

## MEMORANDUM

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**To:** South Windsor Planning and Zoning Commission

**From:** Heidi Samokar, AICP

**Date:** April 2, 2013

**Subject:** Possible Modifications to the Draft 2013 South Windsor Plan of Conservation and Development

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This document summarizes comments received and suggests possible edits to the draft 2013 South Windsor Plan of Conservation and Development based upon comments received at the March 19 public information meeting, comments submitted to the Commission in writing, items raised to me by town staff, and items identified by me, including corrections.

Minor corrections that do not warrant discussion are in a *smaller font* so that your attention is drawn to substantive comments. **Please review prior to our April 9 meeting and for each suggested edit determine if you support it, prefer to keep the POCD language as is, or have a different idea.**

Table legend:

**Page** – Page in draft POCD to which the comment applies

**Source of Comment** – Who made the comment

**Comment** – A summary of comment / requested change to draft POCD

**Discussion / Suggestion** – My recommendations on how to address the comment and additional information you may find useful when contemplating edits

**Update note on inside cover.**

**OVERALL**

| Page | Source of Comment      | Comment                                                                                                                      | Discussion / Suggestion                                                                                                                                                                                                               |
|------|------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| --   | Multiple people        | How and by whom will implementation be done? Implementation is critical. Set periodic review dates.                          | Implementation element is forthcoming.                                                                                                                                                                                                |
| --   | 3/19 testimony         | Would like policy to give preference to local hiring for construction work and apprenticeships for all trades.               | I think these two suggestions should be forwarded to the Town Council rather than be placed in the POCD. <b>Find an appropriate place in POCD to add “Encourage town businesses to hire local residents.”</b>                         |
| --   | 3/19 testimony         | Would like to see a transfer station or more options to be able to dispose of bulky or hazardous wastes.                     | I would also suggest forwarding this comment to the Town Council.                                                                                                                                                                     |
| --   | 3/19 testimony         | The POCD contains many elements that help make South Windsor “sustainable”. Should better market concept of “sustainability” | The version that goes to Public Hearing will include a Plan Introductory letter by the Commission. I suggest that the letter discuss how the policies in the plan as a whole help South Windsor become a sustainable community.       |
| TOC  | 3/19 memo from M. Lipe | Table of Contents format is not working.                                                                                     | <i>I will change to a regular table of contents and try to relate the color coding of chapters in a simpler manner.</i>                                                                                                               |
| --   | 3/19 memo from M. Lipe | Text after bullets should start with caps similar to other bulleted items.                                                   | <i>Generally if the bullets are used to break up one long sentence, I used lower case (as in the all bullets on p. 3). If they are stand-alone statements without an introductory clause then I begin each bullet with a capital.</i> |
| --   | Consultant             | “Draft” will be removed from all maps.                                                                                       |                                                                                                                                                                                                                                       |
| --   | Consultant             | Need to finalize photos                                                                                                      | <i>Need to add in missing photos. Waiting for snow to melt and trees to bloom (April). Some photos to be provided by Town.</i>                                                                                                        |

## CHAPTER 1 - INTRODUCTION

| Page | Source of Comment         | Comment                                      | Discussion / Suggestion |
|------|---------------------------|----------------------------------------------|-------------------------|
| 1    | 3/19 memo from M. Lipe    | Need better quality image.                   | Will update.            |
| 3    | 3/19 memo from M. Lipe    | Correct to "multi-purpose trails"            | Will update.            |
| 3    | 3/8 letter from A. Lamson | First bullet, delete "the" before "physical" | Will update.            |

## CHAPTER 2 – CONDITIONS AND TRENDS

Add chart on racial composition and projected school enrollment.

| Page | Source of Comment         | Comment                                                                                  | Discussion / Suggestion                                                                                                                                                                           |
|------|---------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5    | 3/19 memo from M. Lipe    | First bullet change "has" to "have"; update web link                                     | Will update.                                                                                                                                                                                      |
| 5    | 3/19 memo from M. Lipe    | Change to "Jobs in South Windsor offer lower wages"                                      | Can do that and will also delete the "but..." from bullet above.                                                                                                                                  |
| 7    | 3/8 letter from A. Lamson | Back part of Evergreen Walk should not be agriculture. Should be vacant, not commercial. | Will remove agriculture. Will be coded commercial though instead of vacant because elsewhere on the parcel it is commercial. The land use layer is parcel-based.                                  |
| 8    | 3/19 memo from M. Lipe    | Third line add "in" before Hartford.                                                     | Will update.                                                                                                                                                                                      |
| 11   | 3/19 email from L. Evans  | Are accessory & in-law apartments counted as single-family units?                        | The State compiles this data, based on local permit data. According to the building official, a single family house with an accessory apartment is considered to be just one single family house. |

| Page | Source of Comment        | Comment                                               | Discussion / Suggestion                                                                                                                                                                                                                                                                                                   |
|------|--------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12   | 3/19 email from L. Evans | Questions about deed restrictions on existing houses. | Using the existing housing stock to meet affordability needs is a less expensive and sustainable option since it does not require new construction. It would be at the option of the homeowner. This concept is mentioned for informational purposes and does not suggest a strategy therefore I do not suggest a change. |
| 13   | 3/19 email from L. Evans | What is a location quotient?                          | It is a formula to calculate when there is a greater concentration of something in an area (in this case the Town) compared to another area (the state).                                                                                                                                                                  |

### CHAPTER 3 – COMMUNITY VALUES

| Page | Source of Comment      | Comment                                  | Discussion / Suggestion                                                            |
|------|------------------------|------------------------------------------|------------------------------------------------------------------------------------|
| 15   | 3/19 memo from M. Lipe | Third bullet should say "questions"      | Will update.                                                                       |
| 15   | Consultant             | Add dates                                | Public Information Meeting – March 19<br>Public Hearing – [will add date once set] |
| 15   | 3/19 memo from M. Lipe | Sidebar, put period inside of end quote. | Will update.                                                                       |

## CHAPTER 4 – COMMUNITY CHARACTER

| Page  | Source of Comment      | Comment                                                                                                                  | Discussion / Suggestion                                                                                                                                                                                        |
|-------|------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| --    | 3/19 testimony         | HDC is finalizing a Historic Resources Survey which might be useful for planning purposes.                               | I suggest no change – the comment was informational. <b>Add to end of 1<sup>st</sup> paragraph on p. 20: “This inventory can help when decisions are made about the future of historic buildings in town.”</b> |
| 22    | Multiple people        | Supports tax incentives for owners of historic houses.                                                                   | This comment affirms a policy in the POCD so I suggest no change.                                                                                                                                              |
| 21    | 3/19 memo from M. Lipe | <i>Remove agricultural designation from Evergreen Walk area</i>                                                          | <i>Will update map.</i>                                                                                                                                                                                        |
| 23    | 3/19 memo from M. Lipe | <i>Change first bullet to “Do nothing to change the zoning requirements in the area.”</i>                                | <i>Will update.</i>                                                                                                                                                                                            |
| 24    | 3/19 memo from M. Lipe | <i>Second bullet add “that” after “landscape”</i>                                                                        | <i>Will make update.</i>                                                                                                                                                                                       |
| 23-24 | 3/19 testimony         | Do not reduce development potential of farms since farmers need collateral.<br>Supports Open Space subdivision approach. | This comment affirms a policy in the POCD so I suggest no change.                                                                                                                                              |
| 24    | 3/19 testimony         | Supports Village District designation for Main Street.                                                                   | This comment affirms a policy in the POCD so I suggest no change.                                                                                                                                              |

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| 24 | 3/20 email from V. Marco | Would like to see rear lot development halted on Main Street. | <p>This is a policy question for the PZC to discuss. I would recommend against eliminating rear lot development. Farmers of larger parcels might need to build one or two houses to help finance their farming operations. Without the ability to build on a rear lot, the only other choice is to subdivide with more houses and a road. In other words, the elimination of rear lots could result in even greater development.</p> <p>If the layout of rear lots has been an issue, the POCD could suggest revisiting the standards for rear lots to address such issues. <b>Agree, but mention importance of continuing to require a Special Exception and mention tree-clearing issues.</b></p> |
|----|--------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### CHAPTER 5 – NATURAL RESOURCES

| Page | Source of Comment                          | Comment                                                                   | Discussion / Suggestion                                                                                                                                                                                                      |
|------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30   | 3/19 email from L. Evans; input from Staff | Support subtracting out wetlands from lot dimensional standards.          | There are various viewpoints on this. I suggest leaving it in the Plan and then when and if the PZC decides to update zoning, it can examine various approaches and which approach will (or will not) work in South Windsor. |
| 30   | 3/19 testimony                             | Does not support subtracting out wetlands from lot dimensional standards. |                                                                                                                                                                                                                              |

| Page | Source of Comment        | Comment                                                                                                               | Discussion / Suggestion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|--------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30   | 3/19 testimony           | Add "to the extent feasible" after "avoid direct impacts" in first paragraph.                                         | I suggest making this edit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 30   | Consultant               | Strategy B, 3 <sup>rd</sup> paragraph, first sentence should say "unavoidable".                                       | Will correct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 31   | 3/19 testimony           | Call map an "Inventory" instead because the data is very general and it might imply that these areas are untouchable. | I suggest making this change and renaming the map: "Natural Resources Inventory"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 32   | 3/19 email from L. Evans | Issues with enforcing conservation easements.                                                                         | This comment affirms a policy in the POCD so I suggest no change.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 33   | M. Gantick memo          | What is intent behind areas marked as "Improve"                                                                       | <p>These are previously contaminated areas. The draft intended to generally support any efforts to remediate, e.g. if areas redevelop, or if clean-up funds are available. I suggest two edits:</p> <ol style="list-style-type: none"> <li>1. On Map change legend to read "Encourage remediation of ground water".</li> <li>2. In text on p. 32, add one more sentence to the bullet related to "Improvement of ground water areas...." Add: "The Town should work with the State to encourage the remediation of areas with contaminated groundwater when redevelopment of these areas is proposed or where there may be a public health concern."</li> </ol> |

## CHAPTER 6 – OPEN SPACE

| Page  | Source of Comment        | Comment                                                             | Discussion / Suggestion                                                                                                                                                                                                                                        |
|-------|--------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 36    | 3/19 email from L. Evans | State guidelines say we need 2,000 more acres of open space.        | The State does not set goals for how much of a municipality should be preserved as open space - it sets a state-wide %. Some municipalities might exceed that percentage and others might be under that %. I do not suggest any changes based on this comment. |
| 36    | Consultant               | Shift text in box slightly.                                         | <i>Text is too close to right margin and will be cut off by binder. Need to adjust slightly.</i>                                                                                                                                                               |
| 37-39 | Staff                    | Address blueways                                                    | Identify CT River and Scantic River as Blueways on map.<br>Add brief mention of Blueways, CT River national designation as one, and sentence to encourage designation and promote enjoyment.                                                                   |
| 38    | 3/19 memo from M. Lipe   | <i>Last paragraph, 5<sup>th</sup> line should be "golf courses"</i> | <i>Will update.</i>                                                                                                                                                                                                                                            |
| 39    | 3/19 email from L. Evans | Disagrees with managing existing open space. Focus on acquisition.  | The POCD supports continued acquisition. Management of existing open space is important to ensure safety, upkeep and to determine future intentions of town-owned land. I do not suggest making any changes to address this comment.                           |



## CHAPTER 7 – FARMLAND

| Page | Source of Comment                | Comment                                                           | Discussion / Suggestion                                                                                                                                                                              |
|------|----------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 43   | 3/19 memo from M. Liye           | Add bullet: Expand community gardens.                             | Can add.                                                                                                                                                                                             |
| 43   | 3/19 testimony                   | Would like to see CSAs (community supported agriculture)          | I suggest we add a bullet to Strategy D “Encourage farms to offer Community Supported Agriculture (CSA) programs.”                                                                                   |
| 44   | 3/19 testimony – multiple people | Supports purchase of development rights for farmland preservation | Purchase of development rights (PDR) is listed as a technique for preserving farmland. This section could be edited to say that PDR is the preferred technique. <b>Keep text as is – no changes.</b> |

## CHAPTER 8 – BUSINESS DEVELOPMENT

| Page  | Source of Comment         | Comment                                                                                                                                         | Discussion / Suggestion                                                                                                                                                                                                                          |
|-------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 46    | 3/19 memo from M. Lipe    | Use lower case in sidebar for “zone”. Add “properties” after zoned in last sentence of first paragraph.                                         | Will update.                                                                                                                                                                                                                                     |
| 47    | 3/19 memo from M. Lipe    | Update map to turn white areas east of Buckland to pink (except for the designed residential part)                                              | Will update                                                                                                                                                                                                                                      |
| 47    | 3/19 memo from M. Lipe    | Update map to remove area on Pleasant Valley west of Hilton that was rezoned MF.                                                                | Will update - need information from Town on which parcels were rezoned.                                                                                                                                                                          |
| 47    | 3/19 testimony            | Would like to see commercial zone expanded southwest of I-291 / Route 5 corridor.                                                               | Suggest no change. Findings indicated that South Windsor has a healthy supply of land zoned for businesses uses. An overabundance could drive down values. And this area abuts residences and would need further study to determine appropriate. |
| 48    | 3/19 memo from M. Lipe    | Third paragraph should read “many of these”. Be consistent with capitalization and use of Tax Incentive Program and Facade Improvement Program. | Will update.                                                                                                                                                                                                                                     |
| 48    | 3/8 letter from A. Lamson | In second paragraph add Engineering Department, Building Department and Office of the Fire Marshal.                                             | We can add these. The list is not intended to include all entities, but I do not see an issue with added 3 more.                                                                                                                                 |
| 48-49 | 3/19 memo from M. Lipe    | Fix fuzzy font in the two charts.                                                                                                               | Will update.                                                                                                                                                                                                                                     |

## CHAPTER 9 – SOUTH WINDSOR CENTER

| Page    | Source of Comment                         | Comment                                                                                                                         | Discussion / Suggestion                                                                                                                                                                                                                                                                       |
|---------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| --      | 3/19 testimony                            | Supports parks in Town Center                                                                                                   | Comment is in support of policies stated in draft POCD so no change suggested.                                                                                                                                                                                                                |
| 55 & 57 | <i>Consultant; 3/19 memo from M. Lipe</i> | <i>Need wider left margin otherwise binding will cut into maps.<br/>Make legend font sizes consistent between the two maps.</i> | <i>Will update.</i>                                                                                                                                                                                                                                                                           |
| 56      | 3/19 testimony                            | If parking should be behind buildings, need to reduce front yard setbacks so that parking will fit.                             | Agree. The first paragraph in the right-hand column stresses the importance of greater flexibility and loosened dimensional requirements in order to achieve the goals for South Windsor Center. Therefore I do not suggest edits.                                                            |
| 56      | Multiple people                           | Mixed use/ residential should be part of South Windsor Center                                                                   | We should mention it on this page as one of the bullets. Suggest adding a final bullet: <ul style="list-style-type: none"> <li>Incorporate residences, especially in a mixed use setting, as appropriate.</li> </ul>                                                                          |
| 57      | Staff                                     | Very northern part is not color coded. What is intended there?                                                                  | I suggest extending the pink shading.                                                                                                                                                                                                                                                         |
| 57      | 3/19 email from L. Evans                  | Questions if new road is proposed?                                                                                              | Possibly. Depending upon landowners' wishes and Town Center regulations, might wish to create a new road with buildings oriented to it. There is enough land that this could be coupled with buildings also continuing to face Route 30. I do not suggest any changes based on this question. |

## CHAPTER 10 – ROUTE 5

| Page | Source of Comment      | Comment                                                                                                        | Discussion / Suggestion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------|------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 60   | Multiple persons       | The “transition zone” along northern Route 5 is no longer desirable for housing. Should allow commercial uses. | <p>If the intent is to keep the rural flavor, while recognizing this area might not be suitable for single family living due to traffic and other factors, another approach might be needed.</p> <p>The Plan could continue to call it a Rural Transition Zone, but allow smaller-scale and less intensive commercial uses than allowed along the rest of Route 5. Uses should not include those that require large parking areas or generate large amounts of traffic. And the overall lower intensity and rural appearance of the this segment of Route 5 should be maintained. <b>Agree with edit. Also add “avoid disrupting the rural character of this area” and mention greater setbacks.</b></p> |
| 61   | 3/19 memo from M. Lipe | Third paragraph should read “signs in the ROW may be”                                                          | Will update.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## CHAPTER 11 – RESIDENTIAL DEVELOPMENT

| Page | Source of Comment                  | Comment                                                                                                                                         | Discussion / Suggestion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 65   | Consultant;<br>multiple<br>persons | Strategy E is missing from the Chapter<br><br>Need housing to have a successful South Windsor Center; mixed use development should be mentioned | <p>The text that would go with this section is there just not under a heading for E. I suggest moving the following text, currently on p. 66 to a new page and adding some additional language:</p> <p><b>E  Support Housing Opportunities that Help Achieve Economic and Transportation Goals</b></p> <p>The Residential Densities Plan identifies possible Housing Opportunity Areas. These areas are identified as good housing candidates because they are within walking distance to commercial areas, have bus service, and are located along an arterial road. Also, providing housing choices within South Windsor Center will help meet the economic goals for the Center. New housing in these Opportunity Areas should be:</p> <ul style="list-style-type: none"> <li>• Supportive of and co-exist with commercial development so the housing does not reduce the economic viability of these areas. A mixed use approach is encouraged.</li> <li>• Be planned and laid out to avoid traffic issues. Housing development should minimize curb cuts, provide pedestrian and bicycle connections to nearby commercial uses, and take other measures to reduce congestion issues.</li> </ul> |

|    |                           |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|---------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 66 | 3/19 testimony            | Would like moratorium on industry that generates truck traffic until effects of recent approvals fully seen | <p>Rather than a moratorium, the POCD can support careful analysis of cumulative truck traffic generated by projects as part of the development review process.</p> <p>I suggest adding the following bullet it item A   Protect Established Neighborhoods:</p> <ul style="list-style-type: none"> <li>For uses that will generate substantial truck traffic, <b>continue to</b> require that traffic reports account for cumulative impacts of other planned or proposed industries in the vicinity of the proposed project <b>and associated noise impacts</b>.</li> </ul> |
| 66 | 3/19 email from L. Evans  | Support small scale assisted living.                                                                        | Strategy B, supports this concept in general. I do not suggest a change.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 68 | 3/19 testimony            | Map does not indicate where future multi-family would go.                                                   | The PZC had decided to not show those areas on the map and instead use written criteria to guide multi-family or planned residential developments. Those written criteria are contained in Strategies B and E. So I do not suggest edits.                                                                                                                                                                                                                                                                                                                                    |
| 68 | Consultant & Staff        | Box about Open Space subdivision applies to more areas                                                      | The map needs to be updated to be consistent with the text of the plan. The same box should be repeated for the 2 golf courses and the northeast part of town (north of Miller Road and west of Niederwerfer Road and east of Abbe Road).                                                                                                                                                                                                                                                                                                                                    |
| 68 | 3/8 letter from A. Lamson | Back part of Evergreen Walk should reflect planned residential                                              | <i>We will update to color that area as "Other Residential". Conversely we will adjust that Business Development Plan map.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## CHAPTER 12 – TRANSPORTATION

| Page    | Source of Comment        | Comment                                                                                                                                                                                                                                                      | Discussion / Suggestion                                                                                                                       |
|---------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 70      | Consultant               | <i>Shift text in box slight left</i>                                                                                                                                                                                                                         | <i>Binding will cut into text so need to shift text left.</i>                                                                                 |
| 70      | 3/19 email from L. Evans | Why is DRZ mentioned?                                                                                                                                                                                                                                        | Because the Commission might wish to update that zone to account for road classification. No change suggested - this was just a question.     |
| 70 & 71 | M. Gantick memo          | Show areas and reference access management plan for Sullivan Ave. and Buckland Road.                                                                                                                                                                         | Access management is also important for Route 5 and all arterial roads. I suggest no edits so that access management is applicable town-wide. |
| 71      | 3/ 19 memo from M. Lipe  | Update Map to:<br>Make Beelzebub and Foster Street major collectors.<br>Main Street a minor collector except for very southern part.<br>Clark Street south of Pleasant Valley a minor collector.<br>West Road, Brookfield, and Neiderwerfer should be local. | Will update.                                                                                                                                  |

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|----|--------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 72 | M. Gantick memo          | Need stronger emphasis on pavement management and critical need to fund road maintenance. | <p>I suggest deleting the last sentence of the first paragraph and replacing with:</p> <p>“The Town should continue to update and utilize its pavement management system to identify and track the need for road maintenance, repairs and upgrades. Adequate funding is critical to maintaining the Town’s road system.”</p> |
| 72 | 3/19 email from L. Evans | Supports connecting subdivisions.                                                         | Comment affirms policy in POCD so no change needed.                                                                                                                                                                                                                                                                          |
| 72 | 3/19 testimony           | Having intra-town and inter-town transit is needed for a competitive economic edge.       | <p>I suggest starting Strategy D with the following sentence:</p> <p>“Convenient bus service provides transportation options to residents. It also helps South Windsor’s economy when employees can access jobs within the town or in nearby towns by bus.”</p>                                                              |



|    |                              |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| 72 | 3/19 testimony               | Provide sidewalks at bus stops; provide bus service at commuter lots.                                                                                                                          | <p>Strategy D  discusses buses. The section casually mentions providing bus shelters. I suggest the following edits.</p> <p>Delete last sentence and replace with:</p> <p>“The Town should work with CT Transit to:</p> <ul style="list-style-type: none"> <li>• determine if bus service along Sullivan Avenue is warranted,</li> <li>• determine if new or expanded service to commuter lots is feasible,</li> <li>• identify service and schedule improvements,</li> <li>• provide bus shelters, where appropriate, and</li> <li>• ensure that bus stops can be accessed safely and comfortably by pedestrians.”</li> </ul> |
| 73 | 3/18 email from R. Dickinson | Add language about assuring that new commercial development incorporate sidewalks, multi-use paths and bicycle parking facilities and encourage existing commercial development to also do so. | <p>I suggest adding the following to the end of the 3<sup>rd</sup> paragraph:</p> <p>“The zoning regulations could be updated to require new commercial development to provide pedestrian infrastructure and bicycle parking if located in priority areas. Existing commercial development should be encouraged to make improvements to better attract pedestrian and bike traffic.”</p>                                                                                                                                                                                                                                       |
| 73 | Multiple people              | Strong support for biking and walking provisions including sidewalks or off-road paths on all connecting roads, all multifamily developments and commercial areas                              | This comment affirms strategies in the POCD so no changes are suggested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|         |                             |                                                                                                                          |                                                                                                                                                                                                     |
|---------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 73 & 74 | 2/5/2013 email from G. Hole | Refer to them as "South Windsor Walk & Wheel Ways"                                                                       | Will update.                                                                                                                                                                                        |
| 73 & 74 | 2/26 email from R. Favreau  | Clarify that the South Windsor Walk & Wheel Ways is a subcommittee of the Park & Recreation Commission.                  | Will update.                                                                                                                                                                                        |
| 75      | 3/19 testimony              | Long Hill Road should be higher priority on sidewalk map because of school                                               | I suggest making this change. <b>No – leave as is.</b>                                                                                                                                              |
| 76      | 2/5/2013 email from G. Hole | Do not include Summit Drive and Felt Drive on the Bicycling Plan maps unless they will someday be joined.                | It probably makes sense to remove this segment from both maps. <b>Keep on map – long term goal to connect.</b>                                                                                      |
| 76      | 2/5/2013 email from G. Hole | On both maps: extend lines from Foster Street across Route 30 to and including Slater Road. Rate: Advanced and Moderate. | I suggest making these additions.                                                                                                                                                                   |
| 77      | 3/19 testimony              | Keep option for light rail on the table                                                                                  | The POCD support maintaining rail infrastructure. If in the future the State or region investigate light rail routes in this part of the region, the POCD could be update to respond to such ideas. |

## CHAPTER 13 – COMMUNITY FACILITIES

| Page | Source of Comment          | Comment                                                                                                                              | Discussion / Suggestion                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 80   | 3/19 email from L. Evans   | Not all large open spaces are numbered.                                                                                              | We can add numbers for larger ones.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 80   | 3/19 memo from M. Lipe     | Legend difficult to read                                                                                                             | We will try to make the legend larger.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 80   | 2/26 email from R. Favreau | Change #13 to Ayers Rd. Little League Complex and #27 to Lawrence Rd. Park. Move in legend Animal Control to under Public Safety.    | Will update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 82   | Multiple people            | Would like POCD to support recreation center, to identify locations for new facilities. Questions about adequacy of Fire Station #2. | <p>The PZC had previously decided to not include priorities for facilities or specific locational suggestions (see summary of facility needs and issues in Booklet 6).</p> <p>We could add language about the recreation center to Section B that overall supports the center, suggests that if possible it is co-located with another community facility and / or it is centrally located.</p> <p><b>Instead provide overall goal to encourage facilities that enhance quality of life.</b></p> |
| 82   | 2/26 email from R. Favreau | Somewhere in document refer to Park & Recreation Commission's Master Plan for Development for Parks & Recreation.                    | <p>We could add a sidebar box on this page that states:</p> <p>“The Parks &amp; Recreation Commission adopted a Master Plan for town parks and recreational facilities in 2001. More recently they have developed an incremental funding plan that proposes priority projects and costs.”</p>                                                                                                                                                                                                    |

## CHAPTER 14 – UTILITIES

| Page | Source of Comment        | Comment                                                                                                                                                                                                                                                                                                           | Discussion / Suggestion                                                                                                                                             |
|------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 84   | 3/19 memo from M. Lipe   | Remove “should” from “The Town should have worked”                                                                                                                                                                                                                                                                | Will update.                                                                                                                                                        |
| 85   | Staff                    | Update sewer service data for map                                                                                                                                                                                                                                                                                 | Will update                                                                                                                                                         |
| 86   | 3/19 memo from M. Lipe   | Add to end of second paragraph:<br>“CSC has recently identified the need to review the ability to provide the pressure needed for fire protection/sprinkler systems for future development in the Buckland Road area and are conducting an engineering analysis to determine system upgrades that may be needed.” | I recommend adding this but breaking it into two sentences.                                                                                                         |
| 87   | M. Gantick memo          | Water Service map – show State-approved service areas for MDC and CWC.                                                                                                                                                                                                                                            | Will update. Need data from Town.                                                                                                                                   |
| 88   | 3/19 email from L. Evans | Map gas lines.                                                                                                                                                                                                                                                                                                    | That information is not available.                                                                                                                                  |
| 88   | 3/19 testimony           | Would like to see renewable energy used for town facilities.                                                                                                                                                                                                                                                      | I suggested adding to end of Strategy D: “The Town should also explore renewable energy opportunities for town facilities.”                                         |
| 88   | 3/19 testimony           | Idea of using vacant land on Route 5 for renewable energy.                                                                                                                                                                                                                                                        | The current language under Strategy D suggests zoning should be updated to allow for appropriate alternative energy sources. I suggest adding “The Route 5 corridor |

|  |  |  |                                                             |
|--|--|--|-------------------------------------------------------------|
|  |  |  | might offer opportunities for alternative energy projects.” |
|--|--|--|-------------------------------------------------------------|

**CHAPTER 15 – LOCATIONAL GUIDE PLAN**

| Page    | Source of Comment                        | Comment                                                    | Discussion / Suggestion                                                                                                                                              |
|---------|------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 90 & 91 | 3/20 email from V. Marco; 3/19 testimony | Shade Main Street green.                                   | Add Local or National Historic District as a conservation criteria. This will result in the white areas of Main Street being the light shade of green.               |
| 91      | 3/8 letter from A. Lamson                | Question about back of Evergreen Walk showing up as green. | It appeared green because it was coded as being farmland. Once we correct that, this area will mainly be white except for the small strips around the water courses. |

**CHAPTER 16 – CONCLUSION**

No edits suggested.

**Edits provided by WPCA after this memo was prepared. PZC accepted most of the suggested edits.**