

EXHIBIT A

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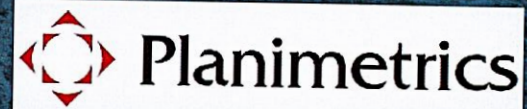
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Town of South Windsor

Plan of Conservation and Development

Special Focus Area Workshop
January, 2024

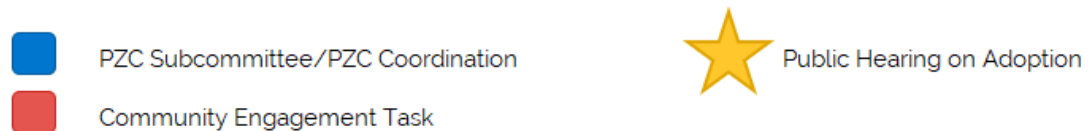
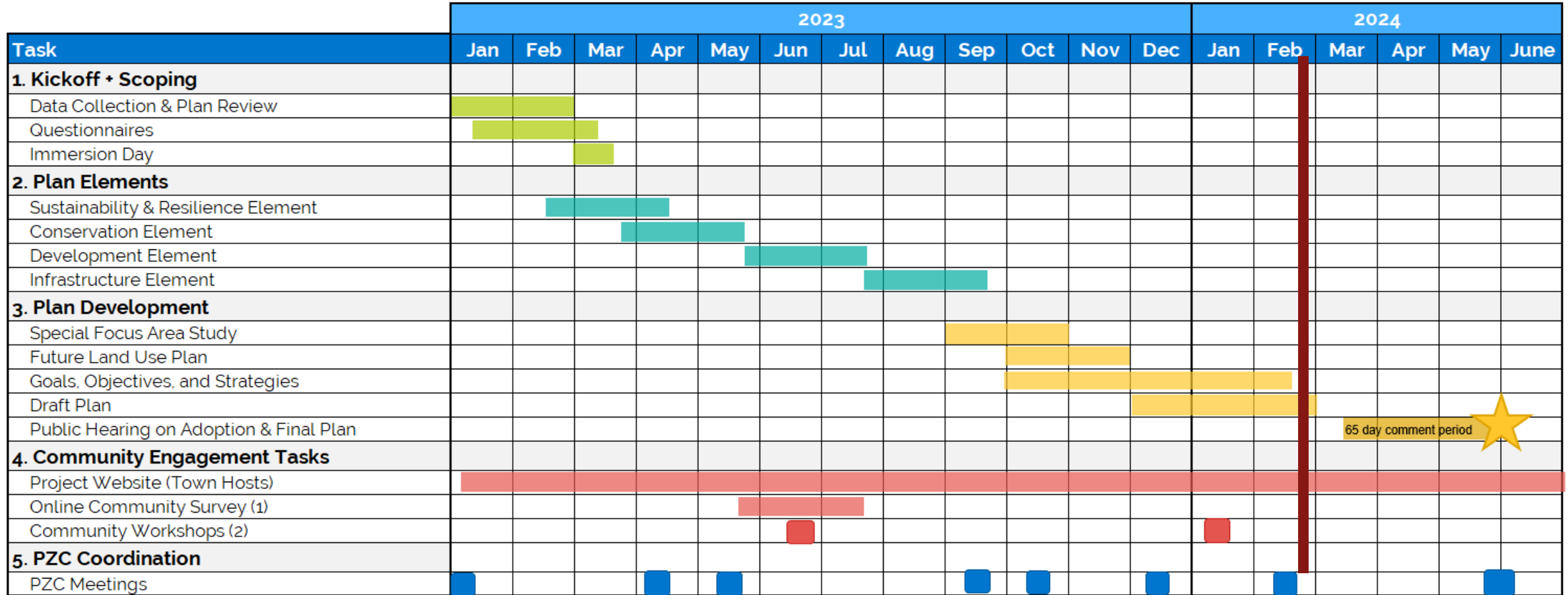


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500 ft

Agenda

1. Recap of Public Workshop
2. Coordinated Vision/Growth Management Strategy
 - Future Land Use Policies Plan
 - Sewer Plan
 - Sidewalk Plan
 - Open Space Vision
3. Next Steps

Project Schedule



65 day comment period ★

Recap of January Public Workshop

Conservation Feedback:



Green Stickers

- Maintain open space requirements as part of subdivisions (6 votes)
- Seek grants to acquire open space parcels & extend greenway/blueway trails (6 votes)
- Expand PA-490 by creating a local option (5 votes)
- Establish/extend trails through Route 5 corridor for trail connections and open space accessibility (5 votes)



Red Stickers

- Farmland solar collectors – support policies that benefit town (14 votes)
- Maintain Demolition delay ordinance and committee (7 votes)

Write-In Responses

- Nevers Park should not be turned into a sports facility but remain a green space for seniors
- Grants are crucial – look out there!
- Enhance open space with native plantings to support more wildlife & biodiversity
- PA-490 local option developed for homeowners.
- I am ok with sensible solar farms. They can work together on farms if done right!

Recap of January Public Workshop

Development Feedback:



Green Stickers

- Ensure housing growth is in alignment with Town facilities such as school capacity (10 votes)
- Develop bicycle and pedestrian infrastructure in Sullivan Ave corridor (8 votes)
- Continue sidewalk & infrastructure improvements in Town Center (6 votes)
- Support brownfield redevelopment efforts (5 votes)



Red Stickers

- Work with CTDOT to improve appearance in Route 5 corridor (6 votes)
- Consider establishing a façade/landscaping improvement program in Route 5 (5 votes)
- Implement recommendations from Affordable Housing Plan (4 votes)
- Support Housing Authority expansion/densification (4 votes)
- Foster greater collaboration on affordable housing policies (4 votes)
- Grow Town Center's population through multi-family & mixed-use housing (4 votes)

Write-In Responses

- I think having a median might make people drive crazier. Can it be an afterthought?
- Develop rail with trail along Route 5.
- Infrastructure on Sullivan Ave – single lane roadway doesn't support development.
- Route 5 is a death trap. 50 MPH state road & run red lights.
- Making boards available earlier would have helped.

Recap of January Public Workshop

Infrastructure Feedback:



Green Stickers

- Encourage the incorporation of green energy into development projects (8 votes)
- Work collaboratively to encourage efficient water usage and protect water quality (4 votes)
- Implement more biking and walking options (3 votes)
- Establish a permanent home for Parks & recreation (3 votes)
- Continue to promote energy efficiency/green energy/EV charging in public buildings (3 votes)



Red Stickers

- Explore alternative transportation options (transportation wallets, micro-transit) (5 votes)
- Develop a town roadway classification (3 votes)
- Prioritize businesses that utilize freight rail at sites with existing sidings (3 votes)

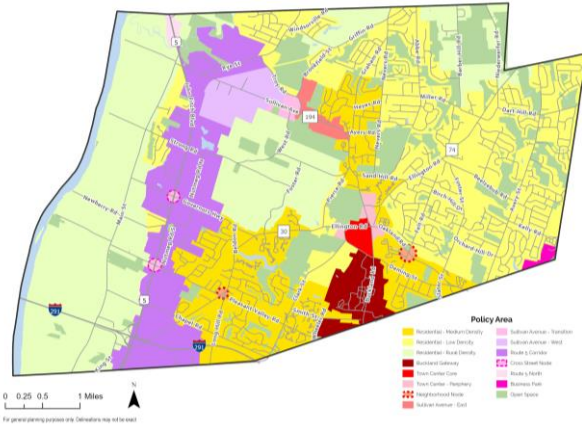
Write-In Responses

- Green space, especially Nevers Park (used by seniors) should not be destroyed by stadiums or other elements (pickleball).
- When is replacement going to be given a voice?
- Walk and bike safely anywhere in town / move facilities off road
- Construct 8 to 10 ft wide paths, not just sidewalks
- Build true multi-modal streets
- Greenways (Cross Town)
- Strategies to keep truck traffic off residential roads
- Viability of narrowing roads/road diets, roundabouts to help with speed, trucks, etc.
- More emphasis on microgrids for resiliency

Coordinated Vision

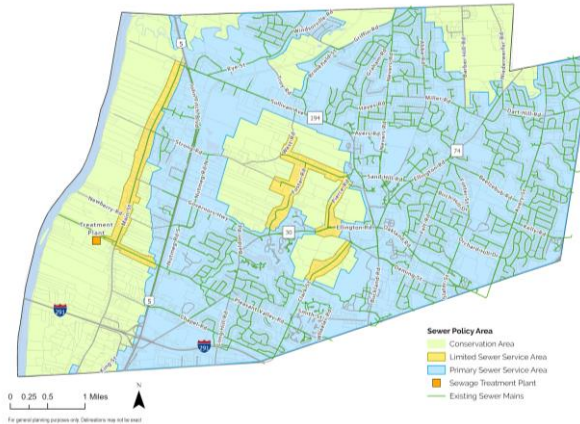
Development

Future Land Use Policies Plan



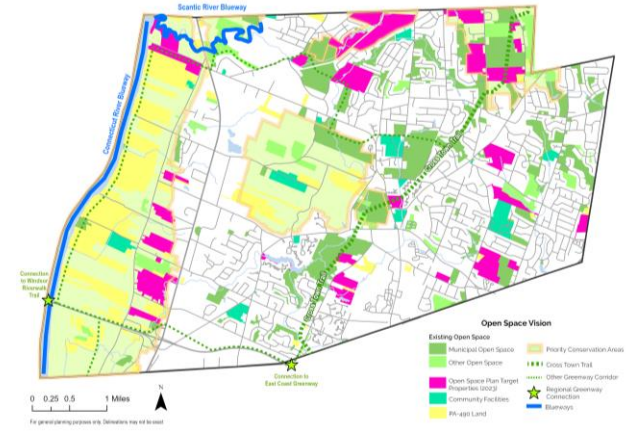
Infrastructure

Sewer Policies Plan

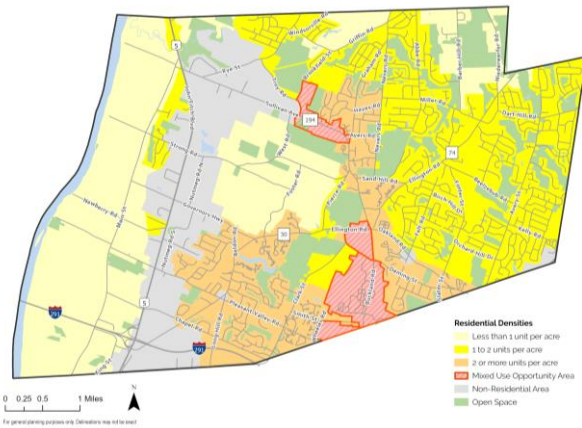


Conservation

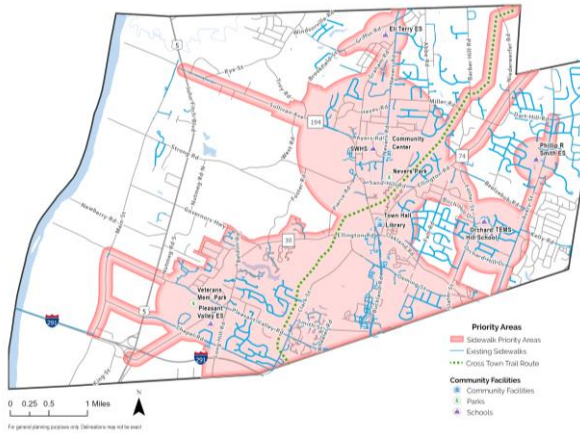
Open Space Vision



Residential Densities Plan



Sidewalk Priorities Plan



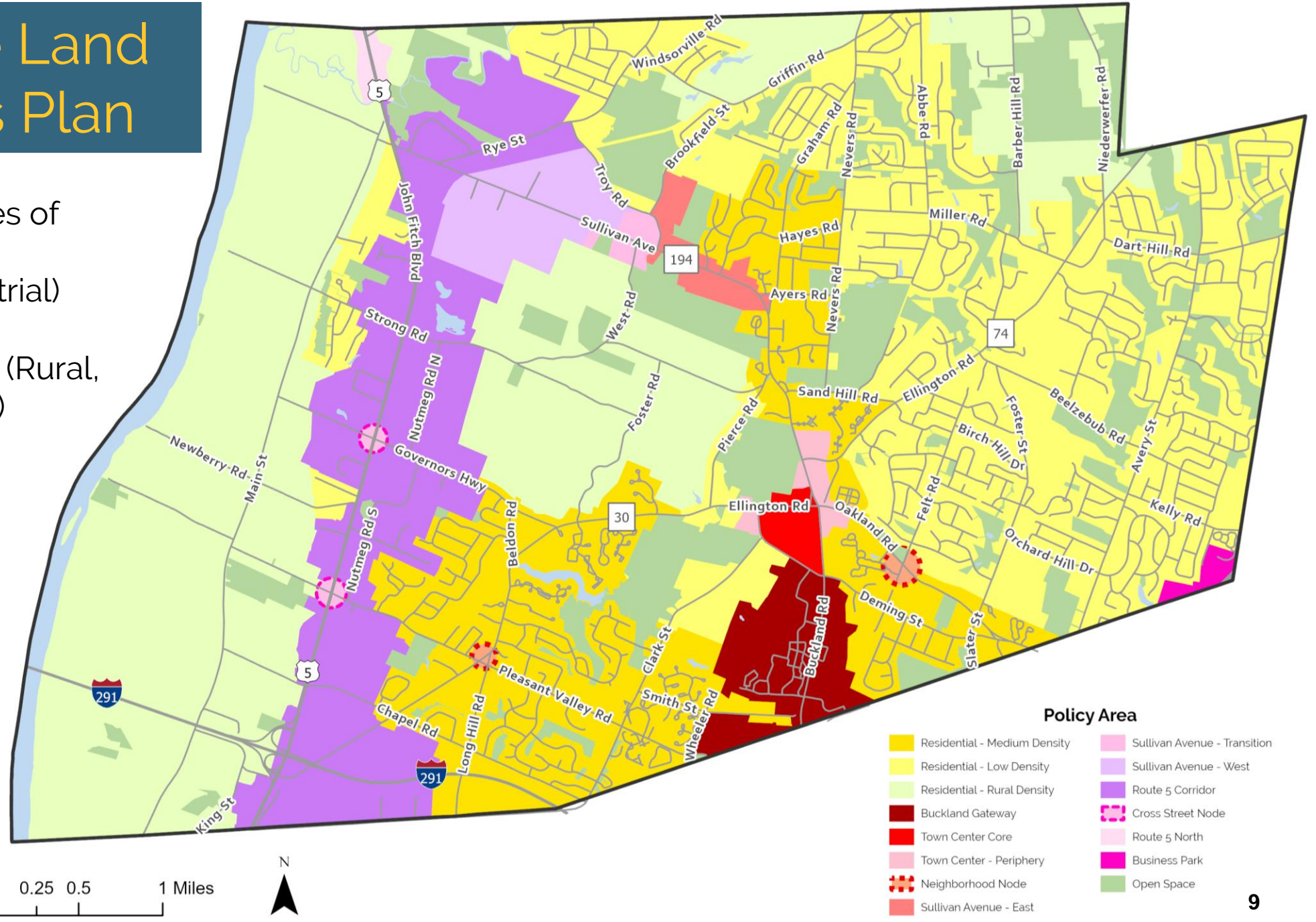
Future Land Use Policies Plan

A Future Land Use Policies Plan:

- Is a policy guide that reflects the POCD's vision and goals for desirable future development across South Windsor
- Depicts appropriate locations for and relationships between general categories of land uses and their intensity
- Advocates for integrated planning and policy for areas with similar characteristics
- Generalized - not to be interpreted literally for any given parcel!
- **Is not a zoning regulation.** However, the Future Land Use Policies Plan may inform future changes to the regulations.

Draft Future Land Use Policies Plan

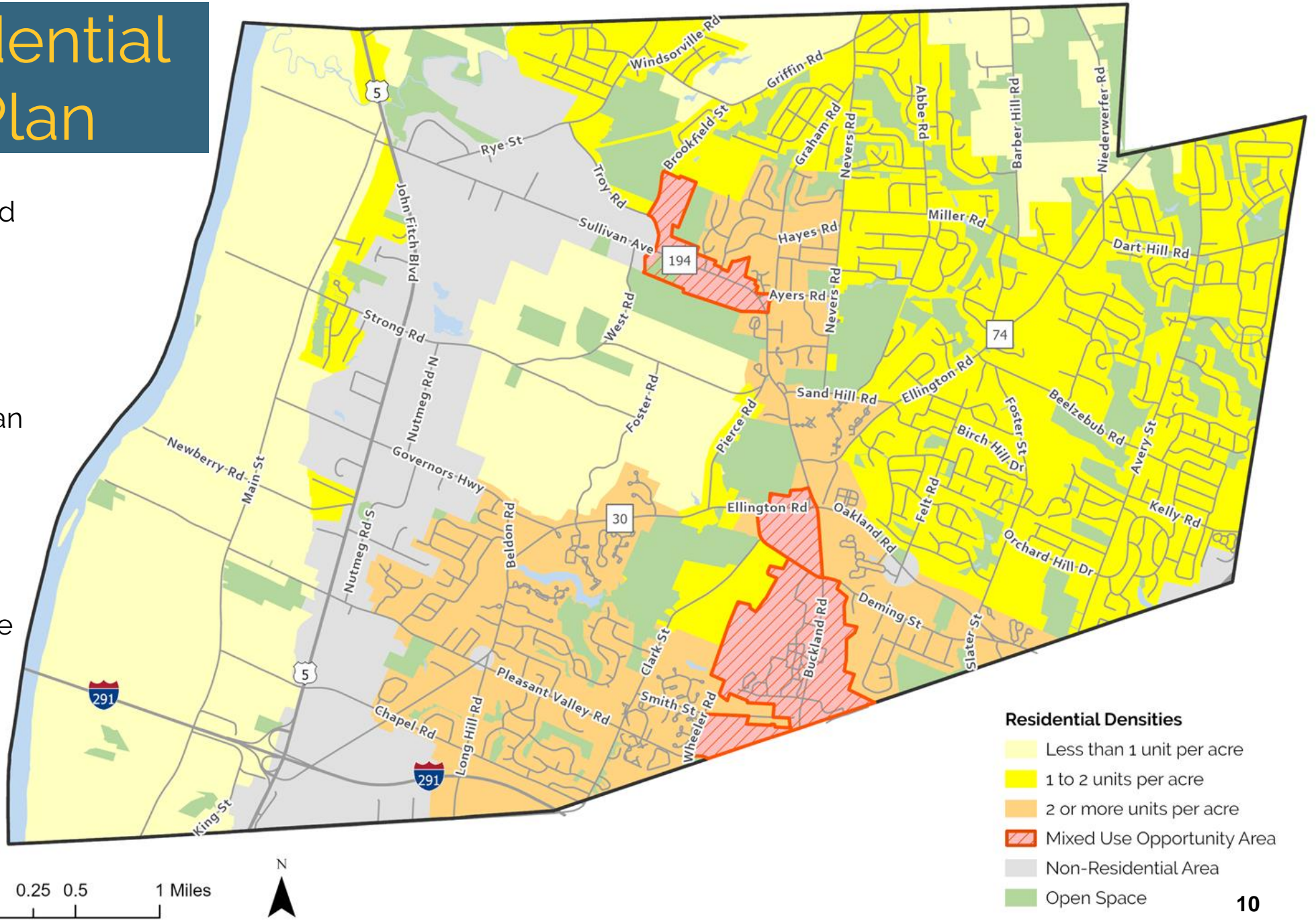
- General categorizes of uses (Residential, commercial, industrial)
- General intensities (Rural, low, medium, high)



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Draft Residential Densities Plan

- Desired neighborhood level densities (units per acre).
- Note that individual parcels may have a different densities than their underlying category.
- References Potential Housing Opportunity Areas from Affordable Housing Plan






Residential Densities

- Less than 1 unit per acre
- 1 to 2 units per acre
- 2 or more units per acre
- Mixed Use Opportunity Area
- Non-Residential Area
- Open Space

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Future Land Use Policies Plan: Residential

Policy Area	Residential – Rural Density	Residential – Low Density	Residential Medium Density
Predominant Land Use Mix	Single Family residential Farmland Undeveloped Lands	Single Family Residential Institutional Uses/Community Facilities Some Undeveloped Lands	Single Family residential Condominiums Cluster housing developments Age-Restricted Housing Institutional Uses/Community Facilities
Residential Densities	Less than 1 unit per acre	1 to 2 units per acre	2 or more units per acre
Sewer Policies	Conservation Area (where no sewers exist) Limited Sewer Service Area (where sewers exist)	Primary Sewer Service Area	Primary Sewer Service Area
Representative Image			




Future Land Use Policies Plan: Non Residential

Policy Area	Buckland Gateway	Town Center – Core	Town Center - Periphery
Predominant Land Use Mix	Retail, services, and office – regional focus Higher intensity & “big box” style development Limited mixed-use and multi-family residential	Retail, services, and office – local focus Civic and institutional uses Limited mixed-use residential (upper floors) “Village” style development	Mixed-use development Multi-family residential Civic and institutional uses “Village” style development
Residential Densities	Mixed-Used Opportunity Area	Mixed-Used Opportunity Area	2 or more units per acre
Sewer Policies	Primary Sewer Service Area	Primary Sewer Service Area	Primary Sewer Service Area
Representative Image			




Future Land Use Policies Plan: Non Residential

Policy Area	Neighborhood Node	Sullivan Ave – East	Sullivan Ave - Transition
Predominant Land Use Mix	Small scale retail, services, and office – neighborhood focus	Retail, services, and office – local focus Low to moderate densities Limited mixed-use residential (redevelopment focus)	Transitional area Retail, services, automotive uses, light industrial uses
Residential Densities	Non-residential area	Mixed-Used Opportunity Area	Non-residential area
Sewer Policies	Primary Sewer Service Area	Primary Sewer Service Area	Primary Sewer Service Area
Representative Image			

Future Land Use Policies Plan: Non Residential

Policy Area	Sullivan Ave – West	Route 5	Cross Street Nodes
Predominant Land Use Mix	Manufacturing, industrial, office, services, and smaller warehousing and distribution facilities. Less intense uses compared to Route 5.	Manufacturing, industrial, warehousing and distribution, offices, services, and other businesses. Regional employment center	Retail, services, restaurants, and other commercial uses. Supports Route 5 employment base
Residential Densities	Non-residential area	Non-residential area	Non-residential area
Sewer Policies	Primary Sewer Service Area	Primary Sewer Service Area	Primary Sewer Service Area
Representative Image			

Future Land Use Policies Plan: Non Residential

Policy Area	Route 5 North	Business Park	Open Space
Predominant Land Use Mix	Single-family residential Limited commercial uses	Light manufacturing, office, and small business uses. Avoid higher intensity and heavy traffic generating uses.	Existing Town Open Space Other Open Space (state, land trust, private subdivision open space, cemeteries). Excludes utility ROWs
Residential Densities	1 to 2 units per acre	Non-residential area	N/A
Sewer Policies	Primary Sewer Service Area (Not currently sewered)	Primary Sewer Service Area	N/A
Representative Image			

Sewer Policies Plan

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 areas
- Low and moderate density residential policy areas (generally <40,000 SF minimum lot size)

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:

- Rural residential policy areas **that currently have access to sewer**

Potential Policies

- Establish offset policy – only properties within a certain distance of existing sewer can connect. Buffer distance varies depending locations of existing structures.
- Do not allow sewer extensions on interior lots (outside of buffer), unless necessary for public health purposes or to support open space subdivisions.

Conservation Area

Zones:

- Rural residential policy areas **that DO NOT have access to sewer service.**

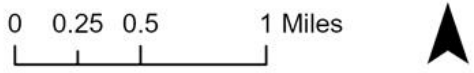
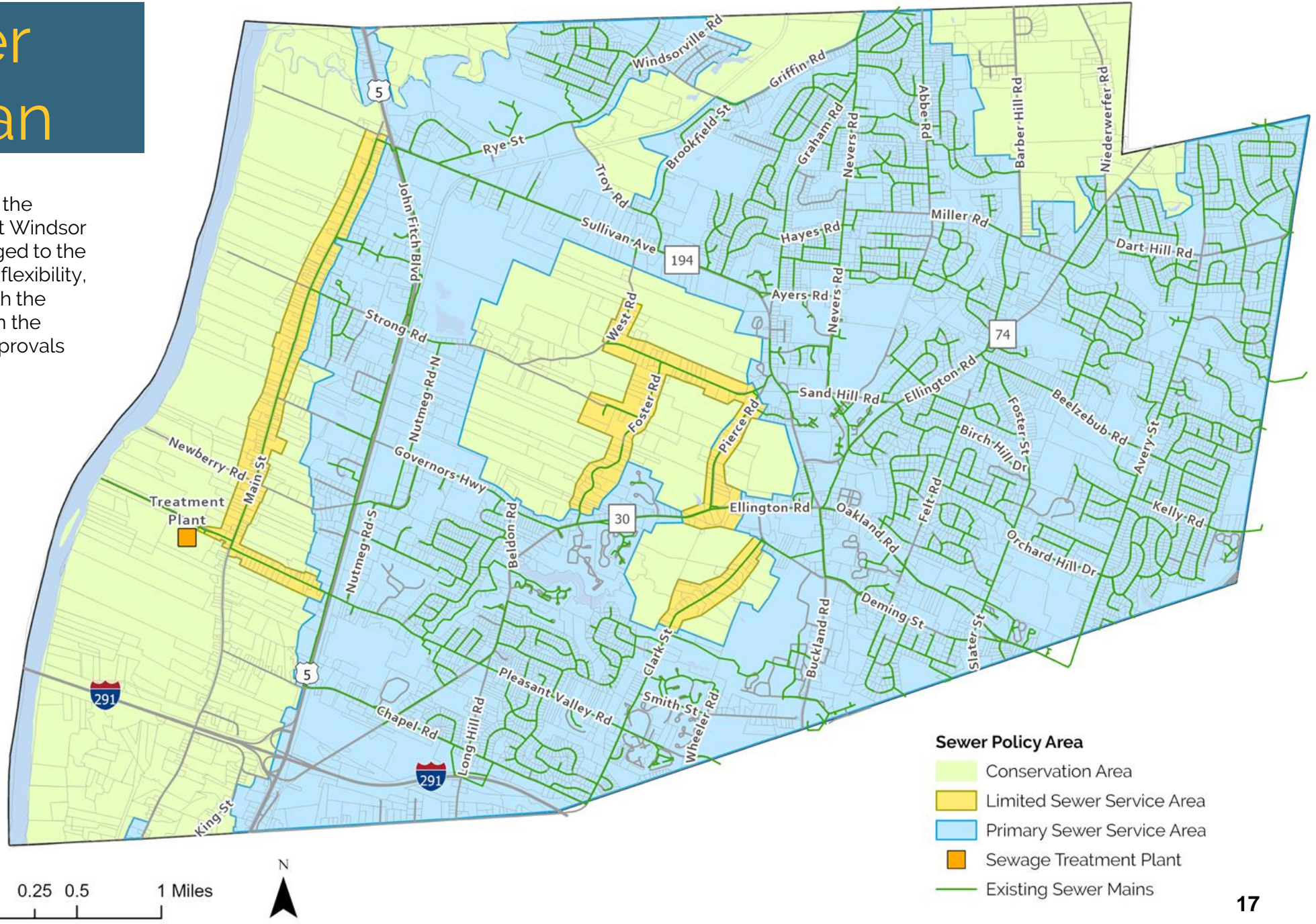
Potential Policies

- 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 sewerred or are fully surrounded by sewerred areas may be considered in the Primary Sewer Service Area

Draft Sewer Policies Plan

Note – the area of Route 5 north of the Scantic River is adjacent to the East Windsor sewer system. This area was changed to the primary sewer service area to give flexibility, should a future interconnection with the Town of East Windsor be desired in the future. This would be subject to approvals from both municipalities.



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Sidewalk Priorities Plan

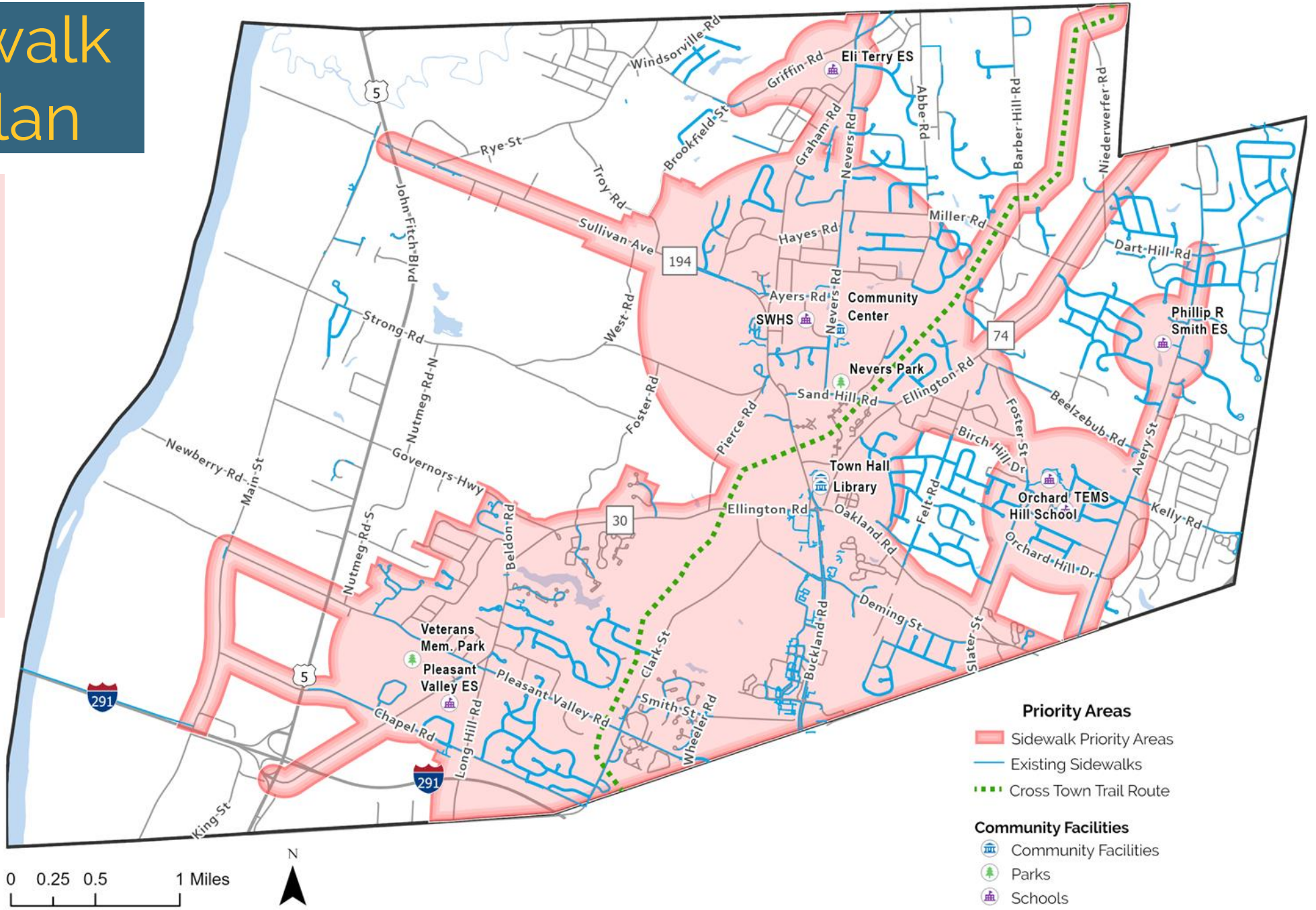
Goal: Create a generalized map showing areas rather than specific segments. Tied to land use policies. Priority areas include:

- Higher density residential and commercial areas.
- SWPS school walksheds ($\frac{1}{3}$ mile for ES, $\frac{1}{2}$ mile for MS and 1 mile for HS)
- Municipal Public Facilities (Town Hall, Library) – $\frac{1}{2}$ mile buffer
- Town Parks in higher density areas (Nevers Park, Veterans Memorial Park) – $\frac{1}{2}$ mile buffer
- Arterial roadways (Buckland Road, Sullivan Avenue, etc. but excluding Rt. 5)
- Connections between existing sidewalk areas (Avery Street, Foster Street, Main Street between Pleasant Valley Rd and Bissell Bridge).
- Cross Town Trail Route

Draft Sidewalk Priorities Plan

- Commercial and Residential – Medium Density Future Land Use Policy Areas.
- SWPS school walksheds (1/3 mile for ES, 1/2 mile for MS and 1 mile for HS)
- Municipal Public Facilities – 1/2 mile buffer
- Town Parks in higher density areas – 1/2 mile buffer
- Arterial roadways (except Rt. 5)
- Connections between existing sidewalk/multi-use trail areas
- Cross Town Trail Route

Note: This will be incorporated into the Infrastructure Chapter



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Open Space Vision

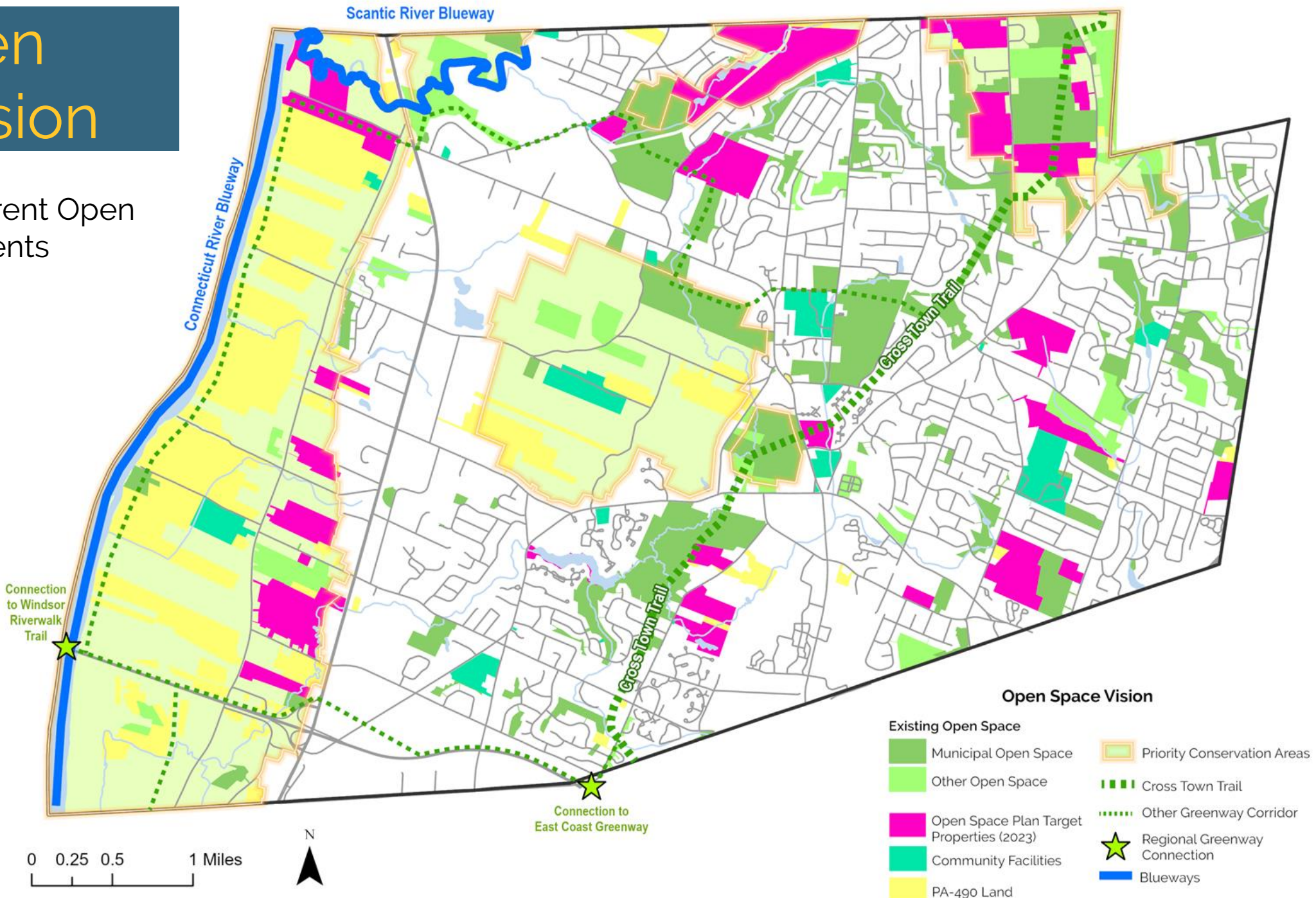
There are multiple agencies and entities in Town government responsible for Open Space planning, each with different responsibilities and focuses.

- **Open Space Task Force** – Prepares the Open Space Plan, advocates for acquisition of specific properties.
- **Conservation & Inland Wetlands Commission** – Protect important resources & scenic assets.
- **Agricultural Commission** –advocate for preservation of farms or purchase of development rights
- **Parks and Recreation Commission** – active & passive recreation potential, land acquisition for new facilities
- **Walk and Wheelways** – Trail & greenway advocacy.
- **Planning & Zoning Commission** – Advocate for Open Space preservation, 8-24 referrals for land acquisition, acquiring Open Space as part of subdivision process.
- **Town Council** – Budgeting for and approving Open Space acquisitions.

Goal: Combine these into a single coordinated Open Space Vision

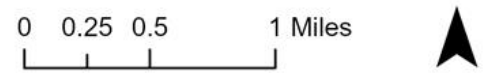
Draft Open Space Vision

- Overlay of different Open Space components






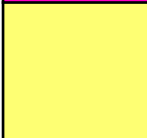



Open Space Vision

Existing Open Space	
 Municipal Open Space	 Priority Conservation Areas
 Other Open Space	 Cross Town Trail
 Open Space Plan Target Properties (2023)	 Other Greenway Corridor
 Community Facilities	 Regional Greenway Connection
 PA-490 Land	 Blueways



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Open Space Vision Components

Component	Description
 Existing Open Space	Municipal Open Space (Town Parks, Subdivision Open Space, Passive Open Space) and Other Open Space (State Land, Land Trust, Protected Farms, Private Subdivision Open Space, Cemeteries). Note this does not include "perceived" open space or utility ROW.
 Community Facilities	Town buildings and schools. Currently support active recreation (fields, playgrounds, etc.). Could serve as linkages within the overall Open Space system.
 Open Space Target Properties	Target properties for future acquisition from Open Space Task Force's Master Plan. Future acquisition targets. Open Space subdivision requirements.
 Existing P.A. 490 Land	Existing properties that participate in PA-490 program (farm or forest lands). Not permanently protected, but financial incentive to maintain farm or forest use due to lower tax assessment. Future expansion of PA-490 program with a "Local" option.
 Priority Conservation Areas	Residential – Rural Density areas from Future Land Use Policies plan. Contains much of the Town's undeveloped land (including farms). Limited infrastructure to support new development. Consider requiring open space subdivisions and targeting land acquisition in this area.
 Greenways	It can consist of a linear open space along a natural corridor such as a river, land over a right-of-way such as a rail or utility, or other corridor that connects open spaces, parks, and other destinations together. Acquire land or easements along routes. Cross Town Trail is the priority for multi-use trail development. Other greenways shown along CT River, and east-west connections. Opportunity to connect to regional open space and trail network.
 Blueways	A blueway is a water "trail" with launching areas for kayaks and canoes and points of interest. Shown along Scantic River (future boat launch) and Connecticut River (designated National Blueway)

Draft Plan Process

- Incorporate PZC Feedback from Draft Planning Program Workshop (Goals, Objectives, Strategies)
- Incorporate any feedback received tonight.
- **Any final thoughts for items to be incorporated into the Draft Plan?**

****Note****

The PZC can direct additional edits to the plan as part of the Public Hearing/Adoption process

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
 - Open Space Vision
- 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.)

Adoption Schedule

- **March 15th** – Target completion date for Draft Plan Document – Circulated to Michele and PZC
- **March 26th** – PZC Plan Referral (agenda item at regular meeting)
- **March 26th – May 30th** – 65 day public comment period.
 - CRCOG Review
 - Town Council Review
 - Post Draft Plan on Website, File with Town Clerk, and Publish Notice
- **On or After May 30th** – Public Hearing on Adoption.
 - Could be an item on a regularly scheduled meeting, or a special meeting