

April 6, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Steering Committee Meeting #1

Prepared by: The Cecil Group – FXM Associates



Meeting Agenda

1. Welcome and Introductions
2. Study Purpose and Process
3. Initial Existing Conditions Analysis
4. Key Sites Discussion
5. Stakeholder Suggestions
6. Next Steps/Meetings

South Windsor Main Street Preservation Planning Study

Welcome and Introductions



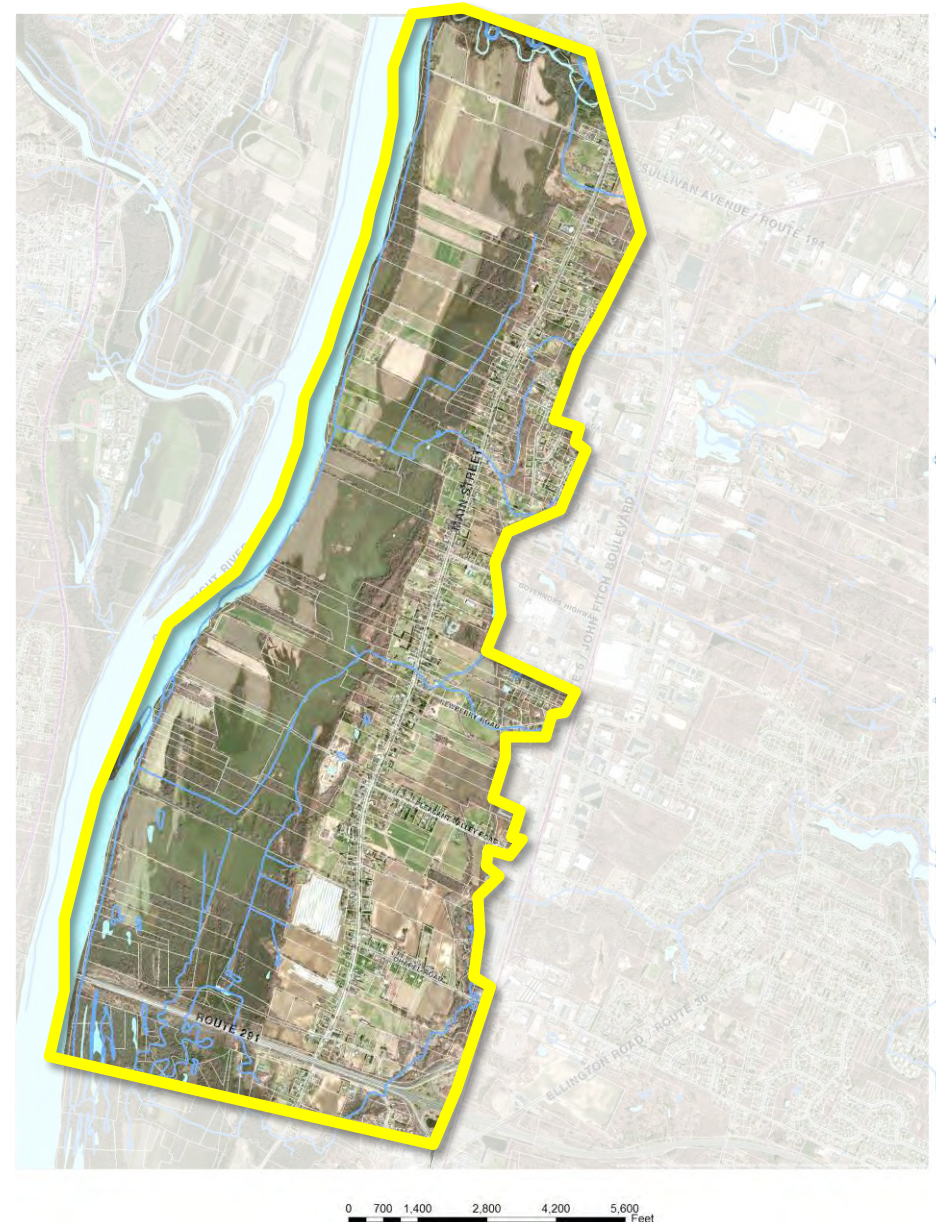
Study Purpose and Process

- 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

Initial Existing Conditions Analysis

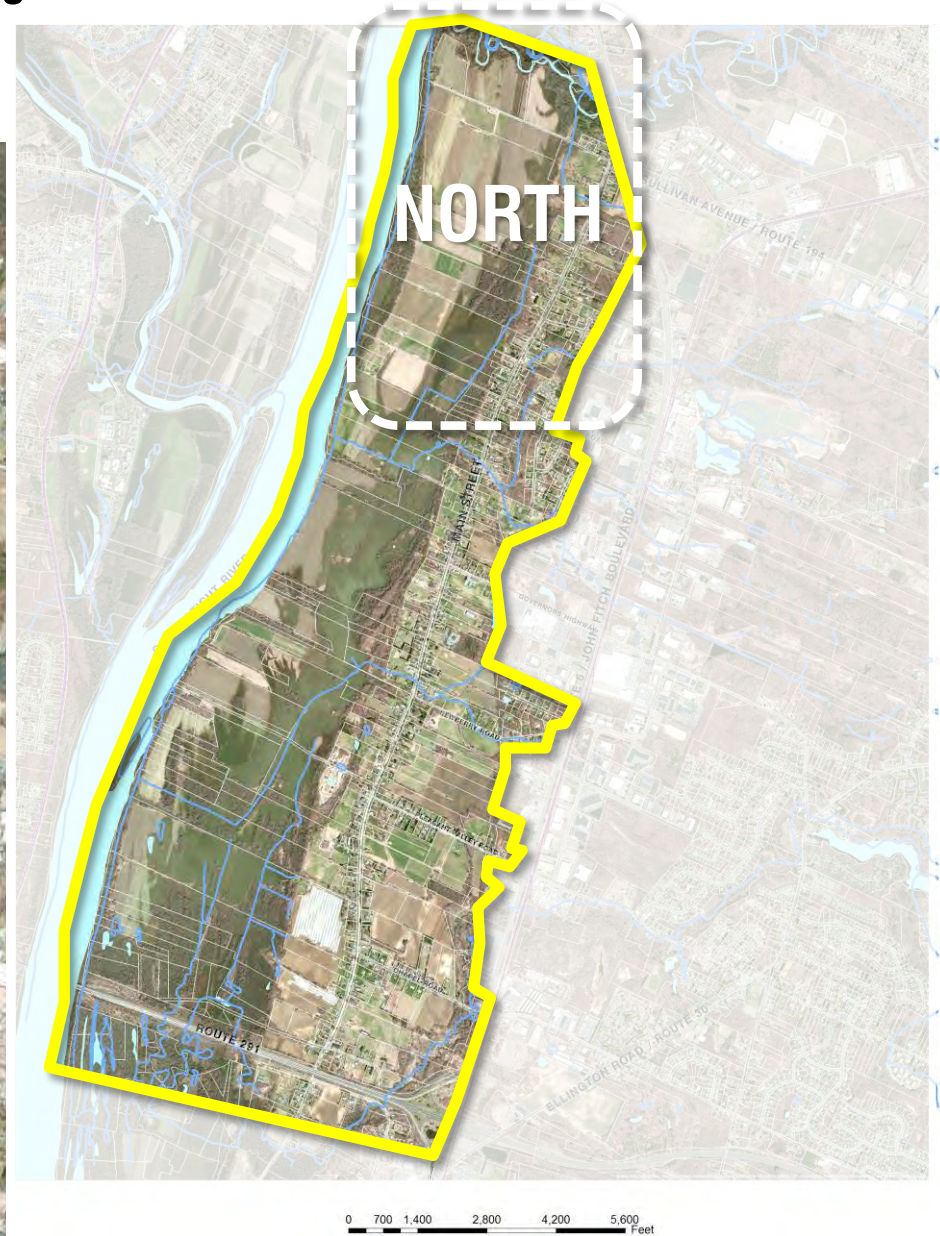
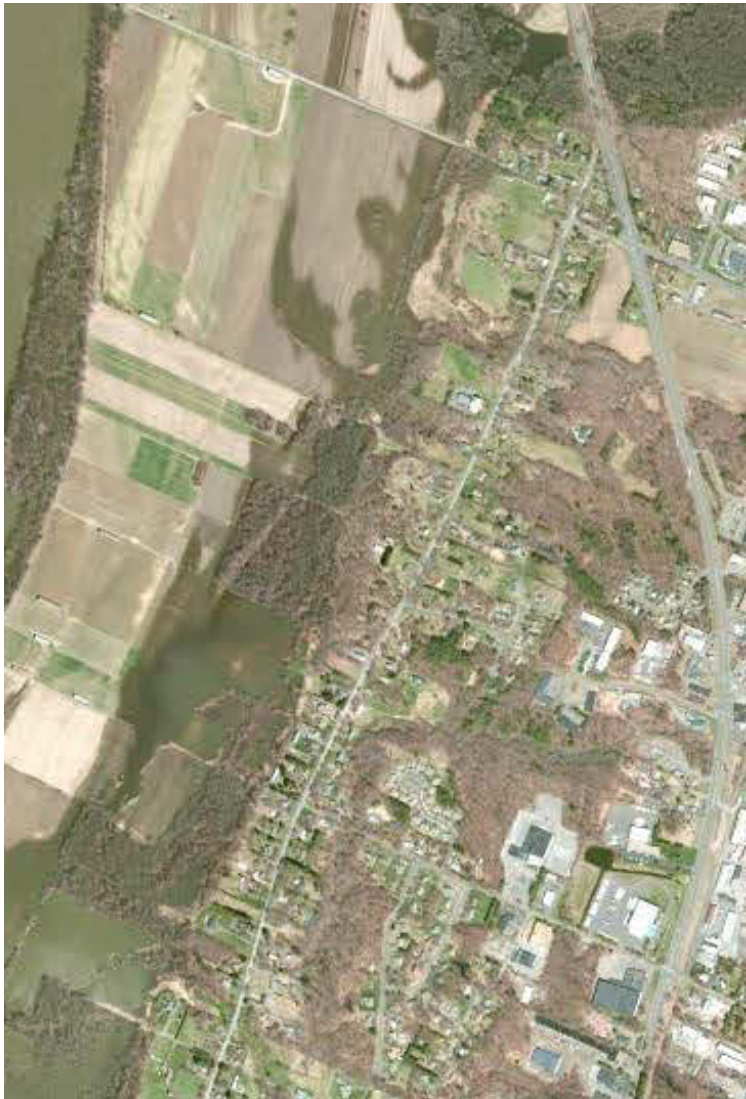
Study Area Boundary

- Main Street from Route 5 south past I-291
- Approximately 4 miles
- Approximately 2,560 acres



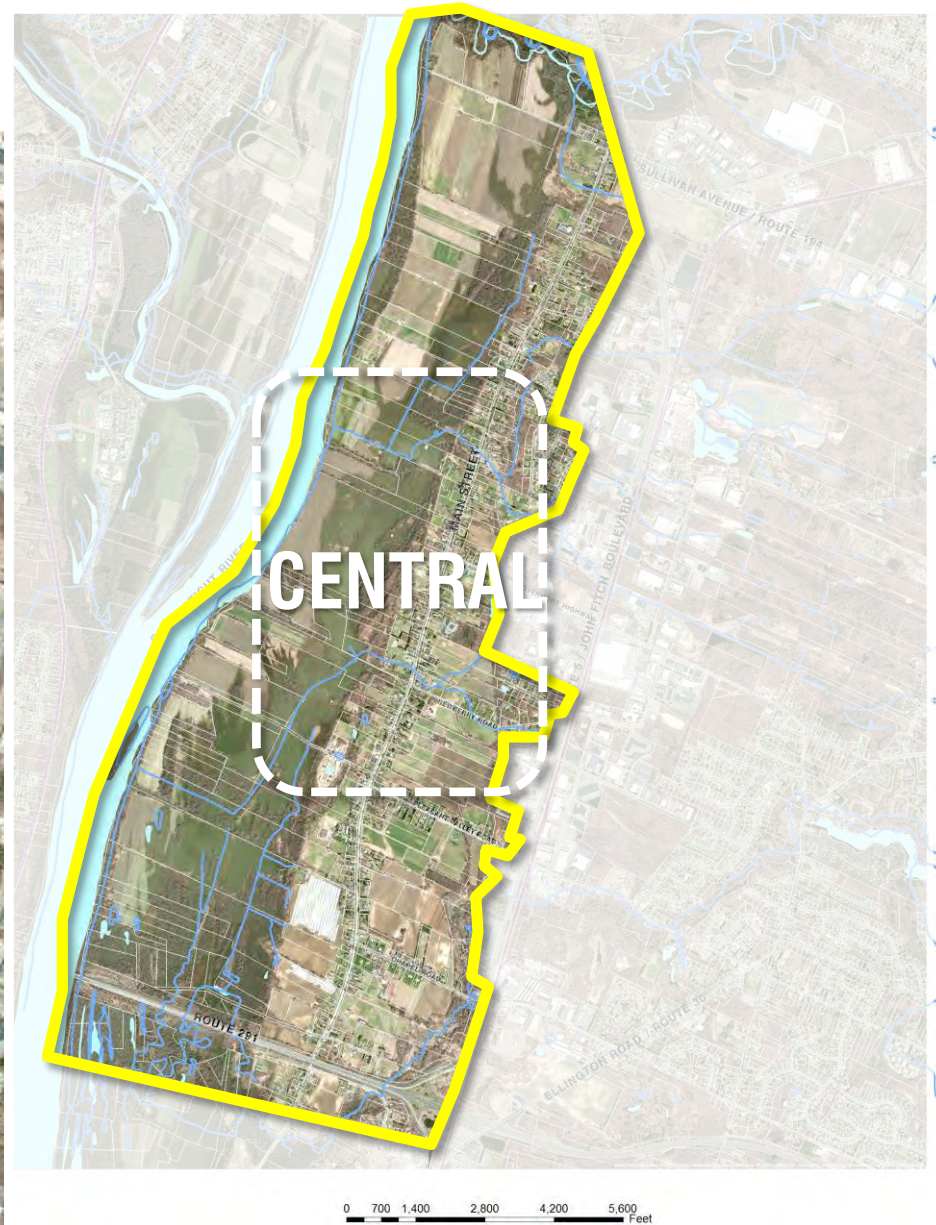
Initial Existing Conditions Analysis

Site Area Detail



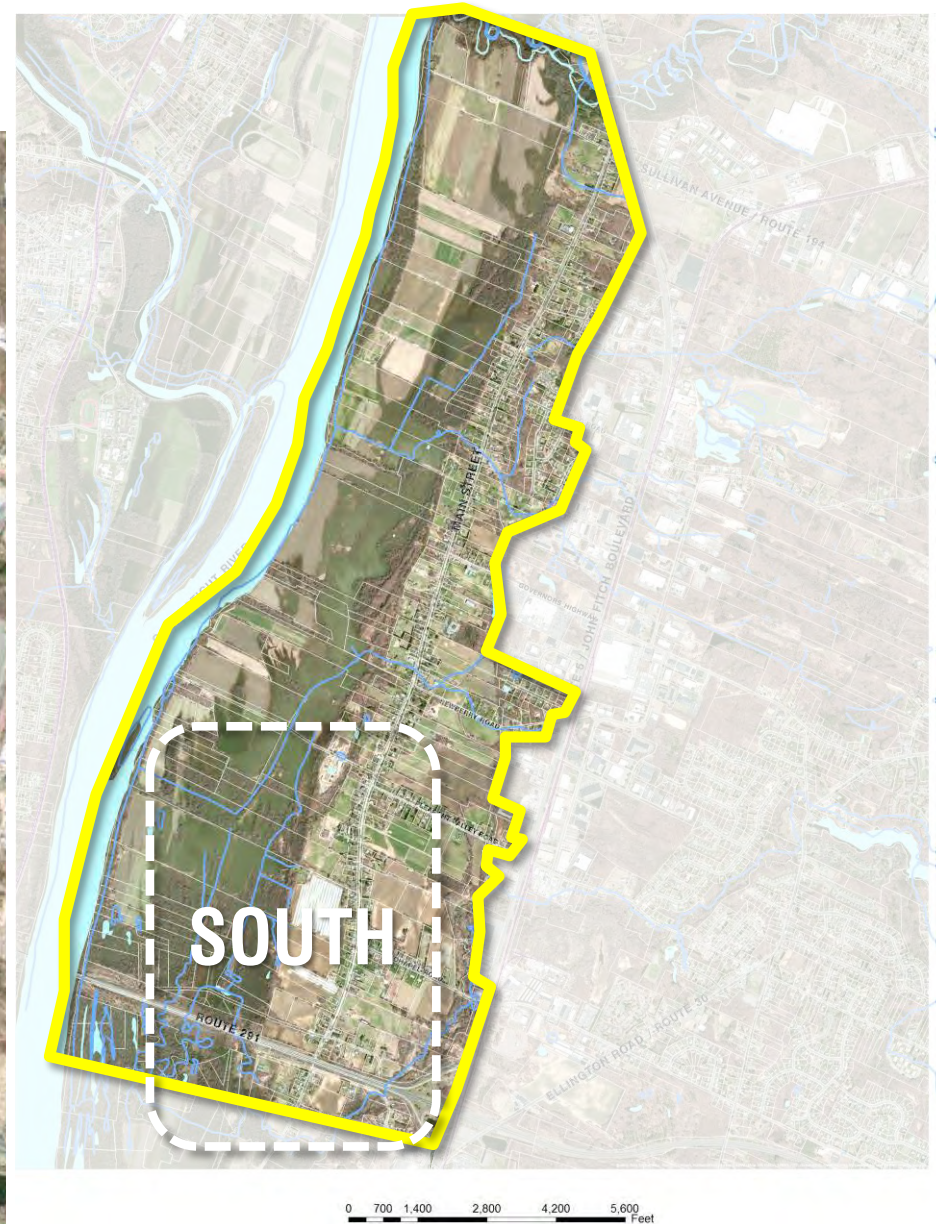
Initial Existing Conditions Analysis

Site Area Detail



Initial Existing Conditions Analysis

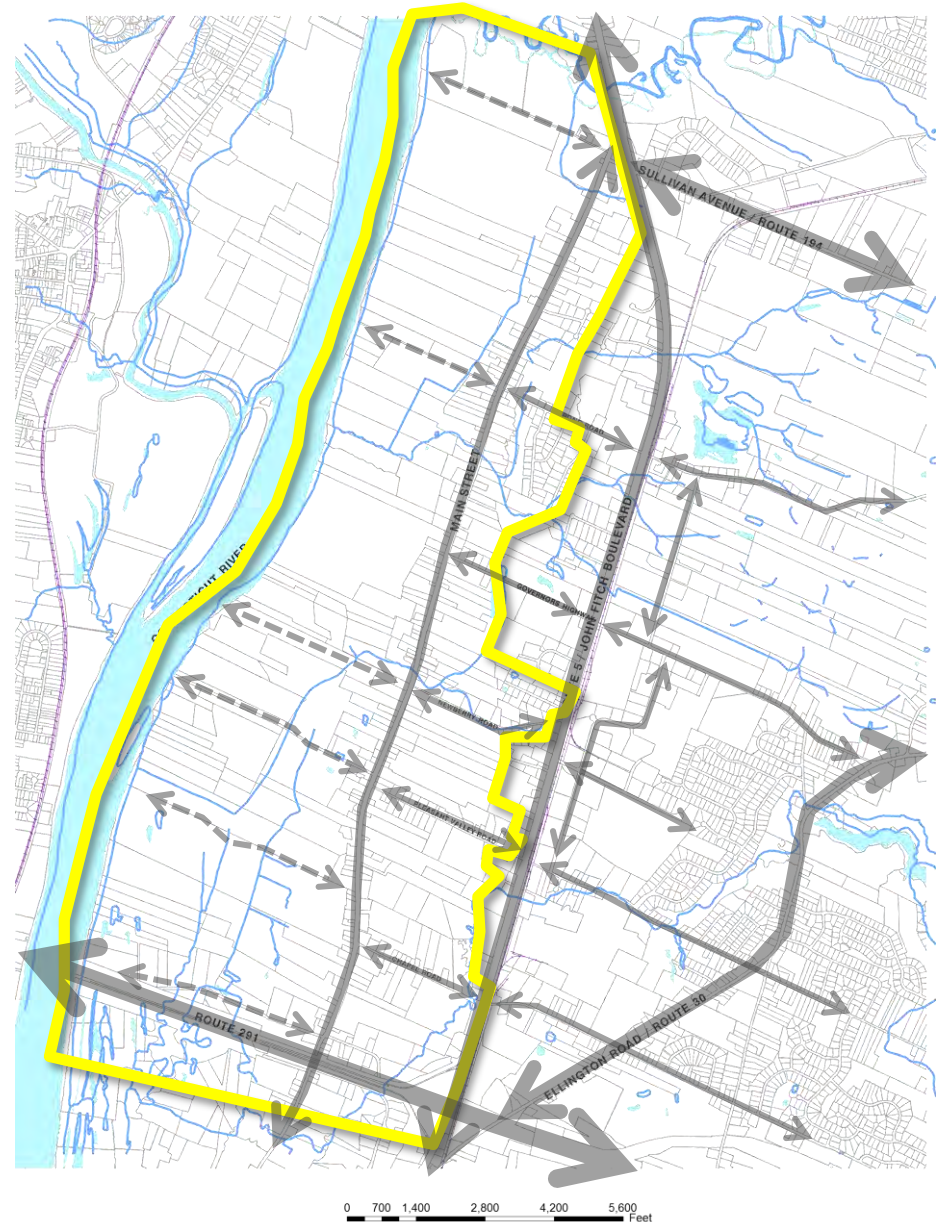
Site Area Detail



Initial Existing Conditions Analysis

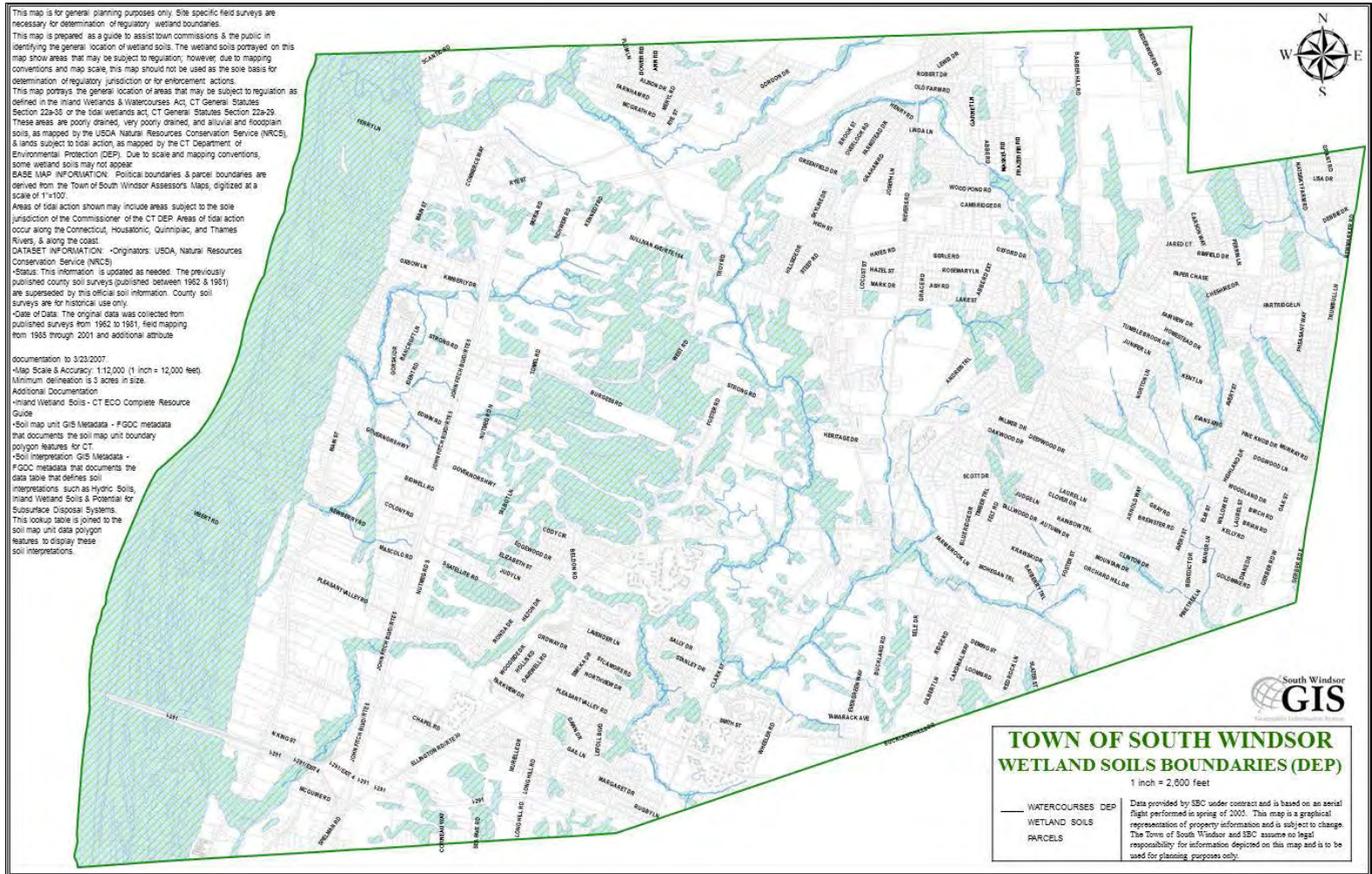
Street Network

- Limited access to west
- Regional connections via Route 5, Route 194, Route 30, I-291
- (6) Connections to Route 5
 - Sullivan Avenue
 - Strong Road
 - Governors Highway
 - Newberry Road
 - Pleasant Valley Road
 - Chapel Road



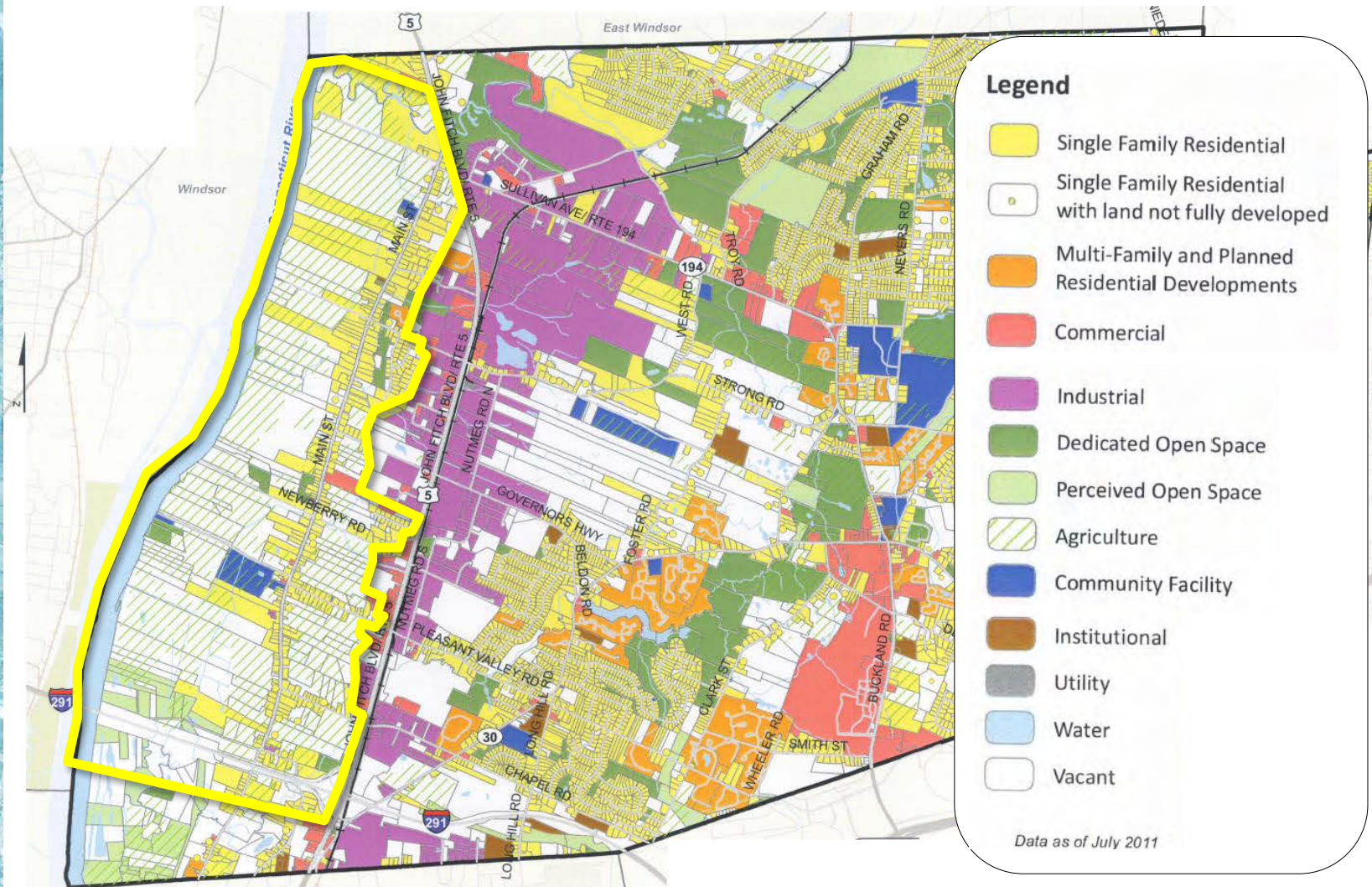
Initial Existing Conditions Analysis

Topography and Wetlands



Initial Existing Conditions Analysis

Land Use



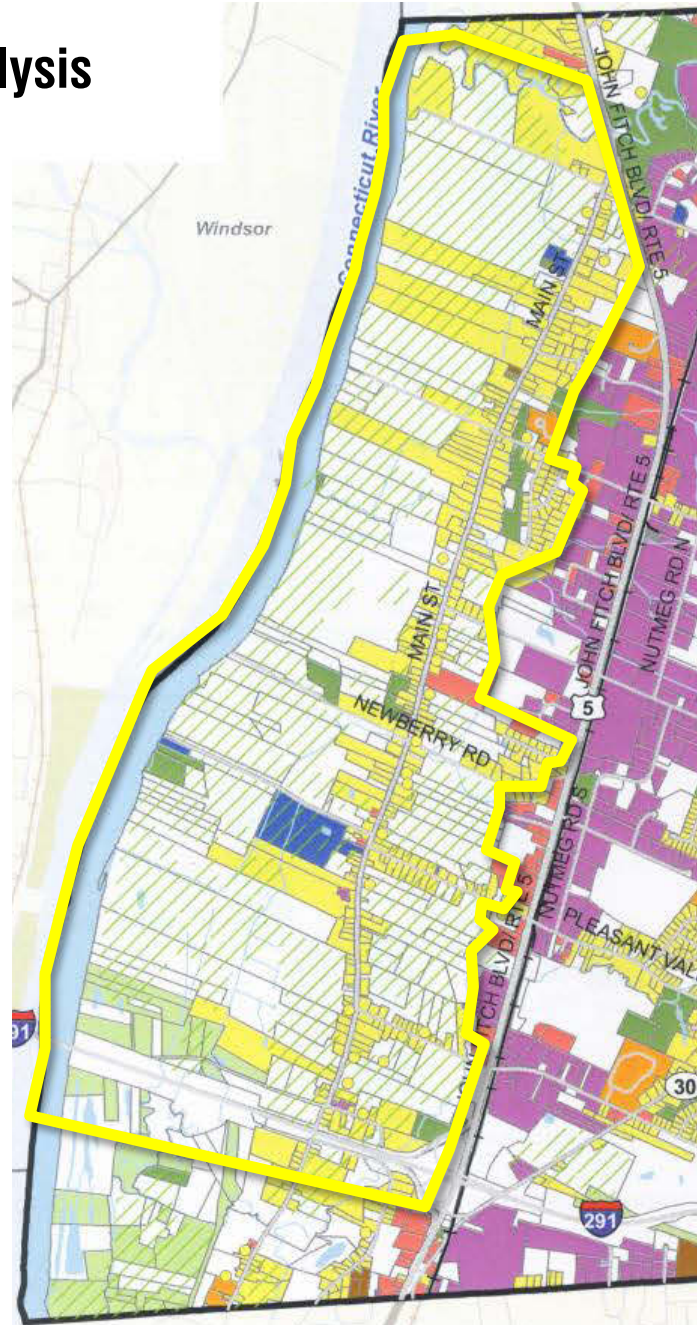
Initial Existing Conditions Analysis

Land Use

Legend

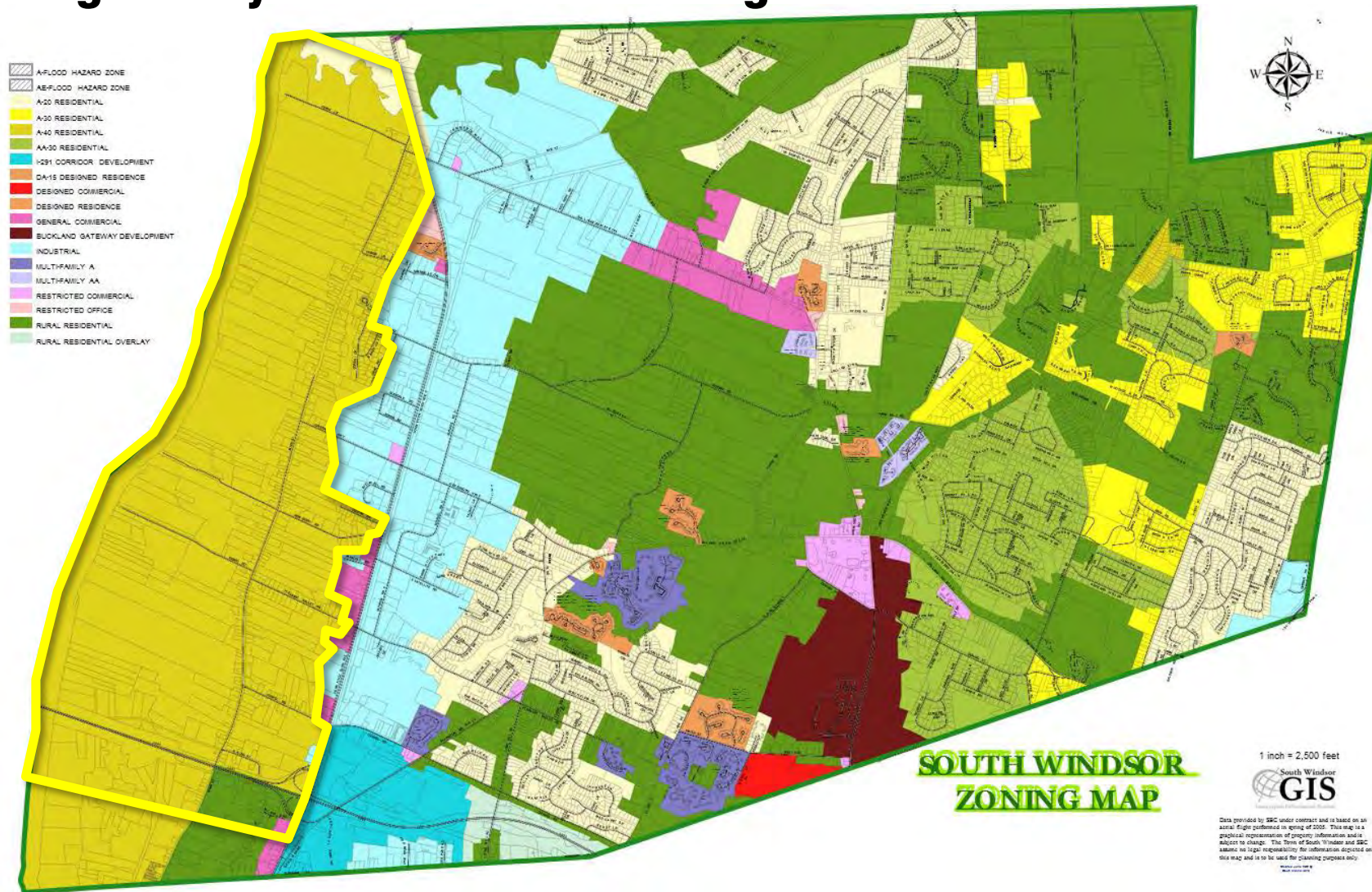
-  Single Family Residential
-  Single Family Residential with land not fully developed
-  Multi-Family and Planned Residential Developments
-  Commercial
-  Industrial
-  Dedicated Open Space
-  Perceived Open Space
-  Agriculture
-  Community Facility
-  Institutional
-  Utility
-  Water
-  Vacant

Data as of July 2011



Initial Existing Conditions Analysis

Regulatory Framework - Zoning





Initial Existing Conditions Analysis

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

Initial Existing Conditions Analysis

Regulatory Framework - Zoning

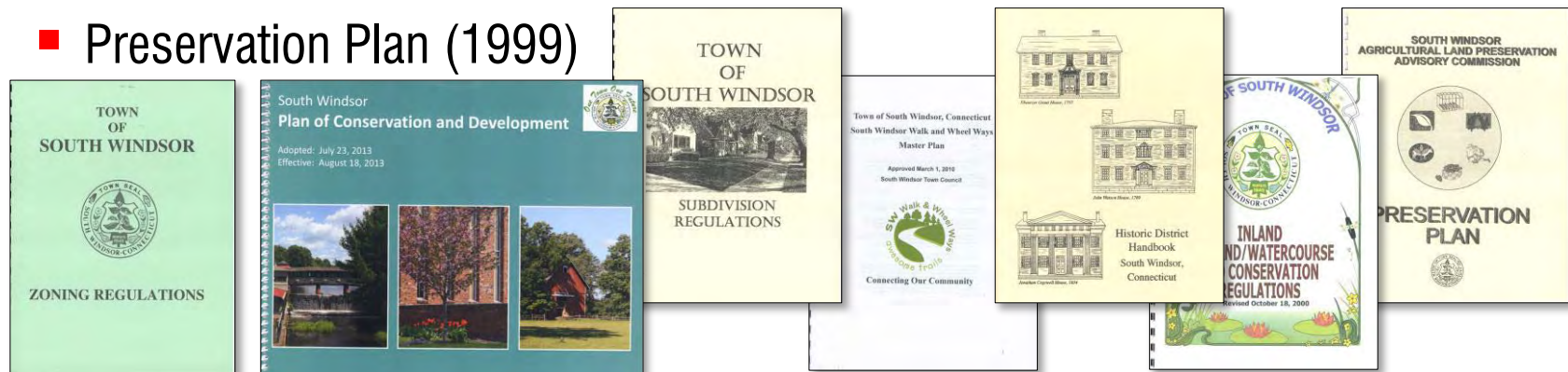
- Primarily **A-40 Residential**, small portion of Rural Residential and A-20
- Area, Density and Dimensional Requirements (A-40):

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%	-

Initial Existing Conditions Analysis

Other Reports, Documents and Information

- Zoning Regulations (2014)
- Plan of Conservation and Development (2013)
- Subdivision Regulations (2012)
- Walk and Wheel Ways Master Plan (2010)
- Historic District Handbook (2008)
- Inland Wetland/Watercourse and Conservation Regulations (2000)
- Preservation Plan (1999)





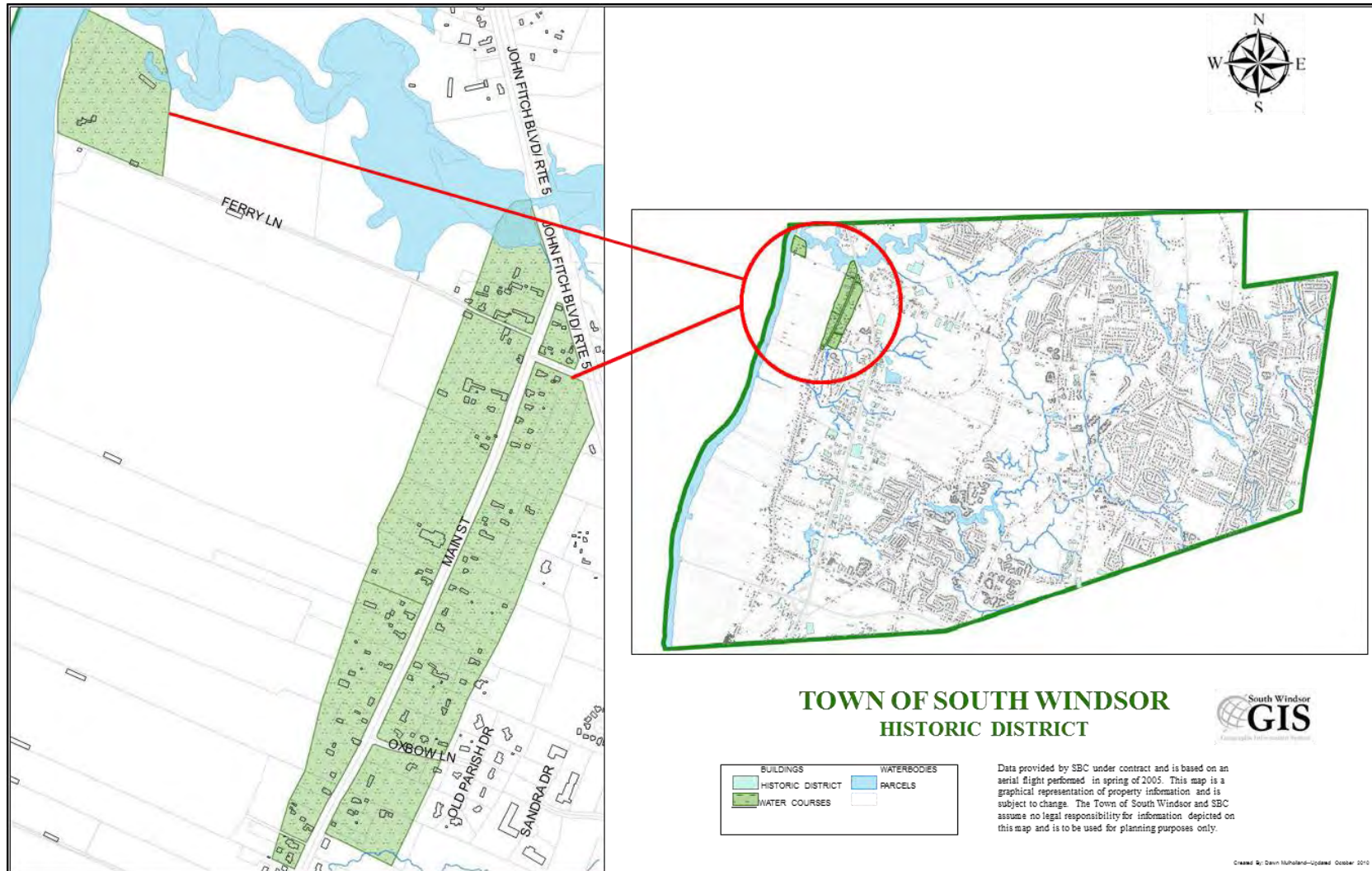
Initial Existing Conditions Analysis

Other Reports, Documents and Information

- Historic Resources Survey of Main Street (2007)
- *A Country Mile* by Doris Burgdorf
- National Register of Historic Places Nomination
- *The History of Ancient Windsor* by Janice Cunningham
- *A Thousand Years at Podunk* by Barney Daley
- *God's Acre* by Barney Daley
- *Tobacco Parish* by Barney Daley

Initial Existing Conditions Analysis

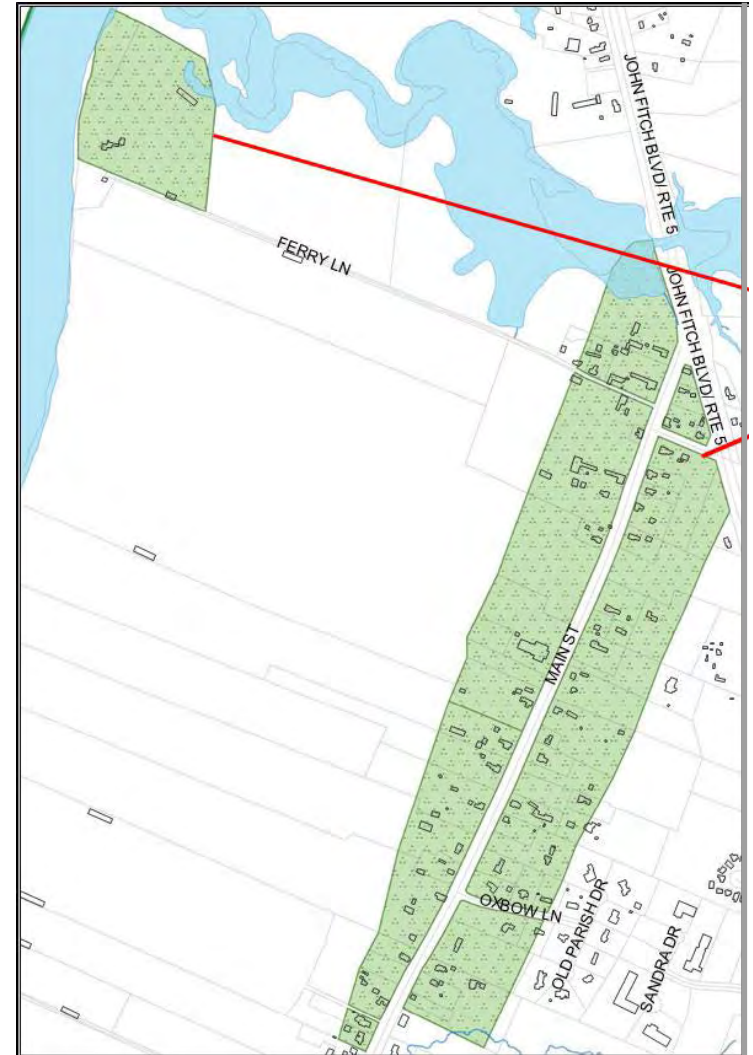
East Windsor Hill Historic District



Initial Existing Conditions Analysis

Historic District

- (39) Houses on National Register
- (56) Houses in Historic District
- Dates from 1694 to 1941
- Colonial, Greek Revival, Georgian, Federal architectural styles



Initial Existing Conditions Analysis

Historic Heritage



Initial Existing Conditions Analysis

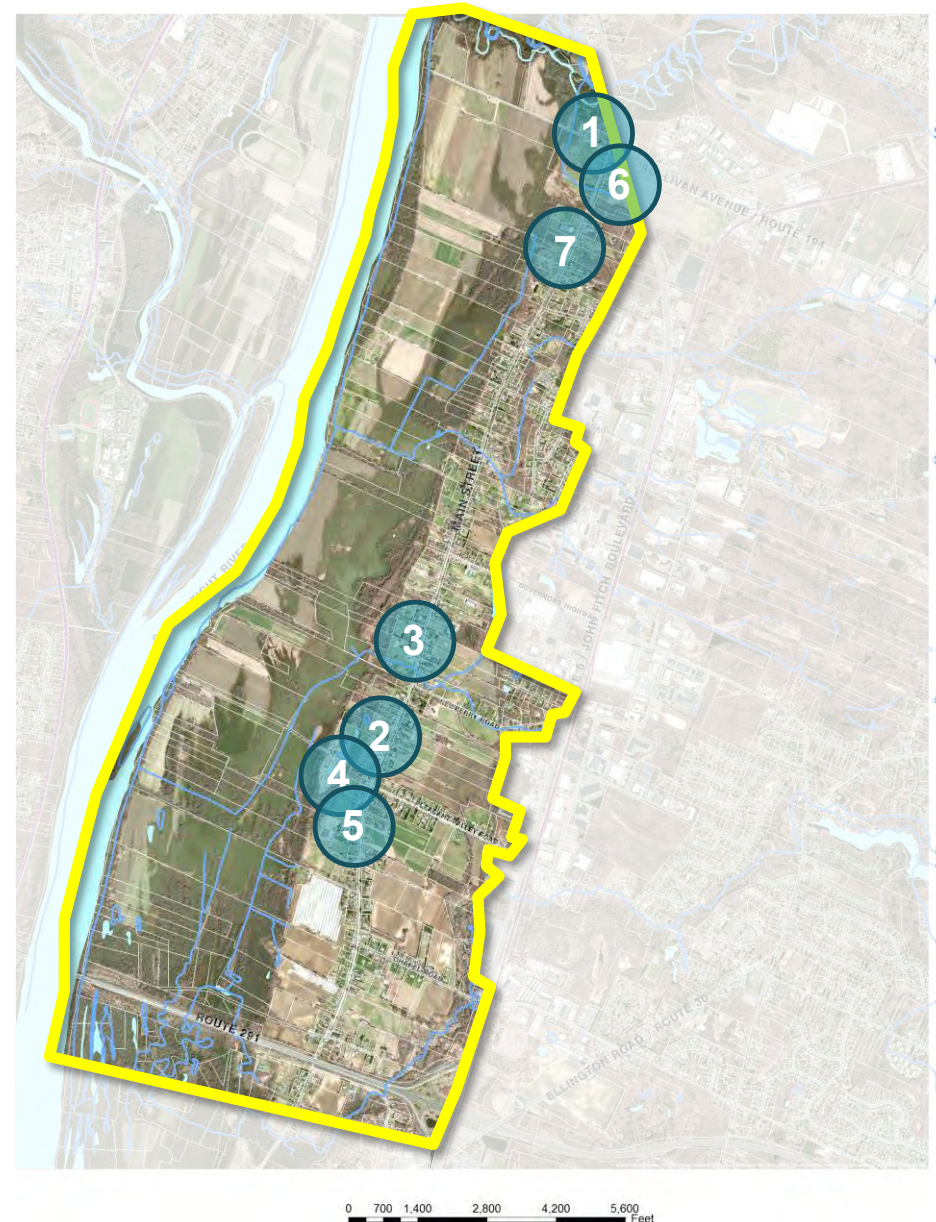
Historic Heritage



Initial Existing Conditions Analysis

Significant Sites

- 1) Old Post Office
- 2) US Post Office
- 3) First Congregational Church
- 4) Wood Memorial Library
- 5) Union School
- 6) John Watson House
- 7) Ellsworth School



South Windsor Main Street Preservation Planning Study

Key Sites Discussion



Initial Existing Conditions Analysis

Streetscape



Initial Existing Conditions Analysis

Streetscape



Existing Conditions: Main Street near Governors Highway

Initial Existing Conditions Analysis

Streetscape



Example Scenario One

Initial Existing Conditions Analysis

Streetscape



Example Scenario Two

South Windsor Main Street Preservation Planning Study

Stakeholder Suggestions



South Windsor Main Street Preservation Planning Study

Next Steps and Meetings



South Windsor Main Street Preservation Planning Study

Next Steps and Meetings

- **Public Meeting #1** – April/May – 4/23, 4/30 or 5/4

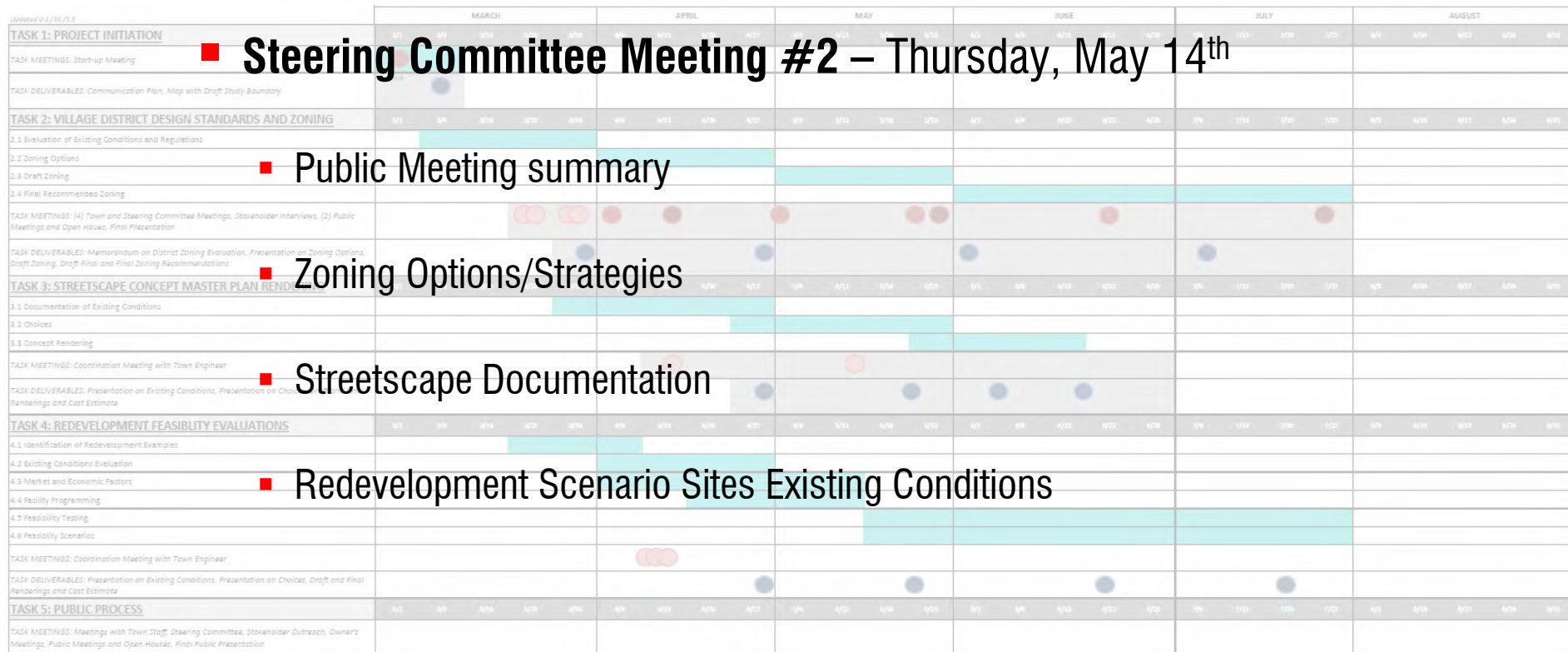
- **Steering Committee Meeting #2** – Thursday, May 14th

- **Public Meeting summary**

- **Zoning Options/Strategies**

- **Streetscape Documentation**

- **Redevelopment Scenario Sites Existing Conditions**



April 6, 2015

Town of South Windsor

Main Street Preservation Planning Study

Vibrant Communities Initiative

Steering Committee Meeting #1

Prepared by: The Cecil Group – FXM Associates

