

Town of South Windsor
MAIN STREET PRESERVATION PLANNING STUDY

Vibrant Communities Initiative

First Steering Committee Meeting

Monday, April 6th, 2015
Town Hall – Madden Room
6:00 - 8:00pm

MEETING NOTES

1. Welcome and Introductions
 - Committee members introduced
 - Consultant team introduced
2. Study Purpose and Process
 - Study process and purpose described by Consultant team
3. Initial Existing Conditions Analysis
 - Existing conditions analysis presented by Consultant team
 - The Study Area boundary will be expanded as discussed to include additional relevant area. The northeast quadrant will be “squared-off” to include the area across Route 5. Also, the area just north of Strong Road will be expanded to include Oxbow Lane and Kimberly Drive, its residential counterpart accessed from Route 5.
 - In the tracking of the existing zoning characteristics and parcels, it would be interesting to locate the nonconforming parcels and the nature of the nonconformance
 - Discussion of Watson House, the regulations for a Bed and Breakfast and the houses current use as a beauty salon.
 - Michele can get a copy of The Historic Resources Survey of Main Street (2007) for the consultant team.
 - *A Country Mile* involved many more background notes and interesting facts about the area from Doris Burgdorf.

- Additional resources mentioned by committee members include several short stories and research papers by students, an oral history at the Wood Library and historic house files at the Wood Library.
- The Old Post Office operates under a temporary conditional permit
- Historic buildings exist at the south end of the Main Street Study Area that were not captured by the Historic District.
- A concern was raised future development in the Study Area regarding a Magnet School and subdivision development between Main Street and Route 5.
- Open fields and old barns are primary district features
- Examine parcel analysis of locations that are likely to change in the future, which are more or less likely.
- Rear houses and “pork chop” lots are likely to happen
- The question for the future of the corridor is how to develop while retaining character and adding value.
- Properties are difficult to maintain with large amount of land and historic structures.
- Ownership transitions are a concern looking forward.
- Look at how the blight ordinance relates to the district and the study.
- The landscape of the district is a special rural landscape. How do you bring the landscape tradition out? Trees left in the landscape for a reason and most other land farmed. Keep historic landscape, mine the history and tradition of this type of landscape for future improvements.
- A similar corridor that is historically preserved in New England is the Route 228 corridor in Hingham.
- The trees of the corridor have had difficulty with maple disease and utility pruning.
- Committee members expressed an interest in getting the overhead utilities underground over the long term.
- The public right-of-way is very wide.

4. Stakeholder Suggestions

- Discussion among the committee of individuals for the Consultant team to contact for Stakeholder interviews
- Michele will follow up with the list and contact information

5. Key Sites Discussion

- Discussion of key sites as part of the planning process scope
- Selection of the key sites to study in greater detail will be an important next step

6. Next Steps/Meetings

- **Public Meeting date set for May 4th, 2015 at 7:00pm at the Wood Memorial Library**

- Next **Steering Committee Meeting** set for **May 14th, 2015** at 6:00pm at Town Hall
- The following Steering Committee Meeting is tentatively set for June 15th, 2015 at 7:00pm
- The project webpage is active at www.southwindsor.org/mainstreetstudy