

Town of South Windsor

Plan of Conservation and Development

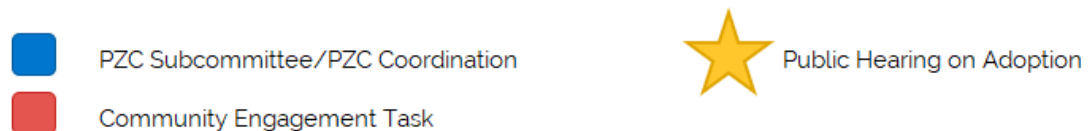
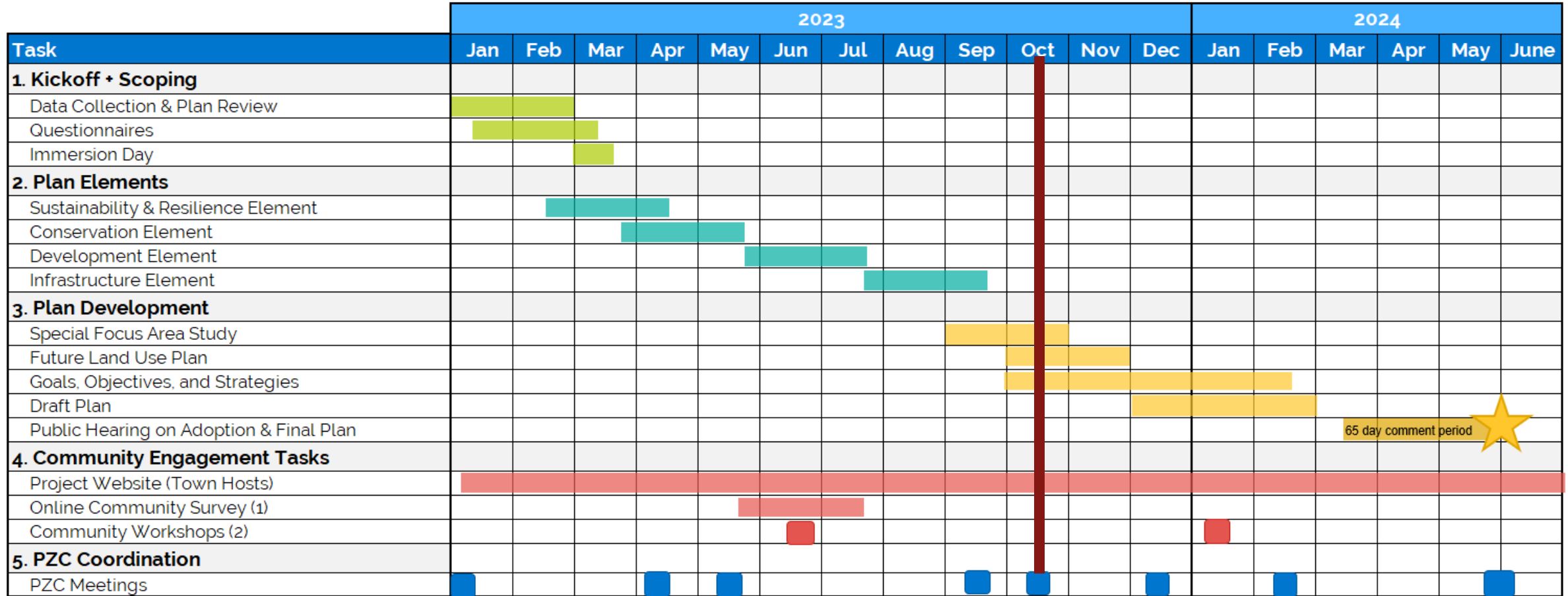
Infrastructure Element Workshop
October, 2023



Agenda

1. Project Schedule
- 2. Review / Discuss Infrastructure Element (1:30 +/-)**
3. Discussion of Potential Special Focus Area
4. Next Steps/Schedule

Project Schedule



Contents

- Community Facilities
- Utilities
- Transportation

An aerial photograph of a city or town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Community Facilities' is centered in white.

Community Facilities

13. COMMUNITY FACILITIES

Goals



South Windsor provides Town services and facilities that meet the needs of all age groups and contribute to a high quality of life.

New or expanded Town facilities are optimally located so as to efficiently and effectively perform functions, support community goals and avoid impacts to neighborhoods.

Strategies

- A| Outline intended long term use for Town-owned buildings and land.
- B| Guide the location of Town facilities.

Community Facilities: Summary

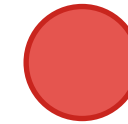
| Facility | Assessment |
|--|--|
| <p>Town Hall</p>  | <ul style="list-style-type: none"> Built in 1968. Building is aging and in need of updates. <ul style="list-style-type: none"> Ongoing minor renovations (windows, HVAC, interior improvements, etc.) Office space is tight, and storage is limited. Potential need for major renovation over next ten years. Some room on site for expansion to the north. |
| <p>Town Hall Annex</p>  | <ul style="list-style-type: none"> Newly renovated within the last five years. Offers some additional office space Houses Emergency Operations Center Space anticipated to meet needs over the next decade. |



Expected to be adequate for Community needs through 2034





Some issues to be considered through 2034



Not expected to be adequate for Community needs through 2034

Community Facilities: Summary

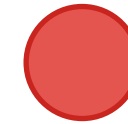
| Facility | Assessment |
|--|--|
| <p>Police Department</p>  | <ul style="list-style-type: none"> Built in 1984. Minor renovations recently completed (locker rooms) Current facility is at capacity and cannot support further growth. Need for additional space likely over the next ten years – town should begin planning for ways to meet future space needs. Small site. However, may support small addition/expansion to the rear of the existing building. Town emergency communications upgrades (new/upgraded towers) |
| <p>TRACS (Regional Animal Control Facility)</p>  | <ul style="list-style-type: none"> Regional Facility servicing South Windsor, East Hartford, and Manchester. Annual budget for capital improvements is sufficient for anticipated needs. No major concerns – sufficient to meet local and regional needs over the next ten years. Adding new communications tower on site. |



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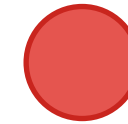
| Facility | Assessment |
|---|---|
| <p>Fire Department</p>  <p>Follow up needed</p> | <ul style="list-style-type: none"> • Volunteer Fire Company with approximately 130 members <ul style="list-style-type: none"> • Focus on recruitment and maintaining adequate staffing levels over the next ten years. • Some shared services with Town for fire station maintenance, but largely maintained by volunteers. • Three facilities of varying ages. Facilities in generally good condition with maintenance items addressed through CIP. <ul style="list-style-type: none"> • Fire Company No. 1 built in 1978. • Fire Company No. 2 built in 1958 • Fire Company No. 3 built in 2009. |



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Community Facilities: Summary

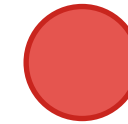
| Facility | Assessment |
|--|--|
| <p data-bbox="188 454 499 501">Public Works</p>  | <ul data-bbox="580 429 1676 1090" style="list-style-type: none">• Located at former landfill site.• Garage built in 1960 and expanded in late 1990s. Salt shed built in 2002.• Garage is beyond design capacity. Need for larger garage and more indoor vehicle storage.<ul data-bbox="677 696 1676 776" style="list-style-type: none">• Vehicles are much larger today than when garage was designed• Growing outdoor storage needs for organics removal (vegetation, mulches, etc.)• Some site constraints (property lines, capped landfill) limit opportunities for expansion to existing garage<ul data-bbox="677 1011 1615 1090" style="list-style-type: none">• Buying adjacent property could facilitate garage or DPW expansion. |



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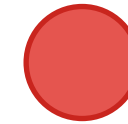
| Facility | Assessment |
|--|---|
| Parks & Rec Department  | <ul style="list-style-type: none"> Recently relocated out of old Wapping School to old Orchard Hill due to SWPS space needs. Temporary space. Public Building Commission charged with identifying long-term Recreation Center space that supports the department and programs. |
| Parks & Rec Outdoor Fields  | <ul style="list-style-type: none"> Existing fields are at capacity. Not enough fields to support some programs (notably soccer). Need for either expanded number of fields, or lights that can extend schedule of existing fields. Expanding offerings in response to community demographics (i.e. cricket pitches at Fairgrounds and Nevers). |
| Parks & Rec Indoor Space  | <ul style="list-style-type: none"> Gymnasium space is at a premium. Good partnership between P&R and BOE, however school space is only available after hours. Larger subdividable gym desired as part of future Recreation Center. |



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Community Facilities: Summary

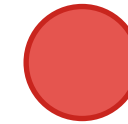
| Facility | Assessment |
|--|---|
| <p>Senior Center (Part of Community Center)</p>  | <ul style="list-style-type: none"> • Located in Community Center building, built in 1990 • Growing demand for programs (approximately 3,000 people served annually). • Has taken over space that formerly housed Parks & Recreational program, health, and social services. • More demand for active programs (fitness center, etc.) • Kitchen upgrades needed – “café” style • Room on site to expand building |
| <p>Teen Center (Part of Community Center)</p>  | <ul style="list-style-type: none"> • Shares space in Community Center– competing space/scheduling needs with Senior Center • Benefits from location near the High School • Proximity to Recreation Center desirable (now in Old Orchard Hill, so not as accessible to High School students). • Growing need for youth counseling. Need private small office spaces for counseling. • Room on site to expand building |



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Community Facilities: Summary

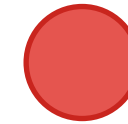
| Facility | Assessment |
|--|---|
| <p>South Windsor Public Library</p>  <p>Follow up needed</p> | <ul style="list-style-type: none"> Built in 1978 with renovation and addition in 1996. Shared site with Town Hall Circulation of ~200,000 items with over 400 library sponsored programs. Services and programs continue to evolve Continued maintenance to be addressed through CIP Some minor ADA compliance upgrades needed. |
| <p>Wapping Community House</p>  | <ul style="list-style-type: none"> Built in 1900. Some ADA compliance upgrades needed. Some capital improvements planned in CIP (roof, windows, etc.) Serves as employee gym Partially leased to South Windsor Chamber of Commerce |



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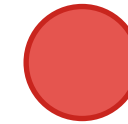
| Facility | Assessment |
|--|---|
| <p>South Windsor Public Schools</p>  | <ul style="list-style-type: none"> • Growing enrollment, with enrollment projected to grow through 2030-31 • Significant investments in facilities since 2014 <ul style="list-style-type: none"> • Four new elementary schools now complete. • Elementary schools operating near capacity, with portables recently added to PRS. • Additional investments needed at Middle and High Schools to accommodate growing enrollment <ul style="list-style-type: none"> • Expanded cafeteria at TEMS • Former Wapping School converted into High School Annex (displaced Parks & Rec and facilities departments). • Programs continually shift locations based on space availability. • Need to continue to monitor adequacy of facilities due to enrollment growth • Town and schools maintain separate facilities departments and maintenance staff. Opportunities for greater collaboration or shared services? |
| <p>BOE Offices (Ellsworth School)</p>  | <ul style="list-style-type: none"> • Currently used at full capacity by SWPS Administration. Gym also used for recreation purposes. • Limited parking on site • Ongoing maintenance/capital improvement items addressed through Capital Plan |



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Community Facilities and Services

Potential Strategies

- Identify a permanent home for the Parks & Rec Department and complete necessary improvements to create a Recreation Center
- Make investments in indoor and outdoor recreation areas in accordance with the PARC Master Plan.
- Continue recreation partnerships between the Parks & Rec Department and South Windsor Public Schools
- Conduct planning and preliminary design for facility expansions and/or renovations (Police Station, DPW, Town Hall, Community Center).
- Acquire additional land or rights-of-first refusal at properties adjacent to Town facilities to support long-range planning efforts.
- Strengthen shared services arrangements between the Town, South Windsor Public Schools, and Fire Department.
- Maintain adequate staffing and succession planning to meet resident needs.
- Complete ADA upgrades at all Town facilities in accordance with ADA Assessment.
- Provide adequate facilities to support current and future enrollment in South Windsor Public Schools
- Guide the location of Community Facilities (e.g. Town Center remains a civic hub)

An aerial photograph of a city or town, showing streets, buildings, and green spaces. The entire image is overlaid with a semi-transparent blue filter. The word "Utilities" is centered in a large, white, sans-serif font.

Utilities

Utilities

- 1.) Sewer System
- 2.) Water System
- 3.) Drainage/Stormwater System
- 4.) Other Utilities

Reminder that stormwater management were covered in our Sustainability workshop

14. UTILITIES

Goal

Utilities support desired development patterns.



Strategies

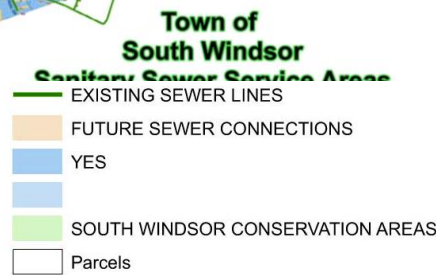
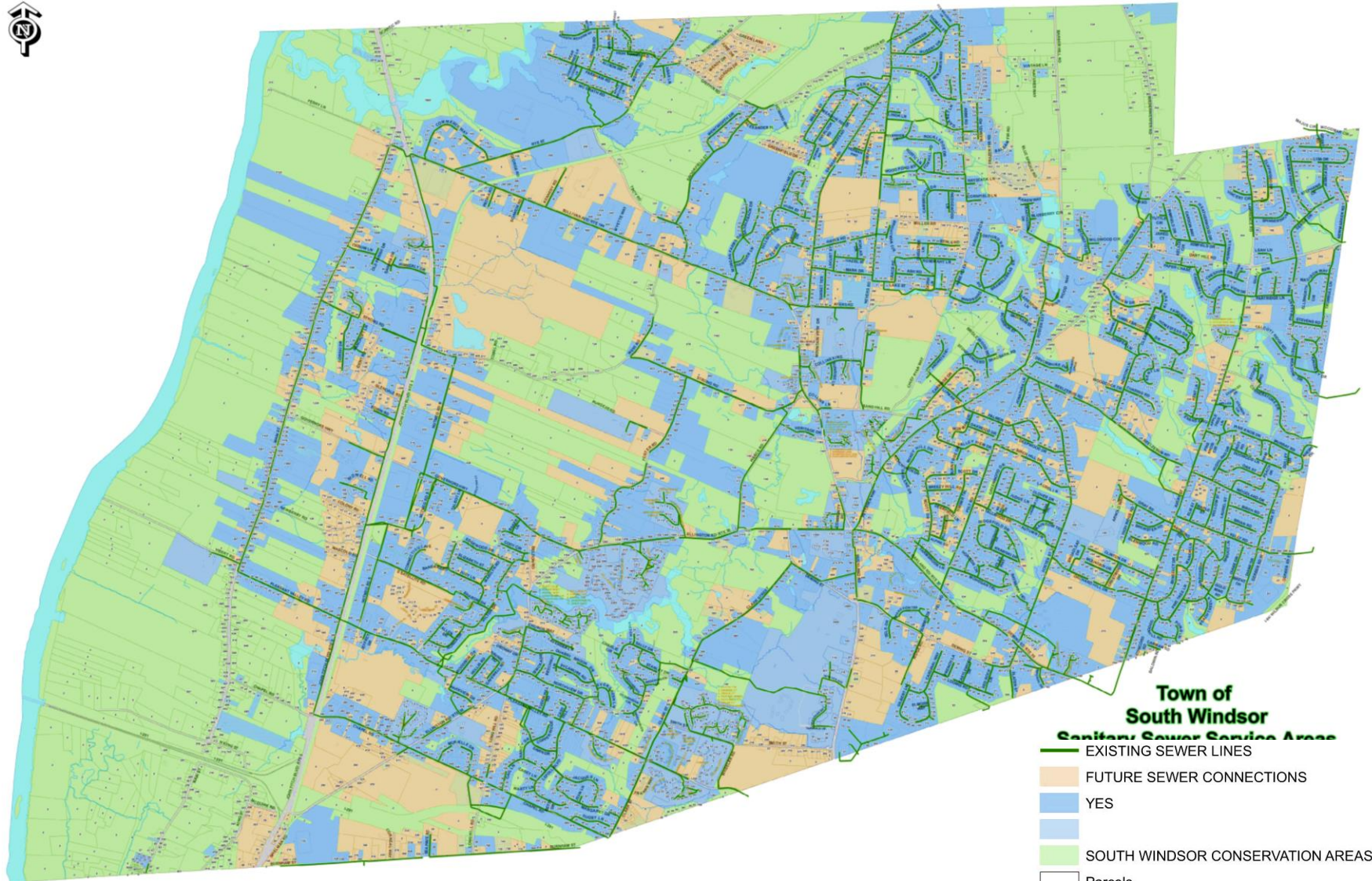
- A| Maintain, upgrade and extend the sewer system as needed.
- B| Ensure other utilities meet community needs.
- C| Continue to address drainage issues.
- D| Plan for alternative energy.

Sewer Service

- Ample capacity at Water Pollution Control Facility (WPCF) to accommodate future development.
 - Design Flow = 3.75 MGD
 - Average Daily Flow = 2.5 MGD
 - Max Daily Design Flow: 9.75 MGD
- No capacity issues with inflow and outflow agreements
- Clark Street Pump Station (40%-45% of Town's total flow) currently operating at close to capacity. Supports Buckland Road, Evergreen Walk, and portion of Town Center
- Increasing intensity of rainfall exacerbating inflow and infiltration and WPCF flows during storms.



Sewer Service: Existing

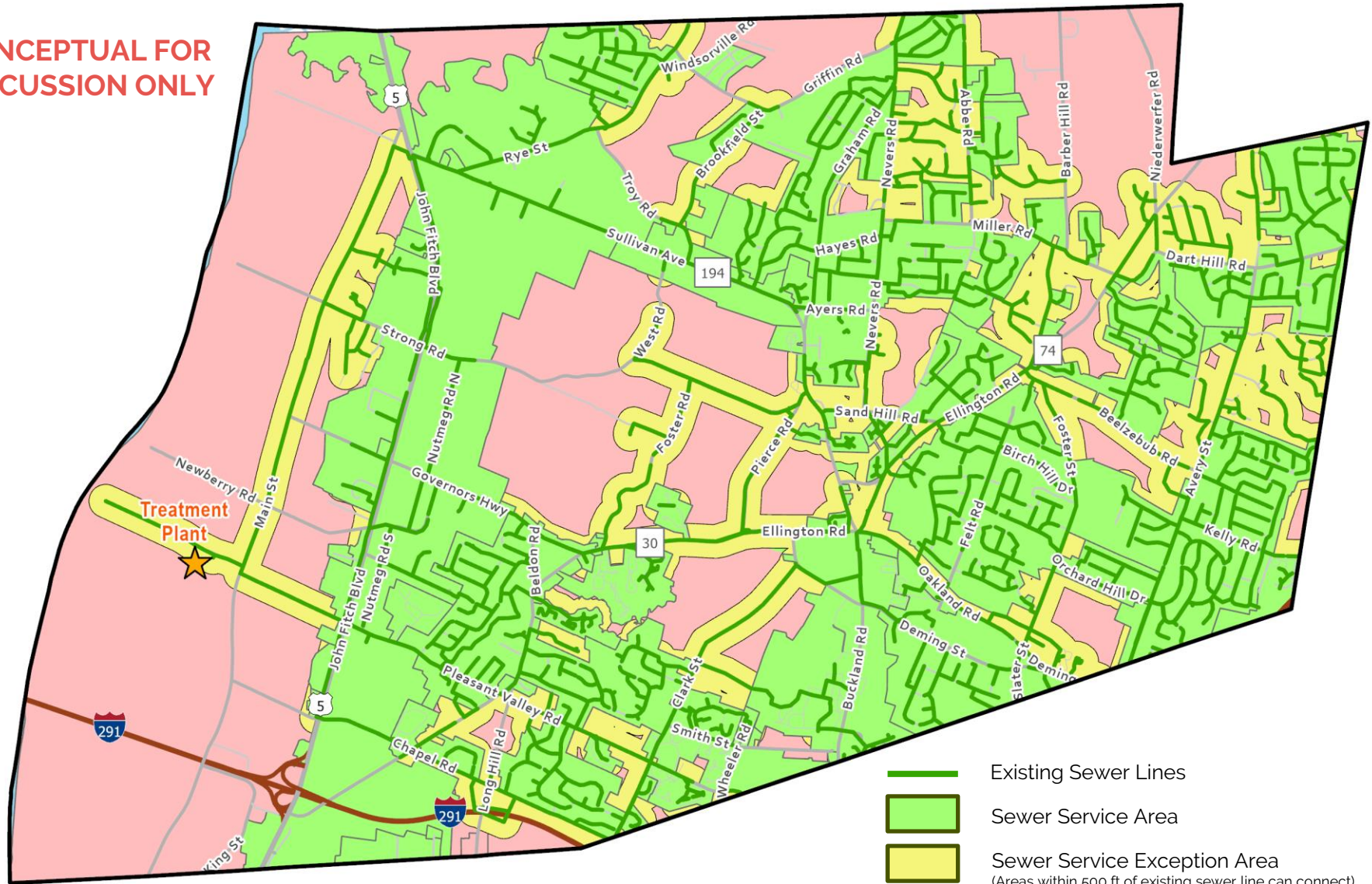


Changes since 2014

- Miller Road ~1,000 ft extension
- Ellington Road force main extension ~1,500 ft between Chapel Road and Route 5
- New residential subdivisions within defined sewer expansion area (e.g. Clark Estates, Estates at South Windsor, South Windsor Woods).

Sewer Service: Zoning-Based Approach

CONCEPTUAL FOR DISCUSSION ONLY



- Existing Sewer Lines
- Sewer Service Area
- Sewer Service Exception Area (Areas within 500 ft of existing sewer line can connect)
- Sewer Avoidance

Sewer Service Area

Higher density zones that support sewer service

- Zones:**
- All 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.
 - All new developments connect to sewer

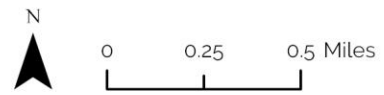
Sewer Avoidance Areas

Lower density zones that do not support sewer service

- Zones:**
- Single-family residential zones with a minimum lot size $\geq 40,000$ SF
- Potential Policies**
- Avoid sewer expansions unless necessary for public health purposes
 - Modify zoning as necessary.

Sewer Service Exception Area

Some lower density areas are sewered. Existing development should be encouraged to connect to the system, but further sewer expansions and connections from new development should be avoided. 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).



Sewer Service

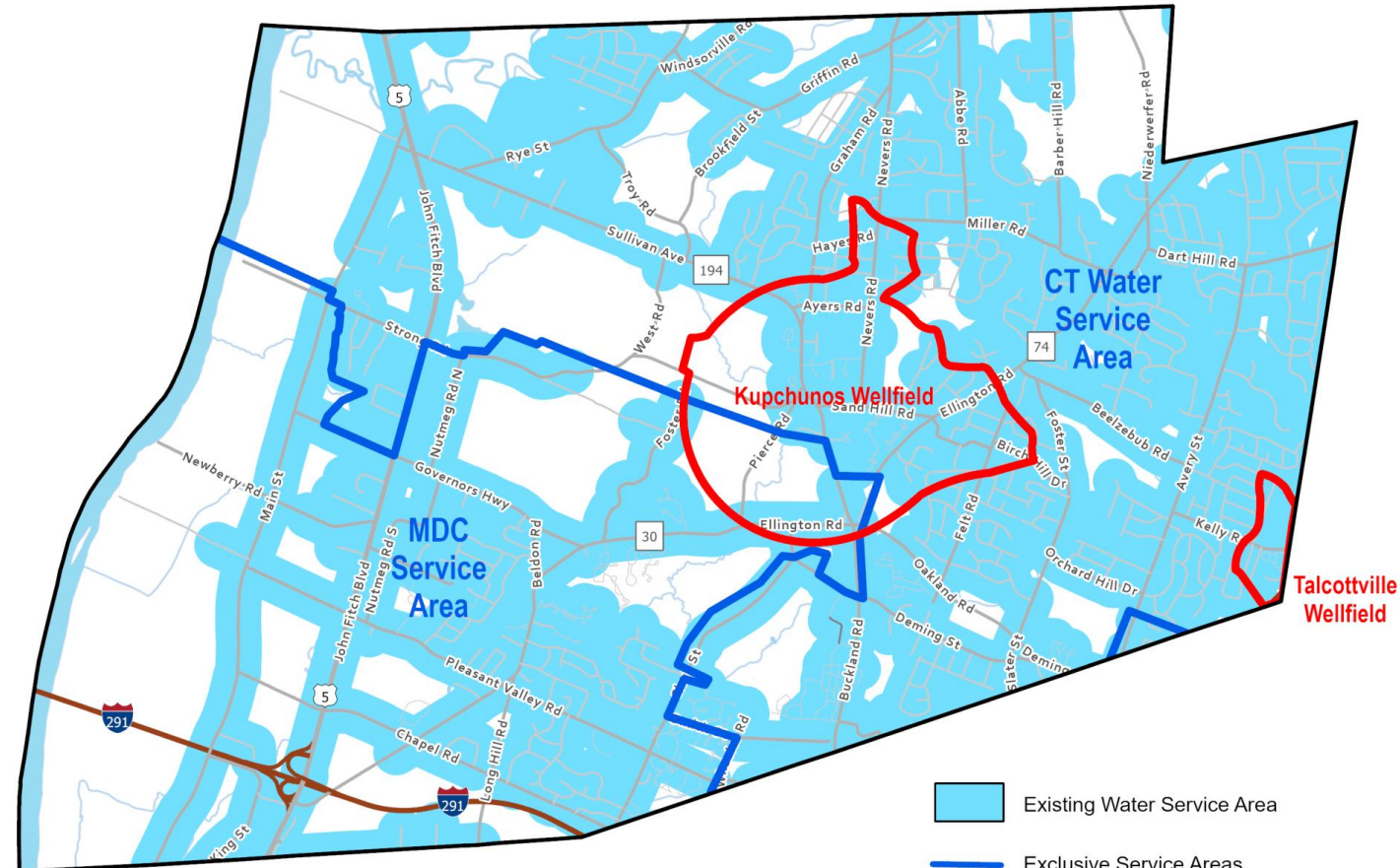
Potential Strategies:

- Better align sewer service areas with zoning, and consider a non-parcel-based approach.
- Complete Planned projects:
 - New Sewer Evaluation Study (focus on Clark Street waste shed) and implement recommendations
 - Upgrades to three largest pump stations (Clark St, Benedict Dr, and Pleasant Valley).
 - Improvements to WPCF UV disinfection system.
 - Odor Control improvements at WPCF
 - Continue to address Inflow and Infiltration (I&I)
- Monitor capacity at Clark Street pump station and downstream infrastructure to ensure sufficient capacity for envisioned growth in the Buckland Road, Evergreen Walk, and Town Center areas.

Water Service

- Town continues to work with the Connecticut Water Company and MDC and the Health Department to encourage efficient water usage and protect water quality
- Oversight / management of water usage is diffuse
- Regional approach to Water Supply Planning (some drinking water sources within Town boundaries, others are outside)
- Focus on maintenance, system improvements drinking water quality (source protection), and resiliency (drought planning, etc.)

Existing Water Service Areas



Drainage & Stormwater System

RECAP FROM SUSTAINABILITY ELEMENT

Goals: Address MS4 Permit Requirements | Implement LID | Retrofit As Needed

- Town continues address provisions in CT Stormwater General Permit (MS4)
- PZC adopted LID regulations for new development (occasionally for redevelopment)
- Public works implements LID approaches as opportunities arise (drainage / culvert improvements)
- Have knowledge to know where improvements are needed, but no recent master drainage study in place



Other Utilities

Electrical Service – Eversource

- Grid resilience (underground power lines, transmission line enhancements, battery storage)
- Capacity upgrades – Route 5 Corridor
- Support local energy production (solar)

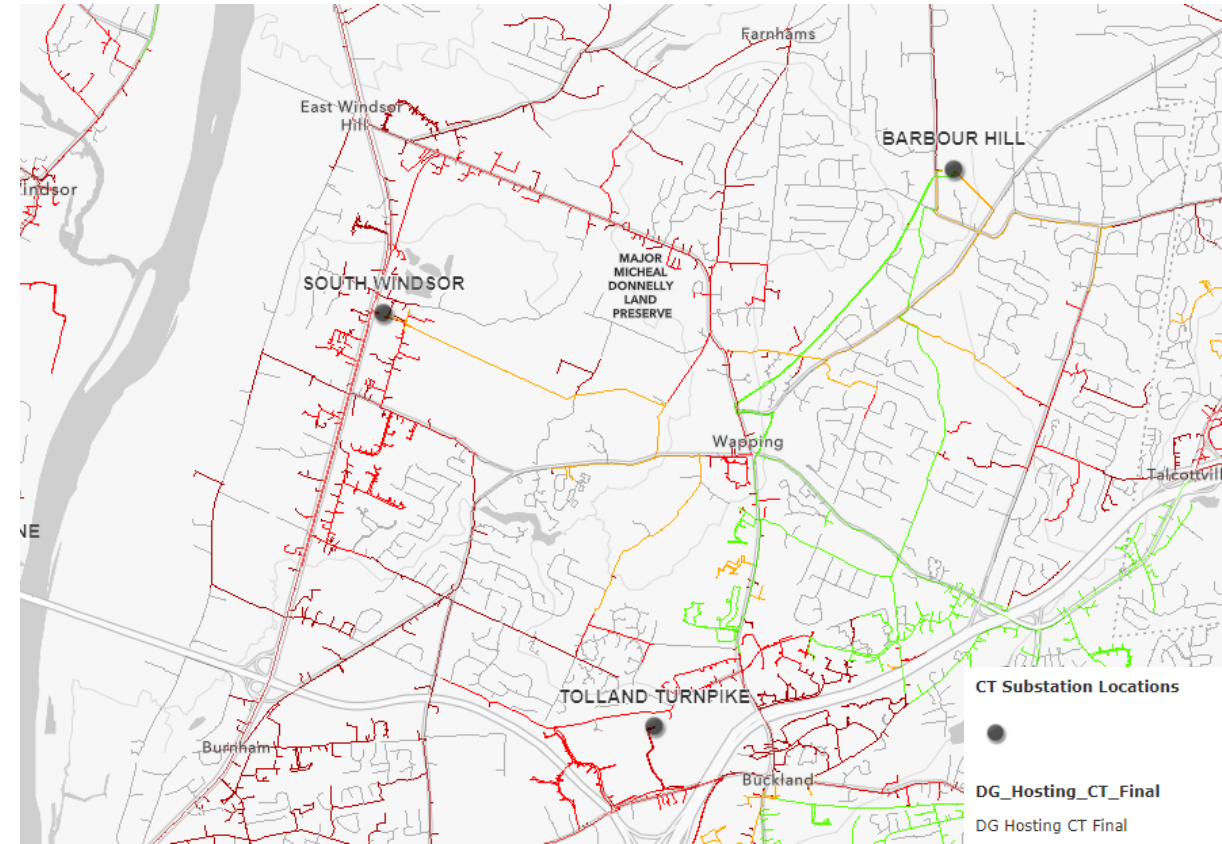
Gas Service – Eversource

- Service extended to several Town facilities.
- Continue to support service area expansion

Telecommunications – Multiple providers

- Work with private providers to enhance telecommunications infrastructure
- Ongoing upgrades to Town emergency telecommunications
- Town-wide WiFi and fiber buildout (Town buildings)

Eversource Distributed Generation (DG) Hosting Capacity



[Link to full-sized interactive map](#)

Note that transmission lines in blue and green have the greatest capacity to accept new electrical generation and are concentrated in the eastern part of South Windsor.

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Transportation

Transportation

- 1.) Roadways
- 2.) Pedestrian & Cycling Infrastructure
- 3.) Public Transit
- 4.) Freight Rail

Transportation: 2014 Plan

12. TRANSPORTATION

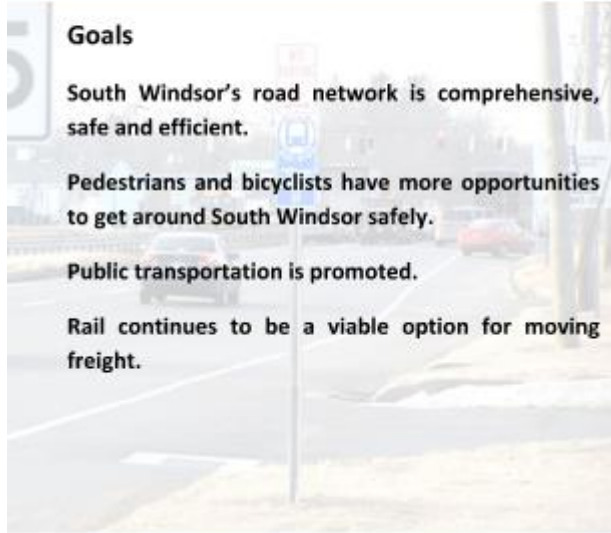
Goals

South Windsor's road network is comprehensive, safe and efficient.

Pedestrians and bicyclists have more opportunities to get around South Windsor safely.

Public transportation is promoted.

Rail continues to be a viable option for moving freight.



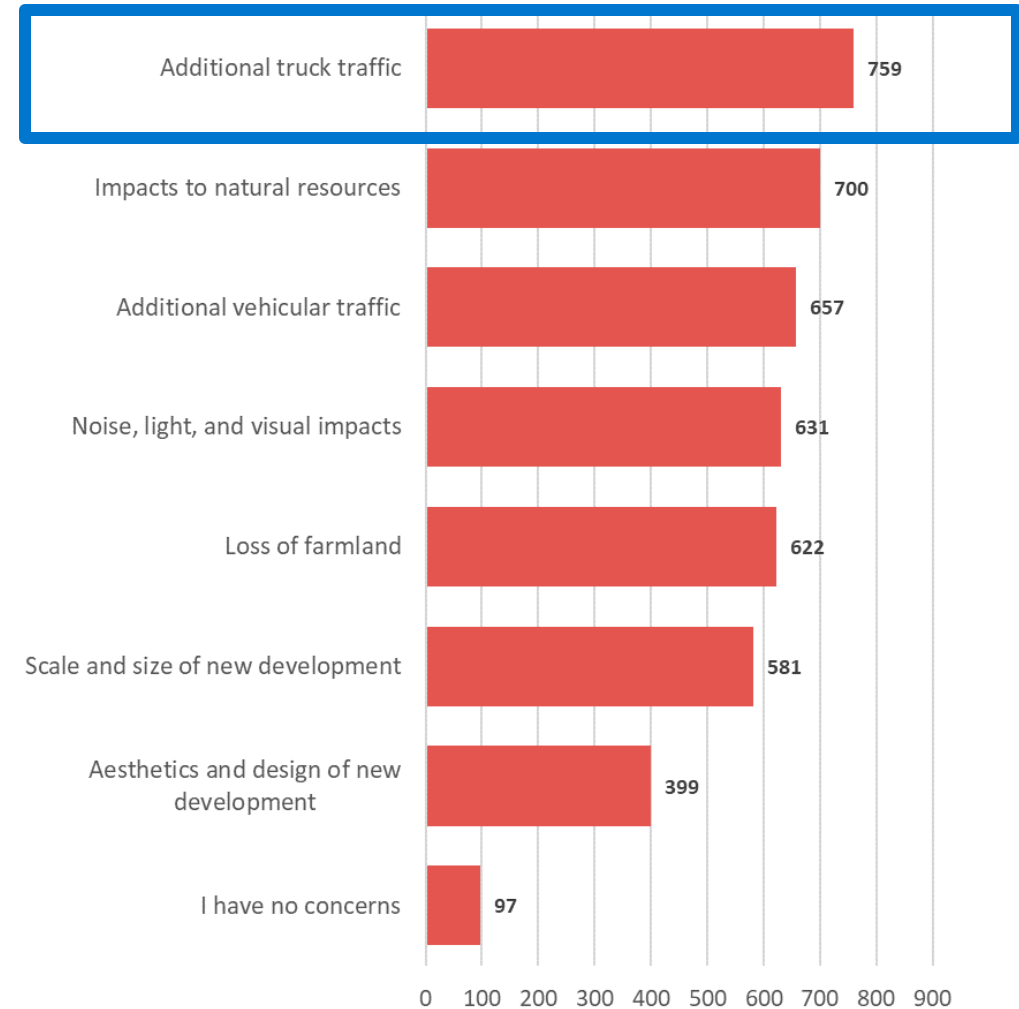
Strategies

- A| Minimize congestion.
- B| Maintain town roads and upgrade as "Complete Streets" where appropriate.
- C| Enhance road connectivity.
- D| Work with regional transit providers.
- E| Implement more biking and walking options.
- F| Work together to maintain and promote the rail line for freight movement.

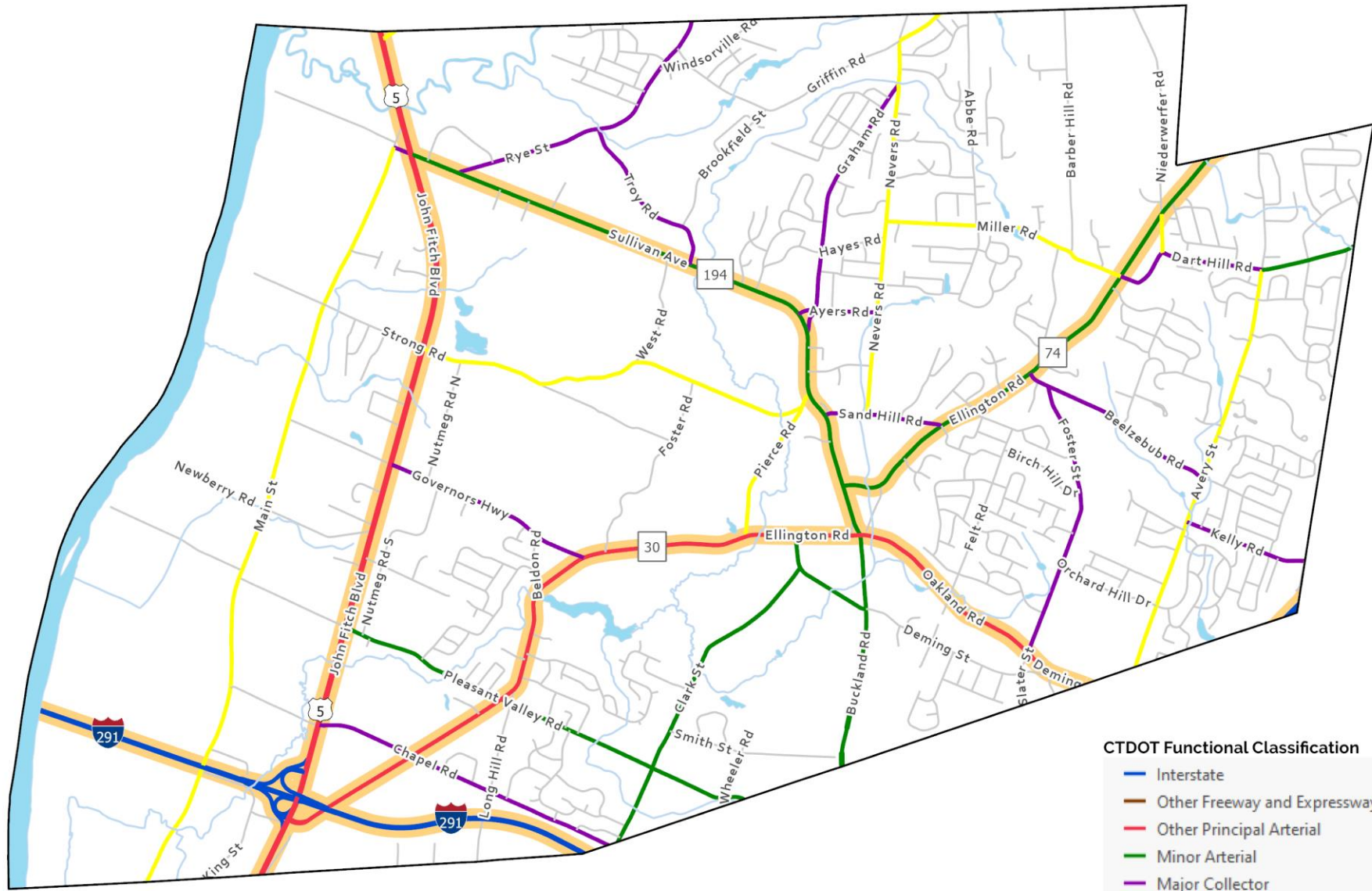
Roadway System

- “Paving for Progress” asset management plan developed in 2022
- Increasing costs of materials - \$35.5 million bond passed in 2022 that provides supplemental funding for local roads, sidewalks, and drainage.
- Complete Streets Policy adopted by Council.
- Coordination and advocacy with CTDOT for projects on state routes (5, 30, 74, 194).
- Compared to 2013 survey, traffic is perceived as more of an issue across all areas.
 - Notably concerns about impact of truck traffic

What concerns, if any, do you have about new business development in South Windsor?

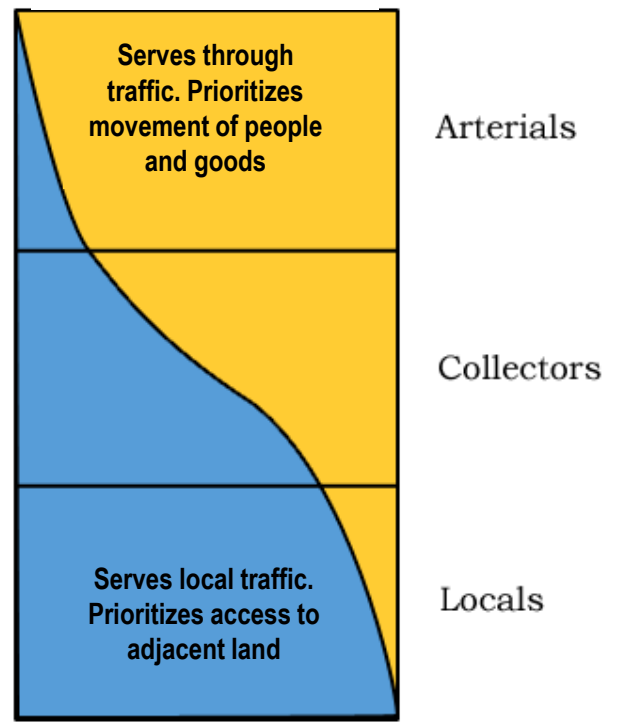


Roadway System



- CTDOT Functional Classification**
- Interstate
 - Other Freeway and Expressway
 - Other Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - State Highway

Level of Service



Roadway System

Potential Strategies

- Manage congestion
 - Site major traffic generators on appropriate streets (arterials)
 - Implement traffic calming on local roads
 - Establish/enforce thru truck prohibitions
- Maintain existing roadway infrastructure in a state of good repair, leveraging available state and federal funding programs.
- Implement Complete Streets as part of roadway reconstruction projects (CTDOT coordination)
- Enhance resiliency of roadway network (drainage upgrades, etc.)



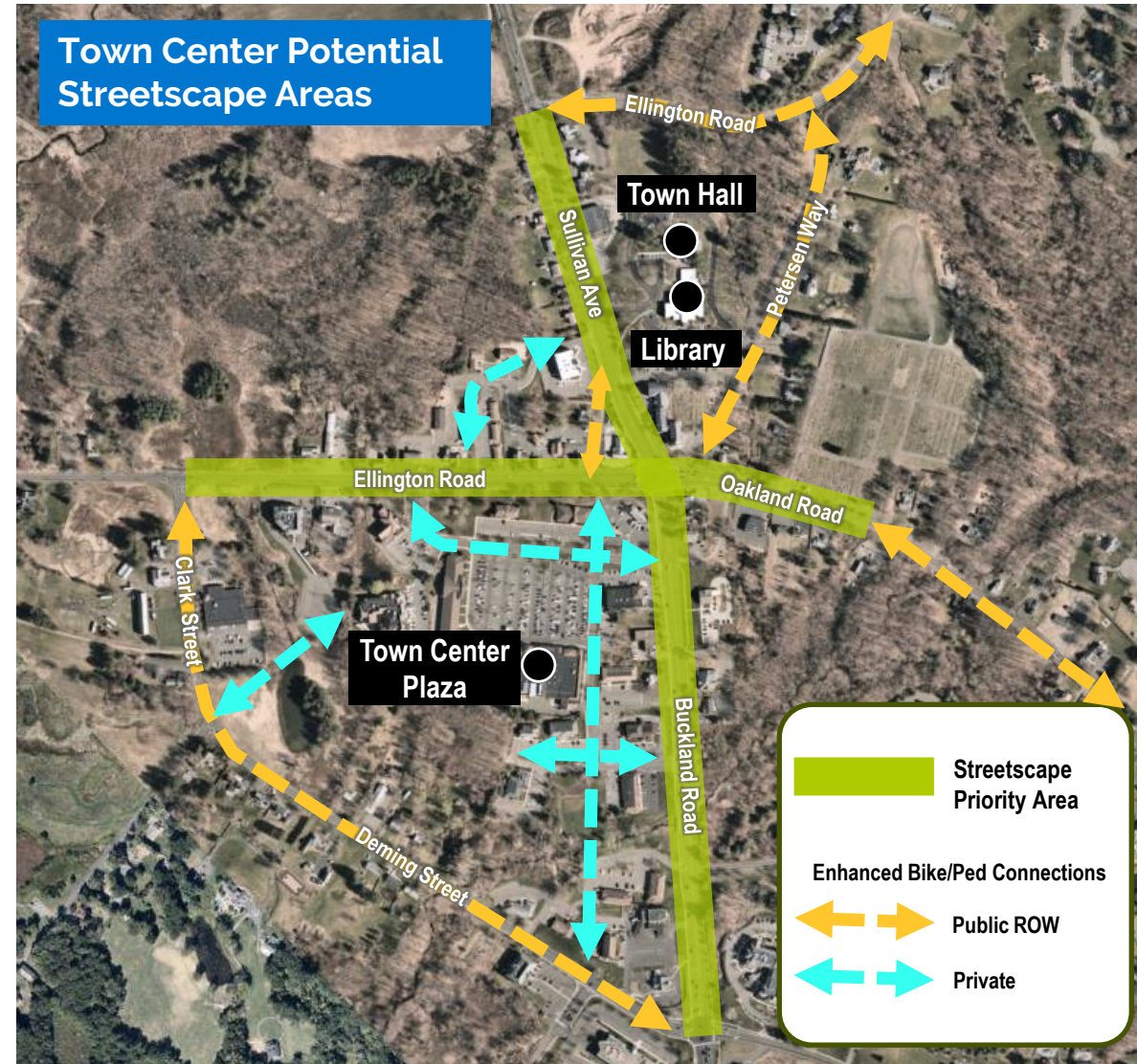
Through truck prohibitions must be approved by OSTA
per CGS Section 14-298

Roadway System

Town Center

Goals: Expand Mode Choices | Strengthen Visual Identity | Convey Town Commitment

- Focus on streetscapes and placemaking
 - Sidewalks (enhanced materials)
 - Complete Streets elements/traffic calming
 - Lighting
 - Landscaping/street trees
 - Signage
- Consistency between public areas and private development



Potential Streetscape Elements



Pedestrians and Cycling

Which users should we prioritize?



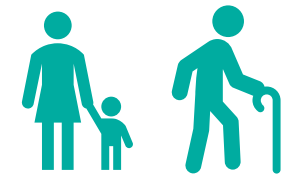
**Recreational
users?**

I'm doing this just for fun



**Choice
users?**

I could drive, but I am
choosing to walk or bike.

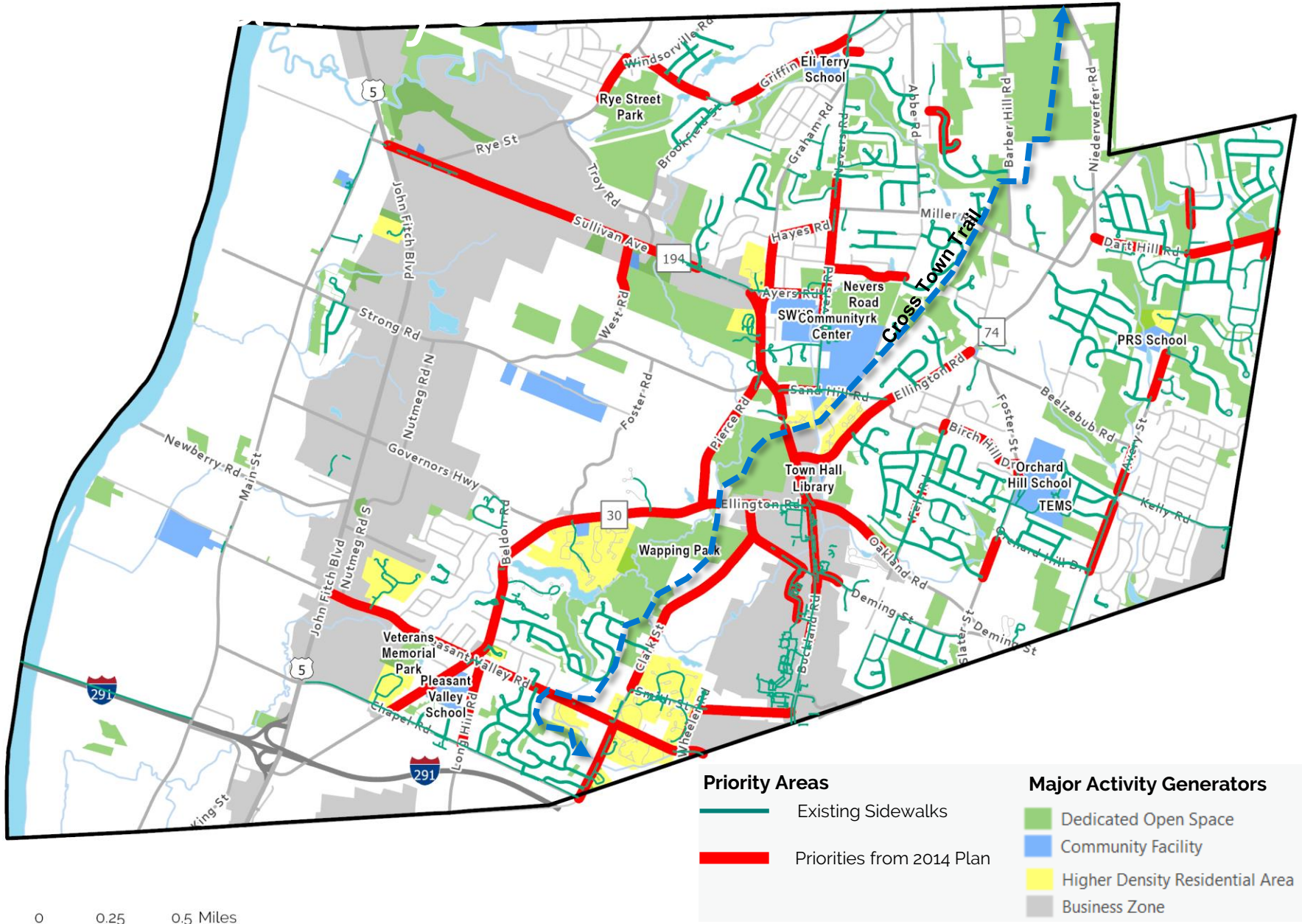


**Captive
users?**

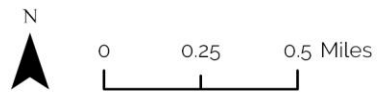
I don't own a car. This is the
only way I can get around.

Which areas should we prioritize?

Sidewalk Network



- 2014 Plan prioritized areas around schools, Town Center, and along major connector routes.
- Some improvements made since 2014.
- Additional sidewalk funding available as part of road bond.
- Many competing interests for limited funds - need to establish better system for prioritizing projects.

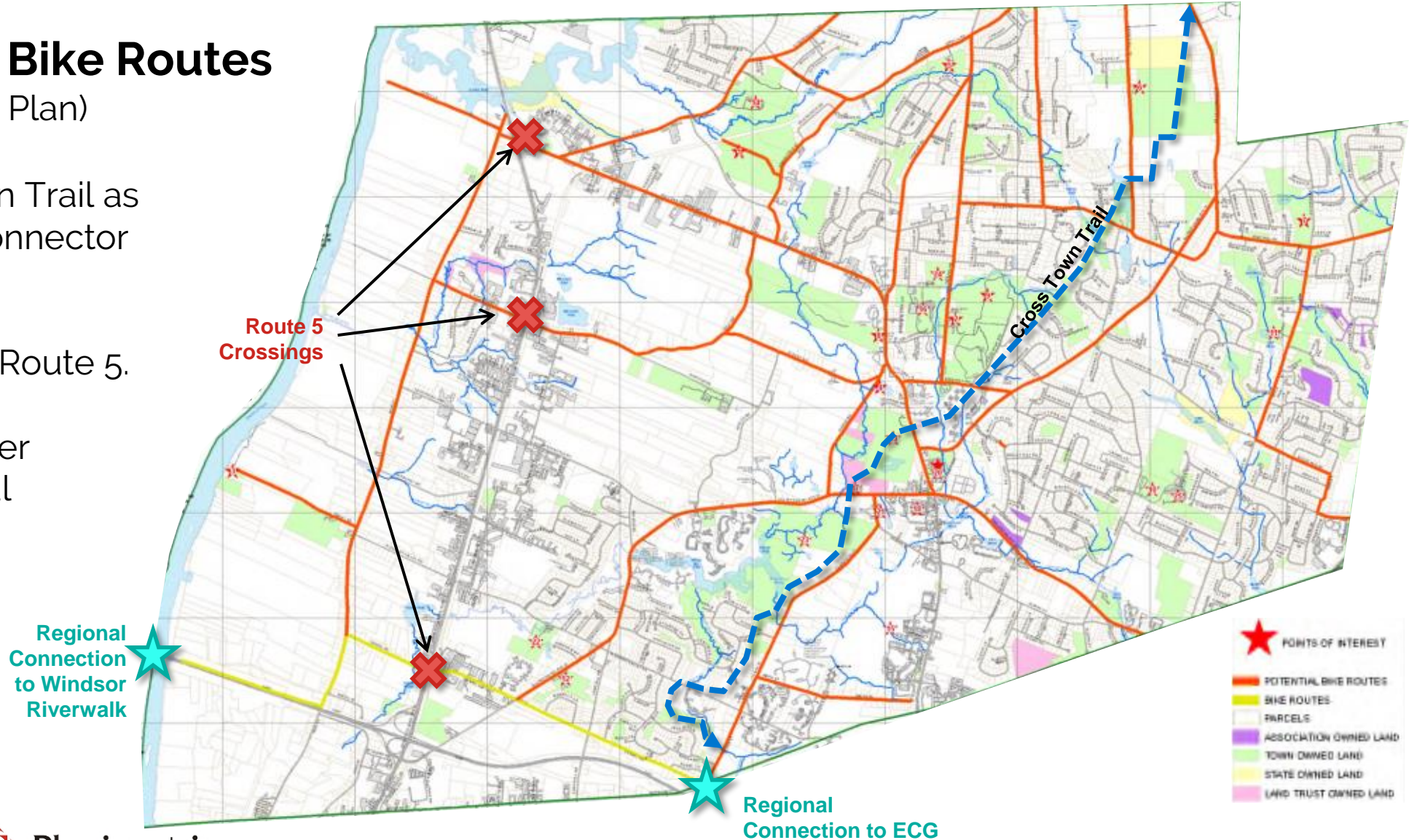


Pedestrians and Cycling

On Road Popular Bike Routes

(Walk and Wheel Ways Plan)

- Leverage Cross Town Trail as central artery with connector routes?
- Challenges crossing Route 5.
- Opportunities to better connect with regional greenway network.



Pedestrians and Cycling

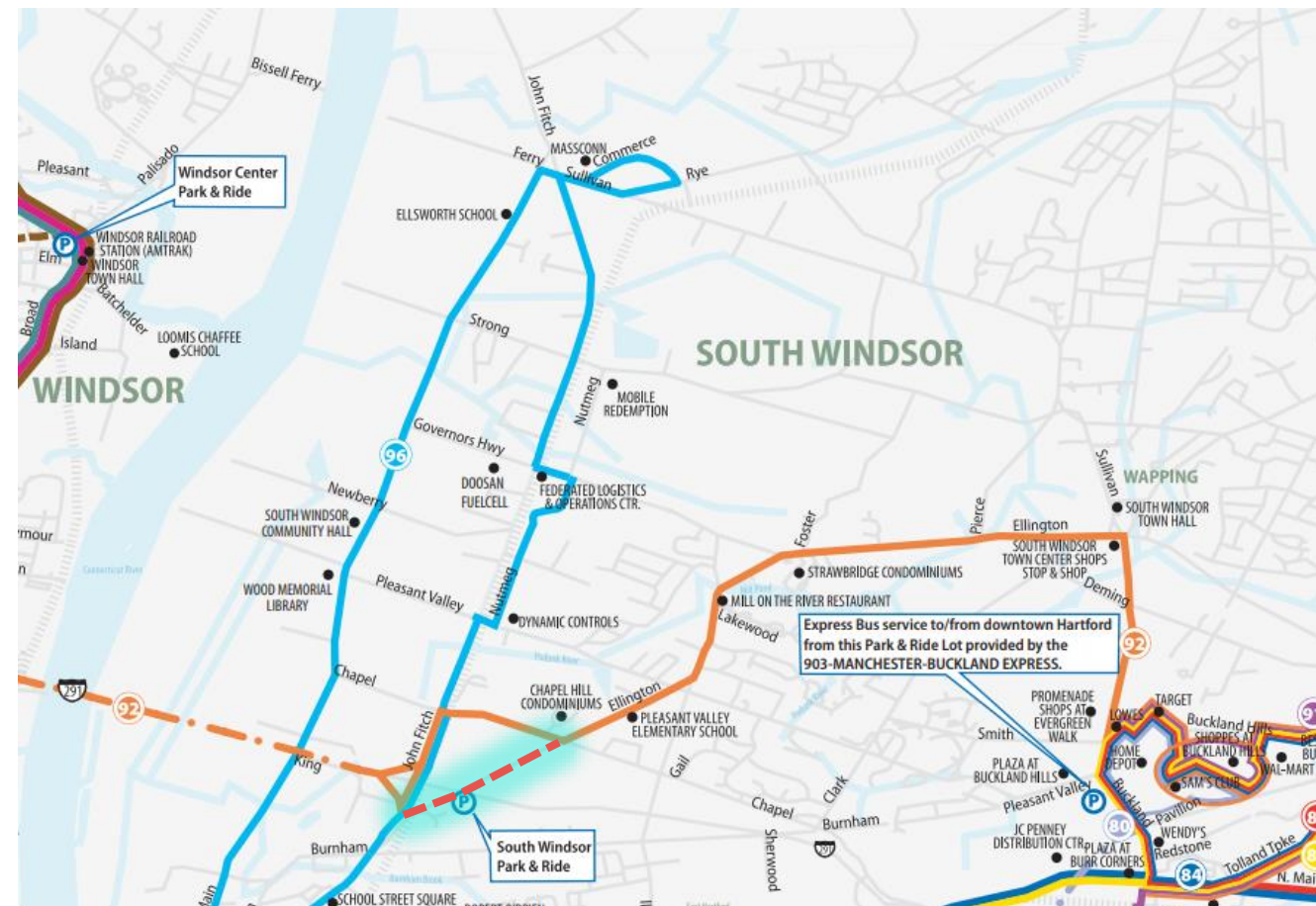
Potential Strategies

- Develop clear priorities and policies around pedestrian and bicycle improvements
- Implement more biking and walking options.
- Continue to upgrade sidewalks to meet ADA standards.
- Accommodate pedestrians and cyclists as part of infrastructure improvements (bridges, culverts, etc.)
- Complete Cross Town Trail (phased approach) and connector routes
- Bolster connections to the regional greenway system (Chapel Road, Bissell Bridge)



Public Transit

- Existing service in Town Center and Evergreen Walk (Route 92) and along Route 5 and Main Street corridor (Route 96).
 - Direct drop-off at several large employers in Route 5 corridor.
- Bus transit needs **minimum** density of 2,000 to 3,000 people per square mile to justify service (~3 units per acre).
 - No neighborhoods currently meet the minimum density.
- More frequent service available in Buckland Hills area of Manchester.



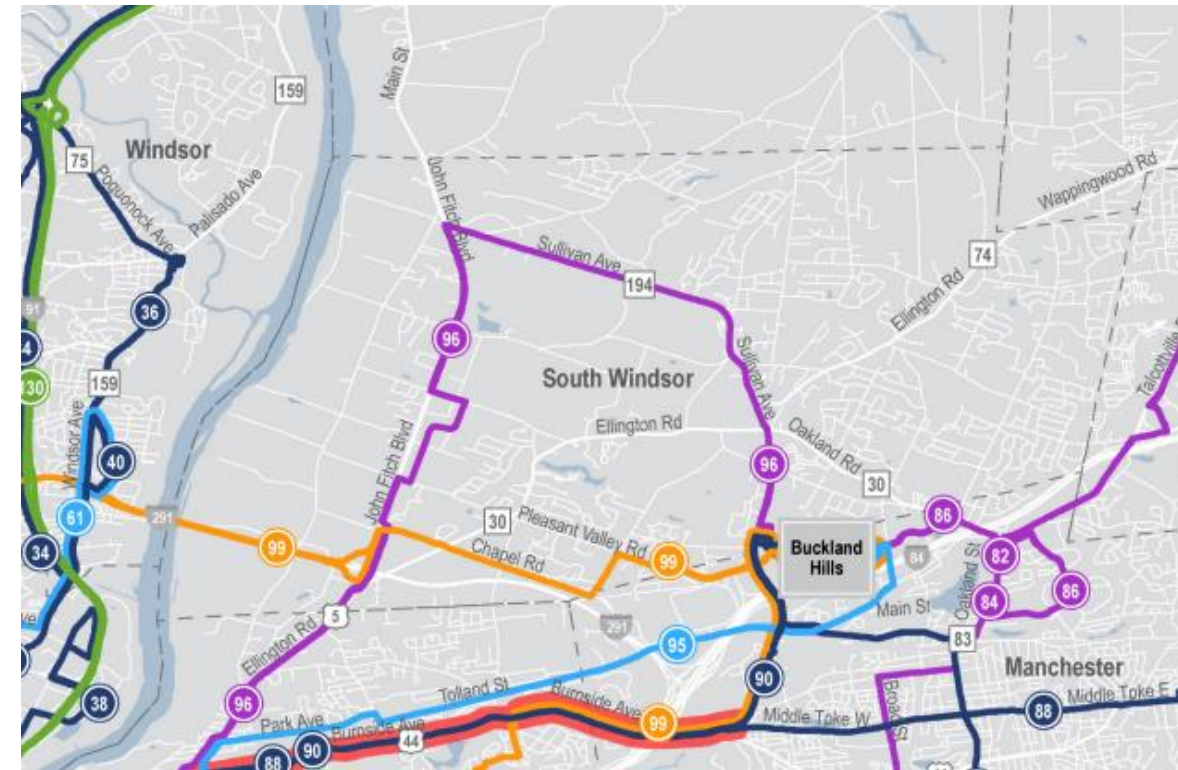
Service recently rerouted and extended along Ellington Road to serve employers

Public Transit

Potential Strategies

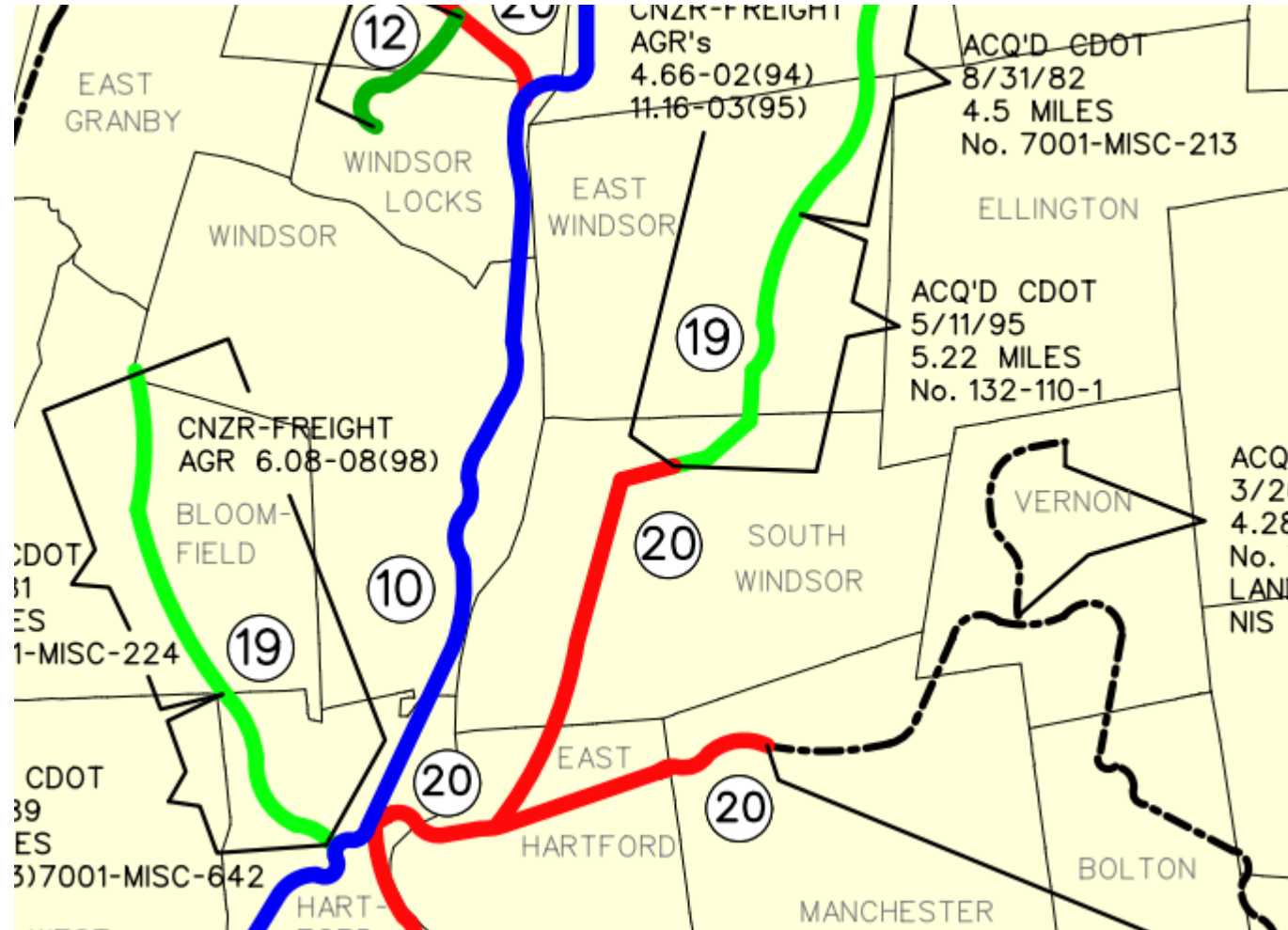
- Implement land use policies that support transit service (population and employment density in key nodes).
- Work with employers to provide safe bus stops and safe pedestrian connections to bus stops.
- Support CT Transit rerouting in South Windsor as proposed in the Comprehensive Transit Service Analysis, including expansion in the Sullivan Avenue corridor.
- Explore alternative transportation options (transportation “wallets,” micro-transit, etc.)

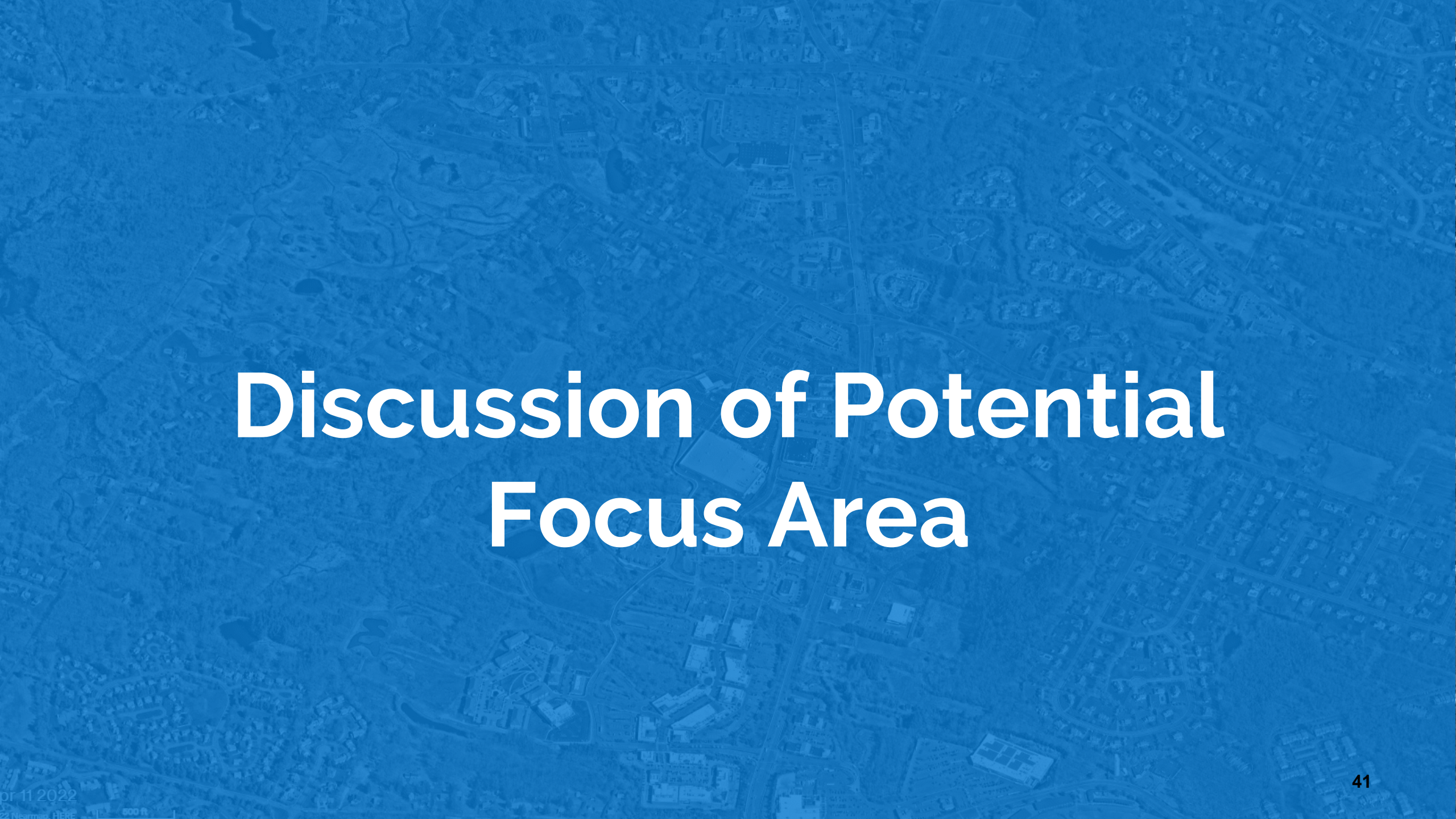
Recommended CT Transit Service (CTSA Report: 2017)



Freight Rail

- Most of the freight ROW in South Windsor is owned by the Connecticut Southern Railroad (privately held)
- Prioritize businesses that utilize freight rail at sites with existing sidings.



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Discussion of Potential Focus Area

Potential Idea: Growth Management

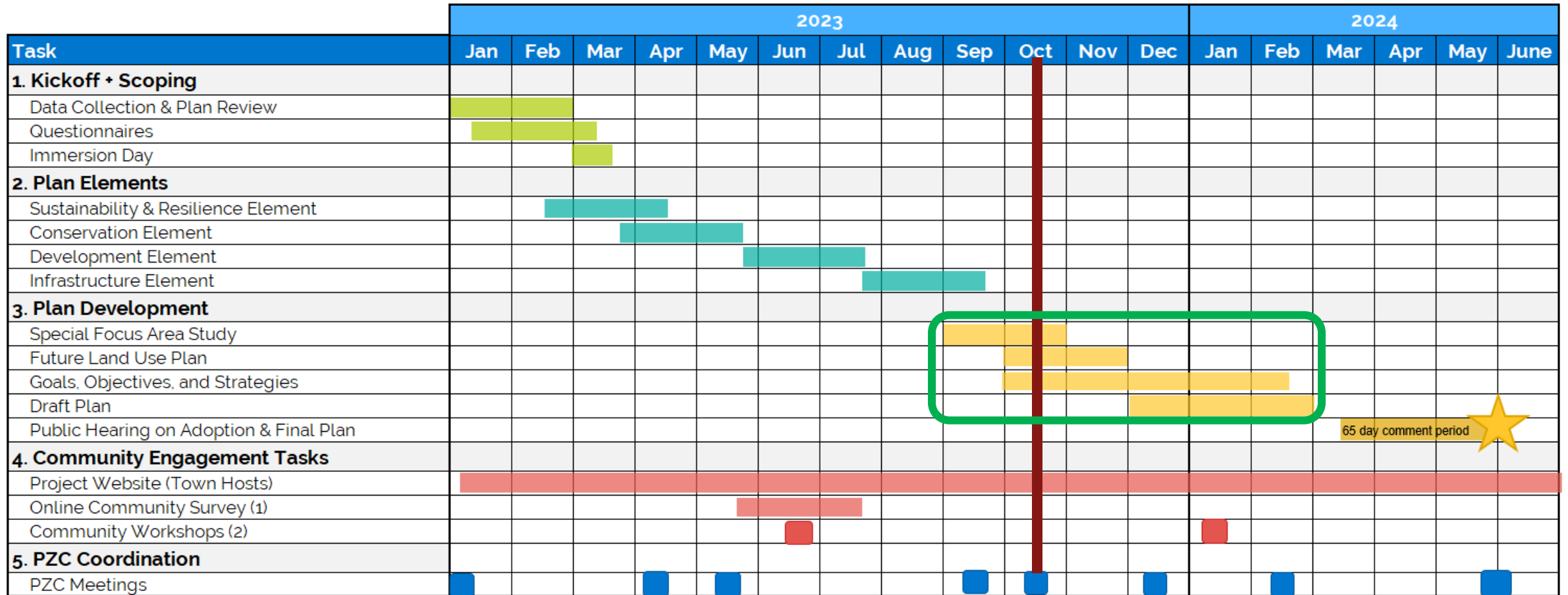
Coordination and Alignment of Conservation and Development Policies steer growth towards desirable areas and away from undesirable ones. Address inconsistencies.

- Sewer Service/Avoidance Areas – alternative approach?
- Zoning – Address inconsistencies with sewer policy areas
- Open Space Strategy
 - For example, establish P.A. 490 Local Option criteria

An aerial photograph of a city or town, showing streets, buildings, and green spaces, overlaid with a semi-transparent blue filter. The text 'Next Steps' is centered in white.

Next Steps

Project Schedule



- █ PZC Subcommittee/PZC Coordination
- █ Community Engagement Task
- ★ Public Hearing on Adoption