

South Windsor

Main Street Preservation Planning Study

Community Meeting #1

May 4, 2015

Break-out Discussion Notes:

- Main Street – * **Like it the way it is – land, architecture, people**
- Tree species very important to get it right
- Expensive burying utilities
- Sink hole is a current issue
- Success of tax abatement historic character, agriculture
- East Windsor Hill – Post Office
 - Remain open
- Keep both Post Offices
- Wood Memorial will preserve
 - Collaborate with Union
- Like way it is – peaceful – preserve the way it is
- Union – Renovate
- Hide water treatment plant
- Truck traffic – reduce
- * Stay how it is – lifelong resident
- * Stay how it is – new resident
- What is issue? Why is this study being done?
- If land owners want to sell, they should be able to
- Change has happened on Main Street
- **Assets of Main Street** –
 - Protect views
 - Diversity of homes
 - No cookie cutter
 - People-friendly
 - Well-maintained
 - Diversity – of income and people
 - Speed of building – slow building better – incremental development of area
 - Street very unique
- Union School – vandalism issues
 - Need help – work with Wood – share lot use
 - Cultural arts, historic society, archival storage, meeting space

- \$5M project
- Street's magic – critical mass of older historic homes, new homes that add flavor/compatibility, land behind houses prime agricultural land – last surviving alluvial soil
- If developed, remain compatible
 - Manage pattern of future development
- Sustainability – What is here?: Big houses, expensive, average resident age, stewardship, homes in disrepair – deferred maintenance
- Stewardship
- New/current strategies
- Generational stewardship not current pattern – legacy
- Deerfield Consortium – admission?
- Events/festivals – Union could be home to them
- People walk street – give them somewhere to go
- Town should help somehow
 - Wood Library – Town has already helped
- Sidewalks are city things – not needed here
 - Don't paint a sinking ship
 - People walk here for it
- Schools important – good for Town
- Open buildings – big tag sale, very successful community event
- First Congregational Church – don't dictate how to take care of lawn/church/drives
- Should have involved the community first before getting the grant
- Personal property rights
 - Unique, individualized, regulation will not help
- Deed restrictions or land agreements
- Preservation of farmland on personal basis
- Schweir Property
- Development rights – town/state purchase for fair price
- Town-owned farmland
- If all land is developed will be different street
- Need public monies to support land preservation
- Next generation of owners
- Private land, private people
- Historic district does preserve property value
- Concern for personal property and new rules
- Whole corridor a historic district for 4 miles? On a voluntary basis?
- Should be preserved – very old/historic museum we live in
- True good friendships/neighbors on street, happy to be here
 - No two alike, but **no one takes Main Street for granted**
 - Maintain that feeling, promote it in the Town
- Close-knit community – identify by address – pride

- Special exceptions – list from zoning for people to know
- Residents and owners view themselves as caretakers of the properties and direct change positively
- Grandfather clauses
- Main Street provides a Town benefit – reduce taxes for the street
- Venue is a poor choice
- Board of education – Ellsworth School works very well, but need an elevator
- Trees being lost
- Siltation
- Route 5 impacts – sound pollution, cut through traffic
- Trucking center
- People ignore stop signs on Main Street
- Mosquitoes
- Drainage problems on road north of Strong Road – Main Street too flat
- Sewage treatment plant
- Increased runoff from Route 5 properties
- Preservation of farmland, but some south of Governor’s Highway have deteriorating properties
- Areas to walk with nature
- Insensitive local government – concern about the quality and quantity of new development
- Weight limits on bridges
- Development potential south of Newberry Road
- Incremental impacts of stormwater
- Construction of new houses behind the old houses changing the character
- Trucks in front yard
- Other townspeople don’t know about it (Main Street)
- Street is a sidewalk
- Animals any farm scene – tractors
- Right of way is very wide
- Main Street is a linear neighborhood
- Nobody moves from the street
- Heritage Day, Halloween
- Schools – bring folks into Town
- Route 228 Hingham, Old Deerfield (other similar places)
- Historic homes and diversity
- Open farmland
- Hartford Marathon
- Wood Memorial
- Walking
- Center of Main Street is with the buildings on Pleasant Valley Road
- Employees who work on Main Street walk

- Bicycle path
- Preserve development rights
- Oral histories
- Old wetlands field
- Respect for the homes themselves
- Tax burden
- Farm taxes
- Local history inventory
- Sense of place and cultural identity
- Serenity – an oasis – buffer old Main Street from Sullivan Avenue
- Houses with generational building
- Sense of neighborhood
- Everybody helps with a problem
- Sense of community
- Cross generational – including village “mothers”
- Acceptance – welcoming community
- Known by the name of the house