

May 14, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Steering Committee Meeting #2

Prepared by: The Cecil Group – FXM Associates



Meeting Agenda

1. Welcome and Introductions
2. Community Meeting Results and Discussion
3. Zoning Options and Strategies Discussion
4. Redevelopment Scenario Sites Discussion
5. Next Steps/Meetings

South Windsor Main Street Preservation Planning Study

Welcome and Introductions



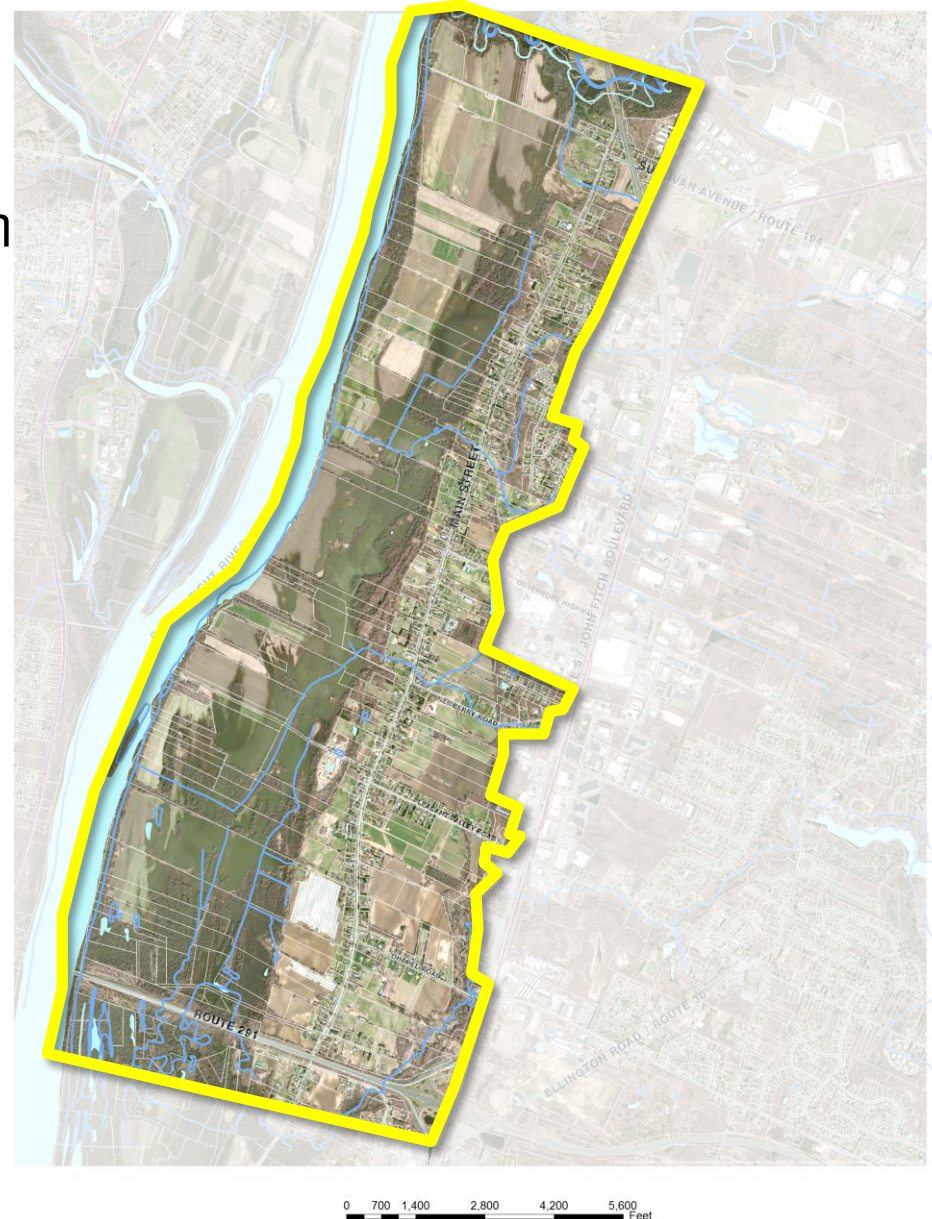
Study Purpose and Process

- Identify implementation actions that will better protect and enhance the Main Street corridor in the future
- Study includes three areas of focus:
 - Village District design standards and zoning recommendations
 - Streetscape concept master plan strategies
 - Redevelopment feasibility evaluations
- Three public meetings at key milestones:
 - Initial Public Meeting – April/May 2015
 - Strategies Public Meeting – May/June 2015
 - Final Public Meeting – July 2015

South Windsor Main Street Preservation Planning Study

Study Area Boundary

- Main Street from Route 5 south past I-291
- Approximate length: 4 miles



South Windsor Main Street Preservation Planning Study

Community Meeting (5/4) Results and Discussion

- “Word cloud” results:

MAIN STREET PUBLIC WORKSHOP

**PLEASE FILL IN THOUGHTS FOR HOW YOU SEE
SOUTH WINDSOR'S MAIN STREET**

(PLEASE HAND IN YOUR RESPONSES AT THE END OF THE WORKSHOP)

Please record a few words that come to mind when you think of Main Street. We will collect these responses and create a visual diagram, a “word cloud” that reflects what the community associates with the area.

MAIN STREET

MAKES ME THINK OF ...



MAIN STREET PRESERVATION PLANNING STUDY
TOWN OF SOUTH WINDSOR

MONDAY, MAY 4, 2015

South Windsor Main Street Preservation Planning Study

Community Meeting (5/4) Results and Discussion

- “Word cloud” results:



Community Meeting (5/4) Results and Discussion

■ What is the problem? Why do this study now?

- Main Street's magic is its critical mass of historic homes and prime agricultural land
- Many people like Main Street the way it is
- Change has happened on Main Street, but has been incremental and positive
- Residents are stewards and caretakers of the street
- No one takes Main Street for granted
- Is Main Street sustainable with average resident age, generational change, expensive houses and properties and deferred maintenance
- If all land were developed it would be a different street
- If development occurs it should remain compatible with Main Street

Community Meeting (5/4) Results and Discussion

■ What are the issues affecting Main Street?

- Hide the waste water treatment plant views and smells
- Concern for personal property rights
- Preservation of farmland is a concern
- Sound pollution and cut through traffic
- Route 5 impacts – drainage problems, pollution and stormwater
- Other Town's people don't know about Main Street
- Union School vandalism issues, need help for reuse and preservation
- Special exceptions in zoning may allow unwanted uses
- Don't want to lose grandfathering of certain uses/conditions

Community Meeting (5/4) Results and Discussion

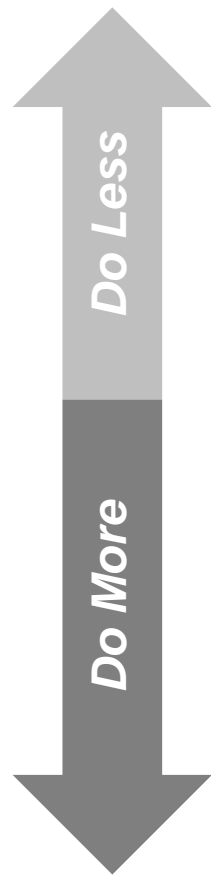
- **What are the assets or aspects of Main Street to preserve?**
 - Protect views
 - Maintain diversity of homes – no cookie cutter
 - Retain sense of community, friendly people
 - Continue and improve well-maintained properties
 - Reinforce diversity of incomes and people
 - Promote incremental development – corridor has been built slowly
 - Retain sense of very unique street and place

Community Meeting (5/4) Results and Discussion

- **Shared understanding** of what is important and would be **minimum baseline outcomes desired** for Main Street?
- **Shared understanding** of what is absolutely **not acceptable** and should be **prevented as a potential outcome** on Main Street?
- **How best to go about promoting and protecting** the desirable outcomes and preventing undesirable outcomes?

Community Meeting (5/4) Results and Discussion

■ Potential range of tools and strategies to achieve positive outcomes:



- ***Do little or nothing*** – optimistic view that mostly positive changes will occur in the future or informal stewardship prevails
- ***Good until it isn't*** – react to negative changes if/when it occurs
- ***Build consensus*** - find the minimum point of consensus for what should be prevented/preserved and set standards/tools appropriately
- ***Strike a balance*** - provide a baseline set of standards that are more than some would like, but less than what others may like
- ***Take no chances*** – provide a robust set of standards/tools that protect and enhance preservation of the corridor

South Windsor Main Street Preservation Planning Study

Zoning Options and Strategies Discussion

Technique	Application	Advantages	Disadvantages
Deed Restrictions, Covenants, and Easements	<ul style="list-style-type: none">• Easements on the exterior of buildings (façade easement) can protect historical and architectural character• Conservation restrictions (CR) can preserve viewsheds (Massachusetts communities have already done this)• Easements allow continued use of land; covenants restrict uses; deed restrictions are recorded at the registry of deeds and exist in perpetuity	<ul style="list-style-type: none">• Funding from existing fee-in-lieu program could be used to purchase easements (this program requires payment for inability to provide open space on site)• Future owners are bound by a deed restriction• Conservation easements may qualify for tax reductions and have greater protection under the law than simple deed restrictions• Can apply to both buildings and land• Tax credits or other funding sources may be available	<ul style="list-style-type: none">• Potential limits on funding available for purchase of restrictions• Someone or some group must monitor the deed restriction over time• Simple deed restrictions may not be transferable and may be able to be terminated
Agricultural Preservation Easements and Land Purchases	<ul style="list-style-type: none">• Work with South Windsor Agricultural Preservation Advisory Committee (SWALPAC) to purchase additional open space properties	<ul style="list-style-type: none">• Open Space Funding mechanism already in place• Can purchase land, development rights, easements to protect scenic views	<ul style="list-style-type: none">• SWALPAC may not have sufficient funds to protect all properties• Limited to farmland
Purchase or Transfer of Development Rights	<ul style="list-style-type: none">• Purchase development rights from land owners to prevent future development	<ul style="list-style-type: none">• Preserves open space or agricultural activities	<ul style="list-style-type: none">• Potential limits on funding available for purchase of development rights

South Windsor Main Street Preservation Planning Study

Zoning Options and Strategies Discussion

Technique	Application	Advantages	Disadvantages
Land Trust	<ul style="list-style-type: none">• South Windsor Land Conservation Trust, Inc. (501(c)3)• Other Land Trusts could be established	<ul style="list-style-type: none">• Can accept donations of land or conservation easements• Other transfer mechanisms include Bargain Sale, Option to Purchase, Right of First Refusal	<ul style="list-style-type: none">• Private entity• Potential limits on funding available for purchase of land or easements
Historic Preservation Commission	<ul style="list-style-type: none">• Protect properties and districts listed on or under consideration for the National or State Register of Historic Places	<ul style="list-style-type: none">• New act of state legislature (PA 13-181)• Encourages reuse of structure rather than demolition	<ul style="list-style-type: none">• Model ordinance not yet available• Municipality must adopt new legislation
Historic Home Tax Credit	<ul style="list-style-type: none">• For owner-occupiers who complete rehabilitation to historical standards	<ul style="list-style-type: none">• Now available statewide• Owners contribution is reduced• Maximum credit for nonprofits has been increased	<ul style="list-style-type: none">• Up to owner to take advantage of credit
State and Federal Historic Tax Credits	<ul style="list-style-type: none">• State – 25% tax credit on eligible costs and 30% tax credit for a project with affordable housing• Federal – 20% of eligible costs	<ul style="list-style-type: none">• Available for income-producing properties• Possible syndication of tax credits for nonprofits	<ul style="list-style-type: none">• Credits will not cover full cost of work; not all costs are eligible• Restrictions on methods and extent of restoration or rehabilitation• Annual funding limitations
Grants and Loans	<ul style="list-style-type: none">• Connecticut Trust for Historic Preservation provides bridge loans, and grants	<ul style="list-style-type: none">• Bridge loans available to nonprofit and for-profit developers• Grant available to nonprofits	<ul style="list-style-type: none">• Funds limited in amounts and availability• Not available to individual homeowners

South Windsor Main Street Preservation Planning Study

Zoning Options and Strategies Discussion

Technique: Zoning Changes	Application	Advantages	Disadvantages
Revisions to Current Zoning	<ul style="list-style-type: none">Change(s) would be to existing A-40 Residential	<ul style="list-style-type: none">A-40 residential currently has a Special Exception provision for open space subdivisions	<ul style="list-style-type: none">Can be difficult to make initial change to zoning code and slow to updateChanges to A-40 would affect other parts of South Windsor
Overlay District	<ul style="list-style-type: none">Adds additional regulatory requirements to properties that qualify for the overlay	<ul style="list-style-type: none">Already have overlay districts in South WindsorSome overlay zones already have requirements to preserve historic buildings	<ul style="list-style-type: none">Support by community is required
Village District	<ul style="list-style-type: none">Planning and Zoning Commission reviews proposed physical changes to the exterior of the building and the landscape that are visible from a public way	<ul style="list-style-type: none">Can incorporate design guidelines to protect buildings and landscapesAlready have architectural and design review requirements for Village District in the current zoning (Section 8.8)Allows for a combination of architectural periods and styles	<ul style="list-style-type: none">Support by community and property owners is required for this zoning changeMay be more appropriate for area with commercial activityPCOD must be updated to include Village District
Historic District	<ul style="list-style-type: none">HDC reviews proposed physical changes to the exterior of the building that are visible from a public way	<ul style="list-style-type: none">Strongest form of preservation for historic buildingsProtects community's physical history and culture	<ul style="list-style-type: none">Property owners must be balloted2/3 of property owners who vote must approve

CT General Statutes: Village District Regulations

■ Purpose

- To protect the distinctive character, landscape, and historic structures within the village district

■ What is regulated?

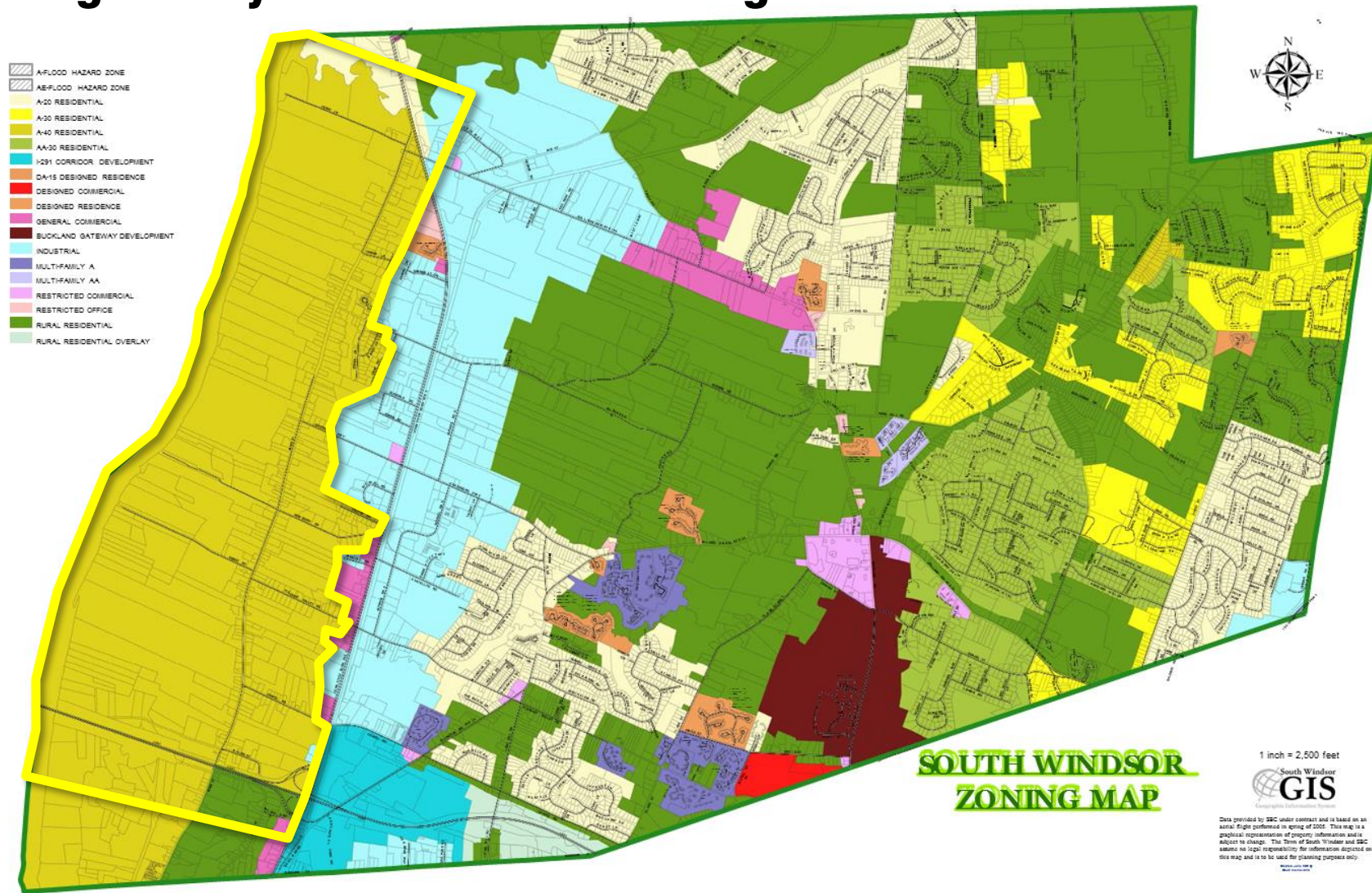
- New construction, substantial reconstruction, rehabilitation of properties within the district and within view from public roadways (including the river)

CT General Statutes: Village District Regulations

- What can Town regulations include?
 - Design and placement of buildings
 - Maintenance of public views
 - Design, paving materials and placement of public roadways
 - Other elements related to maintenance and protection of the character of the village district

Zoning

Regulatory Framework - Zoning





Zoning

Regulatory Framework - Zoning

- Primarily **A-40 Residential**, small portion of Rural Residential and A-20
- Permitted Uses (A-40):
 - P (Permitted): Household Pets, Horses and Ponies (3 or fewer), In-Law Apartment, Single-family dwelling, Farms, Home Occupation (Professional Minor)
 - SE (Special Exception): Accessory Apartments, **Assisted Living**, Bed and Breakfast, **Elderly Housing**, Horses and Ponies (4 or more), **Senior Residence Development**, Two-family dwelling, **For Profit Educational, Non-Profit Educational**, Essential Community Services, **Municipal Facilities, Public Utility Buildings**, Town Recreation Areas or Parks, **For Profit Recreation Facilities, Religious Institutions**, Farm Stands, Home Occupations (Professional Major), **Office Professional**, Stables Barns, Riding Academies
 - Blank (Not Permitted): Multifamily Dwelling, Cemeteries, Day Care Centers, Golf Courses, Hospitals, Agriculture, Forestry, Nursery Gardening



Zoning

Regulatory Framework - Zoning

- Primarily **A-40 Residential**, small portion of Rural Residential and A-20
- Area, Density and Dimensional Requirements (A-40):

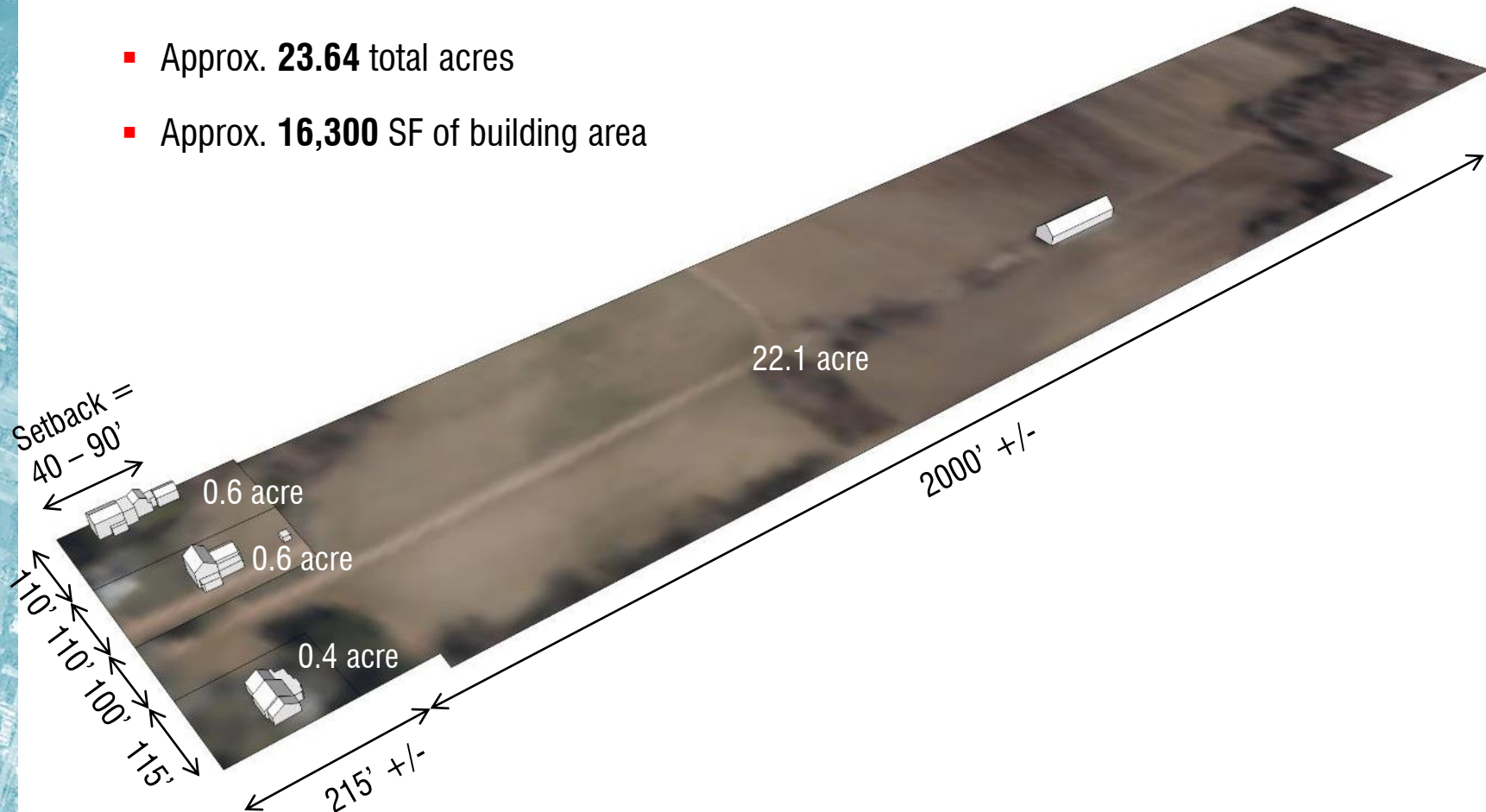
Minimum Lot and Area Requirements						Maximum			
Lot Area (SF)	Frontage (FT)	Lot Depth (FT)	Front Yard (FT)	Rear Yard (FT)	Side Yard (FT)	Stories	Height (FT)	Lot Coverage	Impervious Coverage
40,000	150	200	50	50	20	2 ½	30	15%	-

District Characteristics

Typical Parcel and Building Configuration

■ 840 Main Street

- Approx. **23.64** total acres
- Approx. **16,300** SF of building area



Redevelopment Scenario Sites Discussion

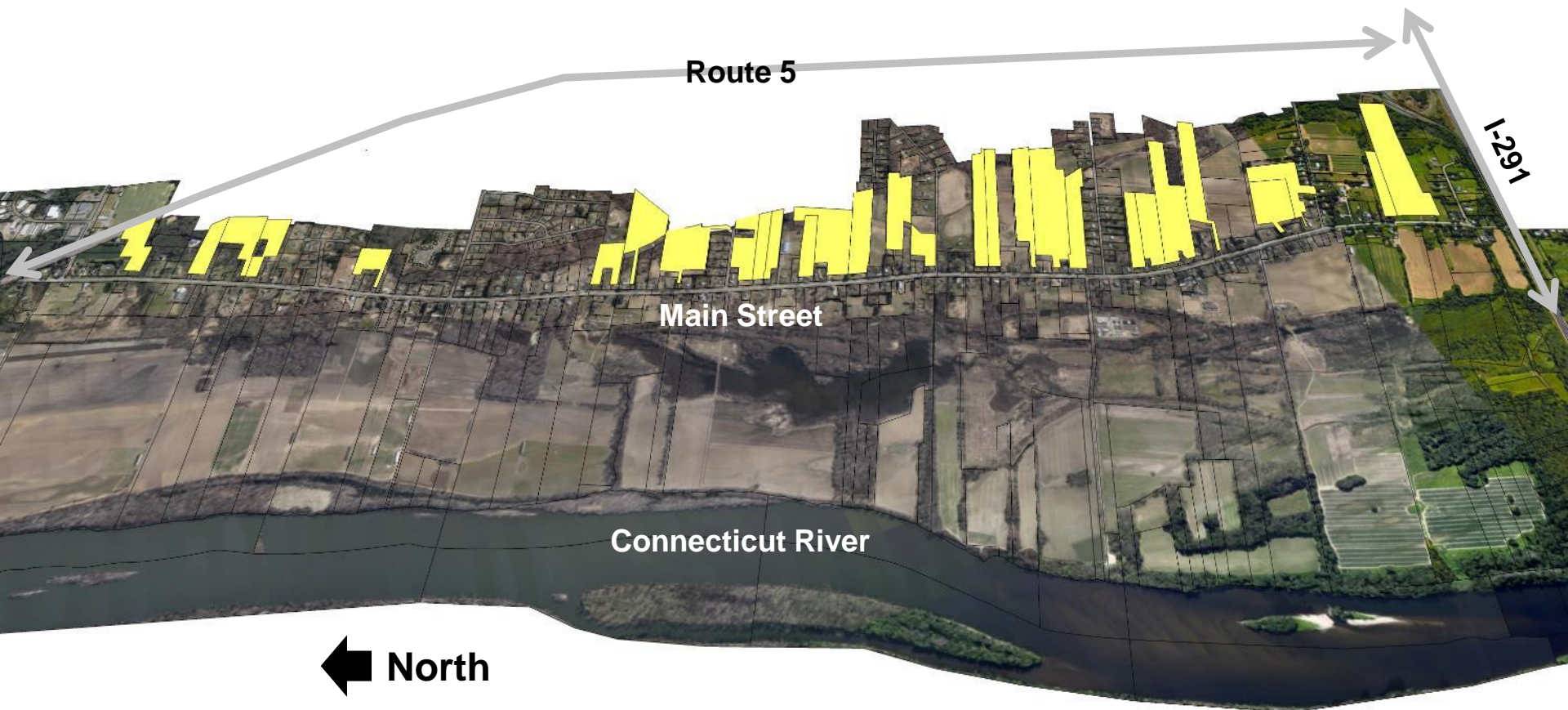
- Selection of (3) properties/structures to be evaluated
- Use the hypothetical scenarios to illustrate potential solutions for prototypical conditions and evaluate them for feasibility
- Scenarios that are useful for further exploration:
 - *Redevelopment of the rear of a property for other residential uses*
 - *Reuse potential of specific building(s)*

Redevelopment Scenario Sites Discussion

- *Redevelopment of the rear of a property for other residential uses*
- Explore parcels with a higher likelihood of change
- Generally, this would include parcels matching the following criteria:
 - *Include frontage on Main Street*
 - *Located on the east side of Main Street*
 - *Larger than 4.0 acres (174,240 square feet)*
 - *Not substantially developed*
- Resulting in **(29) parcels** for consideration

Redevelopment Scenario Sites Discussion

- *Redevelopment of the rear of a property for other residential uses*
- **(29) Parcels** in the Study Area that match the criteria:

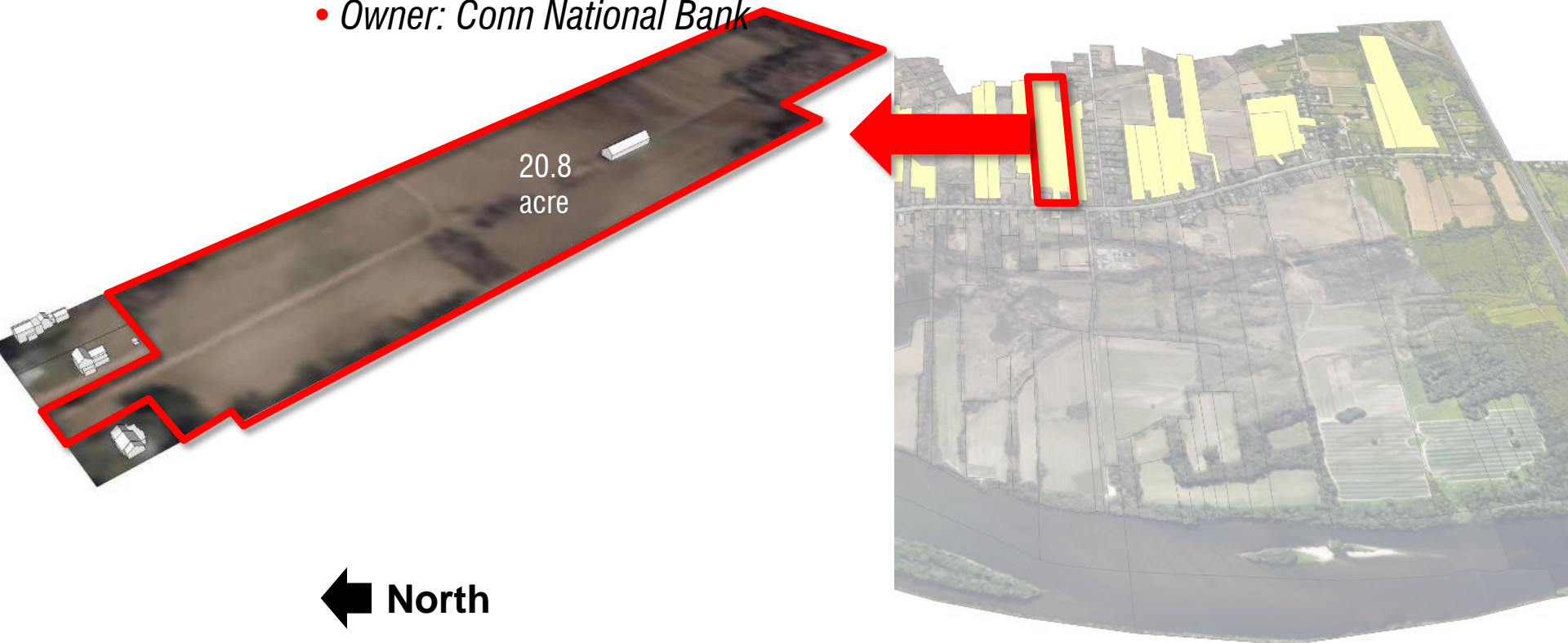


Redevelopment Scenario Sites Discussion

■ *Redevelopment of the rear of a property for other residential uses*

■ 838 Main Street

- Area: 963,803 SF
- Owner: Conn National Bank



Redevelopment Scenario Sites Discussion

■ *Redevelopment of the rear of a property for other residential uses*

■ 838 Main Street

- Area: 963,803 SF
- Owner: Conn National Bank



Redevelopment Scenario Sites Discussion

■ *Reuse potential of specific building(s)*

■ 1878 Main Street

- *Lot Area: 39,632 SF*
- *Owner: Draghi Gary*
- *John Watson House*



Redevelopment Scenario Sites Discussion

■ *Reuse potential of specific building(s)*

■ 771 Main Street

- *Lot Area: 108,109 SF*
- *Owner: South Windsor Historical Society*
- *Union School*



South Windsor Main Street Preservation Planning Study

Streetscape Update

- Next Steering Committee Meeting will provide **base plan** for discussion of potential improvements
- Discussion of **two alternative approaches** to streetscape enhancements



South Windsor Main Street Preservation Planning Study

Next Steps/Meetings

Updated 05/14/15

TASK 1: PROJECT INITIATION

TASK MEETINGS: Start-up Meeting

TASK DELIVERABLES: Communication Plan, Map with Draft Study Boundary

TASK 2: VILLAGE DISTRICT DESIGN STANDARDS AND ZONING

2.1 Evaluation of Existing Conditions and Regulations

2.2 Zoning Options

2.3 Draft Zoning

2.4 Final Recommended Zoning

TASK MEETINGS: (4) Town and Steering Committee Meetings, Stakeholder Interviews, (2) Public Meetings and Open Houses, Final Presentation

TASK DELIVERABLES: Memorandum on District Zoning Evaluation, Presentation on Zoning Options, Draft Zoning, Draft Final and Final Zoning Recommendations

TASK 3: STREETScape CONCEPT MASTER PLAN RENDERING

3.1 Documentation of Existing Conditions

3.2 Choices

3.3 Concept Rendering

TASK MEETINGS: Coordination Meeting with Town Engineer

TASK DELIVERABLES: Presentation on Existing Conditions, Presentation on Choices, Draft and Final Renderings and Cost Estimate

TASK 4: REDEVELOPMENT FEASIBILITY EVALUATIONS

4.1 Identification of Redevelopment Examples

4.2 Existing Conditions Evaluation

4.3 Market and Economic Factors

4.4 Facility Programming

4.5 Feasibility Testing

4.6 Feasibility Scenarios

TASK MEETINGS: Coordination Meeting with Town Engineer

TASK DELIVERABLES: Presentation on Existing Conditions, Presentation on Choices, Draft and Final Renderings and Cost Estimate

TASK 5: PUBLIC PROCESS

TASK MEETINGS: Meetings with Town Staff, Steering Committee, Stakeholder Outreach, Owner's Meetings, Public Meetings and Open Houses, Final Public Presentation



Next Steps/Meetings

- **Next Steering Committee Meeting** – Monday, June 15th 6:00pm
 - Draft Zoning
 - Progress on Redevelopment Scenarios
 - Streetscape Existing Conditions and Choices
 - Community Meeting Preparation

- **Next Community Meeting** – 6/18, 6/22 or 6/23

May 14, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Steering Committee Meeting #2

Prepared by: The Cecil Group – FXM Associates

