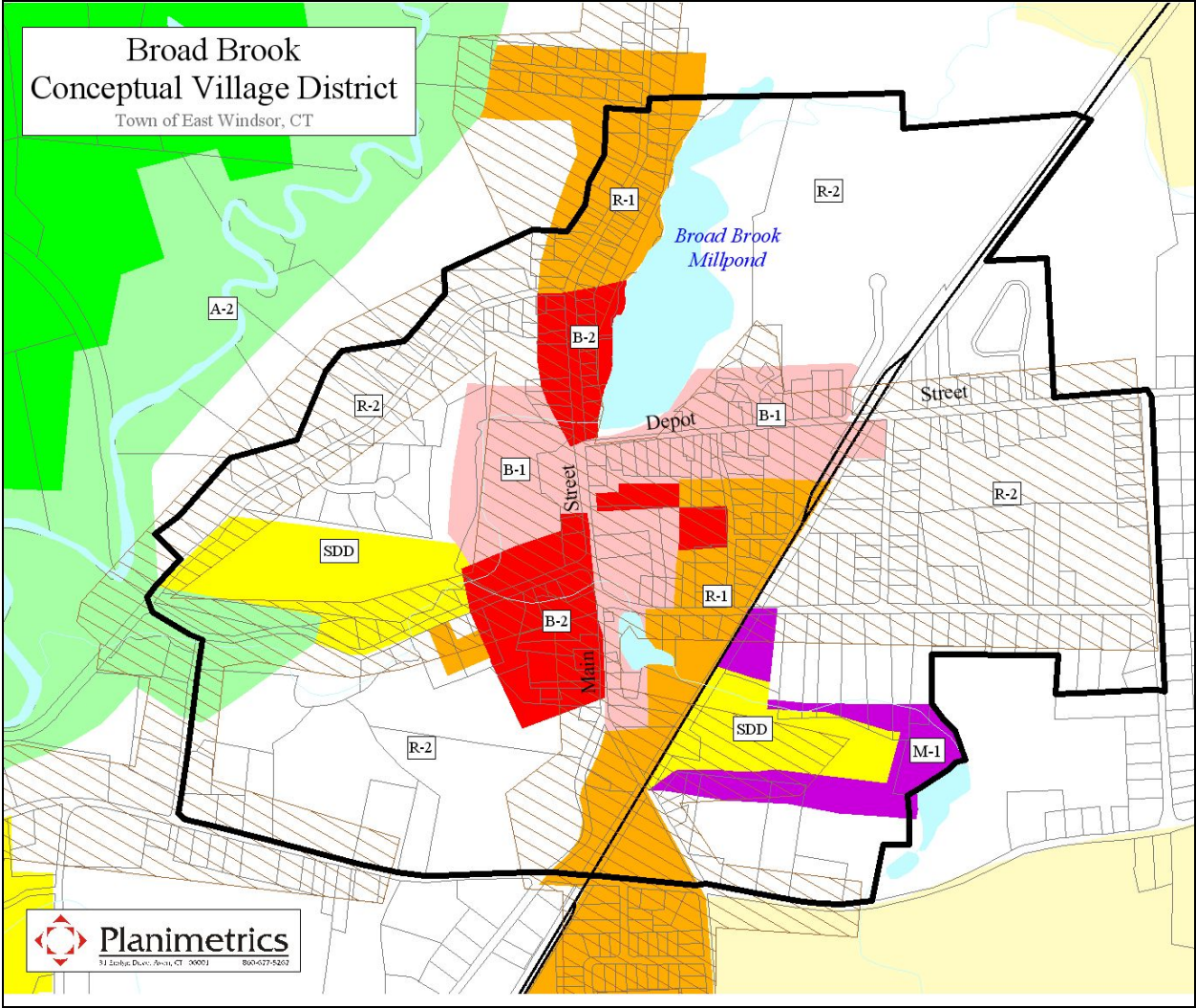
Conceptual Village District

Warehouse Point



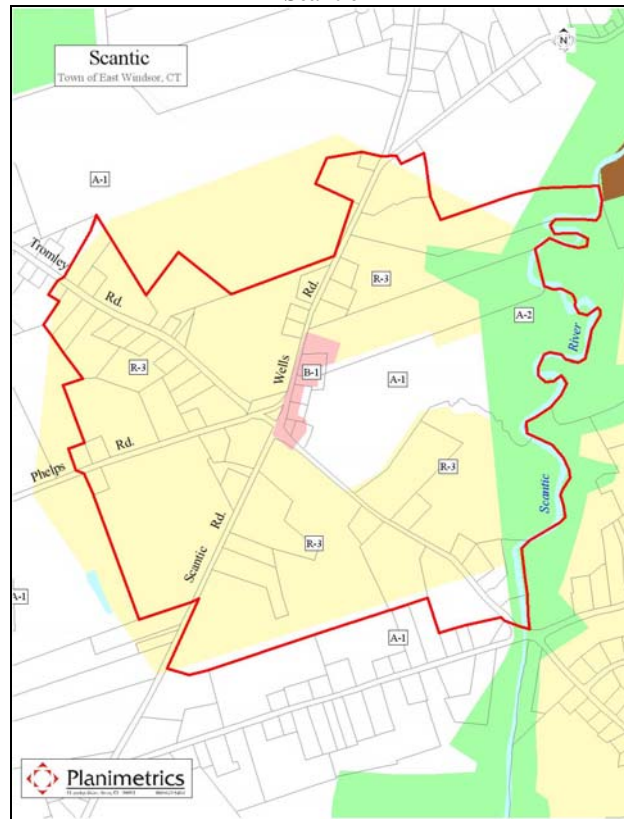
Conceptual Village District

Broad Brook

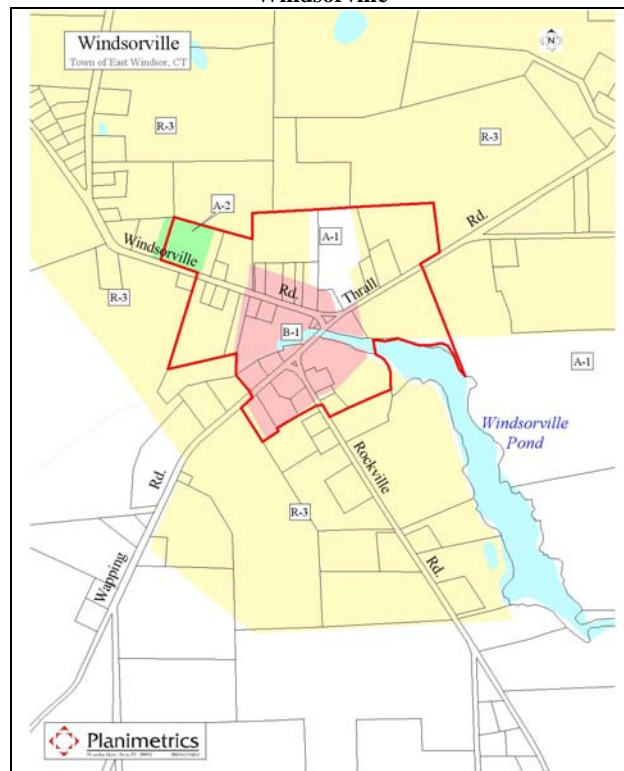


Conceptual Rural Village Delineation

Scantic



Windsorville

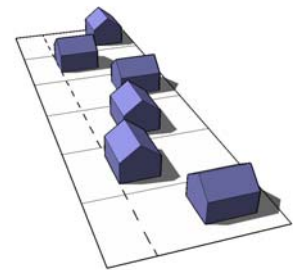


In addition to the statutory criteria and guidelines for Village District regulations, the following table lists conceptual regulatory issues that may also be considered in developing Village District standards and procedures.

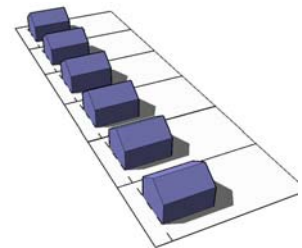
Conceptual Regulatory Issues – Village District Standards

- Procedures and considerations to permit design flexibility.
- Incentives to promote sharing of parking and access.
- Bulk standards, such as floor area ratio, that ensure contextual compatibility.
- Architectural design guidelines and review procedures.
- Yard and setback standards, such as build-to setback lines where appropriate (see sidebar) that ensure contextual compatibility of any new development or reconstruction.
- Lot coverage standards reflecting development potential, storm drainage, and wetland resource constraints.

Potential Building Alignment under Minimum Setback Standards



Required Building Alignment under Build-to Standards



The maps on pages 3-14 and 3-15 show conceptual village boundaries that would underlie the establishment of statutorily designated Village District areas. Final designation of the Village District boundaries would be based on a parcel by parcel evaluation of suitability for inclusion in the Village District.

Action: Establish Rural Village Delineations and Standards

The rural village areas of Scantic and Windsorville are primarily residential, although each has two residential districts and one business district zone within the vicinity of the village centers. Each area supports appropriate commercial and institutional activities and existing non-conforming uses that can be kept compatible with the overall rural character of these village areas.

While each of these village areas has distinctive character, landscape and historic value, their size and locations minimize immediate threats or opportunities warranting consideration as statutory Village Districts. However, consolidation of zoning requirements into a single rural village designation for each of the areas delineated by the map on the page 3-16 would allow compatible and appropriate uses and developments with effective regulatory controls.

Delineation of Rural Village Design Districts should follow appropriate property lines and natural features that define the respective areas. These lines may be adjusted further in the Commission's consideration of this action step, based on final objectives and additional public input.

The following table describes regulatory concepts that would establish appropriate land use standards within the context of these rural village areas.

Conceptual Regulations – Rural Village Area Land Use

Commercial

- Commercial uses would be limited to low intensity uses such as retail for antiques, crafts, and gifts; professional offices; local retail services, and personal services such as bed and breakfast homes, furniture and appliance repairs, and health and beauty shops. These would be in addition to uses already authorized in the residential zones. Any conversion of a residential structure for commercial use must retain at least 50% residential use.
- Permitted commercial uses in existing or new residential structures should be limited to a set percentage of the floor area, for example at least 50% of the structure should be used for residential purposes. Commercial uses should be limited to one such use per lot and restricting the number of employees may also be appropriate. Specific standards for parking, access, external evidence of business activity other than the permitted sign, and other standard zoning issues would be applied to any commercial use.

Residential

- Residential development would be controlled by zoning regulations, with all parcels subject to village design standards (below). Lot size and/or density determinations would be based on the underlying district standards.
- New residential development in the Rural Village Design District should also be subject to specific standards. These could include setback lines based on the average setback of existing structures in proximity (see sidebar page 3-17), floor to area ratio limitations on building size, and possibly architectural design requirements to ensure compatibility with existing structures. Coverage requirements should be determined to accommodate such variables as lot size and parking requirements.

Action: Maintain Residential Standards for Melrose

East Windsor should ensure that its Zoning Regulations continue to apply residential standards for the area of Melrose. Agricultural uses will continue to be permitted of right and any existing non-conforming uses will be subject to regulatory provisions that control any changes.

Action: Ensure Protection of Historic Structures

Since most of the important historic structures occur in village areas, any revisions or new regulations should include consideration of historic structures and require site plans to mitigate impacts on historic structures in the vicinity of any development.

The Town has adopted a Demolition Delay ordinance, which permits consideration of protection options before an old structure is demolished. Any Zoning Regulations developed specifically for village areas should include compliance with this ordinance as a prerequisite for any permit.

Primary Strategy:

Restructure Business Zoning

Overview

Encouraging development that provides economic benefit to the Town is one of the basic visions of this Plan. In recognition of the importance of this issue, an Economic Development Action Agenda for East Windsor has been developed separately.

In addition to the recommendations of the Action Agenda, East Windsor can pursue several land use policies and structural options that will complement economic development efforts. This section details the primary strategy of restructuring business zoning in East Windsor.

Action: Reconfigure East Windsor Business Corridor

The business corridor along Route 5 is East Windsor's primary area for economic development and provides necessary infrastructure for development, meeting the development theme of the CRCOG Regional Plan. Four different Business Districts plus a floating design zone exist within the business corridor. In addition, small sections of the R-3 residential district are located along Route 5 and six separate areas are zoned as Special Development Districts, which allow multi-family housing.

East Windsor can build on the successful development experienced along this corridor by organizing and streamlining the zoning structure based on the concentration of uses that has developed along Route 5, the access points to major transportation routes, the availability of land for commercial uses, and other factors. Combined with several localized zoning revisions and consideration of regulatory changes to accommodate appropriate uses, this conceptual East Windsor Business Corridor is a key component of the Economic Development Action Agenda.

Survey Results:

- Over 55% of respondents agreed that additional commercial and industrial development should be allowed along Route 5
- Over 52% agreed that the Town should invest in sewer line extensions where it would permit additional commercial development
- 56% believe the Town has too few tourist attractions

East Windsor Industrial District



The map on the facing page provides a conceptual business district restructuring plan that includes:

- the Warehouse Point area (discussed in detail in the Village Development section, above),
- a Northern Business Corridor associated with North Road and existing commercial areas on Route 5 (detailed below),
- a Core Industrial Area anchored by the existing Industrial Park around Newberry and Thompson Roads based on current M-1 standards,
- a Central Business Corridor between S. Water Street and Phelps Road (detailed below), and
- a Southern Business Corridor between Phelps Road and the South Windsor Town Line, based on current B2 standards.

In addition to this district restructuring, the effectiveness and efficiency of East Windsor's zoning for business uses along Route 5 would benefit from several specific alterations of district boundaries and other zoning considerations, as listed in the following table.

East Windsor Business Corridor Design Issues

- Add split-zone parcels to the respective adjoining business district, if site specific evaluation determines that applicable zoning requirements can be met for future development and the land has adequate development potential.
- Expand the Newberry/Thompson Road Industrial Park east to Winkler Road or west of residential properties fronting on Winkler Road.
- Combine the B-2 and M-1 districts between Phelps Road and the South Windsor Town Line to allow greater variety of development options along a Southern Business Corridor.
- Delineate Warehouse Point as special use district or Village District and develop appropriate standards.
- Evaluate the benefits of retaining designated flood plain land in a business district for meeting coverage ratio requirements to maximize development outside the floodplain;
- Maximize development on developable land by encouraging the use of adjacent wetlands or other areas with limited potential to meet coverage ratios as shared open space.
- Revise and reorganize business district zoning regulations to facilitate administration and simplify permit and approval process.

Business Development



Proposed East Windsor Business Corridor Zoning

Legend

Conceptual Business Zones

- █ Warehouse Point Village
- █ Northern Business Corridor
- █ Core Industrial
- █ Central Business Corridor
- █ Southern Business Corridor

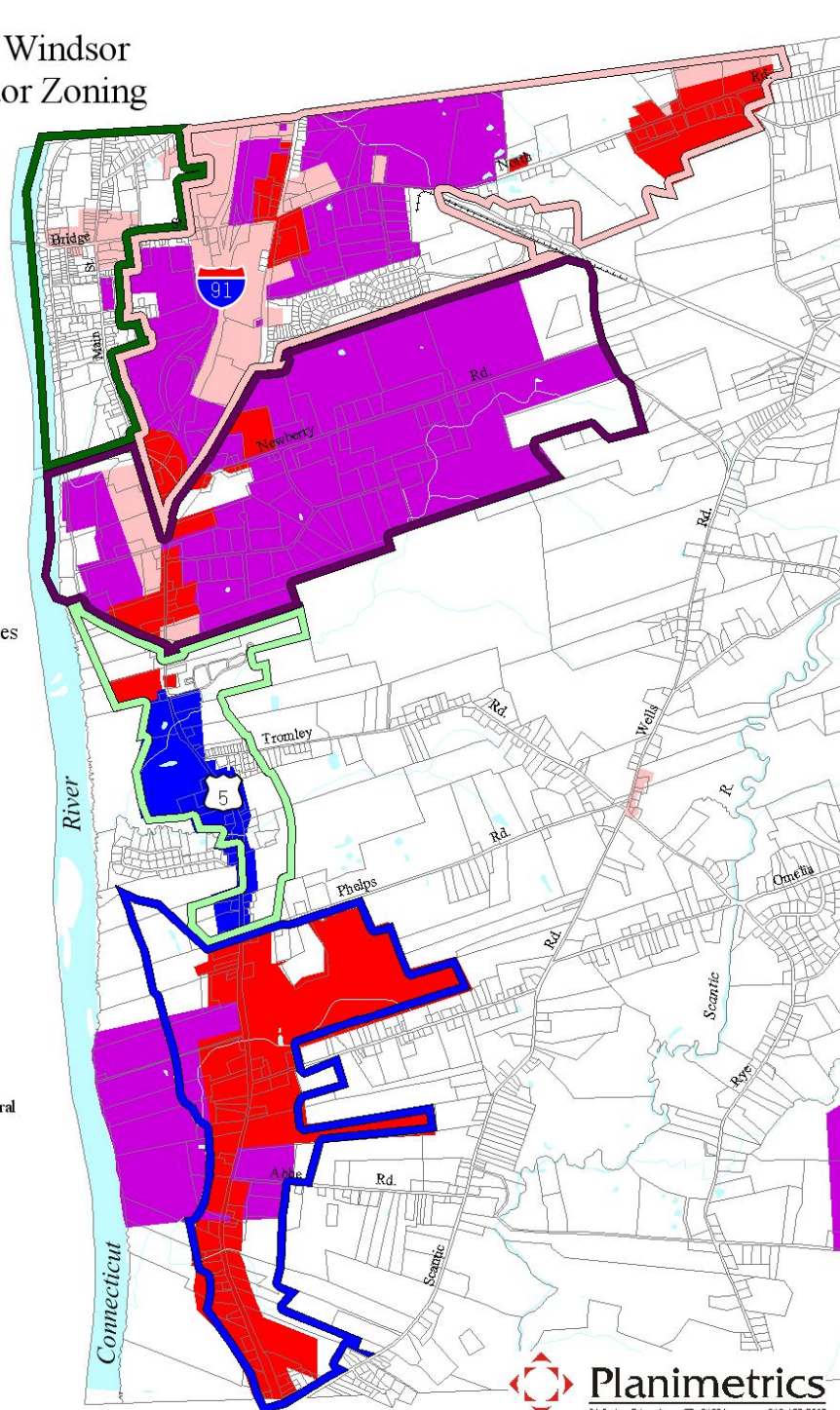
Business and Industrial Zones

- █ Business 1
- █ Business 2
- █ Industrial
- █ Transitional Zone

Non-Commercial

- █ Residential and Agricultural

0 2000 Feet



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Action: Redefine TZ5 Commercial Zoning

The existing TZ5 commercial district on Route 5 is a special permit district intended for development at a scale and intensity that is compatible with the residential uses both in and adjacent to the district. The transition in primary character in the TZ5 district from residential to commercial has progressed enough that consideration should be given to changing the district to encourage and promote appropriate commercial development.

Definition of this district should be made within the overall context of the East Windsor Business Corridor concept, discussed above. Specifically, uses and development standards for a Central Business Corridor should encourage mixed use, pedestrian friendly developments that retain access convenience and lower use intensity than in adjoining business corridors.

Multifamily housing could be allowed on a parcel (up to 50 units or another limit determined by the Planning and Zoning Commission) if the road frontage portion is developed as mixed use for at least the first 25% of lot depth, or some other proportion determined by the Planning and Zoning Commission.

A conceptual district configuration is illustrated by the map on the facing page. The following table lists conceptual zoning considerations that would apply to the Central Business Corridor district.

Conceptual Zoning Considerations – Central Business Corridor

Uses

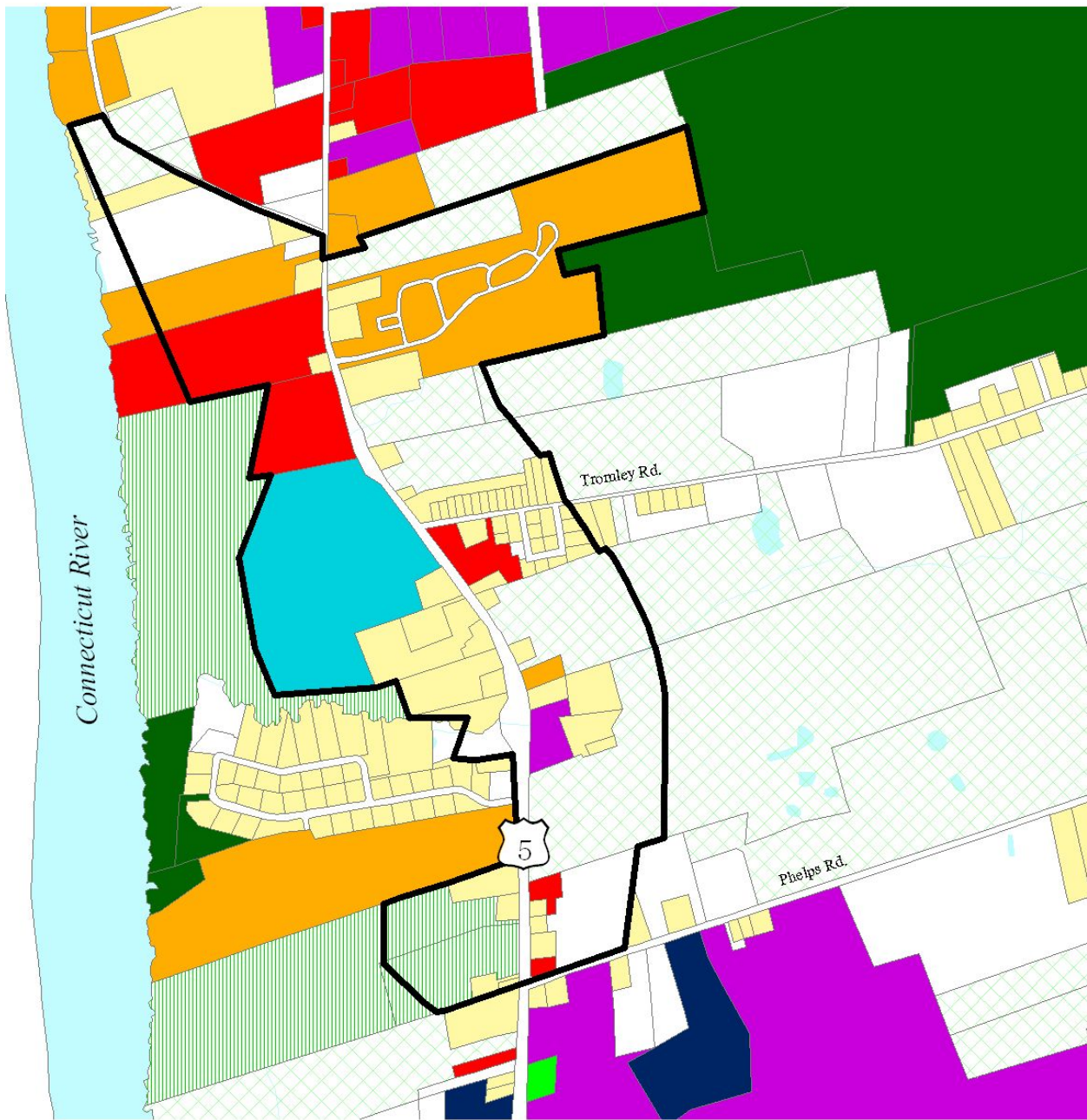
- Retail and service establishments
- Professional offices
- Hospitality, restaurants and entertainment
- Public facilities

Standards

- Development and use should be appropriate in scale and compatible with existing uses
- Provide incentive standards allowing multifamily housing in developments that include mixed use, pedestrian friendly, architecturally appropriate development on road frontages.
- Provide coverage, setback, and other design flexibility for developments that utilize shared parking and access and/or that propose mixed residential and commercial uses
- Devise site development plan standards for development and use below defined floor area thresholds.
- Devise special permit application requirements for larger and/or more intense uses, including such existing uses as gas stations.

Proposed Central Business Corridor

Town of East Windsor, CT



Legend

0 600 Feet

- | | |
|----------------------|-----------------------|
| Single Family | Preserved Agriculture |
| Multi-family | Agriculture |
| Commercial | Vacant |
| Industrial | Water |
| Institutional | |
| Dedicated Open Space | |
| Managed Open Space | |



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Action: Expand Business Zoning on Route 140

As part of the reconfiguration of the Business Corridor, the opportunity to expand business development opportunity along Route 140 (North Road) should be explored. Analysis of this option, as detailed in the Appendix, indicates that a considerable amount of commercial floor area could be added. The existing Highway Interchange Floating Zone standards are appropriate for application to an expanded commercial area that emphasizes the types of uses listed in the table below.

Optimizing the economic opportunity for development may require provision of sewer and water service and road improvements. East Windsor will need to conduct cost benefit analyses of such improvements, including the potential for shared cost with developers and land owners.

The map on page 3-21 illustrates the conceptual outline of such a district.

Conceptual Zoning Considerations – Northern Business Corridor

Uses

- Retail and service establishments, including regional scale retail
- Office buildings
- Restaurants
- Hospitality
- Public facilities
- Tourism and entertainment attractions

Standards

- Development and use should be appropriate in scale and compatible with existing uses
- Coverage, setback, and other design standards should encourage larger scale development
- Could retain Highway Interchange Floating Zone - GDP process.

Northern Business Corridor



Action: Redefine Railroad M1 District

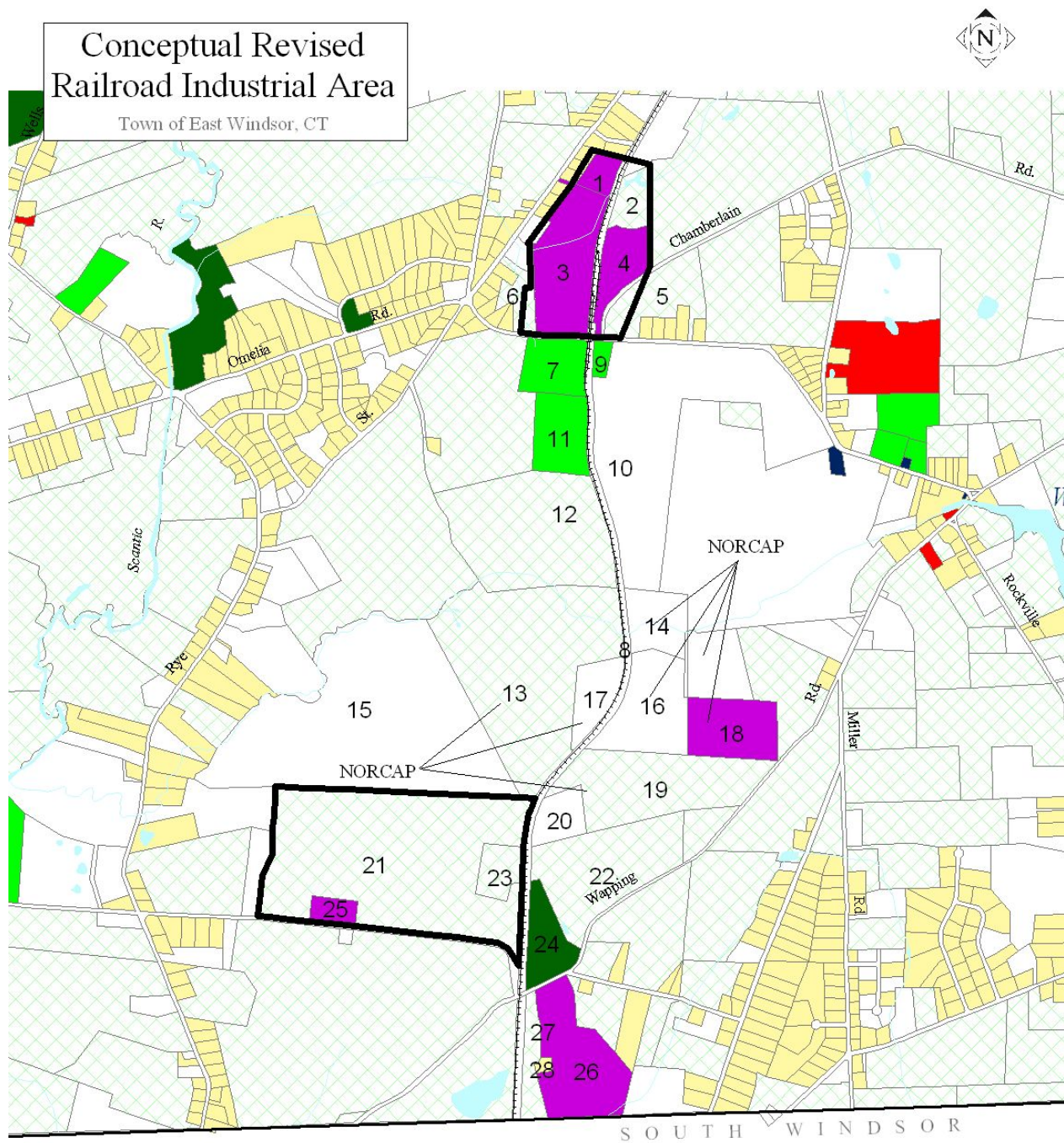
In addition to the restructuring of business zoning along Route 5, East Windsor must address the viability of an existing industrial M1 district that straddles a portion of the railroad line. Although the area includes a usable rail line, developable land, and existing business, it lacks water and sewer infrastructure and has poor road access.

Therefore, the potential for large scale development is limited. East Windsor should critically evaluate the costs and benefits of retaining all of this land as available for industrial development that may be incompatible with surrounding residential and agricultural uses.

A conceptual restructuring of this industrial district is described in the following table and map. The areas recommended for removal from the industrial district have no road access with limited land area for industrial development to justify the cost of such road development.

Conceptual M1 Railroad Industrial District Restructuring

- Reduce the size of this M-1 district as follows:
 - 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.
 - 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.
- Consider leaving the remaining block of M-1 district west of the rail line and north of Plantation Road as an M-1 district. 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.



Legend



0 1000 Feet

Strategy:

Provide Adequate Infrastructure for Business Development

Action: Develop an Infrastructure Improvement Plan

Several of the business development goals of this Plan are contingent on providing or improving the necessary infrastructure to support new and expanded business development. The following table lists action steps, based on the analysis of conditions and opportunities provided in the Appendix.

Infrastructure Improvement Considerations

- Prepare an Infrastructure Plan that specifically considers infrastructure installation or improvements necessary to support future economic development in East Windsor. This plan should consider sanitary sewerage, public water, natural gas, electric power, telecommunications and fiber optic cable, stormwater management, and road access.
- Study the potential for commercial development of the potential Northern Business Corridor and prepare a cost-benefit analysis for the extension of sewers or use of one or more package treatment plants.
- Take action to make public the currently private extension to Craftsman Road to facilitate development of additional acreage within the Industrial Park.
- Reevaluate and revise the sewer avoidance policy to ensure that appropriate development opportunities and cost-sharing of improvements are not precluded from consideration.

Strategy:

Improve Municipal Economic Development Capability

A separate “Economic Development Action Agenda” has been prepared for the Town by Garnet Consulting Services, Inc. Implementation and periodic updating of the recommendations in that report are the actions necessary to pursue this strategy. The strategies detailed in that report are incorporated by reference into this Plan and are summarized in the implementation tables below.



Summary

The following table lists the strategies and action steps detailed in this Chapter of the Plan of Conservation and Development. Chapter 5 provides a detailed implementation plan with priorities, timeframe, and responsibilities for the strategies and action steps recommended by this Plan.

Core Strategy: Guiding Development Residential and Village Strategies and Actions

Primary Strategy: Refine Residential Development Regulations

- Action – Revise Residential Zoning Standards
- Action – Strengthen Incentives for Conservation Subdivisions
- Action – Refine Open Space Set-aside Regulations
- Action – Revise Street Design Regulations

Strategy: Maintain Housing Diversity

- Action – Reevaluate Multifamily Zoning
- Action – Permit Age-restricted Planned Residential Development

Strategy: Define Village Area Development

- Action – Evaluate Village District Designation
- Action – Establish Rural Village Delineations and Standards
- Action – Maintain Residential Standards for Melrose
- Action – Ensure Protection of Historic Structures

Core Strategy: Guiding Development Business Strategies and Actions

Primary Strategy: Restructure Business Zoning

- Action – Reconfigure East Windsor Business Corridor and Revise Regulations Accordingly
- Action – Redefine TZ5 Commercial Zoning
- Action – Expand and Define Business Zoning on Route 140
- Action – Redefine Railroad M1 District

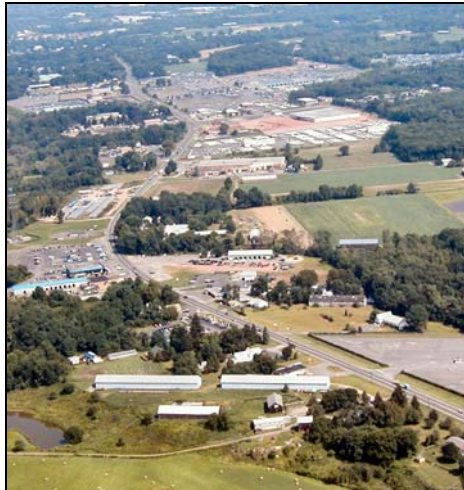
Strategy: Provide Adequate Infrastructure for Business Development

- Action – Develop an Infrastructure Improvement Plan
- Evaluate current and future status of sanitary sewers, public water, natural gas, electric power, telecommunications and fiber optic cable, stormwater management, and road access
- Prepare cost-benefit study of extension of sewers on Route 140
- Make the private extension to Craftsman Road a public street
- Reevaluate and revise the sewer avoidance policy

Primary Strategy: Improve Municipal Economic Development Capability

- Action – Implement recommendations of the Economic Development Action Agenda and periodically update the Action Agenda

Commercial Development



Core Strategy: Guiding Development

Economic Development Action Agenda

Primary Strategy: Capacity Building Initiatives

- Action – Economic Development Team Building and Training
- Action – Prepare Full Strategic Plan
- Action – Participate in Preparation of Regional Comprehensive Economic Development Strategy (CEDS)
- Action – Prepare Written Economic Development Incentive Policy
- Action – Make Sewer Connection Charges More Reasonable

Primary Strategy: Marketing Initiatives

- Action – Maintain Town Economic Development Website
- Action – Include Available Sites in CERC Site Finder Inventory
- Action – Participate in MetroHartford Alliance (and other) Marketing and Promotions Programs
- Action – Prepare Target Business Study
- Action – Improve Contact with Existing Businesses

Primary Strategy: Planning Initiatives

- Action – Prepare Infrastructure Improvement Plan
- Action – Support Zoning District and Regulations Amendments
- Action – Support Designation of Village Clusters

Primary Strategy: Development Initiatives

- Action – Take Action to allow Craftsman Road Extension
- Action – Assure Reuse of Broad Brook Mill
- Action – Speculative Building Development

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.

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,
 - fire and police stations,
 - senior center,
 - community center,
 - libraries,
 - parks and recreational assets
- school system
- infrastructure
 - public works,
 - roads,
 - sewers, and
 - electric, gas, water, and communications systems

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. 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 maps on pages A-36 and A-45 of the Appendix illustrate the location of the major municipal and public facilities in East Windsor.

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.

Survey Results:

- 69% of respondents believed that East Windsor needs better school facilities
- More than half (51%) suggested willingness to pay more taxes to support community facilities
- Over 66% agreed that Town Hall is too small for future needs
- Fewer than half (49%) believed recreational facilities were adequate

This Plan identifies a clear 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.

Town Hall



School Street Annex Site



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.

East Windsor's municipal facility conditions and requirements are detailed in the Appendix and clearly demonstrate that the Town faces immediate and near-future needs for additional offices, program space, and educational facilities.

This Plan identifies an integrated municipal facilities program as the action step to implement this strategy to support the needs of a growing and active community. The sidebar table lists the priority municipal space and facility needs identified by this Plan of Conservation and Development.

Priority Municipal Space and Facility Needs

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

Broad Brook Firehouse/Senior Center



East Windsor High School



Action: Develop an Integrated Municipal Facilities Program

These priorities will be addressed through the development of an Integrated Municipal Facilities Program that will identify opportunities for a. improvement and expansion of existing facilities, b. investment in property for future facility sites, included potential creation of a comprehensive municipal campus site. By integrating both of these options the Town will be able to meet short term requirements, invest in the community's future, and plan for longer term needs.

Based on evaluations and consideration of current conditions and available options, detailed in the Appendix, the Municipal Facilities Program consists of two basic steps: 1) implement cost effective improvements and expansions of existing facilities and 2) evaluate property acquisition to provide new facility capacity. The benefits of each action step are summarized in the following table.

A plus sign indicates positive effectiveness of the strategy to address the facility issue listed.

Strategic Options Evaluation		
Facility Issue	Improve and Expand Existing Facilities	Evaluate Property Acquisition and Municipal Campus
Administrative Offices	+	+
Second Ambulance Site		+
Senior Center		+
Future School Site		+
Community Center		+
Warehouse Point Satellite Offices	+	
Recreational Opportunities		+
Timing and Cost Predictability	+	+
Comprehensiveness		+
Site Constraints	+	

Improve and Expand Current Facilities

Although expansion opportunity is limited at existing municipal facilities, particularly the Town Hall and the Town Hall Annex as detailed in the Appendix, the Municipal Facilities Program should evaluate reorganization and relocation of offices, renovations of underutilized space, and continued sharing of meeting spaces. This option alone is not a preferred approach to meeting the Town's needs, but it may afford some time for pursuing the long term resolution of municipal facility needs through the property acquisition option discussed below.

A more ambitious expansion concept for the existing Town Hall would entail the closure of Rye Street to permit additional building coverage and necessary parking. While such a plan would be more suitable for addressing school facilities needs, as illustrated by the figure on page 4-11, it could be modified to allow expansion of the government office use of the current Town Hall.

The school system has already instituted an interim program relying on modular classrooms to meet short term needs with minimal capital investment. Additional attention to temporarily address deficiencies in some core facilities, such as athletic facilities, lockers, and laboratories, may be possible.

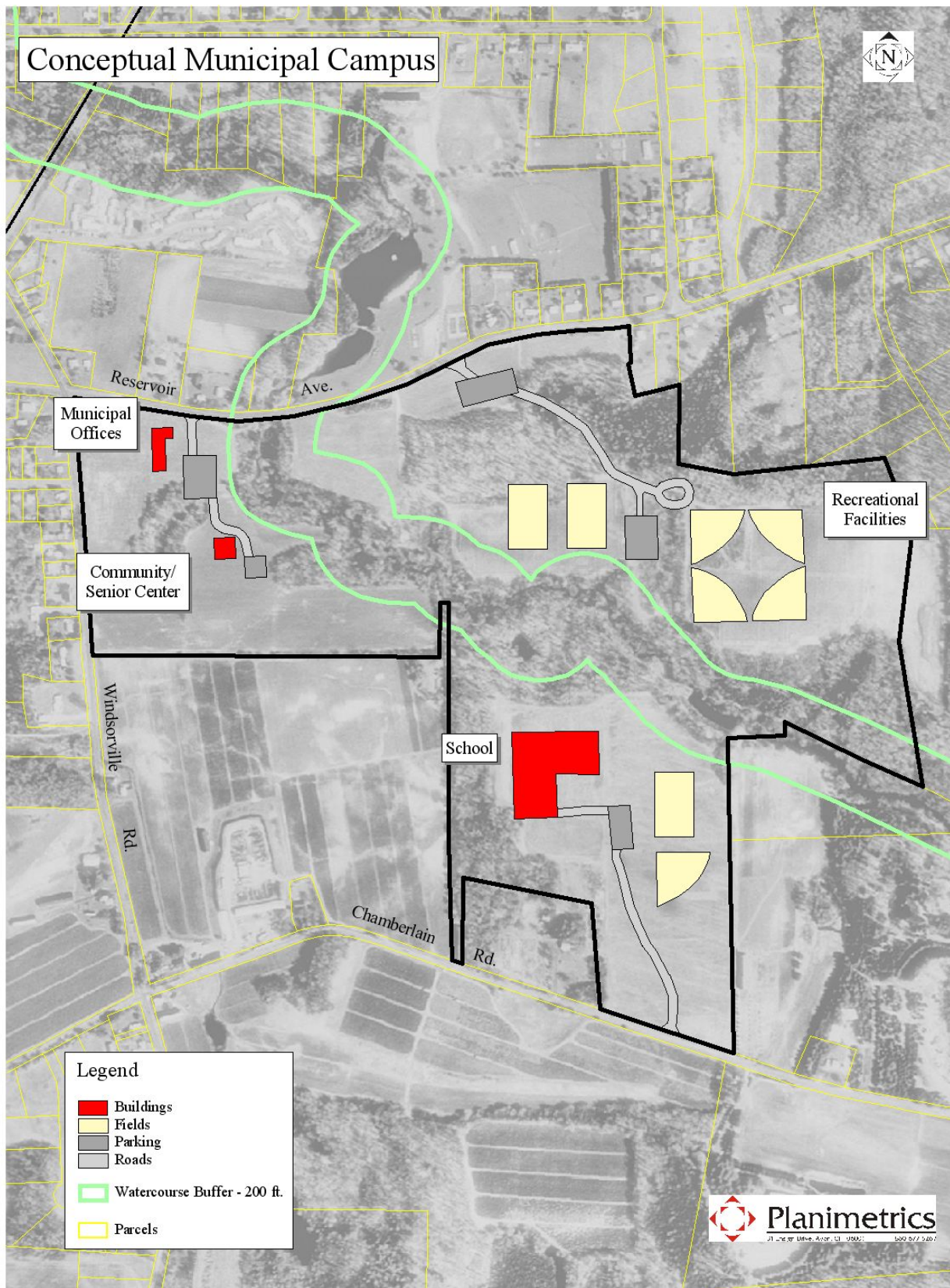
Evaluate Potential Property Acquisitions

One option is 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. A second possibility is to acquire land for and initiate planning to establish a new municipal campus to locate some or most of the facilities that will be needed over the next ten to thirty years, including a new school site. A conceptual municipal campus plan, demonstrating such a comprehensive approach, is shown on page 4-6.

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.
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.
5. 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.
6. Evaluate the potential for meeting future school system needs with a reconfiguration of the Broad Brook School complex to incorporate the current Town Hall Building and realign traffic and access.
7. Based on these assessments and evaluations, conduct necessary cost/effectiveness analyses to develop a comprehensive Integrated Municipal Facilities Program.
8. Based on these assessments and evaluations, initiate acquisition of property identified as appropriate to meet current and future facility site goals.



Strategy

Address Other Public Facility Conditions

Several public facility and infrastructure conditions in East Windsor cannot be addressed through the Municipal Facility Program or School Facility Planning Program discussed above. The following actions and tasks address these municipal and community needs.

Action: Evaluate the School Street Facility as a Satellite Town Office

East Windsor should conduct a cost/effectiveness analysis of the options available for the former school structure on School Street in Warehouse Point to establish a satellite Town Hall facility suitable for public meetings and small events, specific municipal office space, and police and ambulance headquarters space. The analysis should compare

- a. removing the structure and replacing it with a new building, and
- b. rehabilitating all or part of the existing structure for reuse.

Action: Analyze Current and Future Public Safety Facility Needs

The following table lists tasks that the Town should undertake over the ten year period of this Plan to ensure adequate of facilities to provide for public safety.

Public Safety Facility Planning Tasks

- Coordinate with the fire departments to determine the timing of additional facility needs, particularly a fourth fire station in the Windsorville area of Town. Preferred site characteristics should be identified and building sites and existing structures should be evaluated as they may become available.
- Either in conjunction with the Municipal Facilities Program discussed above or separately, the Town should provide a second ambulance storage site in the vicinity of Broad Brook.
- Begin site and fiscal planning to expand or replace the existing ambulance headquarters and garage in Warehouse Point. Such planning may be incorporated into the Town Hall Annex evaluation discussed above.
- Complete renovations to the Police Station. Continue planning for additional expansion or relocation of some or all police functions in the future.

Warehouse Point Fire Station



Police Headquarters



Action: Continue to Provide Adequate Facilities for Parks and Recreation



As East Windsor grows, increasing demands will be place on existing recreational facilities, and additional parks, athletic fields, and indoor recreation resources will become necessary. East Windsor will need to optimize use of exiting facilities and coordinate planning for future needs with the other municipal programs discussed in this Chapter.

Three specific tasks that should be implemented by the Park and Recreation Commission and staff are listed in the following table.

Park and Recreation Facilities Planning Tasks

- Monitor Town planning for open space acquisition to incorporate passive recreational designs such as greenway paths wherever possible and identify potential multiple use opportunities.
- Develop specific facility and program needs assessment for indoor programs and additional athletic fields. Provide the assessment for incorporation in the Integrated Municipal Facilities Program and for future program and capital budget planning.
- Continue to coordinate the use of athletic facilities and fields with the East Windsor School System.

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.

East Windsor Park



Volunteer Park



Strategy

Plan for Future School Facility Needs

Overview

East Windsor has three school locations: an elementary school and a middle school in Broad Brook and a high school on Route 5. The School Board recently reorganized the schools to address enrollment and demographic changes and for space efficiencies. Although this has provided adequate basic space for current conditions, it has not fully addressed the need for core facilities such as athletic facilities, lockers, laboratories, and cafeteria space, according to the Schools Superintendent.

Additionally, eight modular classrooms are installed at the Elementary School and the school administration is about to install five more. This strategy provides the administration with flexibility to respond to unexpected changes in enrollment. It also meets short term space needs to allow planning for longer term, more permanent changes. If enrollment declines, the modular units would be phased out over time.

The Administration expects that the reorganization and the use of temporary modular classrooms could meet the system needs for 5 to 7 years. However, this strategy does not address programmatic and core facility needs, such as laboratories, lockers, and cafeterias, that may require additional space in the near future regardless of actual enrollment growth.

Action: Coordinate and Integrate School and Municipal Facility Planning

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



Action: Evaluate Reconfiguration of Elementary School Campus

If the municipal offices from Town Hall were relocated, as part of the Integrated Municipal Facilities Plan, one option for use of the Town Hall could be to incorporate it as part of the Broad Brook Elementary School complex. This could include a connecting walkway or even building additions to connect the school with the Town Hall in the future. Options for use of the building might include school administration offices or the birth to school program, which needs to be associated with the elementary school.

A conceptual elementary school complex plan to illustrate the building, traffic, parking, and safe access considerations necessary for such a consolidation is shown on the facing page. The concept includes realigning access by closing off Rye Street to through traffic, relocating and expanding parking, and establishing safe pedestrian access throughout the complex. Although additional site design evaluation would be necessary, preliminary analysis shows that access and parking improvements as well as building expansion may be feasible at this location.

Action: Evaluate Need for and Feasibility of New School Construction

In conjunction with the planning for municipal offices and other facilities, the near and longer term needs of the school system must be considered. The options available for an Integrated Municipal Facility Plan include acquisition of property suitable for multiple municipal facilities, including a new school.

If a new school site were combined with a municipal campus design, some efficiency could be obtained, for example by shared use of athletic fields. The conceptual municipal campus illustrated on page 4-6 includes a hypothetical school site to demonstrate the feasibility of an integrated campus design.

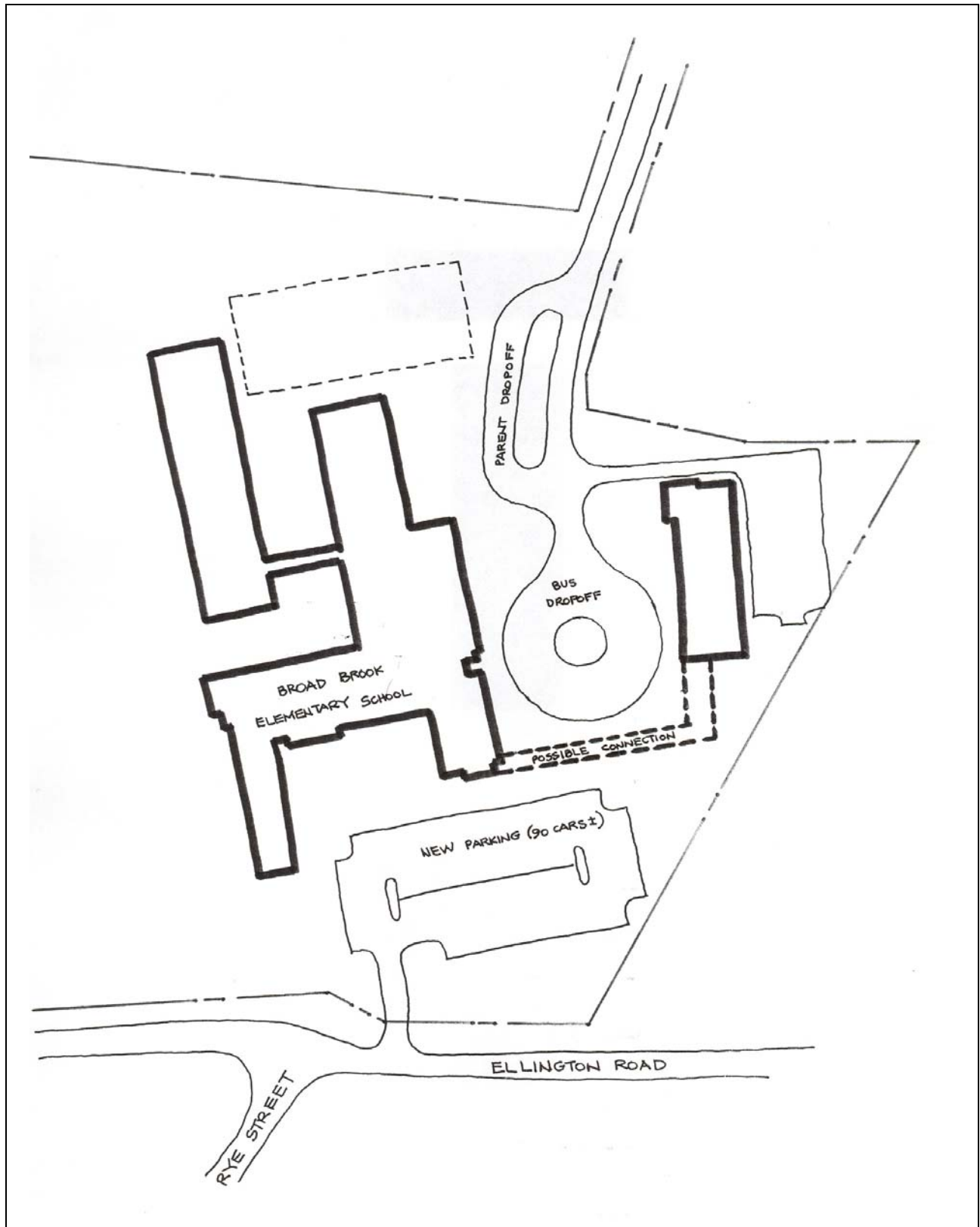
The construction of a new school might serve as the catalyst for a comprehensive reorganization of municipal facilities, even if not part of an integrated campus plan. For example, if a new high school were built, the middle school could be relocated to the current high school site and the current middle school would be available for such uses as town offices, senior center, community center and perhaps other uses. Potential reimbursement by the State for new school construction could provide a fiscal incentive for this approach.

Action: Identify and Implement Short Term Steps to Provide Core Facilities

Until a final decision on what level school to replace and a firm schedule to do so are reached, the school system will need to identify short term steps to ensure that the core facilities are adequate at all schools. This includes restructuring uses and schedules, continued use of temporary modular classrooms, and other actions to free up space for laboratories, cafeterias, lockers, and athletic facilities.

This task is properly the responsibility of the school administration and is an ongoing part of the schools management program.

Conceptual Broad Brook Elementary School Complex



Preliminary Road Classification

Interstate

Connecticut Route 91

Arterial

Connecticut Route 5

Connecticut Route 140

Major Collector

Connecticut Route 191

Newberry Road

Apothecaries Hall Road

O'Melia/Cemetery Roads

Rye Street

Wapping/Graham Roads

Rockville Road

Minor Collectors

Scantic Road

Wells/Winkler Roads

Tromley Road

Windsorville Road

Deport Street

Based on 1998 Plan of
Conservation and Development
Analysis

Priority Intersection Improvements

- Rye Street
- Wapping/Graham Roads
- Rockville Road
- Scantic Road
- Wells/Winkler Roads
- Windsorville Road

Strategy

Meet Infrastructure Needs

As detailed in the Appendix, 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 companies and utilities.

Action: Manage the Town Road System

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

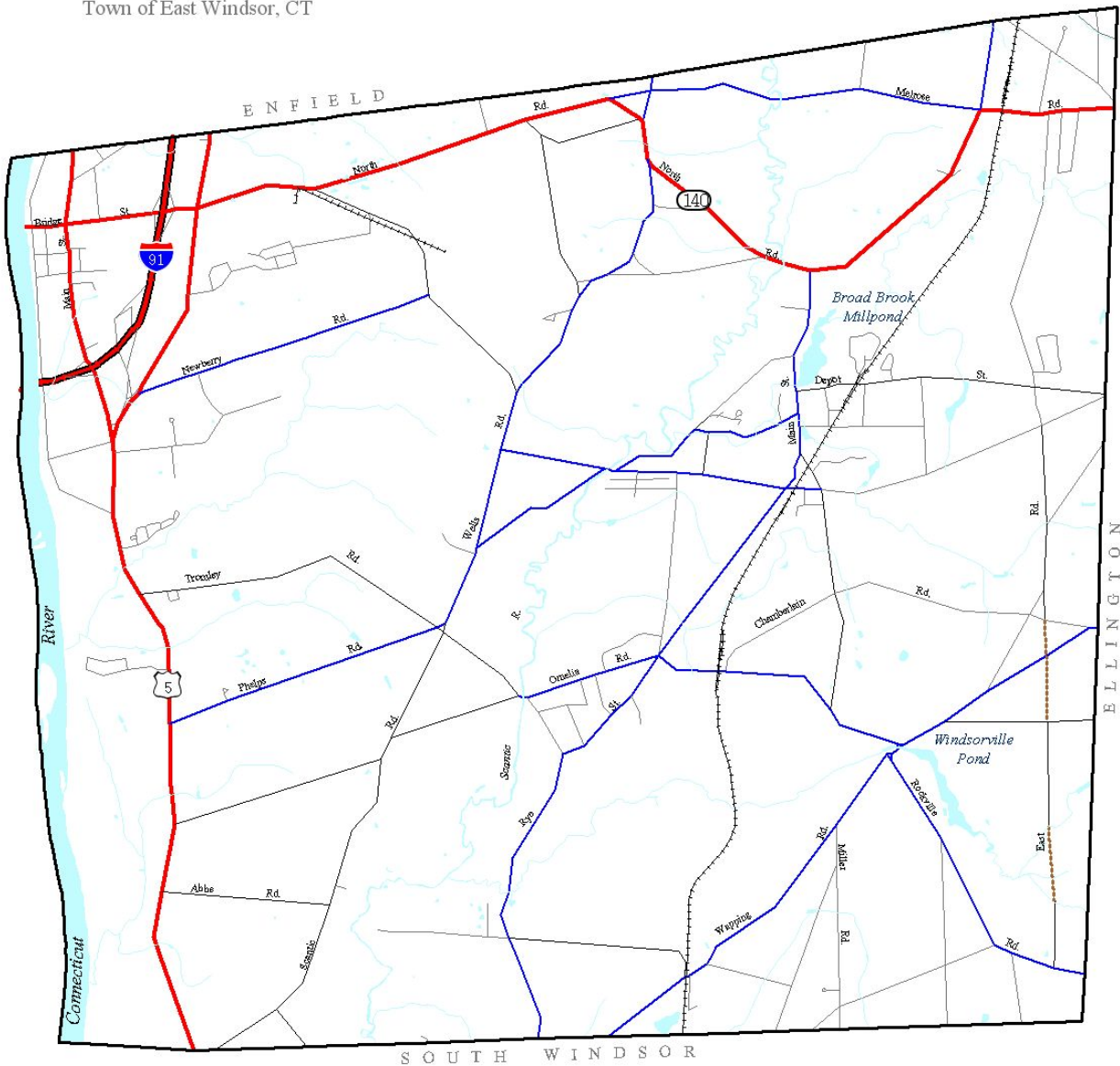
- Adopt a road classification system (see map facing page)
- Complete development of and implement pavement management program.
- Revise street design standards consistent with residential development goals of the Plan of Conservation and Development to reduce environmental and aesthetic impacts of new development.
- Adopt standards for new road storm drainage that allows and encourages the use of drainage swales and infiltration systems where feasible.
- Continue drainage system improvements and address NPDES Phase II requirements.
- Budget and schedule for improvement of intersections on collector roads.
- Complete and maintain proper salt storage structure.
- Budget and schedule for regular street and catch basin cleaning.

Town Roads



Road Classification

Town of East Windsor, CT



Legend

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Unimproved/Dirt Road

0 3000 Feet



Planimetrics

31 Ensign Drive, Avon, CT 06001 860-677-5257

Action: Evaluate Extension of the Wastewater Collection System

Based on the 1992 Water Pollution Control Facilities Plan prepared for East Windsor, the Town established a sewer service area and a Sewer Avoidance Plan.

Because the wastewater treatment plant owned and operated by the Town has capacity in excess of two times that required for the current service area, and even greater if usage is compared to the 30 day average capacity, the Town may wish to consider revising the Sewer Avoidance Area boundary. It is unlikely that additional extensions of the system will be economically justified for the residential area that constitutes most of the avoidance area, and soils are generally adequate for on site treatment of residential waste water.

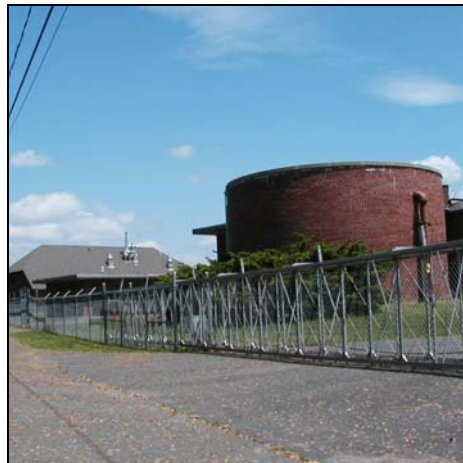
It may also occur that a development with fiscal and housing diversity benefits, such as an age restricted housing development, may be found suitable for a location abutting the current sewer service area, but within the designated avoidance area. Conceivably, environmental issues and development opportunities may warrant extension of service into the current avoidance area.

In addition to the capital improvement evaluation that would precede any sewer extensions, the site development approvals required for major developments would evaluate the benefits and effectiveness of a sewer connection compared to on-site treatment options. The Town will have ample opportunity to ensure that the benefits of any such sewer extensions will outweigh the costs and impacts.

As discussed in the Workbook on Business Development, extension of the sewer system to support additional commercial development may be an important strategy for the Town's goal of encouraging economic activity. Of primary consideration is the extension of the sewer line out Route 140 (North Road) to support a possible expansion of the business use district and to resolve existing waste management problems.

East Windsor should monitor development potential and actively seek projects that may benefit from and contribute to extension of the wastewater collection system along Route 140 and elsewhere as opportunities arise.

Wastewater Treatment Plant



Pump Station Construction



Action: Monitor Public Utility Capabilities

There are no indications of service problems or constraints with the provisions of electric, gas, and communications services in East Windsor. 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.

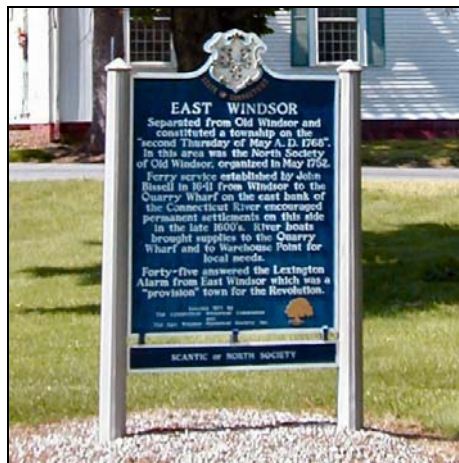
The Zoning Regulations provide standards for wireless communications facilities, which can help the Town guide such developments even when they are subject to the jurisdiction of the State Siting Council. These regulations should be kept current and referred to any applicants for local or state approval. Any such applications should be evaluated by the Town for ensuring protection of scenic and other environmental assets and for meeting telecommunications needs by residents and business in East Windsor.

Action: Maintain Municipal Signage

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.

East Windsor should include sign maintenance in its road maintenance program. The Town would also benefit from a volunteer individual or group to assist in maintenance and identifying appropriate additional signage, and raising funds as may become necessary. A potential first step could be to advertise in the Town newsletter and on its website for interested volunteers.

Municipal Signage





Summary

The following table lists the strategies and action steps detailed in this Chapter of the Plan of Conservation and Development. Chapter 5 provides a detailed implementation plan with priorities, timeframe, and responsibilities for the strategies and action steps recommended by this Plan.

Core Strategy: Meeting Structural Needs Strategies and Actions

Primary Strategy: Address Municipal Facility Needs

Action – Develop Integrated Municipal Facilities Program
Evaluate and Implement Improvements and Expansions of Existing Municipal Facilities

Evaluate Reconfiguration of Rye Street Town Hall and Elementary School Campus
Identify and Evaluate Potential Property Acquisitions

Strategy: Address Other Public Facility Conditions

Action – Evaluate the School Street Facility as a Satellite Town Office
Action – Analyze Current and Future Public Safety Facility Needs
Action: Provide Adequate Parks and Recreation Facilities
Action: Support East Windsor's Public Libraries

Strategy: Plan for Future School Facility Needs

Action – Coordinate and Integrate School and Municipal Facility Planning
Action – Evaluate Reconfiguration of Elementary School Campus
Action – Evaluate Need for and Feasibility of New School Construction
Action – Identify and Implement Short Term Steps to Provide Core Facilities

Strategy: Meet Infrastructure Needs

Action – Manage the Town Road System
Action – Evaluate Extension of the Wastewater Collection System
Action – Monitor Public Utility Capabilities
Action – Maintain Municipal Signage

Action Plan

5

Overview

A plan can work only if it is put into action. If we are to preserve and protect those assets and qualities that make East Windsor a special place, then the community must not just adopt the Plan, but must implement it! That is the challenge we all face. Implementation of the strategies and recommendations of this Plan of Conservation and Development is the main purpose of the planning process.

Implementation of a Plan of Conservation and Development typically occurs in two main phases:

- implementation of high priority strategies and actions should be initiated in a relatively short period of time if action has not already begun,
- some recommendations are implemented over the ten year planning period as determined by additional study, coordination with (or implementation by) others, or the commitment of financial resources.

In addition, some of the recommended actions may be ongoing over the term of the Plan and beyond.

The Planning and Zoning Commission has the general responsibility for monitoring and overseeing Plan implementation as well as specific responsibility for certain strategies through regulation amendments, application reviews, and other means.

Other recommendations require the cooperation of, and actions by, other local boards, commissions, and municipal agencies such as the Board of Selectmen, Zoning Commission, Inland Wetlands Commission, Board of Finance, Conservation Commission, Department of Public Works, emergency services, and other agencies.

If the Plan is to be successfully realized, it must serve as a guide to all residents, businesses, builders, developers, applicants, owners, agencies, and individuals interested in the orderly growth of East Windsor.

Implementation Tools

Using the Plan of Conservation and Development

Using the Plan of Conservation and Development as a basis for land use and other decisions will help accomplish the goals and objectives of the Plan. All land use applications before the Planning and Zoning Commission are evaluated in terms of the Plan and its various elements. Other Commissions should do the same.

Maintaining the Plan of Conservation and Development

The Planning and Zoning Commission hopes to maintain this Plan on a regular basis (see sidebar) and not wait to update it as a major undertaking every ten years. More frequent updating will provide a way for the Plan to always be tuned to the needs of the community.

The Planning Commission will remain alert to developments that have planning implications and be prepared to initiate special studies and revisions as determined necessary.

Updating the Zoning Regulations

The Zoning Regulations provide specific criteria for land use and development and these regulations are important tools to implement the recommendations of the Plan. In the near future, the Planning and Zoning Commission should review the Plan and consider zoning regulations and zoning map revisions determined necessary to:

- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

Maintaining the Subdivision Regulations

Subdivision Regulations also provide specific criteria for land development associated with subdivisions. The Planning and Zoning Commission should also review them and consider additional changes necessary to:

- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

Annual Update Process

An appropriate way to regularly update the Plan may be to update major sections of the Plan every year by:

- holding a public informational meeting to summarize the Plan recommendations and receive feedback from the community,
- holding a workshop session for local boards and other interested persons to discuss Plan strategies and suggest alternative language,
- revising Plan sections, as appropriate, and
- re-adopting the Plan (even if there are no text or map changes).

To facilitate updating, the Plan has a page-numbering system to avoid repagination of the entire document if the layout of the Plan changes.

Capital Improvement Programming

The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized over time (usually a five- or ten-year period) within local fiscal constraints.

A Plan may contain proposals, such as land acquisition or community facility development, whose implementation may require the expenditure of Town funds. This Plan recommends that such items be included in the Town's Capital Improvements Program and that funding for them be included as part of the Capital Budget.

Referral of Municipal Improvements

Section 8-24 of the Connecticut General Statutes requires that municipal improvements proposed by the Town be referred to the Planning and Zoning Commission for a report before any local action is taken. Such proposals are reviewed, in part, for consistency with the Plan of Conservation and Development. A proposal disapproved by the Planning Commission can be implemented only by a two-thirds vote at a Town Meeting.

Referral of Zoning Changes

In municipalities with separate Planning and Zoning Commissions, Section 8-3a of the Connecticut General Statutes requires that proposed changes to zoning regulations or the zoning map be referred to the Planning Commission for a report. Such proposals are reviewed, in part, for consistency with the Plan of Conservation and Development. A proposal disapproved by the Planning Commission can be adopted only by a two-thirds vote of the Zoning Commission. Currently, this provision does not apply to East Windsor.

Use of Implementation Guides


The implementation guides that follow organize the Plan recommendations by assigning priorities and primary responsibilities. These guides can be used by the Planning Commission and other boards and commissions to develop an annual work program.


Some communities have established a Plan Implementation Committee to oversee implementation of the Plan's recommendations. East Windsor should consider doing this as well.

Implementation Guides

The following implementation tables consolidate the Strategies and Action Steps provided for each of the three core strategies of Conserving Community Resources, Guiding Development, and Meeting Infrastructure Needs.

Subsequent pages of this Plan contain implementation schedules to aid in accomplishing the identified strategies and tasks. The schedules assign primary responsibilities and priorities to implementing the recommended strategies and tasks. The legends for the implementation tables are provided in the sidebar.

	A strategy is a long-term and continuing policy that does not readily lend itself to a specific schedule or measurement. On the other hand, a “priority” (indicated by a letter code) suggests how important that overall strategy may be for the Town.
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	A task is a specific action that can typically be scheduled and measured and its implementation can be readily identified. The relative priority is indicated by a number code. Most work effort in implementing the Plan is dedicated to completing the identified tasks.
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These implementation schedules should be used by the Planning and Zoning Commission and other boards and commissions to develop annual work programs for themselves and to urge other organizations to implement the strategies and tasks from the Plan that relate to their area of responsibility.

A Plan Implementation Committee would be very helpful in terms of overseeing and coordinating implementation of the Plan’s recommendations.

Implementation



Headings Legend

What	A brief description of the strategy or task
	Whether the recommendation is a strategy (bell) or a task (tools)
	A determination of relative priority for implementation
Who	The organization(s) most responsible for implementation
Done	A checkbox for designating a strategy that has been implemented
	Ongoing Strategy
	Specific Action Task









Responsibility Legend







BOS:	Board of Selectmen
BOE:	Board of Education
BOF:	Board of Finance
CC:	Conservation Commission
ChC:	Chamber of Commerce
EDC:	Economic Development Commission
FD:	Fire Departments
PD:	Police Department
PZC:	Planning and Zoning Commission
PW:	Public Works
PO:	Planning Office
WPCA:	Water Pollution Control Authority








Priority Legend

Actions:
1 – Immediate
2 – One to Five Years
3 – Ongoing or Long Term
Strategies:
A – Highest Priority
B – Ongoing Priority

Core Strategy: Conserving Community Resources Strategies and Actions













What			Who	Done
Primary Strategy: Preserve More Open Space				
Action - Develop an Open Space Preservation Program				
<ul style="list-style-type: none"> Establish a separate Conservation Commission and assign it to implement open space program 		1	BOS	<input type="checkbox"/>
<ul style="list-style-type: none"> Develop open space evaluation tools 		1	CC	<input type="checkbox"/>
<ul style="list-style-type: none"> Recommend open space priorities for regulations and other open space efforts in East Windsor 		1	CC	<input type="checkbox"/>
<ul style="list-style-type: none"> Establish open space funding mechanisms 		A	BOS, BOF, CC	
<ul style="list-style-type: none"> Prepare, implement, and regularly update an Open Space Action Plan 		2	CC	<input type="checkbox"/>
<ul style="list-style-type: none"> Maintain an inventory of existing open space 		A	CC	

Strategy: Preserve Community Assets				
Action - Continue 490 Tax Abatement for Farmland		A	BOS, BOF	
Action - Ensure Supportive Standards for Farming Activities		B	PZC, BOS	
Action - Provide Marketing Support for Local Farms		B	EDC, PW, BOS	
Action - Adopt Policy for Agricultural Use of Municipal Land		3	CC, BOS	<input type="checkbox"/>
Action - Protect Scenic Roads		2	HC, BOS, PZC, PW	<input type="checkbox"/>
Action - Support Historic and Cultural Assets		A	HC, EDC, BOS	

Strategy: Protect Environmental Quality				
Action - Separate Wetlands and Conservation Commissions		1	BOS, IWWA/CC	<input type="checkbox"/>
Action - Adopt Aquifer Protection Regulations		1	PZC, BOS	<input type="checkbox"/>
Action - Revise Earth Excavation Regulations		2	PZC	<input type="checkbox"/>
Action - Revise Impervious Surface Standards		2	PZC	<input type="checkbox"/>
Action - Consider Environmental Ordinances		2	BOS, CC	<input type="checkbox"/>
Action - Monitor Existing and Potential Environmental Problems		A	CC	
Action - Continue Regional Environmental Program Participation		B	BOS, CC, IWWA	












Core Strategy: Guiding Development

Residential and Village Strategies and Actions

What			Who	Done
Primary Strategy: Refine Residential Development Regulations				
Action – Revise Residential Zoning Standards		1	PZC	<input type="checkbox"/>
Action – Strengthen Incentives for Conservation Subdivisions		2	PZC	<input type="checkbox"/>
Action – Refine Open Space Set-aside Regulations		1	PZC, CC	<input type="checkbox"/>
Action – Revise Street Design Regulations		2	PZC, PW	<input type="checkbox"/>
Strategy: Maintain Housing Diversity				
Action – Reevaluate Multifamily Zoning		A	PZC	
Action – Permit Age-restricted Planned Residential Development		2	PZC	<input type="checkbox"/>
Strategy: Define Village Area Development				
Action – Evaluate Village District Designation		1	PZC, HC, BOS	<input type="checkbox"/>
Action – Establish Rural Village Delineations and Standards		2	PZC, HC, BOS	<input type="checkbox"/>
Action – Maintain Residential Standards for Melrose		A	PZC	
Action – Ensure Protection of Historic Structures		A	PZC, HC	



















Core Strategy: Guiding Development

Business Strategies and Actions

What			Who	Done
Primary Strategy: Restructure Business Zoning				
Action – Reconfigure East Windsor Business Corridor and Revise Regulations Accordingly		1	PZC, EDC	<input type="checkbox"/>
Action – Redefine TZ5 Commercial Zoning		1	PZC	<input type="checkbox"/>
Action – Expand and Define Business Zoning on Route 140		1	PZC	<input type="checkbox"/>
Action – Redefine Railroad M1 District		2	PZC	<input type="checkbox"/>
Strategy: Provide Adequate Infrastructure for Business Development				
Action – Develop an Infrastructure Improvement Plan				
<ul style="list-style-type: none"> Evaluate current and future status of sanitary sewers, public water, natural gas, electric power, telecommunications and fiber optic cable, stormwater management, and road access 		B	WPCA, PW, BOS, PO	
<ul style="list-style-type: none"> Prepare cost-benefit study of extension of sewers on Route 140 		1	WPCA, PO	<input type="checkbox"/>
<ul style="list-style-type: none"> Make the private extension to Craftsman Road a public street 		2	BOS	<input type="checkbox"/>
<ul style="list-style-type: none"> Reevaluate and revise the sewer avoidance policy 		A	PZC, WPCA	
Primary Strategy: Improve Municipal Economic Development Capability				
Action – Implement recommendations of the Economic Development Action Agenda and periodically update the Action Agenda		1	EDC, BOS	


















Core Strategy: Guiding Development

Economic Development Action Agenda

What			Who	Done
Primary Strategy: Capacity Building Initiatives				
Action – Economic Development Team Building and Training		2	All	<input type="checkbox"/>
Action – Prepare Full Strategic Plan		1	EDC	<input type="checkbox"/>
Action – Participate in Preparation of Regional Comprehensive Economic Development Strategy (CEDS)		B	EDC, PO	
Action – Prepare Written Economic Development Incentive Policy		2	EDC, BOS, PO	<input type="checkbox"/>
Action – Make Sewer Connection Charges More Reasonable		1	EDC, BOS, WPCA	<input type="checkbox"/>
Primary Strategy: Marketing Initiatives				
Action – Maintain Town Economic Development Website		A	EDC	
Action – Include Available Sites in CERC Site Finder Inventory		B	EDC	
Action – Participate in MetroHartford Alliance (and other) Marketing and Promotions Programs		B	EDC	
Action – Prepare Target Business Study		2	EDC	<input type="checkbox"/>
Action – Improve Contact with Existing Businesses		B	EDC, ChC	
Primary Strategy: Planning Initiatives				
Action – Prepare Infrastructure Improvement Plan		1	All	<input type="checkbox"/>
Action – Support Zoning District and Regulations Amendments		A	EDC, ChC	
Action – Support Designation of Village Clusters		A	EDC, ChC	
Primary Strategy: Development Initiatives				
Action – Take Action to allow Craftsman Road Extension		2	EDC, BOS, Private	<input type="checkbox"/>
Action – Assure Reuse of Broad Brook Mill		2	EDC, BOS	<input type="checkbox"/>
Action – Speculative Building Development		B	BOS, EDC, PO	

Core Strategy: Meeting Structural Needs

Strategies and Actions

What			Who	Done
Primary Strategy: Address Municipal Facility Needs				
Action – Develop Integrated Municipal Facilities Program <ul style="list-style-type: none"> Evaluate and Implement Improvements and Expansions of Existing Municipal Facilities 		1	BOS, PO, PW, PD, FD	<input type="checkbox"/>
<ul style="list-style-type: none"> Evaluate Reconfiguration of Rye Street Town Hall and Elementary School Campus 		3	BOS, PO, BOE	<input type="checkbox"/>
<ul style="list-style-type: none"> Identify and Evaluate Potential Property Acquisitions 		1	BOS, PO, BOE	<input type="checkbox"/>
Strategy: Address Other Public Facility Conditions				
Action – Evaluate the School Street Facility as a Satellite Town Office		2	BOS, PO	<input type="checkbox"/>
Action – Analyze Current and Future Public Safety Facility Needs		2	PD, FD, BOS	<input type="checkbox"/>
Action: Provide Adequate Parks and Recreation Facilities		A	PRC, PO	
Action: Support East Windsor’s Public Libraries		A	BOS, LA	
Strategy: Plan for Future School Facility Needs				
Action – Coordinate and Integrate School and Municipal Facility Planning		A	BOS, BOE, PO	
Action – Evaluate Reconfiguration of Elementary School Campus		3	BOS, BOE	<input type="checkbox"/>
Action – Evaluate Need for and Feasibility of New School Construction		1	BOE	<input type="checkbox"/>
Action – Identify and Implement Short Term Steps to Provide Core Facilities		1	BOE	<input type="checkbox"/>
Strategy: Meet Infrastructure Needs				
Action – Manage the Town Road System		A	PW	
Action – Evaluate Extension of the Wastewater Collection System		1	WPCA, BOS, PO, EDC	<input type="checkbox"/>
Action – Monitor Public Utility Capabilities		B	PO	
Action – Maintain Municipal Signage		B	PW	

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Conclusion

6

Overview

East Windsor is at a crossroad and must take steps now to ensure that the community's future is as bright as its past. Implementation of the recommendations of this Plan will provide East Windsor with the tools necessary to face the challenges and opportunities before the Town.

This Plan of Conservation and Development has identified a series of strategies and action steps to achieve the basic goals identified as Plan Visions. These visions are

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

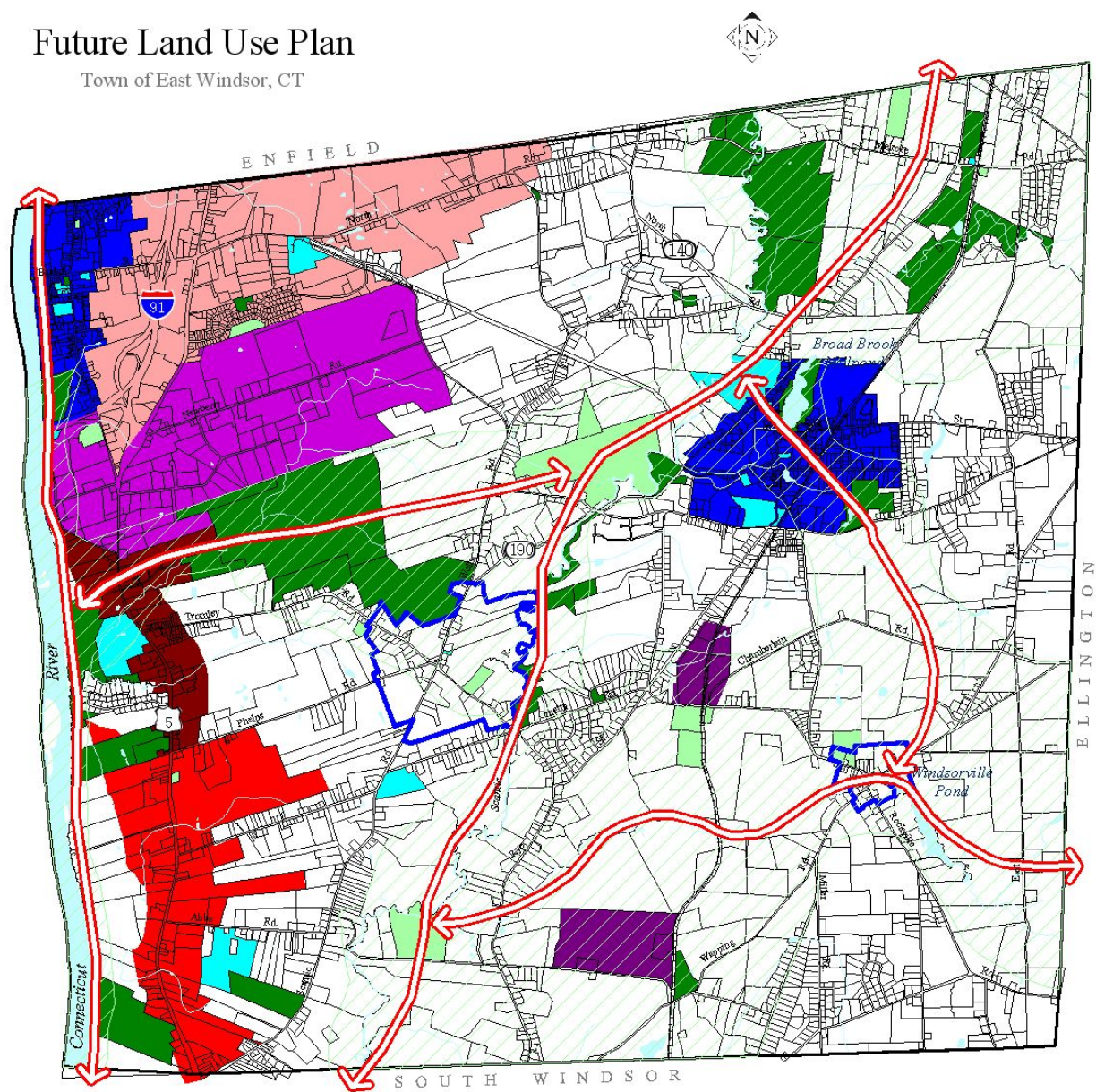
Plan Consistency

The State Plan of Conservation and Development, in Draft form at the time of this writing, and the CRCOG Regional Plan of Conservation and Development were reviewed to determine consistency of the East Windsor Plan with the policies of the State and Regional Plans. The zoning recommendations, development strategies, and conservation priorities in the East Windsor Plan do not include any inconsistencies with the Draft State Plan or the Regional Plan.

Future Land Use Plan

The map on the following page is a graphic representation of the structural, zoning, and land use issues and strategies presented in this Plan. While this does not, alone, constitute the Town's Plan, nor is it a recommended zoning map, it provides an overview of some of the critical issues that may be illustrated by categories on such a map. It is expected that this map will evolve and develop, as the Community proceeds through the recommended implementation process.

Town of East Windsor, CT



Legend

- | | | |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  Rural Village |  Dedicated Open Space & Preserved Agriculture |  Conceptual Open Space Connections |
|  District Village |  Managed Open Space |  Conceptual Open Space Corridors |
|  Central Business Corridor |  Municipal and Private Community Facility |  Water |
|  Northern Business Corridor |  Residential | |
|  Core Industrial | | |
|  Southern Business | | |
|  Railroad Industrial Area | | |

0 3000 Feet



Planimetrics

East Windsor 2004 Plan of Conservation and Development Conditions and Analyses

Appendix
September 24, 2004

Overview

In preparing this Plan of Conservation and Development for the Town of East Windsor, the Planning and Zoning Commission reviewed and analyzed demographic and fiscal data and current conditions pertaining to conservation issues, economic and residential development, and infrastructure.

Summaries of these analyses are provided in this Appendix for ready referral by reviewers of this Plan of Conservation and Development. These summaries are

- Conditions and Trends: History, Demographics, Economics, and Fiscal Conditions
- Conservation Issues: Land, Water, Open Space, Environment, Cultural
- Development Issues: Residential, Village, and Business
- Infrastructure Issues: Municipal, Utility, Structural

*“If we could first
know where we
are, and whither
we are tending, we
could better judge
what to do, and
how to do it.”*

Abraham Lincoln

East Windsor Academy



Broad Brook Opera House



Broad Brook Mill



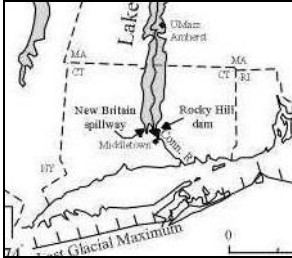
East Windsor Plaque



Conditions and Trends

History of East Windsor

Glacial Lake Hitchcock



East Windsor's landscape is primarily the result of glacial processes occurring approximately 15,000 to 18,000 years ago. As the glacial wall retreated northward, deposits created a huge dam across what is now the Connecticut River Valley, a rift valley created by tectonic forces 65 to 225 million years ago. What is today called Lake Hitchcock formed behind the dam, covering most of the land that makes up East Windsor.

When the dam ultimately failed, the fine silts and clays deposited over thousands of years were exposed. Receding water carved terrace escarpments across the former lake bottom, many of which remain evident today. More significantly, this process left behind the flat, fertile, and relatively stone free soils that attracted early settlers.

Native Americans may have settled in this area about 10,000 years ago. By the early 1600s, human settlements in this area had organized into several Native American tribes (Tunxis, Poquonocks, and Podunks). These tribes subsisted primarily as hunters and gatherers although there is evidence they also fished and did rudimentary agriculture.

Early European exploration, notably by Dutchman Adriaen Block, attracted additional exploration and the opening of trade with the Native American tribes along the shoreline and inland along the "great tidal river." Settlers were attracted from the Massachusetts Bay Colony and in 1633 the Town of Windsor was settled. Windsor eventually divided into at least 20 towns including, in 1768, the Town of East Windsor.

Broad Brook 1905



MAIN STREET in Broad Brook looking north in 1905, Opera House on right. —[Photo loaned by James L. Hall]

From a census population of 2,600 in 1790, East Windsor grew to 3,600 by 1849. East Windsor was primarily an agricultural community through the Colonial period and well into the 19th century. Farming and population declined before the Civil War as residents left for better farming opportunities elsewhere, and the town's population declined between 1840 and 1860.

The railroad arrived in the 1860, followed by trolleys around the turn of the century. Both were important means of public transportation until the advent of the automobile. By 1929, buses replaced trolleys as the main form of public transportation.

From the end of the Civil War through 1940, the population stabilized between 3,000 and 4,000 persons, supported by continued agriculture and small industries, most notably the Broad Brook Woolen Mill, which employed several hundred people until its closure in 1953.

The post-World War II spread of people into suburbs and the post-war baby boom hit East Windsor along with many Connecticut towns, and the effects are still seen today. Along with the population came new economic forces, leading to the diverse and growing industrial and commercial activity seen in East Windsor today.

Over the past 100 years, five distinct village centers within East Windsor have arisen and assumed considerable importance to the community. Maintaining and enhancing the intrinsic character of East Windsor will require careful planning attention to these village centers.

Although industrial and commercial development dominate the economic picture of East Windsor today, its landscape and soils still influence land use in the town. Sand and gravel is mined for use in development. Agriculture remains an important business activity, both economically and culturally. Nursery growers take advantage of the fertile, flat soils. Commercial and private horse farms are numerous and shade grown tobacco is still an important crop grown in East Windsor.

More recent developments that have significant planning implications are the establishment of industrial districts and regional commerce centers. The Town has encouraged such development through the creation of industrial parks and the development of sanitary sewers in certain areas.

East Windsor's economy has evolved and adapted to trends that have affected all of Connecticut over the years. Most recently, the Town's favorable location relative to transportation, commuting, and other commercial and industrial centers is driving its economic development and is a major factor in planning for the Town's economic future. At the same time, as will be discussed, this favorable location, combined with the quality of life and intrinsic character of the Town, is attracting new residential development, another key planning factor.

Text and Tables

East Windsor Villages

Broadbrook

Warehouse Point

Melrose

Windsorville

Scantic



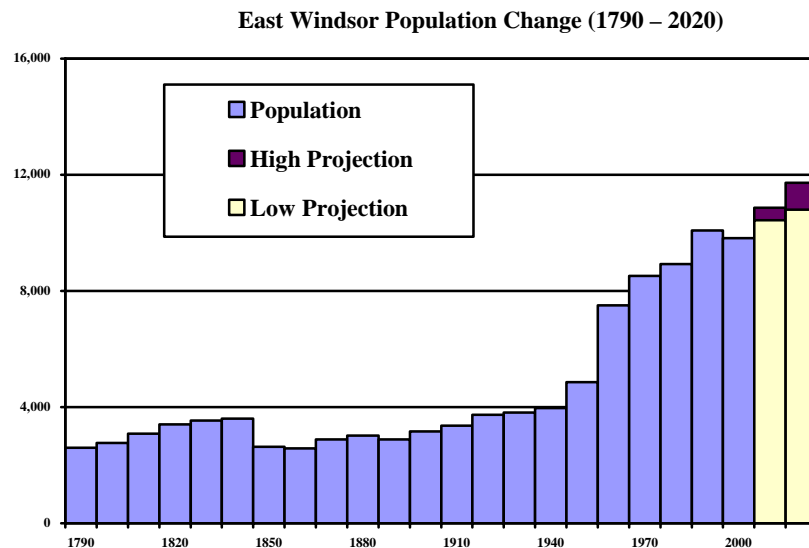
Year	Population	
1900	3,158	
1910	3,362	
1920	3,741	
1930	3,815	
1940	3,967	
1950	4,859	
1960	7,500	
1970	8,513	
1980	8,925	
1990	10,081	
2000	9,818	
2010	10,440	10,870
2020	10,800	11,720

1900 – 2000 Census, Projections in italics.
Low projections from the CT Office of
Policy & Management. High projections
based on continued 1960-2000 growth.

Demographics

According to the U.S. Census Bureau, East Windsor had a population of 9,818 people in the year 2000, a decline of 263 people from the 1990 Census. The population of Connecticut grew by 3.6 percent during this same period. However, the population decline reported for East Windsor may reflect a temporary high rate of vacancy in a major housing development due to renovations that were underway there during the census period. Therefore, the high growth projection shown in the sidebar and the chart below has been adjusted to account for this presumed temporary decline.

After the dramatic post war population increase of the 1950s (54%), East Windsor has shown steady growth averaging approximately 7 percent per decade from 1960 to 2000. This compares to statewide population growth of about 8 percent per decade over the same period.



The chart and the sidebar on the facing page illustrate population growth in East Windsor and provide low and high projections for the first two decades of the 21st century. The low projection is from the 1995 Connecticut Office of Policy and Management analysis, which is widely regarded as outdated. To address the presumed Census 2000 undercount of temporary multifamily vacancies, a high population projection was calculated by assuming zero percent growth from 1990 to 2000 (rather than the nearly 3 percent decline reported by the Census). A calculated average growth rate of 8 percent per decade, based on actual 1970 to adjusted 2000 growth rates, was applied to derive the high projections.

These population projections provide a reasonable range for the Town to consider in the preparation of its Plan of Conservation and Development.

Age Composition

For planning purposes, changes in age composition may be just as significant as growth rates. Population projections can help assess the potential implications of demographic changes on municipal services and housing types.

The projections of future age compositions prepared by the Connecticut Census Data Center in 1995, tabulated below, are regarded as outdated and do not reflect the latest Census information. Therefore these projections should be considered only as indicators of general trends.

For planning purposes, the age composition of a community can be evaluated for consideration of needs or concerns for different age groups

- children (ages 0-19),
- adults (ages 20-54), and
- mature residents (ages 55 and up).

As shown in the sidebar table, East Windsor's age composition closely tracks that of the State as a whole.

In addition, each of these groups can be further broken down into two or more sub-groups for specific purposes based on the data listed in the following table. Note that the projections by age category are based on the 1995 State calculations and are therefore not consistent with the high projections prepared for this report.

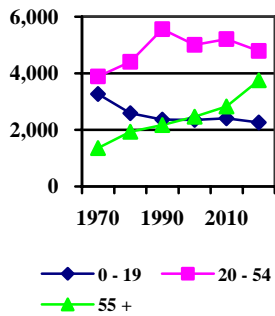
2000 Age Composition		
	East Windsor	State
0 - 19	24%	27%
20 - 34	18%	19%
35 - 54	33%	31%
55 - 64	10%	9%
65 +	15%	14%
Source 2000 Census		

East Windsor Age Composition (1970 to 2020)

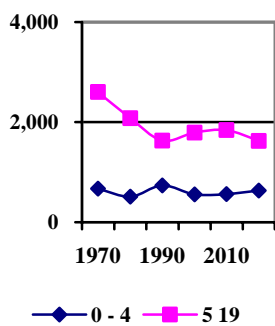
Ages	Actual				Projections	
	1970	1980	1990	2000	2010	2020
0-4	668	510	733	559	564	634
5-19	2,599	2,078	1,627	1,790	1,842	1,622
20-34	1,782	2,405	3,040	1,796	1,809	2,119
35-54	2,106	2,003	2,514	3,211	3,398	2,672
55-64	759	951	920	1,018	1,265	1,888
65 +	599	978	1,247	1,444	1,562	1,864
Total	8513	8,925	10,081	9,818	10,440	10,800

1970 - 2000 Census, Projections by Connecticut Census Data Center (1995)

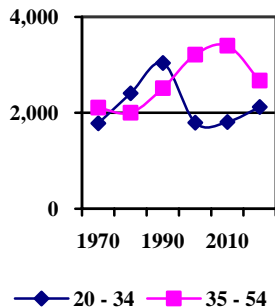
All Age Groups



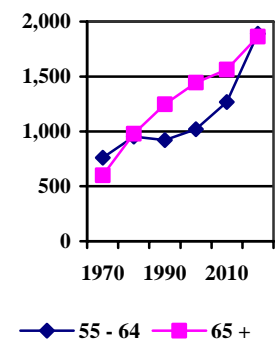
Children (Ages 0 - 19)



Adults (Ages 20 - 54)



Mature Adults (55+)



Demographic Trends

Based on this data and expected population trends in East Windsor, we can anticipate the following changes in the community over the next 20 years.

Description	Age Range	Needs	Projection To 2020
Infants	0 to 4	<ul style="list-style-type: none"> Child Care 	Slight increase by 2020
School Age	5 to 19	<ul style="list-style-type: none"> School facilities Recreation facilities Recreation programs 	Lower by 2020
Young Adults	20 to 34	<ul style="list-style-type: none"> Rental housing Starter homes Social destinations 	Higher by 2020
Middle Age	35 to 54	<ul style="list-style-type: none"> Family programs Trade-up homes 	Lower by 2020
Mature Adults	55 to 65	<ul style="list-style-type: none"> Smaller homes Second homes 	Much higher by 2020
Retirement Age	65 and over	<ul style="list-style-type: none"> Tax relief Housing options Elderly programs 	Much higher by 2020

Several demographic changes are anticipated in East Windsor over the next twenty years. As can be seen from the first chart in the sidebar, East Windsor is expected to see significant growth in the number of mature adults (ages 55 and over) and slow growth in the younger age groups. While it may seem that all new growth is expected to be older residents, it is primarily caused by the aging of existing residents.

By 2020, mature adults will comprise over one third of the total population of East Windsor. The expansion of municipal services such as social and housing programs may be necessary to support this growing population.

Housing

According to the U.S. Census Bureau, East Windsor had 4,078 housing units in 2000, an increase of 178 units, or nearly five percent, from 1990. This increase also supports the assumption discussed above regarding the likely Census undercount in 2000.

Over 60 percent of the housing stock of East Windsor is single-family residential units. With nearly 40 percent of housing stock as multi-family, East Windsor has a very diverse housing stock, which contributes to the availability of affordable housing, as defined by Connecticut General Statutes. Over 15% of East Windsor housing qualifies as affordable, compared to under 11% statewide.

For planning considerations, this exempts the Town from the appeal provisions of Connecticut General Statutes Section 8-30g, which may override local land-use decisions.

Development Trends

Development trends are illustrated in the following table, prepared by the East Windsor Planning and Zoning Department. While this data shows year to year fluctuations, the trend over the past two decades had been relatively stable for new single family residential units, which may be considered the most important development category for most planning purposes.

East Windsor New Construction Trends

Years	Single Family	Units/ Year	Multi Family	Units/ Year	Mobile Homes	Units/ Year	Commercial Industrial	Units/ Year
1980-84	65	13	119	23.8	17	3.4	57	11.4
1985-89	149	29.8	511	102.2	16	3.2	74	14.8
1990-94	50	17.4	48	9.6	8	1.6	27	5.4
1995-99	134	26.8	35	7	31	6.2	30	6
2000	56	-	5	-	12	-	9	-
1980-89	214	21.4	630	63	33	3.3	131	13.1
1990-99	221	22.1	83	8.3	39	3.9	57	5.7
1980-2000	491	23.3	718	34.2	83	3.9	197	9.4

Source: Town of East Windsor

Housing Growth

1960	2,081
1970	2,590
1980	3,140
1990	3,900
2000	4,078

1960-90 Censuses. CT - DECD

Median Housing Price 1999

Windsor	\$139,000
So. Windsor	\$138,495
Bloomfield	\$125,000
Enfield Milford	\$117,500
Windsor Locks	\$106,950
East Windsor	\$96,925
Connecticut	\$149,000

CT Economic Policy Council 1999

'Affordable Housing'

East Windsor	15.4%
State	10.7%

Source: CT Department of Economic & Community Development

Affordable housing is defined by Connecticut General Statutes as either financially assisted housing or set-aside housing for persons meeting specific income definitions.

**Where East Windsor
Residents Commuted To:**

	% resident labor force
East Windsor	15%
Enfield	14%
Hartford	13%
Windsor Locks	13%
Windsor	9%
East Hartford	7%
South Windsor	6%

T Policy & Economic Council 1999-2000

**Where East Windsor
Residents Commuted
From:**

	% resident labor force
East Windsor	18%
Enfield	18%
Massachusetts	12%
Windsor Locks	4%
Hartford	3%
Windsor	3%
South Windsor	3%

T Policy & Economic Council 1999-2000

Economy

East Windsor is both a residential suburb for persons working in many other area towns and an employment center for many residents of East Windsor and surrounding towns. The Tables below demonstrate the employment relationships of East Windsor and area towns, which data is important for understanding many planning issues such as housing demand, transportation patterns, economic development potential, and municipal services.

Jobs and Housing

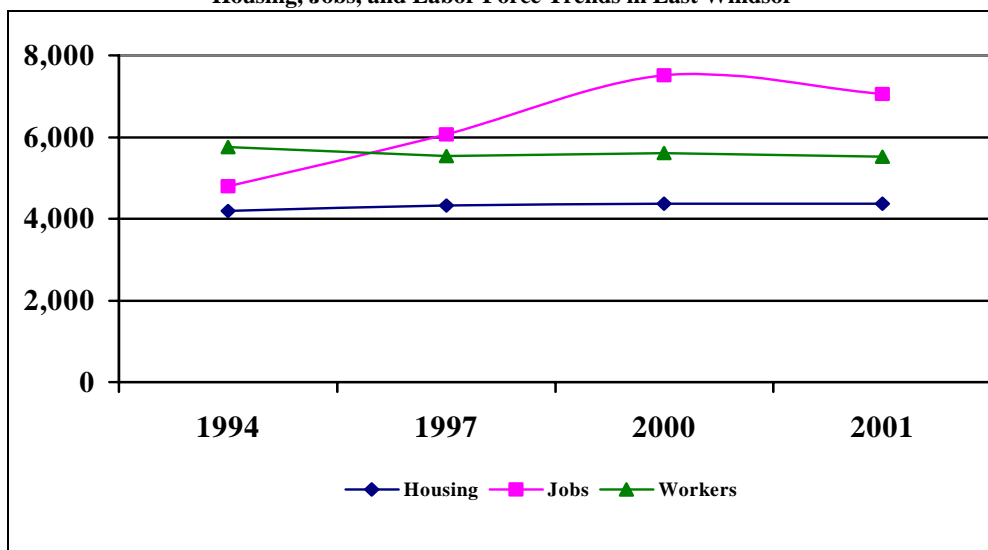
East Windsor business and industry provide more jobs than the community has people in the workforce. While the ratio is not as great as in the urban centers nearby, it does exceed the many outlying communities that are more residential.

East Windsor Jobs and Housing Data

Town	Number of Jobs	Number of Housing Units	Jobs/Housing Ratio*	Number of Workers	Jobs/Worker Ratio
Windsor Locks	14,580	5,049	309%	6,596	236%
Bloomfield	18,350	8,144	225%	9,845	186%
Hartford	122,200	54,540	224%	52,423	233%
East Granby	3,810	1,902	200%	2,429	157%
Windsor	18,660	10,790	173%	14,341	130%
East Windsor	7,060	4,366	162%	5,517	128%
South Windsor	11,400	9,020	126%	13,229	86%
County	489,010	353,022	139%	418,970	117%
Connecticut	1,682,800	1,385,975	121%	1,717,653	97%

*Approximate, housing data from 1999, employment and jobs data from 2001
Nov. 2003 DECD Connecticut Town Profiles

Housing, Jobs, and Labor Force Trends in East Windsor



As the chart above indicates, East Windsor has grown in importance as a regional source of employment, even as the number of workers living in the Town and the housing supply have remained relatively stable.

Economic Trends

As may be seen from the data presented above, East Windsor has experienced strong economic growth over the past ten to twenty years or so. Local employment in East Windsor grew by 2400 jobs (non-farm employment) between 1990 and 2000. This clearly reflects the significant development experienced in East Windsor over the past decade.

The following table documents the dramatic growth in employment in East Windsor over the last 40 years.

East Windsor Non-Agricultural Employment by Major Category

	1963	1970	1980	1990	2000
Goods Producing Industries	939	383	1,110	790	1,650
Construction	49	67	140	280	340
Manufacturing	896	316	970	510	1,310
Trade Industries	300	548	1,660	2,550	2,460
Wholesale	42	56	660	1,080	1,140
Retail	258	492	1,000	1,470	1,320
Services Producing Industries	270	600	940	1,490	3,400
Transportation & Utilities	n/r	n/r	n/r	n/r	640
Finance, Insurance, & R.E.	20	39	0	150	110
Services (incl. Non-profit)	126	216	520	930	2,130
Government	124	345	420	410	520
Total Non-Agric. Employment	1,509	1,531	4,060	5,110	7,510

CT Department of Labor; n/r: not reported

Appropriate guidance for future economic development is a key issue to be considered throughout the planning process and is the subject of an economic development evaluation undertaken by Garnet Consulting Services for inclusion in this Plan.



Definitions

Developed Land - land that has buildings, structures, or improvements used for a particular economic or social purpose (such as residential or institutional)

Committed Land - land that is used for a particular economic or social purpose (including developed land and dedicated open space)

Vacant Land - land that is not developed or committed

Dedicated Open Space - land or development rights owned by the Federal government, the State, the Town, land trusts, or conservation organizations intended to remain for open space purposes.

Managed Open Space - land owned by fish and game clubs, cemeteries, recreational clubs, and other organizations which is used for other purposes but provides open space benefits.

Land Use

Land uses in East Windsor, as typically characterized, are shown on the map on the facing page. East Windsor contains approximately 17,150 acres. Of this area, approximately 362 acres (2% of the town) is covered by water.

The land use survey estimates that nearly 6,200 acres or about 36% of the town area is either developed for residential, business, or industrial purposes, or committed to a specific use such as open space or municipal use.

Dedicated open space occupies 5 % of all land within the town. Another 24 % of the Town is temporarily constrained from development by easements or through the tax abatement program know as Public Act 490 assessment. This land is not considered permanently protected and could potentially be converted for development purposes in the future.

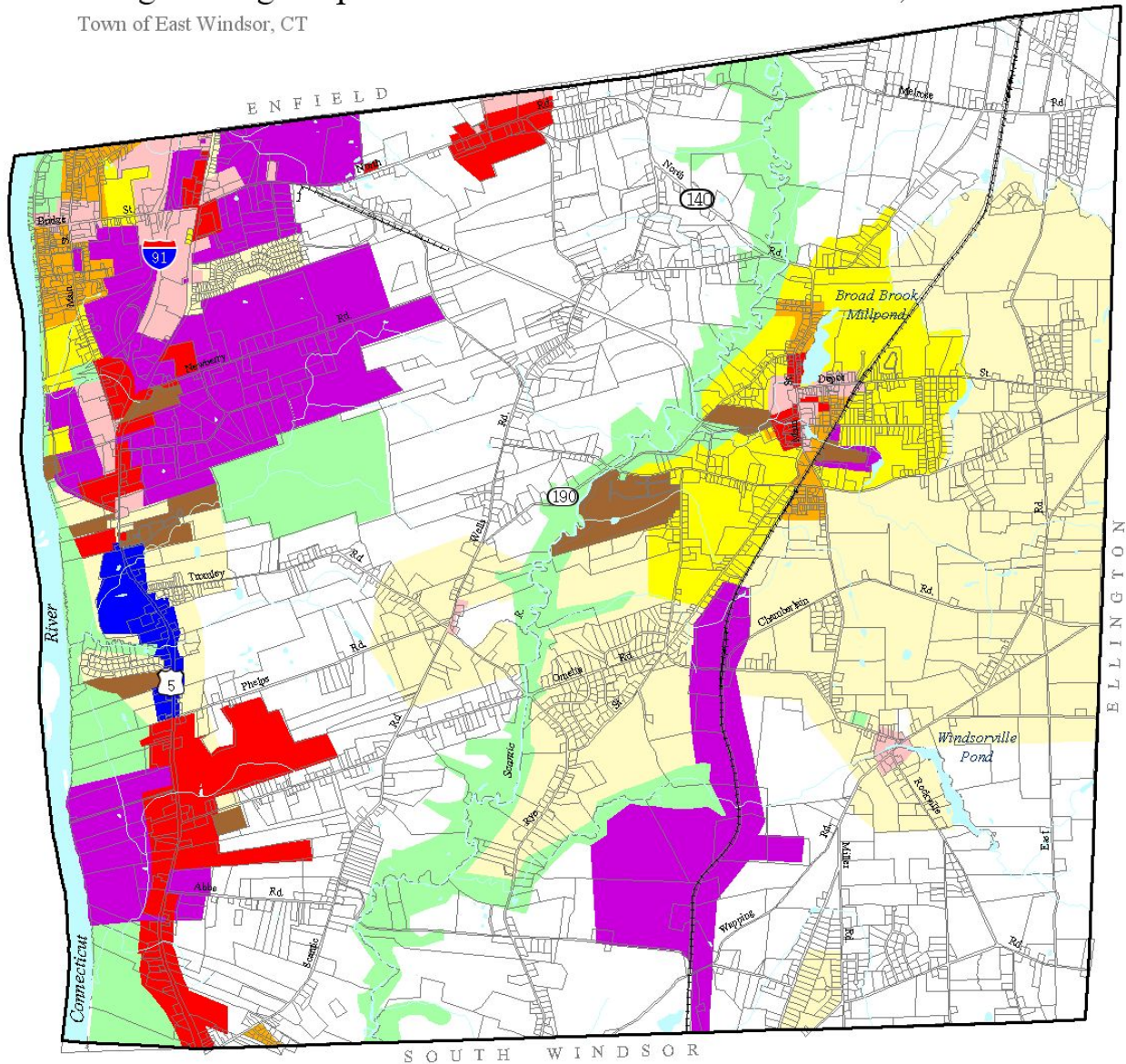
The table below details the land use breakdown in East Windsor. The map on the facing page shows the current zoning districts.

	Residential Districts	Commercial Districts	Industrial Districts	Unidentified	Total	%of total
Agriculture	3875	87	417	17	4396	26%
Airport	48				48	0%
CF	149	41			190	1%
Commercial	137	240	144	1	522	3%
DOS	850	17	32	3	902	5%
Farm Icon	2688	45	32	10	2775	16%
Residential Icon	1045	12	48	4	1109	6%
Industrial	73	227	558	3	861	5%
Institutional	28	13	13		54	0%
MFD	348	69	17		434	3%
MOS	257	8	16		281	2%
ROW	534	110	109	3	756	4%
SFD	1858	133	38	9	2038	12%
Utility		3	1		4	0%
Vacant	1842	101	460	20	2423	14%
Water	44	1	7	310	362	2%
Total	13776	1107	1892	380	17155	

Land use information from East Windsor with field updates by Planimetrics. Results may be affected by rounding.

Existing Zoning Map

Town of East Windsor, CT



Zoning Districts

- | | |
|---------------------|------------------------------|
| Residential 1 | Agricultural 1 |
| Residential 2 | Agricultural 2 |
| Residential 3 | |
| Business 1 | Special Development District |
| Business 2 | Transitional Zone |
| Industrial District | Water and Watercourses |

0 3000 Feet



Planimetrics
At Bridge Three, Avon, CT 06001 860.667.5200

Per Capita Education Expenditures

East Windsor	\$1,181
Somers	\$1,225
Suffield	\$1,294
State	\$1,385
Windsor Locks	\$1,471
Woodbury	\$1,348
Granby	\$1,583
CT Policy & Economic Council 2000-2001	

Per Capita Property Taxes

So. Windsor	\$1,922
Granby	\$1,797
Woodbury	\$1,729
Windsor Locks	\$1,606
State	\$1,612
East Windsor	\$1,524
Suffield	\$1,393
Somers	\$1,036
CT Policy & Economic Council 2000-2001	

Equalized Grand List

Equalized grand lists are the estimated full market value of all taxable property in a municipality and are developed by the Connecticut Office of Policy and Management from sales/assessment ratio information. Actual sales are compared to assessed values. For example, a home that sells for \$140,000 and has a sales assessed value of \$70,000 has a sales/assessment ratio of 50%.

Fiscal Overview of East Windsor

East Windsor spends less than the State average on total expenditures per capita although per capita spending, overall, is in line with towns of similar size, as illustrated in the following table.

1999-2000 Per Capita Expenditure Comparison			
	2000 Population	Expenditures Millions	Per Capita
East Granby	4,745	\$11.33	\$2,387
Windsor Locks	12,043	\$28.08	\$2,331
State	3,405,565	\$7,613.6	\$2,235
Granby	10,347	\$22.85	\$2,208
Suffield	13,552	\$29.27	\$2,159
East Windsor	9818	\$20.73	\$2,111
Woodbury	9198	\$17.29	\$1,879
Somers	10,417	\$18.80	\$1,804
Connecticut Policy & Economic Council			

Education accounted for 54 percent of East Windsor's budgeted expenditures of approximately \$21.3 million in fiscal year 2000-2001. This is below the statewide average of 57 percent and ranks East Windsor 143rd (of 169 towns) in the State. The Town spent \$204 less per capita on education expenses than the State average.

East Windsor ranks 101st in the state in number of students enrolled in schools and 147th in per pupil expenditures spent on education. It ranks 155th in the state in per capita expenditures on education.

East Windsor generates slightly over 70% of its revenues from property taxes. The Town receives less state aid on a per capita basis than the State average, but more than most surrounding towns.

2000-2001 Per Capita Revenue				
	East Windsor		Connecticut	
Current Taxes	\$1,525	70%	\$1,612	66%
State Aid	\$536	25%	\$627	26%
Surplus	\$51	1%	\$39	2%
Other	\$91	4%	\$166	6%
Connecticut Policy & Economic Council				

Tax Base

East Windsor's Equalized Net Grand List (the total estimated market value of all taxable property in town) in 1999 was \$867 million. About 41% percent of the net Grand List comes from business property while the state average was 26%. In 1998, East Windsor ranked 13th in the State for the amount of business property as a percentage of the Grand List. East Windsor's per capita property tax is well below the State average and ranks 94th among the State's 169 towns.

1999 Tax Base Composition

	Percent Business
Windsor Locks	47.3%
East Windsor	41.4%
Windsor	36.3%
East Granby	32.3%
Enfield	30.8%
State	26.0%
S. Windsor	22.5%
CT Policy & Economic Council	

East Windsor Fiscal Indicators

Category	Statewide Ranking
Business Property % of Grand List	13
Equalized Mill Rate	95
Equalized Grand List	94
Per Capita Property Tax	94
Per Capita Education Expenditures	155
Population	96

Source: *Connecticut Municipal Profiles 2000-2001* Connecticut Policy and Economic Council

1999 Per Capita Grand List

East Granby	\$114,669
Windsor Locks	\$111,153
State	\$96,546
S. Windsor	\$95,124
Windsor	\$88,135
East Windsor	\$86,567
Enfield	\$64,566
CT Policy & Economic Council	

East Windsor Park



Public Works



Residential Subdivisions



Conservation

Overview

At a public meeting held at the beginning of the planning process, attendees identified open space, natural resources, community character, and historic resources as four of the top five priorities to be addressed. Experience has shown that community character and quality of life are strongly influenced by the condition of the land and water, environmental quality, and historic, cultural and scenic assets.

Conservation Issues Outline

Land Resources:	Soil types and capabilities, topography, vegetative cover
Water Resources:	Rivers and streams, wetlands, bogs, and ponds, floodplain, aquifers
Open Space Resources:	Agricultural land, open space assets, conservation organizations
Environmental Issues:	Water quality, contamination sites, impervious surfaces
Cultural Resources:	Historic structures; roads, vistas and scenery; activities and land uses

Soil types and capabilities

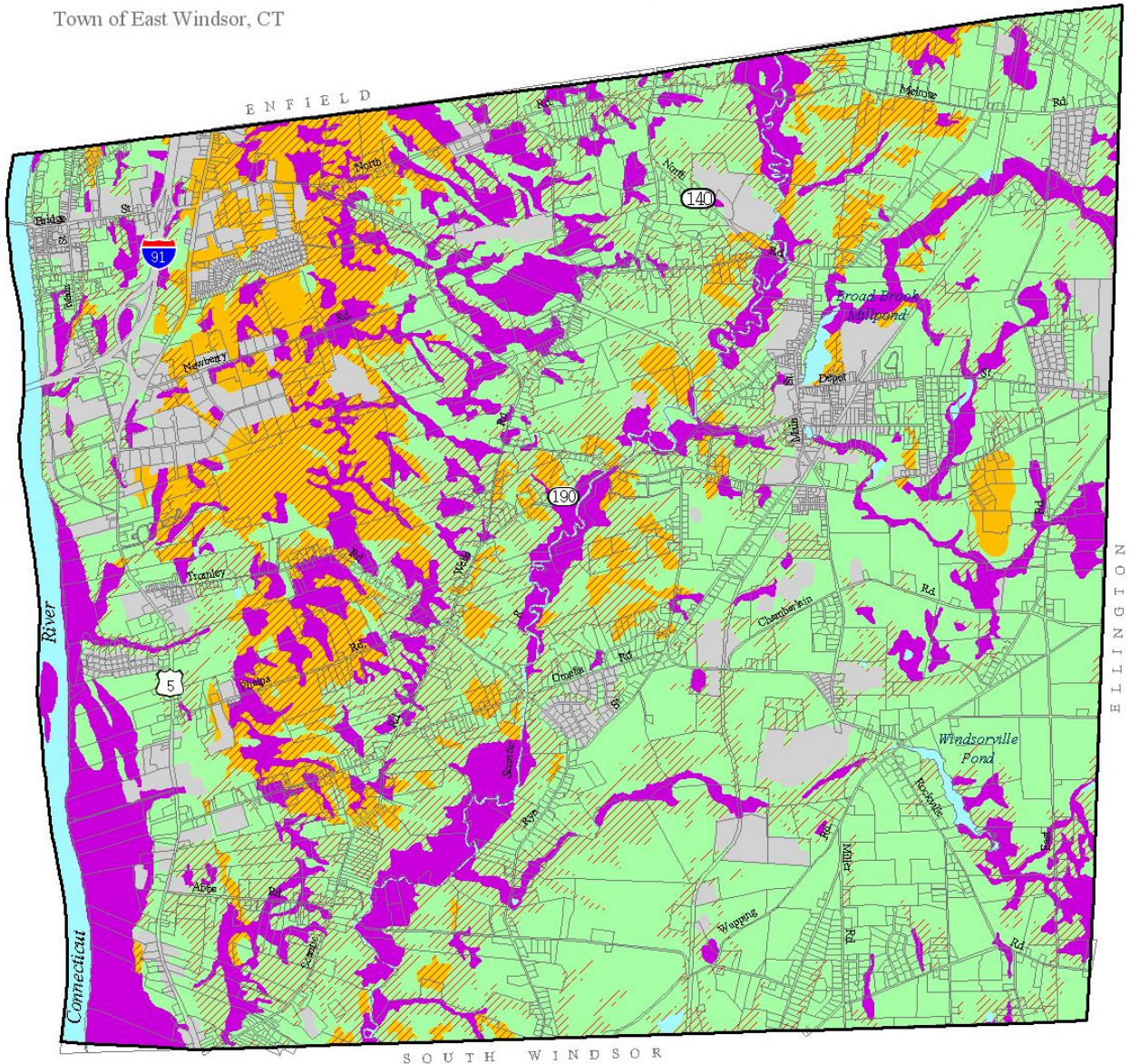
East Windsor was once the bottom of a huge glacial lake, which explains the high quality and drainage characteristics of the soils. More than 70 percent of the Town's land area, or 12, 250 acres, is composed of soils considered suitable for agriculture, and of that 7,690 acres are classified as prime or significant agricultural soils.

The map on the facing page illustrates the primary soils groups in East Windsor and the table below shows the approximate acreage and percentage of the Town land area for each. Notable is the amount of well-drained soil in East Windsor. Even with constraints, well-drained soils are generally the most suitable for residential development.

Soil Group	East Windsor Soils	
	Acres	Percent of Land Area
Well Drained	6,651	39
Well Drained, with constraints	3,584	21
Hardpan, Shallow/Rocky	1,950	11
Variable	1,588	9
Wetland	2,905	17
Water	429	3
Total	17,107	100
Total Well Drained	10,235	60

Soil Groups

Town of East Windsor, CT



Legend

- Well Drained
- Well Drained with High Water Table or Slopes >15%
- Hardpan, Shallow/Rocky
- Hardpan, Shallow/Rocky with High Water Table or Slopes >15%
- Other Land
- Poorly Drained
- Water and Watercourses



Planimetrics

Soil Group Data: Zone, C 00051 000511/15/162

0 2000 4000 Feet



Topography and Land Cover

Ground elevations do not vary much in East Windsor, ranging from 33 feet above mean sea level (AMSL) near the Connecticut River to a high point of 320 feet AMSL in the southeast corner of Town. The relatively flat terrain is, again, a result of geological history that contributes to the land's value for agricultural use and its attractiveness for development.

Land cover – forest, crops and grass, and developed land - is shown on the map on the facing page. A more or less contiguous forest cover extends north to south down the middle of the Town. The predominant forest is of typical mixed deciduous hardwoods with areas of evergreen woods. The majority of the forest cover is relatively young, reflecting the extensive agricultural uses that continue today. However, the ecological value of the forest was highlighted by recent documentation of the occurrence of the fisher, a predatory mammal in the weasel family that was once virtually extirpated from the State.

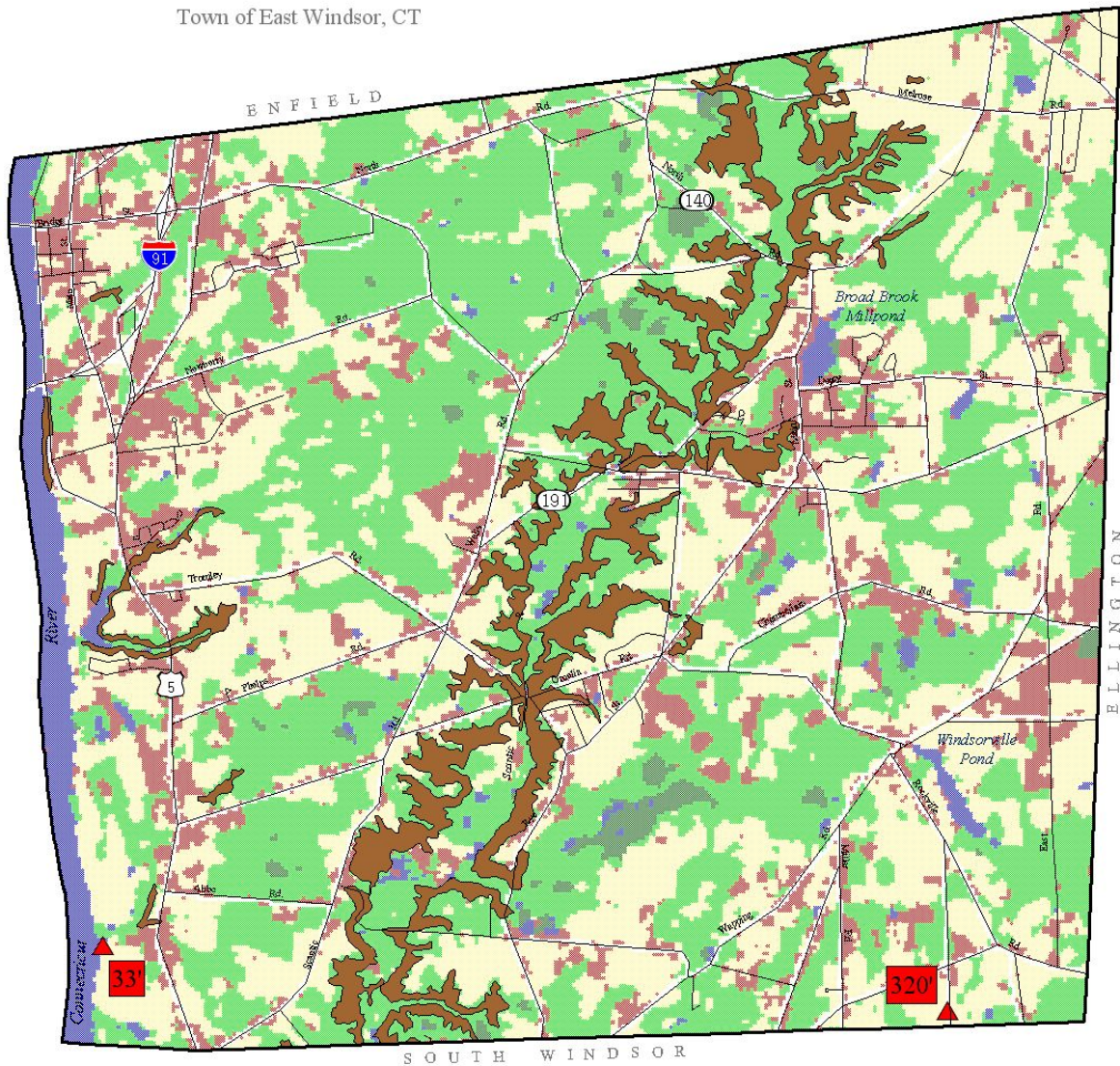
Grass and field crops (corn and tobacco) make up most of the rest of the vegetative cover. Residential development, although it usually results in vegetative cover on most of the developed land, can fragment, or break up, the dominant land cover in an area, with ecological and conservation implications.

Fields



Land Cover Characteristics

Town of East Windsor, CT



Legend

▲ Elevations

3000 0 3000 Feet



Planimetrics
51 Bridge Street, Avon, CT 06001
(860) 675-5000

- Terrace Escarpments
- Forest - Coniferous
- Forest - Deciduous
- Wetland - Forested
- Water - Deep
- Water - Shallow
- Residential - Medium Density
- Res + Com - High Density
- Surface - Impervious
- Surface - Roof

- Soil - Bare
- Soil / Corn
- Soil / Grass / Hay
- Soil / Tobacco
- Turf / Grass
- Wetland - Nonforested
- Grass / Corn
- Grass / Hay / Pasture
- Grass / Tobacco
- Land - Barren

Water Resources

Wetlands, watercourses, floodplains, and aquifers are environmentally sensitive resources and important conservation targets in East Windsor. These resources are shown on the maps on pages 2-15, A-15, and A-18 and are discussed below.

Rivers: Approximately 4.6 miles of the Connecticut River abut East Windsor, and virtually the entire reach is classified as wetlands or floodplain. Public access to the River from East Windsor is limited however, with the small Volunteer Park being the only Town recreational facility on the Connecticut River.

The Scantic River bisects the Town and constitutes its most important natural asset. The River and its tributaries, Broad Brook and Ketch Brook, are productive and popular fishing streams and the Scantic River has been noted as an important spawning habitat for alewives and American shad. It is also a major stopover area for migratory black ducks and provides important habitat for nesting wood ducks.

The Scantic River watershed involves an area of some 90,000 acres, extending across Hampden, Mass., and the Connecticut towns of West Stafford, Somers, Enfield, South Windsor, and East Windsor. Although it is only 17 miles from its origin to the Connecticut River in South Windsor, the Scantic meanders for over 38 miles before it reaches the main stem of the Connecticut River.

Wetlands: Wetlands are extensive throughout East Windsor, as shown on the Water Resources map on the facing page. The map also shows the two largest waterbodies, Windsorville Pond and Broad Brook Millpond. A Town Park is on Broad Brook Millpond but there is no public access to Windsorville Pond.

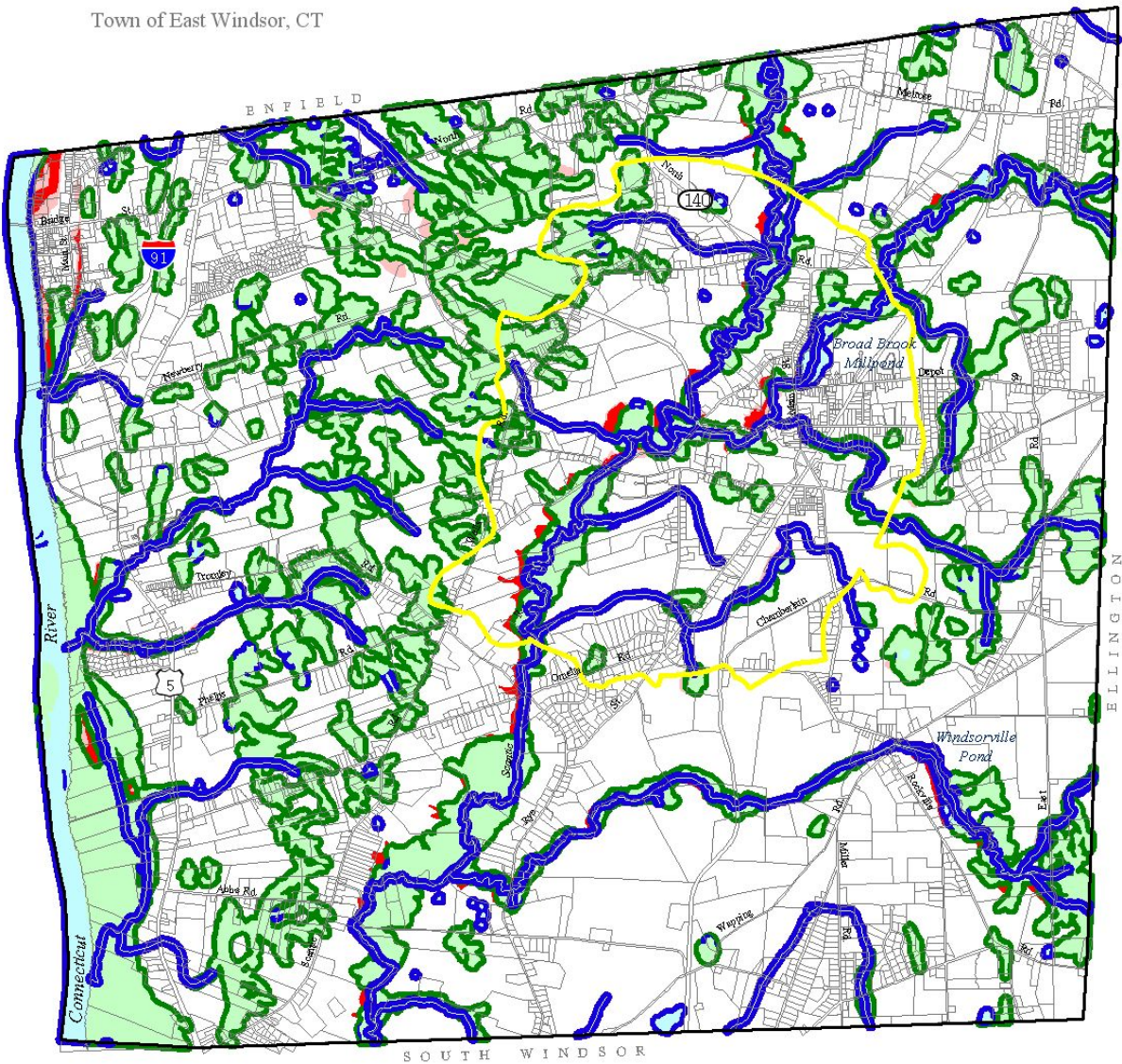
Two rare black spruce bogs are found in East Windsor, relicts of the glacial age. Wapping Bog is about 4 acres and a larger unnamed bog is also known from the southeast section of Town. Of the fewer than 50 bogs in the state, 27 contain black spruce, and the bogs are the only places these trees grow in Connecticut. Bogs support several unique species of plants and insects.

Floodplain: 100-year and 500-year floodplain associated with the Connecticut River and the Scantic River and tributaries are also shown on the Water Resources map. East Windsor has implemented zoning regulations to protect against increased flood hazards within the 100 year flood area as defined on the National Flood Insurance Rate Maps prepared by the National Flood Insurance Program. The most recent maps were prepared in 1978.

Aquifers: Much of East Windsor is underlain by aquifers capable of producing significant water supply. The present and future importance of this water has been identified by the Connecticut DEP's location of an aquifer protection zone, as depicted on the Water Quality map on page 2-15 and as already incorporated into the Town's zoning map. The district consists of approximately 3,128 acres, or 18 percent of the Town, and encompasses the Broad Brook area and over 2.5 miles of the Scantic River.

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
SC - steph@planimetrics.com, C - 06453 REVISED 12/2/01

0 2000 4000 Feet

Open Space Ownership

Town	294 acres
State DEP	675 acres
State Devel. Rights	366 acres
Private	215 acres

East Windsor Parks

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

Use Assessment (PA 490)

The use assessment program (PA 490) enhances the perception of open space in East Windsor since it helps land remain undeveloped longer and it reduces the pace of growth.

The program contains three major components:

- Farm land (designated by the assessor),
- Forest (designated by the assessor or the state forester), and
- Open space (land must be identified in the Plan of Conservation & Development and adopted by Town Meeting).

Open Space

Nearly 1,550 acres of East Windsor is currently considered open space, about 9 percent of the Town as illustrated by the map on the facing page. Ownership of this land is shown in the table in the sidebar.

Almost 300 acres of Town-owned land is dedicated to parks and nature areas. However, not all of this land is necessarily permanently protected open space. State-owned properties include the 500 acre Flaherty Field Trial Area, used for hunting and outdoor recreation activities, and 220 acres of land associated with the planned Scantic River State Park. Current plans for the Scantic River State Park call for expanding a greenway on the River, but no specific acquisitions have been identified. According to the DEP, the Scantic River Park is not a high priority for park development since the original funding was rescinded. Any additional acquisition for the Park must be initiated by a property owner.

The Northern Connecticut Land Trust, private clubs, and the Connecticut Water Company own about 215 acres of land considered open space, although the degree of protection and public access may vary.

Approximately 91 acres of forest land are temporarily protected from development under the PA 490 (CGS Section 12-107) tax abatement program, described on the next page. The East Windsor abatement program does not include land defined as “open space” in CGS Section 12-107.

Agricultural Resources

Nearly three-quarters of the Town land area is composed of agricultural soils. In 1984, agricultural land use was calculated to occupy 27 percent of East Windsor’s land area and agricultural still occupies over 25 percent of the Town’s land.

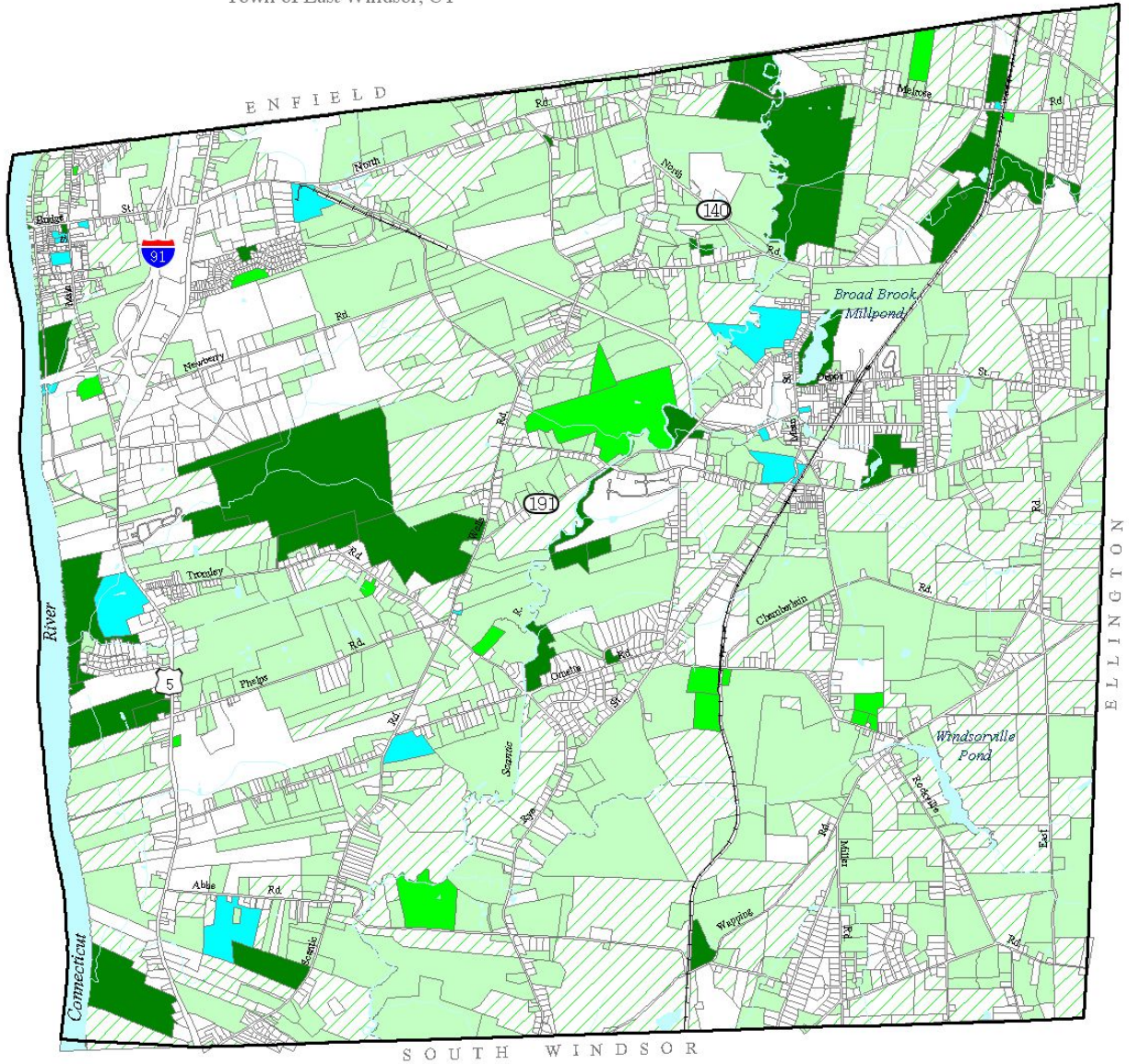
Historically and today, tobacco farming has been an important land use in East Windsor and throughout much of the Connecticut River Valley and most of the active agriculture in East Windsor is tobacco farming. Other large scale agricultural uses are nursery stock production and horse farms. Numerous small scale vegetable operations are found in Town and at least one property raises cattle. However, no active dairy farms remain in East Windsor.

Agricultural use is encouraged by zoning regulations that designate 50 percent of the Town as agricultural districts, within which agricultural activities are permitted. About 550 acres of farmland are included in the PA 490 tax abatement program, described in the sidebar.

Over 7,690 acres of prime agricultural land and farmland of statewide significance occurs in East Windsor. The State Farmland Preservation program has acquired development rights to over 366 acres of farmland in East Windsor.

Existing and Perceived Open Space

Town of East Windsor, CT



Legend

- | | |
|------------------------------------------------------------|------------------------|
| Institutional | Rail |
| Community Facility | Water and Watercourses |
| Dedicated Open Space | |
| Managed Open Space | |
| Vacant Land and Land with Additional Development Potential | |
| Agriculture | |

2000 0 2000 Feet



Planimetrics

31 Eastgate Drive Avon, CT 06001 860.577.5757

**Maximum Impervious
Coverage – East Windsor
Zoning**

R-1	25%
R-2	25%
R-3	25%
A-1	25%
A-2	25%
B-1	65%
B-2	65%
M-1	65%
M-2	75%
TZ-5	70%

Water Quality

Water quality issues are of particular importance to East Windsor, including non-point source pollution, existing and potential contamination sites, septic systems, and underground storage tanks. Water resources in East Windsor define boundaries, delineate land uses, provided aesthetic and recreational benefits, provide water supplies, and generally contribute to the Town's character and quality of life.

Impervious surface coverage can be a predictor of water quality within a given defined area. Experts believe that water quality begins to decline when impervious coverage reaches 12 to 15 percent. East Windsor's zoning regulations provide standards for the maximum amount of impervious surface allowed on a specific parcel, as summarized in the sidebar. If the Town were ultimately built out to the maximum allowable impervious coverage, 31 percent of the land would be covered. While this level of coverage is unlikely town-wide, locally high impervious coverage may threaten high quality water resources.

Contamination Sites

Two sites have been identified as contaminated from previous industrial or agricultural activities. Two former landfill sites also pose the possibility of contamination to ground or surface waters and will require monitoring. Additionally, groundwater contamination by ethylene dibromide (EDB), a pesticide historically used in tobacco growing, has been detected in some locations.

Known Contamination Sites

Broad Brook Mill: The US Environmental Protection Agency (EPA) proposed this site to the National Priorities List (NPL) on December 1, 2000. Recently, however, the NPL listing of the site has been postponed in accordance with a recent agreement.

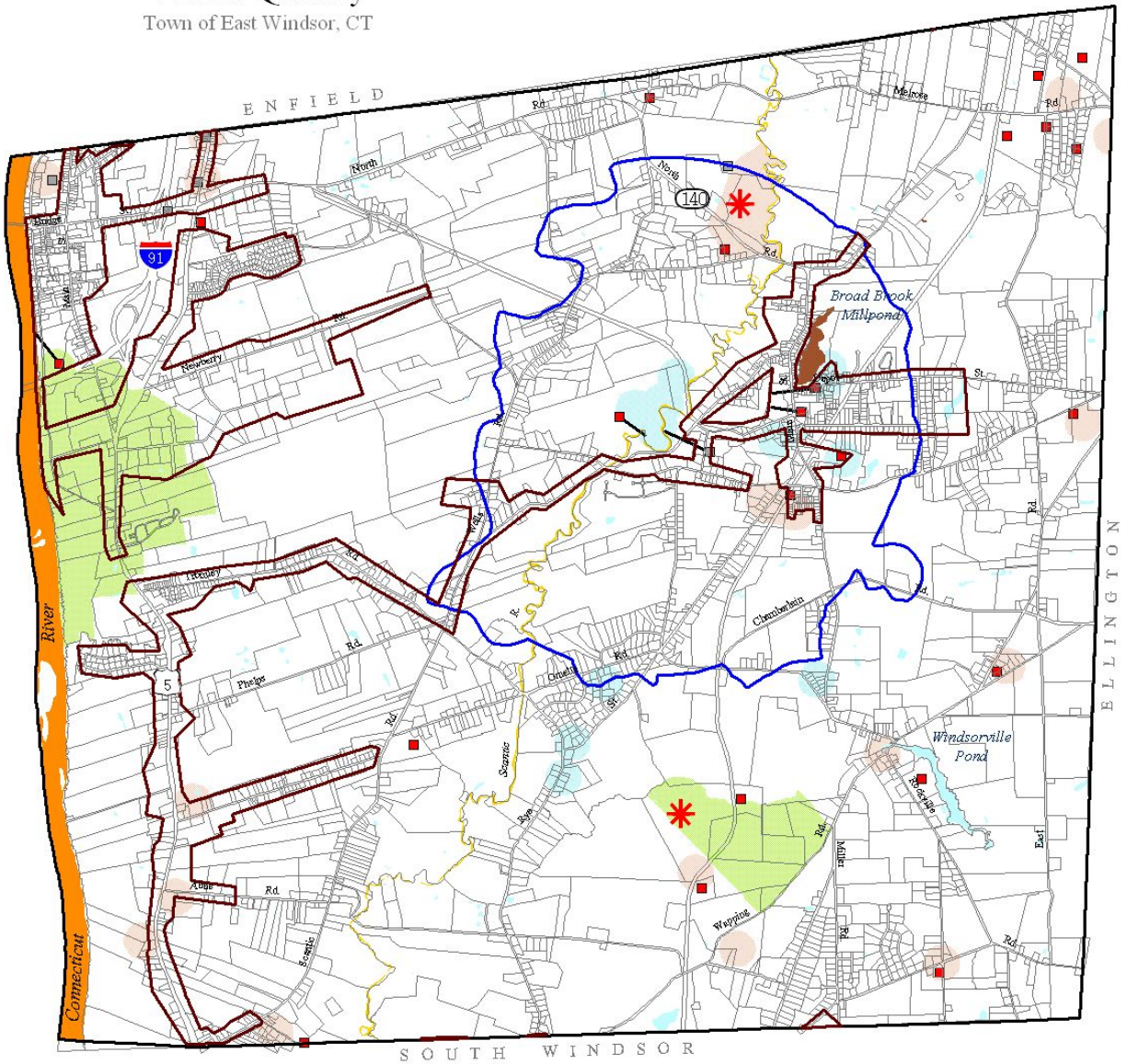
Rye Pesticide Site: A property on Rye Street was investigated for improper pesticide disposal by the Connecticut Department of Environmental Protection and subsequently buried materials were removed by the Federal EPA. Substances reported to have been removed included the pesticides toxaphene, parathion, diazinon, dieldrin, and the fungicide zineb. According to the EPA web-site report, no impacts to area populations or sensitive environments are known or suspected.

EDB Sites: In addition to the specific pesticide disposal site, investigation by the Connecticut DEP in the 1980's revealed the presence of ethylene dibromide, found to potentially cause short and long term health effects. The DEP negotiated a settlement with the responsible party that resulted in funding for installation and maintenance of water filters on approximately 180 residences identified as affected. Another 80 residences are being monitored. Maps of the affected areas are on file at the Department of Environmental Protection.

Land fills: Two former commercial landfill sites exist in East Windsor, shown on the map on page 4-15. The Kement site on Route 140 has been closed for several years. The NORCAP landfill on Wapping Road is in the process of closing and should have been completed by October of 2003. While no specific threats to ground or surface water associated with these landfills have been identified, monitoring well test data are filed regularly with the DEP.

Water Quality

Town of East Windsor, CT



Legend

Surface Water Quality

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

Ground Water Quality

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

Leachate and Wastewater Discharge

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



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Water Pollution Control Ordinances

1966 – Establish Sewer Authority
1982 – Regulation of Town Sewers Usage
1987 – Adjustments in Sewer Assessment for the Elderly
1989 – Sewer Usage Regulation Amendment

Non-residential Underground Tanks

Underground storage tanks (UST) for non-residential fuel and chemical storage are regulated by the Connecticut Department of Environmental Protection (Sections 22a-449(d)-1 and 22a-449(d)-101 through 113 of the Regulations of Connecticut State Agencies).

Other Environmental Issues

Septic Systems: East Windsor has worked to address sewage management needs since the creation of a Water Pollution Control Authority in 1966. In 1992, a comprehensive Water Pollution Control Facilities Plan was prepared to provide the basis for sewer system expansion.

According to the Regional Health District Office, areas known to have septic system problems include sections of North Road (Route 140), Wells Road, along Route 5 (where sewers are planned), Prospect Street, Abbey Road, and parts of Scantic Road. Other areas of concern are scattered throughout town.

Underground Storage Tanks: In addition to the non-residential underground storage tank (UST) issues addressed by the State DEP, described in the sidebar, residential storage tanks also pose the risk of leakage of fuel into groundwater or directly into streams. State and federal regulations do not require removal of residential USTs, but towns may adopt ordinances for their mandatory removal. As of 1999, 36 towns in Connecticut adopted some form of UST regulations. East Windsor currently has no such standards.

Resource Extraction: Earth materials excavation is regulated in East Windsor by comprehensive zoning regulations that have an overall goal of eliminating non-conforming gravel pits. In addition to the continuation of non-conforming gravel pits, the regulations permit excavation as part of site plan or special exception approvals, or by Special Permit.

Because the forest cover is relatively young, little commercial forestry occurs in East Windsor. East Windsor is not one of the municipalities authorized to regulate forestry under Connecticut General Statutes; therefore forest practices in East Windsor will be under the authority of the DEP.



Cultural Resources

The citizens and government of East Windsor have recognized the importance of preserving the Town's historic and cultural past by adopted an ordinance in 2000 creating a Historical Commission. The Commission is charged to identify, archive, and preserve all historically significant municipal property, promote awareness and appreciation of the Town's history, and assist private historic property owners with preservation and restoration goals.

A private Historical Society is also active in East Windsor and operates a museum in the East Windsor Academy Building in Scantic.

Five structures in East Windsor, listed below, have been recognized on the State and National Registers of Historic Places.

Structure	Location
Broad Brook Company (Broad Brook Factory)	Broad Brook
Melrose Road Bridge	Melrose
Thompson Farmstead (Pease Farm)	Melrose
St. John's Episcopal Church	Warehouse Point
East Windsor Academy	Scantic

The East Windsor Historical Commission and the East Windsor Historical Society have identified a number of other structures and sites as important historic assets.

Structure	Location
Broad Brook Opera House	Broad Brook
Scantic Meeting House	Scantic
Post Road Milestone	Scantic
Geissler Barber Shop	Scantic
Osborn Mill	Scantic
Scantic Covered Bridge	Scantic
Melrose School	Melrose
Warehouse Point School House	Warehouse Point
Warehouse Point Silk Mill	Warehouse Point
Residence on South Main Street	Warehouse Point
Tavern on Bridge Street	Warehouse Point
Windsorville "Church among Trees"	Windsorville
Windsorville Schoolhouse	Windsorville

National Register

Designation as a National Historic Landmark or listing on the National Register of Historic Places (NRHP) is largely ceremonial. People typically assume the National Register of Historic Places is a protective program when it is actually only a recognition program.

This recognition entitles a property owner to display a commemorative plaque but only directly affects activities involving federal and/or state funding. It has little or no impact on the activities of the private sector. For renovations to income-producing properties, preservation tax credits are available if renovation is conducted in accordance with federal guidelines.

State Register

Listing on the State Register of Historic Places (SRHP) is also largely ceremonial. This recognition also only directly affects activities involving federal and/or state funding and has little or no impact on the activities of the private sector.

Conceptual Buildable Area Definition

A buildable land regulation is based on the concept that not all land is created equal. Yet, when determining residential yield, most zoning regulations treat all areas the same despite the fact that some has less suitability for building.

“Buildable land” can be defined to exclude areas designated as 100 year floodplain on the FEMA Flood Insurance Rate Maps, inland wetlands, watercourses, slopes in excess of 15 percent, or land constrained by existing easements or permanent use restrictions.

Zoning Density

Zoning standards typically assign a minimum lot size for residential development, that is, a number of acres per lot.

Density standards apply a number of lots to a given parcel of land, or a number of lots per acre.

Application of the density standards can be refined by specifying that it applies to land meeting specified characteristics, commonly called “buildable land.”

Residential Development

The five single family residential districts in East Windsor total approximately 13,500 acres, or 80 percent of the Town’s land area. Over 70 percent of the residentially zoned land is available for future development, as shown below.

East Windsor recently revised its zoning standards to incorporate a density factor for subdivisions of more than four lots. The regulations apply these density factors to the entire parcel to be developed.

Current zoning district lot size standards and land area data are listed in the following table.

District	Min. Lot Size (Sq.Ft.)	Density (Lots/Ac)	Total Land Area (Ac)	Developable Land Area (Ac)
R-1	20,000	2.0	218	128
R-2	25,000	1.5	932	497
R-3	30,000	1.0	3702	3169
A-1	43,560	0.5	7019	5305
A-2	80,000	0.25	1678	557
Total	n/a	n/a	13, 549	9,656




Residential Build-out Analysis

A build-out analysis is an effective tool for predicting development patterns, using geographic information systems data for the town and software programs that recognize the natural and design constraints that affect development yield.

As shown in the table above, nearly 10,000 acres of vacant or undeveloped property, farmland, and unprotected open space may be available for additional residential development in the future. A build-out calculation under the existing regulations results in a hypothetical ultimate development yield of 7,620 residential building lots, 3,120 more than currently exist. It is important to recognize that the analysis does not project a time frame or pace of development, but calculates the ultimate residential build-out potential in East Windsor.

Town of East Windsor, CT



-  New Units
 Existing Units
 Icon Lots
 Dedicated Open Space and Preserved Agriculture
 Wetland
 Floodzone
 Water
- Non-Residentially Zoned Parcels**
 B-1
 B-2
 M-1
 NA
 SDD
 TZ-5
 Developed/Committed Parcels



East Windsor Village Areas

- Melrose
- Scantic
- Windsorville
- Broad Brook
- Warehouse Point

Village Development

East Windsor has five distinct village areas that all reflect the Town's history and constitute an important component of the community character that define the Town.

Of the five village areas, only Melrose is located completely within a residentially zoned district. Properties in the Scantic and Windsorville village areas have various zoning designations, including limited areas for retail and personal service commercial uses. The table below lists the zoning designations and land areas for each in these two villages.

Current Zoning Districts in Rural Village Areas

Zoning District	Scantic (acres)	Windsorville (acres)
R-3	254	29
A-1	52	6
B-1	3.5	22

Broad Brook and Warehouse Point are considerably more developed and are the major municipal, social, and cultural focal points of East Windsor. Commercial and institutional uses are also extensive and each area includes several different zoning district designations, as listed in the table below.

Current Zoning Districts in Center Village Areas

Zoning District	Broad Brook (acres)	Warehouse Point (acres)
R-1	38	105
R-2	237	73
B-1	41	81
B-2	53	n/a
M-1	2	82
SDD	46	n/a

Scantic



Windsorville



Business Development

Communities invest in economic development programs for a variety of reasons, the most common of which are:

- to provide local employment for residents,
- to make desired goods and services available locally, and
- to attract capital investment that translates into non-residential taxes.

While all of these motivations exist for East Windsor, the primary purpose for the Town's economic development program is to reduce the tax burden on the residents of the community by having a major portion of the cost of government services and facilities paid by businesses. For a community of its size, East Windsor has a surprising number of businesses, with 485 included in its current Business List.

East Windsor prides itself in having a non-residential portion of its Grand List approaching 40%. As the table below demonstrates, there has been some recent slippage in maintaining this level of business portion of the Grand List. This may be just a reflection of the last revaluation, coupled with the recent downturn in the business economy but continuing strength in the housing development market. However, it may be a leading indicator that additional attention should be paid to the recruitment of business capital investment.

Business Portion of East Windsor's Grand List

Year	Gross Assessment	Business Portion \$	Business Portion %
1999	\$601,298,015	\$233,455,731	39%
2000	\$611,035,523	\$238,313,071	39%
2001	\$627,871,998	\$243,330,381	39%
2002	\$763,714,953	\$273,302,393	36%
2003		Data not yet available.	

Source: East Windsor Tax Assessor

Commercial and industrial zoning currently define four zoning districts (not including the M-2 definition), as listed in the sidebar and as shown on the zoning map on page A-11. The tables below summarize the amount of developed and available land within each of the business districts.

Acreage of each of the four districts is tabulated below, along with the estimated acreage of undeveloped or underdeveloped land in each.

Business District Acreage – Current Zoning

District	Total land	Undeveloped Land
B-1	337	42
B-2	649	69
TZ5	1,892	448
M-1	121	3
Total	2,999	562

Commercial Zoning Districts

B-1: Shopping Districts

B-2: Business Districts

M-1: Industrial Districts

TZ5: Transitional Zones

The Route 5 Corridor is East Windsor's primary area for economic development. Four different Business Districts exist within the Route 5 Corridor. In addition, small sections of the R-3 residential district are located along Route 5 and six separate areas are zoned as Special Development Districts, which allow multi-family housing.

An analysis of the existing boundaries of business districts along Route 5 shows that numerous parcels entirely or partially in commercial use districts are currently used for only residential development. Additionally, several undeveloped parcels exist in some of the commercial use districts. These properties are illustrated on the map on the facing page.

In addition to identifying available land within existing business districts, the analysis identified properties that may be appropriate for inclusion in an adjacent business district. These include properties that are currently located partly within a business district and partly within a residential district. Other potential business district expansion exists along North Road and along the eastern boundary of the existing industrial district. The map on the facing page illustrates the developable land within the existing Route 5 corridor.

The North Road Business Area is, in effect, an extension of the Route 5 Corridor. There are currently two business areas on North Road, with vacant land in between. The western business cluster, which actually extends onto Bridge Street at the Route - 140 Exit of I-91, is predominantly zoned Industrial (M-1), with smaller areas of B-1 and B-2 zones. Land use is a mix of retail, industrial and office buildings. The eastern business area is associated with the Mullen Road and Wells/Rolocut Road intersections with North Road, and is primarily retail and service in nature, zoned B-2, with a small B-1 area on the Enfield Town Line.

Additional development in the area has been constrained by a lack of sanitary sewers east of Shoham Road. Poor soils conditions preclude the use of on-site sanitary systems for larger scale commercial development. While there is a substantial amount of vacant land between the two business areas, it is currently zoned Agriculture (A-1) and contains a significant amount of wetlands as illustrated by the map below. While sewage treatment capability is necessary for additional business development along North Road, careful analysis is necessary to compare the potential return from developable land with the costs of extending the Town's sewer lines or serving the area with a package treatment plant.







Included in this area is the Trolley Museum, one of East Windsor's tourist attractions, but reportedly in financial difficulty. Expanding economic development in this area, particularly uses aimed at visitors, could be expected to create more business for the Trolley Museum, improving its economic viability.

Route 5 Developable Land

Town of East Windsor, CT



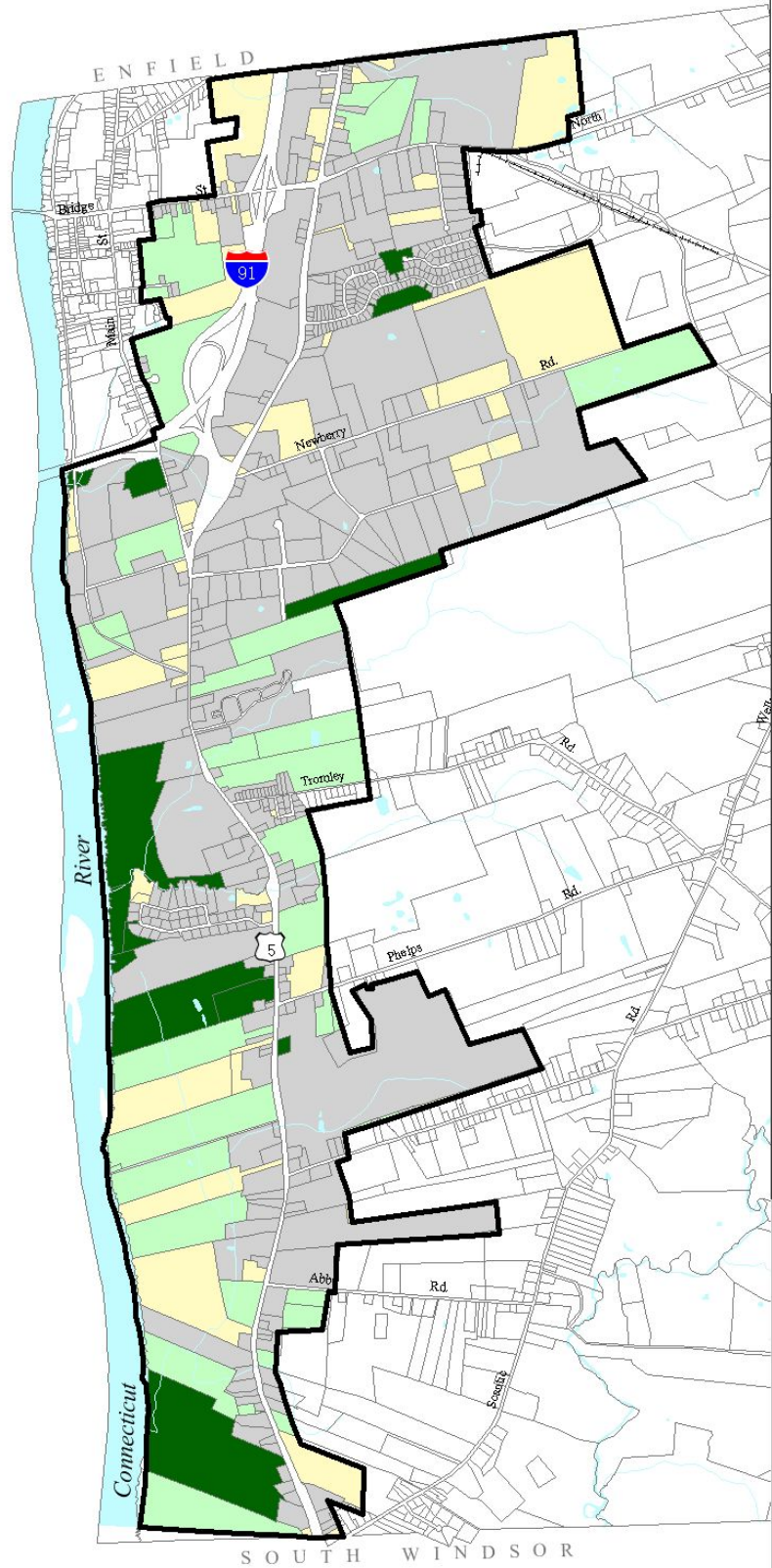
Legend

-  Route 5 Corridor
-  Developed
-  No Current Commercial Development
-  Vacant
-  Open Space
-  Water

0 3000 Feet



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M-1 Railroad Industrial District

The large M-1 district associated with the rail line in the southeastern quadrant of Town lacks critical water and sewer infrastructure and has very poor road access. On the other hand, it has an active rail line, several existing businesses, and extensive vacant land with good physical features.

Three key questions shape consideration of this area:

- If this area will not be developed industrially, what is the best use?
- How long will the rail line remain active?
- How likely is the demand for rail served sites in this part of Connecticut?

Zoning Regulations: East Windsor's zoning regulations that apply to business development are detailed and comprehensive. In general, they are also supportive of economic development.

B-1, B-2 and M-1 Districts

- Permitted uses for both business (B-1 and B-2) and industrial (M-1) districts allow a wide variety of uses typically found in such zones.
- Bulk and area requirements are reasonable, although the 20% maximum building coverage in the B-1 district is restrictive for single story buildings.
- Parking requirements are reasonable.
- Signage regulations are reasonable.
- Performance standards are reasonable.

TZ5 District

- The requirement that all new uses in the TZ5 district be approved by Special Permit will discourage some potential developers.
- Required landscaped setback areas result in a series of small, rigidly defined and visible lots, rather than give the appearance of a unified and well-planned area of the community.
- The transition in primary character in what is now the TZ5 district from residential to commercial has progressed enough that consideration should be given to changing to zoning district to the commercial type that this area is intended to become.

M-2 District

East Windsor's Zoning Regulations include bulk, area and use regulations for an M-2 district that does not appear on the Town's Zoning Map nor is applied to any properties. There are few substantive differences between the M-1 and M-2 districts. The only uses allowed in the M-2 district (by Special Permit) that are not allowed in the M-1 district are the manufacture and storage of chemicals, plastics, toxic and hazardous materials and solid waste facilities.

Business Infrastructure

With the exception of the M-1 manufacturing district associated with the rail line in the southeastern quadrant of the Town, road access for economic development purposes is generally adequate, and has convenient access to Route 5 and/or Interstate 91. While the Railroad Industrial M-1 district has substantial vacant acreage, rail service, and several existing industries, the development of this area is hampered by a lack of direct or convenient access to Route 5 and I-91. The most logical routing for such a connection would be by extending Plantation Road to Abbe Road. However, this would require expensive bridging of the Scantic River and would cause heavy trucks and other traffic to pass through the existing residential area at the east end of Abbe Road.

Development within a portion of the existing Industrial Park area would be facilitated by conversion of the Craftsman Road extension from a private to a public road. Current regulations do not allow the creation of additional lots on a private road, which results in a portion of the vacant acreage in the Industrial Park being unavailable for development. A less desirable alternative to the Town taking ownership of this road would be to amend regulations to allow the creation of lots on a private road.

Utility infrastructure supports economic development where utilities are available. There is substantial unused sewer capacity and adequate water supply and pressure (although some areas with pressure limitations exist).

Two areas identified for future economic development lack critical utilities:

- The M-1 railroad manufacturing district lacks both public water and sewer. While private wells, supplemented by a water tank for fire protection, might be adequate for water supply, sanitary sewers are more of a problem, given this area's distance from the Town's sewage treatment plant and need to cross the Scantic River. Use of a package treatment plant must be considered if major development is to occur in this area.
- Sewer lines exist in North Road only to the vicinity of Shoham Road. Some existing business development in the un-sewered area zoned for business use already has problems with septic fields. While there is substantial undeveloped acreage between the two existing business districts that logically could be connected into an extended business district serving the northern portion of East Windsor, southern Enfield and those using the Route 140 exit of I-91, this area requires both rezoning from an Agricultural district and provision of sanitary sewers because of poor soils and high groundwater. Limitations on development because of wetlands require a cost-benefit analysis of this area to verify that the payback through tax revenues from development is adequate to justify the expense of sewerage this area.

Municipal and Community Role

The Town's economic development efforts are overseen by an Economic Development Commission operating with a modest budget and are carried out by the Town Planner on a part time basis because of numerous other duties. The Town Planner has had entry-level training in economic development. Members of the Economic Development Commission have a variety of experience in business, but no training in economic development. Both staff and Commission members are in need of additional training and would welcome it.

East Windsor has its own Chamber of Commerce, which currently has a strong relationship with the Economic Development Commission because of shared leadership. The Town is also a member of the "4 Town Chamber of Commerce" along with Enfield, Somers and Ellington. Although supportive of economic development, this Chamber is not a major factor in East Windsor's economic development efforts.

East Windsor is also a member of the MetroHartford Alliance, which is a cost-effective way to promote marketing of the region. East Windsor will also be a financial supporter of the regional Comprehensive Economic Development Strategy (CEDS), which may make priority projects of the Town eligible for funding from the U.S. Economic Development Administration.

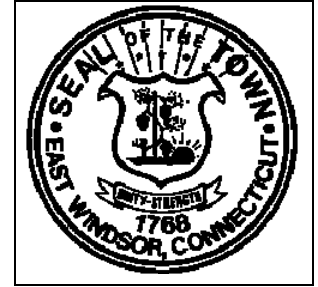
Route 5 Corridor



Infrastructure

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,
 - fire and police stations,
 - senior center,
 - community center,
 - libraries,
 - parks and recreational assets
- school system
- infrastructure
 - public works,
 - roads,
 - sewers, and
 - electric, gas, water, and communications systems



These assets and facilities are generally well-established and functional in East Windsor. The location of existing municipal facilities and properties is illustrated on the map on the following page.

Wastewater Treatment Plant



Pump Station Construction



Space Needs Assessment

Function	Sq.Ft.
First Selectman	1,080
Planning and Development	1,165
Building Dept	810
Assessor	1,380
Town Clerk	1,300
Tax Collector	1,200
Treasurer	1,150
Registrars	220
Human Services	1,660
Meeting Rooms	3,800
Kitchens, Baths, Storage	2,100
Circulation	4,260
Mechanical	4,000
Total	24,125

Source: 2002 Selectman's Office

Priority Municipal Space and Facility Needs

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

Municipal Facilities

Town officials have recognized the need for additional municipal office and service space for several years. Virtually all departments interviewed described current space conditions as insufficient to meet needs over the next ten years, with the exception of Public Works.

Even without dramatic growth in East Windsor's population, 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. The sidebar table lists the municipal office and program needs identified for consideration in the Plan of Conservation and Development.

Town Hall: The Town Hall building on Rye Street consists of 8,766 square feet of total floor area. Approximately 30 parking spaces are available immediately adjacent to the building. Additional parking for another 30 – 40 cars is provided on the same parcel, but used primarily by the adjoining elementary school.

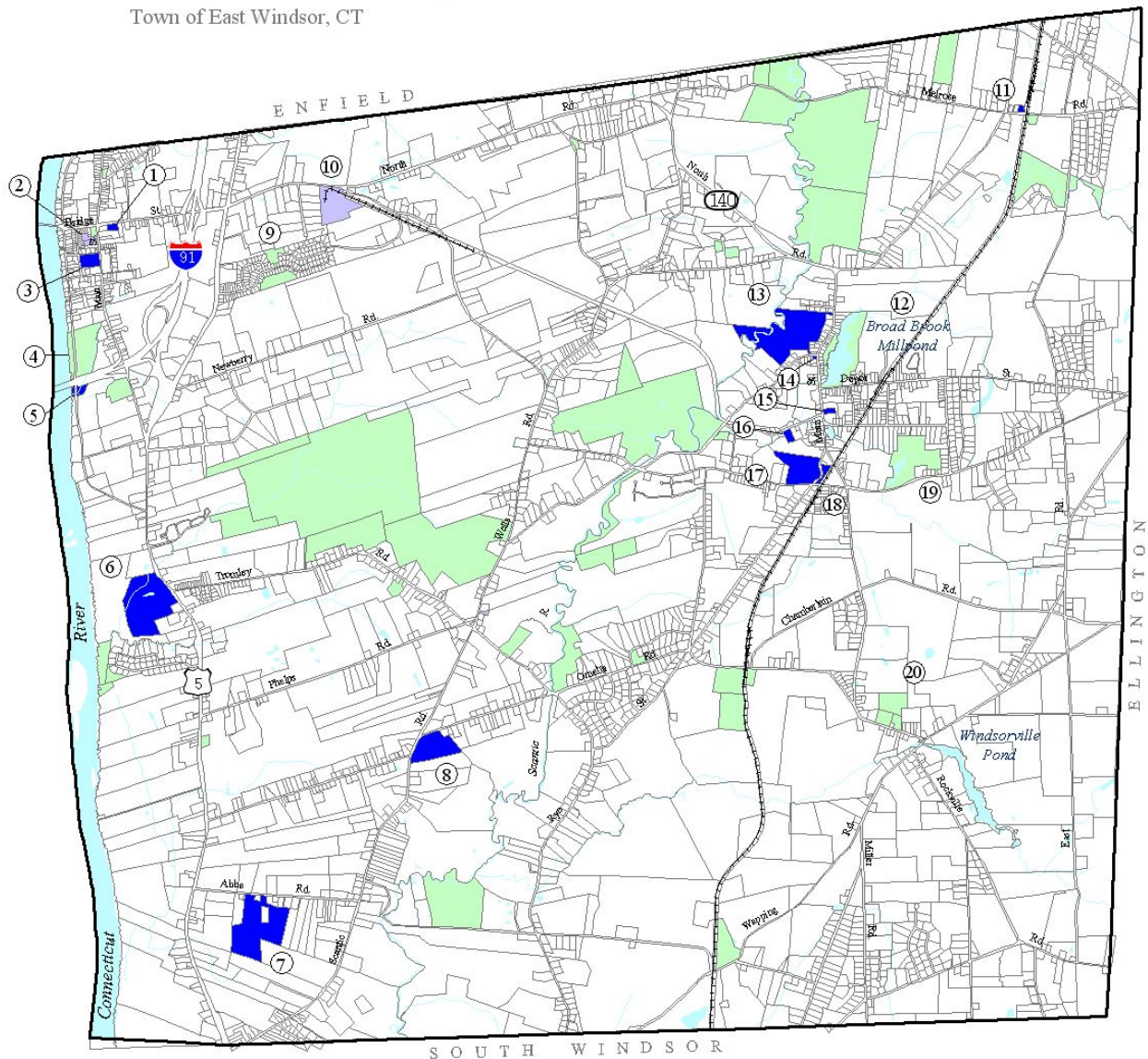
Town Hall is occupied by several municipal offices, including the First Selectman's office, the Planning and Development Department, the Town Clerk, Tax Collector, Assessor, Building Inspector, and Parks and Recreation Department. An evaluation of space needs conducted in 2002, listed in the sidebar, calculated that these offices actually require a total of over 9,500 square feet, plus additional floor area for storage, circulation, common areas, and mechanical areas. The Treasurer's office, Human Services Department, and offices for the Registrars, now in the Town Hall Annex, were expected to require another 3,030 square feet.

Town Hall Annex: The Town Hall Annex on School Street provides office, meeting, and recreational space, including the offices of the Treasurer, Human Services, and the Town Registrars. The Annex site consists of a nearly four acre parcel, occupied by a former school building, only part of which is available for public use, the East Windsor Police Station, and the East Windsor Ambulance Association offices and garage. Extensive renovations would be necessary to the former school building for public use.

The availability of community activity space, meeting site, and offices in Warehouse Point will remain important to the community. The site has ample space for construction of a new building, if the former school structure is removed. Alternatively, renovation of all or part of the existing structure may provide suitable space.

Community Facilities Map

Town of East Windsor, CT



Public Safety Facilities

1. Warehouse Point Fire House
3. Police Station/Town Hall Annex
15. Broad Brook Fire House

Schools

6. East Windsor Junior/Senior High School
13. East Windsor Intermediate School
17. East Windsor Elementary School

Recreation Facilities

4. Volunteer Park
9. Prospect Hill Park
12. Broad Brook Pond Park
19. East Windsor Park
20. Pierce Park

- Community Facility - Town
- Community Facility - Private
- Open Space

Other Facilities

2. Warehouse Point Library
5. Sewage Treatment Plant
7. Boy Scout Hall
8. Public Works
10. Connecticut Trolley Museum
11. Historic Schoolhouse
14. Broad Brook Library
16. Animal Shelter
18. Town Hall

0 2000 4000 Feet



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Expansion Potential: The Town Hall and Town Hall Annex sites are located in R1 residential use districts. East Windsor zoning regulations allow use of residentially zoned land for “Buildings used exclusively for governmental purposes, either Town, County, State, or Federal” (5.1.9) and “municipal parks, playgrounds, and recreational and community center buildings and grounds for games and sports.” (5.1.6) Therefore, expansions or new construction of municipal facilities at these locations is a theoretical option to the Town.

The following table analyzes the zoning requirements that would apply to development or redevelopment of the two existing Town office sites. The analysis calculates parking requirements based on the current zoning standards and assumes a new or expanded building to the maximum allowed coverage based on total impervious coverage limitations in the zoning regulations.

Zoning Requirements – Existing Municipal Office Sites					
Site	Site Area	Conceptual Total Floor Area	Required Parking	Total Impervious Coverage	Maximum Impervious Coverage
Town Hall	2 ac. (87120 sq. ft.)	10,000	15,840	25,840	30% - 26,136
Annex	4 ac. (174240 sq. ft.)	20,000	31,680	51,680	30% - 52,272

Although the numbers in the previous table are approximate, the analysis shows that a new building or expansion of the existing buildings at the Annex site could be limited to a total of about 20,000 square feet. New or expanded buildings at the Town hall site could not exceed about 10,000 square feet, including the existing or remaining buildings in each case. Additionally, the site has insufficient land for parking and building expansion and the immediate area is already crowded with multiple public uses, including the school and Saint Catherine’s Church.

This indicates that even maximum use of both of these sites would not provide the space needs identified. However, in combination with other options these sites may remain important components of an overall municipal facilities plan.

Broad Brook Mill: Another municipal complex option to consider is the acquisition of the Broad Brook Mill building. The site includes a former industrial mill building converted to residential condominiums (Millbrook Condominium Association). Historic industrial uses resulted in site contamination that precipitated a site investigation by the US EPA and resulted in a proposal for inclusion on the Superfund National Priorities List.

An agreement in December 2003 between EPA, Connecticut DEP, and Hamilton Sunstrand deferred the listing in favor of a cleanup under the State DEP authority. The current plan for site cleanup entails conveyance of the condominium property to Hamilton Sunstrand to allow the cleanup to proceed. The company has previously indicated a willingness to transfer the property to the Town at no cost following cleanup.

Public Safety

Police: East Windsor police headquarters are located adjacent to the Town Hall Annex on School Street and Main Street in Warehouse Point. Recent and ongoing renovations and improvements to this facility are expected to satisfy the Department's needs for up to ten years.

Current staffing consists of twenty sworn officers and seven administrative staff. East Windsor ranks 36th out of 169 Connecticut towns in police spending expenditures, although the expenditures per capita are only slightly above the statewide average (CPEC 2000-2001).

Fire Protection: East Windsor supports two volunteer fire departments: Warehouse Point Fire Department and Broad Brook Volunteer Fire Department. Response is coordinated by the regional dispatch service and both departments generally respond to all calls, especially during the day when volunteer availability is limited.

The Departments report a total of 97 volunteers. While coverage appears to be sufficient currently, both Fire Chiefs express concerns about maintaining an adequate base of volunteers, particularly to ensure coverage during normal business hours when most volunteers are working at full time jobs. The Town pays the volunteers a \$10 per call fee.

The Warehouse Point Fire Department is managed by a District Fire Commission originally created in 1910. The District manages two fire stations: one on Bridge Street in Warehouse Point and the other on Stoughton Road in the southwest corner of the Town. Both stations are sufficient for the current equipment, although office, storage, and training space are limited.

The District has upgraded its equipment over the past ten or so years, through a capital improvement program supported by Town funding and grants obtained by the District. The fire stations are believed to be sufficient for the equipment and staffing currently in use, although the District has sought additional service vehicles and rescue equipment.

Communications systems are in the process of being upgraded and are expected to be adequate for the foreseeable future, although annual maintenance and upkeep will be required. Dispatch is by the regional emergency dispatch service which directs all calls to both Warehouse Point and Broad Brook. Both Departments generally respond to any call, to ensure adequate staffing.

Communication and coordination between the two fire departments is considered good by both Chiefs. Training and other administrative functions are coordinated and expertise on equipment and apparatus is shared.

The two Fire Departments have identified a long term planning issue to be the need for another fire station located near the southeastern part of Town where much of the recent residential development has occurred. However, no specific time frame has been identified.

Ambulance Service: The East Windsor Ambulance Association is also located adjacent to the Town Hall Annex in part of the original school structure. According to the Chief of Emergency Medical Services, additional or new space is necessary to provide adequate sleeping quarters, storage, office, training, and equipment cleaning. Additionally, the current garage is barely able to fit the large ambulance kept there.

The Association and Town officials have recognized the need for an ambulance garaged in the vicinity of Broad Brook to expedite response time to all areas of the community.

The Association recently established itself as an Advanced Life Support Paramedic Unit and hired paramedics to provide 24 hour paramedic service. Approximately half of the 36 member staff are paramedics and the balance are Emergency Medical Technicians. All staff is compensated, and there is no current shortage of available personnel. However, all of the paramedics and EMTs are part time and work full-time elsewhere.

Other Municipal Services

Senior Center: As noted in the Workbook on Trends and Conditions and illustrated in the sidebar, East Windsor, as with many towns, will see an aging population over the next ten to twenty years. With this will come a coincident increase in demand for elderly services. As of the 2000 census, over 25% of the Town's population was 55 or older. That proportion is expected to increase to over 35% by 2020. Therefore, planning to meet the growing demand for senior services is an important consideration in the Plan.

The East Windsor Senior Center current occupies space in the Broad Brook Fire Station building. According to the Director, space is adequate for the 100 visitors per day that the Center averages. However, the site is unable to accommodate the interest in special events, such as Holiday parties. Additionally, programs are limited because of space constraints. For instance, inadequate storage precludes many arts and crafts programs.

In addition to the space constraints, the current site is not handicapped accessible, nor is it conveniently located for pedestrian friendly access by seniors to shopping and personal services. Although the senior transportation program is seen as generally adequate by the Director, requests to provide more and additional specialized transportation service cannot now be accommodated.

Libraries: East Windsor's primary library resource is located on Main Street in Warehouse Point. The Warehouse Point Library is run by an Association, which owns the library building and an adjacent parcel, totaling 2.7 acres. The structure was renovated and expanded fourteen years ago. The Town supports the Library with annual budget funding, totaling \$128,000 in Fiscal Year 2002, which is approximately 40% of the total Library budget. The balance comes from endowment income, grants, and fundraising.

The Warehouse Point Library is facing the need for extensive improvements and upgrading of space, computers, and HVAC. As part of their planning to meet these needs, the Board will be establishing direct communications with the Town.

The Library Board sees a need for a new or significantly expanded facility within the next ten years. The current location is satisfactory and expansion could take advantage of the adjacent parcel owned by the Association. Alternatively, other more centrally located sites could be considered for an entirely new facility, allowing the sale of the existing Association properties.

A second library is located in Broad Brook, although it is only open for limited hours each week and offers a more limited selection. Staffing and operation of this library is by a volunteer Board of Trustees, supported by municipal funding, in the amount of \$10,500 in FY 2002. There are no plans for expansion or improvements pending.

Parks and Recreation: The Parks and Recreation Department is staffed with a Director and two other full time personnel, plus seasonal maintenance staff.

East Windsor owns and maintains seven Town parks, which include 13 soccer and 14 baseball fields. Demand for such recreational facilities is growing and the current facilities are not likely to remain adequate over the coming ten year period.

Additionally, although the Town and the School System cooperate on public use of school facilities, additional space for indoor recreational activities and programs will be necessary to meet growing demand. Currently, Parks and Recreation offers indoor programs at East Windsor school facilities, although scheduling is dependent on availability with school programs having priority.

Parks and Recreation is limited in its ability to expand the offering of indoor programs and activities by the unavailability of suitable activities space.

Community Center: No single community center for public events and activities exists in East Windsor. In addition to use of the school facilities, as discussed above, municipal, recreational, civic, social, and other activities take place at the Town Hall in Broad Brook, the Senior Center in Broad Brook, and the Town Hall Annex in Warehouse Point.



Enrollment Factors

In most communities, school enrollments are a function of overall demographic trends.

For example, the “baby boom” refers to a large number of people born in the United States between 1945 and 1965 (with a peak around 1955). As a result, school enrollments in the nation peaked around 1970 as the peak of the baby boom moved through the school system.

The period between 1965 and 1980 has been referred to as the “baby bust” (due to the lower number of births during this period). This demographic group resulted in low school enrollments around 1990.

Meanwhile, since the baby boom peak reached age 35 in 1990, the birth rate in Connecticut peaked at that time. As a result, enrollments in many communities are expected to peak by 2005 as this “baby boom echo” moves through the school system.

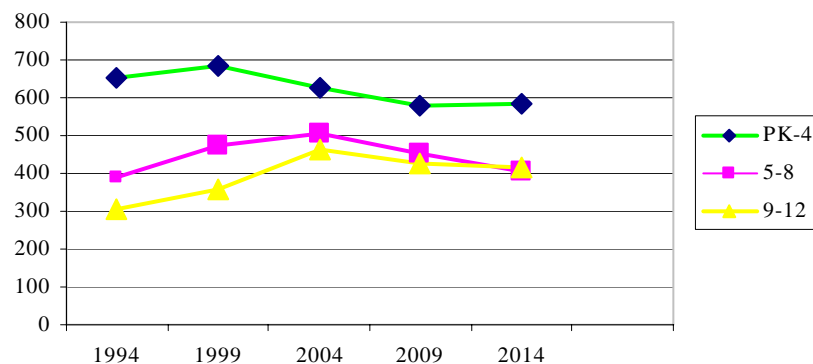
Schools

Enrollment: The latest school age population projections for East Windsor by the State Department of Education (December 2003) are provided in the table below. These indicate that the school population will decrease from 1,592 in 2003-2004 to 1,406 by 2013-2014. However, the most recent actual enrollment data for East Windsor indicates a current school population of 1600, slightly above the Connecticut Department of Education projections for the current year. Projected peaks for each grade group are highlighted in the table below.

East Windsor School Enrollment					
Year	Pre-K	PK-4	5-8	9-12	Total
1993-94	40	652	391	305	1,348
1994-95	40	698	400	330	1,428
1995-96	40	712	413	325	1,450
1996-97	60	763	443	334	1,540
1997-98	60	723	467	348	1,538
1998-99	59	682	473	357	1,512
1999-00	70	660	499	375	1,534
2000-01	57	582	537	399	1,518
2001-02	58	622	533	434	1,589
2002-03	58	621	529	429	1,579
Projected					
2003-04	62	625	504	463	1,592
2004-05	62	623	456	508	1,587
2005-06	62	624	436	512	1,572
2006-07	62	596	435	511	1,542
2007-08	62	606	424	472	1,502
2008-09	62	578	452	427	1,457
2009-10	62	581	443	408	1,432
2010-11	62	575	427	410	1,412
2011-12	62	580	426	402	1,408
2012-13	62	578	405	423	1,406
2013-14	62	584	405	417	1,406

Source: Connecticut Department of Education 12/04/2003

East Windsor School Enrollment



Source: Connecticut Department of Education 12/04/03

School Facilities: East Windsor has three school locations: an elementary school and a middle school in Broad Brook and a high school on Route 5. The School Board recently reorganized the schools to address enrollment and demographic changes and for space efficiencies. Although this has provided adequate basic space for current conditions, it has not fully addressed the need for core facilities such as athletic facilities, lockers, laboratories, and cafeteria space, according to the Schools Superintendent.

Additionally, eight modular classrooms are installed at the Elementary School and the school administration is about to install five more. This strategy provides the administration with flexibility to respond to unexpected changes in enrollment. It also meets short term space needs to allow planning for longer term, more permanent changes. If enrollment declines, the modular units would be phased out over time.

Road Classification

Limited Access Highway –

A regional, high speed road with controlled access points; > 50,000 cars per day.

Arterial Road - A road primarily intended to carry regional traffic and serve major activity centers; 10,000-20,000 cars per day.

Collector Road - A road intended to serve business areas and/or distribute traffic between arterial roads and neighborhoods; Major – 1000 -10,000 cars per day, Minor – <1000 cars per day.

Local Street - A road primarily intended to provide access to abutting properties and not serve major through traffic.

Infrastructure

Public Works: Public Works is housed in a relatively new facility on Scantic Road. According to the Public Works Director, the facility is adequate for the foreseeable future, once a new shed for storage of road salt is completed.

Roads: The Public Works Director reports no unusual concerns about the road system in East Windsor. East Windsor is in the process of preparing an updated pavement maintenance plan. Additionally, ongoing drainage improvements are included in the Town capital budget, as are paving and sealing projects. Public works has acquired new software to assist in the drainage maintenance and improvement program.

Street designations are provided in the East Windsor Subdivision Regulations. The 1998 Plan of Conservation and Development classified Town streets based on function and traffic volume. The guiding criteria for road classification are listed in the sidebar.

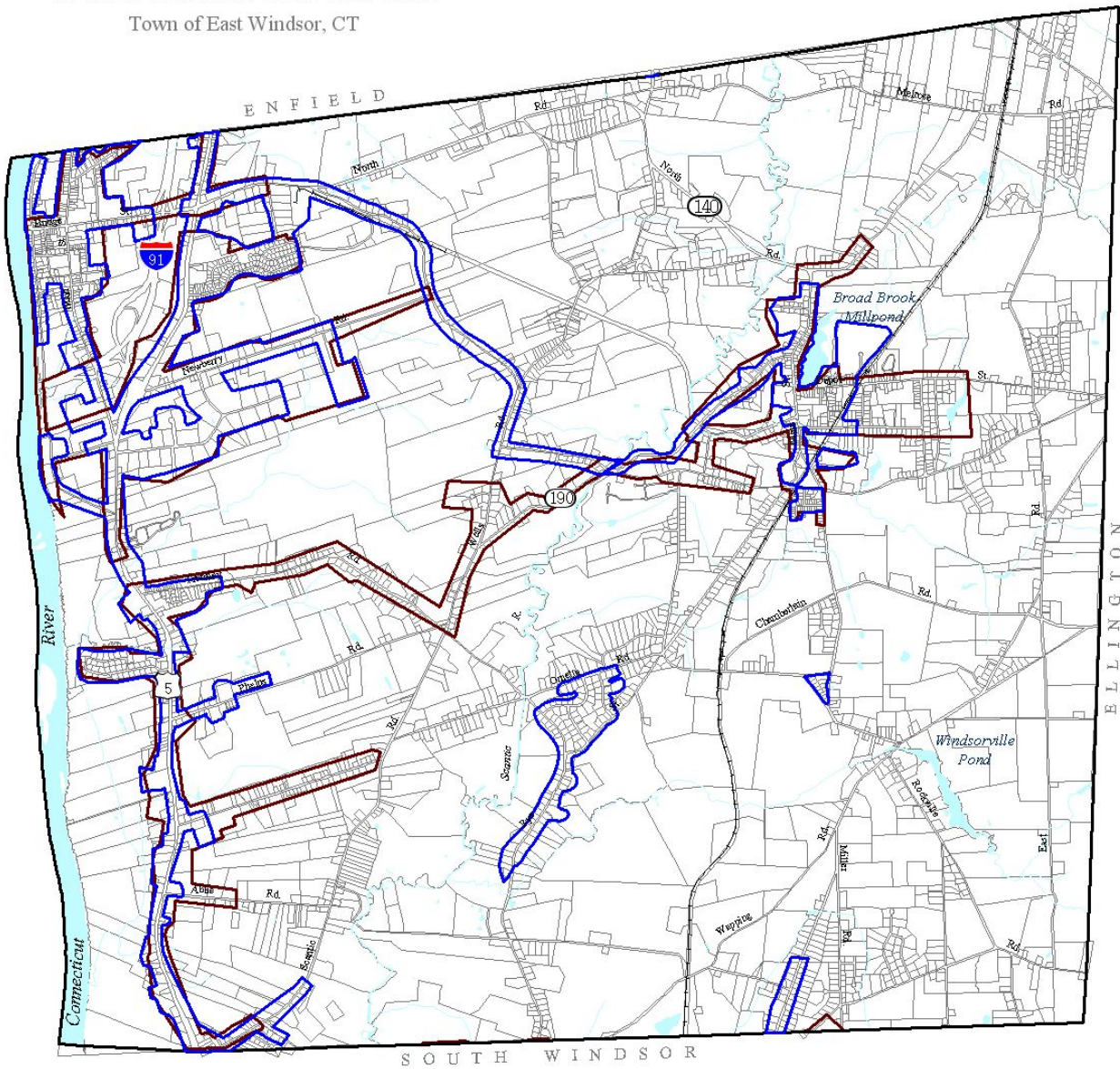
Wastewater Management: The sewer collection and treatment facilities in East Windsor are operated by the East Windsor Sewer Authority. Approximately 33 miles of sewer collector pipe is in place, as shown on the map on page 25. The wastewater treatment facility located on South Water Street has a capacity of 2.5 million gallons per day, compared to current usage rates of approximately 1.2 MGD.

Recent improvements to the system added a pumping station on Newberry Road and line extension out to the end of Newberry Road, opening up additional sites for potential industrial development.

The sewer service area also encompasses Broad Brook and residential areas between the Scantic River and Route 5. The availability of sewer service influences residential development patterns, as well as commercial and industrial use of land. However, the Town has established a sewer avoidance area that covers all of the area east of the Scantic River, except Broad Brook.

Water and Sewer Service

Town of East Windsor, CT



Legend

- Water Service Areas
- Sewer Service Areas
- Rail.shp
- Water

0 3000 Feet



Planimetrics

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

Public Utilities: Water service is provided by Connecticut Water Company to the areas of East Windsor illustrated by the map on the facing page. According to the company, ample excess capacity exists for delivering water to the East Windsor system.

The company operates several water supply wells in the Broad Brook and Scantic area and owns a large parcel of land dedicated to water supply wells. The presence of the wells is reflected in the designation of a well-field conservation area and in the delineation of the preliminary Aquifer Protection Zone, based on the Connecticut Department of Environmental Protection.

In East Windsor, the gas service area is extensive, and affords many East Windsor residents and businesses, as well as municipal facilities such as schools, another energy option. The gas service provider, Yankee Gas, reports no immediate plans for extension or expansion of gas mains in East Windsor. Yankee Gas is not aware of any backlog of requests for service or requests for gas main extensions to serve any new areas of Town. Yankee Gas has an active marketing program and will discuss options for gas line extensions and service connections with potential developers or Town representatives at any time.

Electric service is provided by Connecticut Light and Power Company. Town staff is not aware of any service problems unique to East Windsor.

Wireless telephone service is widely available throughout East Windsor, as may be expected by the proximity to Route 91. Cable television service is provided Cox Communications, which offers a full range of media, internet, and communications services. The cable service system includes fiber optic cable for high speed internet and communications service.

There are no indications of service problems or constraints with the provisions of electric, gas, and communications services in East Windsor.

