

May 4, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Public Workshop

Prepared by: The Cecil Group – FXM Associates



Meeting Agenda

1. Welcome and Introduction
2. Study Purpose and Process
3. Existing Conditions Analysis
4. Discussion of Issues
5. Discussion of Opportunities
6. Next Steps/Meetings

South Windsor Main Street Preservation Planning Study

Welcome and Introductions



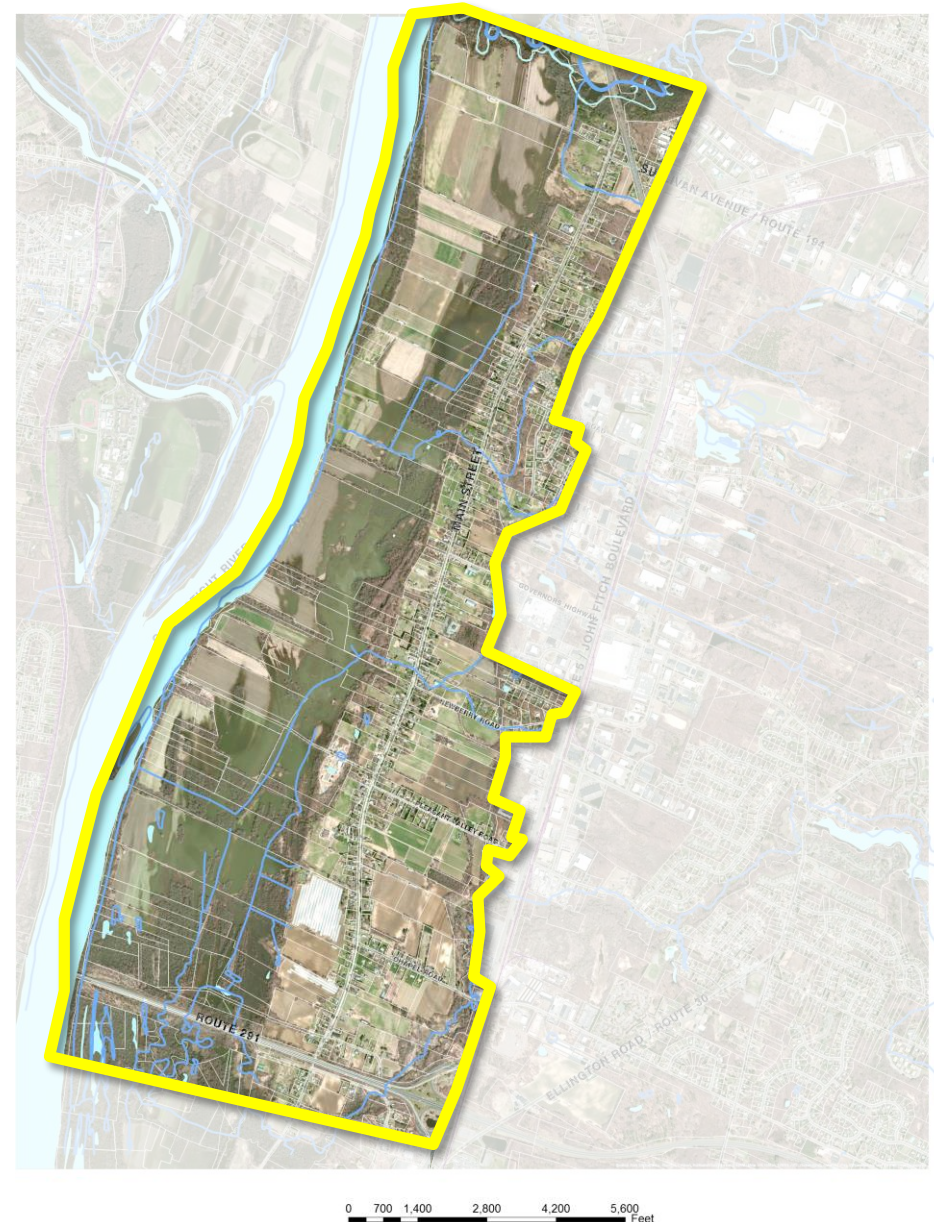
Study Purpose and Process

- Identify implementation actions that will better protect and enhance the Main Street corridor in the future
- Study includes three areas of focus:
 - Village District design standards and zoning recommendations
 - Streetscape concept master plan strategies
 - Redevelopment feasibility evaluations
- Three public meetings at key milestones:
 - Initial Public Meeting – April/May 2015
 - Strategies Public Meeting – May/June 2015
 - Final Public Meeting – July 2015

Existing Conditions Analysis

Main Street

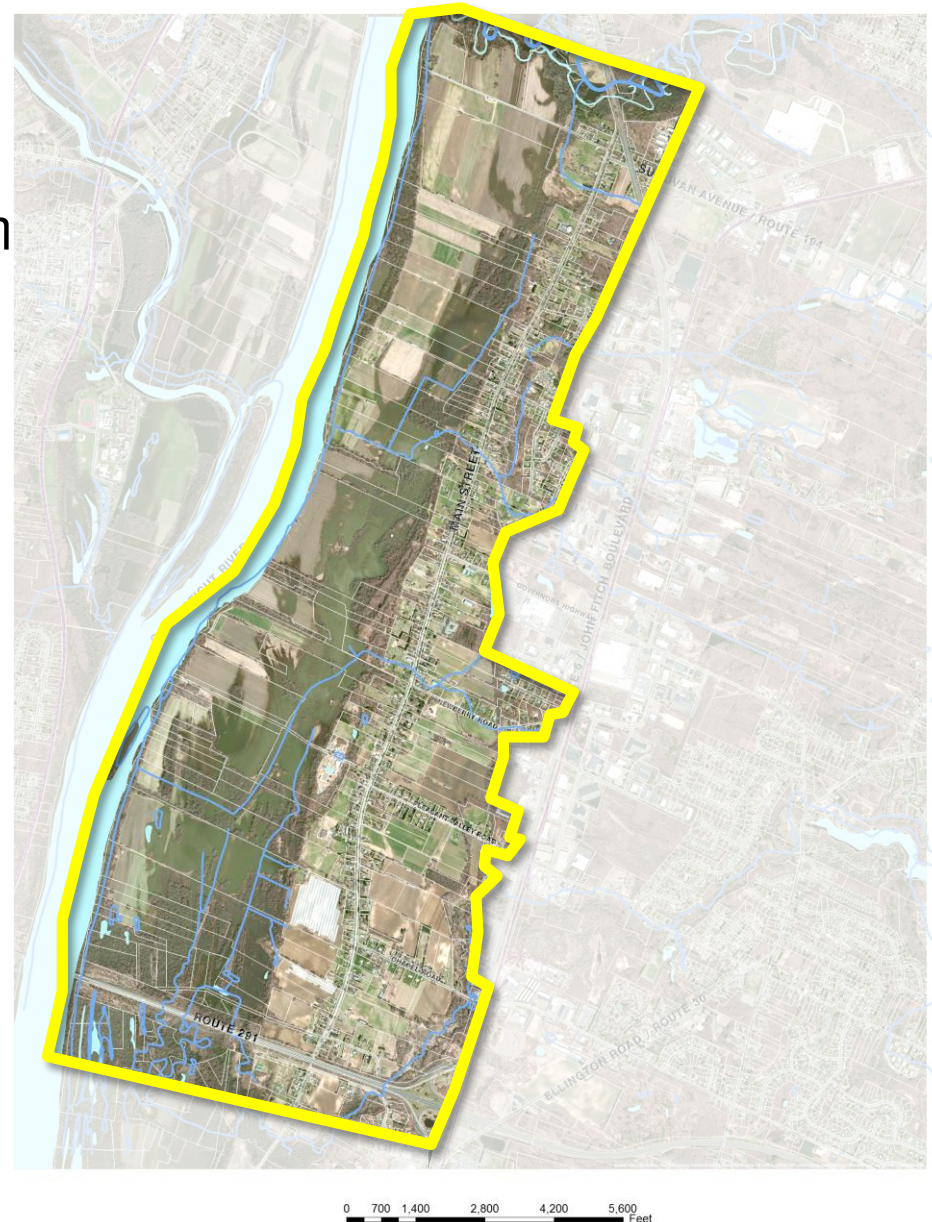
- Overview
- Previous Study
- District Characteristics
- Historic Features
- Streetscape and Character
- Zoning



Overview

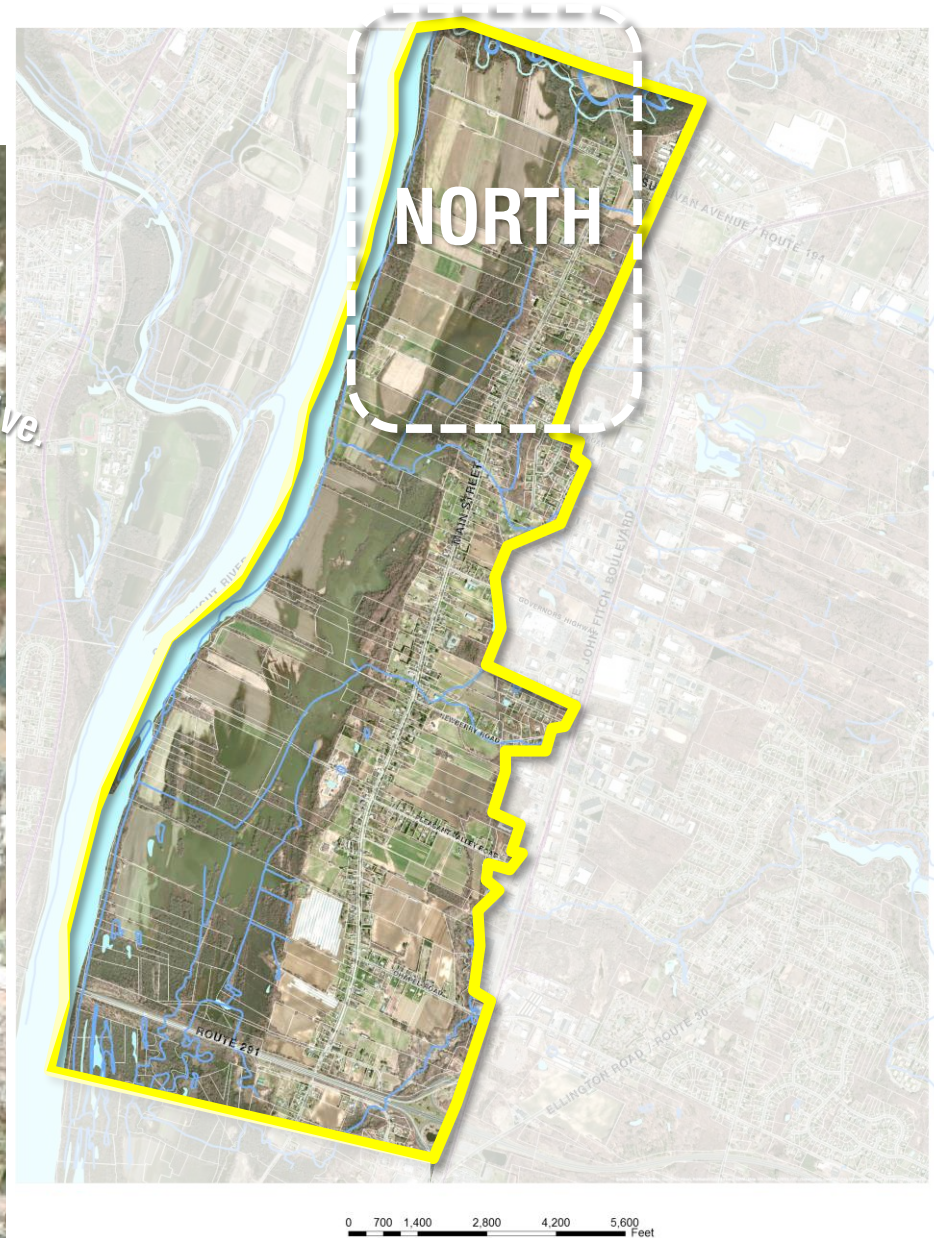
Study Area Boundary

- Main Street from Route 5 south past I-291
- Approximate length: 4 miles

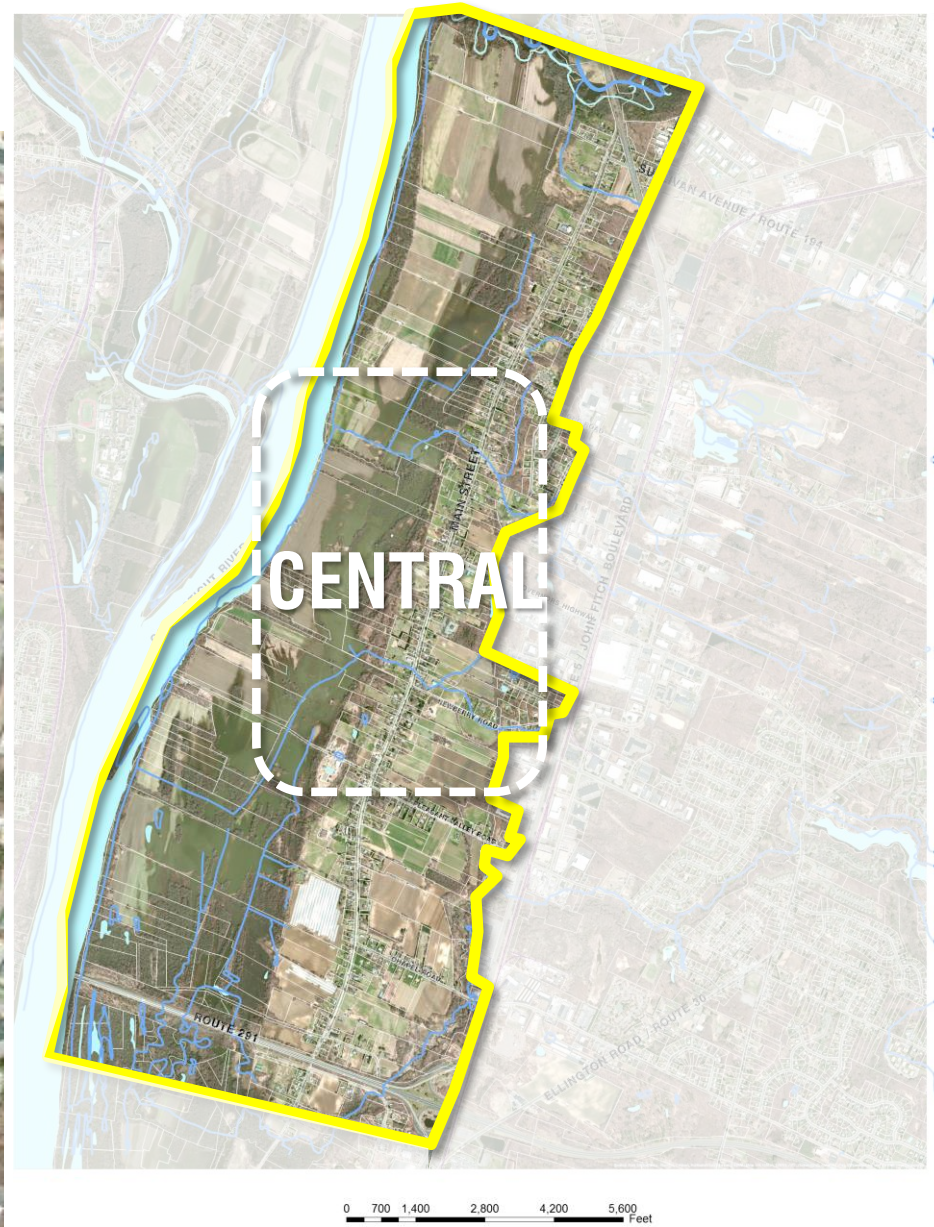


Overview

Study Area Detail

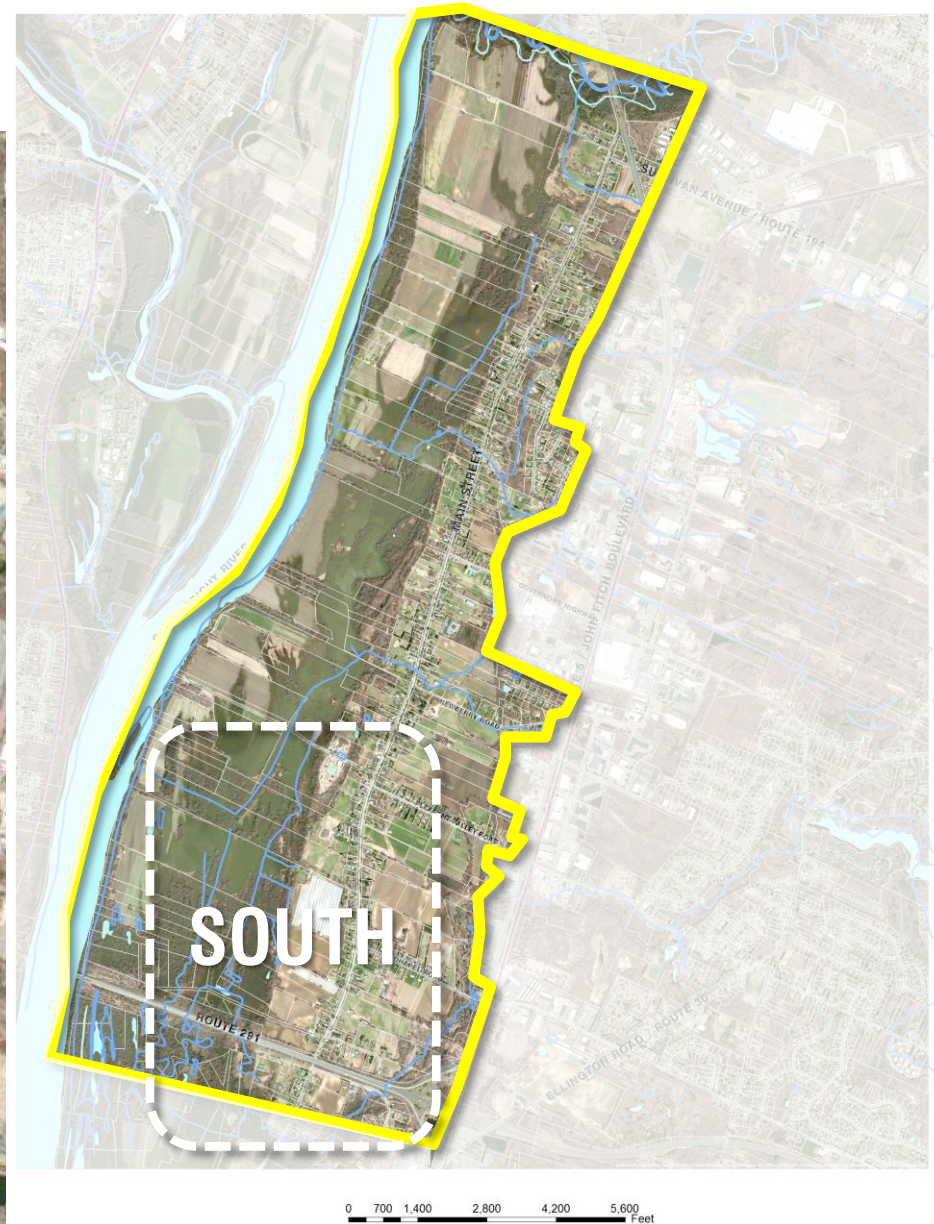
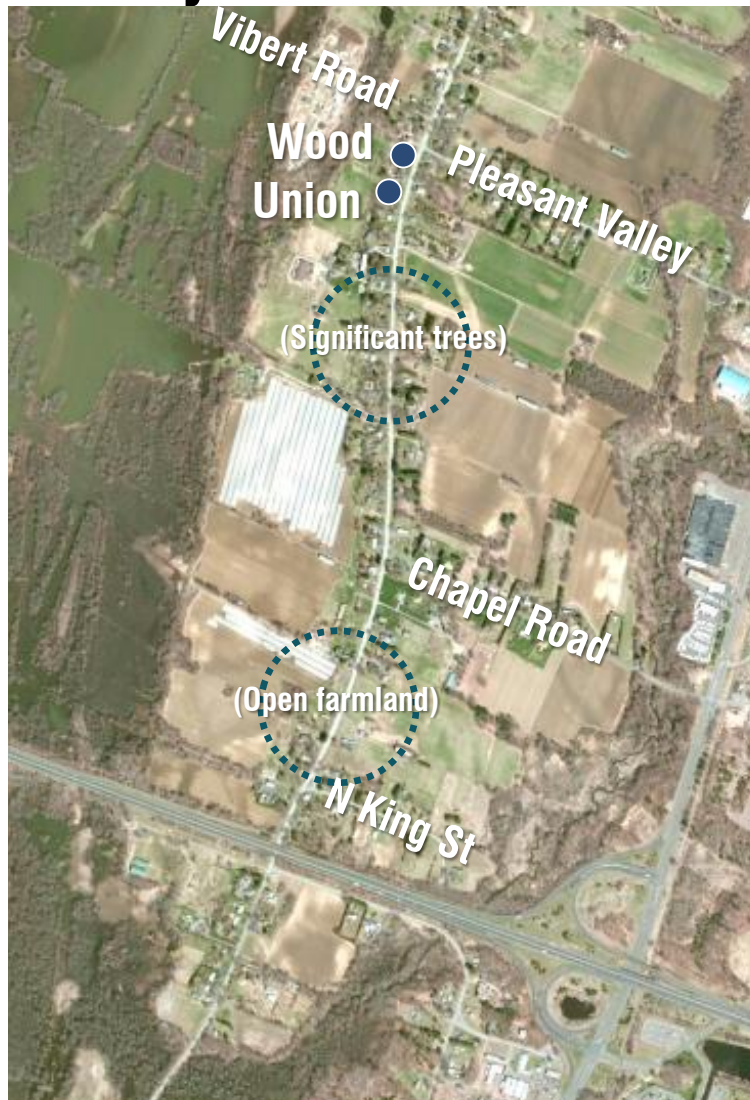


Overview



Overview

Study Area Detail



Overview

Historic Heritage



Overview

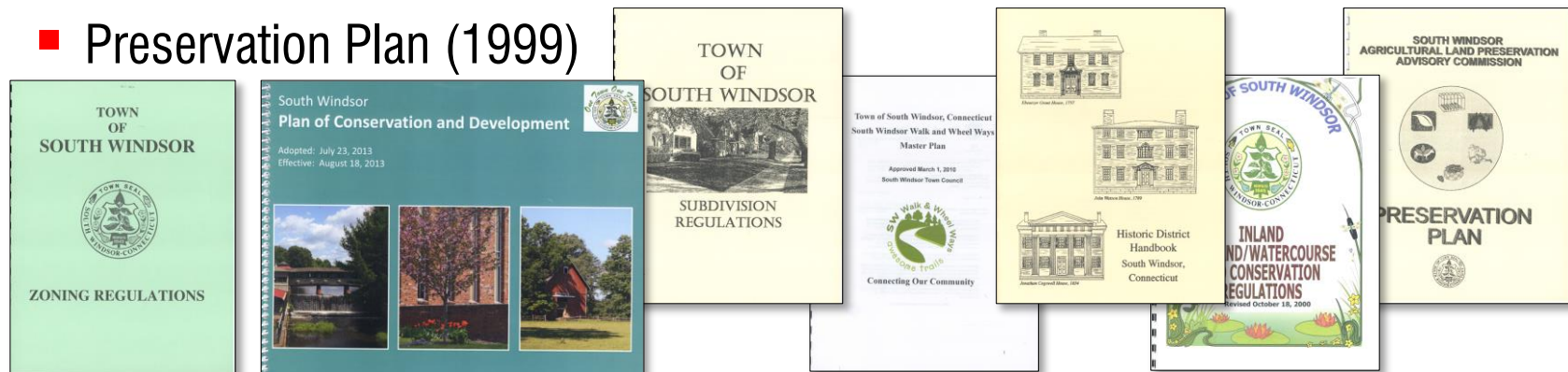
Historic Heritage



Previous Study

Reports, Documents and Information

- Zoning Regulations (2014)
- Plan of Conservation and Development (2013)
- Subdivision Regulations (2012)
- Walk and Wheel Ways Master Plan (2010)
- Historic District Handbook (2008)
- Inland Wetland/Watercourse and Conservation Regulations (2000)
- Preservation Plan (1999)





Previous Study

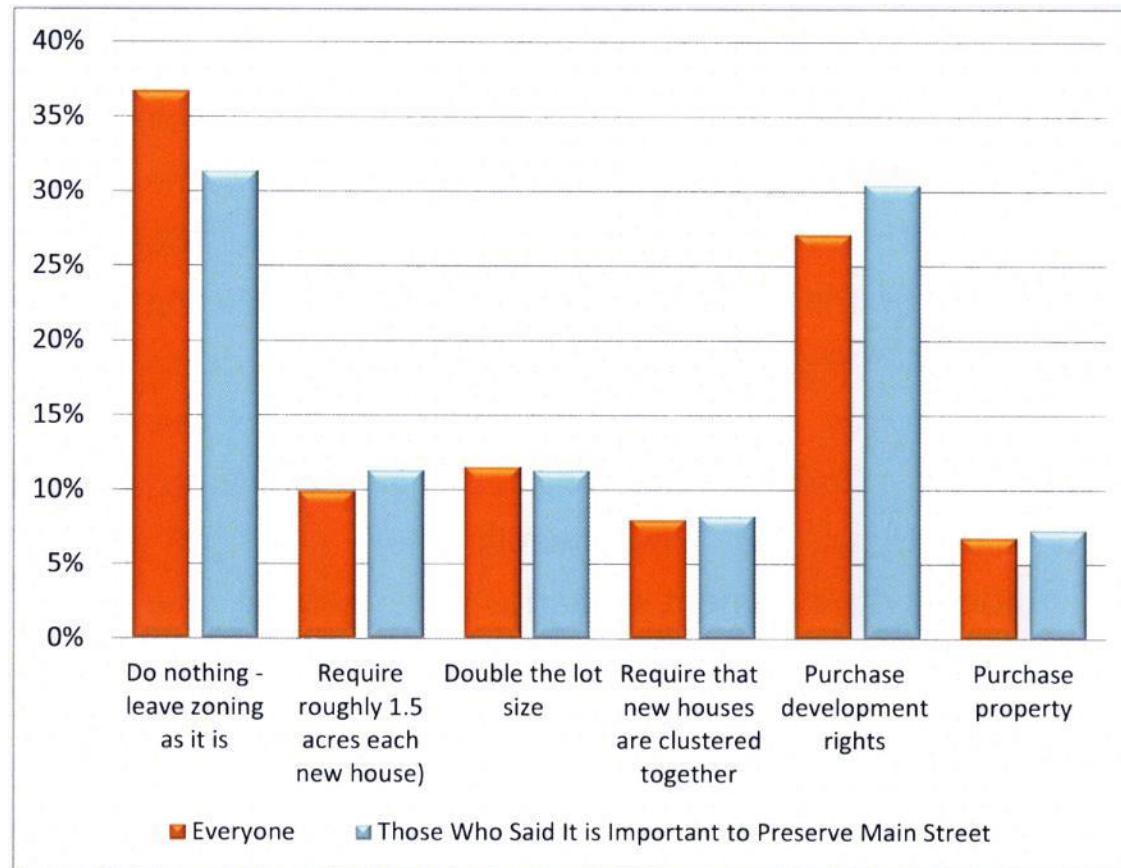
Reports, Documents and Information

- Historic Resources Survey of Main Street (2007)
- *A Country Mile* by Doris Burgdorf
- National Register of Historic Places Nomination
- *The History of Ancient Windsor* by Janice Cunningham
- *A Thousand Years at Podunk* by Barney Daley
- *God's Acre* by Barney Daley
- *Tobacco Parish* by Barney Daley

Previous Study

Community Survey (2012)

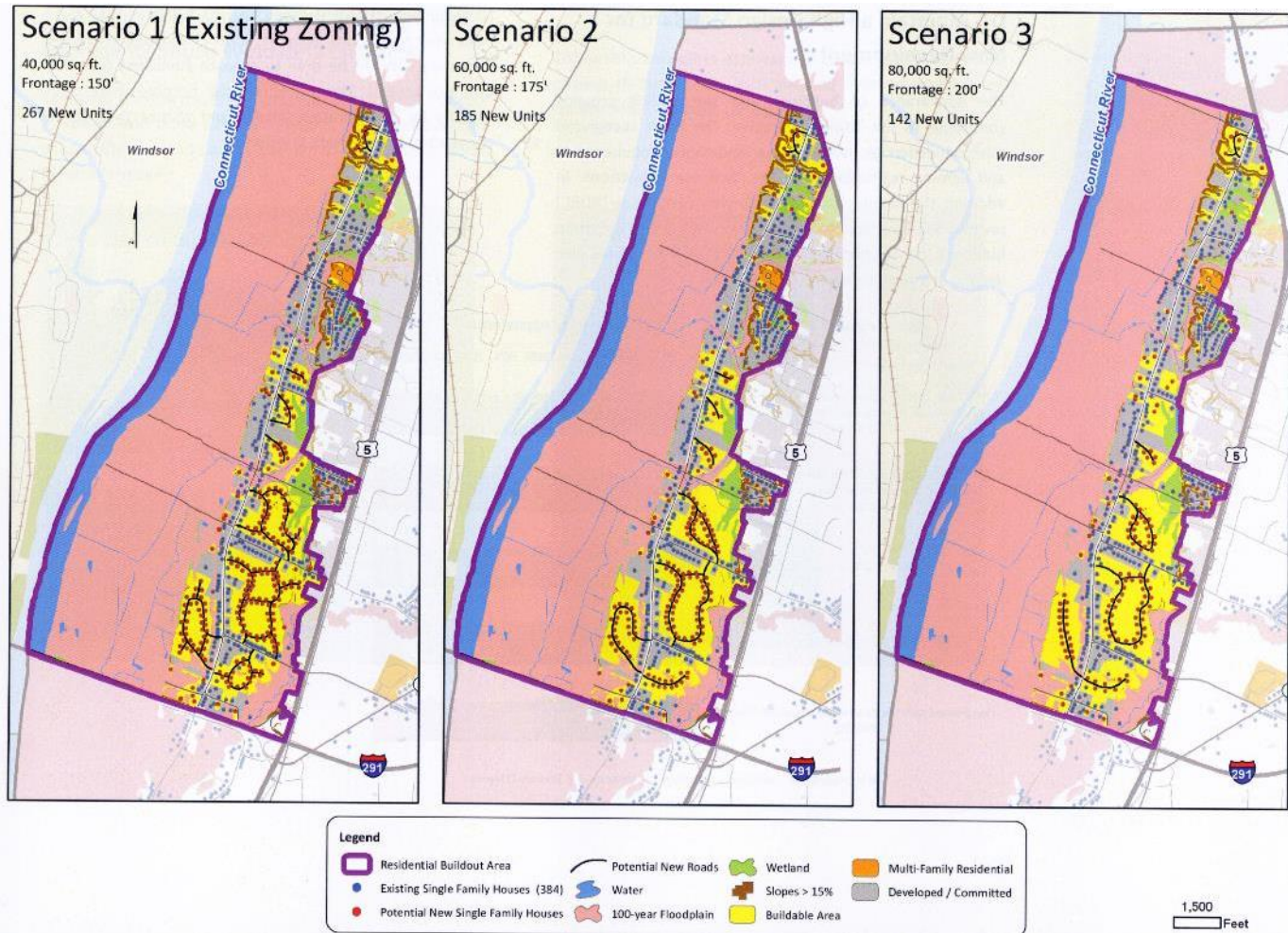
- 77% indicated it is important that the character of Main Street is Preserved
- Which option for Main Street is most favorable?



Previous Study

Build-out Analysis

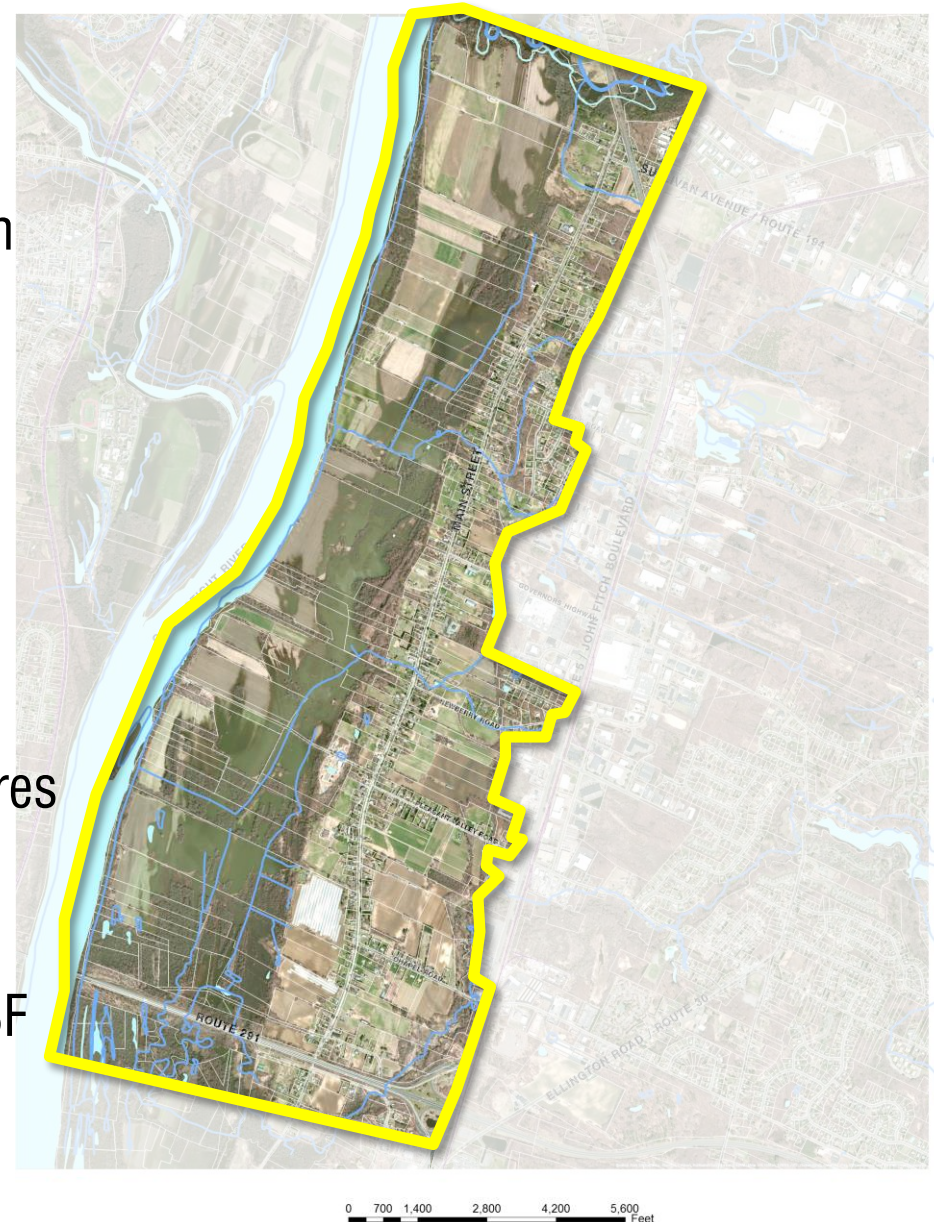
- Over 250 units possible under Current Zoning



District Characteristics

Study Area Boundary

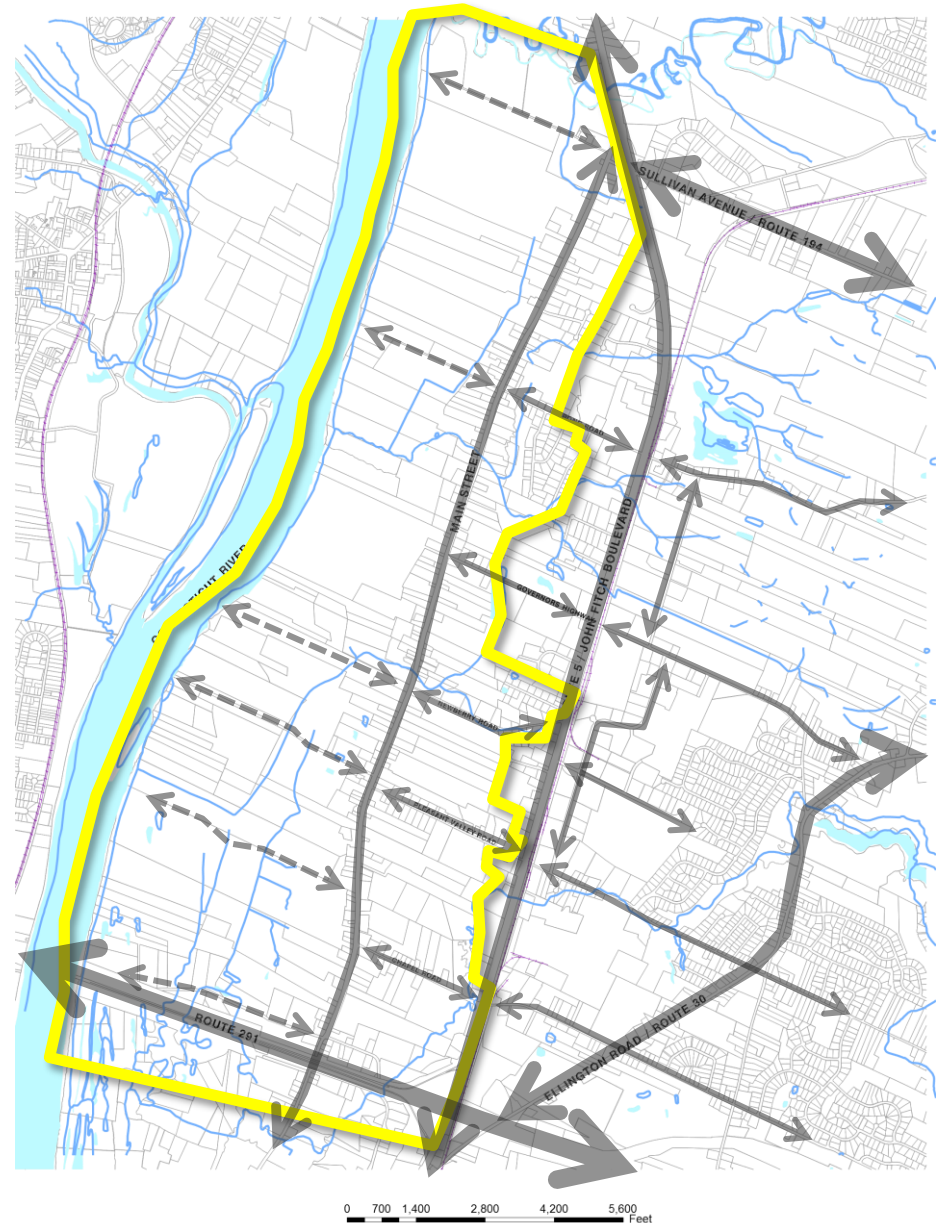
- Main Street from Route 5 south past I-291
- Approximate length: 4 miles
- Approximately 932 parcels
- Approximate area: 3,920 acres
- Average (mean) parcel: 4.2 acres
- Largest parcel: 194 acres
- Approximate built area: 5.3M SF



District Characteristics

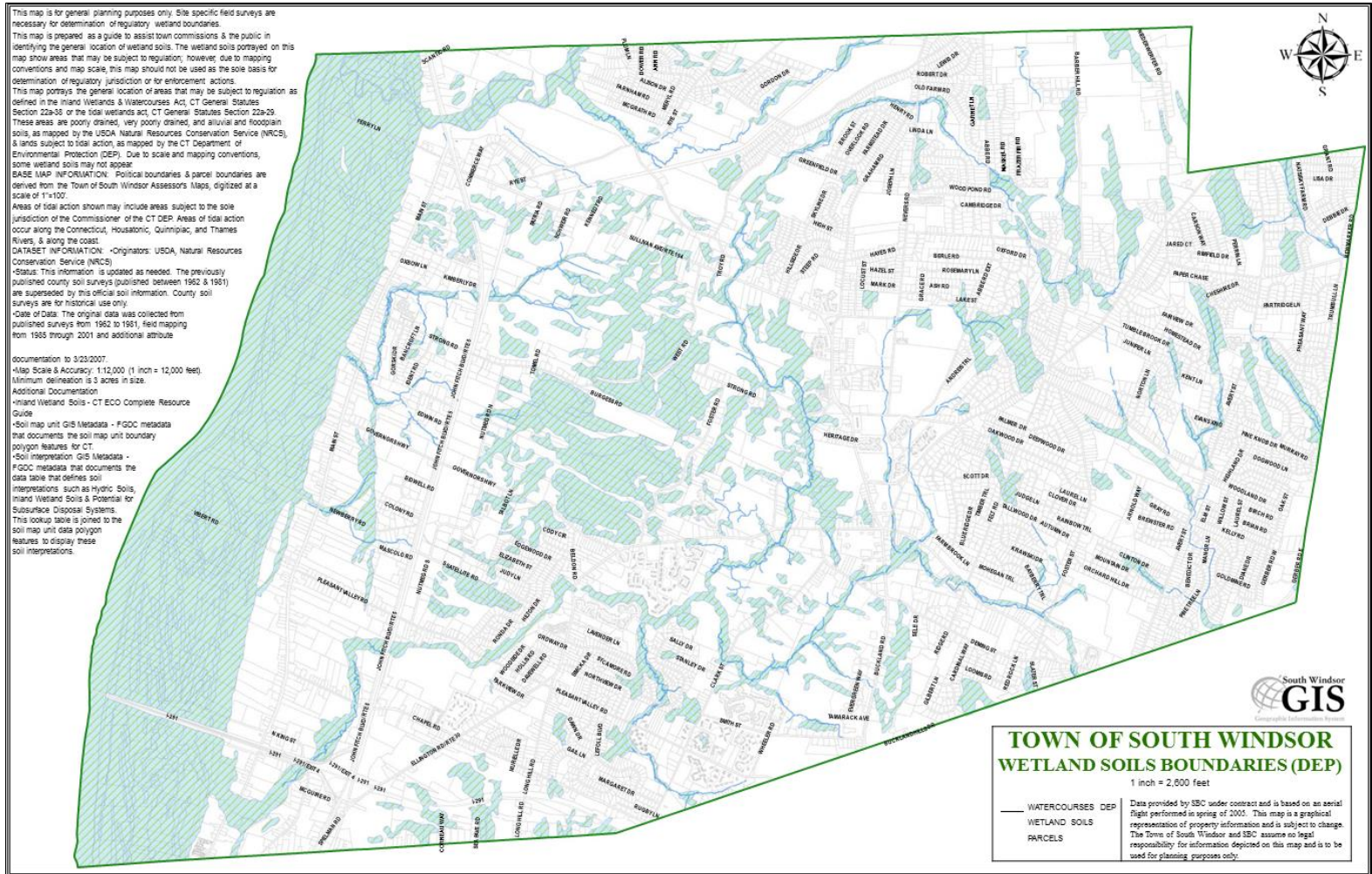
Street Network

- Limited access to west
- Regional connections via Route 5, Route 194, Route 30, I-291
- (6) Connections to Route 5
 - Sullivan Avenue
 - Strong Road
 - Governors Highway
 - Newberry Road
 - Pleasant Valley Road
 - Chapel Road



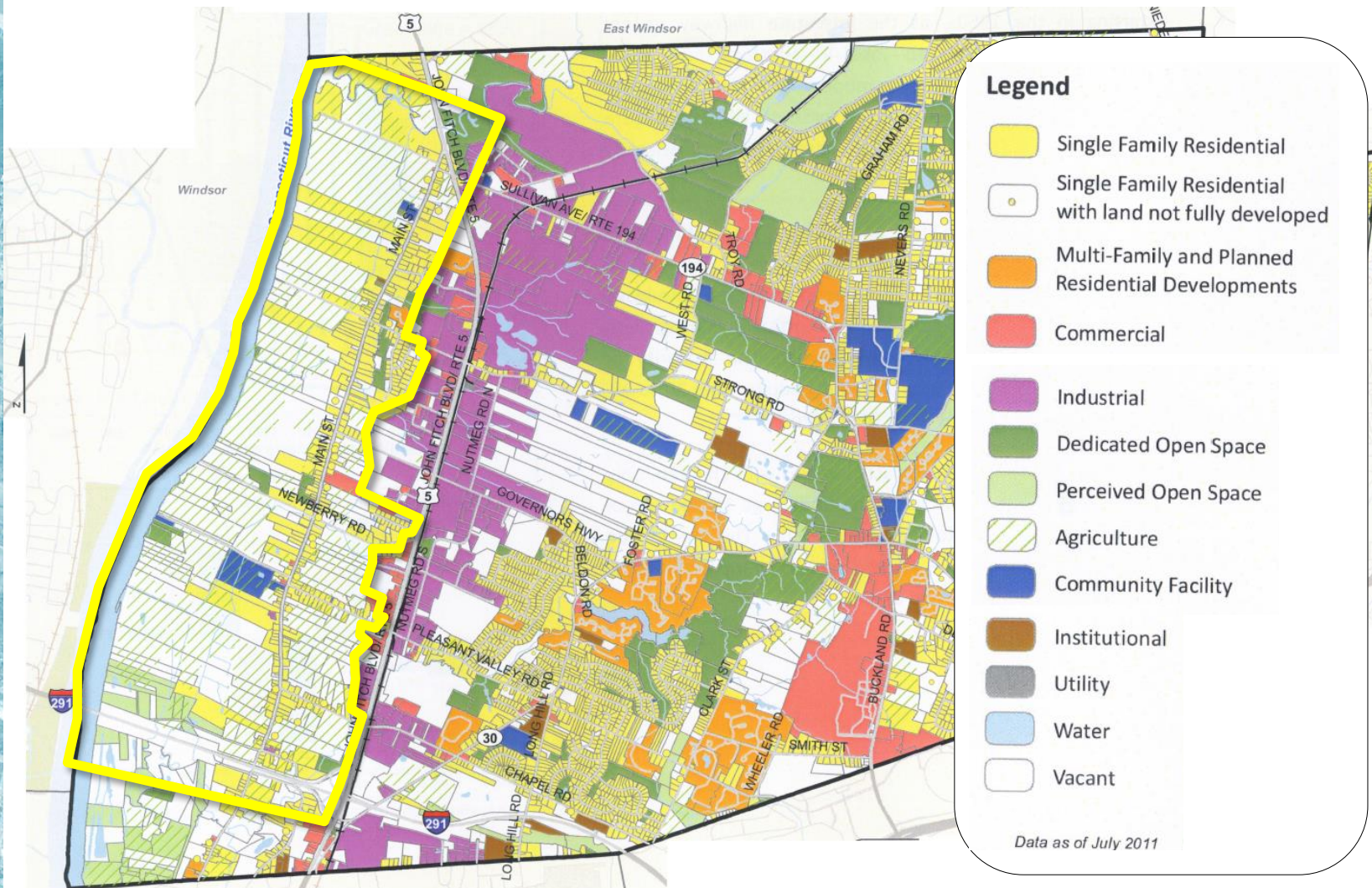
District Characteristics

Topography and Wetlands



District Characteristics

Land Use



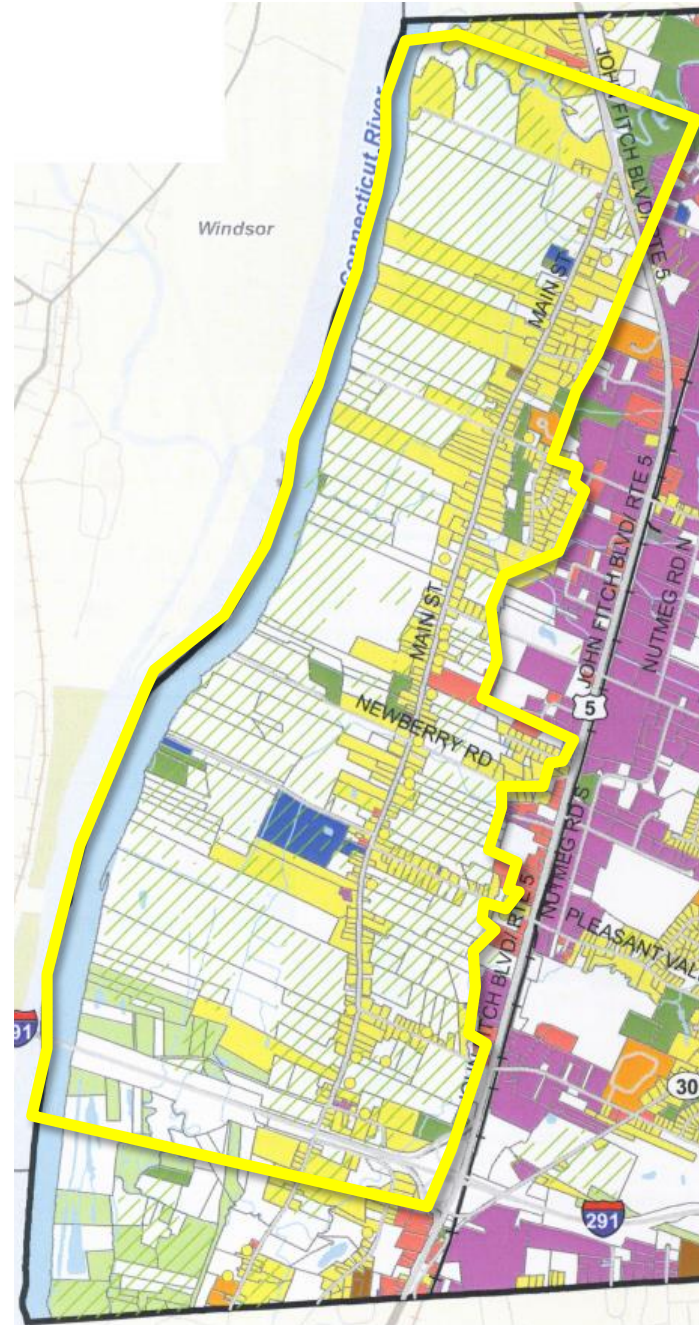
District Characteristics

Land Use

Legend

-  Single Family Residential
-  Single Family Residential with land not fully developed
-  Multi-Family and Planned Residential Developments
-  Commercial
-  Industrial
-  Dedicated Open Space
-  Perceived Open Space
-  Agriculture
-  Community Facility
-  Institutional
-  Utility
-  Water
-  Vacant

Data as of July 2011



District Characteristics

Typical Parcel and Building Configuration

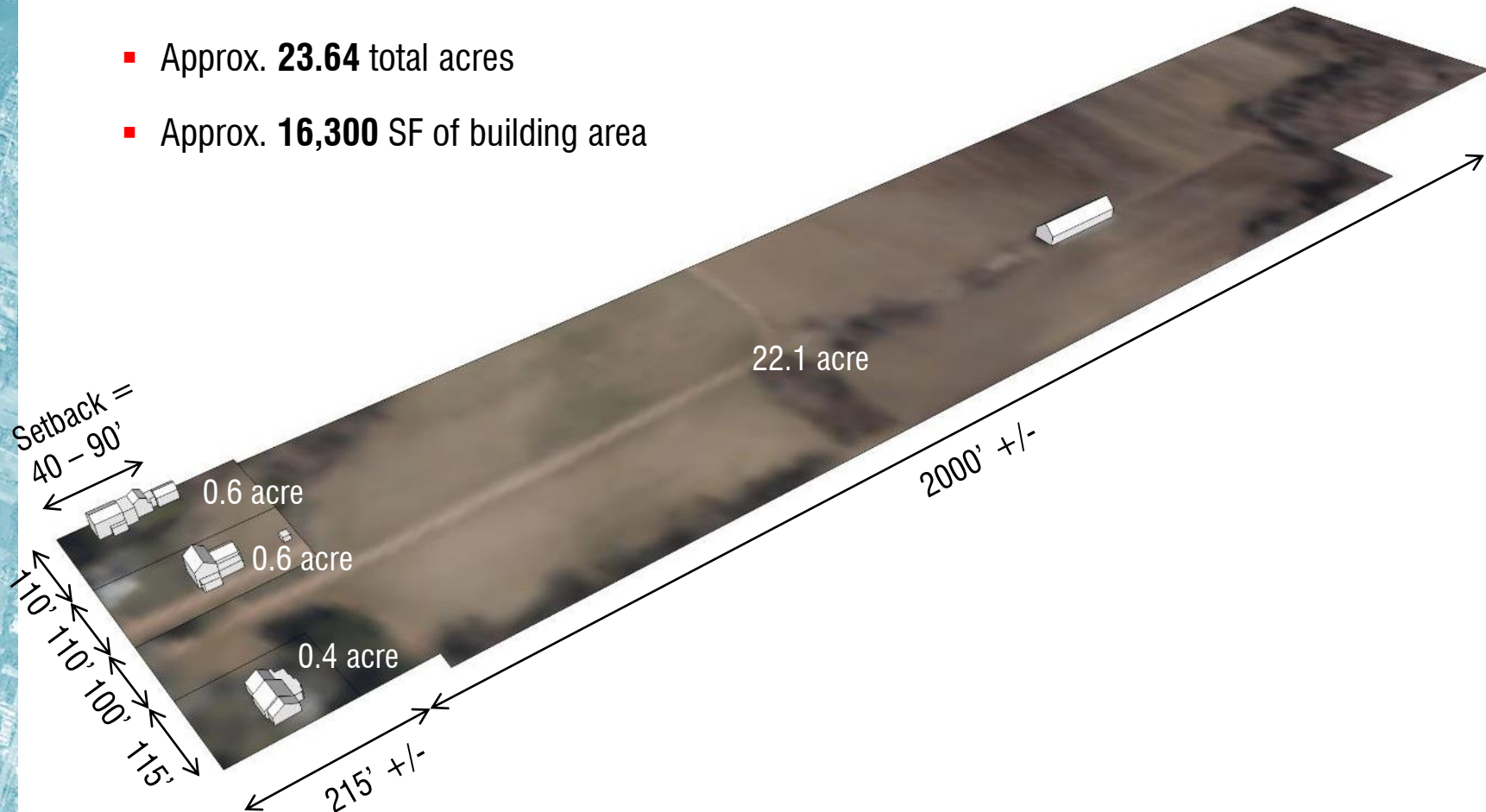


District Characteristics

Typical Parcel and Building Configuration

■ 840 Main Street

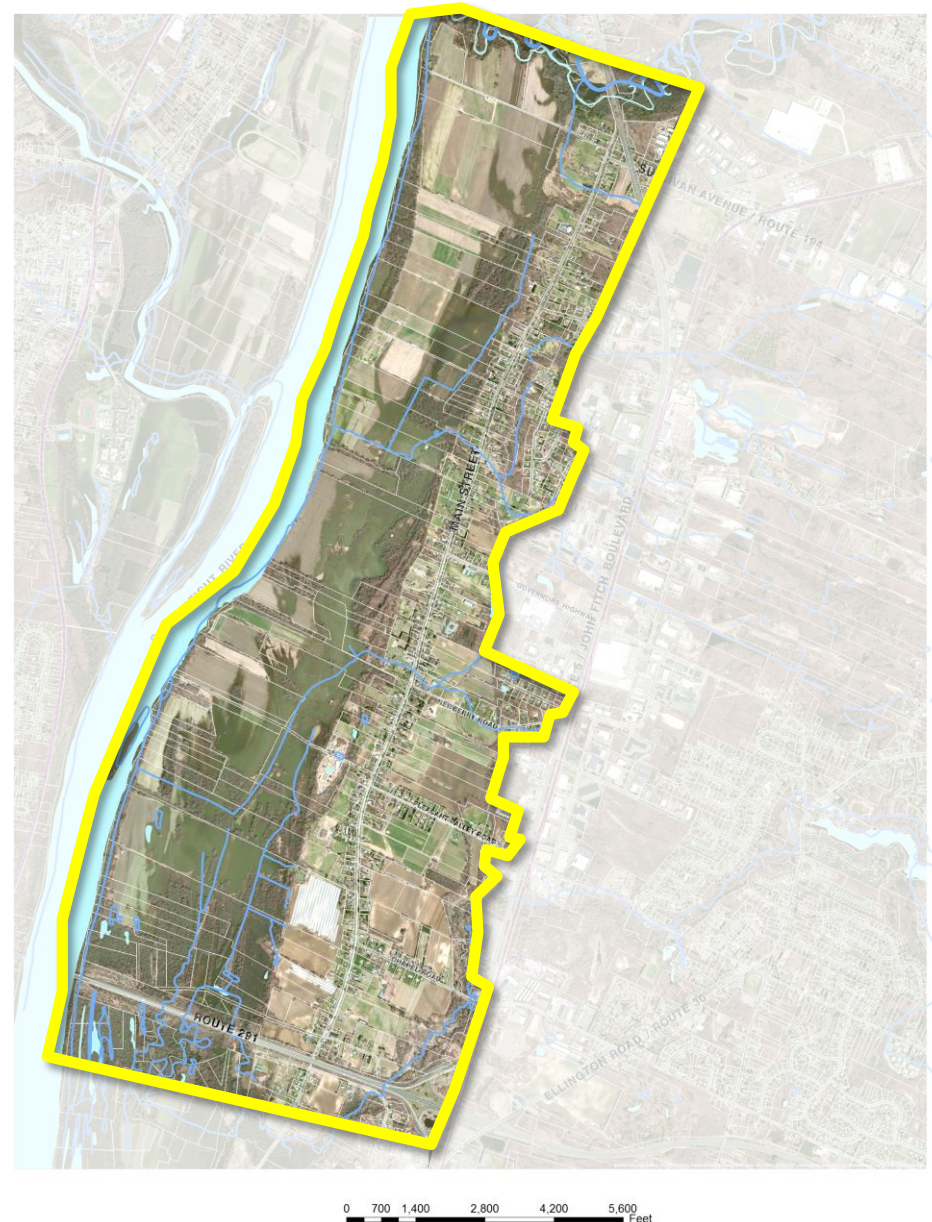
- Approx. **23.64** total acres
- Approx. **16,300** SF of building area



Historic Features

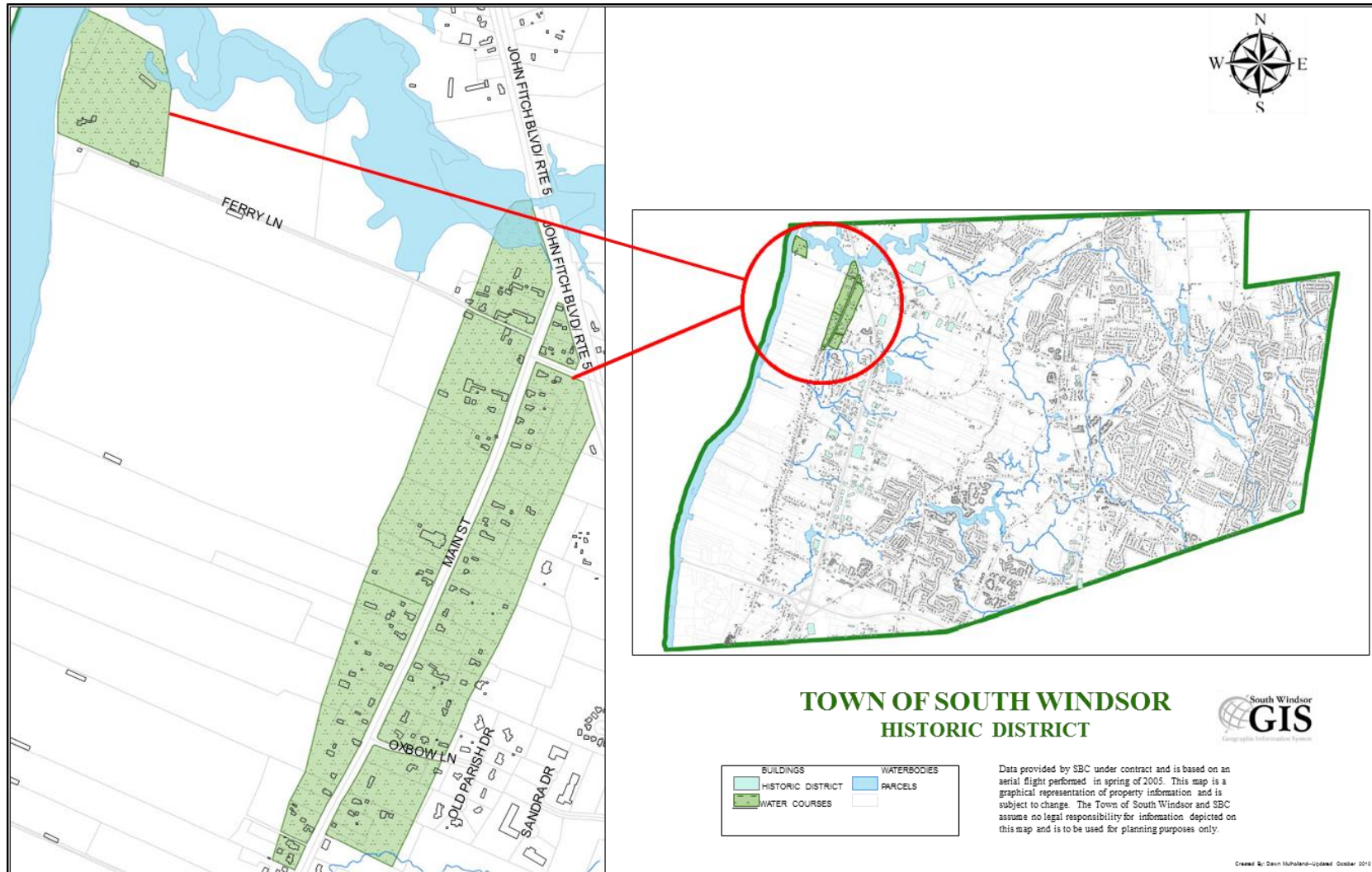
Scenic Road

- Historic “Scenic Road”
 - Preserve scenic areas as open space
 - Ensure new development and road improvements enhance value
 - Discourage development that would block scenic views
 - Designate additional local scenic roads
 - Bury utilities



Historic Features

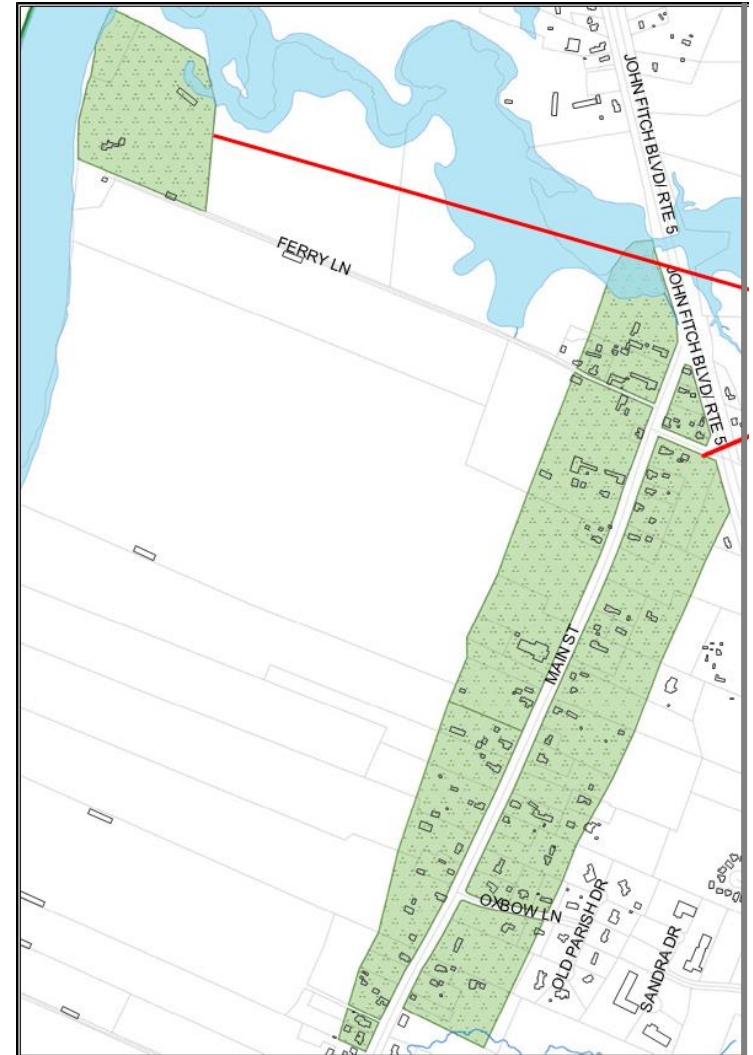
East Windsor Hill Historic District



Historic Features

East Windsor Hill Historic District

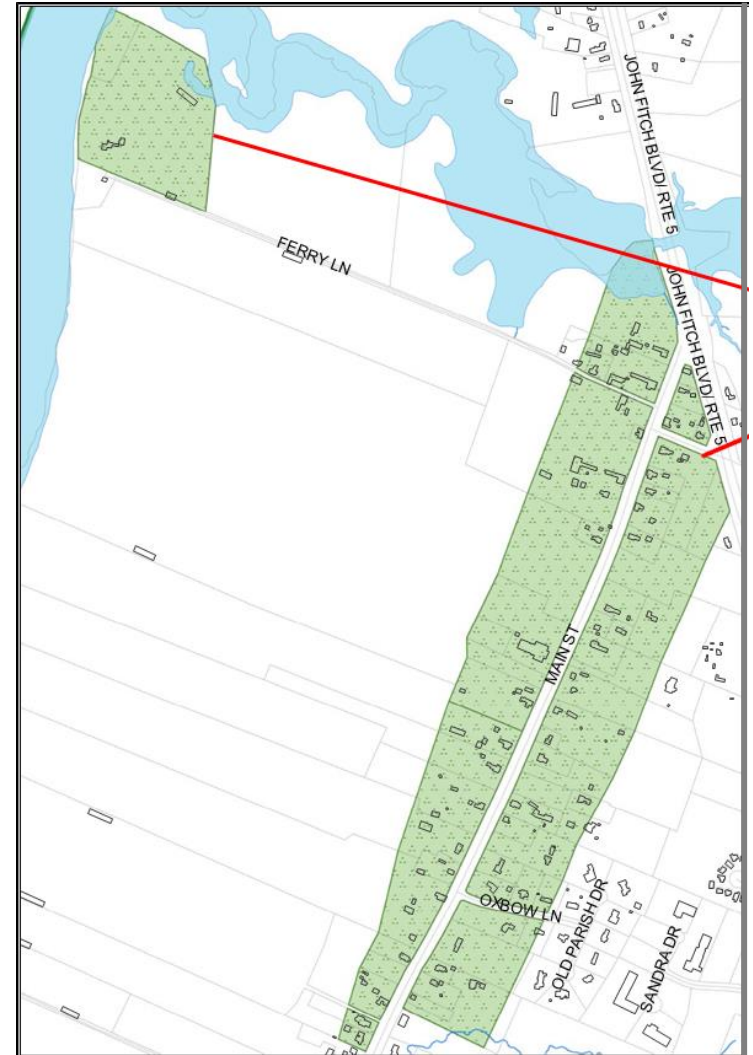
- District is listed on the National and State Registers of Historic Places and a Local Historic District
- (39) Houses on National Register
- (56) Houses in Historic District
- Dates from 1694 to 1941
- Colonial, Greek Revival, Georgian, Federal architectural styles



Historic Features

East Windsor Hill Historic District

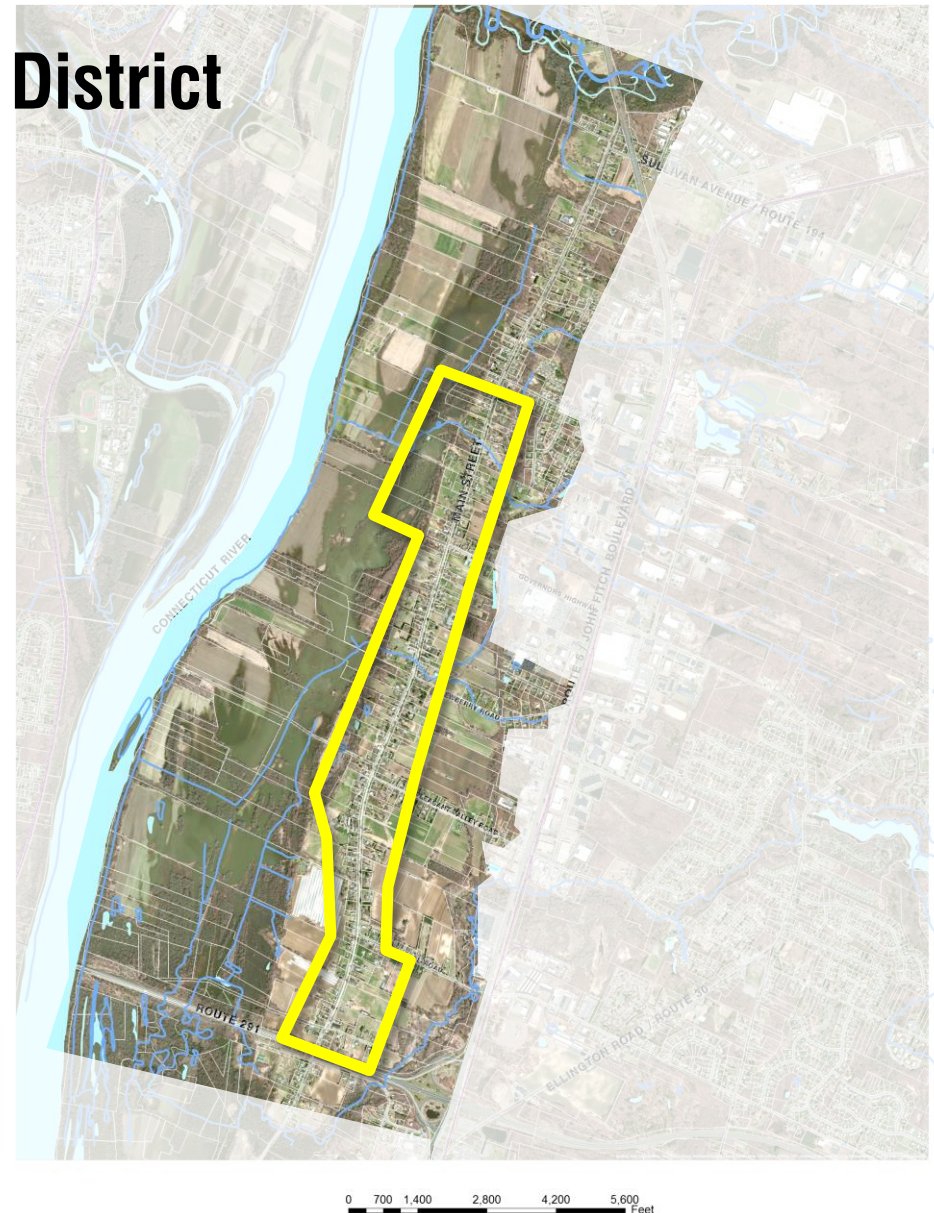
- National and State Registers provide recognition and limited protection:
 - Federal or State funded activity – additional review and potential prevention of unreasonable destruction
- Local Historic District
 - Historic District Commission regulate construction and demolition of structures and alteration of architectural features in the district



Historic Features

Windsor Farms Historic District

- Listed on the National Register of Historic Places in 1986
- 2 ½ square mile area on east bank of the Connecticut River



Historic Features

Parcels with Historic Features

- Highlighting parcels with no structures or structures built prior to 1941



Historic Features

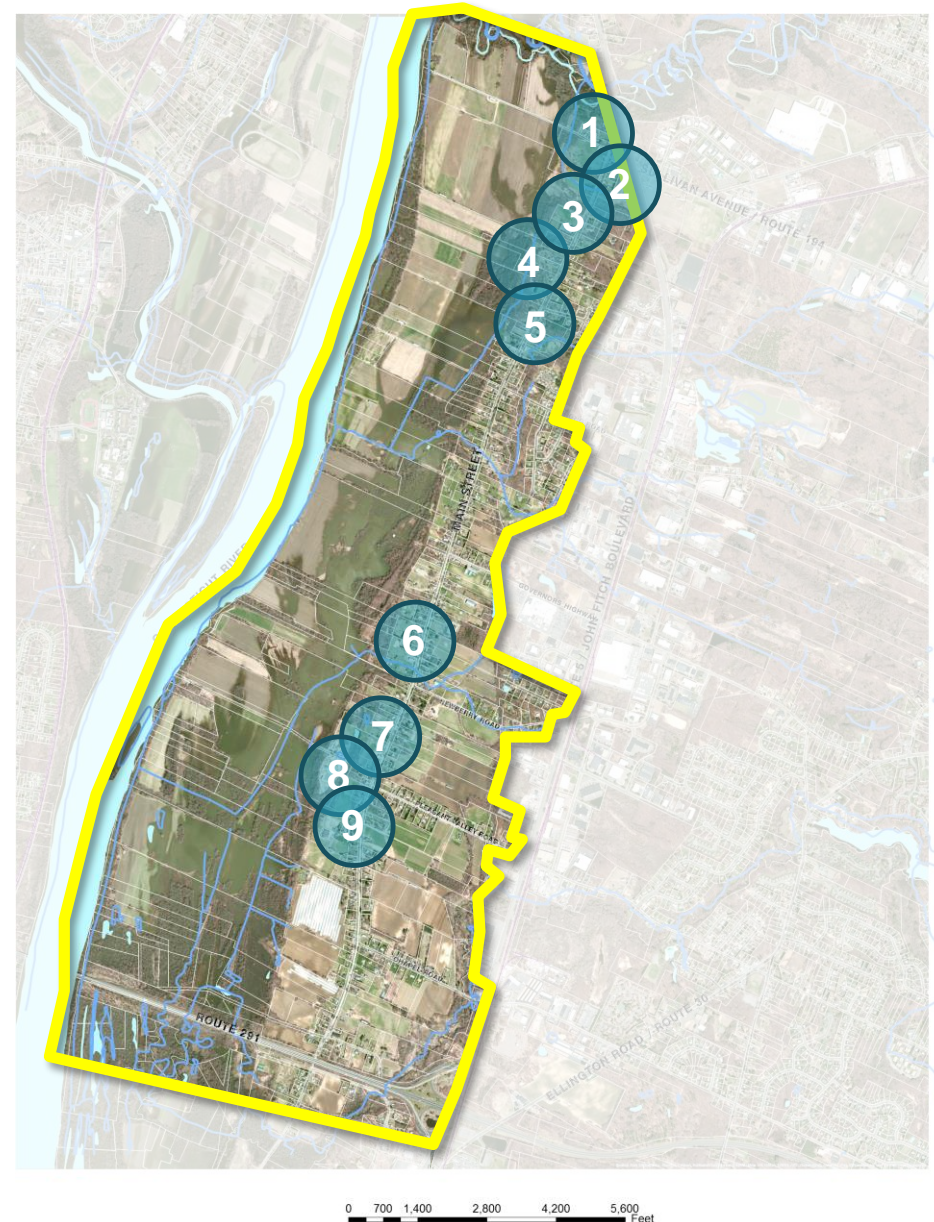
Architectural Heritage



Historic Features

Significant Sites

- 1) Old Post Office
- 2) John Watson House
- 3) Jonathan Cogswell House
- 4) Ellsworth School
- 5) Ebenezer Grant House
- 6) First Congregational Church
- 7) US Post Office
- 8) Wood Memorial Library
- 9) Union School



Streetscape and Character

Historic Environment



Streetscape and Character

Current Environment



Streetscape and Character

Current Conditions



Existing Conditions: Main Street near Governors Highway

Streetscape and Character

Potential Short Term Improvements



Example Scenario One

Streetscape and Character

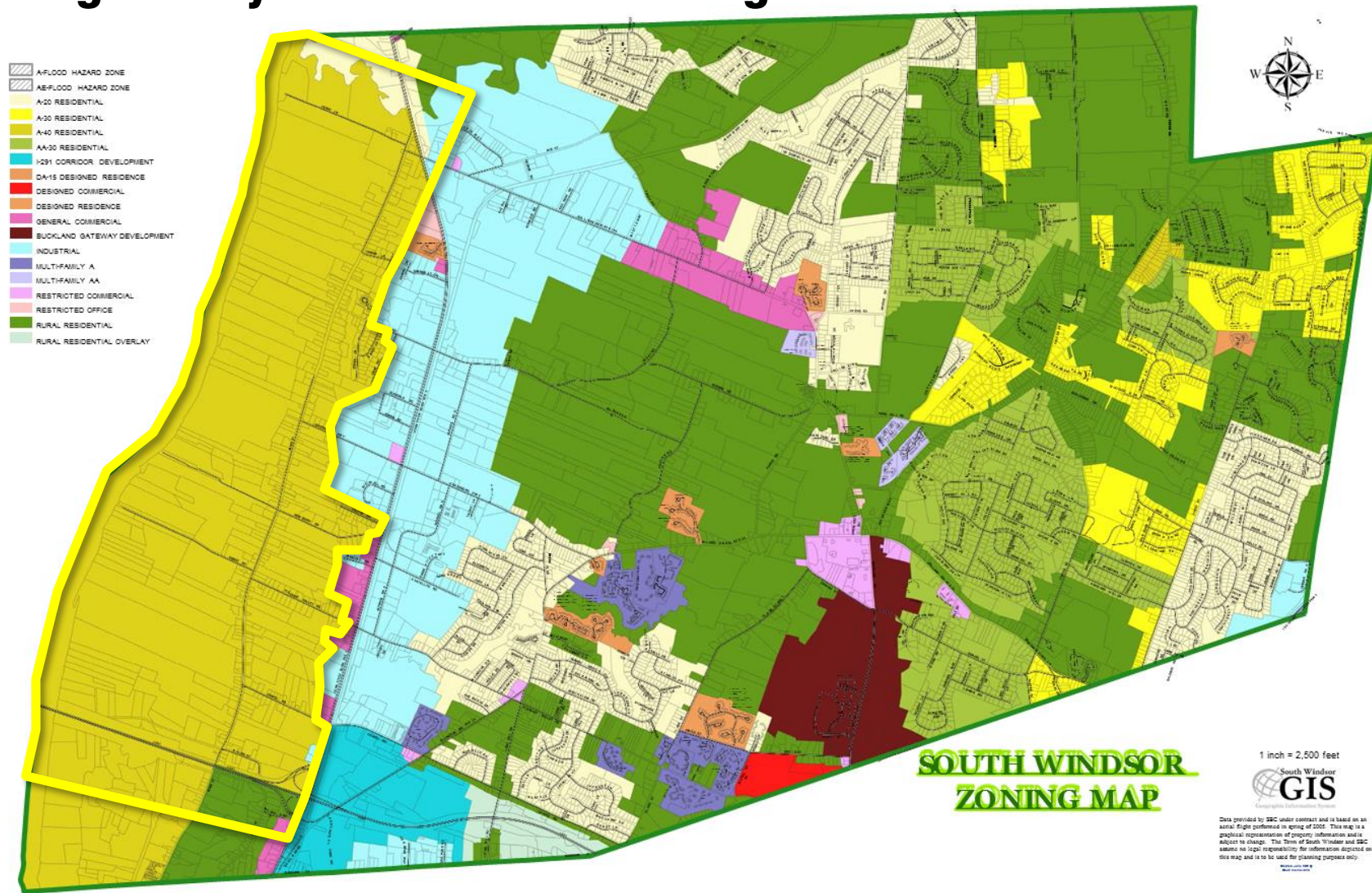
Potential Long Term Improvements



Example Scenario Two

Zoning

Regulatory Framework - Zoning





Zoning

Regulatory Framework - Zoning

- Primarily **A-40 Residential**, small portion of Rural Residential and A-20
- Permitted Uses (A-40):
 - P (Permitted): Household Pets, Horses and Ponies (3 or fewer), In-Law Apartment, Single-family dwelling, Farms, Home Occupation (Professional Minor)
 - SE (Special Exception): Accessory Apartments, Assisted Living, Bed and Breakfast, Elderly Housing, Horses and Ponies (4 or more), Senior Residence Development, Two-family dwelling, For Profit Educational, Non-Profit Educational, Essential Community Services, Municipal Facilities, Public Utility Buildings, Town Recreation Areas or Parks, For Profit Recreation Facilities, Religious Institutions, Farm Stands, Home Occupations (Professional Major), Office Professional, Stables Barns, Riding Academies
 - Blank (Not Permitted): Multifamily Dwelling, Cemeteries, Day Care Centers, Golf Courses, Hospitals, Agriculture, Forestry, Nursery Gardening

Zoning

Regulatory Framework - Zoning

- Primarily **A-40 Residential**, small portion of Rural Residential and A-20
- Area, Density and Dimensional Requirements (A-40):

Minimum Lot and Area Requirements						Maximum			
Lot Area (SF)	Frontage (FT)	Lot Depth (FT)	Front Yard (FT)	Rear Yard (FT)	Side Yard (FT)	Stories	Height (FT)	Lot Coverage	Impervious Coverage
40,000	150	200	50	50	20	2 ½	30	15%	-



Zoning

Regulatory Framework - Zoning

- History of ZBA Applications
- For the Main Street district from 1959 to 2007 -2,642 Applications
- 133 Applications including a variance or exception (5%)
- 104 of the 133 were approved (78%)
- Variances reflected: **signage**, use (automotive uses), conversion of one-family to two-family, events (farm show, carnival), sale of beer/liquor, residential to industrial or vice versa, garage within setback, lot frontage, use of barns/sheds for other uses (storage), subdivision of lots with reduced frontage

South Windsor Main Street Preservation Planning Study

Discussion of Issues



South Windsor Main Street Preservation Planning Study

Discussion of Opportunities



South Windsor Main Street Preservation Planning Study

Next Steps and Meetings

- Please turn in responses

MAIN STREET PUBLIC WORKSHOP

**PLEASE FILL IN THOUGHTS FOR HOW YOU SEE
SOUTH WINDSOR'S MAIN STREET**

(PLEASE HAND IN YOUR RESPONSES AT THE END OF THE WORKSHOP)

Please record a few words that come to mind when you think of Main Street. We will collect these responses and create a visual diagram, a "word cloud" that reflects what the community associates with the area.

MAIN STREET

MAKES ME THINK OF ...



MAIN STREET PRESERVATION PLANNING STUDY
TOWN OF SOUTH WINDSOR

MONDAY, MAY 4, 2015

South Windsor Main Street Preservation Planning Study

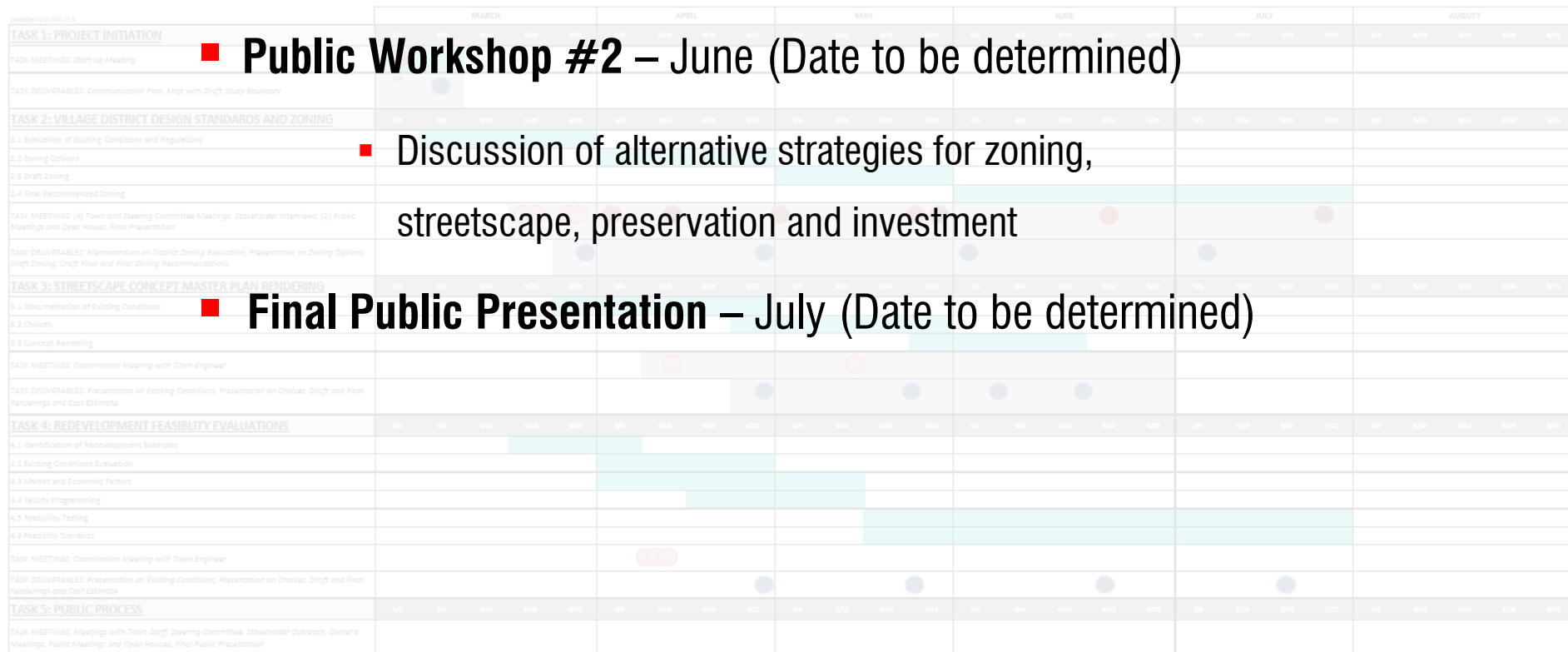
Next Steps and Meetings

- **Steering Committee Meeting #2** – Thursday, May 14th

- **Public Workshop #2** – June (Date to be determined)

- Discussion of alternative strategies for zoning, streetscape, preservation and investment

- **Final Public Presentation** – July (Date to be determined)



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