

# South Windsor Plan of Conservation and Development



Adopted: July 23, 2013

Effective: August 18, 2013

Amended: September 21, 2014



The Planning and Zoning Commission has created a separate, stand-alone **Implementation Element**, which identifies actions to implement the strategies contained in this Plan of Conservation and Development. The Implementation Element is intended to be a working document which will be used by Town staff and agencies to implement this POCD. It is envisioned that the Implementation Element will be regularly updated to reflect community progress and priorities.

### Companion Implementation Element



# Implementation Element

Companion to 2013 Plan of Conservation and Development

South Windsor Planning and Zoning Commission

Adopted: July 23, 2013





## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

Dear South Windsor Residents and Businesses,

The Planning and Zoning Commission is charged with preparing a Plan of Conservation and Development to guide land use decisions over the next ten years. As the name of the Plan implies, it is our role to protect public health, well-being and our natural environment while providing economic opportunity. We believe this Plan provides a balanced approach and that its goals and strategies will uphold the high quality of life that our residents expect and enhance our business community.

Residents asked us to create a Plan that addresses “sustainability.” Sustainability is a philosophy that permeates all topics in this Plan.

- We address **environmental sustainability** by urging continued open space preservation to protect our natural resources and ability to grow our own food, by encouraging patterns of development that more easily allow us to get around without a car and by promoting alternative energy.
- The Plan promotes **economic sustainability** by setting the framework for providing jobs, services and goods locally and carefully planning for and managing our town facilities.
- The Plan addresses **social sustainability** by its commitment to offering a high quality of life for residents, preserving our heritage, creating a walkable community and by preparing us for emerging housing needs as our demographics change.

These are just a few of the strategies contained in this Plan that will make for a healthy and sustainable South Windsor.

We thank the community for helping us create a forward-looking plan for the future. We look forward to working with local board, commissions, community groups and residents over the next ten years to achieve the goals in this Plan.

Sincerely,

A handwritten signature in blue ink that reads "Bart Pacekonis".

South Windsor Planning and Zoning Commission  
Bart Pacekonis, Vice Chairman

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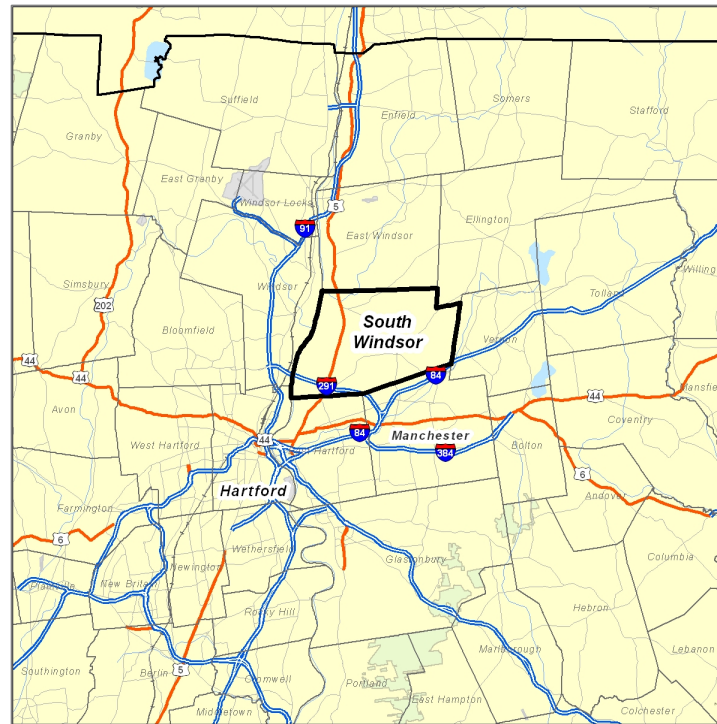


# 1. INTRODUCTION

## Introduction to South Windsor

South Windsor is a suburban community located along the Connecticut River near Hartford. Starting in the 1950s, highways provided easy access to jobs in nearby cities. As a result, South Windsor experienced a rapid transition from an agricultural community to a suburban residential community. The Town's residential housing patterns were firmly established during a housing boom in the 1980s and 1990s.

Today, the Town is a balance of neighborhoods, open space and farmland, parks and commercial and industrial areas. South Windsor's growth patterns reflect a transition from the rural landscape in communities to the north and urban amenities and services to the south.



**South Windsor Snap Shot**

Established in: 1845

Total Acres: 18,366

2010 Population: 25,709

2010 Housing Units: 10,243

Region: Capitol Region Council of Governments

County: Hartford County

## **About Plans of Conservation and Development**

A Plan of Conservation and Development (POCD or Plan) is a tool to guide the future of a community. Its purpose is to establish a common vision for the future of a community and determine policies that will help attain that vision. The goals and recommendations of the Plan are intended to reflect what South Windsor residents feel is desirable for the community in the future.

A POCD becomes an official document after a public hearing and adoption by the Planning and Zoning Commission. Once adopted, the Plan is an advisory document used to:

- Coordinate development of the municipality.
- Guide land use decisions and regulations.
- Provide programs for implementation.

## **About This Plan**

The South Windsor Plan of Conservation and Development is a big picture document which sets the vision and strategic direction to protect what is important to the community and guide development.

A companion “Implementation Element” provides the detailed actions to implement the POCD, including “who” and “when”. The Implementation Element is not incorporated within this Plan since the detailed actions for how to address each strategy will likely change over time as new tools become available or priorities change.



## Highlights of State Laws on POCDs

The following summarizes those parts of Connecticut General Statutes (CGS) 8-23 related to the content of a POCD:

The Plan **shall**:

- Be a statement of policies, goals and standards for physical and economic development.
- Provide for a system of principal thoroughfares, sidewalks and multi-purpose trails.
- Promote coordinated development to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse.
- Recommend the most desirable use of land for residential, recreational, commercial, industrial, conservation and other purposes and include a map showing proposed land uses.
- Recommend the most desirable density of population.
- Note inconsistencies with the following growth management principles: redevelopment and revitalization of commercial centers; expansion of housing opportunities and design choices; concentration of development around transportation node; conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; protection of environmental assets critical to public health and

safety; integration of planning across all levels of government.

- Make provision for the development of housing opportunities.
- Promote housing choice and economic diversity in housing.
- Consider:
  - The community development action plan.
  - The need for affordable housing.
  - The need for protection of existing and potential drinking water supplies.
  - The use of cluster development and other development.
  - The state plan of conservation and development.
  - The regional plan of development.
  - Physical, social, economic and governmental conditions and trends.
  - The needs of the municipality including the objectives of energy-efficient patterns of development.
  - Protection and preservation of agriculture.

Planning Commissions are required to review their POCD at **least once every 10 years** or else they may not be eligible for certain state funding programs.





# 2. CONDITIONS AND TRENDS

## Key Findings

- Population and housing growth have slowed.
- Population is aging, but many of those leaving town are empty nesters.
- Young adults are also leaving South Windsor.
- Most new housing has been multi-family and planned residential developments for seniors.
- The Town might lose a substantial number of “affordable” units.
- Compared to nearby communities, South Windsor residents earn higher salaries.
- The manufacturing sector is strong in Town.
- South Windsor relies on property taxes for revenues, particularly residential taxes.



This Chapter provides key pieces of data to set the context for the Plan. More detailed data is available on-line in a January 2012 presentation (called Booklet 3) on the Planning Department’s web page at [www.SouthWindsor.org](http://www.SouthWindsor.org).

**Dedicated Open Space –**

Land that is permanently protected from development.

**Perceived Open Space –**

Land that provides open space benefits today, but is not protected from development in the future. It is usually privately owned and includes golf courses and utility right-of-ways.

**Vacant Land –**

Land that is not developed or committed to a land use. It includes residential parcels that are not fully developed (i.e., with more than double the acreage required in zoning).

**Community Facility –**

Town facilities, excluding parks.

**Institutional –**

Religious, government or non-profit land use, excluding town-owned community facilities.

## Land Use

Almost three-quarters of land in South Windsor is committed to a land use, while one-quarter of the land in Town is vacant (Figure 1). Much of the vacant land is located in areas with environmental constraints, such as flood plain. The greatest percentage of land is used for residential purposes, followed by open space.

**Figure 1: Existing Land Use, South Windsor**

Land Use	Acres	% of Land
<b>Residential</b>	<b>6,544</b>	<b>36%</b>
Single-Family Residential	5,902	
Multi-Family & Planned Residential	641	
<b>Commercial or Industrial</b>	<b>2,122</b>	<b>12%</b>
Commercial	703	
Industrial	1,420	
<b>Open Space</b>	<b>2,633</b>	<b>15%</b>
Dedicated Open Space	2,064	
Perceived Open Space	569	
<b>Community Facility &amp; Institutional</b>	<b>501</b>	<b>3%</b>
Community Facility	367	
Institutional	134	
<b>Right of Way / Utility / Water</b>	<b>1,745</b>	<b>10%</b>
Right of Way	1,365	
Utility	26	
Water	354	
<b>Vacant Land</b>	<b>4,822</b>	<b>26%</b>

Sources: South Windsor GIS and Assessors data as of September 2012.

## Zoning

The majority (82%) of land in South Windsor is zoned for residential uses (Figure 2). The Town has zoned 18% of land for commercial and industrial uses. By comparison, 13% of the land in the Capitol Region is zoned for business uses according to data from the Capitol Region Council of Governments.

**Figure 2: Existing Zoning, South Windsor**

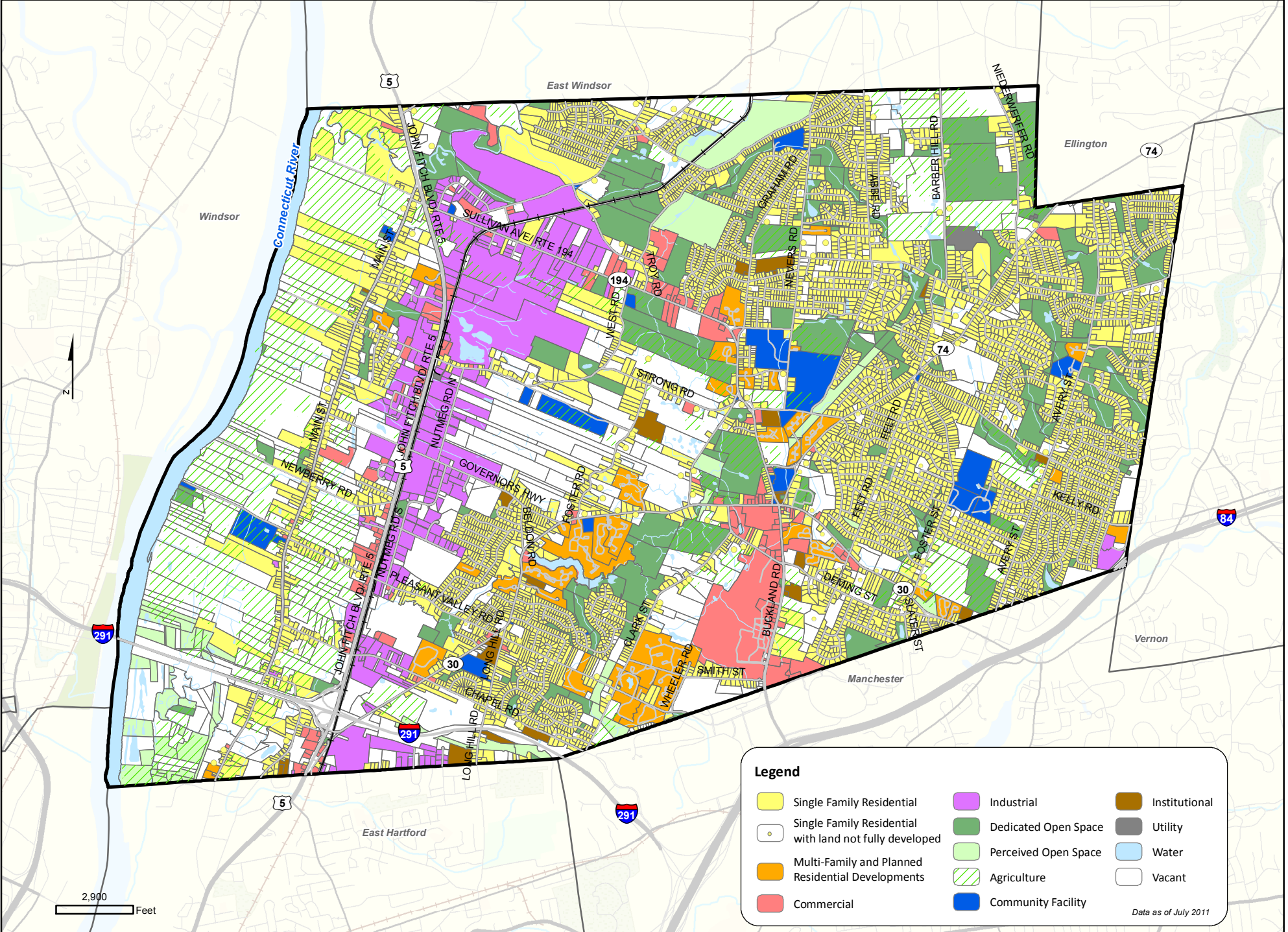
Zoning District	Acres	% of Land
<b>Residential Zones</b>	<b>15,011</b>	<b>82%</b>
Rural Residential Zones	6,069	
A & AA Zones	8,439	
Multi-Family Zones	305	
Designed Residence Zones	198	
<b>Business Zones</b>	<b>3,355</b>	<b>18%</b>
Commercial Zones (GC, RC, DC)	468	
Restricted Office	29	
Buckland Gateway Development	413	
I-291 Corridor Development	353	
Industrial	2,092	

Sources: South Windsor GIS and Assessors data as of September 2012.



# Existing Land Use Map

South Windsor, CT



2,900 Feet

**Legend**

Single Family Residential	Industrial	Institutional
Single Family Residential with land not fully developed	Dedicated Open Space	Utility
Multi-Family and Planned Residential Developments	Perceived Open Space	Water
Commercial	Agriculture	Vacant
	Community Facility	

*Data as of July 2011*

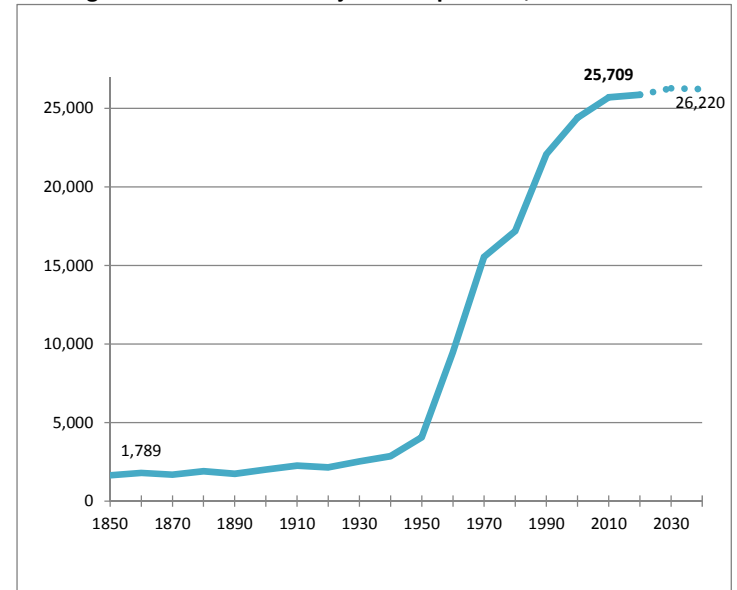
## People

South Windsor's rate of growth dramatically increased starting in the 1950s, as the interstate highway system provided easy access to jobs in Hartford and other employment centers. Growth moderated in the last decade and by 2010, 25,709 people lived in South Windsor (Figure 3). The Town might see a small increase in population by 2020 if slower growth continues.

Similar to trends in the State and Country, South Windsor is seeing an increase in older residents (Figure 4). An analysis of migration (those who move to town and those who leave town) indicates that South Windsor attracts families with children and older seniors. Meanwhile, the majority of people moving out of Town are young adults, ages 20 to 29, and empty nesters, ages 55 to 69 (Figure 5).

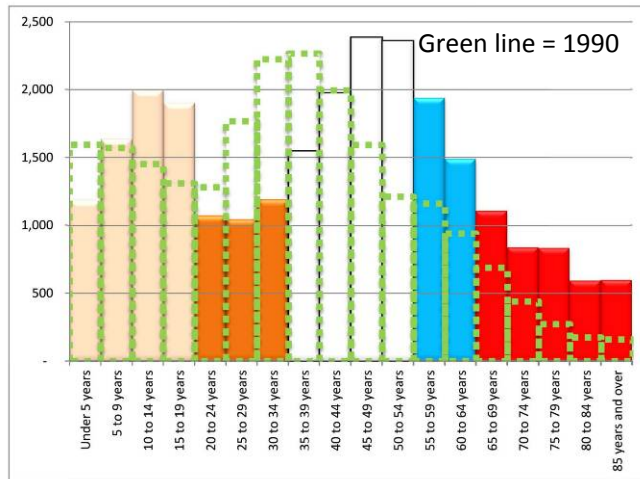
Although South Windsor attracts families with children, only 35% of households have someone under age 18 and school enrollment has begun to decline (Figure 6). This may be due to the decline in births – a trend seen in many Connecticut communities (Figures 7 and 8).

**Figure 3: Historic and Projected Population, South Windsor**



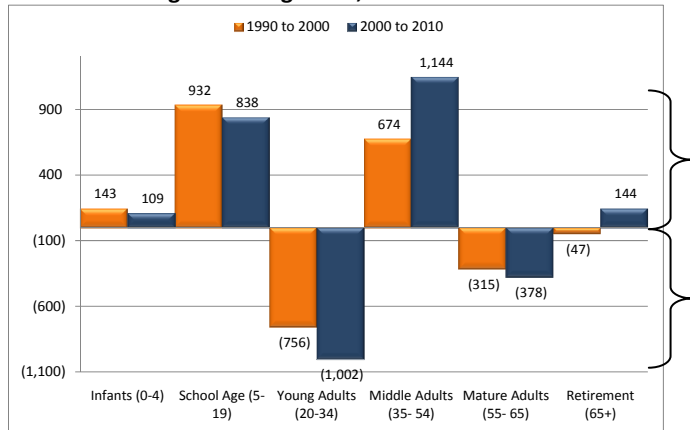
Sources: US Census and Planimetrics.

**Figure 4: Age Composition, 2010, South Windsor**



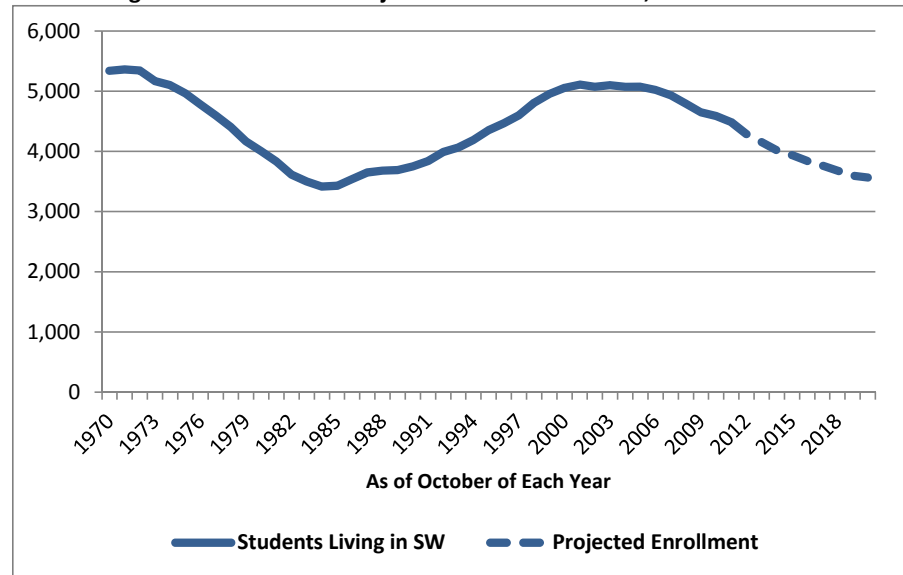
Source: U.S. Census.

**Figure 5: Migration, South Windsor**



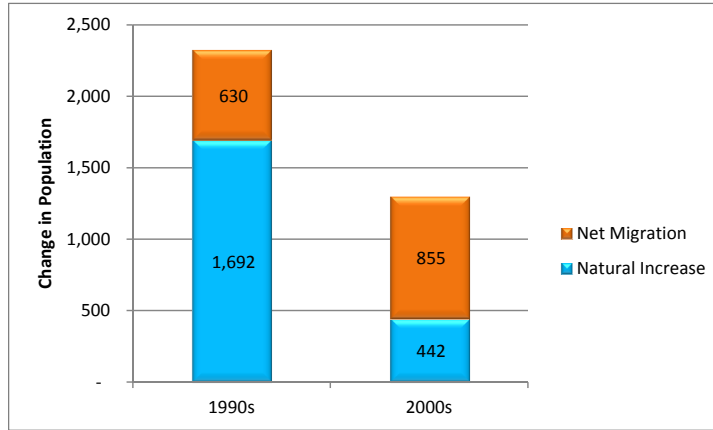
Sources: US Census, CT Dept. of Public Health and Planimetrics.

**Figure 6: Historic and Projected School Enrollment, South Windsor**



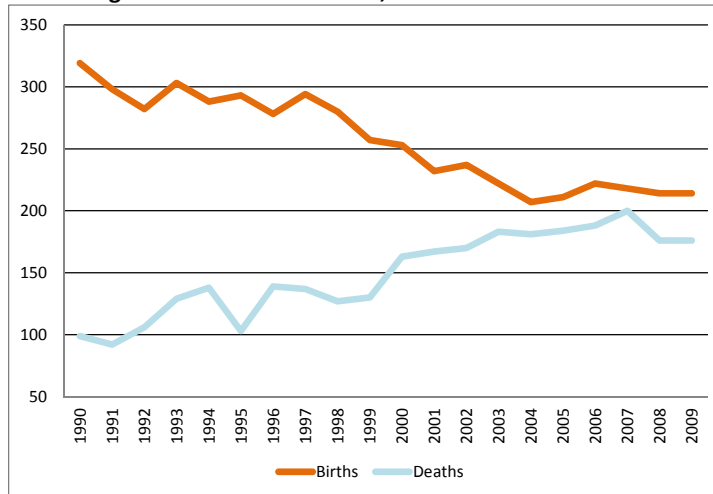
Sources: South Windsor Public Schools and Peter M. Prowda, 2010.

**Figure 7: Reasons for Population Growth, South Windsor**



Sources: US Census, CT Dept. of Public Health and Planimetrics.

**Figure 8: Births and Deaths, South Windsor Residents**



Source: CT Dept. of Public Health.

In terms of racial composition, Figure 9 shows that South Windsor has a greater percentage of White and Asian population than Connecticut overall.

**Figure 9: Race\***

	South Windsor	CT
White	86%	80%
Black or African American	5%	11%
American Indian or Alaska Native	<1%	1%
Asian	9%	4%
Other	2%	7%

\*Race alone or in combination with one or more races.  
Source: US Census.



## Housing

In 2010, there were 10,243 housing units in South Windsor, representing a 13% increase in units over the decade (Figure 10). Most housing units are single family units (Figure 11). However, the majority of new units built from 2000 to 2010 were units located in multi-family or planned residential developments (Figure 12).

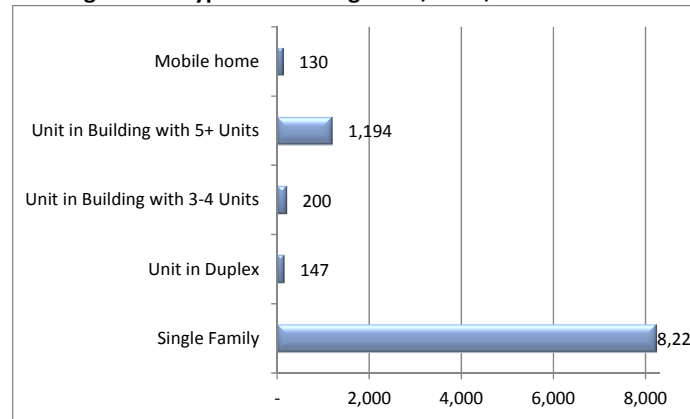
The majority of units in Town are owner-occupied. South Windsor has a much lower percentage of rental units when compared to the State and County overall and to other communities (Figure 13).

**Figure 10: Change in Housing Units, South Windsor**

	# of Housing Units	% Change
1970	3,996	--
1980	5,590	40%
1990	8,044	44%
2000	9,071	13%
2010	10,243	13%

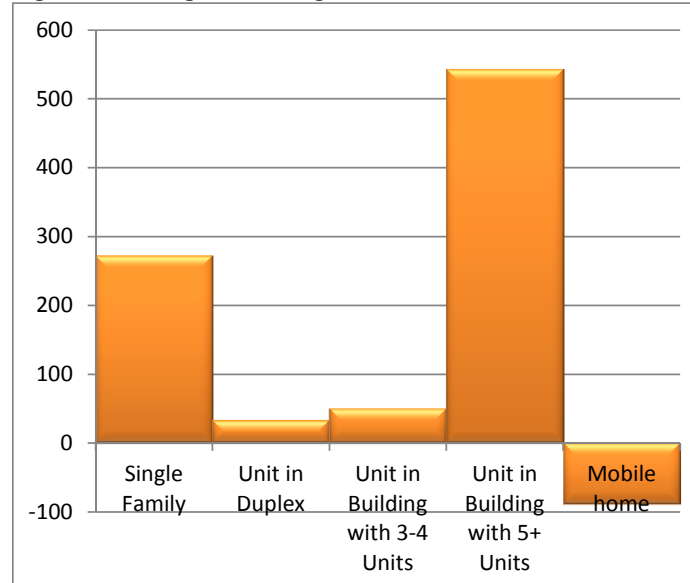
Source: US Census.

**Figure 11: Types of Housing Units, 2010, South Windsor**



Source: CT Dept. of Economic and Community Development.

**Figure 12: Change in Housing Units, 2000 to 2010, South Windsor**



Source: CT Dept. of Economic and Community Development.

**Affordable Housing Definition**

If 10% of a town's housing stock is affordable, it is exempt from an affordable housing appeals procedure that shifts the burden of proof to the town to show that threats to public health or safety outweigh the need for affordable housing.

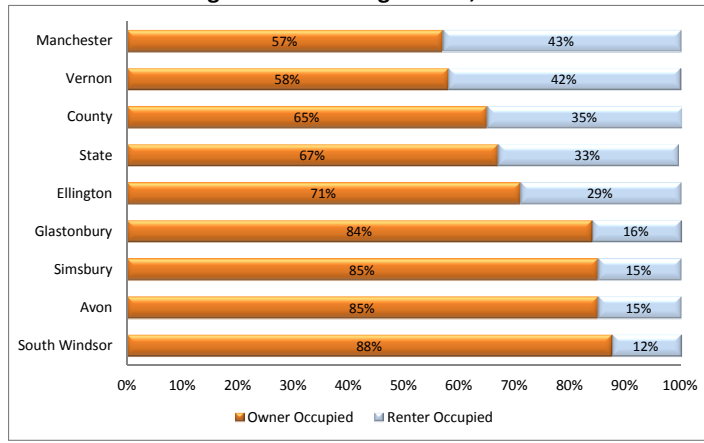
An affordable unit under CGS 8-30g must be:

assisted (funded under a state or federal program);

CHFA-financed; or,

deed restricted to be affordable to low- or moderate-income families.

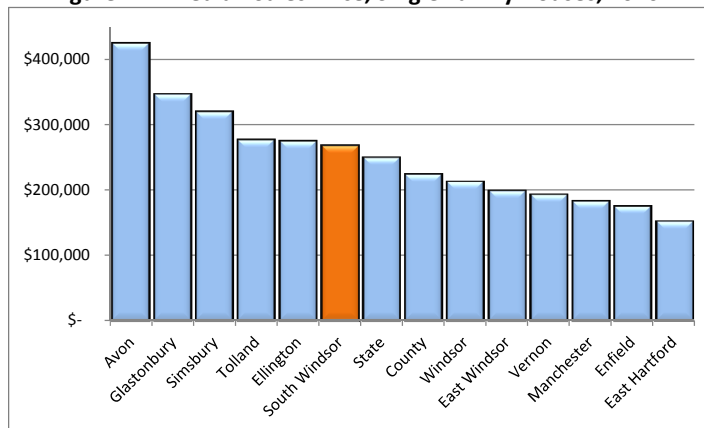
**Figure 13: Housing Tenure, 2010**



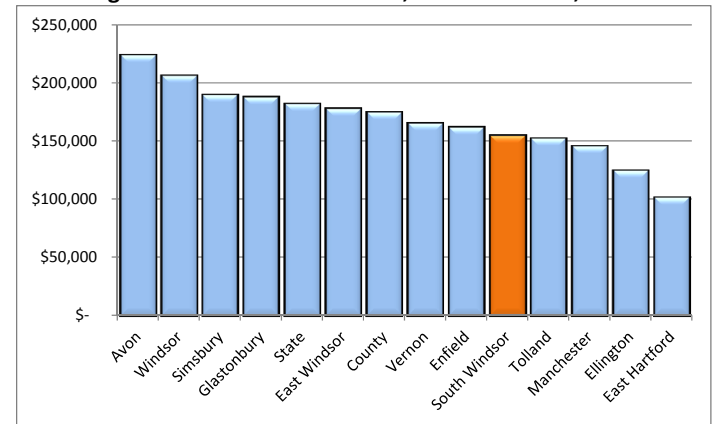
Source: US Census.

The median sales price for a single family house in South Windsor is greater than in neighboring communities but less than other suburban communities in the Hartford area (Figure 14). Meanwhile, the median sales price for South Windsor's condominiums are more affordable than many other comparable communities (Figure 15).

**Figure 14: Median Sales Price, Single Family Houses, 2010**



**Figure 15: Median Sales Price, Condominiums, 2010**



Source: The Warren Group.

While South Windsor's housing units appear to sell for less compared to other communities, the Town lacks housing units that are protected from becoming unaffordable. Just over 7% of South Windsor's housing units are counted as "affordable" under State law (see sidebar), i.e., their prices are protected. One third of South Windsor's affordable units are due to Connecticut Housing Finance Authority (CHFA) mortgages. Such mortgages can "leave" the community at any time if the homeowner sells their house and moves elsewhere, making it possible that the Town might see decreases in the number of affordable units.

To reach the State's goal of all communities having at least 10% of their units affordable, South Windsor would need an additional 185 affordable units. This number is not out of reach given housing growth rates in the Town and the ability of communities to deed-restrict existing units in return for assistance (such as housing rehabilitation funds).

## Economy

The number of jobs in South Windsor peaked in 1990 and then declined slightly (Figure 16). Although the Town saw just a 0.4% increase in jobs from 2000 to 2010 it fared better than the State and County, which lost 5% and 4% of jobs respectively.

**Figure 16: Jobs in South Windsor**

	# of Jobs	Change
1980	8,120	
1990	12,070	49%
2000	11,741	-3%
2010	11,785	0.4%

Source: CT Department of Labor.

South Windsor has a strong manufacturing sector, with 27% of jobs in manufacturing. This percentage is more than double that of the State (10%) and County (11%). South Windsor is also stronger in the following sectors when compared to the State (using a location quotient):

- Wholesale Trade
- Construction
- Transportation and Warehousing
- Agriculture, Forestry, Fishing and Hunting

The average annual wages for jobs in South Windsor lags behind that of the State and County (Figure 17).

**Figure 17: 2010 Average Annual Wages for All Job Sectors**

Jobs in:	Wage
Windsor	\$68,000
East Hartford	\$65,513
Connecticut	\$59,463
Hartford County	\$58,001
<b>South Windsor</b>	<b>\$48,916</b>
Manchester	\$41,836
East Windsor	\$40,234
Ellington	\$39,485
Vernon	\$37,373

Source: CT Department of Labor.

Despite the lag in wages, South Windsor has a higher median household income (\$88,643) than the State overall (\$67,721), according to 2006-2009 data from the America Community Survey.

## Fiscal

South Windsor is more reliant on property taxes for revenues when compared to neighboring communities and the State overall (Figure 18). The Town is particularly reliant on residential property taxes (Figures 19 and 20).

**Figure 18: Percentage of Revenues from Property Taxes**

	%
<b>South Windsor</b>	<b>78%</b>
Windsor	77%
State Median	76%
East Windsor	74%
Manchester	71%
Ellington	67%
Vernon	67%
East Hartford	63%

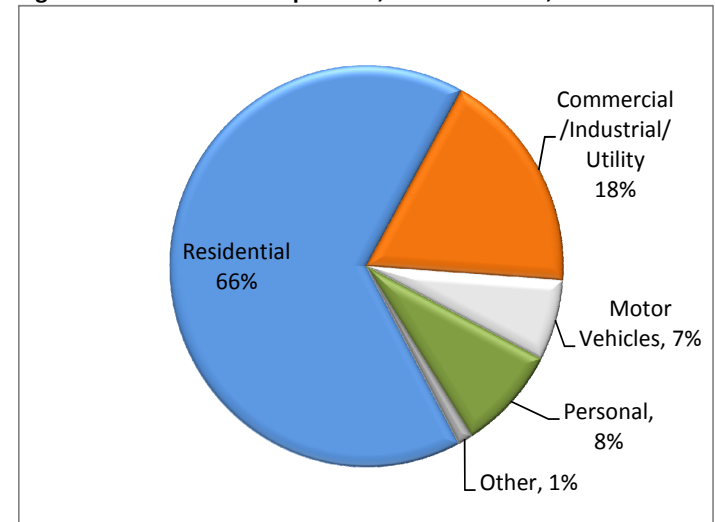
Source: Municipal Fiscal Indicators, 2006 – 2010, CT Office of Policy and Management.

**Figure 19: Percentage of Grand List from Commercial, Industrial and Utility Uses**

	%
Manchester	30%
Windsor	28%
East Windsor	27%
Vernon	21%
East Hartford	23%
<b>South Windsor</b>	<b>18%</b>
State (all towns)	17%
Ellington	11%

Source: Municipal Fiscal Indicators, 2006 – 2010, CT Office of Policy and Management.

**Figure 20: Grand List Composition, South Windsor, FYE 2009**



Source: Municipal Fiscal Indicators, 2006 – 2010, CT Office of Policy and Management.

As a result, the Town depends upon growing its grand list in order to fund town services and amenities. The Town has generally seen annual increases in its grand list, with a large jump from 2008 to 2009 (Figure 21). A number of business tax abatements will expire in the next couple of years, further growing the next grand list.

**Figure 21: Grand List Growth**

Fiscal Year Ending	Net Grand List	% Change
2006	\$2,008,550,193	--
2007	\$2,067,446,761	3%
2008	\$2,112,537,377	2%
2009	\$2,680,367,627	27%
2010	\$2,723,168,663	2%

Source: Municipal Fiscal Indicators, 2006 – 2010, CT Office of Policy and Management.

# 3. Community Values

## Opportunities for Input

The planning process provided a range of opportunities for residents and local officials to identify issues and opportunities and express their goals for South Windsor's future.

- Interactive Public Workshop, November 2011
- Questionnaires for board and commission members and department heads, November 2011
- Post-Workshop On-Line Survey asking the same questions posed at the workshop, December, 2011
- Input meetings with local boards and commissions, January - February, 2012
- Meeting with South Windsor Agricultural Land Preservation Advisory Committee, June 1012
- Community Survey, October - November 2012
- Public Information Meeting – March 2013
- Public Hearing – July 2013



## Residents' Words

"Open spaces define us and give relaxing places to go."

"When we moved here 17 years ago I liked that [South Windsor] had a rural feel but was close enough to everything you needed without driving a half hour to get there. It's important to me to maintain that same feel for the town."

"The town needs more development. However it needs to be planned to benefit the community."

"Creating a town center and developing a town character will make it a destination, a place people and businesses want to be."

**Full Results of Public Input**

For the full results of the public workshop and on-line surveys, see the Planning Department web page at: [www.SouthWindsor.org](http://www.SouthWindsor.org).

**Summary of Input**

**Issue Priorities – Community Workshop and On-Line Post Workshop Survey**

At the November 2011 workshop and follow-up on-line survey, residents were asked to identify things they are “proud of” and “sorry about” in South Windsor.

Top “Prouds”	
<ul style="list-style-type: none"> <li>• Schools</li> <li>• Open Space and Parks overall</li> <li>• Nevers Park</li> <li>• Evergreen Walk</li> <li>• Main Street</li> <li>• Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran’s Memorial Park and Pool</li> <li>• Things related to town character</li> <li>• Wapping Park</li> <li>• Wood Library</li> </ul>

Top “Sorrys”	
<ul style="list-style-type: none"> <li>• Lack of sidewalks, walking paths</li> <li>• Condition of or lack of recreation facilities</li> <li>• Vacant buildings / aesthetics of commercial areas</li> </ul>	<ul style="list-style-type: none"> <li>• Too much development</li> <li>• School buildings</li> <li>• Route 5</li> </ul>

Residents were given 50 “planning points” in different denominations (1 @ 20, 2 @ 10, 2 @ 5) and asked to place their planning points in different ballot boxes based on how important they felt that issue was for South Windsor to address as part of the planning process.

Top Issues:

- Open Space – Because of the benefits open space provides and a feeling of urgency that land is disappearing.
- Walking, Biking, Bus – Difficult to get around without a car. More sidewalks and bike paths would add to the quality of life.
- Business Development – Desire for tax dollars to pay for the things the community wants and to keep residential taxes down. Address appearance of commercial areas and vacant buildings.
- Community Facilities – Important contribution to South Windsor’s quality of life. Concern about school buildings. Would like to see more facilities.

The desire to have a true “Town Center” also emerged at the public workshop and was reinforced in many of the comments submitted on-line.



## Community Survey Highlights

### Quality of Life:

- 84% rate South Windsor’s quality of life as high or very high.
- 94% are satisfied with the Town as a place to live and raise children.
- Town services play an important role in residents’ overall satisfaction or dissatisfaction with the Town.

### There appears to be the greatest support for:

- Preserving more farmland and open space, including setting aside funding for preservation.
- Providing more opportunities for walking or hiking along the Connecticut River.
- Having a true “Town Center” in the area where Town Hall is located.
- Providing more opportunities to walk and bike places rather than drive.

### To a lesser degree (just over half), residents support:

- Efforts to preserve older buildings (support drops when asked if the Town should fund though).
- Creating a Facade Improvement Program (support is strongest if Town funds are not used).

In addition, at least half of respondents feel that:

- It is important that the character of Main Street is preserved (however opinions were split on the best approach).
- The Town is doing a good job making sure that new commercial and residential development fits the character of the Town.
- They are pleased with the look of certain new commercial developments and are pleased with Evergreen Walk.

When asked about their priorities, responses were:

**Figure 18: Priorities from Survey**

Priority	% of Respondents	
	Highest Priority	Second Highest
Increasing business development	20%	12%
Preserving undeveloped land for open space	15%	13%
Having a recognizable, defined Town Center	11%	10%
Providing more sidewalks and walking paths	10%	11%
Preserving farmland for farming	9%	8%
Addressing traffic or congestion issues	9%	11%
Maintaining roads	9%	15%
Improving the appearance of commercial areas	6%	6%
Providing more bike lanes and bike paths	6%	7%
Providing more housing options	4%	3%
Protecting historic buildings	3%	5%

Additional survey results are reported throughout this Plan.

## Emerging Theme

Residents feel that South Windsor offers a very high quality of life as a result of town services and programs (including recreation), parks and open space and convenience to jobs and services within the Town and nearby.

Challenges included:

- Ability to pay for those town services and programs that are important to the community.
- The loss of town character as farmland and open land is developed and as buildings and grounds are not maintained.
- Managing impacts from new development.

The word “balance” came up again and again when residents described South Windsor and its overall approach to growth and preservation. Many believed that South Windsor has done a good job protecting what is important while planning for new development. A continued balanced approach will allow the Town to build upon its successful open space preservation efforts, increase farmland protection, while welcoming new businesses to town to build the tax base.

# 4. COMMUNITY CHARACTER

## Goals

We actively preserve and enhance landscapes and traditions that remind us of our heritage.

New development continues to fit with our character.

South Windsor's identity and image are strengthened and recognized regionally.

## Strategies

- A| Encourage the preservation of scenic resources.
- B| Preserve historic buildings, structures and landscapes.
- C| Preserve the character of Main Street.
- D| Maintain a high design standard for new development.
- E| Ensure that our gateways convey an image that represents South Windsor's character.
- F| Promote community pride and spirit.

Note that other character-related strategies including agriculture, open space and community facilities are found in other chapters.

## Residents' Words on South Windsor's "Character"

"Keep South Windsor the **charming town** it is so future generations may experience this important historical value of the town."

"We need to keep the **small town** look and feel..."

"...I'd like to see South Windsor keep its traditional "**country** atmosphere" while still having modern **conveniences**."

"I moved to South Windsor because of its **rural** feel and existing **agricultural** activities."

**What do Historic Designations Mean?**

Listing on the **National and State Registers of Historic Places** provides recognition and limited protection. It affects activities with Federal or State funds and may prevent unreasonable destruction. Pursuant to the Connecticut Environmental Policy Act, citizens can intervene in the proposed demolition of structures listed on the State and National Registers.

A **Local Historic District** designation provides the highest level of protection. The local historic district commission is given the authority to regulate the construction and demolition of structures and the alteration of architectural features.

**A| Encourage Preservation of Scenic Resources**

Residents appreciate that they can view farmland and open fields, catch panoramic views from high points and cherish local iconic sites and buildings. The Character Resources Plan identifies many of South Windsor’s scenic and historic resources. The Town should encourage preservation of scenic and iconic resources.

To preserve scenic areas, roads and views the Town should:

- Where possible, preserve scenic areas as open space.
- Ensure that new development and road improvements enhance the scenic value of areas.
- Avoid or discourage development that would block scenic views from public vantage points.
- Designate additional local scenic roads.
- Bury utilities.

**B| Preserve Historic Buildings, Structures and Landscapes**

Many of South Windsor’s historic resources have received national, state or local recognition (see Figure 19 and map). Additional historic buildings and structures have been or are being inventoried but are not officially designated. The inventory can help when decisions are made about the future of historic buildings in South Windsor.

**Figure 19: Historic Designations in South Windsor**

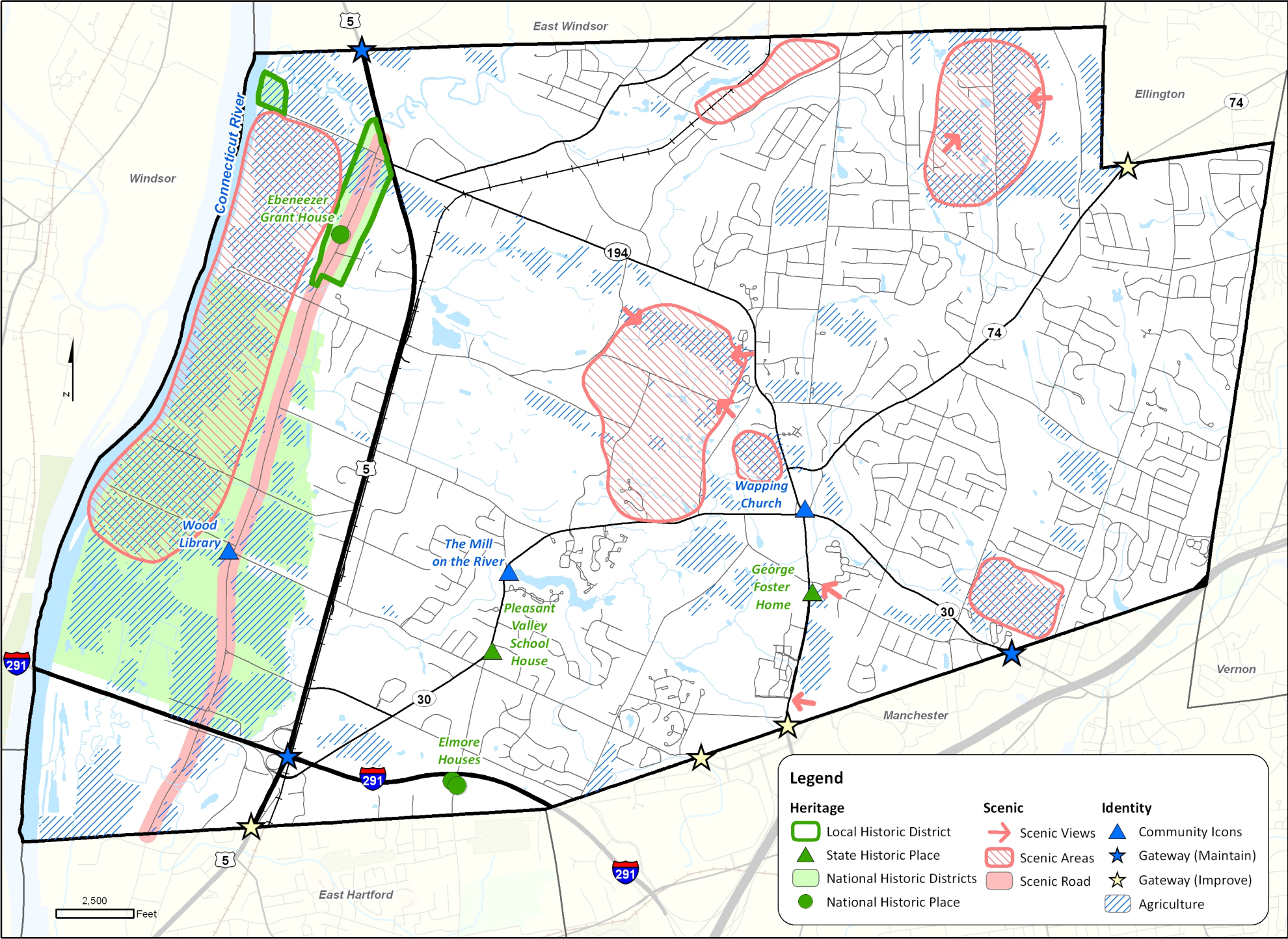
HISTORIC RESOURCES	NATIONAL	STATE	LOCAL
East Windsor Hill Historic District / Local Historic District	✓	✓	✓
Windsor Farms Historic District	✓	✓	
Elmore Houses	✓	✓	
Ebenezer Grant House	✓	✓	✓
District #5 School House (Pleasant Valley School House)		✓	
George Foster Home		✓	

Sources: State Historic Preservation Office files and National Register of Historic Places online database.

South Windsor has adopted a Demolition Delay Ordinance. It is important to maintain this ordinance, which allows time to investigate alternatives to demolition or to document the structure prior to demolition.

# Character Resources Plan

South Windsor, CT



**Legend**

<b>Heritage</b>	<b>Scenic</b>	<b>Identity</b>
Local Historic District	Scenic Views	Community Icons
State Historic Place	Scenic Areas	Gateway (Maintain)
National Historic Districts	Scenic Road	Gateway (Improve)
National Historic Place		Agriculture

2,500 Feet



Local historic preservationists have expressed interest in designating additional Local Historic Districts and in raising overall awareness of historic resources located throughout the Town. Based on the community survey, support for Town expenditures to preserve historic buildings might not be as strong as support for farmland and open space preservation. Other strategies, which do not entail Town-ownership, can help preserve South Windsor's historic buildings, structures and landscapes:

- Additional Educational Efforts - More public information including street plaques, on-line guides and regular events and publicity programs. Building awareness might garner greater support for preservation and help promote South Windsor's overall brand / image.
- Continued Use of Historic Buildings - The active use of historic buildings as residences or businesses (if in appropriate areas) is one of the most effective means for retaining historic buildings. But it is challenging to keep older buildings livable and to adapt them to meet modern needs. It can be expensive to adapt them and often older buildings have difficulty meeting today's zoning requirements.

To address these challenges, South Windsor could provide tax incentives for owners of historic buildings (abatements or assessment deferrals).

Zoning relief and flexibility also helps owners reuse historic buildings. The Office Conversion Overlay Zone allows the reuse of historic residences as offices along five key roads. This provision could be

expanded to include more areas. However, the current regulation allows great leeway in alterations to structures that are converted. The regulation should be updated with stricter requirements to preserve the architectural integrity of the building.

- Consider Additional Protection Efforts - Local Historic District designations afford the greatest protection for historic buildings. Such a district can only be adopted with the support of the affected property owners. The Town should support additional designations that are supported by a majority of the property owners.

As noted in the next section on Main Street, designation as a Village District could also provide protection of the historic village nature of Main Street.



## C| Preserve the Character of Main Street

Main Street, which is the only locally-designated “Scenic Road” in South Windsor, provides a strong reminder of the Town’s agricultural and rural heritage. Residents and local officials expressed concern that farmland, which contributes to the local economy and provides scenic landscapes, could eventually be developed. Development of flat open fields and farmland would have the greatest impact on Main Street’s character.

Most of Main Street is designated as a National Historic District, but only a very small section is a Local Historic District (see Character Resources Plan map). A National designation does not afford much protection, leaving most of the historic assets on Main Street vulnerable.

The 2012 community survey shows strong support for preserving Main Street’s character, with 77% indicating that it is important that the character of Main Street is preserved.

Build-out analyses were conducted to estimate the amount of and possible pattern of future residential development in residentially-zoned areas on Main Street (see page 25 for results). Under current zoning, over 250 new housing units might be possible.

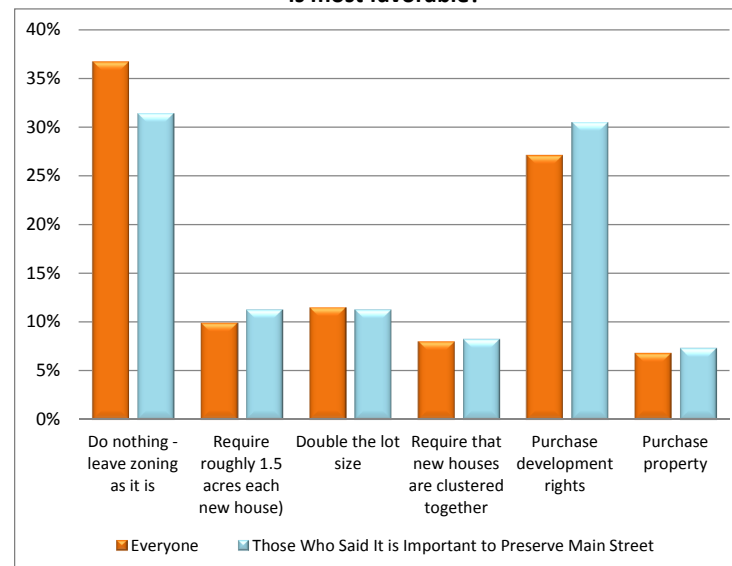
There are four types of approaches to address the future of Main Street:

- Do nothing to change the current zoning requirement of 1 acre minimum lot size in the area. Property owners and market forces determine future development.

- Reduce allowable density. Increase the minimum lot size, possible to 60,000 or 80,000 square feet.
- Allow the same number of houses as under current zoning, but require houses to be clustered so that scenic areas are preserved (“cluster” or “open space” subdivision).
- Purchase the land or the development rights to prevent residential development. This would only occur if the owner wishes to sell the land or rights.

The 2012 community survey showed that residents’ opinions were split (Figure 20).

**Figure 20: Community Survey Results: Which Option for Main Street is most favorable?**



## Village Districts

Village Districts, (enabled by the State and adopted by a Planning and Zoning Commission) allow for the protection of areas that have distinctive character, landscape and historic structures.

Within a designated Village District, the Planning and Zoning Commission adopts regulations over such matters.

Despite the lack of clear direction from the community, two assumptions can be made:

- Residents are sensitive to possible impacts to land owners if zoning is changed to substantially reduce the development potential of their property.
- Residents do not want to lose the open, agrarian landscape that characterizes most of Main Street.

The most equitable way to preserve land is to compensate landowners. Since support appears stronger for purchasing development rights over out-right ownership and since purchasing development rights is less expensive, the first step might be to set up a funding source so that the Town can act quickly to purchase development rights.

In cases where a landowner prefers to develop housing, a cluster approach might be the best way to creatively locate the new housing units in ways that preserve the scenic views. The Town could offer assistance in identifying portions of the property most suitable for housing at the onset to make for a smoother application process. This approach was among the least supported in the survey however. Before amending zoning to require cluster developments, the Town would likely need to provide additional development scenarios that illustrate how cluster might work in this part of Town.

In all cases, the Town should regularly check in with the larger land owners in this area to stay apprised of their intentions and offer guidance and assistance as appropriate.

Zoning regulations currently allow rear lots to be created (lots without the required frontage) by Special Exception. Rear lots allow landowners to develop a portion of their land rather than building a full subdivision with a new road and greater number of houses. The Commission should continue to require a Special Exception for rear lots and determine if additional standards are needed, such as to minimize tree clearing.

Lastly, additional preservation tools can be evaluated for those portions of Main Street located outside of the Local Historic District:

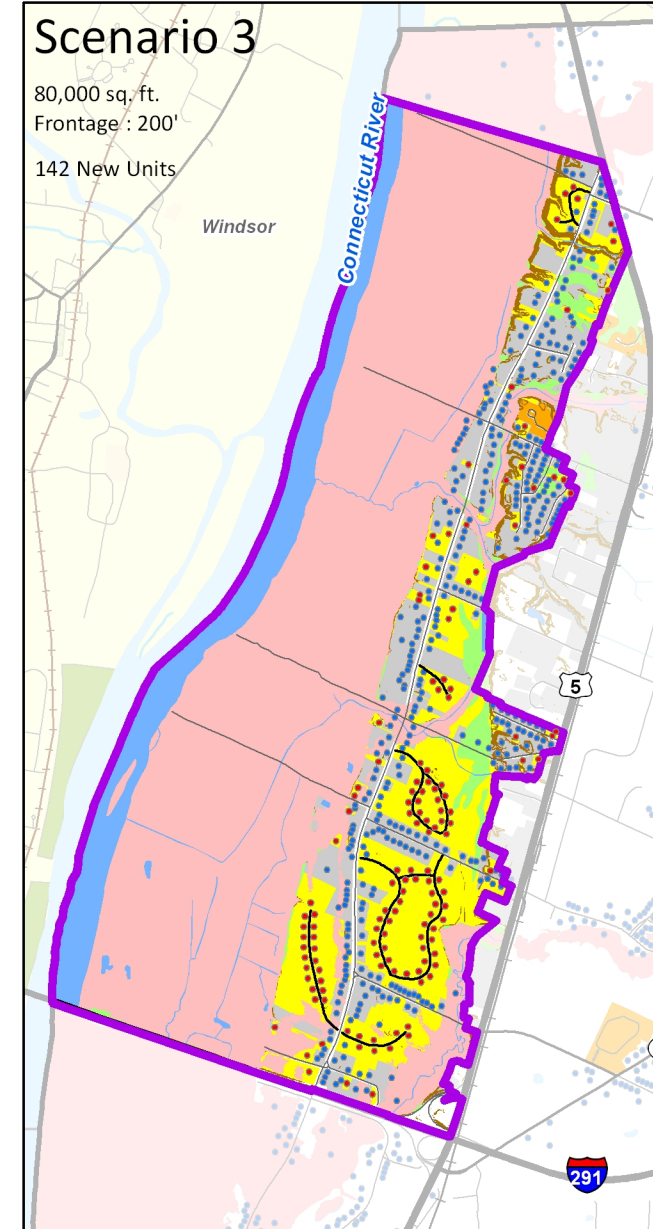
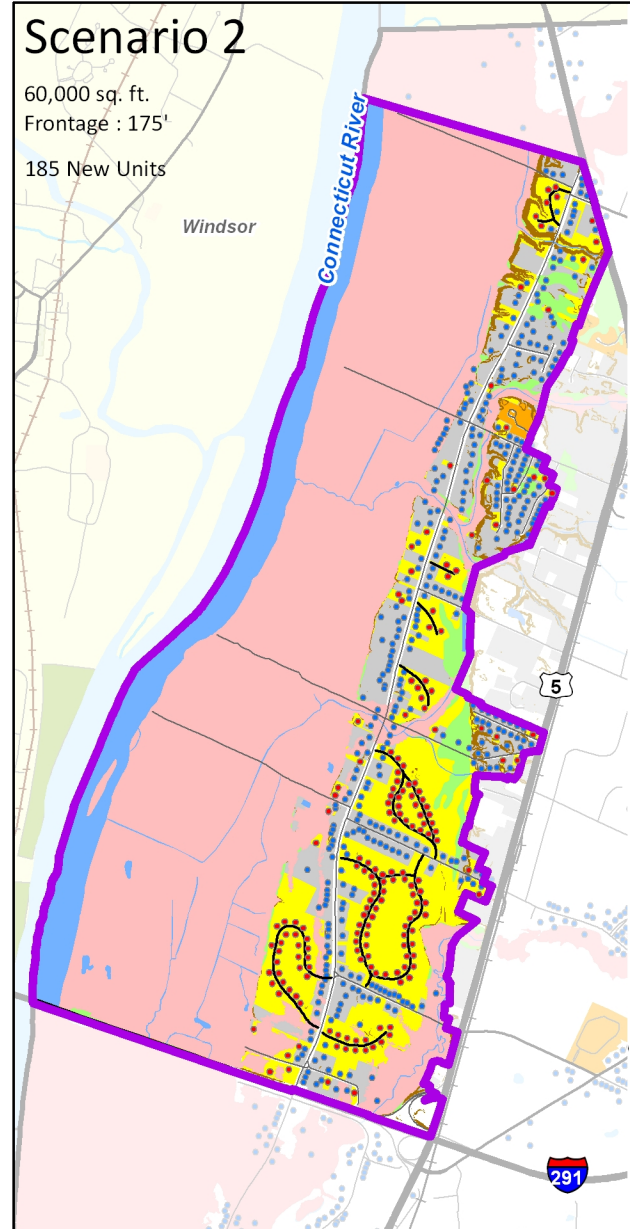
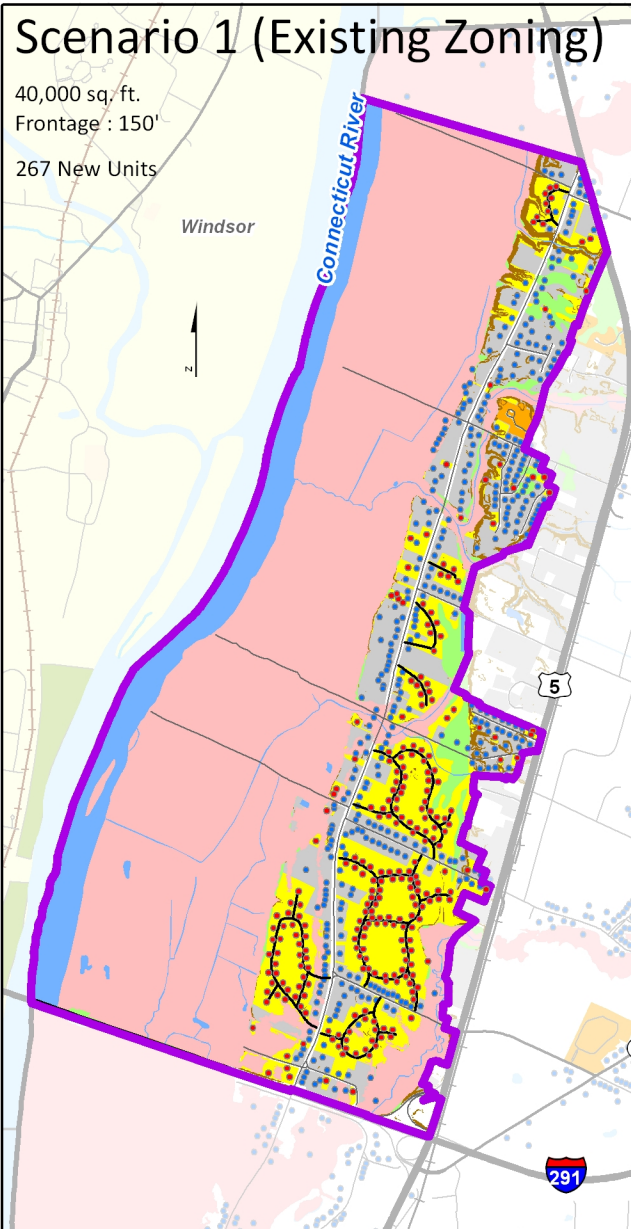
- Extend the Local Historic District (must be approved by landowners in the proposed areas) or
- Adopt a Village District (see sidebar).

These tools preserve the historic character which adds value and sense of place to Main Street. And, a recent Connecticut study found that houses in local historic districts not only retain their property values but that their values increased greater than non-designated houses.



# Main Street Buildout

South Windsor, CT



**Legend**

Residential Buildout Area	Potential New Roads	Wetland	Multi-Family Residential
Existing Single Family Houses (384)	Water	Slopes > 15%	Developed / Committed
Potential New Single Family Houses	100-year Floodplain	Buildable Area	

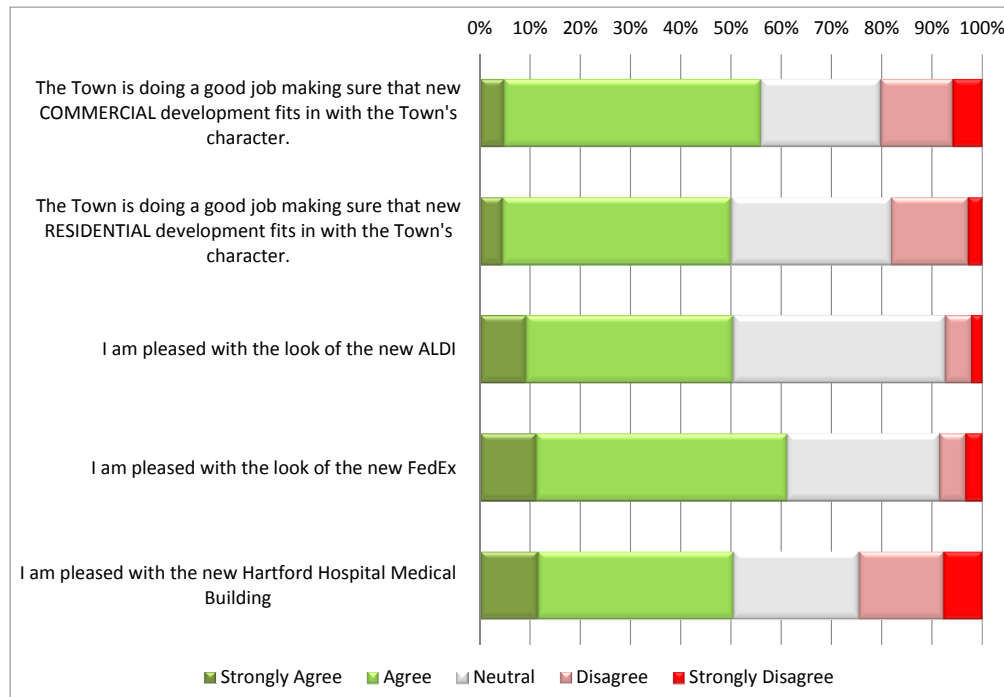
1,500 Feet

## D | Maintain a High Design Standard for New Development

The appearance of buildings and surrounding grounds contribute to the Town’s character. The Town recognized this connection by incorporating landscaping requirements and lighting restrictions into the land use regulations. In addition, the Architectural Design Review Committee (ADRC) reviews Site Plan applications for commercial and industrial buildings and for high density housing. Certain zones also include design guidelines.

Local opinion of recent developments indicates that these rules and regulations support South Windsor’s character. Therefore it might be time to prepare guidelines for other business zones. The guidelines can become more user-friendly by incorporating images and photos that clearly convey important design principles.

**Figure 21: Community Survey Results: Building Appearance**





## E| Ensure Gateways Convey an Image that Represents South Windsor's Character

Gateways provide the first impression about South Windsor to visitors and those passing through. Two gateways work particularly well and convey two different aspects of South Windsor's image:

### Positive Impression – Maintain Gateways



Coming down Route 5 from East Windsor, the welcome sign and the farmland backdrop convey South Windsor's rural agricultural heritage.



Exiting I-291, a corporate style welcome sign conveys South Windsor's modern business image.

Conversely, two other gateways which see over 20,000 cars passing through them each day, do little to promote or convey South Windsor's image.

### Lack of Impression – Improve Gateways



Heading up Route 5 from East Hartford, the small-scale Welcome sign is hardly noticeable. A bolder, modern approach is needed.



There is no indication of entering South Windsor on Buckland Road from Manchester.

### Other Gateways

Other key gateways are identified on the Community Character Plan on page 21.

### Building a Brand

These strategies provide some small steps to build pride and spirit and offer initial ideas at building a brand.

A larger effort to develop and promote a brand would likely require assistance from experts in image/branding.

## F | Promote Community Pride and Spirit

Spirit and pride is evident within the community and the Town's slogan "One Town One Future" reflects that strength. Residents expressed a concern that South Windsor does not have a clear identity or reputation within the larger region. Efforts to better understand how outsiders perceive South Windsor and create a stronger "brand" could help overcome this concern. Building an image can focus on South Windsor's people, places and traditions.

- People - Local government relies on elected and appointed volunteers to serve on boards and commissions. These volunteers make tremendous time commitments to ensure that South Windsor remains an attractive place to live, work and visit. Volunteers also are involved in civic groups, religious organizations and other non-profit groups or clubs. The Town should continue to publicize these volunteer groups and promote their events. The Town Council sponsors a recognition event for board and commission volunteers every two years.
- Places - Residents recognize certain buildings and structures as being uniquely South Windsor. The Character Resources Plan map identifies the Town's historic areas along with community icons such as the Mill on the River, Wood Library and Wapping Church.

Since these icons are well-recognized and cherished, the Town should work with the owners to ensure their continued presence in South Windsor and

capitalize on their presence by using their images (and those of other community icons) when promoting or branding the Town. South Windsor can also help tell its story through the use of information plaques and by creating print and on-line guides to these many gems.

- Traditions - Town events celebrate the community, build pride and bring residents together. The Town should continue to regularly sponsor community events and support events by others. Broader promotion of events throughout the region and State can draw more visitors to the Town.





# 5. NATURAL RESOURCES

## Goal

**Our air, water, land and biological resources are protected and continue to contribute to town character and appearance and provide ecological and public health functions and recreational value.**

## Strategies

- A| Preserve sensitive natural resources.
- B| When development occurs in areas with natural resources, design sites to avoid sensitive areas and mitigate impacts.
- C| Protect and improve water quality.

## “Sustainability”

“Sustainability” touches many topics in this plan. Sustainability for South Windsor includes:

- Preserving natural resources and open space for future generations.
- Being locally self-sufficient – e.g., food production, providing every-day needs such as jobs, goods and services.
- Providing a high quality of life for all generations in ways the community can afford.
- Making it easier to walk and bike rather than drive.

Achieving all goals throughout this Plan will lead to a more sustainable South Windsor.

## A| Preserve Natural Resources

The Natural Resource Inventory map identifies those resources which are so important to health and ecology that alterations should be avoided to the extent feasible. They include watercourses, wetlands and the 100 year floodplain. These resources are protected by regulations. The Planning and Zoning Commission and Inland Wetlands Commission should continue to diligently apply and enforce these regulations.

The map also includes other natural resources where compatible development generally can occur provided the development is sensitive to the presence of such resources. Those resources include very steep slopes (15% slope or greater), habitat (as identified by the State) and the 500 year flood plain.

Where feasible, areas of Town that are most characterized by natural resources should be permanently protected as open space (see Chapter 6). But this is not viable in all cases. To provide greater protection when development does occur, zoning regulations can be updated to subtract out natural resource areas (e.g., wetlands) when measuring lot size, coverage or other standards. This could be applied town-wide or only in areas identified with a higher conservation focus.

## B| Design Sites to Avoid Sensitive Areas and Mitigate Impacts

Development can be compatible with the conservation of natural resources provided the site is laid out in ways that avoid direct impacts to the extent feasible (e.g., filling wetlands) and mitigate indirect impacts (e.g., ensure run-off is free of pollutants).

Flexibility in dimensional requirements allows developers to meet their goals and avoid natural resources, minimize the clearing of vegetation and reduce impervious surfaces. The Town allows some flexibility, such as through its Open Space Subdivision provision. Additional flexibility could be evaluated.

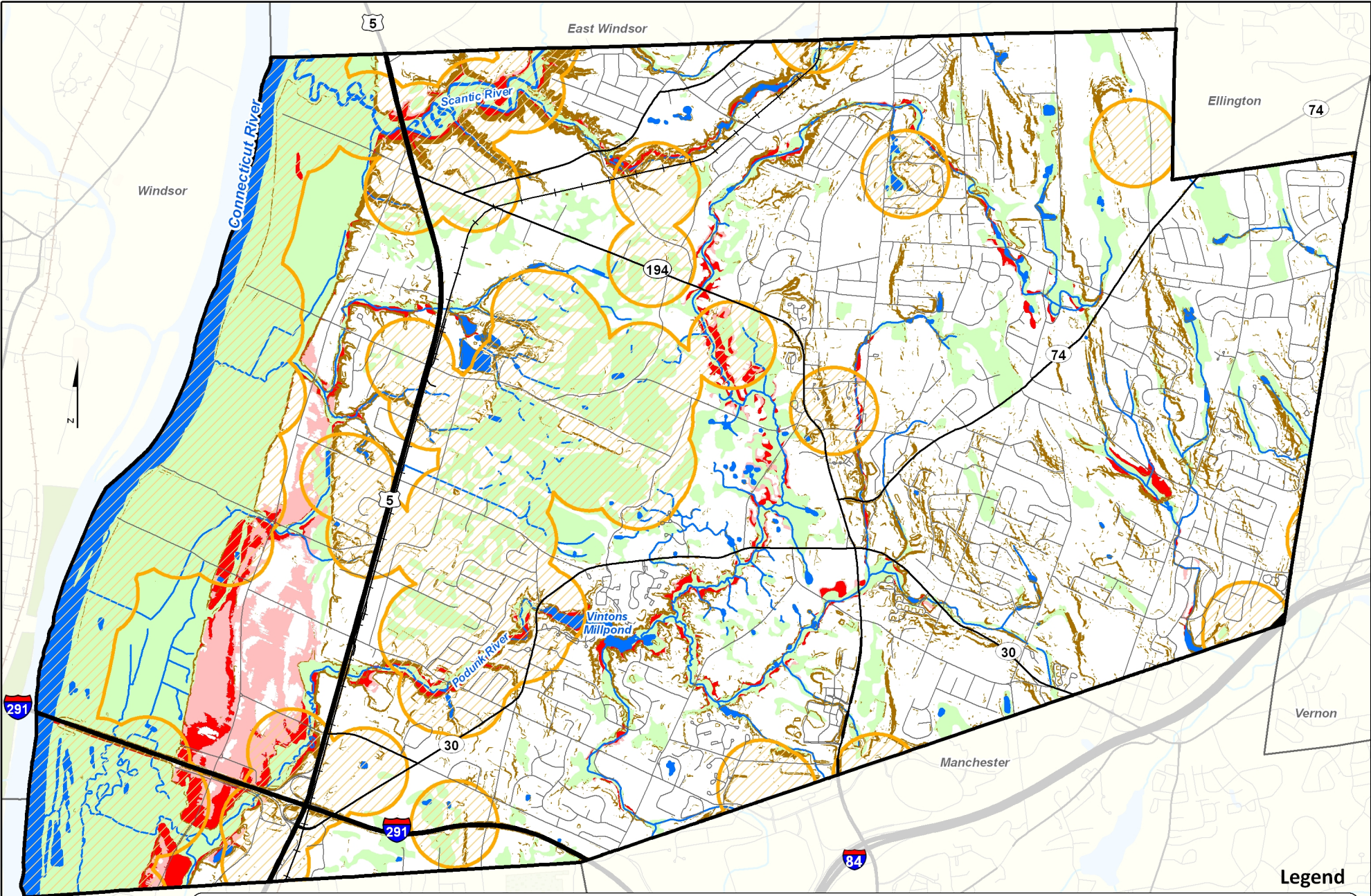
In areas targeted for growth, particularly business growth, there might be situations where impacts are unavoidable. The Town could adopt a “no net loss of wetlands” policy so that the expected mitigation is clear to the landowner at the beginning of the development process. The policy should specify the replacement ratio, other standards for acceptable wetlands replacement and long term monitoring.

Tree clearance is another natural resource issue raised by residents. In some instances when a municipality has strong provisions to protect trees during site development, an applicant might be tempted to clear a site of trees before submitting an application. The Town cannot prevent a property owner from cutting down trees, but it can require a drainage review if more than a certain amount of land is cleared. This review can help minimize possible drainage impacts to nearby properties.



# Natural Resources Inventory

South Windsor, CT



<p><b>Wetland Soils</b> – soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soil Survey</p>	<p><b>100-Year Floodplain</b> – Areas with a 1% probability of a flood event in a given year</p> <p><b>500-Year Floodplain</b> – Areas with a 0.2% probability of a flood event in a given year</p>	<p><b>Steep Slopes</b> – Areas with slopes greater than 15%</p> <p><b>Water</b> – Water bodies and water courses</p>	<p><b>Habitat</b> – From State's Natural Diversity Data Base; approximate locations of endangered, threatened and special concern species and significant natural communities</p>
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### **Low Impact Development**

LID aims to better manage water runoff volume and quality. LID mimics natural processes to manage stormwater. It moves away from the traditional approach of piping storm water off-site as quickly as possible by encouraging on-site infiltration using swales, rain gardens, reductions in paved surfaces and other techniques.

LID has been used in South Windsor at Evergreen Walk and for municipal projects. Wider use of LID should be required for private developments and municipal projects.

Careful attention is also necessary post-construction to ensure that mitigation measures are maintained. Town officials have indicated an issue with post-construction intrusions into mitigation areas or regulated areas. The Town should ensure that mitigation measures are maintained and all tenants, future land owners and others who use the site clearly understand the extent of regulated areas and prohibited activities.

## **C| Protect and Improve Water Quality**

South Windsor's surface waters provide habitat, recreational opportunities, aesthetic value and recharge groundwater. Groundwater provides drinking water to residents and businesses with private wells. Groundwater is also a regional resource – the Connecticut Water Company has wells in town. It is important to ensure that South Windsor's surface and ground water continues to meet present and anticipated future needs.

Activities in South Windsor directly affect one of Connecticut's greatest resources – the Connecticut River. The land along the river is essentially protected since it is within the 100 year flood plain. Water quality and stormwater runoff issues elsewhere in Town can impact the River, so these town-wide strategies play an important role in the health of the Connecticut River.

The Water Quality Plan encourages the protection of existing or potential public and private water supplies, protection of surface waters and protection of the Connecticut Water Company wellheads.

It also encourages improving ground water areas identified by the Connecticut Department of Energy and Environmental Protection as being impaired. Areas of prior contamination are shown in pink on the Water Quality Plan map. Ground water impacts in those areas are generally due to spills and contamination from past land uses such as junk yards. The Town should work with the State to encourage the remediation of areas with contaminated ground water when redevelopment is proposed or where there may be a public health concern.

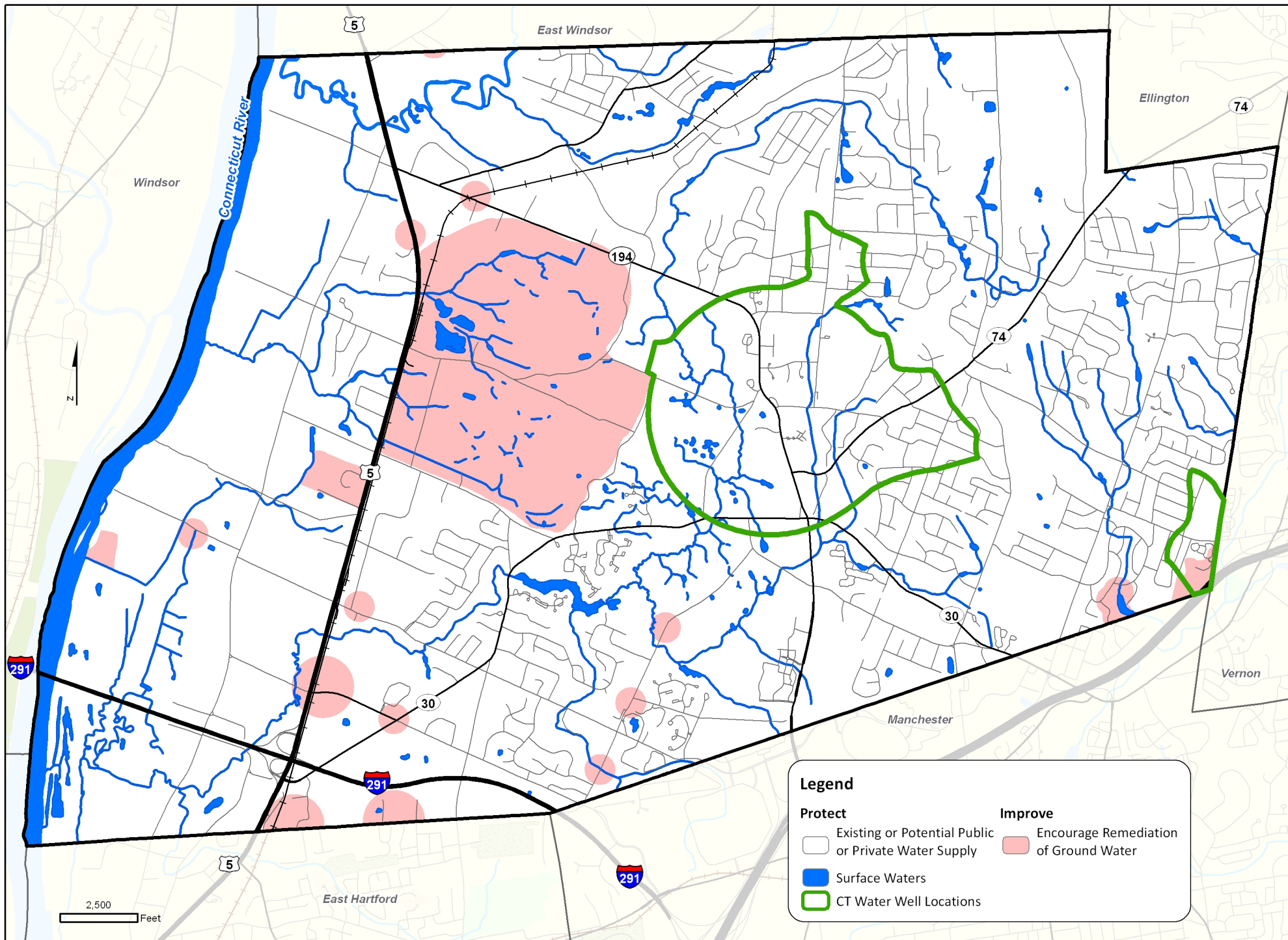
Stormwater runoff is a water quality challenge facing many communities. South Windsor should continue its efforts to reduce stormwater runoff and pollutants contained in the runoff. Actions to accomplish this include:

- Encourage developers to reduce the amount of land cleared during construction.
- Further control the amount of and quality of post construction runoff such as through Low Impact Development techniques (LID, see sidebar).
- Educate residents and property owners about impacts and best practices for fertilizer and pesticides and the proper disposal of other products that can impact water quality, such as pharmaceuticals.
- Eliminate or reduce fertilizer and pesticide use on Town properties. Work with farmers to reduce water quality impacts from agriculture.



# Water Quality Plan

South Windsor, CT



### **Natural Hazard Mitigation**

South Windsor is working with the Capitol Regional Council of Governments to update its Natural Hazard Mitigation Plan. The Plan will outline steps that South Windsor can take to reduce potential impacts from natural hazard events, such as flooding, snow storms, and high winds. While this POCD defers to that Plan for strategies and actions related to hazard mitigation, general principles that can help South Windsor become more resilient include:

- Burying utilities lines to reduce incidents of power outages.
- Ensuring that critical facilities, particularly those that must be operational during an emergency, are not vulnerable to hazards and have back-up power.
- Continuing to make drainage improvements to reduce flooding.
- Avoiding development in hazard-prone areas.



# 6. OPEN SPACE

## Goals

**We continue to add to and maintain our open space system.**

**Open space acquisitions preserve the character of the Town, provide aesthetic value, preserve natural resources and provide outdoor enjoyment.**



## Strategies

This POCD incorporates by reference the strategies contained in the Town of South Windsor Open Space Task Force's (OSTF) Open Space Master Plan and sets forth additional strategies:

- A| Continue to preserve open space in areas that meet strategic objectives.
- B| Explore options to preserve "perceived open space."
- C| Use Greenways to link open spaces and connect community destinations.
- D| Manage existing open space.

## **A| Continue to Preserve Open Space in Areas that Meet Strategic Objectives**

Approximately 11%, or 2,064 acres, of South Windsor is preserved as open space. Public support for continued open space preservation is strong, based on the 2012 survey:

- 77% agree that more land should be preserved as open space.
- 70% agree that the Town should set aside funding to purchase land to preserve it as open space.

The OSTF has identified objectives that should be met when acquiring additional open space. The Open Space Plan outlines a range of tools for acquisition. The OSTF should continue to identify those properties that meet one or more of these criteria (see sidebar), explore options with landowners and make recommendations to the Town Council on acquisition tactics.

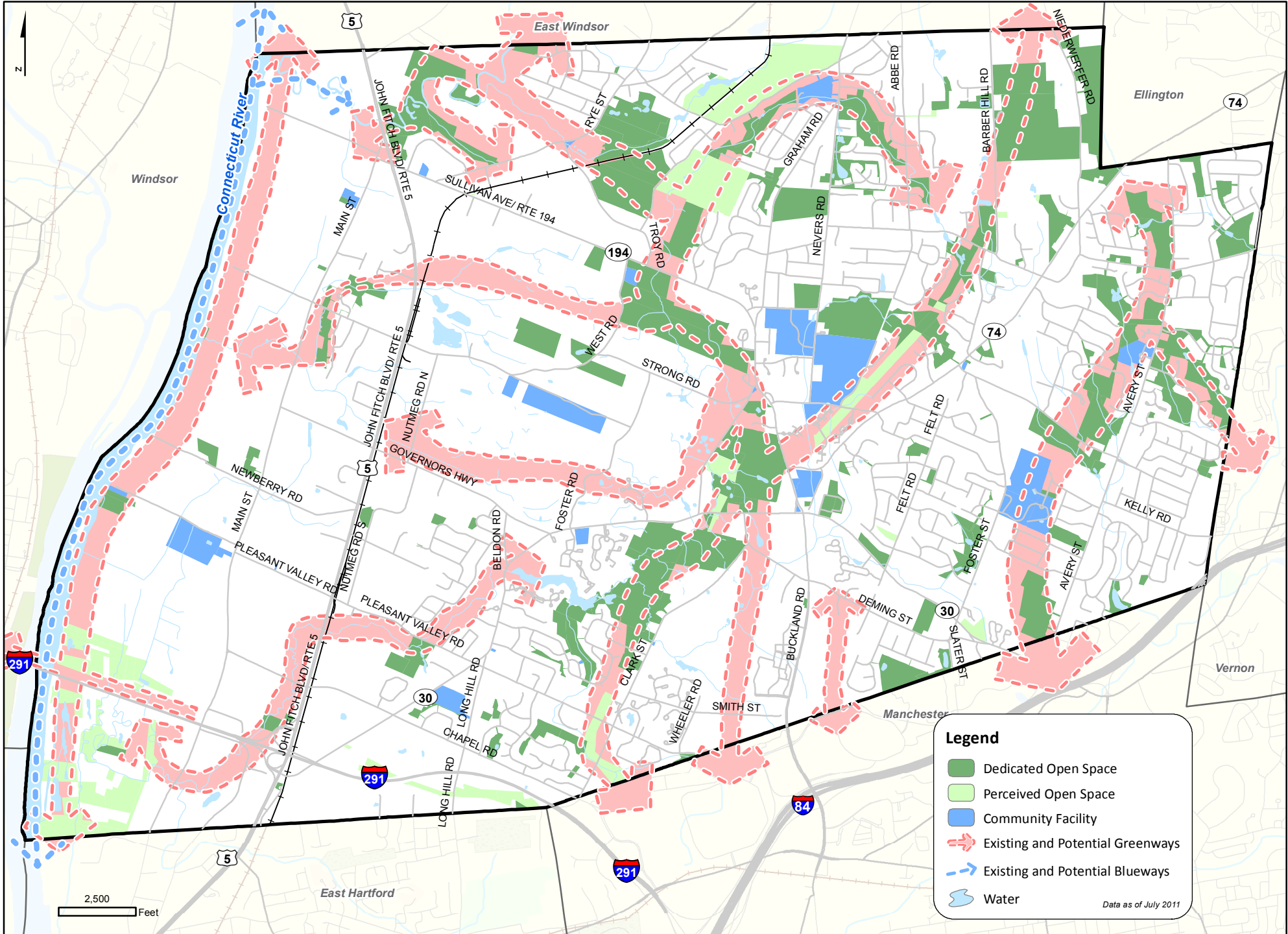
### **Open Space Acquisitions Objectives – from Open Space Plan**

2. Provide sites to protect surface and subsurface water resources.
3. Add to existing committed open space.
4. Assemble open corridors or greenbelts by adding to existing open space.
5. Protect critical or threatened habitats.
6. Protect groundwater within existing or potential public drinking water supply aquifers.
7. Protect natural drainage ways.
8. Protect lands of cultural importance.
9. Provide sites for active and passive recreation.
10. Protect South Windsor's unique and significant natural features.
11. Preserve farmlands and viable forest land/woodland.
12. Preserve areas that shape community design and character.
13. Protect steep slopes.
14. Preserve areas that provide educational opportunities.

An additional suggestion of this POCD is to add an objective to provide opportunities for year round / four season recreation.

# Open Space and Greenway Plan

South Windsor, CT



Data as of July 2011

## Greenway

A greenway protects ecologically important lands or provides recreational pathways. It can be:

- Linear open space along a natural corridor such as a river.
- Land over a right-of-way such as rail or utility.
- Other corridor of open space that connects open space, parks or other destinations.

## Blueway

The U.S. Department of the Interior has designated the Connecticut River as a National Blueway. A blueway is a water “trail” with launching areas for kayaks and canoes and points of interest. They are the water counterpart to a greenway.

## B| Explore Options to Preserve “Perceived Open Space”

South Windsor has 569 acres of “Perceived Open Space.” Perceived Open Space is land that is used for open space purposes today, but could be developed in the future. Perceived open space includes golf courses, utility right-of-ways and vacant parcels owned by the Town.

The Town is working with utility companies to provide trails on some properties. The Town should monitor the status of other utility properties. Should the utilities determine any might be surplus, the Town should evaluate if the property would meet Town open space objectives.

The golf courses are privately owned but provide an open landscape and recreational opportunities. It is reasonable to expect these parcels will remain as golf courses over the next 10 years and beyond. However, elsewhere in the State, golf courses have been redeveloped. The golf courses are zoned Rural Residential (with a minimum lot size of 1 acre). The Open Space subdivision tool would allow for a flexible lot layout and the preservation of a larger amount of land as open space. The Town should consider requiring Open Space subdivisions here.

## C| Use Greenways to Link Open Spaces and Connect Community Destinations

A greenway is a corridor of open space and / or trails that is usually located along a natural corridor such as a river or along right-of-ways such as utilities or abandoned rail lines. Greenways are intended for recreational use or to protect natural resources. South Windsor has one formally-designated State Greenway – the Scantic River Greenway. The Town should encourage additional greenways to:

- Protect important natural resource corridors, especially the Connecticut River.
- Provide walking trails.
- Link open space.
- Connect destinations, such as parks, schools and commercial areas.

Existing and desired greenways are identified on the Open Space and Greenway Plan. Today there are few options for accessing the Connecticut River and its shoreline in South Windsor. Establishing a greenway appears to have strong public support, with 74% of survey respondents agreeing that they would like more opportunities for walking or hiking along the River.

In some cases, creating greenways will require acquisition of parcels or easements over portions of parcels. In other cases, the Town can seek agreements with landowners to use portions of land for trails. When landowners seek to develop properties located near and adjacent to the existing



or desired greenways, the Town should work with the owners and / or provide incentives for pathways that will contribute to the greenway system.

The Town should also publicize the Connecticut River's designation as a National Blueway and improve access to it and the Scantic River.

## **D| Manage Existing Open Space**

Once acquired, open space must be carefully managed to fulfill its intended objectives. South Windsor should create management plans for town-owned open space to clearly identify:

- Intended function (e.g., natural resource protection, farmland protection, recreation).
- Use (walking, hiking, fishing, farming, etc.)
- Entity responsible for maintenance.
- Evaluation of encroachment issues and options for preventing encroachment.

These plans can help avoid conflicts over intended use or other issues that sometimes arise.

The Town allows for a “fee-in-lieu” of open space in cases where the open space requirement for a development cannot be met or the resulting open space does not meet open space acquisition objectives. That funding is put aside for the acquisition of open space elsewhere – it is not intended for maintaining open space. Funding for

maintenance must be provided through other budgeting means.

Managing open space also means ensuring that the public can access land that is intended for public use. Today, the public can access the Connecticut River at one location – the Vibert Road Boat Launch. To ensure that residents can enjoy access to the River, the road leading to it might need to be improved and the parking area might be expanded.







# 7. FARMLAND

## Goals

**Agriculture remains a viable component of our local economy and provides a local source of food.**

**In cases where farming is no longer viable, those features of the land that add to the Town's scenic or cultural value are retained.**

## Strategies

- A| Inventory farmland.
- B| Maintain open communication with farmers.
- C| Adopt provisions that protect the right to farm.
- D| Help support and expand the market for locally-grown products.
- E| As appropriate, address financial challenges of farming.
- F| Continue to preserve farmland.

### **South Windsor Agricultural Land Preservation Committee**

SWALPAC, created in 1987, is charged with spearheading farmland preservation efforts and supporting the agricultural community. They can play a lead role in implementing many of the strategies outlined in this Chapter.

## **A| Inventory Farmland**

It is difficult to measure success at farmland preservation without having a benchmark. While there is some data about total acres used for farming in South Windsor, there is no accurate inventory. A key short term activity might be for SWALPAC to undertake an inventory of acres, products grown and ownership status of all agricultural land.

## **B| Maintain Open Communication with Farmers**

SWALPAC serves as a key liaison to South Windsor's farming community. While conducting the inventory, they can also update their earlier work to identify challenges faced by farmers and determine ways the Town can aid. Also, they can identify farmers that are likely to sell or develop their farm in the short term and help find possible buyers or other ways to keep the land in agricultural use.

## **C| Protect the Right to Farm**

Community-wide support for preserving South Windsor's farms was evident in the Town survey. But noise and odor generated by farming can affect those who live next to farms and lead to complaints. Municipalities can adopt measures to reiterate town support for farming activities, to establish a protocol for dealing with abutters' complaints and to ensure that zoning minimizes future conflicts.

Many Connecticut communities with a strong agricultural heritage have adopted a "Right-to-Farm" ordinance. The ordinance confirms that the town does not consider farms to be a nuisance and outlines protocols for resolving disputes between farmers and neighbors. South Windsor should adopt a Right-to-Farm ordinance.

To minimize future abutter complaints, the zoning regulations can be updated to require that new residential development adjacent to working farms must provide a buffer. The housing developer may need flexibility in lot layout in order to provide an effective buffer. The Town can also work with farmers to help them reduce the environmental impacts of agriculture.

Open space acquisition could also target areas vulnerable to housing development that are adjacent to working farms.

## D | Support and Expand the Market for Locally-Grown Products

The recent formation of the South Windsor Food Alliance (see sidebar) and creation of community gardens represent growing interest in consuming locally grown products. This movement can help expand the market for South Windsor's agricultural products, thereby supporting local farms. Actions that the Town could take include:

- Help market locally-grown products (e.g., on website, at town events).
- Coordinate and promote using local produce in schools, restaurants, at town events and in other town facilities.
- Continue to support the farmers market.
- Promote agri-tourism (farm activities, events, tours).
- Expand community gardens.
- Encourage farms to offer Community Supported Agriculture (CSA) programs.

The Town might also help develop a new "brand" for South Windsor's agriculture products. While tobacco is still important, there may be additional branding opportunities.

## E | Address Financial Challenges of Farming

Connecticut farms can be faced with financial challenges due to inability to sell products at a profit, competition with larger industrialized operations, inheritance taxes, lack of farm labor and the overall cost of farming. While these challenges are generally outside of a town's purview, some programs can help reduce financial burdens:

- Public Act 490 allows farmers to have their land assessed at its current use rather than potential use, thereby reducing property taxes. The Town can continue to encourage farmers to enter this program.
- The development rights of farms can be purchased. This allows the farmer to continue farming while providing them funds through the purchase of development rights. It also ensures that the land cannot be developed in the future.

### South Windsor Food Alliance

The Alliance brings together three local organizations: the Parks and Recreation Commission, SWALPAC and the Historical Society, to create a local "Healthy Food System."

The Alliance's Master Plan contains actions to support, promote and expand the market for locally grown produce within the community.

The work of the Alliance can help further the goals of this POCD in retaining South Windsor's working farms.

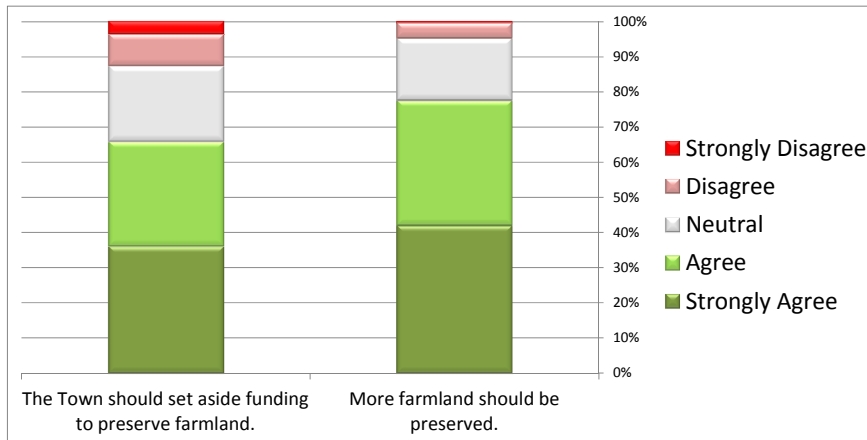
## F | Continue to Preserve Farmland

When a farm landowner decides to stop farming, the Town can work to preserve portions of the farmland or retain those features and structures that contribute to the agricultural landscape.

Options include:

- Purchase the land (the Town has purchased one farm to date).
- Purchase the development rights.
- Purchase an easement over the most scenic portions of the land.
- Encourage or require the development to preserve scenic features and structures, including barns.

Community support is strong for purchasing farmland.



# 8. BUSINESS DEVELOPMENT

## Goals

**We attract additional business development that is consistent with the character and scale of its surroundings.**

**Business development builds the tax base and provides jobs and services.**

## Strategies

- A| Maintain current business zones, with updates.
- B| Minimize the loss of industrial land for non-industrial uses.
- C| Encourage business development in existing business zones.
- D| Improve the appearance of business zones.

### **Buckland Road Gateway Development Zone**

In the last 10 years, the Town has seen significant business development in this zone, including development and expansion of Evergreen Walk. The Zoning Regulations set high standards for design, walkability, access management and other facets.

### **I-291 Corridor Development Zone**

This zone takes advantage of highway access and provides for a variety of opportunities, creative approaches and flexibility. It gives the Town a measure of control over the type of and quality of development.

### **Going Forward**

This Plan supports continued development in both of these zones in accordance with the regulations.

## **A | Maintain Current Business Zones, With Updates**

Twelve percent (12%) of land in South Windsor is zoned for commercial and industrial uses and there are large vacant parcels that present great economic development opportunities. Local officials assume that business development goals and objectives can be met with the existing supply of commercial and industrial zoned properties over the next 10 years.

With minor updates, the current business zoning designations should help the Town accomplish its business development goals. The updates, further discussed in the remainder of this Chapter and Chapter 9, South Windsor Center, and Chapter 10, Route 5, include:

- Adjust uses allowed in the industrial zone to minimize loss of land for non-industrial uses.
- Create a Town Center overlay zone.
- Create focal points along Route 5.
- Create a Rural Transition Zone in the northern stretch of Route 5.

The Business Development Plan map summarizes these recommendations.

## **B | Minimize the Loss of Industrial Land**

Industrial uses are attractive to communities because they often provide higher wages and property taxes compared to retail and services. On a well-traveled regional commuter corridor like Route 5, there can be pressure to allow service and retail uses in industrial zones. Because it is difficult to find new suitable land for industrial uses (i.e., land along roads that can handle truck traffic and that is generally buffered from residences), such conversions to other uses usually results in a loss of land available for industry.

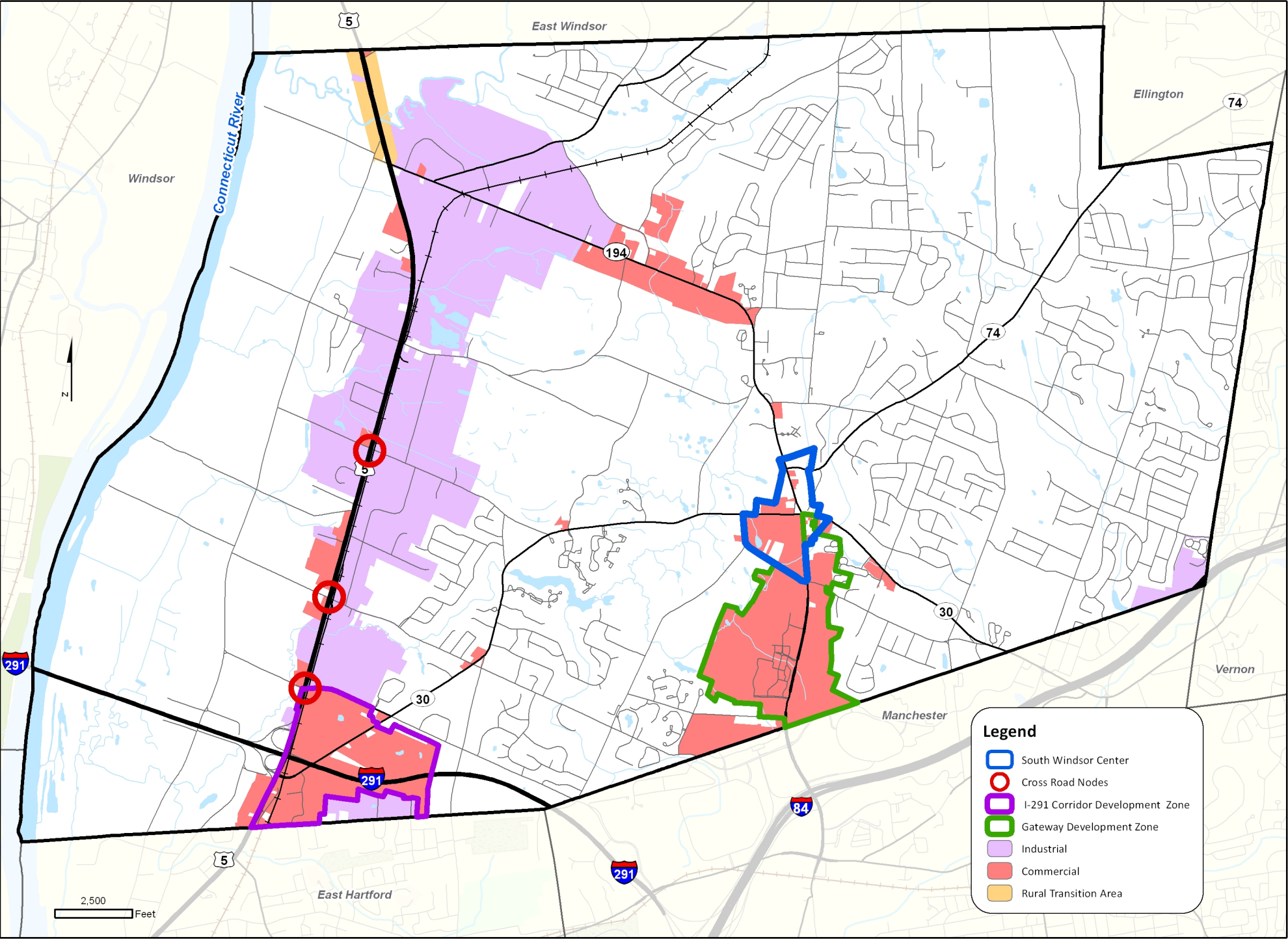
Also, the introduction of non-industrial use in an industrial area can lead to complaints or opposition to new or expanded industrial uses.

This issue can be addressed with minor adjustments to the Industrial Zone. The Town should re-examine some of the commercial-like uses currently allowed in industrial zones and generally avoid rezoning industrial land unless consistent with other goals and strategies in this POCD.



# Business Development Plan

South Windsor, CT



**Economic Well-Being of South Windsor Residents**

A healthy community supports job opportunities for its residents. This Plan encourages local businesses and the Town to hire South Windsor residents, including for construction projects, where feasible.

### **C| Encourage Business Development in Existing Business Zones**

South Windsor has a reputation for having a business-friendly permitting process and being welcoming to new businesses. This reputation should be upheld by:

- Ensuring that landowners and businesses clearly understand the permitting process (by keeping the permitting guide up-to-date and user-friendly).
- Ensuring a reasonable time-frame for land use approvals.

Maintaining a business-friendly approach depends upon a number of local officials including the Economic Development Commission, Town Manager, Planning and Zoning Commission, Planning Department, Engineering Department, Building Department and Office of the Fire Marshal. Previous town-wide strategic planning has helped to coordinate the efforts of town staff and commissions to achieve common goals. Such efforts should be reinstated to help implement business development strategies.

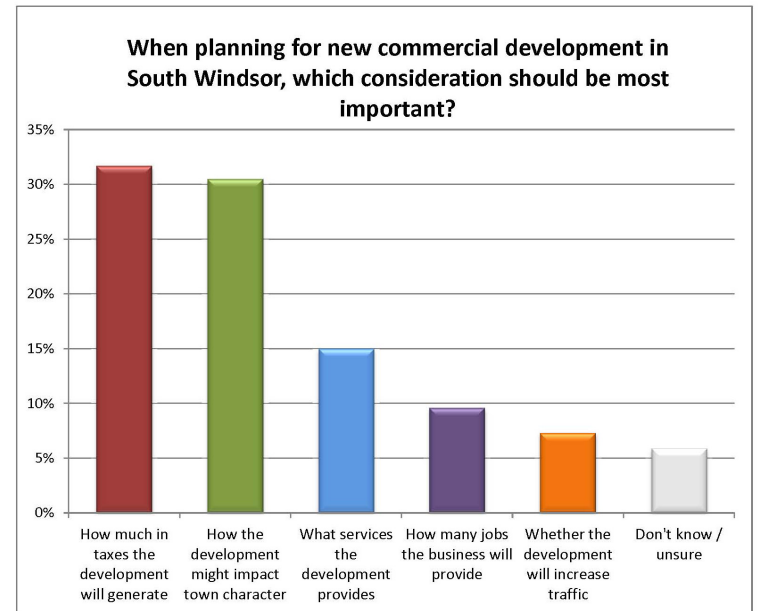
It takes active efforts to promote the Town to potential businesses and help businesses start-up and grow. Chamber of Commerce staff is currently helping the Town perform many of these functions. This type of promotion, guidance and assistance should continue.

South Windsor has adopted tools to assist businesses, such as a Tax Incentive Program. The program includes criteria that businesses must meet to be considered. The Town should continue to offer this program and ensure that it is

only used for those businesses that meet the program’s stated goals. The Tax Incentive Program criteria could be updated based upon priorities in this POCD. For example, the criteria might include businesses that contribute to creating a strong town center in South Windsor Center.

The Tax Incentive Program is not available to existing businesses unless expansion is planned. Programs, such as a Facade Improvement Program (see p. 50), can help existing businesses that might not have the resources to make physical improvements to their site and facility.

The Town should encourage developers to incorporate energy-efficiency measures into new construction and reconstruction.



## D | Improve the Appearance of Business Zones

As noted in Chapter 4, Community Character, the Town is doing well in ensuring that the appearance of new buildings and landscaping fits with South Windsor's character.

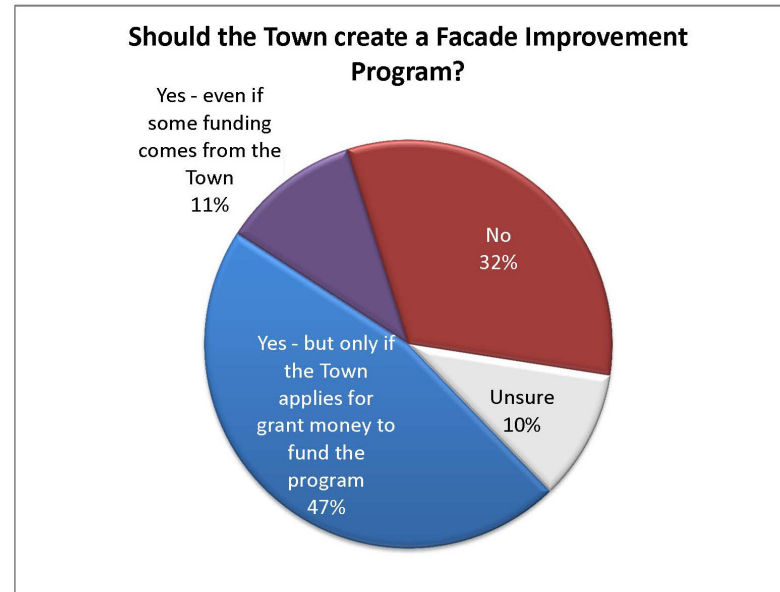
The challenge lies with vacant buildings and older buildings. Residents expressed frustration over vacant buildings, deteriorating buildings and unkempt landscaping found along some well-travelled roads.

For vacant buildings, the owner may not have the financial means to maintain it - let alone make upgrades, replace or remove signs or improve parking areas and grounds. The best strategy to improve the appearance of vacant buildings is to help to find a new tenant.

For occupied buildings that need upgrades, there is little incentive to spend money on upgrades unless the business owner or landlord believes they will see economic value from an upgrade (e.g., attract more customers, be able to charge higher rent) or if there is a code or safety issue that must be addressed.

If the community places high value on having more attractive buildings and commercial sites (which in turn can enhance the site's and possibly neighboring property values) then it might make sense to provide public funds to make improvements. One approach is through a Facade Improvement Program. The Town could focus on or develop a pilot program for Route 5 since this is a well-travelled gateway and public sentiment expressed a strong desire to improve the appearance here. Wethersfield has a very

successful Facade Improvement Program, which is highlighted on the next page. More than half of survey respondents support a Facade Improvement Program, though primarily if the funding is from a grant.



Lastly, a blight ordinance is an important tool to have in place, but should be used as a last resort. The initial goal should be to work with property owners to understand issues they are facing and help develop a workable solution to address blight.

## Facade Improvement Program – Wethersfield

Wethersfield established a Facade Improvement Program, which provides a “forgivable” loan for up to 50% of the cost for improvements. Eligible improvements include new signs, sign removal, landscaping, windows, awnings, siding, painting and other projects.

The Town set up the fund with an initial appropriation and has added to it with the State’s Small Town Economic Assistance Program (STEAP) grants and additional town appropriations. The Town Planner and Town Attorney work with an economic development commission to review and approve the loans and the design review board reviews the planned improvements. They receive approximately three to four applications per year.

Local officials consider the program to be a great success, with 20 projects undertaken to date.

Before:



After:



Photos from Town of Wethersfield website.



# 9. SOUTH WINDSOR CENTER

POCD Revision: Chapter 9, Strategies C and D – Effective 09/21/14

## Goals

**South Windsor Center is recognized as our Town Center and is a destination for residents and visitors.**

**The Center is vibrant, with a mix of uses and activities in a walkable setting.**

**The Center continues to be the Town's civic hub.**

## Strategies

- A| Reinforce a "South Windsor Center" brand.
- B| Draw more people to the Center.
- C| Enhance the Center through physical improvements.
- D| Convey a vision for longer term redevelopment.

**How important is it to you that South Windsor has a "Town Center"?**

69% of respondents said that this was very important or somewhat important in the Community Survey.

62% felt that the crossroads area near Town Hall should be the Town Center.

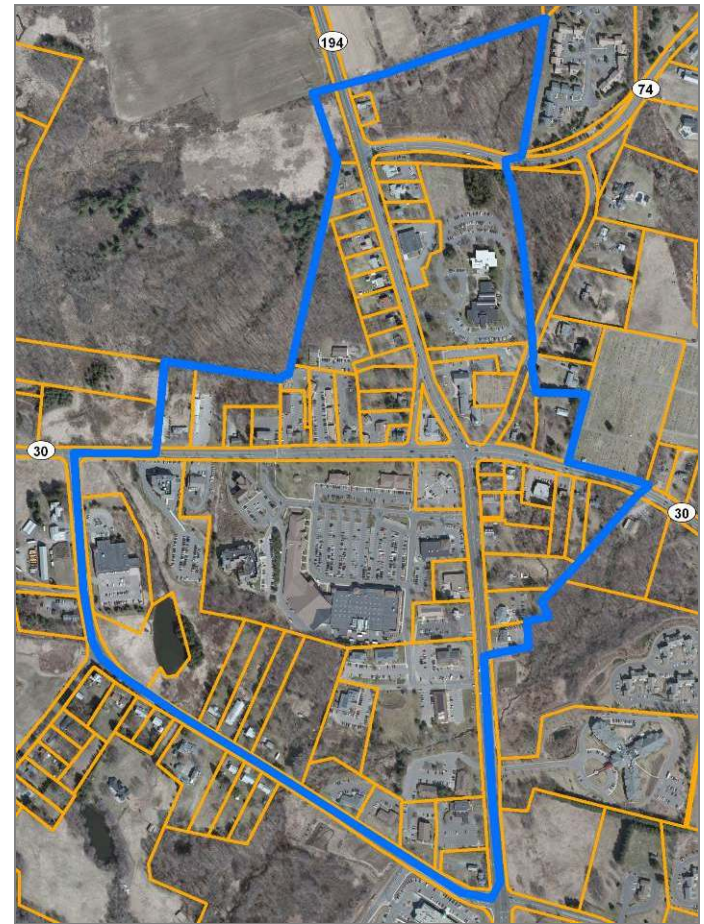
## A| Reinforce a “South Windsor Center” Brand

A short term, low-to-no cost first step to having a recognizable “Town Center” is to reinforce the brand by consistently referring to this area (see map) as South Windsor Center. The Town should refer to the area as the South Windsor Center in its documents, the webpage, when describing the location of the Town Hall and Library, in marketing materials and in other references to this area.

The Town can also encourage businesses located here to incorporate South Windsor Center into their signs, websites and advertisements.

The Town could add banners and / or signs demarcating the gateways to the Center (see South Windsor Center Enhancement Plan on page 55).

South Windsor Center





## **B | Draw More People to the Center**

A vibrant Town Center draws people on weekdays, weekends, daytime and evenings because it offers a mix of uses and activities. South Windsor’s zoning should encourage a mix of uses that generate activity at different times and avoid having an overconcentration of uses that are only active weekdays.

Successful Town Centers also have visible outdoor activity such as dining, sidewalk sales and organized events. The Town can encourage retailers to have sidewalk sales and use their outdoor space in ways that create visible outdoor activity.

Outdoor dining should be encouraged by easing restrictions and encouraging South Windsor Center restaurants to experiment with it. Zoning updates should:

- Allow the conversion of parking spaces for dining space in South Windsor Center. If the applicant can demonstrate that the spaces are not necessary and the spaces can be used safely, allow them the opportunity to creatively use their outdoor space.
- Allow trial-runs for outdoor dining without zoning approval – such as an outdoor dining weekend or some other temporary period that allows restaurants to try it on a trial basis without having to go through the approval process.
- Encourage social-media driven “pop-out seating” at South Windsor Center restaurants. If these temporary events prove successful, restaurants

might see the value in creating formal outdoor dining space.

- Eliminate the restriction against using Town-owned land in South Windsor Center for outdoor dining. If the Town Council approves the use, zoning should not prevent it.

It is recognized that there is limited land available for events in South Windsor Center and that the land is privately owned. The Town should encourage the continued use of the gazebo area for smaller community events which can draw customers to businesses in the Center. The Town should also encourage other landowners with outdoor green space to provide amenities such as benches and picnic tables (see areas identified on South Windsor Center Enhancement Plan on page 57).

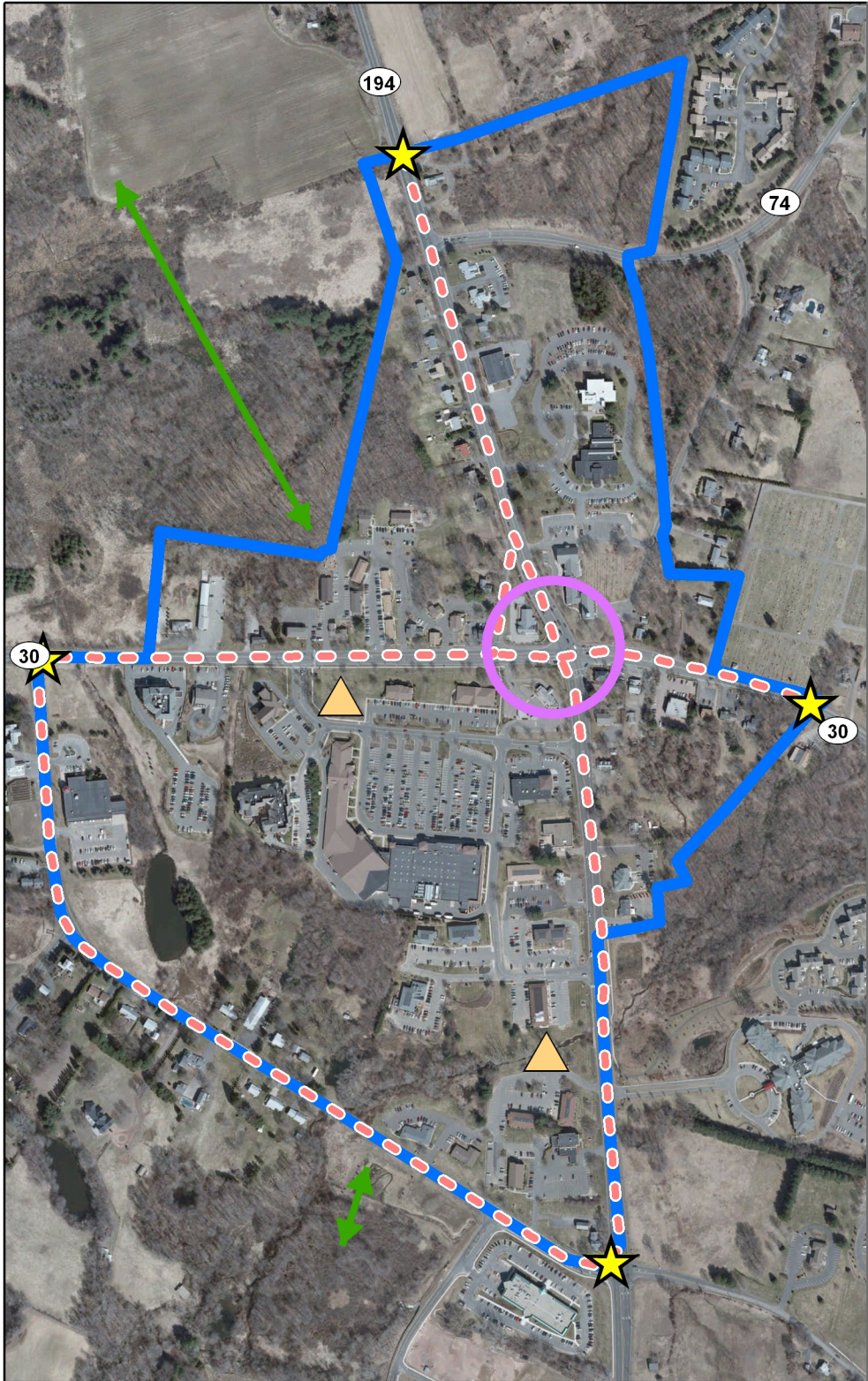
### **Residences in a town center add customers and activity**

As discussed in Chapter 12, adding housing units to a town center helps meet multiple goals, including housing and economic development goals.





# South Windsor Center Plan Short Term Enhancements



- ★ Identify Gateways - banners, signs
- - - Maintain and Expand Sidewalks
- ↔ Connect to greenways / trails
- Create pedestrian friendly crossing
- ▲ Encourage Outdoor Activities

## **D | Convey a Vision for Longer Term Redevelopment**

Residents envision their Town Center as a destination with a mixture of uses in a walkable and bikable setting. Today, the land in South Windsor Center falls into four very different zones. Provisions in some of these zones prevent landowners from developing their properties in ways that help create a town center. South Windsor Center property owners identified setbacks, coverage and parking requirements as road-blocks to fuller use of their properties.

A cohesive vision conveys how new development can contribute to and take advantage of a town center setting. That vision might include the following development principles:

- Landowners work together to maximize their potential through shared parking and by creating new “main streets”.
- Buildings are oriented toward existing and new streets, with parking to the rear or sides of buildings.
- Uses are mixed especially in areas closest to the intersection. An overconcentration of weekday office uses in any one area are avoided.
- Public amenities are incorporated such as outdoor sitting areas, benches, public art and outdoor gathering spaces.

- Pedestrian and bicycle connectivity is provided between buildings and to adjacent properties.
- Incorporate residences, especially in a mixed use setting, as appropriate.

These principles could be incorporated in a zoning update. In return for meeting these development principles, zoning could provide greater flexibility or loosen dimensional standards. This allows property owners to redevelop in ways that can help achieve the community vision and gives the ability to address unique circumstances on each parcel.

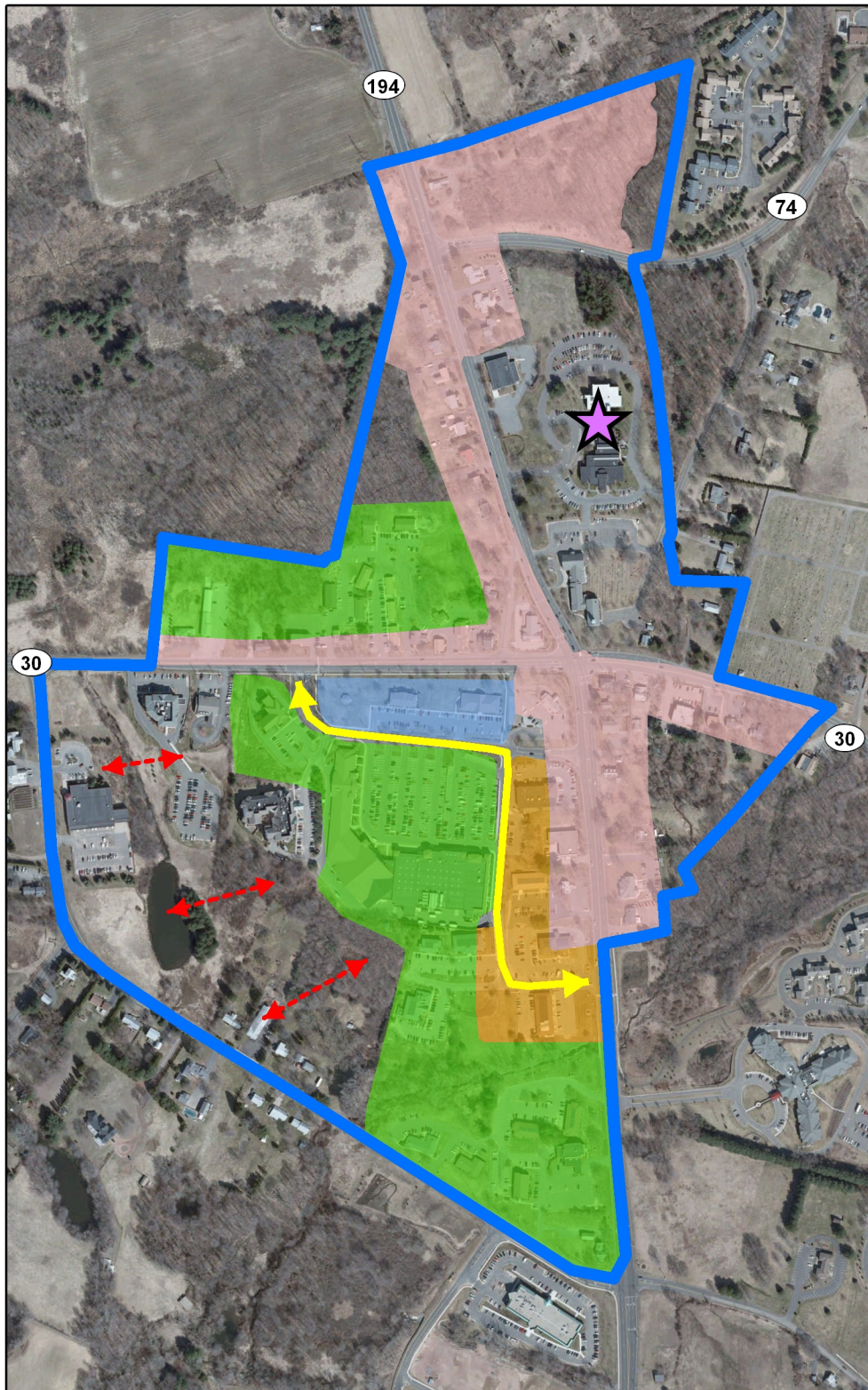
An overlay zone, matching the South Windsor Center boundary, is one zoning approach. The zone could be mandatory or optional. An optional approach would mean that property owners can chose whether they want to take advantage of the new zoning provisions or stay under the current zoning designation.

Design guidelines could be created to clearly illustrate building and site design principles for South Windsor Center.

Initiatives to reinvigorate South Windsor Center can build on the Town’s agricultural heritage. For example, the Priest property might provide opportunities for a farmers market, community gardens or other agricultural activities and art within walking distance to the Center.



## South Windsor Center Plan - Development Concepts



Encourage connection – possibly a “main street” concept.



Provide pedestrian connections between land uses on Deming Street and the core South Windsor Center area.



Maintain hub of municipal uses.



Development should be oriented toward the street, with small setbacks, and common drives.



Coordinated development with greater flexibility than currently allowed in pedestrian friendly village setting.



If a connector/main street is built, buildings here should be oriented toward new street with small setbacks.



Maintain open landscaped setting with larger setback.

In terms of implementation, the Plan recommends that the South Windsor Center area be recognized as containing the following policy areas:

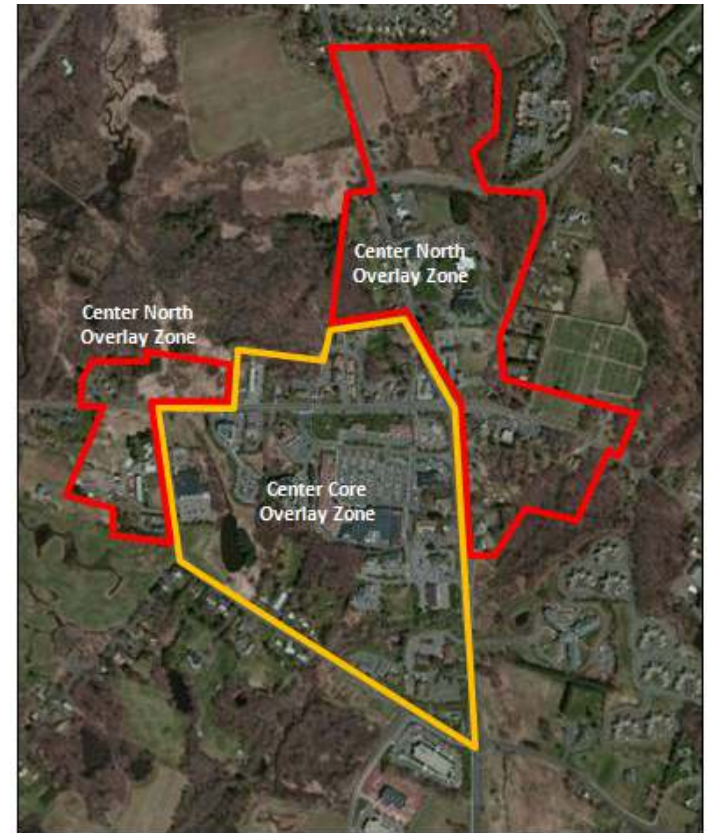
- **“Center Core” Area** – this is the area bounded by Buckland Road, Ellington Road, Clark Street, and Deming Street which would be the central focal point
- **“Center North” Area** – this is the area located generally northward of the “center core” area which can help support the evolution of the Town Center area
- **Buckland Road** – the Buckland Road corridor already has zoning provisions in place which have helped result in a coordinated development approach
- **Other areas** – other areas to the west, north, and east are located further from the “center core” area where it may be more difficult to make meaningful pedestrian connections.

The initial focus will be on providing development guidelines for the “center core” and “north core” areas.

Since it is important that careful attention be paid to maintaining and enhancing the distinctive character of this area as a village center, both areas should be considered for designation as “village districts” as authorized by CGS Section 8-2j. This will give the Planning and Zoning Commission the ability to carefully monitor and manage the design of buildings and sites and ensure that proposed

buildings or modifications to existing buildings be harmoniously related to their surroundings and the desire to create a mixed-use and pedestrian- and bicycle-friendly environment.

Potential Policy Areas





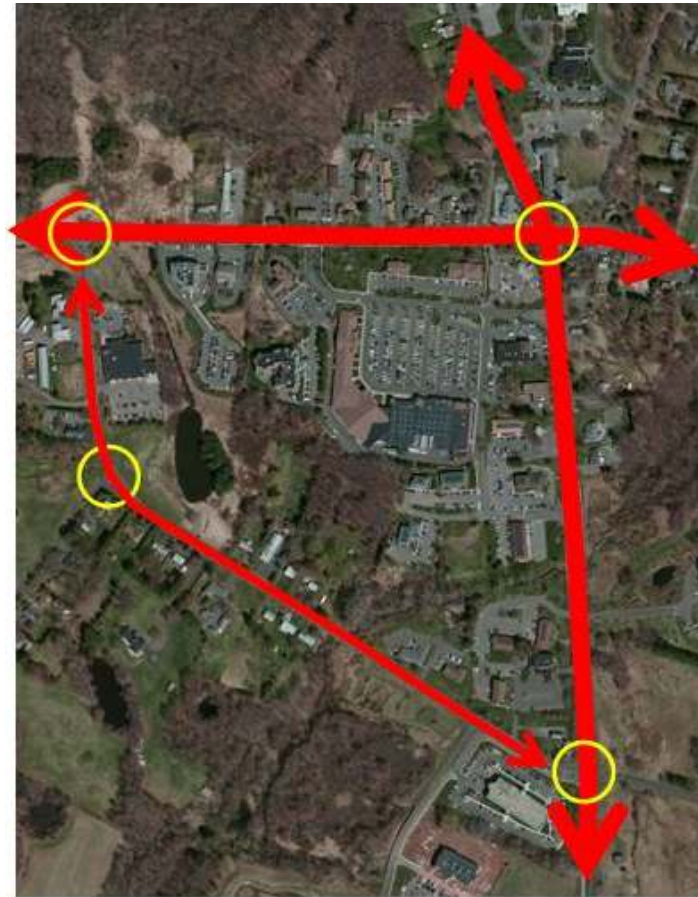
## “Center Core” Area

The following graphics are intended to illustrate an overall vision or organizing concept for making the “center core” part of South Windsor Center a mixed-use, pedestrian--and bicycle-friendly area with a “sense of place”. These graphics suggest ways to:

- Maintain “capacity” corridors to facilitate traffic flows in the Buckland Road / Sullivan Avenue / Ellington Road corridor. The yellow circles are areas where “character elements” (such as roundabouts or gateway features) might be introduced to help establish South Windsor center as a special place.

While roundabouts may prove to be problematic in some locations due to traffic volumes or turning movements, this type of feature might also be a defining element of the South Windsor Center environment.

“Capacity” Corridors



### Clark / Deming Streets

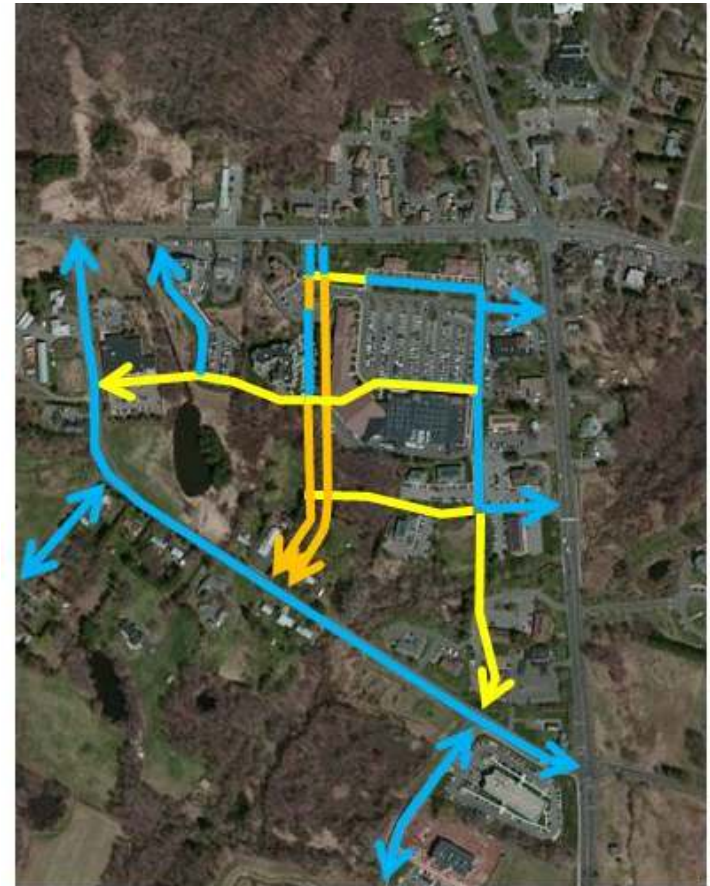
The future role of Clark Street / Deming Street will need to be determined. It is shown as both a “capacity corridor” and a “character corridor” because it will need to serve both roles. Over time, the decision of whether to provide for on-street parking along Deming Street and/or where to place the sidewalk will need to be determined as the character of the area unfolds.

- Establish a system of “character” corridors in the block delineated by Buckland Road, Ellington Road, Clark Street, and Deming Street. These “character” corridors will be internal “streets” with a village-type feeling. It is envisioned that these internal “streets” will be privately owned and maintained. The design features intended to promote a village-type feeling might include on-street parking, wide sidewalks, abundant street trees, buildings located close to the street, larger parking areas located to the rear of the buildings (away from the street), etc.

Many of these “streets” already exist in terms of location (shown in blue) and new “streets” should be added (shown in yellow) to create a block structure which will facilitate the maintenance of a pedestrian-friendly environment. The “streets” shown in orange might have a boulevard configuration and might have parking as part of the median due to the building separations which already exist there.

It is not envisioned that any of the proposed “streets” will be dead ends or cul-de-sacs. The intention is to create an interconnected street system that results in an integrated pedestrian, bicycle, and vehicular environment. The use of consolidated parcel agreements and cross-easements should be used to ensure that an overall circulation system is created at the time of development (rather than deferred to some future date).

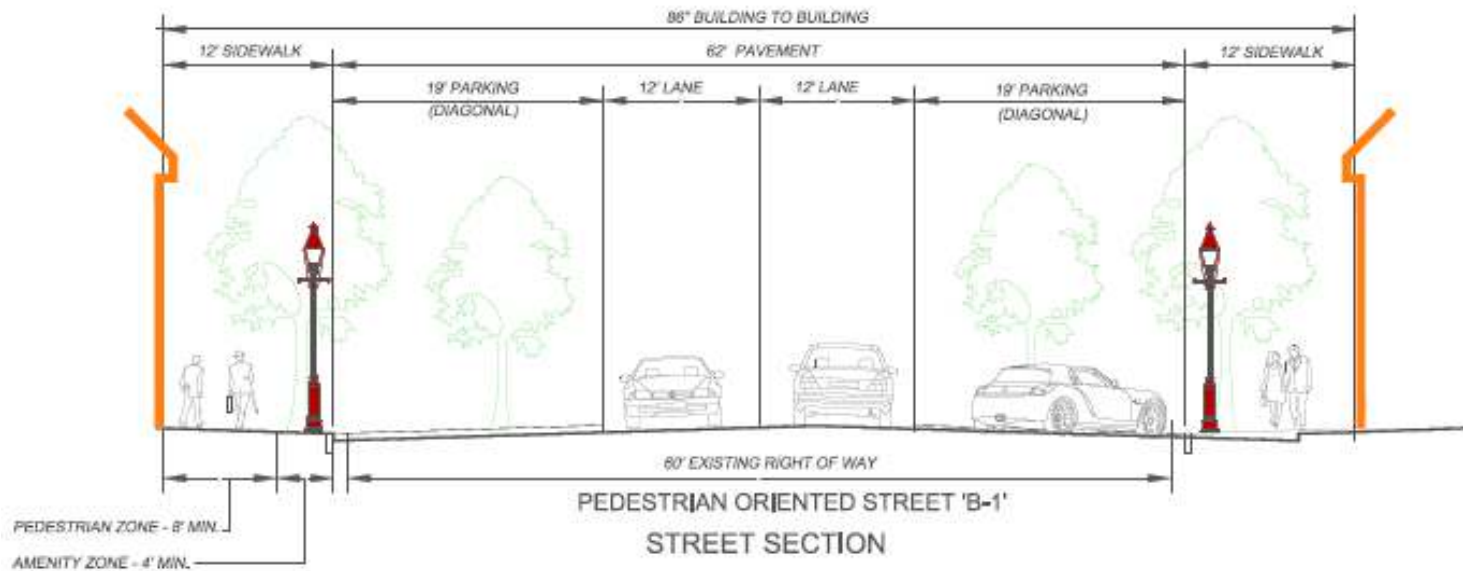
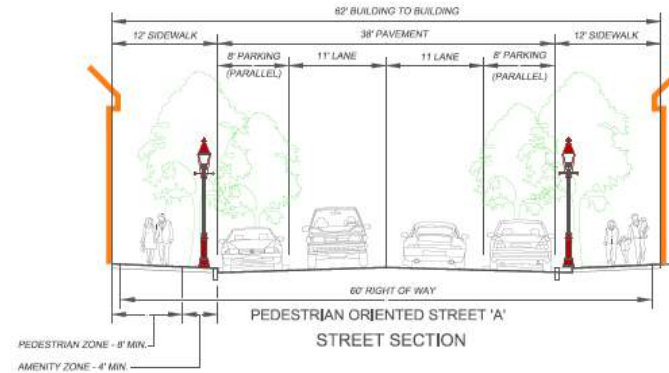
“Character” Corridors



Within the “center core” area, the internal streets (the “character” corridors) should generally be laid out as shown below with:

- Two+ story building facades framing the street,
- Wide sidewalks providing a generous pedestrian / planting area,
- Parking areas (diagonal is preferred due to the ease of operation for most drivers and the greater parking provided per curb length)
- Travel lanes for two-way traffic flow

While diagonal parking is much preferable to parallel parking, the following section may be appropriate where space is limited.



- Provide for sidewalks and pedestrian and bicycle connections within the "center core" area in order to make it function as a pedestrian-friendly place. In essence, the general concept would be to provide for wide sidewalks on both sides of the internal "streets" and on one or both sides of the perimeter streets. The "center core" area should also be connected to outlying areas by sidewalks, bicycle paths, trails, and other means. As development occurs, opportunities arise and circumstances dictate, sidewalks can and should be extended throughout the "center core" area. Crosswalks should be provided at all major intersections in the surrounding "capacity" corridors so that the various components of the "center core" area and surrounding areas become knitted together as a cohesive pedestrian place.

**Pedestrian Connections**





- Mixed use areas with a pedestrian- and bicycle-friendly setting and interconnected sidewalks and streets have been found to have lower parking needs than typical suburban developments. Since new regulations for the "center core" area will likely allow for smaller setbacks, more lot coverage, and lower parking ratios, this will allow for new development to occur and new buildings to be created. These new buildings should consist of multiple story mixed-use buildings.

To accomplish the overall vision of the "center core" area, it should be mandatory that any new buildings be situated, designed, and built close to the internal streets and sidewalks in order to promote the creation of a mixed-use, pedestrian-friendly area with a "sense of place". This would mean that the new "streets" are created, that on-street parking be provided, that wide sidewalks be provided, and that buildings be oriented to the "street" and be built in an architectural style that complements South Windsor's vision for the Center.

**Possible Development Opportunities**





### **Future Parking**

At some point in the future, there may be interest in structured parking or shared parking – possible coordinated by the Town. As development evolves in the “center core” area, this should be a consideration.

At least initially, it is envisioned that the “center core” area will be enabled through the establishment of an overlay zoning district.

The overlay district allows property owners to opt in to the significant development flexibility and development yield and accept the tradeoffs in terms of interconnecting sites, installing and maintaining sidewalks, and other community benefits. The greater development yield and development flexibility allowed by the overlay zones will be strong incentives for property owners to voluntarily use these provisions.

It will also allow the Commission to gain experience with some of the development concepts desired for village-type developments and enabled by the new regulations. Over time, the Commission could replace the underlying zoning districts with the “center core” district.

### **“North Core” Area**

The graphics on the facing page illustrate concepts for the “north core” part of South Windsor Center.

The development of these areas is also intended to result in a mixed-use, pedestrian-friendly area with a “sense of place” although it will be at a lower intensity than in the “center core” area. The overall design concepts are similar as for the “center core” area. The interconnection of sites in terms of driveways, internal streets, and pedestrian connections is extremely important.

The Town may wish to participate in the redevelopment of some areas on Sullivan Avenue, at least in terms of aligning any intersections with the driveway to Town Hall and the Library.

**“Capacity” Corridors**



**Pedestrian Connections**



**“Character” Corridors**



**Possible Development Opportunities**



### **Sullivan Avenue**

For the properties on the west side of Sullivan Avenue just north of the Town Hall entrance (currently residential), a consolidated plan which incorporates all these properties is extremely important.

Development proposals which involve one or two properties, which “maroon” other properties, or do not make provision for future access and interconnections should be discouraged.

In terms of zoning, a new “north core” overlay district could be utilized so that property owners will opt in to the significant development flexibility and yield and accept the tradeoffs in terms of interconnecting sites, installing and maintaining sidewalks, sharing parking, and other community benefits.

### **Buckland Road Area**

The Buckland Road area to the south of the “center core” already has the Buckland Gateway Development District which the Commission has found effective in guiding development in this area. No additional changes are recommended at this time.

### **Open Space**

Provision of open space and greenbelts and protection of natural resources will continue to be important in and near the Town Center areas.

Connection of open spaces within South Windsor Center to adjacent open spaces (including to Evergreen Walk and other places on Buckland Road) is strongly encouraged.

**Open Space / Conservation Areas**



# 10. ROUTE 5

POCD Revision: Chapter 10, Strategy C– Effective 09/21/14

## Goals

**Route 5 remains a regional economic development corridor.**

**The corridor’s overall appearance improves over time so that this important gateway positively reflects South Windsor’s image.**

## Strategies

- A| Continue to encourage business development.
- B| Create focal points along Route 5.
- C| Create a Transition Zone in the northern stretch of Route 5.
- D| Work with the State to improve the appearance of the road and grounds within the State-owned right-of-way.
- E| Encourage improvements to front yards of business and buildings.



## A| Continue to Encourage Business Development

The majority of land along Route 5 is zoned for business uses. It is intended that Route 5 will remain South Windsor's most expansive economic development corridor.

## B| Create Cross Road Nodes

High traffic volumes on Route 5 create demand for commuter services. The Town can balance this demand with the overall goal of preserving industrial land by channeling demand to defined nodes. The nodes can provide services and retail for nearby neighborhoods and Route 5 commuters while introducing more structure to the corridor. Development in these nodes should:

- Minimize curb cuts onto Route 5 by sharing driveways and having access points on the cross road where possible.
- Be smaller scale buildings with multiple businesses per site encouraged.
- Undergo design review with high design and landscaping standards.

## C| Create a Transition Zone

Route 5 north of Sullivan Avenue is a high traffic volume area primarily zoned residential with areas that currently support commercial and agricultural operations

This area retains South Windsor's rural roots and effectively creates a transition from the more rural surroundings to the more built-up Route 5. While recognizing that a large portion of this area contains the Scantic River and its floodplain, the environmental constraints will by their very nature limit extensive development along this stretch of Route 5. The goal should be to compliment the rural flavor here, while recognizing land owners' potential need for commercial opportunities.



The provisions of the General Commercial, Design Commercial or Restricted Commercial zones would not be suitable in this area, nor would create the appearance of a commercial strip. Instead, a new transition zone or overlay zone should be created that limits the types of commercial uses, while carefully managing building design, placement, and landscaping treatments. Uses in the new zone also should not generate large volumes of traffic. Where feasible, parking areas should be set back from the highway. Ultimately, landowners should be consulted to understand their intentions prior to creating the new zoning requirements.



## D | Improve Appearance within the Right-of-Way

The right-of-way (ROW) is owned by the State and managed by the Connecticut Department of Transportation (ConnDOT). It includes the paved roadway, median, some extent of land along the roadway and utilities. Strategies to improve this area requires coordination with ConnDOT.

The number of traffic control signs creates a cluttered look and diverts attention from business signs. The Town could encourage ConnDOT to only provide the minimum signs necessary and remove the remaining signs.



There appear to be illegal signs in the ROW. Town Zoning regulations do not allow off-premise signs and ConnDOT requires proof that a sign complies with local zoning before allowing a new sign. Any commercial sign located in the ROW is “off-premises” even if it is located right in front of the business (some of the commercial signs in the ROW may be grandfathered and possibly legal). The Town should work with ConnDOT to eliminate illegal commercial signs in the ROW. It is recognized that businesses may depend upon

these illegal signs to draw business. Concurrent with stepping up enforcement, the Town can work with these business owners and their landlords to develop a solution that helps them advertise their presence, but in a way that is more appealing.

At any given time, there are a number of vehicles displayed in the ROW, often on green areas. Regulations governing the number of cars for sale that can be displayed should be more rigorously enforced.

Litter can be addressed through regular volunteer litter clean-ups.

The Town’s Zoning Regulations require access management to consolidate driveway curb cuts and narrow overly-wide curb cuts. Some communities have created Access Management Plans, which provide specific recommendations for access to properties along a corridor. Such a Plan entails a holistic approach to the entire corridor.

The look of the guardrail in the median has a surprising impact on the overall appearance of the corridor, yet a guardrail is necessary due to the narrow width of the median and crash history. There are more attractive materials for guardrails. When ConnDOT repairs or upgrades the guardrails, the Town should encourage use of aesthetic guardrails.

### Challenges in Route 5 Right-of-Way

- Illegal commercial signs
- Multitude of traffic control signs
- Vehicle storage, parking
- Deteriorating guard rails and medians
- Litter
- Overhead wire clutter
- Lack of greenery, trees

Long term, the Town should encourage overhead wires to be buried. As the following photo-simulations show, the wires strongly impact the overall appearance of the corridor.

With overhead wires:



Without overhead wires:



## **E | Encourage Improvements to Yards and Buildings**

The privately owned front yards include parking, driveways, lawn, landscaping and signs. This area is most visible to those travelling on Route 5 so it creates a strong impression of South Windsor. While building appearance contributes to the overall character of Route 5, the front yard seems to have a greater influence.

New development is subject to landscaping and design requirements; that review process should continue. The following strategies can help improve the appearance of existing development:

- Encourage property owners to landscape their front yards, add vegetation and trees and upgrade signs.
- To the extent possible, relocate or eliminate parking from the front yards. Where it is not possible, improve the appearance of parking areas with landscaping or attractive screening.
- Work with landowners to enhance screening of storage areas and parking.
- Establish a Facade Improvement Fund to help property owners with these upgrades (see page 48).
- Work with the owners of blighted properties.



The following photos illustrate good role models in South Windsor that businesses can look to.

### Signs





## Landscaping



# 11. RESIDENTIAL DEVELOPMENT

## Goals

**The integrity of our neighborhoods is preserved.**

**South Windsor offers a range of housing choices in appropriate settings to help meet the needs of the community.**



## Strategies

- A| Protect established neighborhoods.
- B| Allow flexibility in meeting emerging housing preferences and needs.
- C| Encourage additional affordable elderly housing.
- D| Monitor housing affordability.
- E| Support housing opportunities that help achieve economic and transportation goals.



## **A| Protect Established Neighborhoods**

Livability in South Windsor's neighborhoods is a key component of the Town's high quality of life. The Town's zoning provisions help protect residential areas from incompatible development and activities that might affect neighborhoods.

To continue to protect neighborhoods, the Town should:

- Generally maintain established residential densities and patterns (see Residential Densities Plan).
- Minimize impacts from potential incompatible activities (such as traffic, noise, lights, etc.) through the zoning regulations and a careful review of proposed developments.
- Continue to calm traffic on residential roads with speeding issues as warranted.
- For uses that will generate substantial truck traffic, continue to require traffic reports that account for cumulative impacts of other planned or proposed development that will also generate truck traffic in the vicinity.

## **B| Allow Flexibility in Meeting Emerging Housing Preferences and Needs**

Demographics are changing in ways never experienced before, with the largest over 55 population ever, smaller household sizes, more people living alone and more families requiring more than one housing unit due to divorce.

It is reasonable to expect that housing needs and preferences will change, possibly in ways that we cannot imagine today. The traditional approach of building single-family neighborhoods might not meet future needs. With a predominantly single-family housing stock, the Town might see more interest in "repurposing" single family houses to meet emerging needs.

The Town's zoning regulations allow some repurposing of single family houses and for alternatives, such as:

- In-law and accessory apartments.
- Duplexes in "transition" areas.
- Multi-family development (in proximity to shopping and services).
- Mixed uses (housing mixed in with business uses) in certain zones.

The Town should remain open to new residential ideas and update zoning regulations to incorporate new approaches, provided such approaches are compatible with its surrounding neighborhood. The Town should encourage new residential development to incorporate energy-efficiency measures.

Lastly, the cap on the number of Senior Residence Developments should be increased. The cap has been met and developers have expressed demand for more units. The new cap should be set to help meet this demand while avoiding over-saturation of housing units that focus on just one demographic.

## **C| Encourage Additional Affordable Elderly Housing**

South Windsor has two assisted living complexes and a number of private elderly housing developments. The Housing Authority provides affordable independent senior units.

South Windsor has a gap in affordable assisted living. The Housing Authority hopes to build 40 units of congregate senior housing next to its Flax Hill property, but more may be needed. Residents of assisted living are much less likely to walk to neighboring commercial areas; therefore proximity to businesses is less important when considering appropriate locations for this type of housing (though visitors and employees might value proximity to services).

## **D| Monitor Housing Affordability**

Housing affordability in South Windsor and surrounding communities has not yet reached the level of urgency seen in many Connecticut communities. The Town should monitor trends in sales prices and need and be ready to implement appropriate approaches when action is warranted.

The Town should continue to support efforts by the Housing Authority. The Town also could reach out to other affordable housing providers and encourage them to consider projects in South Windsor.

Longer term, zoning tools, such as providing density bonuses or other incentives could be adopted to encourage the creation of affordable units.



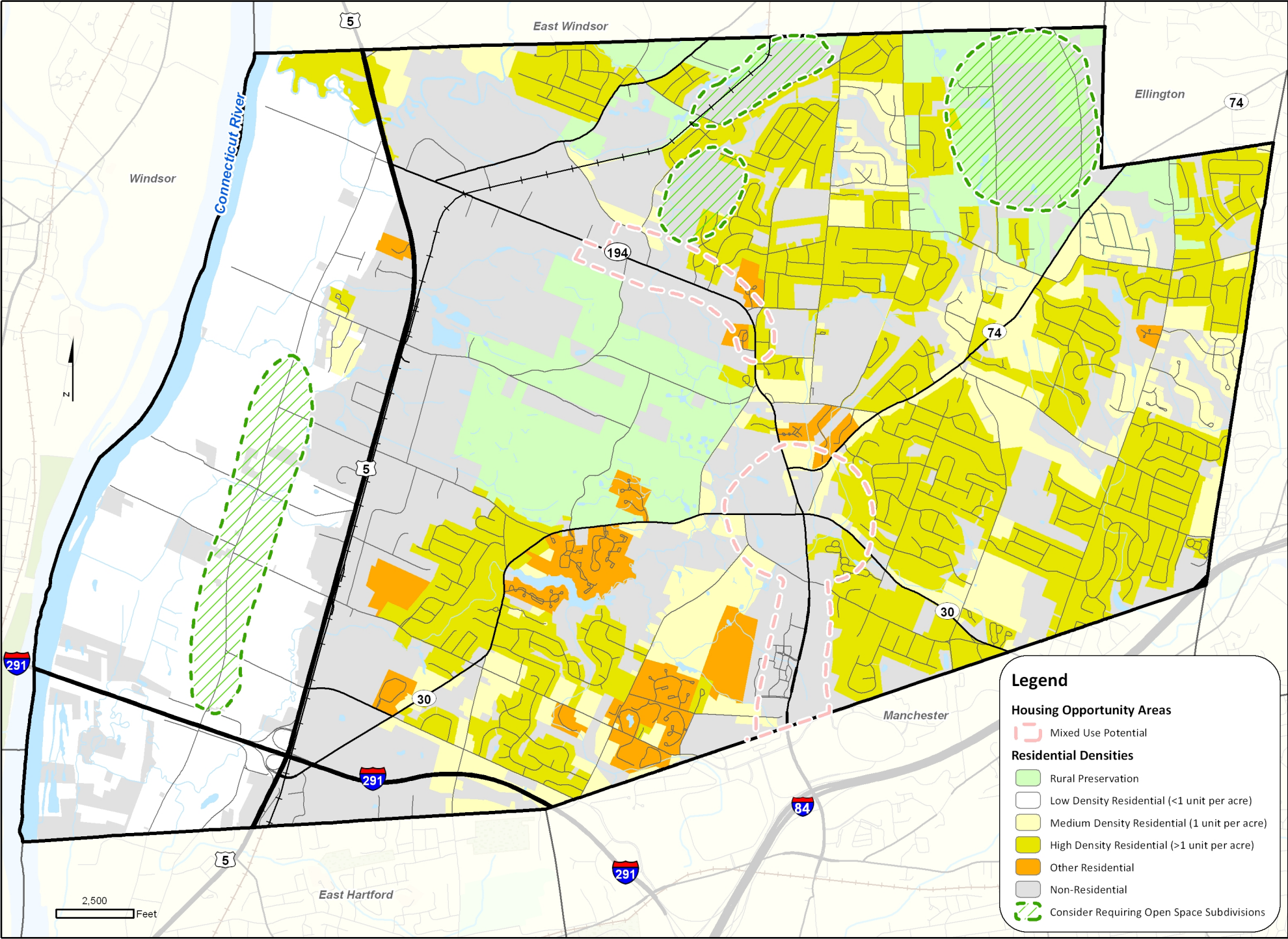
## **E| Support Housing Opportunities that Help Achieve Economic and Transportation Goals**

The Residential Densities Plan identifies possible Housing Opportunity Areas. These areas are identified as good housing candidates because they are within walking distance to commercial areas, have bus service and are located along an arterial road. Also, providing housing choices within South Windsor Center will help meet the economic goals for the Center. New housing in these Opportunity Areas should be:

- Supportive of and co-exist with commercial development so the housing does not reduce the economic viability of these areas. A mixed use approach is encouraged.
- Planned and laid out to avoid traffic issues. Housing development should minimize curb cuts, provide pedestrian and bicycle connections to nearby commercial uses and take other measures to reduce congestion issues.

# Residential Densities Plan

South Windsor, CT







# 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.

## A| Minimize Congestion

There are two opportunities to address possible congestion issues before a project is developed:

- **Prevent:** Do not allow high traffic land uses on roads that cannot handle the traffic.
- **Mitigate:** Minimize traffic impacts during the land use approval process.

South Windsor's zoning regulations have been updated to require traffic mitigation by requiring traffic studies and access management for many developments.

The regulations do not expressly prohibit high traffic land uses from roads not intended to handle high traffic volumes. Many uses require a Special Exception, which provides discretion to deny a development proposed on a road that is not suitable. However, by that point the applicant has incurred the cost of preparing and submitting plans. Many communities set expectations up front by tying their road classifications to their zoning regulations. South Windsor could:

- Consider requiring that traffic-generating uses in residential zones are only allowed on arterial or collector roads (e.g., assisted living, educational institutions, convalescent homes, etc.).
- Only allow denser housing developments (e.g., DRZ, Multi-Family) on arterial or collector roads.

In all cases, access management efforts should continue for new development and the Town should encourage existing businesses to consolidate curb cuts where feasible. Access management protects drivers and pedestrians.

### Road Classifications

**Interstate** – Controlled access. Intended to move large volumes of traffic.

#### Arterial

**Major** – Intended to carry regional traffic and serve major activity centers. In theory, serving abutting land uses is subordinate to moving traffic.

**Minor** – Interconnects and augments Major Arterials. Mostly local, but some regional traffic. Can also serve major activity centers, but with less traffic capacity than Major Arterials.

#### Collector

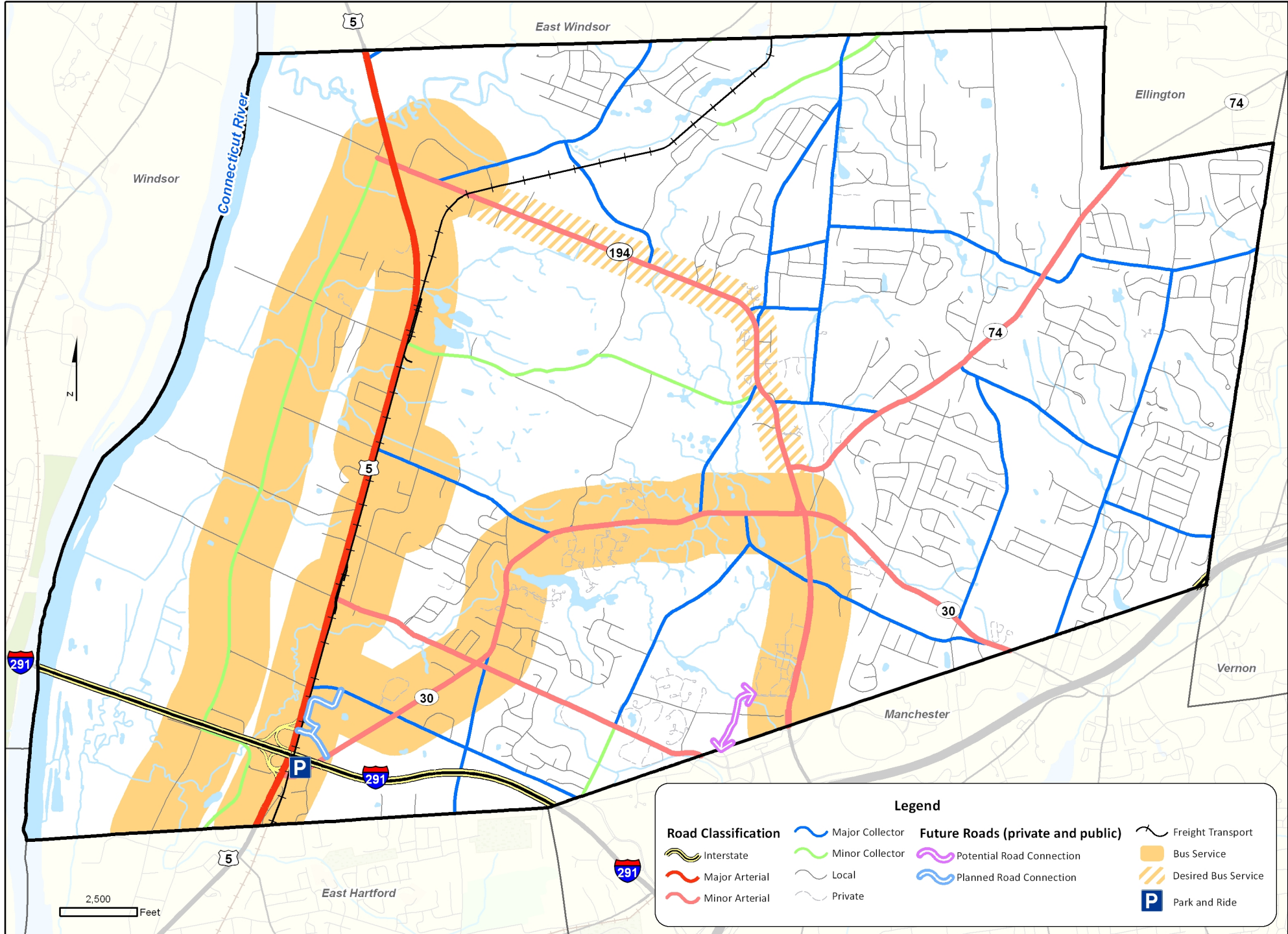
**Major** – Interconnects and augments Arterials. Mostly local but some regional traffic. Careful consideration for high traffic generators.

**Minor** – Collects traffic from a few neighborhoods and connects with Arterials. Very careful consideration for high traffic generators.

**Local** – Primary purpose is to serve abutting properties with little to no through traffic. Not appropriate for high traffic generators.

# Transportation Plan - Driving

South Windsor, CT





## Complete Streets

“Complete Streets” are planned to accommodate all users – not just vehicles. The needs of pedestrians and bicyclists are taken into account when upgrading, repairing or constructing roads.

The Capitol Region Council of Governments set a goal that Complete Streets will be the standard for road design by 2015 (see Regional Bicycle and Pedestrian Plan).

## B | Maintain Town Roads and Upgrade as “Complete Streets”

The majority of residents, workers and visitors get around South Windsor using a car – that is not expected to change over the next 10 years. Roads provide access to businesses and residences and allow people to travel around and through South Windsor. The condition of town roads form the first impressions of the community. The Town should continue to update and utilize its pavement management system to identify and track the need for road maintenance, repairs and upgrades. Adequate funding is critical to maintaining the Town’s road system.

Not all residents own a car, some cannot drive (or can no longer drive) and others simply prefer to have choices other than driving. As the population ages, the Town might find a greater number of residents requiring alternatives to driving. Part of that need can be met with greater emphasis on walking and biking (see next section). In terms of road maintenance and upgrades, the Town can adopt a “Complete Streets” approach so that road improvements address multiple transportation needs (see sidebar).

The Town should also continue to incorporate traffic calming measures as warranted to slow cars and create safer streets for all users.

## C | Enhance Road Connectivity

The Town has done a good job connecting roads when new development is proposed (e.g., connecting subdivisions) to minimize cul-de-sacs and thereby improve connectivity. The Town should continue to do this. In addition, the Vehicular Transportation Plan map identifies future road connections that could improve connectivity to business areas in the I-291 Corridor Zone and Buckland Gateway Development Zone.

## D | Encourage Bus Service Improvements

Convenient bus service provides transportation options to residents. It also helps South Windsor’s economy when employees can access jobs within the Town by bus.

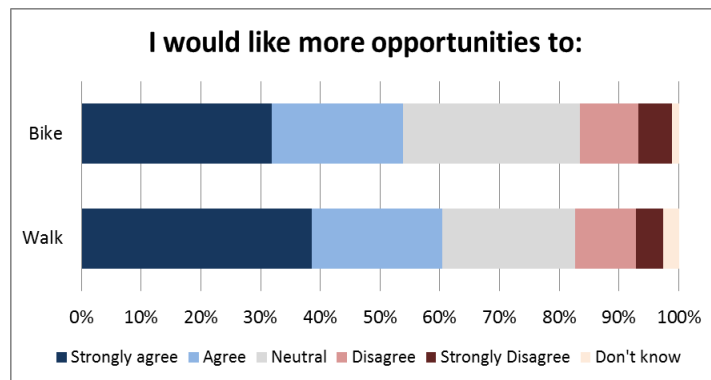
Connecticut Transit provides bus service in South Windsor. Routes connect parts of South Windsor to downtown Hartford, Bloomfield, Windsor and Manchester. Sullivan Avenue is the only major commercial corridor without bus service. The Town should work with CT Transit to:

- Determine if bus service along Sullivan Avenue is warranted.
- Determine if new or expanded service to commuter lots is feasible.
- Identify service and schedule improvements.
- Provide bus shelters where appropriate.
- Ensure that bus stops can be accessed safely and comfortably by pedestrians.

## E| Implement More Biking and Walking Options

Residents and officials have focused energy on making walking and biking viable transportation options in South Windsor. Recent milestones include creation of a master plan for walking and biking and designation as Connecticut’s second Bicycle Friendly Community by the League of American Bicyclists.

These efforts are important to residents. According to the community survey, support for taking additional steps is strong.



This POCD incorporates by reference the South Windsor Walk & Wheel Ways Master Plan (see box on page 76 for a summary). On the next pages, the Pedestrian Plan prioritizes areas of Town for sidewalk improvements and extensions and the Bicycle Plan indicates levels of improvements needed to make many roads more bicycle friendly.

The zoning regulations could be updated to require new commercial development to provide pedestrian

infrastructure and bicycle parking if located in priority areas. Existing commercial development should be encouraged to make improvements to better attract pedestrian and bike traffic.

The Town has increased the ability of students to walk to school through the Safe Routes to School Program. The Town should continue to connect neighborhoods to schools with sidewalks and seek creative alternatives, such as off-road pathways.



## **South Windsor Walk & Wheel Ways Master Plan – Summary of Vision and Goals**

The South Windsor Walk & Wheel Ways is a subcommittee of the Park and Recreation Commission.

**Vision:** The Town will be a walking and bicycling friendly community in which residents and visitors will enjoy safe walking and bicycling for recreation and transportation.

**Summary of Goals:** The plan's goals can be organized under three categories:

**1. Plan -** Maintain a walking and bicycling plan.

**2. Build Support -**

Advocate a safe walking and bicycling environment.

Promote walking and bicycling options.

Create and implement a comprehensive plan to communicate with the public.

Establish alliances among town departments, boards and commissions, community groups and regional groups.

Promote the inclusion of walking and bicycling provisions in town plans for zoning, site planning, conservation and development.

**3. Implement -**

Maintain existing trails.

Enhance existing roads for bicyclists and pedestrians.

Recommend on-road routes for riding and provide bicycle and automotive signage.

Create multi-use, off-road trails to connect neighborhoods and community sites.

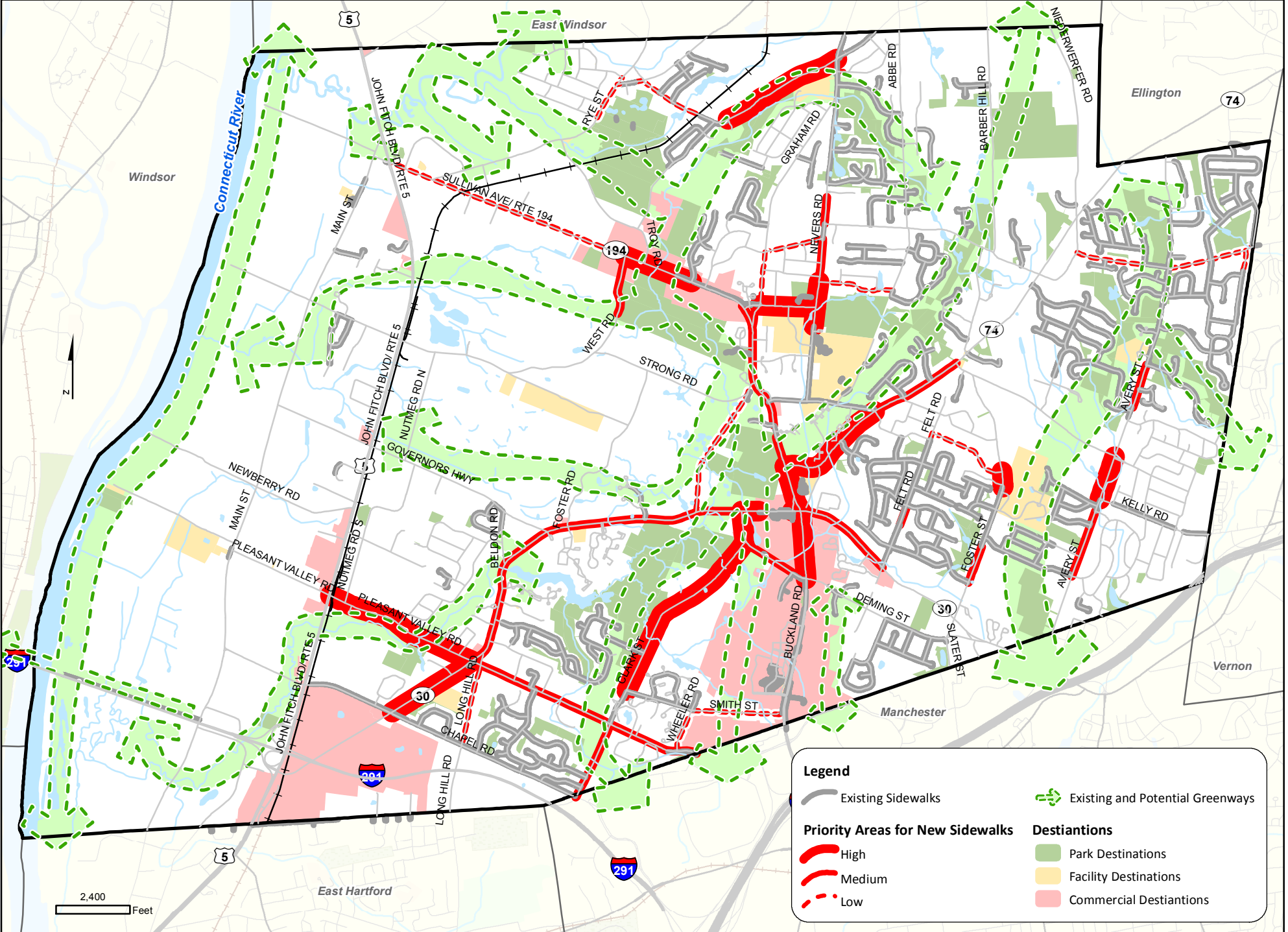
Link to other multi-use trail systems and road routes in neighboring communities.

Procure funding.

Educate road users on safe share-the-road practices and general safe bicycling information.

# Transportation Plan - Walking

South Windsor, CT

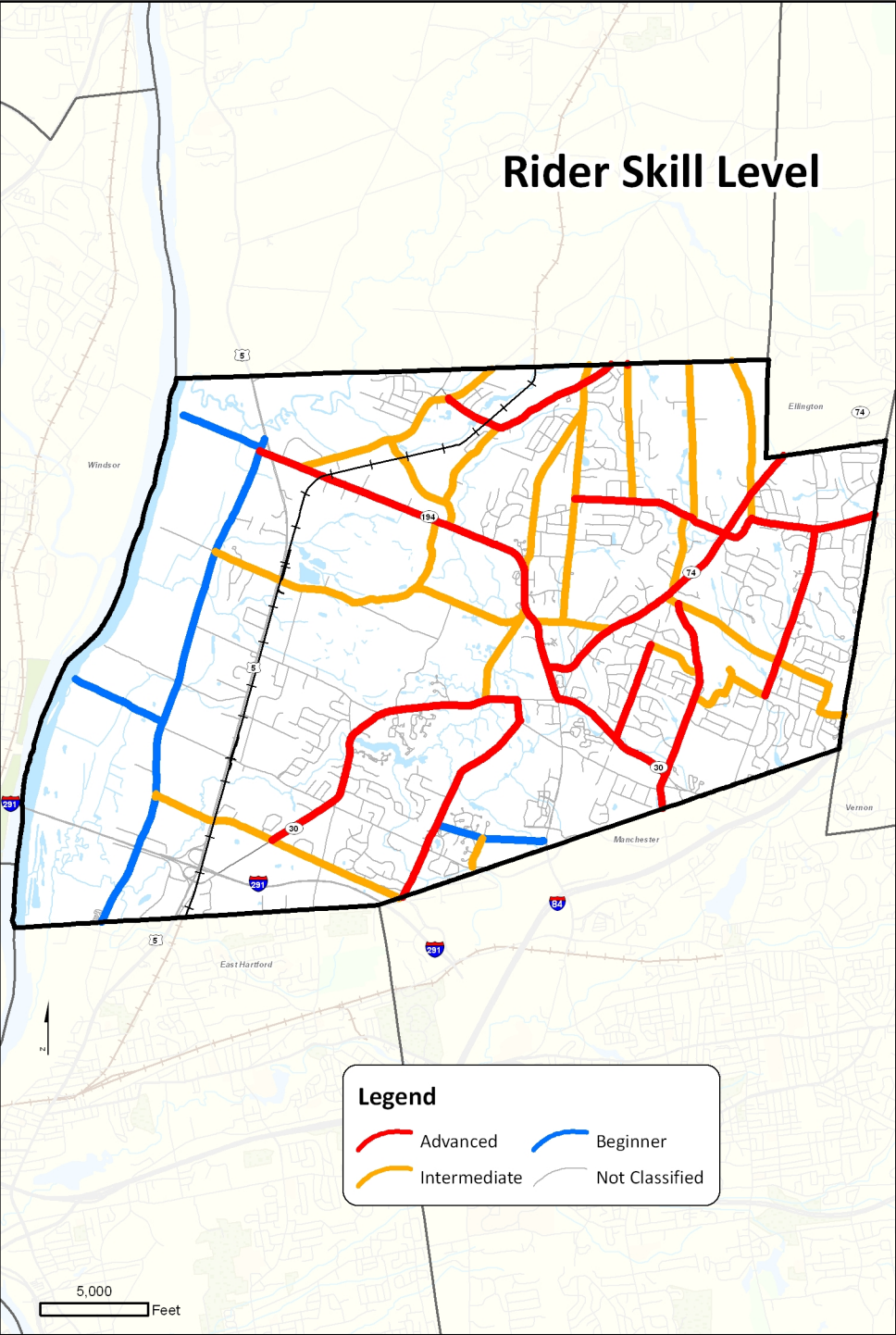




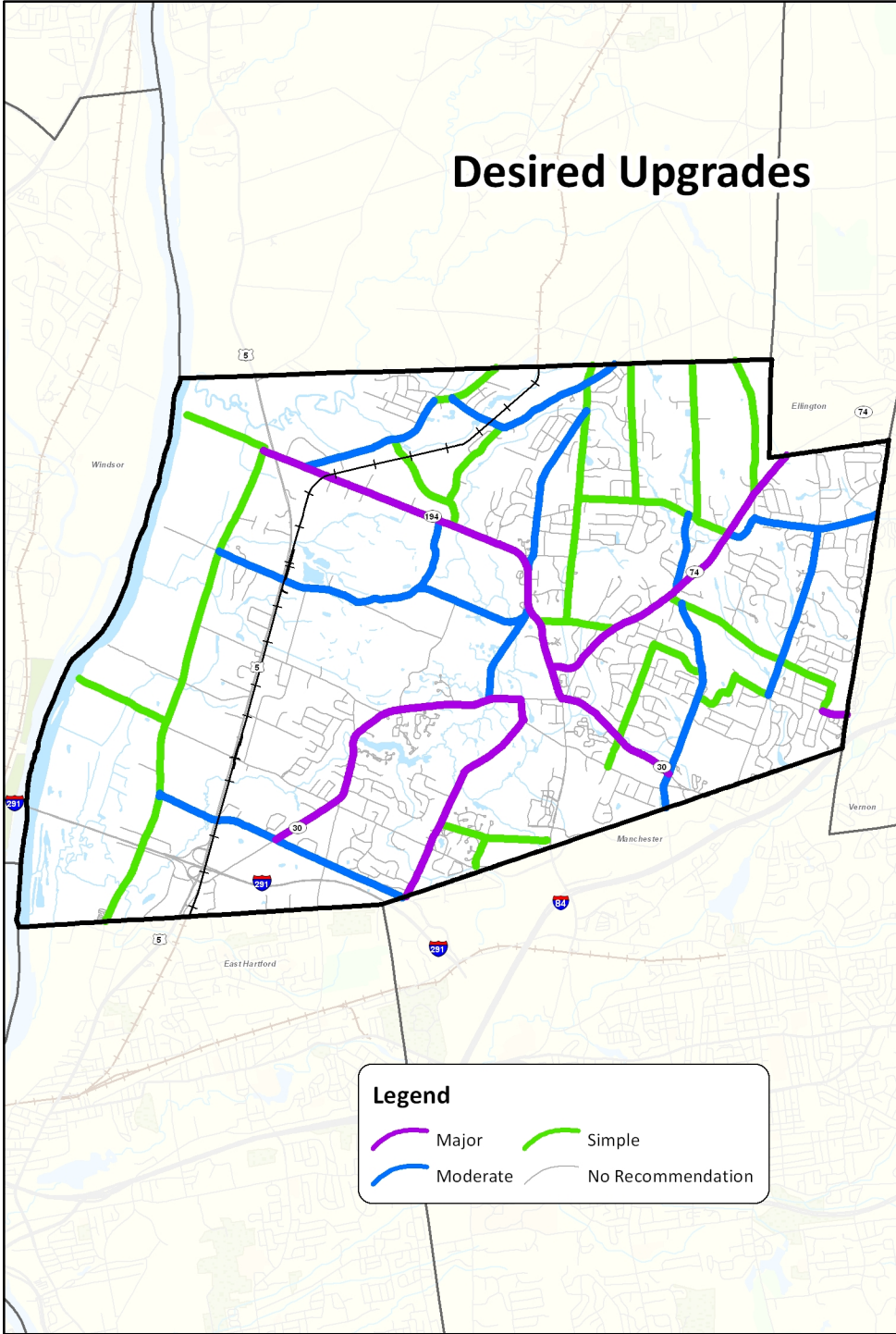
# Transportation Plan - Bicycling

South Windsor, CT

## Rider Skill Level



## Desired Upgrades



## F| Maintain and Promote the Rail Line for Freight Movement

A freight line can attract businesses that value freight infrastructure and it reduces the number of trucks on roads.

The section of freight rail in South Windsor is part of the Armory Branch which runs between East Hartford and Enfield. Most of the line is owned by Connecticut Southern Railroad, a subsidiary of RailAmerica Inc. (The State owns the right-of-way for the northern-most portion). A handful of local businesses rely upon the rail line for receiving and shipping freight. The line has limitations, including a lack of a link to the Boston / Albany line.

The continued use of this line for freight is important in achieving transportation and economic development goals in South Windsor.

Freight planning is very difficult to undertake at the local level. The Connecticut State Rail Plan identifies goals to improve the State's freight capabilities, but freight planning has not received great attention or resources.

The Town can take an active approach in capitalizing on its freight lines:

- Keep an inventory of rail spurs and businesses currently using rail.
- Ensure that incompatible land uses do not locate adjacent to rail lines (e.g., residences). Otherwise, there might be opposition to increased use of the line in the future.

- Build a mutually supportive relationship with the railroad companies. Ensure that Connecticut Southern Railroad knows of the Town's interest in increasing freight-dependent business development and ask them to help attract businesses.
- Support system-wide improvements to the State's freight rail infrastructure.
- Be involved in region-wide and state-wide freight planning efforts.





# 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.



## Facility Planning Tools

**Community Facilities Plan** - Compiles information about all facilities into one document. Identifies type, quantity and location of space required. Allows for a comprehensive review of maintenance needs, future upgrades and facility replacement. The process of creating the plan can involve the public in determining priorities and trade-offs.

**Capital Improvement Plan (CIP)** – Implements a Community Facilities Plan by identifying which projects will be funded and when. A CIP also includes infrastructure projects and equipment purchases.

## A| Outline Intended Long Term Use for Town-Owned Buildings and Land

As indicated on the Community Facilities Map, the Town owns land and facilities throughout the Town. Officials indicated that there is sufficient land and / or vacant building space to meet community facility needs over the next 10 years. Some departments have conducted assessments about how much space they need and where.

The next step might be reviewing all town properties and facilities to identify their short and long term intended uses. This process would set common expectations about:

- Which vacant Town-owned parcels are slated for eventual development or for long term conservation.
- How vacant or underutilized space would be allocated to meet needs.

An evaluation should look at energy-efficiency measures and also review the ability of town facilities to function during and after storms. Other tools related to planning for and allocating space are noted in the sidebar.

### Community Facilities Legend

#### Education

- 6 Pleasant Valley Elementary School
- 12 Eli Terry Elementary School
- 14 Wapping Elementary School
- 16 South Windsor High School
- 25 Timothy Edwards Middle School
- 26 Orchard Hill Elementary School
- 32 Philip R. Smith Elementary School

#### General Community Services

- 3 Board of Education Offices
- 17 Community Center / Senior Center
- 21 Town Hall / Library

#### Public Safety

- 4 Animal Control
- 7 Fire Company 1
- 9 Fire Company 3
- 19 Police Facility
- 22 Other Town Facility
- 28 Fire Company 2

#### Parks and Recreation

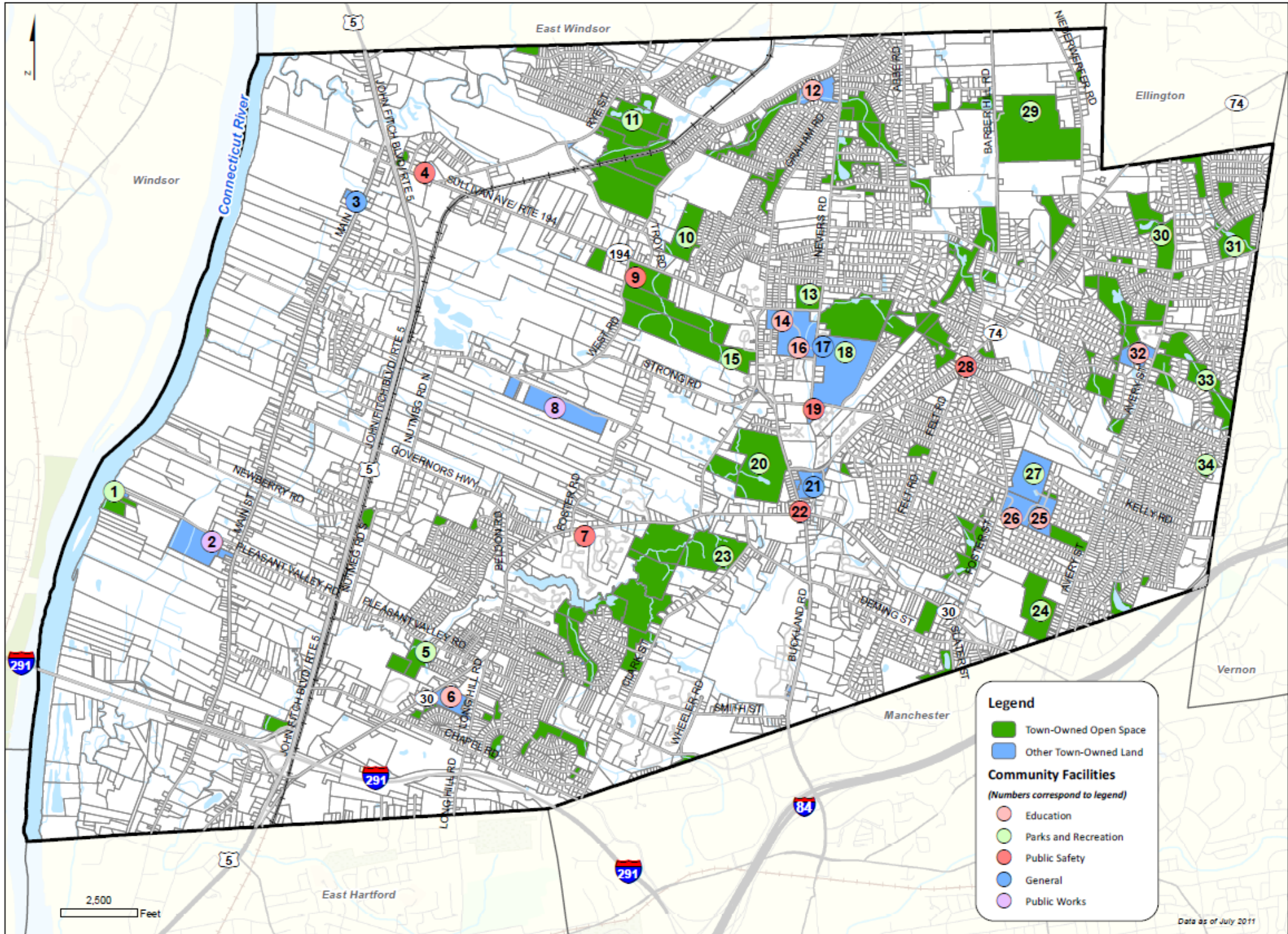
- 1 Vibert Road Boat Launch
- 5 Veterans Memorial Park
- 10 Morgan Farms Open Space
- 11 Rye Street Park
- 13 Ayers Rd. Little League Complex
- 15 Major Donnelly Preserve
- 18 Nevers Road Park
- 20 Former Priest Property
- 23 Wapping Park
- 24 Former Foster Property
- 27 Middle School Fields
- 29 Wildlife Sanctuary
- 30 Lawrence Rd. Park
- 31 Mountainview Estates Open Space
- 33 Stone Crossing / Cutler Ridge
- 34 Oak Street Park

#### Public Works

- 2 Water Pollution Control
- 8 Burgess Public Works Facility

# Community Facilities Map

South Windsor, CT





### Master Plan for Parks and Recreation Facilities

The Parks and Recreation Commission adopted a Master Plan for town parks and recreational facilities in 2001. More recently, they have developed an incremental funding plan that proposes priority projects and their costs.

## B | Guide the Location of Town Facilities

Over the next 10 years it is reasonable to expect that some facilities will be expanded or relocated and possibly built anew. This Plan supports the development of those facilities that improve the quality of life for South Windsor residents.

Decisions about the locations of facilities should follow these principles:

- Facilities that are used by the full population should be located in easily accessible and centralized locations and, ideally, on arterial roads.
- Key civic facilities, such as Town Hall and the Library, should stay in South Windsor Center so that the Center remains a civic hub.
- Locations for public safety facilities should be based on factors required to adequately protect the safety of the community (e.g., response time, geographic scope, etc.)
- Facilities that can have impacts on neighboring land uses due to traffic, trucks, noise, odor or lighting, generally should not be located in residential areas. Where this is unavoidable, impacts should be mitigated through design, restrictions on hours or other measures and standards. Zoning should continue to require that community facilities may only be located in residential zones by Special Exception.



# 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.



## **A| Maintain, Upgrade and Extend the Sewer System as Needed**

The Town has completed all of the major improvements, as recommended in the Town's 2002 Wastewater Facilities Plan, to upgrade pump stations, the treatment plant and the collection system. These improvements enhance public and environmental health and safety; increase energy conservation, system cost efficiency and reliability; and provide for the uninterrupted service and support of future town development goals.

Sewers should support the development patterns and intensities desired by the community. In South Windsor, the Water Pollution Control Authority determines sewer extensions. Extensions can address public health issues in areas where septic systems are failing or at risk of failing and can support economic development goals. Extending sewers can also lead to increased densities in areas where density is not desired. Therefore it is important to coordinate the provision of public sewers with land use goals.

The State requires that the Town's plan for sanitary sewer service be consistent with the State's Plan of Conservation and Development. The Town has worked in cooperation with the State to accomplish this objective. The current Sanitary Sewer Service Area Plan is now consistent and aligned with both the State's and Town's conservation and development goals.

### **Sewer Service Areas**

State law requires that the local Water Pollution Control Authority designate those areas within the Town where sewer service is currently provided, will be extended to in the future and areas where sewers are to be avoided. South Windsor's Sanitary Sewer Service Area Plan map includes three categories:

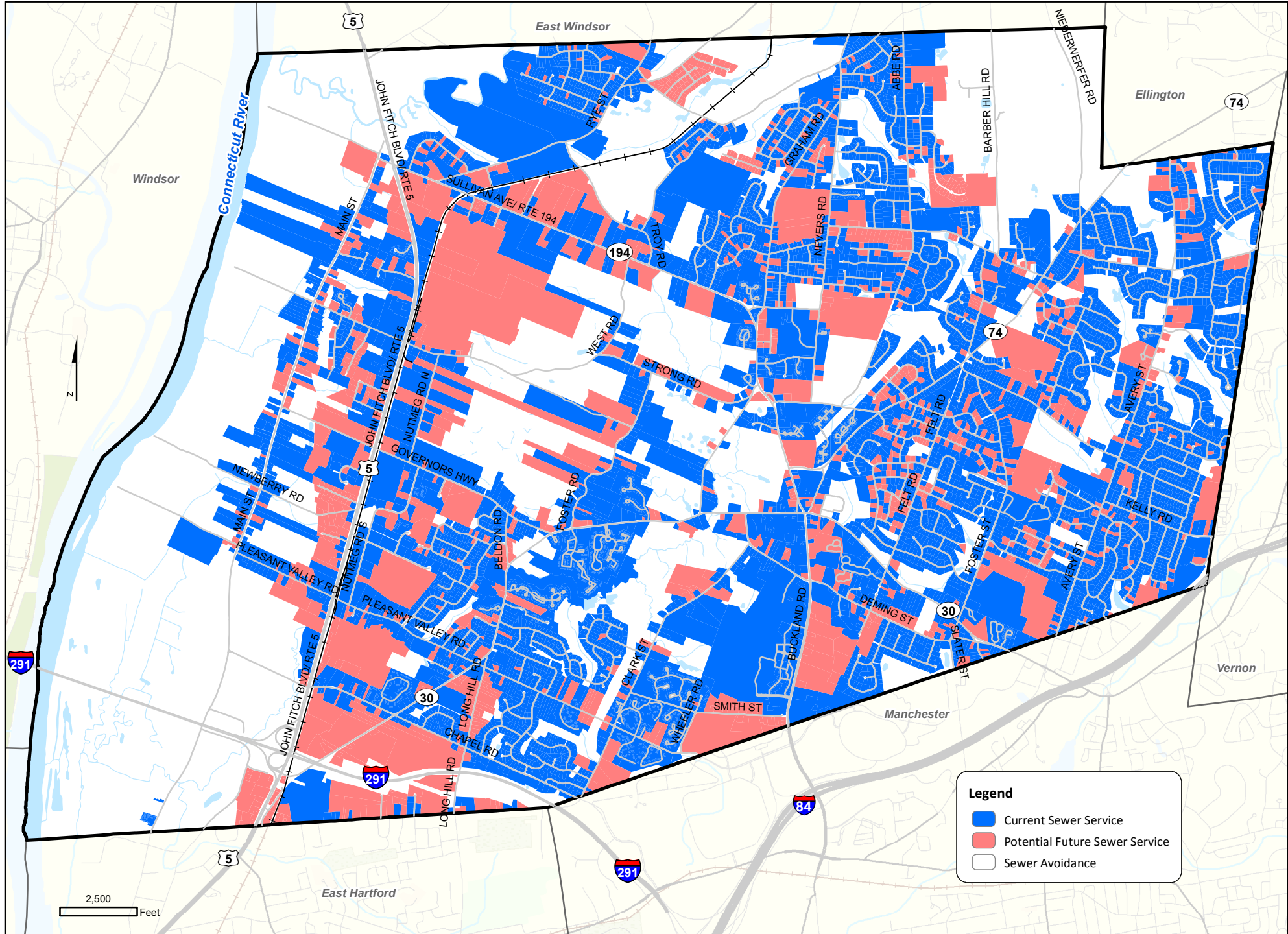
**Current Sewer Service -** Parcels that are connected to the Town's wastewater system as of February 2013.

**Potential Future Sewer Service –** Areas not served today but could be connected to the sewer system in the future.

**Sewer Avoidance –** Areas generally intended for conservation and therefore not appropriate for sewers unless necessary to address public health issues.

# Sanitary Sewer Service Plan

South Windsor, CT



## **B | Ensure Other Utilities Meet Community Needs**

Most public water in South Windsor is provided by the Connecticut Water Company (CWC) or the Metropolitan District Commission (MDC). A few parcels are served by other public systems or by smaller systems that serve just that site. The remaining parcels depend upon well water or have no water supply because they are undeveloped.

CWC has recently identified the need to review the ability to provide the pressure needed for fire protection and sprinkler systems for future development in the Buckland Road area. They are conducting an engineering analysis to determine system upgrades that may be needed.

Other than maintenance and system improvements, no large water projects are anticipated nor have any issues been identified related to the ability to provide water today and in the next 10 years. When new development wishes to hook into the public water systems, the water companies determine if there is adequate capacity. Neither CWC nor MDC have identified issues related to future capacity.

Yankee Gas provides gas service in South Windsor. The gas mains are fairly well-distributed throughout the community. Some future gas line extensions are either planned or proposed to serve new development. Overall, it is anticipated that natural gas needs can be met over the next 10 years. The Town should work with Yankee Gas and other energy providers to maximize the energy options available to residents and businesses.

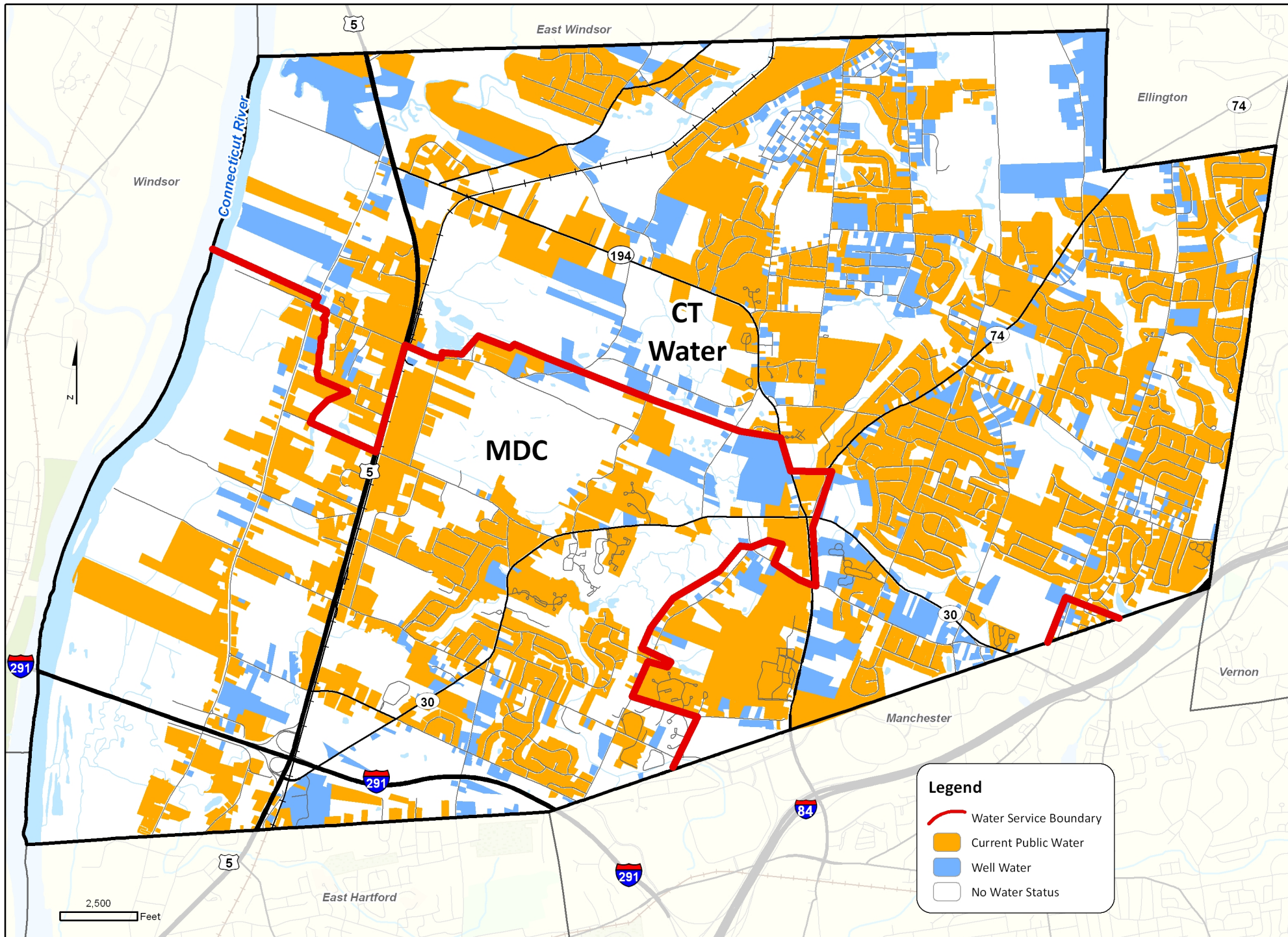
Connecticut Light and Power (CL&P) is the electrical provider in South Windsor. Two projects are underway to provide service to areas with planned development. CL&P indicated that, with possible upgrades to existing circuits, it has adequate capacity to accommodate anticipated growth in South Windsor over the next 10 years. The Town should encourage CL&P to bury electrical wires, with Route 5 as a priority.

Lastly, the Town should continue to work with communication providers to ensure that South Windsor's communications infrastructure can meet modern needs.



# Water Service

South Windsor, CT





## C| Continue to Address Drainage Issues

According to local officials, drainage issues tend to be confined to spots around the Town rather than widespread issues. Many spot problems have been corrected over the years and require regular maintenance or replacement as structures age. Additional problem areas have been identified and should be addressed.

The Town has incorporated Low Impact Development (LID) techniques into projects, where conditions allow. In general, LID relies on the natural drainage system to handle stormwater, reducing the need to build drainage structures. The Town should continue to use LID in its own projects and encourage or require developers to use LID where feasible. See page 32 for a description of LID.



## D| Plan for Alternative Energy

Many municipalities are turning to alternative energy sources for municipal facilities and encouraging the private sector to install alternative energy sources.

South Windsor has seen interest in the use of solar energy: individuals have installed solar panels on their properties and the Town has received inquiries about larger installations. The Town should ensure that it has proper provisions in the Zoning Regulations to allow appropriate alternative energy installations and to manage any potential impacts. The Route 5 corridor might offer opportunities for alternative energy projects.

The Town should also explore renewable energy opportunities for municipal facilities.



# 15. LOCATIONAL GUIDE PLAN

Residents noted again and again that South Windsor is a “balanced” community with the right mix of conservation and development. The goals and strategies contained in this Plan support a continued balanced approach.

In this same spirit, South Windsor’s Future Conservation and Development Plan is depicted on two maps:

- Locational Guide Plan – Conservation
- Locational Guide Plan – Development

These Locational Guides should be used in conjunction with the other plan maps contained in this document. Those preceding maps provide insight into more specific goals.

For example, the Locational Guide Plan – Development indicates that the South Windsor Center area is a focus area for development. Chapter 9 provides the goals for that area with details on the desired uses and characteristics for new development there.

The maps are based on the best available information at the time the Plan was being prepared. If the criteria defining a particular site changes subsequent to the Plan’s adoption, a proposed project should be judged for consistency based on the most current data sources available at the time of evaluation.

The Locational Guide Plans depict the South Windsor of tomorrow. It represents priority areas for conservation and focus areas for development. All other maps in this POCD should be used in conjunction with these locational guide maps.

## Locational Guide Plan - Conservation

The first part of the locational guide map shows areas which contain attributes which South Windsor feels are important to conserve or preserve:

- Land used for agriculture
- Water bodies
- Wetlands
- Slopes greater than 15%
- 100 year flood plain
- Habitat (from Connecticut Natural Diversity Database)
- Dedicated open space
- Scenic areas
- Local or National Historic District

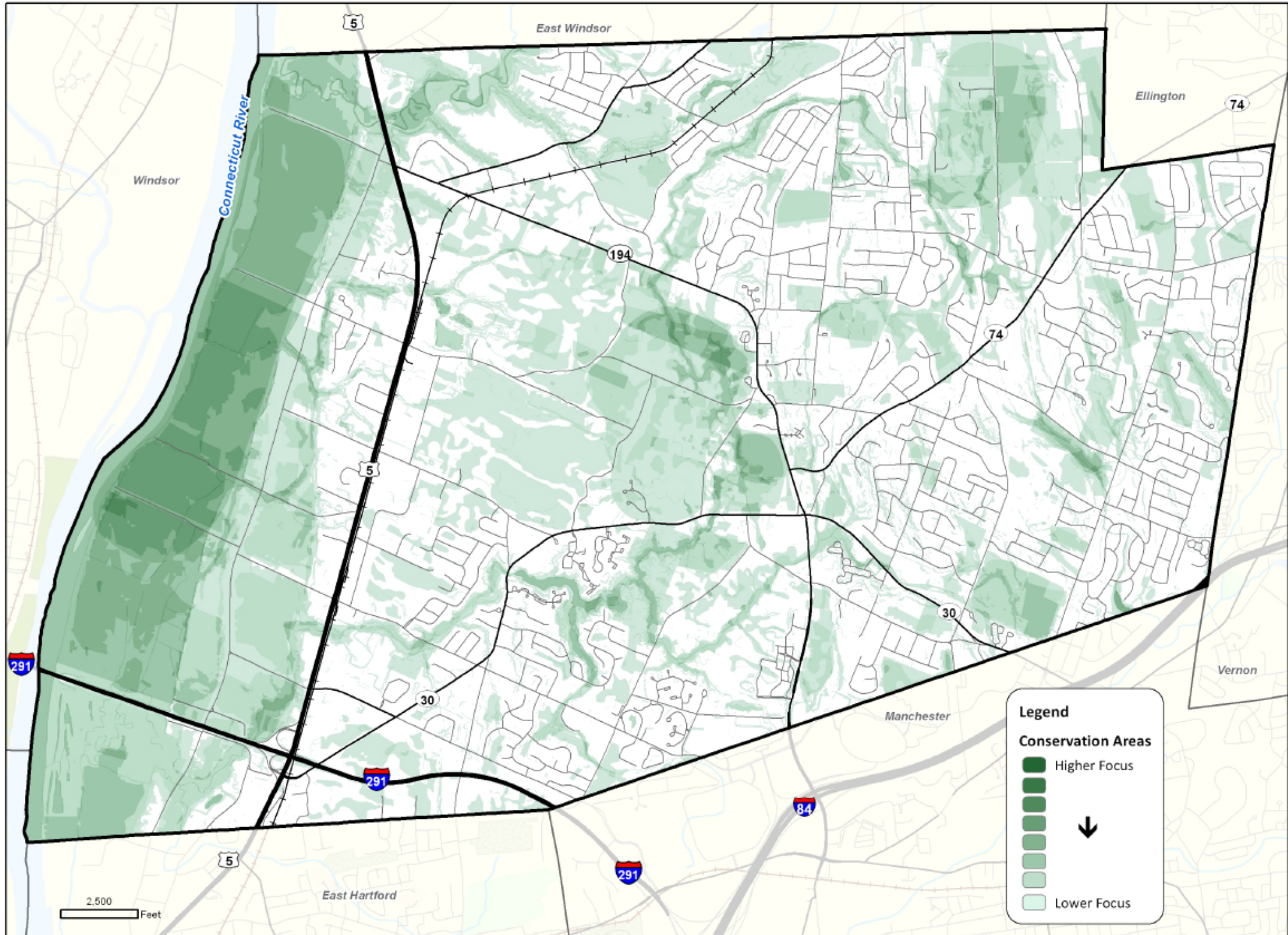
Darker shades indicate that there are more such resources located in that area.

If conservation resources and development resources exist in the same area, additional investigation may be needed to ensure that the both objectives are balanced.



# Locational Guide Map - Conservation

South Windsor, CT





## Locational Guide Plan – Development

The second part identifies areas that contain attributes that are favorable for meeting development goals:

- Areas zoned for commercial or industrial uses (weighted twice as much as other criteria)
- South Windsor Center
- Route 5 Cross Roads
- Land that is either in a Housing Opportunity Area or currently used for Multi-family or Planned Residential
- Land within ¼ mile of an existing bus route
- Served by public water
- Served by public sewer

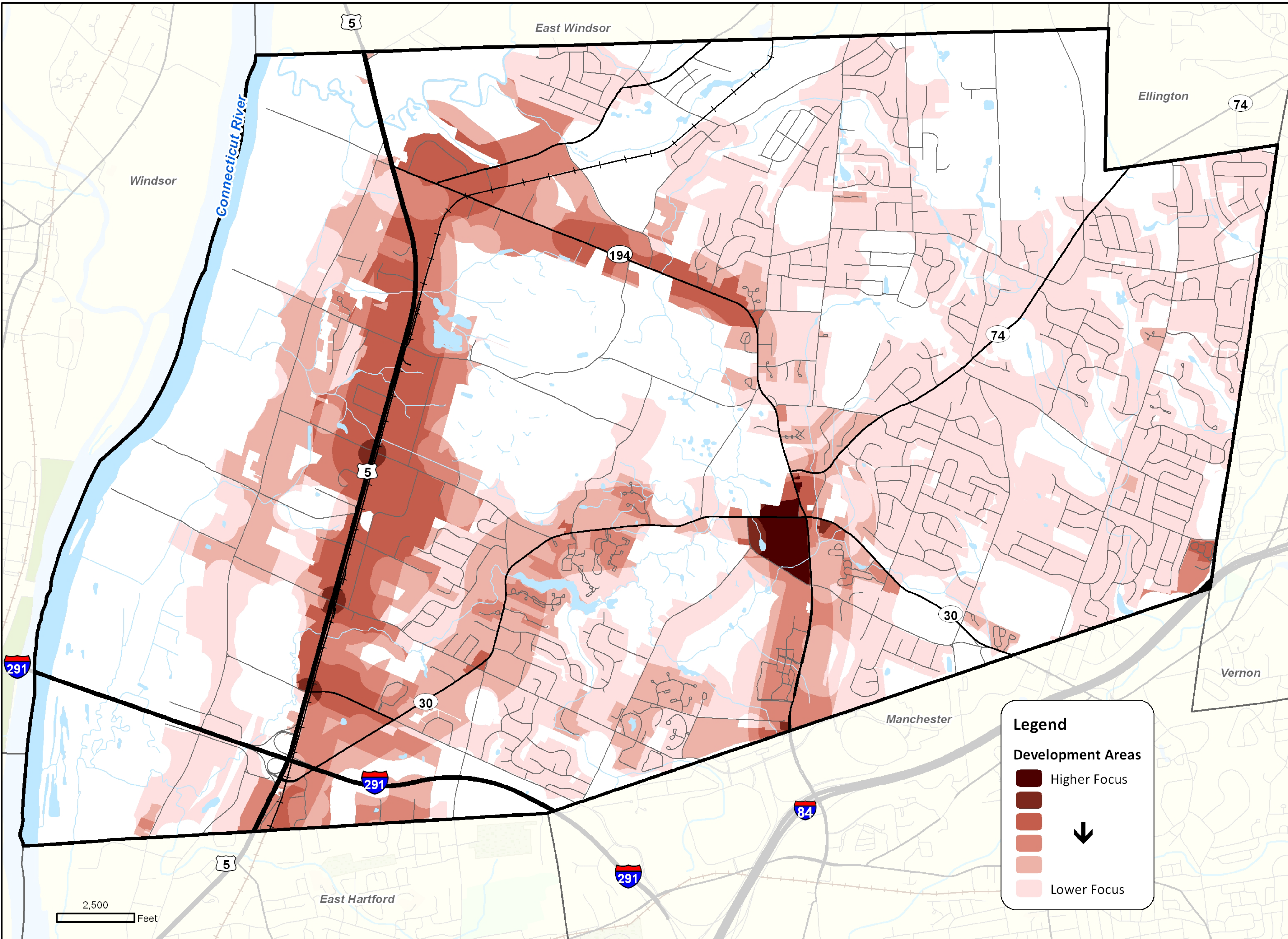
Darker shades indicate that there are more such attributes in that area.

If development resources and conservation resources exist in the same area, additional investigation may be needed to ensure that the both objectives are balanced.



# Locational Guide Map - Development

South Windsor, CT





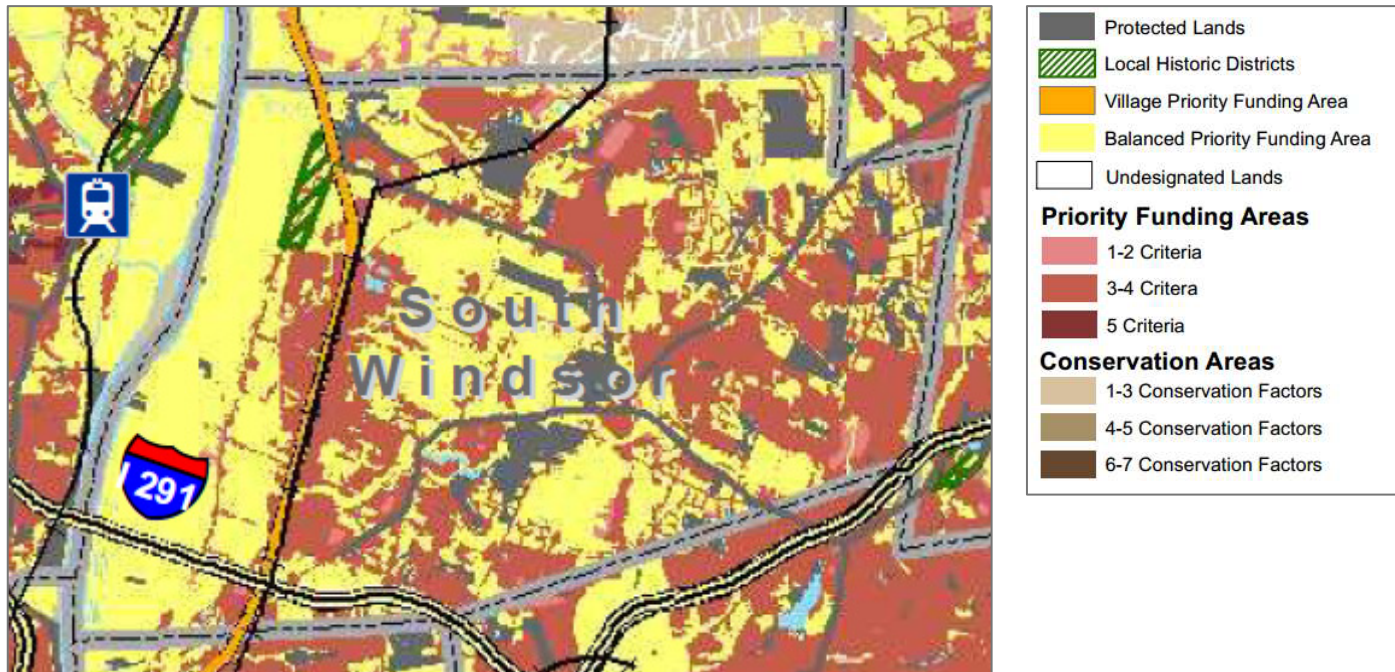
## Consistency with State and Regional Plans

In accordance with Connecticut General Statutes Section 8-23, the South Windsor POCD is compared to:

- Connecticut Conservation and Development Policies Plan Update for 2013 – 2018 (draft proposed by State as of April 2013).
- Capitol Regional Council of Governments 2009 Regional Plan of Conservation and Development.

This POCD is generally consistent with the draft State POCD, in that Development Areas identified in the South Windsor POCD are considered Priority Funding Areas in the State POCD.

State Plan Locational Guide Map (proposed as of April 2013)



The South Windsor POCD is consistent with the State's Growth Management Principles as follows.

**CT Principle 1:** Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.

SW POCD: The POCD focuses future growth in areas with existing or planned infrastructure. The presence of public water and public sewers were a factor in the Locational Guide Map – Development. The POCD sets forth strategies for re-using vacant buildings along major roadways and recommends enhancing South Windsor Center as a vibrant, mixed use, pedestrian-friendly town center.

**CT Principle 2:** Expand housing opportunities and design choices to accommodate a variety of household types and needs.

SW POCD: The POCD identifies Housing Opportunity areas and encourages mixed use and range of housing choices. It identifies longer term strategies for addressing housing affordability and identifies the need for affordable assisted living.

**CT Principle 3:** Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.

SW POCD: Transportation options in South Windsor include driving, bus, walking and biking. The POCD recommends that major traffic generators are only allowed on arterial roads and the Locational Guide Plan for development takes advantage of bus routes. The

POCD encourages land use policies that will sustain the viability of using rail to transport freight.

**CT Principle 4:** Conserve and restore the natural environment, cultural and historic resources and traditional rural lands.

SW POCD: The POCD contains strategies to protect natural resources, preserve more open space and preserve farmland. The POCD suggests a no net loss of wetlands approach. It supports additional measures to preserve the historic landscape of Main Street. The POCD identifies key conservation areas as sewer avoidance areas. The POCD depicts potential greenways.

**CT Principle 5:** Protect and ensure the integrity of environmental assets critical to public health and safety.

SW POCD: The POCD contains strategies to protect water quality and preserve natural resources including those whose preservation is critical to protect public health and safety.

**CT Principle 6:** Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis.

SW POCD: Many strategies in the POCD requiring partnering with the State, including addressing the appearance of Route 5, planning for freight movement by rail and addressing sewer service areas.



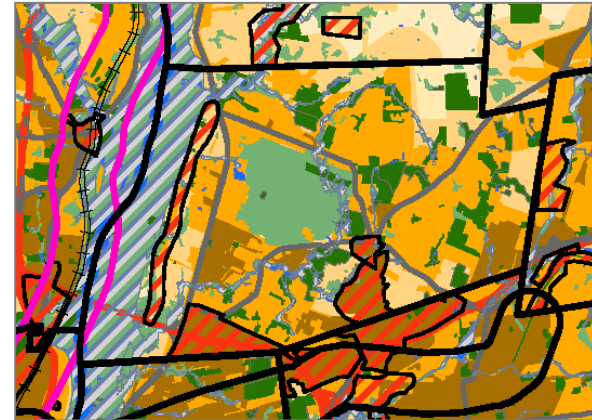
## Regional Plan

South Windsor's Locational Guide Maps for conservation and development are consistent with the regional plan. Resource areas depicted on the regional plan are depicted as areas of higher conservation focus in this POCD. Conversely, those areas with a higher development focus in this POCD are depicted as "Municipal Focus Areas" or Middle or Higher Intensity areas on the regional plan.

This South Windsor POCD also helps further many policies contained in the Regional Plan, including:

- Grow and develop in harmony with natural resources; improve and maintain water quality.
- Support protection of more open space in the region and encourage preservation of farmland in the region.
- Guide growth to areas of established infrastructure.
- Provide a range of viable transportation options within the region; anticipate and plan for future transportation needs.
- Coordinate land use, environmental and transportation efforts.
- Increase the range of choice in housing for people of all incomes and all ages, especially for those who have the least choice.
- Encourage and support the maintenance of viable residential neighborhoods.

- Use existing water and sewer infrastructure to guide future growth



# 16. CONCLUSION

Together, the goals and strategies in this POCD help to achieve the community's desire to remain a balanced community. South Windsor will continue to protect landscapes, resources and other elements cherished by the community. The Town will also welcome new businesses and help existing businesses grow and succeed.

The goals and strategies in this POCD provide a framework for town decisions and actions over the next 10 years. The Implementation Element, a separate document, provides guidance on priorities, how to carry out the strategies and key entities to help implement the POCD.

Over the next 10 years, new challenges and opportunities may emerge and new tools might become available. This POCD should be viewed as a living document and updated as needed to respond to changing circumstances.



# 17. AMENDMENTS

## AMENDMENTS

Chapter 9: South Windsor Center: Strategies C and D - Effective Date 09/21/2014

Chapter 10: Route 5: Strategy C - Effective Date 09/21/2014



# ACKNOWLEDGEMENTS

## **Planning and Zoning Commission**

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Bart Pacekonis, Vice Chairman

Viney Wilson

Elizabeth Kuehnel

Mario Marrero

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Kevin Foley

William Butter (alternate)

Stephanie Dexter (alternate)

Stephen Wagner (alternate)

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## **Photographs**

With the following exceptions, all photos provided by the Town or Planimetrics.

Pages 45 & 72 are courtesy of Evergreen Walk



