

EXHIBIT A

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Town of South Windsor

Plan of Conservation and Development

Special Focus Area Workshop
January, 2024



Agenda

1. Introduction & Background
- 2. Discussion of Special Focus Area**
 - **Land Use Policy & Sewer Service Areas**
 - **P.A. 490 Discussion**
3. Next Steps/Schedule

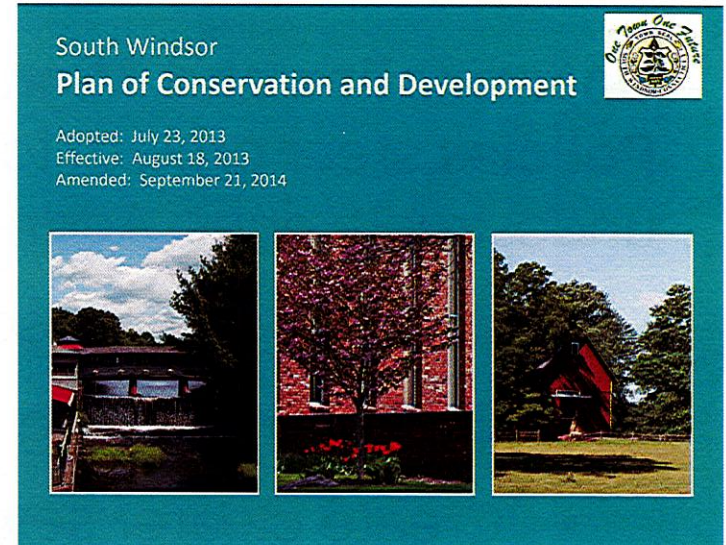
Background/What is a POCD?

- Provides a vision for the physical, economic, and social future of the community
- **Guide/Advisory Document**
- State requirement – all Town's must update their POCD every 10 years.
 - POCD was last updated in 2014

New requirement since last Plan was Adopted

POCDs adopted after July 1, 2015, must:

- Identify the general location and extent of areas served by the existing sewerage system
- Areas where sewer systems are planned
- Areas where sewers are to be avoided.



Special Focus Area

Coordination and Alignment of Conservation and Development Policies steer growth towards desirable areas and away from undesirable ones. Address inconsistencies.

- Better align Land Use Policy with Sewer Service Areas
 - Consider creating a more generalized sewer service area
 - Create clearer sewer areas for WPCA/PZC planning and for property owners.
- Better Align Open Space Strategy with Land Use/Sewer Policies.

Existing Sewer Service Areas



Parcel based approach

- EXISTING SEWER LINES
- FUTURE SEWER CONNECTIONS
- YES
- SOUTH WINDSOR CONSERVATION AREAS
- Parcels

Source: Town of South Windsor

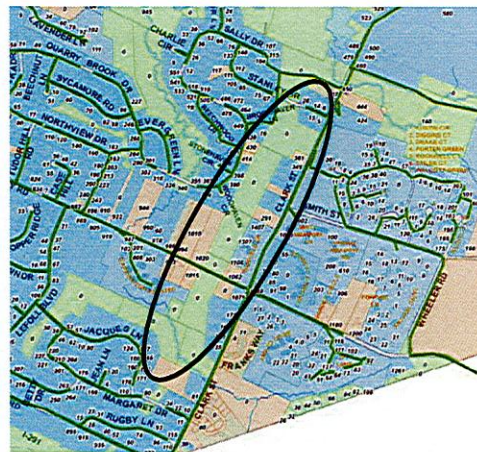
Sewer Service: Existing Approach

Challenges with Parcel Based Approach



Properties that front existing sewer lines are not classified consistently

Confusing for property owners – lots of “Donut Holes.”



All Open Space lands are currently excluded from service areas.

Lack of consistent definition of what constitutes “Open Space”

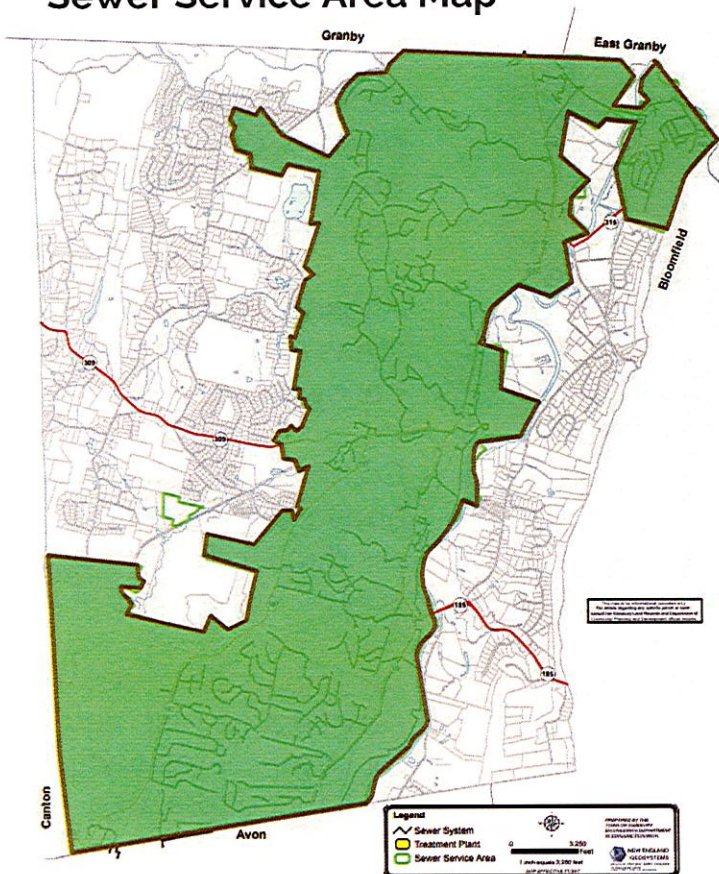


Large and irregularly shaped parcels have a single classification, regardless of size.

Not clear if future developments or subdivisions on interior lots can connect.

Example: Simsbury

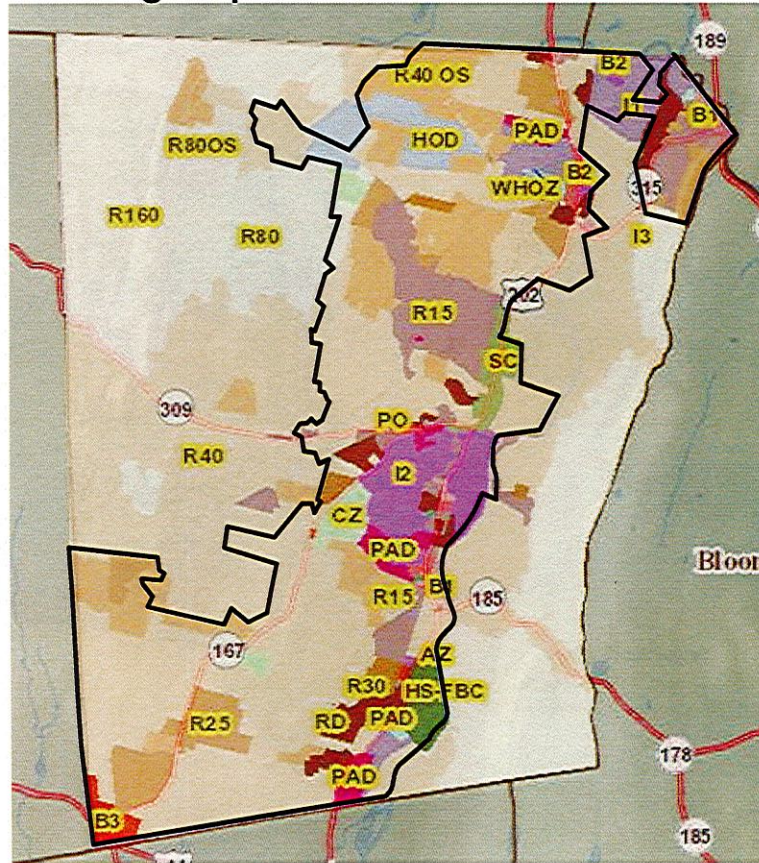
Sewer Service Area Map



SLAM

Planimetrics

Zoning Map



Defined areas, as opposed to parcel based

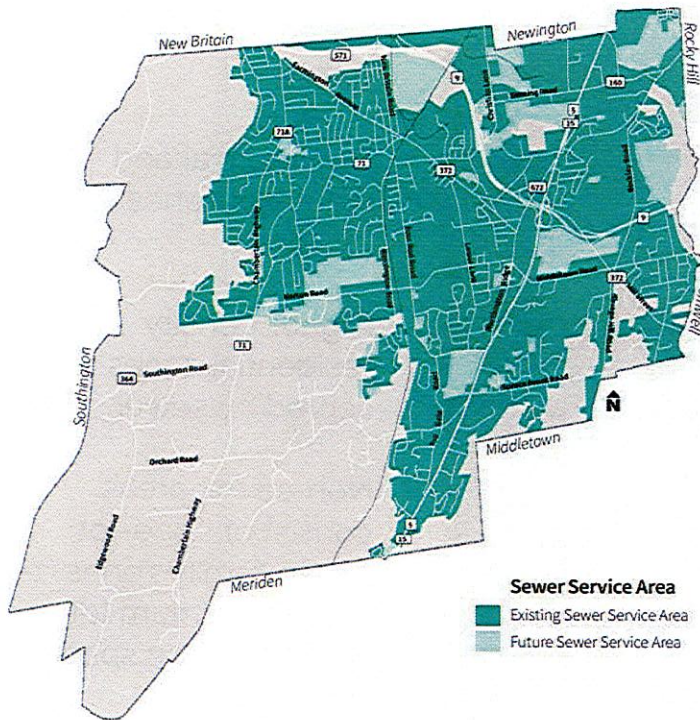
Commercial and industrial zones served by sewer

Higher density residential zones served by sewer

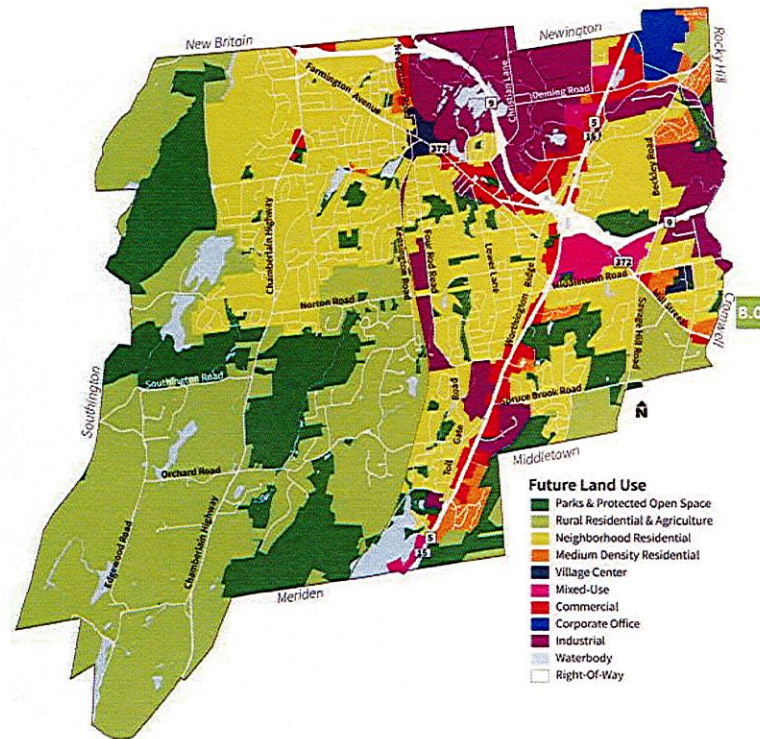
Non-sewer areas consist of large-lot single-family zones (1-4 acre minimum lot size, and open space subdivisions)

Example: Berlin

Sewer Service Area Map



Land Use Policy Map



Defined areas, uses parcels, but much greater consistency and larger “blocks”

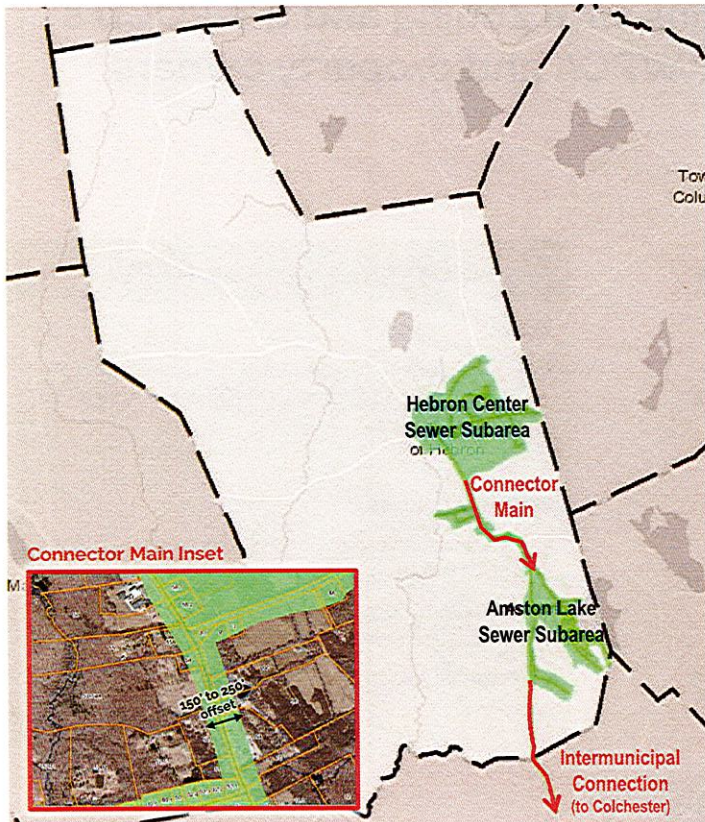
Alignment of sewer areas and land use policy areas.

Commercial, industrial, and higher density residential districts all served by sewer

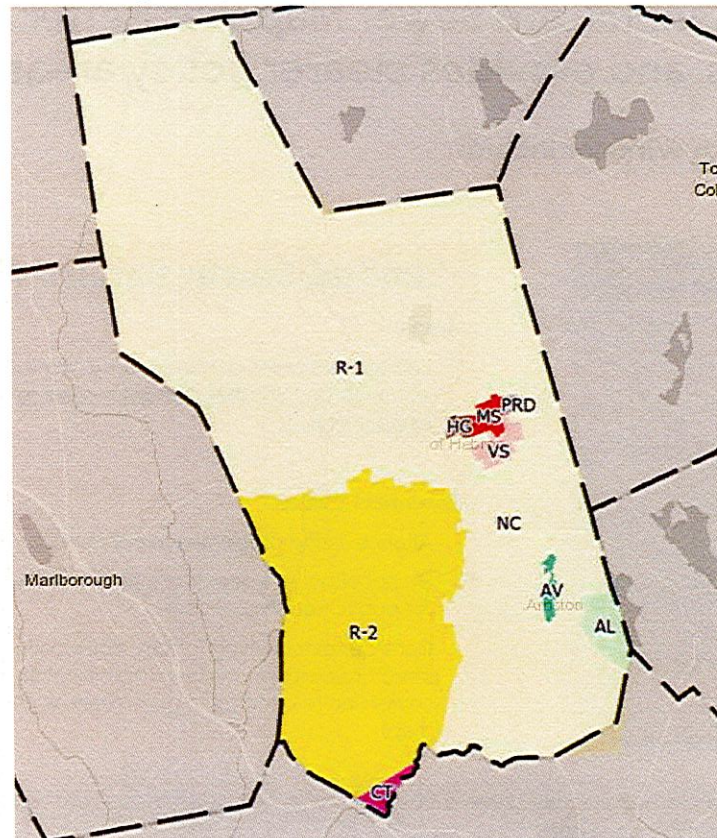
Areas outside of sewer service area reserved for large-lot residential and agricultural use.

Example: Hebron

Sewer Service Area Map



Zoning Map



Two distinct sewer subareas (Town Center, and Amston Lake), aligning with highest density zoning districts.

"Connector" main connects two sewer areas. Generally only areas within 150'-250' of sewer line can connect. Only portion of lot within sewer service area is eligible to connect, not the full parcel.

Potential Alternative Approach

Goal: Create more Generalized Sewer Map that Better Aligns with Zoning and the POCD's Land Use Objectives, and provides clearer policy areas for WPCA and property owners.

Potential Categories for South Windsor Include:

Primary Sewer Service Area

Areas:

- Commercial and industrial zones
- Town Center overlay zones
- Multi-family & single-family residential zones with a minimum lot size of <40,000 SF

Potential Policies

- Encourage existing properties on septic to connect to system.
- Complete sewer line extensions as required, maintaining "benefit assessment" approach.
- All new developments should connect to sewer.

Limited Sewer Service Area

Areas:

- Lower density residential zones (minimum lot size $\geq 40,000$ SF) **that currently have access to sewer service.**

Potential Policies

- Allow existing properties to connect to system.
- Do not allow sewer extensions, unless necessary for public health purposes.
- Consider establishing "offset" policy, allowing structures within a certain distance of an existing sewer line to connect (e.g. 500 feet as shown on map).

Conservation Area

Zones:

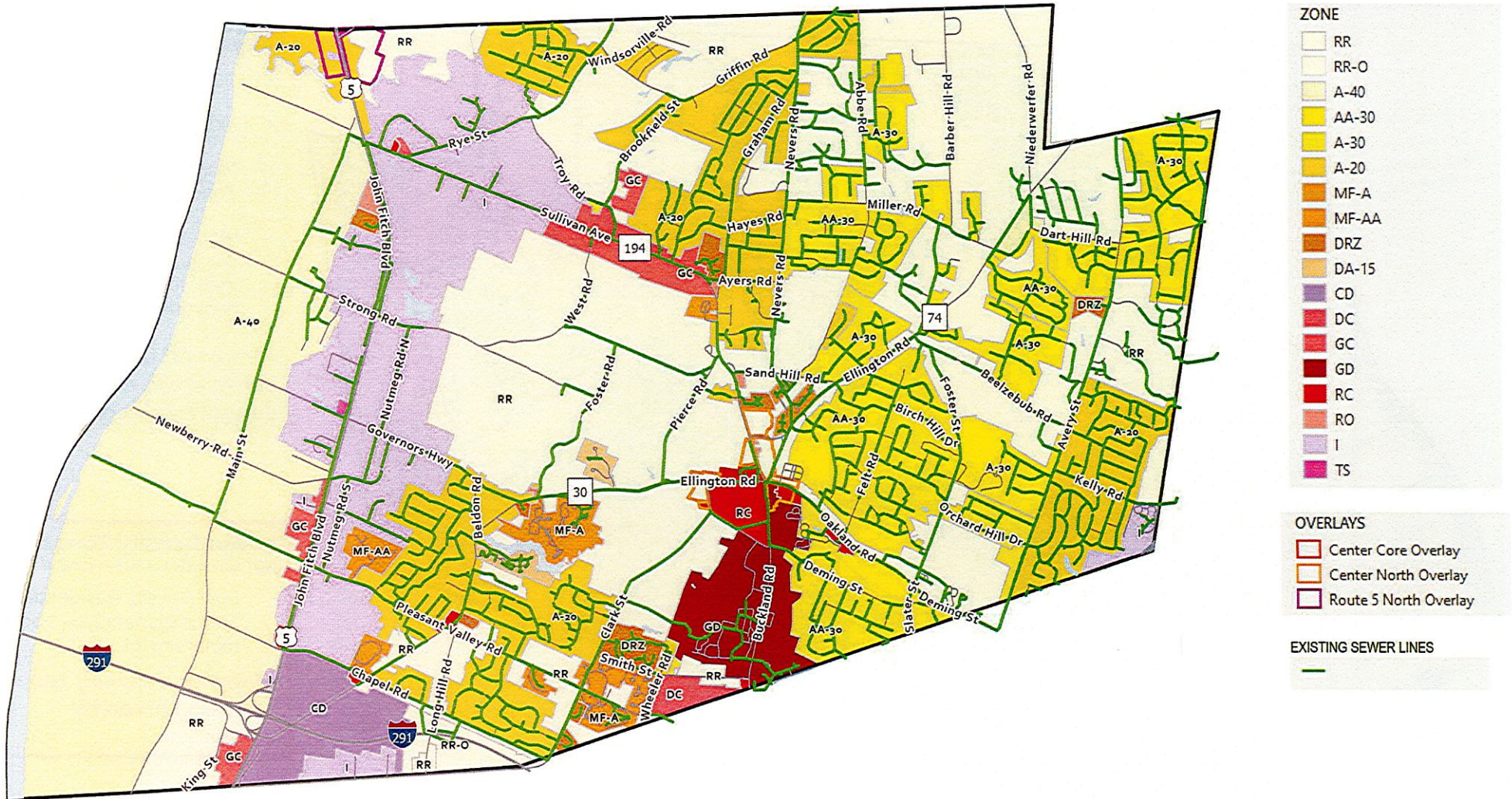
- Lower density residential zones (minimum lot size $\geq 40,000$ SF) **that DO NOT have access to sewer service.**

Potential Policies

- Avoid sewer expansions unless necessary for public health purposes
- New development designed to support on-site subsurface sewage disposal.
- Potential exception for open space subdivisions?

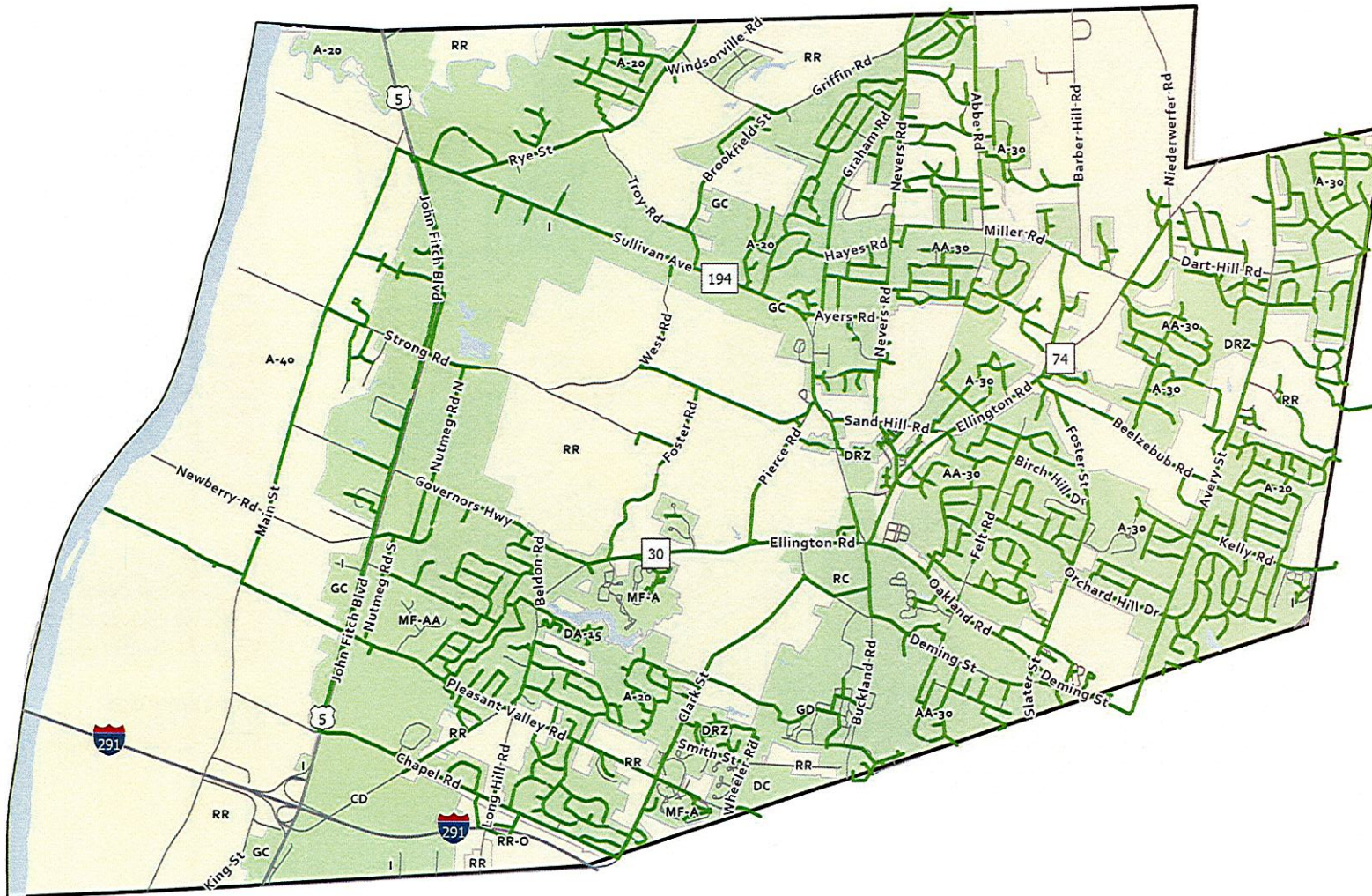
Potential Exception: Lower Density Areas that are fully sewered or are fully surrounded by sewered areas may be considered in the Primary Sewer Service Area

Existing Zoning and Sewer Lines



Source: Town of South Windsor GIS Department

Generalized Zoning and Existing Sewer Lines



Higher Density Zones (Generally supportive of sewer service)

- Business Zones
- Industrial Zones
- Multi-Family Residential Zones
- Moderate to High Density Single-Family Zones (generally <1 acre minimum lot size)

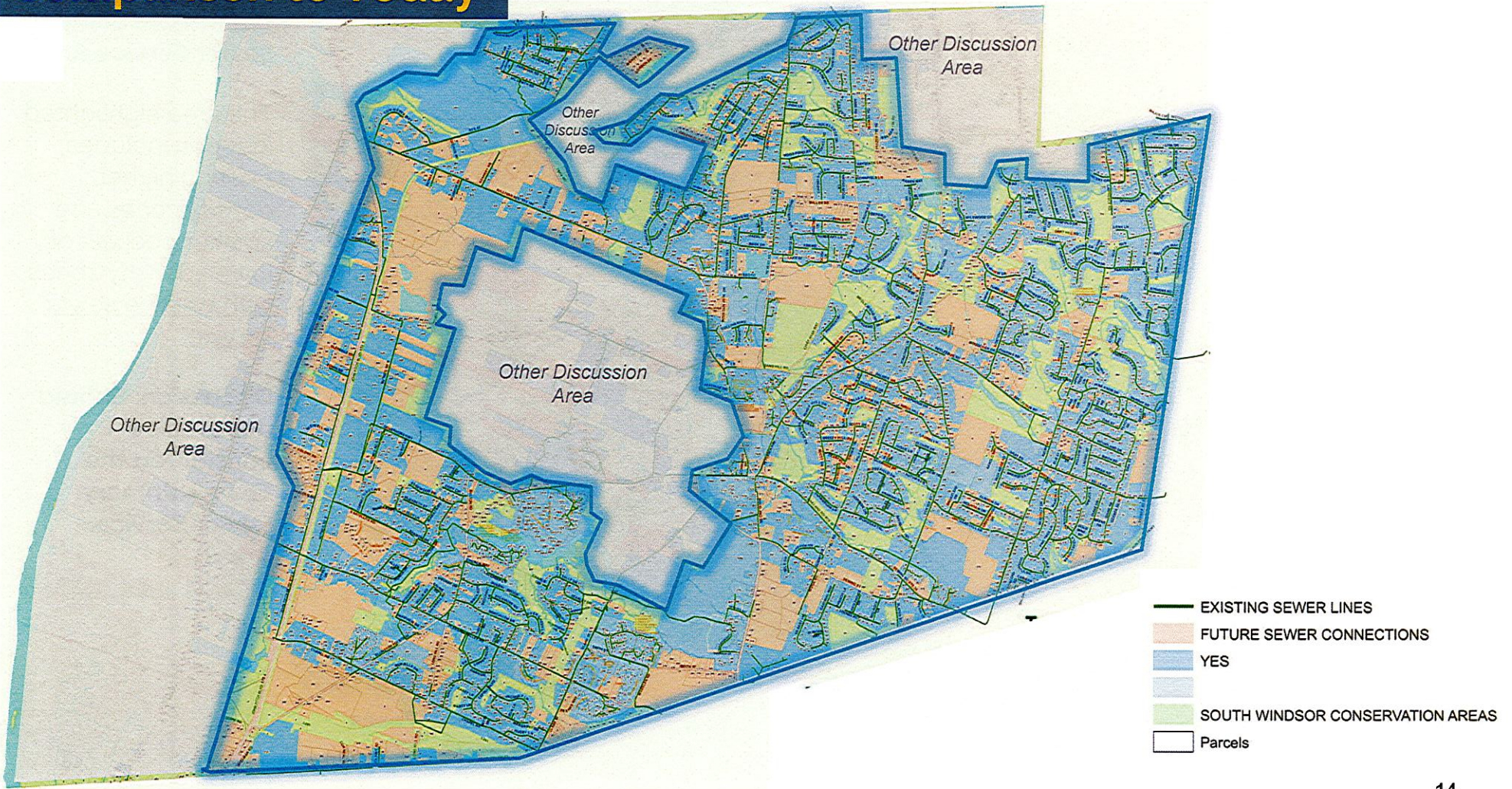
Almost all higher density zones are currently served by sewer!

Lower Density Zones NOT supportive of sewer service

- Low Density Residential Zones (generally \geq 1 acre minimum lot size)

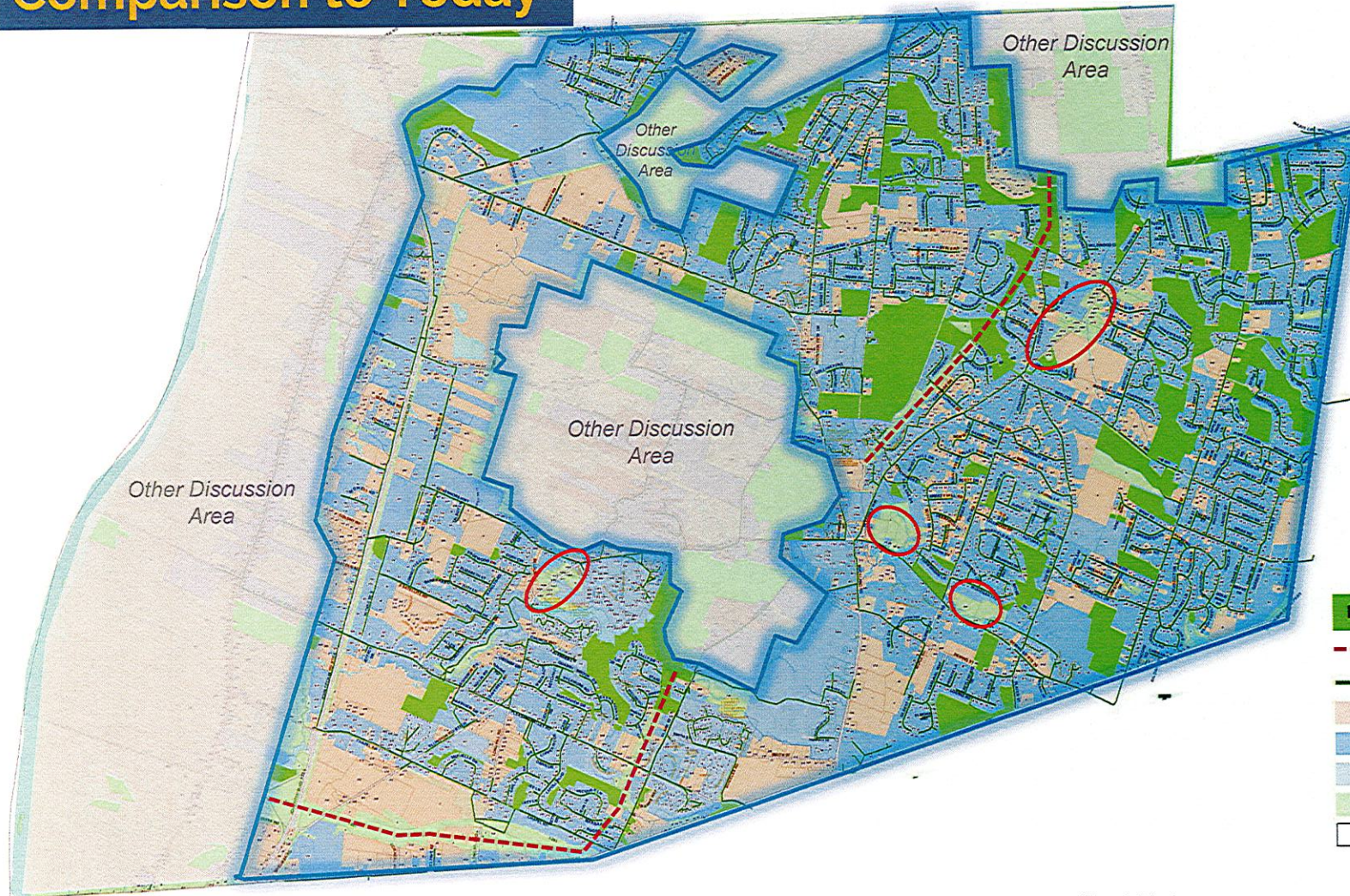
Many low-density zones are also served by sewer

Comparison to Today



Source: Town of South Windsor

Comparison to Today



Potential Primary Sewer Service Area

Most area currently classified as "Conservation Area" is either protected Open Space, or a utility corridor.

Potential New Areas Added:

- Ellington Rd North (~20 properties)
- Oakland Rd (~5 properties)
- Ellington Rd South (~15 properties)
- Handful of interior lots

- PROTECTED OPEN SPACE**
- UTILITY CORRIDOR
- EXISTING SEWER LINES
- FUTURE SEWER CONNECTIONS
- YES
- SOUTH WINDSOR CONSERVATION AREAS
- Parcels

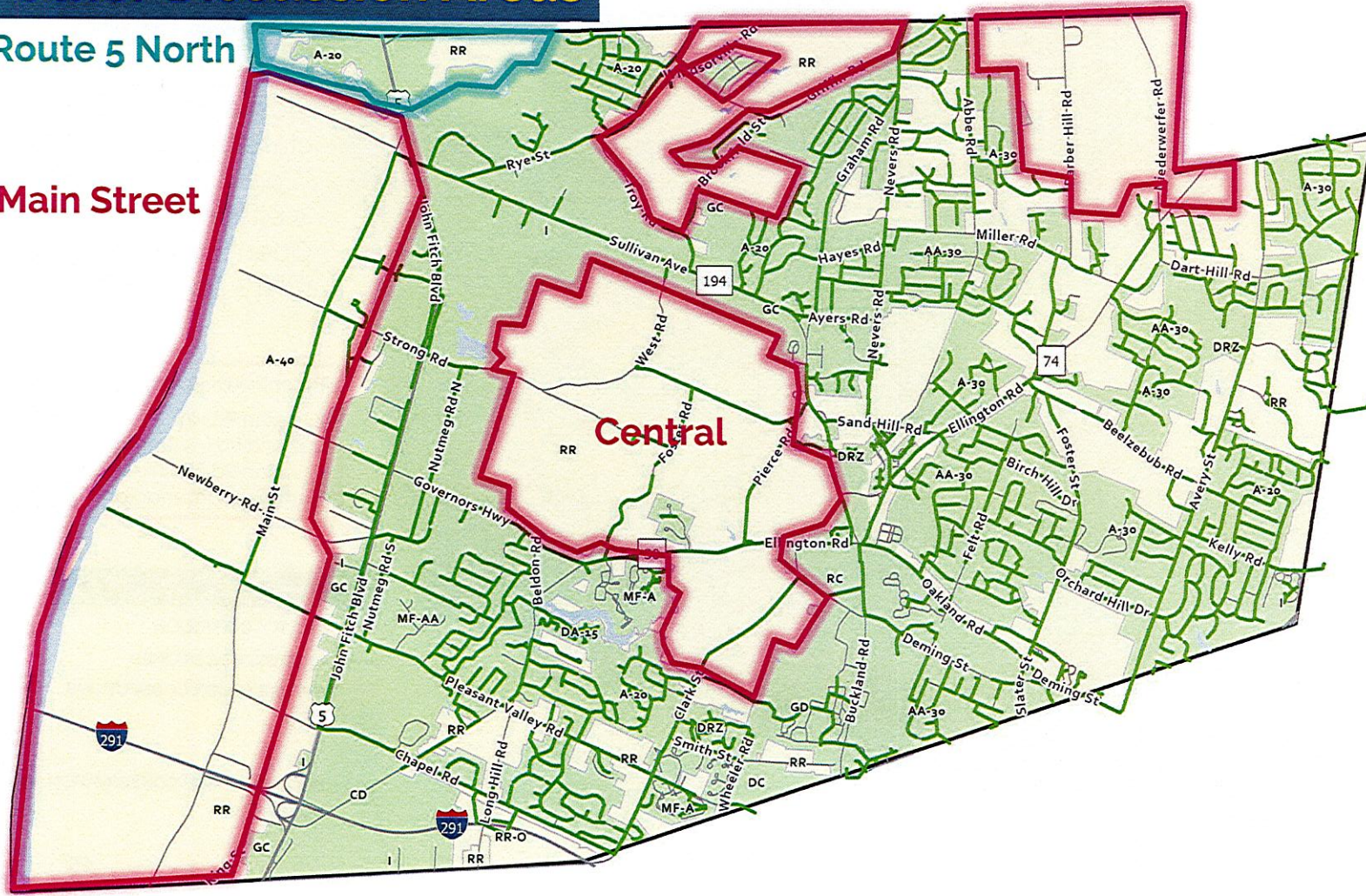
Other Discussion Areas

North Central

Northeastern

Route 5 North

Main Street



Main Street Corridor



- Currently zoned A-40 (minimum lot size of 40,000 SF or ~1 acre)
- Sewer service available between Sullivan Avenue and Pleasant Valley Road, with most existing properties connected.
- Sewer lines serve as connections to WPCF on Vibert Rd.
- Priority area for conservation and agricultural preservation.
- **Should sewer service extensions be allowed to support development on interior portions of lots? Offset policy?**
- **Maintain sewer avoidance south of Pleasant Valley Road? (except for Village Park Mobile Home Park)**

Primary Sewer Service Area

Areas:

- Commercial and industrial zones
- Town Center overlay zones
- Multi-family & single-family residential zones with a minimum lot size of <40,000 SF

Potential Policies

- Encourage existing properties on septic to connect to system.
- Complete sewer line extensions as required, maintaining "benefit assessment" approach.
- All new developments connect to sewer.

Limited Sewer Service Area

Areas:

- Lower density residential zones (minimum lot size >>40,000 SF) **that currently have access to sewer service.**

Potential Policies

- Allow existing properties to connect to system.
- Do not allow sewer extensions, unless necessary for public health purposes.
- Consider establishing "offset" policy, allowing structures within a certain distance of an existing sewer line to connect (e.g. 500 feet as shown on map).

Conservation Area

Zones:

- Lower density residential zones (minimum lot size >>40,000 SF) **that DO NOT have access to sewer service.**

Potential Policies

- Avoid sewer expansions unless necessary for public health purposes
- New development designed to support on-site subsurface sewage disposal.
- Potential exception for open space subdivisions

Potential Exception: Lower Density Areas that are fully sewered or are fully surrounded by sewered areas could be considered to be included in the Primary Sewer Service Area

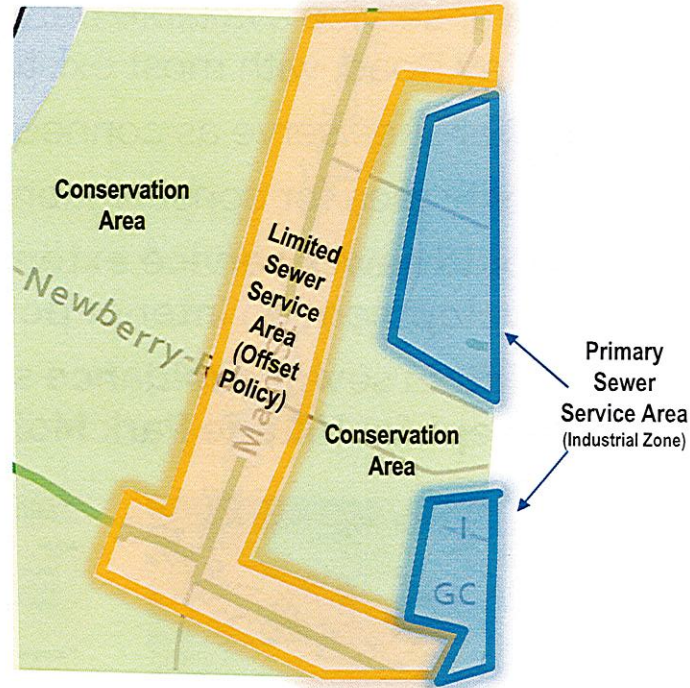
Main Street Corridor: Example

Existing



Inconsistent policies on interior lots. Some are sewered, others are "Conservation Areas"

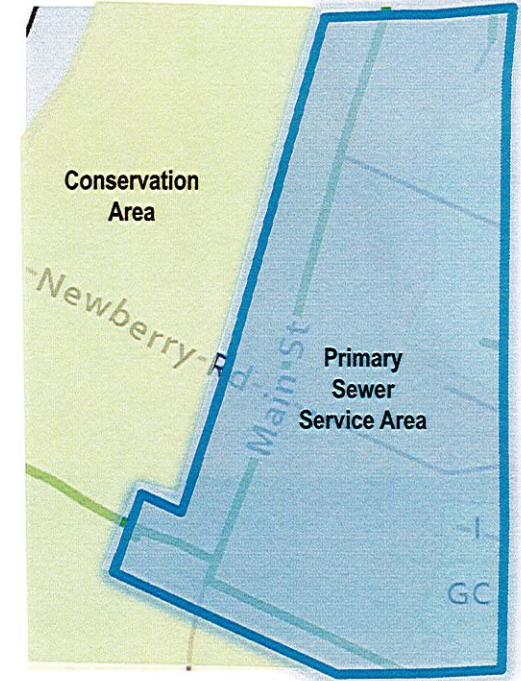
Limited Sewer Service Option



Only properties within a certain distance of sewer can connect.

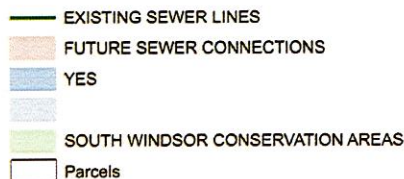
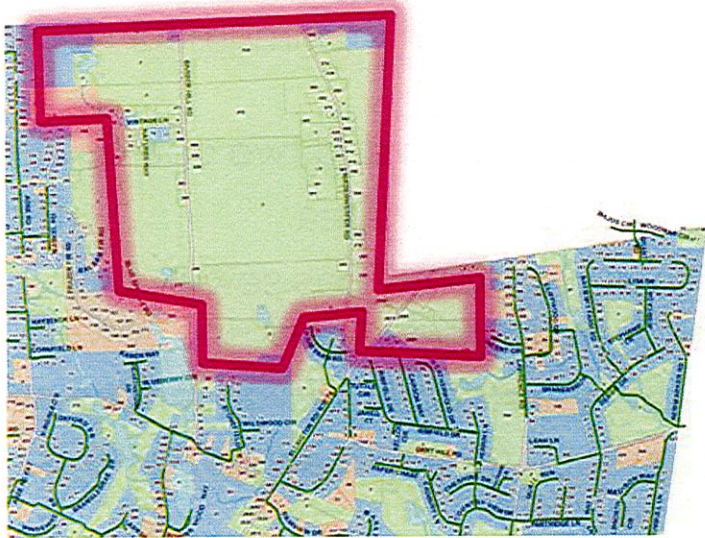
Does not support sewer extensions on interior residential lots.

Primary Sewer Service Area Option



Sewer can be expanded on interior lots between Main Street and Route 5.

Northeastern (Barber Hill, Niederwerfer)



- Currently zoned Rural Residential (minimum lot size of 40,000 SF or ~1 acre)
- No sewer lines, but some properties on Vintage Lane classified as sewer on current map – need to verify.
- Priority area for agricultural preservation.
- **What is the best approach for this area? Maintain sewer avoidance?**

Primary Sewer Service Area

Areas:

- Commercial and industrial zones
- Town Center overlay zones
- Multi-family & single-family residential zones with a minimum lot size of <40,000 SF

Potential Policies

- Encourage existing properties on septic to connect to system.
- Complete sewer line extensions as required, maintaining "benefit assessment" approach.
- All new developments connect to sewer.

Limited Sewer Service Area

Areas:

- Lower density residential zones (minimum lot size >>40,000 SF) **that currently have access to sewer service.**

Potential Policies

- Allow existing properties to connect to system.
- Do not allow sewer extensions, unless necessary for public health purposes.
- Consider establishing "offset" policy, allowing structures within a certain distance of an existing sewer line to connect (e.g. 500 feet as shown on map).

Conservation Area

Zones:

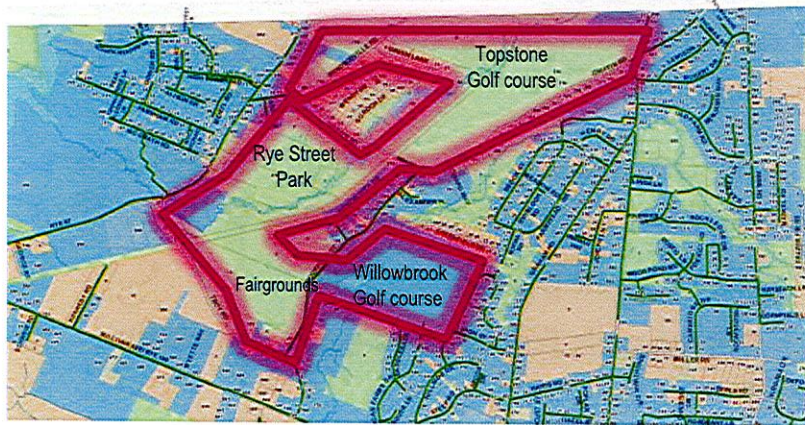
- Lower density residential zones (minimum lot size >>40,000 SF) **that DO NOT have access to sewer service.**

Potential Policies

- Avoid sewer expansions unless necessary for public health purposes
- New development designed to support on-site subsurface sewage disposal.
- Potential exception for open space subdivisions

Potential Exception: Lower Density Areas that are fully sewer or are fully surrounded by sewer areas could be considered to be included in the Primary Sewer Service Area

North Central (Griffin Rd, Brookfield Street)



- EXISTING SEWER LINES
- FUTURE SEWER CONNECTIONS
- YES
- SOUTH WINDSOR CONSERVATION AREAS
- Parcels

- Currently zoned Rural Residential (minimum lot size of 40,000 SF or ~1 acre)
- Encompasses several town parks and two golf courses.
- Green Lane listed as future sewer area
- Willowbrook Golf Course currently has sewer, but remaining areas are “Conservation Areas” (no sewer).
- **Should town parks be classified in sewer service area?**
- **What is the best approach (or approaches) for this area? Blend of approaches?**

Primary Sewer Service Area

- Areas:**
- Commercial and industrial zones
 - Town Center overlay zones
 - Multi-family & single-family residential zones with a minimum lot size of <40,000 SF
- Potential Policies**
- Encourage existing properties on septic to connect to system.
 - Complete sewer line extensions as required, maintaining “benefit assessment” approach.
 - All new developments connect to sewer.

Limited Sewer Service Area

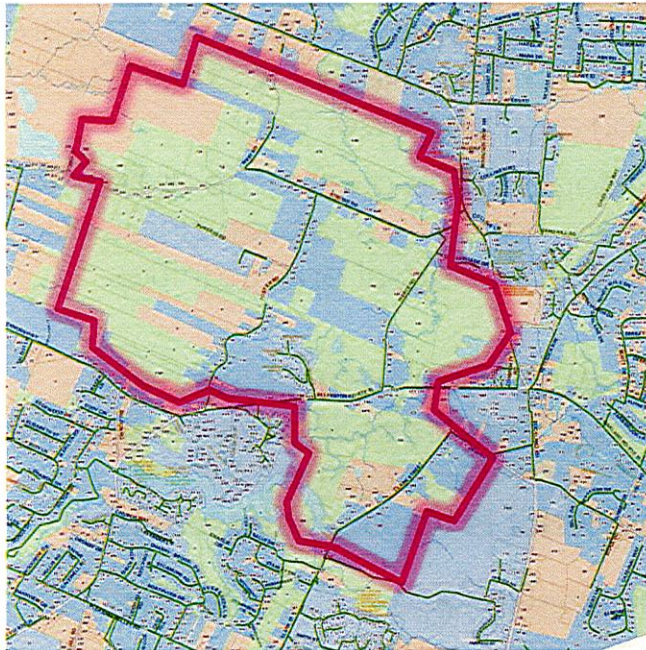
- Areas:**
- Lower density residential zones (minimum lot size >>40,000 SF) **that currently have access to sewer service.**
- Potential Policies**
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Conservation Area

- Zones:**
- Lower density residential zones (minimum lot size >>40,000 SF) **that DO NOT have access to sewer service.**
- Potential Policies**
- Avoid sewer expansions unless necessary for public health purposes
 - New development designed to support on-site subsurface sewage disposal.
 - Potential exception for open space subdivisions

Potential Exception: Lower Density Areas that are fully sewered or are fully surrounded by sewered areas could be considered to be included in the Primary Sewer Service Area

Central (Strong, West, Foster, Pierce, Clark)



- EXISTING SEWER LINES
- FUTURE SEWER CONNECTIONS
- YES
- SOUTH WINDSOR CONSERVATION AREAS
- Parcels

- Currently zoned Rural Residential (minimum lot size of 40,000 SF or ~1 acre)
- Mostly served by sewer, with gaps on Strong Road and West Road. Most properties with access are connected to system.
- Significant environmental constraints.
- **Should sewer service extensions be allowed to support development on interior portions of lots?**

Primary Sewer Service Area

Areas:

- Commercial and industrial zones
- Town Center overlay zones
- Multi-family & single-family residential zones with a minimum lot size of <40,000 SF

Potential Policies

- Encourage existing properties on septic to connect to system.
- Complete sewer line extensions as required, maintaining "benefit assessment" approach.
- All new developments connect to sewer.

Potential Exception: Lower Density Areas that are fully sewerered or are fully surrounded by sewerered areas could be considered to be included in the Primary Sewer Service Area

Limited Sewer Service Area

Areas:

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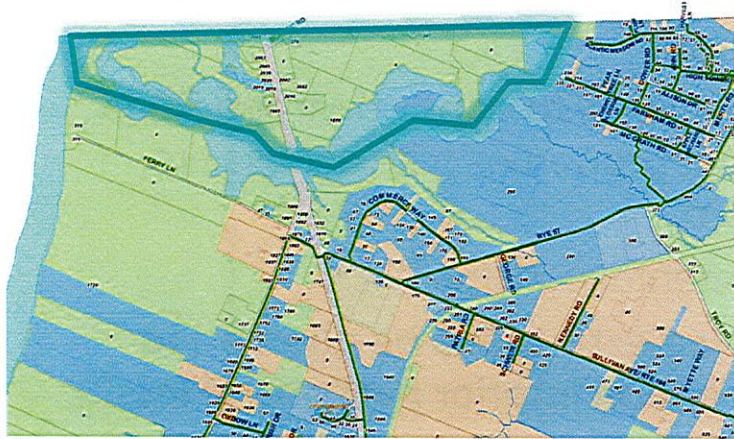
Zones:

- Lower density residential zones (minimum lot size >>40,000 SF) **that DO NOT have access to sewer service.**

Potential Policies

- Avoid sewer expansions unless necessary for public health purposes
- New development designed to support on-site subsurface sewage disposal.
- Potential exception for open space subdivisions

Route 5 North (North of Scantic River)



- EXISTING SEWER LINES
- FUTURE SEWER CONNECTIONS
- YES
- SOUTH WINDSOR CONSERVATION AREAS
- Parcels

- Area north of Scantic River. Properties fronting Route 5 are currently zoned A-20 (20,000 SF minimum lot size). Currently classified as conservation area on Sewer Plan.
- Overlay zone recently adopted. The goal of the zone is to compliment the rural flavor here, while recognizing land owners' potential need for commercial opportunities. Transitional area.
- **Minimum lot size supports sewer service, however, extending sewers to this area (across Scantic River) may not be cost-effective given the limited number of properties it will serve. What is the best approach?**

Primary Sewer Service Area

Areas:

- Commercial and industrial zones
- Town Center overlay zones
- Multi-family & single-family residential zones with a minimum lot size of <40,000 SF

Potential Policies

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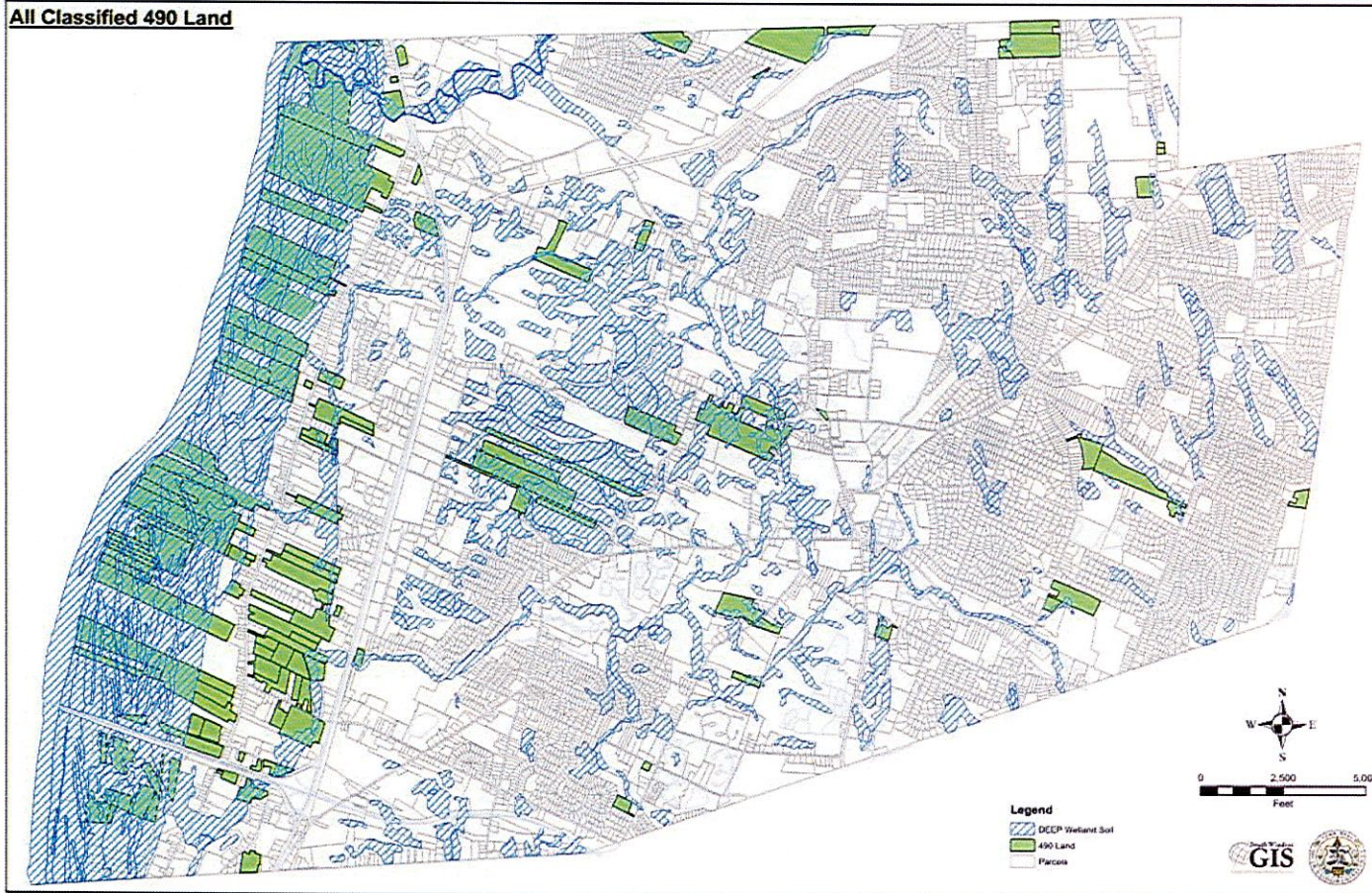
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PA 490 Discussion

PA 490 Discussion

All Classified 490 Land



Existing PA 490 Land

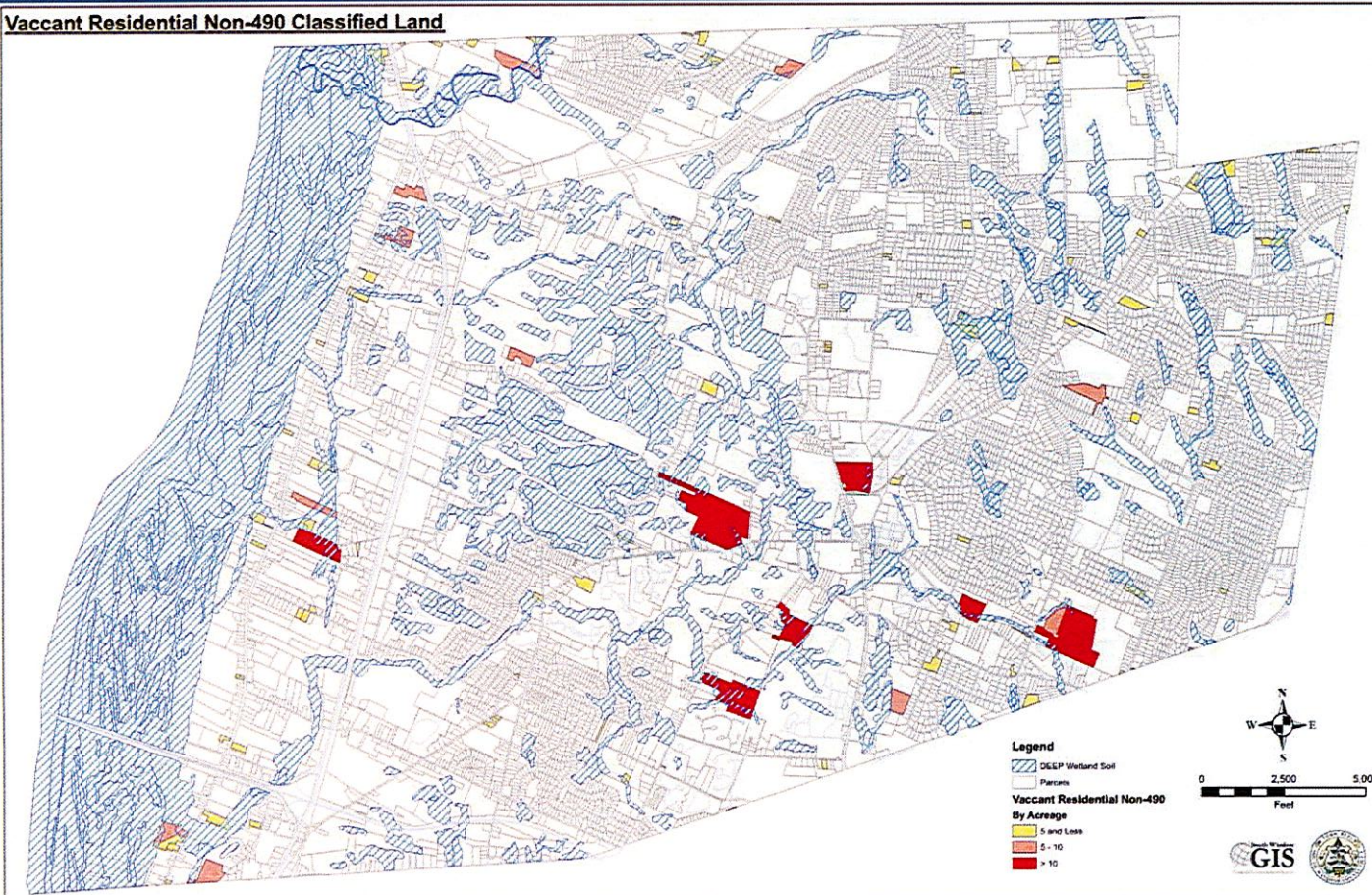
Meets state defined categories of farmland and forest

Currently no "local" option

Concentrated in Main Street corridor.

PA 490 Discussion

Vaccant Residential Non-490 Classified Land



Potential Candidates for P.A. 490 Local Option

Limited amount of vacant land greater than 5 acres.

Larger properties concentrated in the central part of South Windsor. Smaller properties dispersed throughout the Town.

Should oversized developed lots also be considered?

Schedule/Next Steps

- **January 30th** – 2nd Public Workshop
- **February 20th** – PZC Final Review and Comments on Draft Plan
 - New information to review: Future Land Use Plan, Sewer Plan/Strategy, Growth Management Strategy
- **March 25th** – PZC Plan Referral (agenda item at regular meeting)
- **March 26th – May 30th** – 65 day public comment period.
- **On or After May 30th** – Public Hearing on Adoption.