Public Information Meeting
South Windsor Planning & Zoning Commission
March 19, 2013
Tonight

Brief overview

Hear your thoughts
What is a Plan?
What is a Plan?

Addresses growth and change

• Where are we?
• Where are we going?
• Where do we want to go?
• How can we get there?

Focus on physical development
Input into the Plan
Input Thus Far

- Public kick-off workshop
- Post workshop short survey
- Consultant meetings with local officials
- Other boards and commissions
- Household survey
What did we hear?

- High quality of life
- Town services and facilities are important
- Preserve farmland and open space
- Want a true “town center”
- Want to see additional business development

“BALANCE”
Other Planning Considerations
South Windsor

- Population and housing growth has 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 manufacturing sector is strong in Town
About the Plan
Plan and Implementation

SOUTH WINDSOR CENTER

**STRATEGY A | Reinforce a “South Windsor Center” Brand**

<table>
<thead>
<tr>
<th>#</th>
<th>Task</th>
<th>Time Frame</th>
<th>Lead Entity</th>
<th>Partner</th>
<th>Date Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Update the webpage to refer to South Windsor Center (e.g., when promoting the location of town facilities located in the Center)</td>
<td>Ongoing</td>
<td>Other Staff</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>4.2</td>
<td>Ensure that future references to this area refer to South Windsor Center</td>
<td>Ongoing</td>
<td>Other Staff</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>4.3</td>
<td>Share the South Windsor Center chapter of the FOOO with businesses and property owners located in the Center</td>
<td>Ongoing</td>
<td>OC Staff</td>
<td>EDC</td>
<td></td>
</tr>
<tr>
<td>4.4</td>
<td>Contact business in Center and ask them to incorporate “South Windsor Center” in their advertising and websites</td>
<td>Ongoing</td>
<td>OC Staff</td>
<td>EDC</td>
<td></td>
</tr>
<tr>
<td>4.5</td>
<td>Install South Windsor Center signs at barriers</td>
<td>Ongoing</td>
<td>EDC TC, OC Staff</td>
<td>EDC TC, OC Staff</td>
<td></td>
</tr>
<tr>
<td>4.6</td>
<td>Install a South Windsor Center truck</td>
<td>Ongoing</td>
<td>EDC TC, OC Staff</td>
<td>EDC TC, OC Staff</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
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<th>Task</th>
<th>Time Frame</th>
<th>Lead Entity</th>
<th>Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Examine zoning approaches that promote a variety of uses and avoid an overconcentration of particular uses</td>
<td>Ongoing</td>
<td>OC Staff</td>
<td>OC</td>
</tr>
<tr>
<td>5.2</td>
<td>Update zoning based on 5.1</td>
<td>Ongoing</td>
<td>OC Staff</td>
<td>OC</td>
</tr>
<tr>
<td>5.3</td>
<td>Amend zoning regulations to simplify process for outdoor meal services / outdoor sales events in the Town Center</td>
<td>Ongoing</td>
<td>EDC Staff</td>
<td>EDC</td>
</tr>
<tr>
<td>5.4</td>
<td>Actively encourage businesses to have outdoor displays or outdoor sale events</td>
<td>Ongoing</td>
<td>EDC Staff</td>
<td>EDC</td>
</tr>
<tr>
<td>5.5</td>
<td>Update outdoor dining regulations</td>
<td>Ongoing</td>
<td>EDC Staff</td>
<td>EDC</td>
</tr>
</tbody>
</table>

Details of what, who and when
How to Use the Plan

Locational Guide Maps
How to Use the Plan

Locational Guide Maps

DRAFT
How to Use the Plan

Plan Maps

DRAFT

Business Development Plan
South Windsor, CT

Legend
- South Windsor Center
- Cross Road Nodes
- 3/20 Commercial Development Zone
- Gateway Development Zone
- Industrial
- Commercial
- Rural Transition Area

[Map showing plan details]
How to Use the Plan

Plan Maps

Open Space and Greenway Plan
South Windsor, CT

Legend
- Dedicated Open Space
- Perceived Open Space
- Community Facility
- Existing and Potential Greenways
- Water

DRAFT
How to Use the Plan

Plan Maps
Strategies
Protect

• Chapter 4 – Community Character
• Chapter 5 – Natural Resources
• Chapter 6 – Open Space
• Chapter 7 – Farmland
More farmland should be preserved.

The Town should set aside funding to preserve farmland.

More land should be preserved as open space.

The Town should set aside funding to purchase land to preserve it as open space.

I would like more opportunities for walking or hiking along the Connecticut River.

The Town should do more to preserve older buildings in Town.

The Town should set aside funds to preserve older buildings in Town.
Community Character

- Scenic Resources
- Historic Resources
- Main Street
- Design
- Gateways
- Pride and Spirit
Community Character

- Scenic Resources
- Historic Resources
- Main Street
- Design
- Gateways
- Pride and Spirit
Community Character

• Landowner intentions
• Preserve when possible
• Open Space Subdivisions – well designed
• Local historic district or village district
Natural Resources

• Preserve
• Avoid and mitigate
• Water quality
Open Space

• Continue preservation
• Perceived open space
• Greenways
• Manage existing open space
Farmland

• Inventory
• Communication
• Right to Farm
• Market
• Financial Challenges
• Preservation
The Built Community
The Built Community

- Chapter 8 – Business Development
- Chapter 9 – South Windsor Center
- Chapter 10 – Route 5
- Chapter 11 – Residential Development
When planning for new commercial development in South Windsor, which consideration should be most important?
Business Development

- Current business zones, some updates
- Avoid losing industrial zoned land
- Encourage business development
- Appearance
How important is it to you that South Windsor has a "Town Center"?

- Very important: 36%
- Somewhat important: 32%
- Neither important nor unimportant: 17%
- Somewhat unimportant: 7%
- Very unimportant: 7%
- Unsure: 1%
South Windsor Center

- “South Windsor Center” brand
- Draw more people to Center
- Physical improvements
- Vision for longer term redevelopment
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
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.
Route 5

- Continued business development
- Cross road nodes
- Rural transition zone
- Appearance
Residential Development

- Established neighborhoods
- Changing housing preferences and needs
- Affordable elderly housing
- Monitor
- Achieve economic and transportation goals
Infrastructure

- Chapter 12 – Transportation
- Chapter 13 – Community Facilities
- Chapter 14 – Utilities
Transportation

- Congestion
- Complete Streets
- Connectivity
- Transit
- Biking and walking options
- Freight rail
Transportation

- Congestion
- Complete Streets
- Connectivity
- Transit
- Biking and walking options
- Freight rail
Community Facilities

- Intended uses of town facilities
- Guide location of town facilities
Utilities

- Sewers
- Other utilities
- Drainage
- Alternative energy
Next Steps
Next Steps

• Working on Implementation Element
• Review feedback from tonight
• Make updates, as warranted
• Initiate Adoption process
Thank you.

We’d like to hear from you.