

Town of South Windsor

Plan of Conservation and Development

Infrastructure Element Workshop
October, 2023



Agenda

1. Project Schedule
2. Plan Format/Structure (10 minutes)
- 3. Review Draft Planning Program (1:30 +/-)**
4. Next Steps/Schedule

Project Schedule

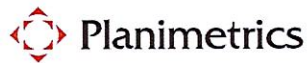
Task	2023												2024					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1. Kickoff + Scoping																		
Data Collection & Plan Review	■	■	■															
Questionnaires	■	■	■															
Immersion Day			■															
2. Plan Elements																		
Sustainability & Resilience Element			■	■	■													
Conservation Element				■	■	■	■											
Development Element						■	■	■	■									
Infrastructure Element								■	■	■								
3. Plan Development																		
Special Focus Area Study									■	■	■							
Future Land Use Plan										■	■	■						
Goals, Objectives, and Strategies										■	■	■	■	■	■			
Draft Plan												■	■	■	■			
Public Hearing on Adoption & Final Plan																		★
4. Community Engagement Tasks																		
Project Website (Town Hosts)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Online Community Survey (1)						■	■	■										
Community Workshops (2)							■						■					
5. PZC Coordination																		
PZC Meetings	■			■	■					■	■	■	■	■				■

■ PZC Subcommittee/PZC Coordination

★ Public Hearing on Adoption

■ Community Engagement Task

65 day comment period



Schedule/Upcoming Meetings

- **January 16th** – PZC/WPCA Growth Management Workshop (Floating Meeting)
- **Late January** – 2nd Public Workshop – **Date and Location TBD**
- **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.

Plan Format/Structure

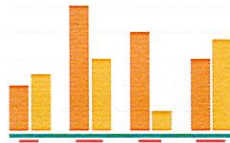
Chapter 1

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Ut accumsan lacus non ipsum mollis faucibus. Phasellus sed auctor dui. Aenean ligula ligula, placerat eget congue vitae, ornare eget augue. Suspendisse velit elit, euismod tincidunt dolor ut, congue gravida nunc. Cras mauris odio, tempus id nisl quis, aliquam pretium purus. Duis maximus ultricies tempor. Sed consequat, dui id ultricies mattis, nisi nisl lacinia arcu, nec porttitor magna libero at ligula. Nulla laoreet quis orci non auctor.

Ut quis congue justo. Praesent mauris nunc, maximus a justo sed, suscipit dictum mauris. Duis sodales sem lectus, sit amet faucibus mi condimentum id. Praesent in condimentum orci. Vestibulum dapibus efficitur dui in varius. Phasellus at lectus sit amet ipsum ultricies pharetra. Ut laoreet viverra mi, ac porta odio commodo interdum. In fermentum facilisis fermentum. Aenean eleifend dictum diam, ac rhoncus magna suscipit eu.

Nulla lacinia augue vitae faucibus convallis. Aliquam vel tristique ex, eu molestie ex. Aenean sit amet tortor lacinia, ornare felis at, iaculis tortor. Nullam luctus, turpis ut viverra bibendum, nibh nulla gravida metus, quis fermentum mauris nunc vel metus. Class aptent taciti sociosqu ad litora torquent per conubia risus.

Nostra, per inceptos himenaeos. Duis at felis efficitur, ornare est ut, volutpat quam. Nullam nisl elit, semper sit amet auctor tincidunt, fermentum vitae ligula. Curabitur pellentesque ligula nec laoreet vulputate. In id sapien nibh. Proin congue vehicula nisl, sit amet dapibus urna porttitor ut. Pellentesque fermentum facilisis libero, non malesuada lacus.



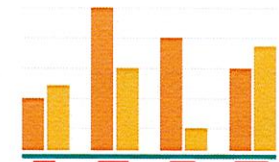
Option 1: Portrait

Chapter 1

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Ut accumsan lacus non ipsum mollis faucibus. Phasellus sed auctor dui. Aenean ligula ligula, placerat eget congue vitae, ornare eget augue. Suspendisse velit elit, euismod tincidunt dolor ut, congue gravida nunc. Cras mauris odio, tempus id nisl quis, aliquam pretium purus. Duis maximus ultricies tempor. Sed consequat, dui id ultricies mattis, nisi nisl lacinia arcu, nec porttitor magna libero at ligula. Nulla laoreet quis orci non auctor.

Ut quis congue justo. Praesent mauris nunc, maximus a justo sed, suscipit dictum mauris. Duis sodales sem lectus, sit amet faucibus mi condimentum id. Praesent in condimentum orci. Vestibulum dapibus efficitur dui in varius. Phasellus at lectus sit amet ipsum ultricies pharetra. Ut laoreet viverra mi, ac porta odio commodo interdum. In fermentum facilisis fermentum. Aenean eleifend dictum diam, ac rhoncus magna suscipit eu.

Nulla lacinia augue vitae faucibus convallis. Aliquam vel tristique ex, eu molestie ex. Aenean sit amet tortor lacinia, ornare felis at, iaculis tortor. Nullam luctus, turpis ut viverra bibendum, nibh nulla gravida metus, quis fermentum mauris nunc vel metus. Class aptent taciti sociosqu ad litora torquent per conubia risus.



Nostra, per inceptos himenaeos. Duis at felis efficitur, ornare est ut, volutpat quam. Nullam nisl elit, semper sit amet auctor tincidunt, fermentum vitae ligula. Curabitur pellentesque ligula nec laoreet vulputate. In id sapien nibh. Proin congue vehicula nisl, sit amet dapibus urna porttitor ut. Pellentesque fermentum facilisis libero, non malesuada lacus.

Option 2: Landscape

Discussion of Draft Planning Program

Review Draft Goals, Objectives, and Strategies

Color code/modify based on committee feedback.

“Consent agenda” approach to each Objective and underlying strategies due to the amount of content we need to cover tonight.





Color Code	Description
	Keep Strategy as is, <u>OR</u> Keep Strategy but soften approach (e.g. use words like "consider", "explore", "investigate")
	Keep Strategy, but pull back a bit (such as educating or incentivizing rather than requiring or regulating) <u>OR</u> Discuss the issue and possible tools in the POCD, but do not list specific strategies
	Delete Strategy - Do not include in the Draft POCD
	More Information or Further Discussion/Community Input Needed

EXHIBIT B EXHIBIT B

EXHIBIT B EXHIBIT B

TOWN OF SOUTH WINDSOR

PLAN OF CONSERVATION AND DEVELOPMENT

2024-2034

Draft Planning Program

Plan Outline and Structure

Potential Chapter Outline





- 1.) Introduction
 - What is a POCD?
 - Summary of Planning Process (Website, Survey, Community Meetings, etc.)
 - Overview of Plan Structure
 - Consistency with Regional and State Plans
- 2.) South Windsor Today
 - Summary of Key Community Trends
- 3.) South Windsor's Vision for the Future
 - Future Land Use Plan/Policy Areas
 - Sewer Plan (to be refined in Growth Management workshop with WPCA)
 - Growth Management Special Focus Area Summary
- 4.) Sustainability & Resiliency
 - Intro Text and Overarching Principles (note that detailed strategies are incorporated into the other Plan elements and the implementation plan)
- 5.) Conservation
 - Natural Resources
 - Open Space
 - Agricultural Resources
 - Ambience/Sense of Place
- 6.) Development
 - Housing
 - Business Development
 - Town Center
 - Buckland Road
 - Sullivan Ave
 - Route 5
- 7.) Infrastructure
 - Community Facilities
 - Utilities
 - Transportation
 - Hazard Mitigation
- 8.) Implementation Plan
 - Action Agenda (Lead/Support Entities, Timeline, etc.)

Working Draft for Discussion

Draft Planning Program

This document outlines the Draft Planning Program for the 2024 South Windsor Plan of Conservation and Development. The Draft Planning Program summarizes potential Goals, Objectives, and Strategies. These were developed based on discussion with the Planning and Zoning Commission as well as results of the community outreach process (survey, community workshop).

The goal of the December 12, 2023 PZC meeting is to review and refine the Draft Goals, Objectives, and Strategies, of the 2024 POCD. Over the course of the meeting, each strategy/policy/action will be color coded as follows based on discussion with the PZC:

Color Code	Description
	Keep Strategy as is, <u>OR</u> Keep Strategy but soften approach (e.g. use words like "consider", "explore", "investigate")
	Keep Strategy, but pull back a bit (such as educating or incentivizing rather than requiring or regulating) <u>OR</u> Discuss the issue and possible tools in the POCD, but do not list specific strategies
	Delete Strategy – Do not include in the Draft POCD
	More Information or Further Discussion/Community Input Needed

SUSTAINABILITY & RESILIENCY

Incorporation of Sustainability and Resiliency Elements

The concepts of sustainability and resilience cross many different topics within the Plan. Rather than having sustainability items as a standalone Plan “element”, they have been incorporated throughout the Plan. A brief summary of the overarching sustainability and resiliency goals and principles will be included in the Plan as a standalone chapter. However, more detailed objectives and strategies pertaining to sustainability will be incorporated into each of the Plan elements. The icons below represent the four key components of sustainability and resiliency and are described in detail on the following pages. These icons will be shown in relevant sections of the other Plan elements to show their connection to the overarching sustainability and resiliency principles.



Sustainability

Key Issues and Considerations

- The concept of sustainability was mentioned in the 2013 POCD but the overall importance of sustainability has since increased
- For the POCD, the concept of sustainability relates to "meeting the needs of the present generation without compromising the ability of future generations to meet their own needs."
- Sustainability has several dimensions which provide multiple benefits:

Dimension	Benefits
Ecologic	<p>Environmental Impacts - Cleaner air and water, and enhanced preservation of land and natural resources.</p> <p>Greenhouse Gas Reduction - Reduced greenhouse gas emissions.</p> <p>Climate Resilience - Improved community's ability to anticipate, adapt and flourish in the face of disruption.</p>
Social	<p>Health and Wellness - Optimal health and wellness for all residents.</p> <p>Community Building - Enhanced connection of residents to local community, engaged partnership to improve community, and enhanced resident awareness.</p> <p>Equity - New, improved, and valued relationships between different members of the community. More inclusive decision-making and improved access to services and sharing of benefits with all residents -current and future - regardless of race, income, ability, age, gender, sexual orientation, etc.</p>
Economic	<p>Economic Well-Being - Stability and growth for local businesses, and job retention and creation.</p> <p>Cost Savings - Cost savings to municipal budget and operations.</p>

Working Draft for Discussion

Sustainability Goals and Overarching Principles:

Note that detailed strategies are included within the other three plan elements

Goal: Become more ecologically sustainable

- **Energy** - Reduce energy consumption and promote green technology
- **Transportation** - Reduce greenhouse gas emissions and reduce fossil fuel consumption
- **Water** - Reduce water usage and protect water quality
- **Stormwater Management** - Address MS4 permit requirements, implement LID practices, and retrofit existing stormwater systems as needed
- **Waste / Waste Products** - Reduce waste generation (volume and cost) and reduce greenhouse gas emissions

Goal: Enhance social sustainability

- **Diversity, Equity, and Inclusion** - Increase awareness of diversity, equity, and inclusion and refine town policies / programs
- **Health And Wellness** - Promote public health and maintain / enhance quality of life
- **Community Involvement** - Community survey and community education

Goal: Enhance economic sustainability

- **Healthy Economy** - Retain / create jobs and facilitate provision of goods / services
- **Municipal Capacity & Fiscal Stability**- Tax base diversity, cost efficiency, and service delivery

Working Draft for Discussion

Resiliency:

Note that detailed strategies are included within the other three plan elements

Key Issues and Considerations

- For the POCD, the concept of resiliency relates to "the capacity of a community to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience."
- Elements of resiliency include adapt, mitigate, and recover

Resiliency Goals and Overarching Principles:

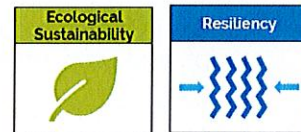
Note that detailed strategies are included within the other three plan elements

Goal: Become more resilient

- **Prepare For Climate Change Impacts** - Increasing storm strength (intense rainfall, winter storms, hurricanes) and weather extremes (droughts, heatwaves, etc.)
- **Prepare For Natural Hazards Impacts** - Events resulting in flooding, power outages and/or road blockages
- **Prepare For Public Health Events Impacts** - Pandemics / contagious diseases
- **Prepare For Economic Transformations Impacts**

CONSERVATION ELEMENT

Natural Resources:



Key Issues and Considerations

- South Windsor contains a variety of natural resources – water, land, air, flora, fauna, etc.
- Residents have voiced concern about growth and development and expressed this as a desire to do more to protect natural resources
 - In the Strategic Plan survey, 58% of participants felt the Town should **do more** in terms of environmental preservation and 38% felt the Town should keep the same effort.
 - In the POCD survey, participants were evenly divided about whether the Town **does a good job** protecting Natural Resources - Agree @ 36% - Disagree @ 33%
- Stormwater issues are a growing concern as intense rainfall events are becoming more frequent.

Goal: **Protect important natural resources in order to maintain ecological health and enhance community ambience.**

Objective A: <u>Maintain and enhance water quality and water quantity</u>	
<input checked="" type="checkbox"/>	1. Continue to protect wetlands and watercourses with an eye towards maintaining a "no net loss" approach.
<input checked="" type="checkbox"/>	2. Continue to utilize / require "low impact development" (LID) practices in accordance with the 2024 Connecticut Stormwater Quality Manual to reduce total runoff, minimize water quality impacts from stormwater runoff, attenuate peak runoff flows, and infiltrate clean water back into the ground to maintain base stream flows.
<input checked="" type="checkbox"/>	3. Undertake a comprehensive town-wide drainage study to better understand and address stormwater challenges and opportunities resulting from climate change.
<input checked="" type="checkbox"/>	4. Continue to manage the impacts of flooding, especially those impacts resulting from more frequent and more intense storm events.
<input checked="" type="checkbox"/>	5. Continue to educate the community on threats to water quality (fertilizer, pesticides, etc.).

Working Draft for Discussion

Objective B: Protect important natural resources	
<input checked="" type="checkbox"/>	1. Continue to use the Natural Diversity Database maintained by CT-DEEP as a resource for identifying and preserving habitats for endangered, threatened, and special concern species and important natural communities.
<input checked="" type="checkbox"/>	2. Seek to maintain core habitats for plants and animals and to interconnect wildlife corridors, pollinator pathways, and the like.
<input checked="" type="checkbox"/>	3. Continue to discourage or prevent the planting of invasive species (not permitted per ZR 6.2.1 and 6.2.4.D.6).
<input checked="" type="checkbox"/>	4. Encourage or require the planting of native species.
<input checked="" type="checkbox"/>	5. Should property be proposed for residential development, seek to ensure that important natural resources and natural features are protected (such as through an "open space subdivision" or similar approach).
<input checked="" type="checkbox"/>	6. Evaluate whether to split the Conservation / Inland Wetlands Commission into two entities to better focus conservation issues without getting caught up in regulatory issues.

Open Space:



Key Issues and Considerations

- The concept of "open space" is important to South Windsor residents
 - About 40% of POCD survey participants identified open space as one of the main reasons they moved to South Windsor and stay here today.
 - Preserving undeveloped land for "open space" was identified as a top issue by 55% of respondents
 - Open space was identified as a key part of making South Windsor a great place to live
 - Loss of open space was identified by a number of people as the greatest challenge South Windsor might face over the next ten years
 - In the POCD survey, more participants felt the Town was not doing a good job protecting open space (39%) than was doing a good job (34%)
- The Open Space Task Force (12-member committee established in 1996) is the main open space agency providing input to the Town Council, while receiving input from the Planning and Zoning Commission, Agricultural Commission, Parks and Recreation Commission, Walk and Wheelways Committee, Conservation / Wetlands Commission
- In 2023, the Open Space Task Force identified priority properties for preservation
 - However, this might be characterized as more of a "tactical plan" for individual actions rather than a strategic plan identifying an overall vision for South Windsor
- The POCD seeks to establish an overall open space vision to help clarify that South Windsor's intent is to create an open space **system** that will enhance the overall quality of life in the community as well as protect important environmental and ambience resources

Incorporate OSTF Plan? Priorities / Acquisition Options /



Definition – although people define open space differently it's important to have a clear definition






- Residents tend to define "open space" as any land which is not built on (but this can include privately owned land which might be developed in the future)
- The Open Space Task Force defined open space as "any land **used** for agriculture, parks, natural areas, forests, camping, fishing, wetland preservation, wildlife habitat, reservoirs, hunting, golfing, fishing, boating, historic and scenic preservation, other purposes as set forth set forth in state and federal laws regulations.
- The Subdivision Regulations define open space as "any parcel or area of land or water essentially unimproved and **set aside, dedicated, designated, or reserved** for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space."


The POCD suggests the Town consider using open space terms which clearly describe the level of confidence the Town might have in the permanent preservation of the land:

- "Dedicated open space" or "Preserved open space" (Subdivision Regulations)
- "Managed open space"
- "Perceived Open Lands" (OSTF and residents)

Working Draft for Discussion

Objective A: Seek to realize the overall open space vision for South Windsor	
	1. Create and adopt a map depicting an overall <u>open space system</u> that ties areas of South Windsor together with preserved lands and trails (both greenways and blueways).
	2. Partner with other organizations to help create and enhance an overall open space system.

Objective B: Maintain effective tools to support open space preservation	
	1. Maintain the open space preservation requirements as part of new residential developments (preserve land or provide a fee-in-lieu-of open space preservation or both).
	2. Seek ways to establish and extend trails (or sidewalks or pathways) through the industrial areas along the Route 5 corridor to create better trail connections and accessibility to open space areas.
	3. Maintain regulations (SR Section 4.C.1 and ZR Section 7.14) which allow the Commission to require "open space development" in areas which are directly identified as integral to achieving the overall open space vision
	4. Continue to deposit monies into the Open Space Fund to allow the Town to act quickly to preserve open space parcels.
	5. Continue to seek open space grants to acquire open space parcels and extend the greenway / blueway trails through South Windsor.

Objective C: Manage / enhance existing open space	
	1. Manage existing open spaces including improving public access, providing parking, providing kayak access, adding trail signage, etc.

Agricultural Resources:



Key Issues and Considerations

- South Windsor and the entire Connecticut River Valley are known for containing some of the best agricultural soils in the country.
- South Windsor's history is strongly tied to farming. Preserving lands for future generations to farm will help maintain this longstanding agricultural heritage and high quality of life for the community and entire state of Connecticut.

Goal: Support farmers / farming / and farmland preservation to maintain and enhance the health and economic benefits of local food and enhance overall community ambience.

Objective A: Continue to support farmers / farming	
<input checked="" type="checkbox"/>	1. Maintain the Agricultural Commission to advise the Town on challenges and opportunities affecting farmers.
<input checked="" type="checkbox"/>	2. Continue to support local farmers and farming through the "right-to-farm"
<input checked="" type="checkbox"/>	3. Continue to utilize CGS Section 19a-341, which provides that agricultural or farming operations shall not be deemed a nuisance in many situations.
<input checked="" type="checkbox"/>	4. Continue to lease Town-owned land to farmers.
<input checked="" type="checkbox"/>	5. Seek ways to connect aspiring farmers to farmland including partnering with the Connecticut Department of Agriculture.
<input checked="" type="checkbox"/>	6. Expand the municipal community gardens on Deming Street to continue resident's involvement in agricultural activities.
<input checked="" type="checkbox"/>	7. Evaluate whether there are opportunities to devote additional Town-owned land to agricultural leases to farmers..
<input checked="" type="checkbox"/>	8. Continue to support the Farmer's Market to support farmers and farming, both in South Windsor and the region.

Working Draft for Discussion

Objective B: Continue to preserve farmland	
<input checked="" type="checkbox"/>	1. Continue efforts to preserve farmland (including municipal purchase, State purchase of development rights, <i>mandatory open space subdivision</i> , and other approaches) especially since inter-generational changes in next 10-20 years may accelerate conversion of farmland.
<input checked="" type="checkbox"/>	2. Continue to maintain / enhance the Open Space Fund balance to be ready to act on farmland preservation opportunities that become available.
<input checked="" type="checkbox"/>	3. As opportunities arise, partner with the Connecticut Department of Agriculture to obtain grants for farmland preservation to leverage local funds.
<input checked="" type="checkbox"/>	4. If farmland is proposed to be converted to solar collectors, work with the applicants and the Siting Council for the Town to become the owner of the land at the end of the approved term.

Note: This text prioritizes preserving/acquiring farmland now although there should also be efforts to improve existing properties (i.e., Priest Farm)

Ambience Resources:



Key Issues and Considerations

- South Windsor contains many resources and assets which contribute to the overall ambience of the community and thereby enhance resident's overall quality of life,
 - Historic Resources
 - Scenic Resources
 - Undeveloped Land
- In addition, ensuring that the built environment enhances the overall "sense of place" in South Windsor will also enhance resident's overall quality of life:
 - Design Review
 - Gateways
- Community spirit is also an important contributor to resident's overall quality of life,

Goal: **Maintain and enhance resources and assets which contribute to the overall ambience of the community and thereby enhance resident's overall quality of life.**

Objective A: Preserve historic structures and landscapes	
	1. Support preservation of local historic resources including: <ul style="list-style-type: none"> a. Recognition of such resources through building plaques, area designations (signage), and other means, b. Allowing adaptive reuse of historic buildings, where appropriate, in order to preserve the structure(s), and c. Regulatory approaches (local historic districts, where necessary).
	2. Encourage and support owners of historic structures to maintain them in historically appropriate ways and preserve them for future generations.
	3. Maintain the demolition delay ordinance (and Demolition Delay Committee) in order to allow time to investigate alternatives to demolition, salvage building elements, and/or document the structure prior to demolition.
	4. Continue to hold events and activities to educate residents about the historic resources in South Windsor and promote the history and heritage of the community.
	5. Continue to work with property owners and residents to preserve the unique character of Main Street.
	6. Consider designating Main Street as a "village district" per CGS Section 8-30j (established by PZC) or expanding or creating a new local historic district (established by ordinance and vote of affected property owners) to retain the historic character of the Main Street streetscape.
	7. Consider requiring that residential subdivision of properties along Main Street utilize the open space subdivision provisions.

Working Draft for Discussion

Objective B: Preserve Scenic Resources / Assets	
<input checked="" type="checkbox"/>	1. Update land use regulations to ensure that preservation of scenic resources is considered as part of development proposals.
<input checked="" type="checkbox"/>	2. Continue to work with utility service providers (electric, cable, telephone, wireless, etc.) to minimize / mitigate the impact of existing and new facilities on scenic resources.
<input checked="" type="checkbox"/>	3. Work with applicants to avoid or minimize impacts on scenic resources (from public vantage points) as part of new development.

Objective C: Enhance Community Design	
<input checked="" type="checkbox"/>	1. Continue to utilize the Architecture and Design Review Committee to result in developments which enhance the overall character and ambience of South Windsor.
<input checked="" type="checkbox"/>	2. Ensure that land use regulations for LED lighting consider the overall level of illumination and the "temperature" of the light emitted.
<input checked="" type="checkbox"/>	3. Task the Architecture and Design Review Committee with preparing a summary of design guidelines (using similar documents from other towns as an example) in order to facilitate designs that enhance South Windsor.
<input checked="" type="checkbox"/>	4. Seek ways to maintain / improve "gateways" to South Windsor (signage, stone walls, public art, private sponsorship, etc.) to highlight South Windsor's special "sense of place."

Objective D: Enhance Community Spirit	
<input checked="" type="checkbox"/>	1. Continue to recognize community volunteers who make South Windsor such a great community.
<input checked="" type="checkbox"/>	2. Enhance awareness of events and activities which make South Windsor such a great community.
<input checked="" type="checkbox"/>	3. Cultivate a positive image of South Windsor (social media, print media, etc.) to help support local businesses and real estate values.

Objective E: Support Retention Of Undeveloped Land	
<input checked="" type="checkbox"/>	1. Continue to support the PA-490 programs that help preserve farmland and forest land.
<input checked="" type="checkbox"/>	2. Consider expanding PA-490 opportunities by creating a new "local option" ELIGIBILITY/CRITERIA: <ul style="list-style-type: none"> • Residentially zoned parcels • Minimum size requirements <ul style="list-style-type: none"> ○ Based on acreage? (e.g. 5 acre minimum) ○ Based on lot size? (e.g. 3 times minimum lot size) <p><i>Note that incentives would only apply to the excess portion of the lot</i></p>

DEVELOPMENT ELEMENT

Housing



Key Issues and Considerations:

- South Windsor's population grew by 1,200 residents between 2010 and 2020, making it among the top 10% fastest growing municipalities in Connecticut.
- South Windsor has added 500 new housing units since 2013, about half of which were multifamily.
- South Windsor's housing needs will continue to adapt to changing demographics. Over the last ten years, South Windsor has seen its senior population grow and has also seen an influx of families with children.
- According to the POCD survey, just 51% of respondents felt that their future housing needs could be met in South Windsor. Respondents indicated that they were more likely to downsize to a smaller unit than to upsize.
- In 2022, South Windsor adopted its first Affordable Housing Plan and has implemented the following:
 - Adopted inclusionary zoning requirements
 - Established a Housing & Fair Rent Commission

Goals: Provide a range of housing choices that meet the needs of all households types, ages, incomes, lifestyles, and life stages.

Objective A: Support a Range of Housing Choices	
	1. Encourage and incentivize the creation of smaller housing units
	2. Encourage multi-family or mixed-use development in or within walking distance to business districts (see Opportunity Areas from AHP)
	3. Provide housing options for seniors <ul style="list-style-type: none"> • Encourage universal design elements in new housing units • Expand affordable senior housing options • Encourage the creation of additional age-restricted housing units
	4. Bolster age-in-place strategies (Town services, outreach, financial programs etc.) that support seniors remaining in their existing homes
	5. Ensure housing growth is in alignment with capacity of Town facilities (notably school system)

Working Draft for Discussion

Objective B: Expand Affordable Housing Opportunities	
<input checked="" type="checkbox"/>	1. Implement the recommendations from the 2022 Affordable Housing Plan
<input checked="" type="checkbox"/>	2. Develop priorities for Housing Trust Fund expenditures (e.g. locations, project types, etc.)
<input checked="" type="checkbox"/>	3. Support Housing Authority expansion or densification efforts
<input checked="" type="checkbox"/>	4. Encourage mixed-income housing through inclusionary zoning
<input checked="" type="checkbox"/>	5. Foster collaboration between the PZC, Town Council, and Housing & Fair Rent Commission regarding affordable housing policies and priorities
<input checked="" type="checkbox"/>	6. Promote energy efficiency in new housing

General Business Development



Key Issues and Considerations:

- South Windsor has a strong industrial tax base, notably in manufacturing, warehousing, and distribution. Over the last decade, South Windsor has seen a significant growth in distribution centers.
- The POCD survey respondents indicated that tax revenue generation was the top consideration when planning for new business development.
- While business development has contributed to the Town's tax and employment base, the POCD survey noted concerns about quality-of-life impacts of development such as truck traffic, noise, visual impacts, and loss of open space.
- There have been no major changes to the extent of business zones since 2014.
- The growing popularity of eCommerce and remote work will likely shape South Windsor's business districts over the next decade. It is anticipated that there will be lower overall demand for brick-and-mortar retail and professional office space. Business districts will need to continue to adapt and evolve in response to these trends.
- The Economic Development Commission is responsible for the Town's marketing, branding efforts and oversight of various incentive programs.

Goals: **Maintain a diverse tax base that provides jobs and services.**
 Support continued evolution of business zones

Objective A:	Encourage Business Development
<input checked="" type="checkbox"/>	1. Maintain current business zones with periodic updates to regulations
<input checked="" type="checkbox"/>	2. Encourage redevelopment, reuse, and infill projects within business zones. <ul style="list-style-type: none"> • Target financial incentives to redevelopment, reuse and infill projects • Establish more flexible zoning standards to support redevelopment
<input checked="" type="checkbox"/>	3. Support brownfield redevelopment efforts, including potential town pursuit of grants to fund environmental studies and remediation.
<input checked="" type="checkbox"/>	4. Continue EDC promotion and marketing efforts
<input checked="" type="checkbox"/>	5. Consider adding dedicated economic development staff.
<input checked="" type="checkbox"/>	6. Work with local businesses and educational institutions to address workforce and training gaps.

Town Center



Key Issues and Considerations:




- The 2014 POCD established a vision for the Town Center to encourage “village style” development patterns including buildings oriented towards the street, a mix of business, civic, and residential uses, and a pedestrian- and bicycle-friendly environment. This vision is still relevant today.
- Since 2014, the PZC has adopted Village District zoning (Center Core and Center North Overlay Zones) in the Town Center.
- Over the last decade, the Town has made significant improvements to the sidewalk network in the Town Center
- Ellington Road, Oakland Road, and Sullivan Avenue are state roads. Improvements to these roads requires coordination and collaboration with the Connecticut Department of Transportation.

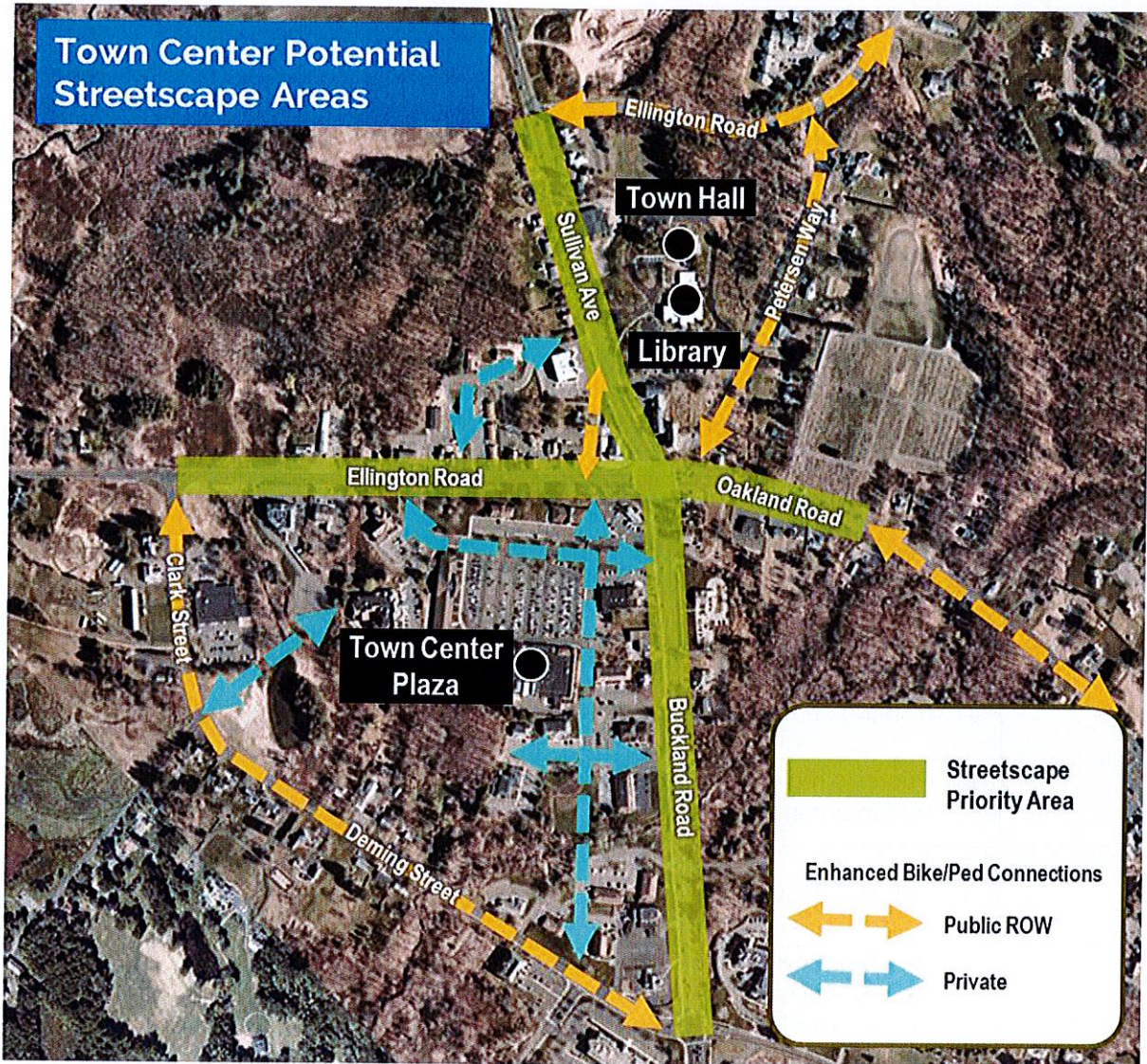
Goals: **Strengthen the Town Center as the community's civic and business center while providing a mix of housing choices in a walkable village setting.**

Provide attractive and cohesive public infrastructure and development to strengthen the Town Center's identity and sense of place.

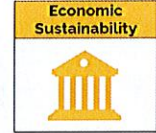
Objective A:	Strengthen the Town Center as a Community Hub
	1. Strengthen connections between Town Center, Evergreen Walk, and future Cross-Town Trail
	2. Periodically review permitted commercial uses within the Town Center and consider broadening permitted uses in response to changing market conditions and facilitate the repositioning of obsolete land uses.
	3. Revisit parking requirements <ul style="list-style-type: none"> • Consider mixed-use parking standards • Consider bicycle parking standards
	4. Grow the Town Center's population through multi-family and mixed-use development.
	5. Maintain the Town Center as a civic and institutional hub.

Working Draft for Discussion

Objective B: Enhance Streetscapes & Visual Identity within the Town Center	
	<p>1. Focus on streetscapes and placemaking as part of infrastructure improvements within the Town Center</p> <ul style="list-style-type: none">• Enhanced sidewalk materials• Decorative lighting• Landscaping/street trees• Signage• Traffic calming elements
	<p>2. Create a visual "Style Guide" for the Town Center Village District to promote consistency in infrastructure and placemaking elements across both public areas and private development sites.</p>
	<p>3. Continue infrastructure and sidewalk improvements within the Town Center.</p>



Buckland Road Corridor



Key Issues and Considerations:

- The Buckland Road Corridor, including the Evergreen Walk area, is part of the larger Buckland Hills node (including parts of neighboring Manchester) and serves as a regional commercial center in eastern Hartford County.
- The Buckland Road corridor has the strongest market position of any commercial corridor in South Windsor, with proximity to the interstate highway system, high traffic volumes, and strong commercial anchors/agglomeration effects.
- While housing may be appropriate in some locations within the corridor, it is envisioned that commercial and retail uses will continue to be prioritized due to the locational advantages and the limited amount of commercially-zoned land remaining in South Windsor.

Goals: Support the Buckland Road Corridor as a regional business center, providing opportunities for shopping, entertainment, and employment for both South Windsor and regional residents.

Objective A: Maintain the Buckland Road Corridor as a Regional Business Center	
<input checked="" type="checkbox"/>	1. Continue access management requirements as part of future development.
<input checked="" type="checkbox"/>	2. Prioritize regional-oriented and large format business that are not suitable for other commercial districts
<input checked="" type="checkbox"/>	3. Improve the aesthetics of the Buckland Gateway and add gateway signage
<input checked="" type="checkbox"/>	4. Continue to support infrastructure improvements. <ul style="list-style-type: none"> • Sewer/pump station capacity upgrades • Sidewalk extensions • Bike infrastructure improvements • Bus stops and transit infrastructure improvements
<input checked="" type="checkbox"/>	5. Maintain commercial focus of the Buckland Road corridor. However, consider mixed-use housing opportunities, particularly for the rear portions of development sites that lack street visibility and frontage.
<input checked="" type="checkbox"/>	6. Review the Designed Commercial Zone and explore opportunities to better integrate this zone within the overall vision for the Buckland Road corridor.

Sullivan Avenue Corridor



Note that this section applies to the part of the Sullivan Avenue corridor between Route 5 and Ayers Road. See Town Center section for the part of Sullivan Avenue south of Ayers Road.

Key Issues and Considerations:

- The Sullivan Avenue Corridor contains a mix of industrial and business uses, with industrial zoning in the western end of the corridor (near Route 5) and commercial zoning in the eastern end of the corridor.
- Sullivan Avenue is a state road. Improvements will require coordination and collaboration with the Connecticut Department of Transportation.
- POCD survey respondents were less supportive of business zone expansion and intensification on Sullivan Avenue compared to Route 5 and Buckland Road.

Goals: Continue to manage the Sullivan Avenue corridor as a transitional business and employment district, serving as a connection between higher intensity uses on Route 5 and in the Town Center and lower density residential neighborhoods to the north and south.

Objective A:	Improve the Aesthetics and Cohesion of the Sullivan Ave Corridor
<input checked="" type="checkbox"/>	1. Consider establishing consistent landscaping and site design standards for commercial and industrial zones along Sullivan Avenue.
<input checked="" type="checkbox"/>	2. Maintain a primarily business focus, while considering opportunities for limited mixed-used development in the far eastern end of the corridor.
<input checked="" type="checkbox"/>	3. Consider establishing a transition overlay zone in the western portion of the General Commercial Zone (west of Troy Street) to allow greater flexibility for light industrial uses.
<input checked="" type="checkbox"/>	4. Continue to develop bicycle and pedestrian infrastructure in the corridor
<input checked="" type="checkbox"/>	5. Work with CTDOT to address traffic operations in the corridor, including potentially adding turning lanes and traffic signals, where appropriate,
<input checked="" type="checkbox"/>	6. Continue to maintain appropriate buffers between business and residential zones.

Route 5 Corridor



Key Issues and Considerations:

- Route 5 remains a regional employment center with a strong manufacturing sector and a growing warehousing and distribution sector.
- Route 5 has excellent highway and rail access that support industrial uses.
- Zoning regulations were recently modified in the Route 5 corridor. Warehousing/distribution center regulations recently strengthened and a Transition Overlay Zone was adopted in the northernmost part of Route 5
- While the corridor is primarily industrial, there are some supporting commercial uses at signalized intersections
- Survey indicated strong support for expansion or intensification of businesses on Route 5 compared to other business districts within South Windsor.
- With limited vacant land on Route 5, future development will be focused on redevelopment and reuse.

Goals: Maintain the Route 5 corridor as a regional economic and employment center.

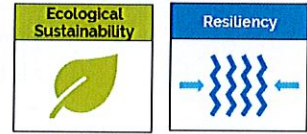
Strengthen the visual appearance of the Route 5 corridor to provide a positive gateway into the community.

Objective A: Encourage Business Development	
	1. Support redevelopment, adaptive reuse, and infill projects <ul style="list-style-type: none"> • Brownfield redevelopment (<i>See page 18 for more details</i>) • Establish zoning and/or financial incentives that support redevelopment and reuse projects
	2. More actively recruit manufacturers and other desirable businesses
	3. Strengthen "cross street" nodes at the intersections of Route 5 and Pleasant Valley Road and Governor's Highway by encouraging a blend of commercial and industrial uses..

Objective B: Improve Aesthetics and Appearance in the Route 5 Corridor	
	1. Work with CTDOT to improve the aesthetics and appearance of medians and guardrails
	2. Strengthen landscaping, parking, and site design standards to promote more consistent and attractive development.
	3. Consider façade/landscaping improvement program

INFRASTRUCTURE ELEMENT

Community Facilities:



Key Issues and Considerations

- Survey respondents rated South Windsor's Quality of Life highly (81% as either high or very high). Community facilities and services are a key contributor to quality of life.
- South Windsor's population is growing. In addition, shifting demographics (growing number of seniors and families with children) will have an impact on demand for community facilities and services.
- South Windsor's school system is a major draw for new families. South Windsor is one of the fastest growing school districts in Connecticut and has made significant investments in its facilities over the next decade. The adequacy of the school system to accommodate the Town's growing enrollment was one of the top concerns in the POCD survey.
- Other Town facilities (besides schools) may be in need of investment (renovations and/or expansions) over the next ten years.
- The Town is a leader in incorporating sustainable policies and investments into its community facilities.

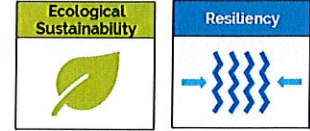
Goals: Support Town services and facilities that serve the Town's growing population, meet the needs of all age groups, and contribute to a high quality of life.

Objective A:	Provide Community Facilities that Support Evolving Resident Needs
<input type="checkbox"/>	1. Provide community facilities that are accessible to all (e.g. ADA upgrades at Town buildings)
<input type="checkbox"/>	2. Provide adequate community facilities to support a growing population and shifting demographics.
<input type="checkbox"/>	3. Maintain and strengthen community partnerships (e.g. recreation partnership between the Parks & Recreation Department and South Windsor Public Schools.
<input type="checkbox"/>	4. Maintain adequate staffing and succession planning to continue to meet resident needs.
<input type="checkbox"/>	5. Continue to monitor enrollment growth in South Windsor Public Schools. Strengthen coordination between the schools and land use commissions to ensure that enrollment impacts are understood.
<input type="checkbox"/>	6. Continue to promote energy efficiency, green energy, and EV charging infrastructure in public buildings.

Working Draft for Discussion

Objective B: Plan for Future Community Facilities Investments	
<input checked="" type="checkbox"/>	1. Establish a permanent home for the Parks & Recreation Department
<input checked="" type="checkbox"/>	2. Plan for facility expansions and/or renovations (i.e. Police Station, DPW, Town Hall, Community Center). <ul style="list-style-type: none">• Acquire adjacent properties or negotiate rights of first refusal.• Conduct initial planning, programming, and conceptual design studies.
<input checked="" type="checkbox"/>	3. Explore opportunities to provide an indoor pool for residents, including opportunities for grant funding and the potential for public-private partnerships.






Transportation



Key Issues and Considerations:

- The Town has developed an asset management plan “Paving for Progress” to help guide investments in its local transportation network. In 2022, the Town passed a \$35.5 million road bond to implement the Plan. This included funds for roadways as well as sidewalk and drainage improvements.
- Several major roads in South Windsor are state roads under the jurisdiction of the Connecticut Department of Transportation and require coordination with the State for any improvements.
- The South Windsor Walk and Wheel Ways Master Plan was adopted in 2010 and provides a vision and framework for bicycle and pedestrian improvements.
- The Town continues to expand the sidewalk network and has made significant progress in the Town Center, Buckland Road corridor over the last decade.
- Bus transit service currently serves Main Street, Route 5, Ellington Road, and the Buckland Road Corridor. However, there are gaps in coverage (notably along Sullivan Avenue).

Goal: Provide a safe and efficient multi-modal transportation network that supports all travel modes, including drivers, pedestrians, cyclists, and transit users.

Objective A:	Maintain a Safe and Balanced Roadway System that Supports Land Use Goals
	1. Manage Congestion <ul style="list-style-type: none"> • Cite major traffic generators only on major roadways. • Implement traffic calming strategies (engineering, enforcement, education). • Consider creating OSTA-approved thru-truck prohibitions per CGS 14-298.
	2. Maintain existing infrastructure in state of good repair
	3. Develop a Complete Streets Plan to help guide and prioritize capital improvements.
	4. Develop a Town roadway classification to guide Complete Streets and traffic calming investments.
	5. Enhance the resiliency of the roadway network (drainage/bridge/culvert upgrades, etc.)

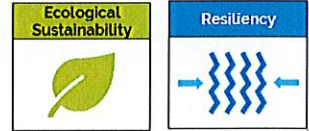
Working Draft for Discussion

Objective B: Expand Opportunities for Biking and Walking	
<input checked="" type="checkbox"/>	1. Implement more biking and walking options
<input checked="" type="checkbox"/>	2. Develop clear priorities and policies around pedestrian and bicycle improvements
<input checked="" type="checkbox"/>	3. Accommodate pedestrians and cyclists as part of infrastructure improvements (bridges, culverts, etc.)
<input checked="" type="checkbox"/>	4. Complete the Cross Town Trail and connector routes
<input checked="" type="checkbox"/>	5. Bolster connections to the regional greenway system (East Coast Greenway, Bissell Bridge)
<input checked="" type="checkbox"/>	6. Enhance pedestrian and cyclist safety in the Route 5 corridor and intersections/cross streets

Objective C: Encourage Public Transit Use	
<input checked="" type="checkbox"/>	1. Implement land use policies that support transit service (population and employment density in key nodes).
<input checked="" type="checkbox"/>	2. Provide safe bus stops and pedestrian connections to bus stops.
<input checked="" type="checkbox"/>	3. Advocate for the realignment of transit routes to better serve population and employment centers.
<input checked="" type="checkbox"/>	4. Explore alternative transportation options (transportation "wallets," micro-transit, etc.)

Objective D: Support Freight Rail	
<input checked="" type="checkbox"/>	1. Strengthen relationship between the Town and Connecticut Southern Railroad
<input checked="" type="checkbox"/>	2. Prioritize businesses that utilize freight rail at sites with existing sidings.
<input checked="" type="checkbox"/>	3. Maintain safe rail line crossings for all travel modes.





Utilities






Key Issues and Considerations:






- There is ample capacity at the Town's Water Pollution Control Facility (WPCF) to accommodate future development. There are some concerns about the capacity and inflow/infiltration issues within the Clark Street Pump Station waste shed.
- South Windsor has adopted a parcel-based sewer service area map, which has some inconsistencies with other land use policies. There is an opportunity to better align sewer service mapping with the Town's zoning regulations and Open Space policies.
- Water service in South Windsor is provided by MDC (southeastern part of Town) and Connecticut Water (remainder of Town).
- Electrical, natural gas, and telecommunications services are provided by private utilities.
- The Town continues to make investments in Town owned telecommunications infrastructure, notably emergency telecommunications, public Wi-Fi, and Fiber network

Goal: Provide utilities that support desired development patterns

Objective A:	Provide Sewer Service that Support's the Town's Land Use Goals
	1. Better align sewer service areas with zoning and land use policies. Consider a non-parcel based approach. [TO BE DISCUSSED WITH WPCA IN JANUARY]
	2. Complete Sewer Evaluation Study and Planned projects to pump stations and the WPCF.
	3. Provide adequate sewer capacity to support future growth in business districts (notably in Clark Street waste shed and downstream areas).
	4. Make sewer system more resilient (e.g. reducing stormwater infiltration during heavy rainfalls)

Working Draft for Discussion

Objective B: Support an Efficient and Resilient Water System	
	1. Work with water utilities to ensure an adequate water supply and infrastructure to support the Town's land use objectives.
	2. Work collaboratively with the Connecticut Water Company, MDC and the Health Department to encourage efficient water usage and protect water quality.
	3. Work with local and regional partners on sustainability and resiliency initiatives (drought planning, water usage reduction, etc.)

Objective C: Ensure Other Utilities Meet Community Needs	
	1. Continue to support expansion of gas service, particularly to community facilities and business zones.
	2. Encourage the incorporation of green energy into development projects.
	3. Work with private providers to enhance telecommunications infrastructure
	4. Complete ongoing upgrades to the Town emergency telecommunications system.
	5. Continue the build out of Town-wide WiFi and fiber networks at Town-owned facilities.

*** Note stormwater items are covered in the Conservation Element*

Hazard Mitigation



Key Issues and Considerations:

- Flooding and severe storms are the primary natural hazards of concern in South Windsor. These hazards are becoming more common due to the impacts of climate change.
- Hazard Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters. Connecticut implements its mitigation program with a combination of planning and financial assistance to municipalities to mitigate the effects of a natural or man-made disasters.
- The Town of South Windsor participates in the Regional Hazard Mitigation Planning process through CROCOG.

Goal: **Strengthen South Windsor’s resiliency by planning and preparing for natural and man-made disasters.**

Objective A: Undertake Hazard Mitigation Planning	
	1. Continue to participate in updating the Regional Hazard Mitigation Plan (updated every five years), and advocate for a greater focus on Resilience measures as part of future plan updates.
	2. Address work items in the Regional Hazard Mitigation Plan: <ul style="list-style-type: none"> • Emergency shelter / generator • Public policy / management / education • Dam assessment • Repetitive loss properties • Outreach
	3. Continue to address local hazard mitigation needs: <ul style="list-style-type: none"> • Maintain emergency operations framework and procedures • Minimize development in hazard-prone areas • Undertake drainage improvements in flood-prone areas • Resilient power systems including underground wires, micro-cells / generators at key facilities / areas • Resilient communication systems including providing for emergency cell phone/telecommunications services and land line services • Other preparations such as water supply, medications, etc.