

SOUTHINGTON

2016 Plan of Conservation and Development



**Planning and Zoning Commission
Effective June 4, 2016**

TABLE OF CONTENTS

Introduction		Welcome	
	1	Introduction	1
	2	Conditions & Trends	5
	3	Planning Issues	17
<hr/>			
Conservation Strategies	4	Protect Natural Resources	21
	5	Preserve Open Space	27
	6	Preserve Community Assets	35
	7	Promote Sustainability and Resiliency	45
<hr/>			
Development Strategies	8	Enhance Downtown And Other Places	47
	9	Promote Economic Development	63
	10	Promote Redevelopment	69
	11	Guide Residential Development	73
<hr/>			
Infrastructure Strategies	12	Address Community Facility Needs	81
	13	Address Transportation Needs	93
	14	Provide For Utility Infrastructure	105
<hr/>			
Conclusion	15	Future Land Use Plan	111
	16	Implementation	117
	17	Conclusion	144
		Glossary	



PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

Greetings!

This document is the adopted 2016 Plan of Conservation and Development (POCD) for Southington. Following a public hearing on May 17, 2016, the Planning and Zoning Commission adopted the POCD with an effective date of June 4, 2016.

The strategies outlined in the POCD are intended to guide the future conservation and development of Southington. Our overall goal has been to maintain the high quality of life in Southington and make our community an even better place in the future.

The strategies in the POCD were developed over the past year or so by a POCD Update Committee made up of representatives from the community. The POCD also reflects input from Southington residents, local boards and commissions, Town Staff, independent review and analysis, and careful deliberations by the members of the Planning and Zoning Commission.

With your help, we look forward to implementing the Plan!

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael DeSanto", with a long horizontal flourish extending to the right.

Michael DeSanto, Chair
Planning and Zoning Commission

GLOSSARY OF TERMS

A glossary of some terms and acronyms used in the POCD is located at the end of the document.

POCD MAPS

All of the maps in the POCD can be found on the Town website and specific map areas can be enlarged for more detailed viewing. However, these maps are intended for community planning purposes only and are not intended or appropriate for parcel-level or neighborhood-level analysis.

INTRODUCTION

1

Overview

A Plan of Conservation and Development (POCD) is a document whose purpose is to establish a common vision for the future of a community and then identify policies that will help attain that vision. While its key purpose and function is to address the physical development of a community, it will often address issues related to economic and social development.

The goals and recommendations of the Plan are intended to reflect an overall consensus of what is considered desirable for Southington and its residents in the future. It is envisioned that the Plan will be used to help:

- Preserve and protect things important to residents (conservation strategies),
- Guide future growth and change in ways the community wants (development strategies), and
- Identify facilities and services the community wants or needs in the future (infrastructure strategies).

A POCD is primarily an advisory document. It is intended to guide local boards and commissions and to provide a framework for consistent decision-making with regard to conservation and development activities in Southington over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will occur only with the diligent efforts of the residents and officials of the Town of Southington. The Plan will be effective only if it is understood and supported by the people of Southington and implemented by local boards and commissions.

**EXCERPTS FROM CONNECTICUT GENERAL STATUTES SECTION 8-23 –
PLAN OF CONSERVATION AND DEVELOPMENT**

The Commission shall:

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...
- adopt such amendments to the plan or parts of the plan ... as the commission deems necessary to update the plan.

The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality, ...
- show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality.
- be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people.
- be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound ...
- make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ...
- promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ...
- take into account the state plan of conservation and development ... and note any inconsistencies it may have with said state plan.
- consider the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

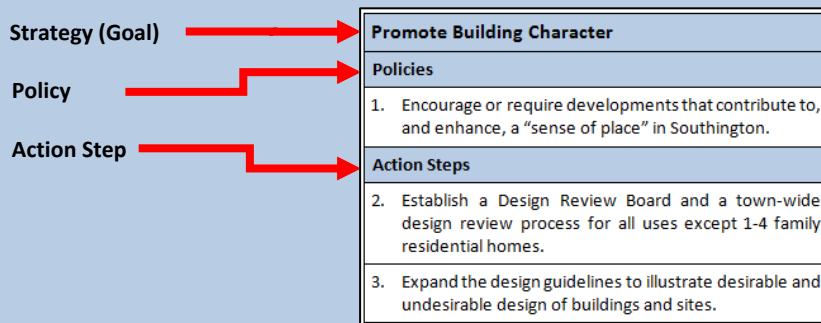
The Plan may:

- show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals, whether publicly or privately owned for water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
- include recommended programs for the implementation of the plan ...
- (include) such other recommendations ... in the plan as will ... be beneficial to the municipality.

POCD TERMINOLOGY

Many sections of the Plan of Conservation and Development (POCD) contain strategies, policies, and action steps. As used in the Plan of Conservation and Development:

- A “strategy” is a long-term goal or course of action for Southington
- A “policy” is a principle or course of action intended to help implement the strategy (a policy is an on-going activity which does not generally have an end date)
- An “action step” is a recommended task that helps implement the strategy (a task has an end date or specific result)



The strategies, policies and action steps are then organized and presented in Chapter 15 of the POCD (Implementation). This Chapter identifies a “leader” for each policy and action step and may include one or more “partners.” The “leader” is the entity considered most likely to bear responsibility for implementing the policy or completing the action step. Partners are other entities likely to be involved in implementation. A legend for “leaders” and “partners” may be found on the inside back cover.

Chapter 15 also identifies a preliminary priority for implementation based on an exercise conducted among the members of the POCD Steering Committee.

ROLES & RESPONSIBILITIES OF SOME TOWN AGENCIES

Planning and Zoning Commission (PZC) - The PZC reviews and authorizes development of major land uses (commercial, industrial, multi-family residential, institutional, and subdivisions). The Commission administers the Zoning Regulations and the Subdivision Regulations. The PZC is the primary user of Plan of Conservation and Development.

Town Council - As the chief legislative body, the Town Council establishes policies and programs for the effective delivery of Town services, approves the operating budget and the capital budget, and enacts and implements Town ordinances.

Conservation / Wetlands Commission (CWC) - The CWC administers the Wetlands Regulations and reviews proposals which involve the filling or alteration of wetlands or watercourses. In addition, the CWC promotes preservation of Southington's natural resources.

Southington Enterprise Zone / Economic Development (SEED) Committee – The SEED Committee advises the Town Council on matters related to the economic growth of the town and assists in the planning, implementation and management of the enterprise zone.

Open Space and Land Acquisition Committee (OSLAC) - OSLAC advocates for the preservation of open space lands to protect and maintain the scenic, recreational and cultural landscape, protect natural resources, and for the overall enrichment of the community. The Committee includes representatives from other Town boards and agencies.

Zoning Board of Appeals (ZBA) - The ZBA can vary the application of the zoning regulations in special circumstances (where there is a hardship), grant special exceptions where the zoning regulations so indicate, and review appeals from decisions of the Zoning Enforcement Officer.

CONDITIONS & TRENDS

2

Overview

This Section of the POCD provides a general overview of conditions and trends affecting Southington. It has been prepared as part of the process of formulating the 2016 Plan of Conservation and Development.

History



People



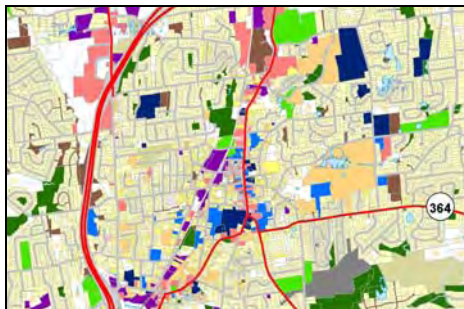
Housing



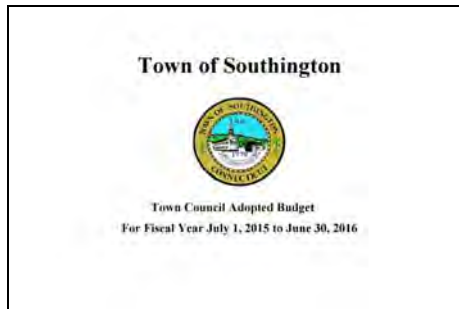
Business



Land Use



Fiscal



History of Southington

The landscape of the area we now know as Southington evolved over millions of years as a result of massive geologic forces. While there is no written record of their early habitation, Native Americans are believed to have lived in this area for about the last 10,000 years.

European Settlement

Europeans “discovered” this part of the new world in 1614 when Dutch explorer Adriaen Block sailed into what we now call Long Island Sound. Dutch and European trade with Native Americans eventually led to settlement of inland areas along the Connecticut River after 1633. Following the Pequot War of 1637, European settlement began to extend to other areas. Around 1640, Europeans “purchased” land from Native Americans in what is now called Farmington and settlement began in this area.

As population grew, land was needed by each family for subsistence farming and settlers moved outwards from Farmington. The first known resident of what we now know as Southington was Samuel Woodruff who, by 1698, established a homestead near the present day site of Southington High School.

Settlement proceeded slowly. In 1722, a survey of the South Division of Farmington was used to lay out main roads (West Street, Queen Street, and East Street). The survey also granted land to 84 prominent Farmington families, perhaps to entice them to settle in this area.

Formation Of A Parish And Then A Town

Life was difficult for early settlers and it was made more challenging by the customs of the time where settlers would travel every week to a “meeting-house” for religious services regardless of season or weather. While the 11-mile distance to Farmington seems modest today, it would have been a challenge by horse or carriage in the middle of winter. In 1724, permission was granted to establish a new religious parish (the South parish of Farmington).

Eventually, the population grew to the point where people no longer wished to travel to Farmington for militia training or for town meetings. A petition was undertaken to create their own municipality and, in 1779, residents received permission from the General Assembly to establish a separate municipality. According to the 1782 Census, there were about 1,800 residents.

At this time, the economy of this area was still dominated by subsistence agriculture although there were some mills and early stores.

Growth Of Manufacturing And The Community

Beginning in 1828, Southington became better connected to other places. The Farmington Canal (built to connect Northampton, MA to New Haven, CT) came through Southington and this provided an opportunity to ship local products to other markets. Although the canal was not a major success, the railroad which came in 1848 created more opportunities.

Local residents were very inventive and Southington became the base for a number of manufacturing companies making nuts and bolts, carriage bolts, tinware, and other goods. It would not be a stretch to say that Southington residents built better mousetraps since the “break-neck” mouse trap was invented here. Southington was also a birthplace of the instant photograph (although the rights were sold to Eastman Kodak in 1928).

As businesses grew, Southington attracted many new workers (many of them immigrants) eager to work in the factories. Population growth continued and Southington had over 9,000 residents by 1930. In addition, Southington was connected by trolleys to Waterbury and other surrounding communities and was said to have an electric railroad travelling in all four main directions.

Spread Of The Automobile

Following World War II, Southington experienced the same surge of growth that affected other communities in the area. A cultural trend toward suburban living and the flexibility offered by the automobile supported the development of Southington. Construction of the interstate highway system in the 1950s and 1960s encouraged the suburban development of residential areas and Southington was no different. Former farms were subdivided and developed and population tripled between 1940 and 1970.

By 1970, Southington had grown to be a community of over 30,000 people and the overall pattern of the community became established. Growth continued and, by 2010, Southington was a community with over 43,000 residents.

Streetcar



Peck, Stow and Wilcox Plant



Southington's Population

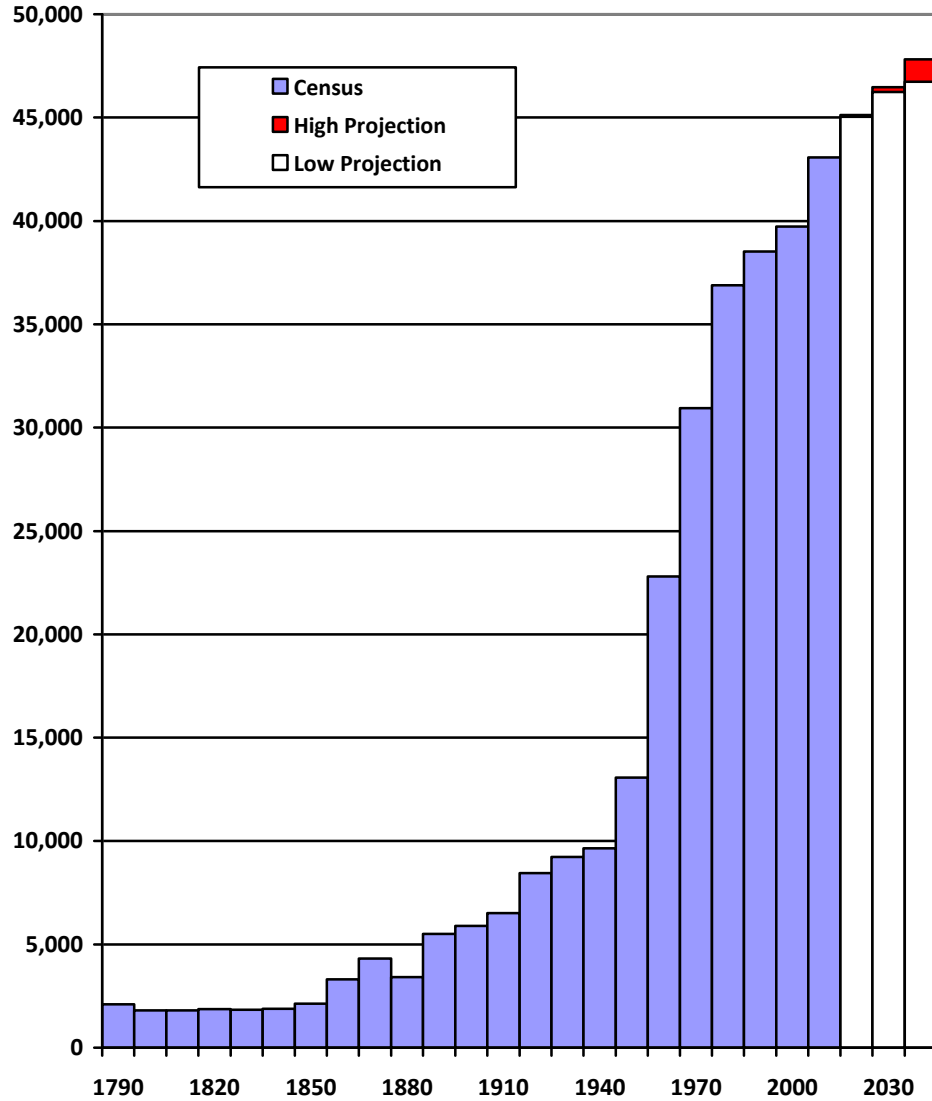
1790	2,110
1800	1,804
1810	1,807
1820	1,875
1830	1,844
1840	1,887
1850	2,135
1860	3,315
1870	4,314
1880	3,411
1890	5,501
1900	5,890
1910	6,516
1920	8,440
1930	9,237
1940	9,646
1950	13,061
1960	22,797
1970	30,946
1980	36,879
1990	38,518
2000	39,728
2010	43,069
2020	<i>45,043 - 45,136</i>
2030	<i>46,244 - 46,476</i>
2040	<i>46,735 - 47,204</i>

US Census data for 1820 to 2010. Projections are in italics. Low projections are based on Planimetrics cohort survival model. High projections based on Connecticut State Data Center cohort survival model extrapolated to 2040.

Population Overview and Projections

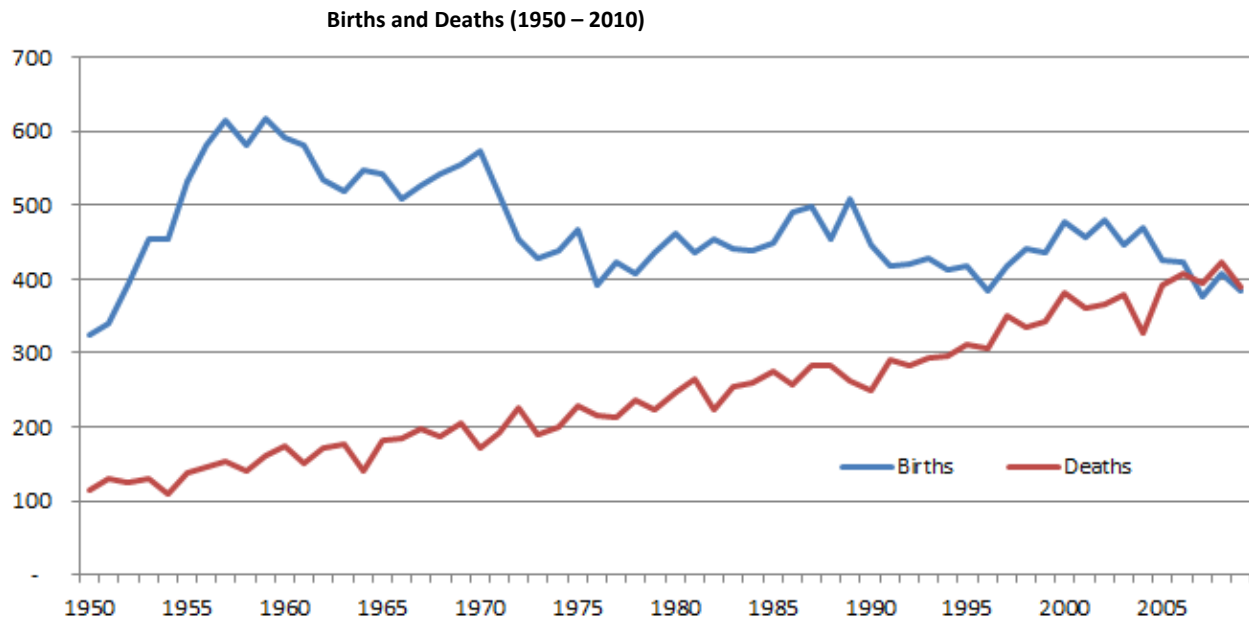
According to the Census, Southington had a year 2010 population of 43,069 persons. This represents an increase of 3,341 persons from the 39,728 persons reported in the 2000 Census. The chart shows Southington population growth since the 1790 Census with a range of population projections to the year 2040.

Southington's Population (1790 – 2040)



Dynamics of Population Change

As can be seen from the following chart, the number of births in Southington has fluctuated over time but has somewhat settled into a range of 400 to 500 births per year. As for many communities, the number of births declined after 2005 due to concerns over the economy.



As shown below, Southington has experienced “natural increase” (more births than deaths) in every decade since 1950. As Southington’s population ages, this trend may change in the future. Southington experienced *net in-migration* in every decade except during the 1980s.

Components of Population Change (1950 – 2010)

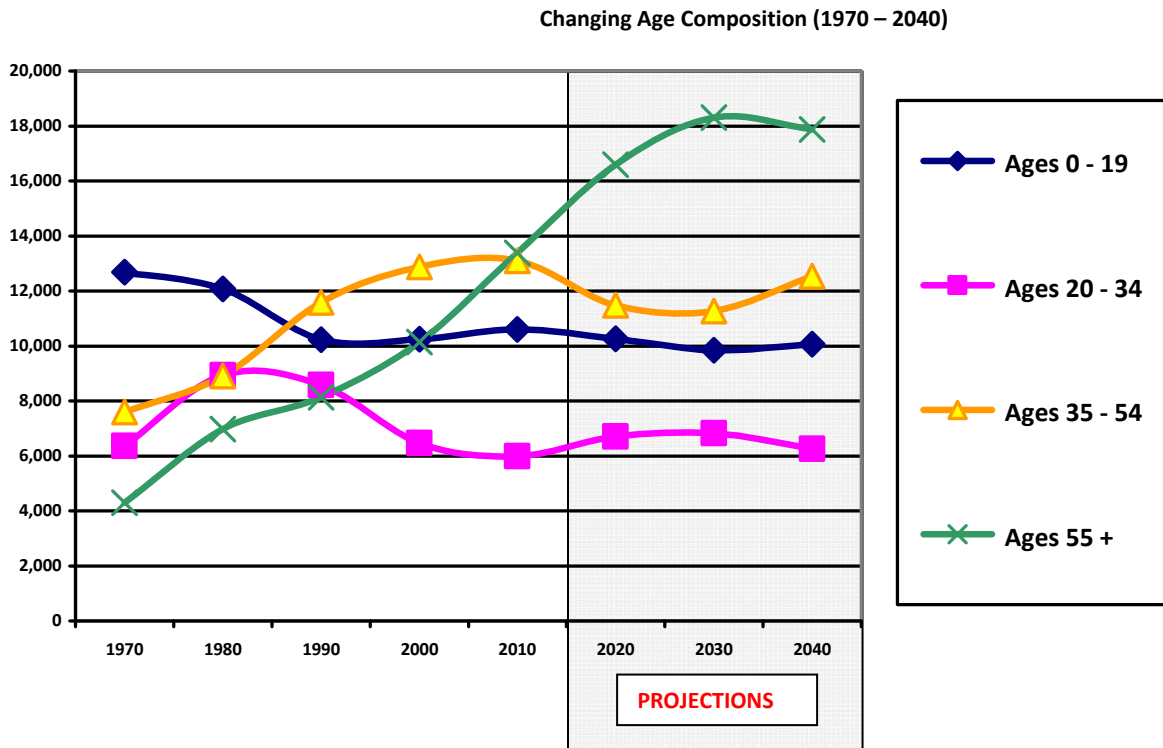
	1950s	1960s	1970s	1980s	1990s	2000s
If the Census indicates the population changed this much in this decade ...	+9,736	+8,149	+5,933	+1,639	+1,210	+3,341
And this much change occurred as a result of births and deaths ...	+3,545	+3,678	+2,439	+2,028	+1,166	+526
Births	4,890	5,447	4,536	4,630	4,225	4,345
Deaths	1,345	1,769	2,097	2,602	3,059	3,819
Then this many people moved in (or out) of Southington during that decade	+6,191	+4,471	+3,494	(389)	+44	+2,815

US Census, Connecticut Health Department reports,

Age Composition

From 1970 to 2010, the age composition of Southington changed due to the net effect of births, deaths, net migration, longer life expectancies and natural aging. Much of the change in age composition is attributable to the natural aging of people in the “baby boom” (people born between about 1945 and about 1965).

From 2010 to 2040, the age composition of Southington is expected to be heavily influenced by the continued aging of the “baby boom” generation (people born between about 1945 and about 1965). The apparent increase in people aged 55 and over in the following chart does not reflect a sudden influx of a large number of older residents. Rather, it reflects the natural aging (and longer life expectancies) of people who already live in Southington.



Overall, assuming past trends continue, the number of older residents is expected to grow significantly and this will be an important factor in Southington in the future. A changing age composition can result in a changing demand for municipal and housing types.

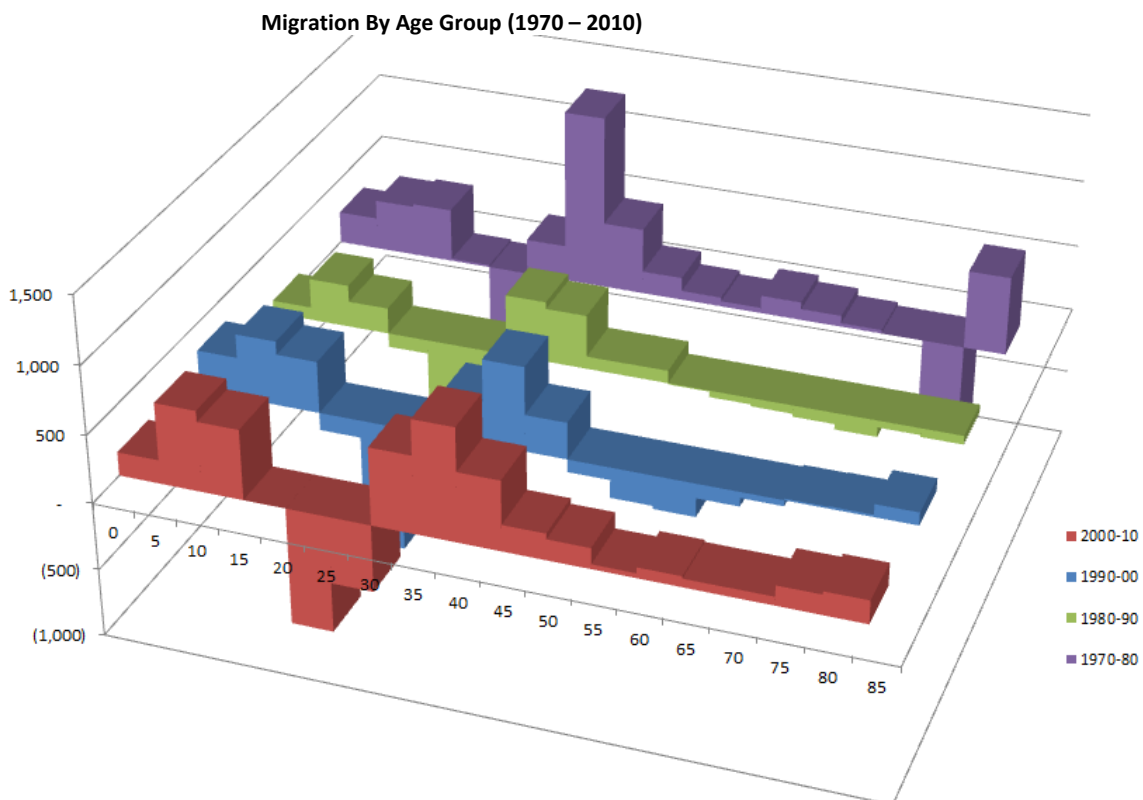
Migration Patterns

By comparing the number of people in one age group in the Census to the number of people 10 years younger in the prior Census (10 years earlier) and after considering natural changes (births and deaths), the dynamics of migration in Southington can be evaluated.

Since at least 1970, as can be seen from the upward columns in the following chart, *net in-migration* to Southington has generally been family age adults (ages 30 to 50) and their children (ages 0 to 15). People in these age groups are probably attracted by the diverse housing options, community services / amenities, and overall quality of life in Southington.

As can be seen from the downward columns in the following chart, *net out-migration* generally occurs with teenagers and young adults (ages 15 to 30). People in these age groups might generally be expected to leave Southington during these years of their lives to pursue education or employment.

People aged 50 and older have fluctuated between modest net in-migration and modest net out-migration over these four decades. Between 2000 and 2010, it appears that there was modest net in-migration for all of the age groups above age 50.



Housing Units

1960	6,298
1970	8,831
1980	12,437
1990	14,250
2000	15,557
2010	17,447

US Census. Data for 1980 to 2010 reflects number of units. Due to data availability, data for 1960 and 1970 reflects number of households.

Percent Multi-Family

New Britain	67%
Meriden	46%
Bristol	39%
State	35%
Plainville	32%
Southington	19%
Cheshire	17%
Berlin	16%
Wolcott	10%

Partnership For Strong Communities, 2014.

Median Sales Price

Cheshire	\$330,000
Berlin	\$253,950
Southington	\$230,000
Meriden	\$162,6500
Bristol	\$182,000
New Britain	\$137,250
Plainville	\$n/a
Wolcott	\$n/a

CERC, 2014

'Affordable Housing'

Southington	5.7%
State	11.3%

CT Department of Housing (2014)

Housing Overview

Southington had about 17,447 housing units in 2010. Over the last two decades, Southington has been adding an average of about 160 housing units per year. This growth rate is a reflection of the fact that Southington is accessible to a variety of areas and that there is undeveloped land in Southington.

The housing stock in Southington consists primarily of single-family detached homes at a range of different price levels. About 19 percent of all housing units in Southington were categorized as multi-family units in the 2010 Census. The vast majority of homes in Southington (84%) are owner-occupied.

About 5.7 percent of the housing units in Southington (997 units) are counted as "affordable housing" (assisted housing, financed by CHFA mortgages, or sale price restricted by deed) by the Connecticut Department of Housing. Since less than 10 percent of the housing units meet this State criteria, Southington is subject to the Affordable Housing Appeals Procedure (codified as Section 8-30g of the Connecticut General Statutes) where a development of affordable housing may not need to comply with local zoning requirements.

Single-Family House



Multi-Family Building



Single-Family House



Single-Family House



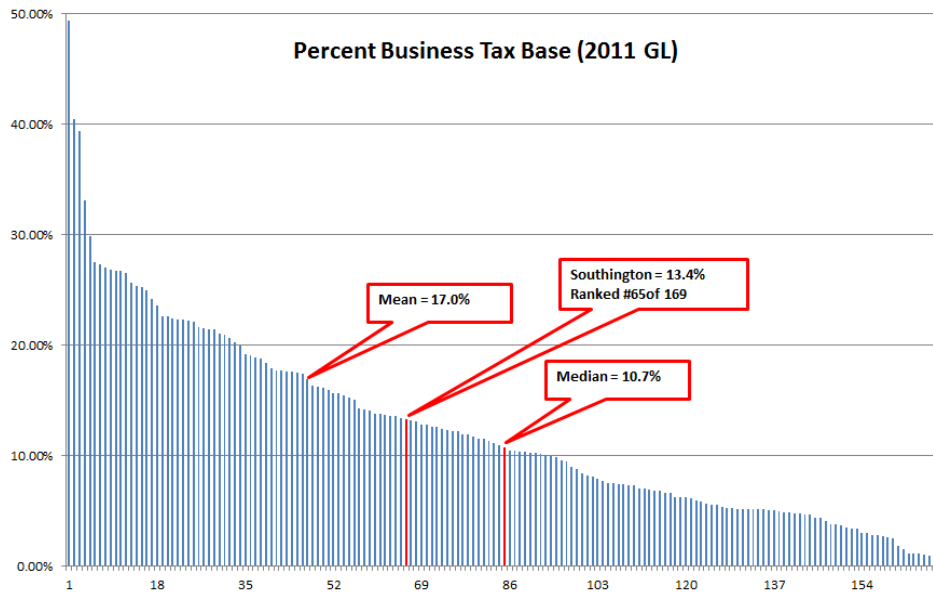
Economic Overview

A local economy is important in terms of:

- providing for jobs for residents,
- ensuring a range of goods and services is available for residents, and
- providing tax revenue to support local services.

In terms of jobs, Southington is an employment center and there are a number of jobs in the community. Southington also benefits from its location relative to other communities and metropolitan areas in terms of access to jobs and the availability of goods and services for residents.

The business component of the tax base in Southington is about 13.4 percent. This is lower than the statewide average but is higher than the median Connecticut community.



Jobs In Southington

1960	7,880
1970	10,796
1980	15,260
1990	17,200
2000	16,040
2010	14,654

CT Labor Dept.

Jobs

New Britain	24,772
Bristol	21,592
Meriden	21,549
Cheshire	15,431
Southington	14,833
Berlin	11,623
Plainville	9,277
Wolcott	2,966

CERC, 2014

Median Household Income

Cheshire	\$110,587
Berlin	\$85,735
Wolcott	\$80,655
Southington	\$78,668
Plainville	\$61,766
Bristol	\$58,814
Meriden	\$53,831
New Britain	\$39,898

CERC, 2014

Local Employer

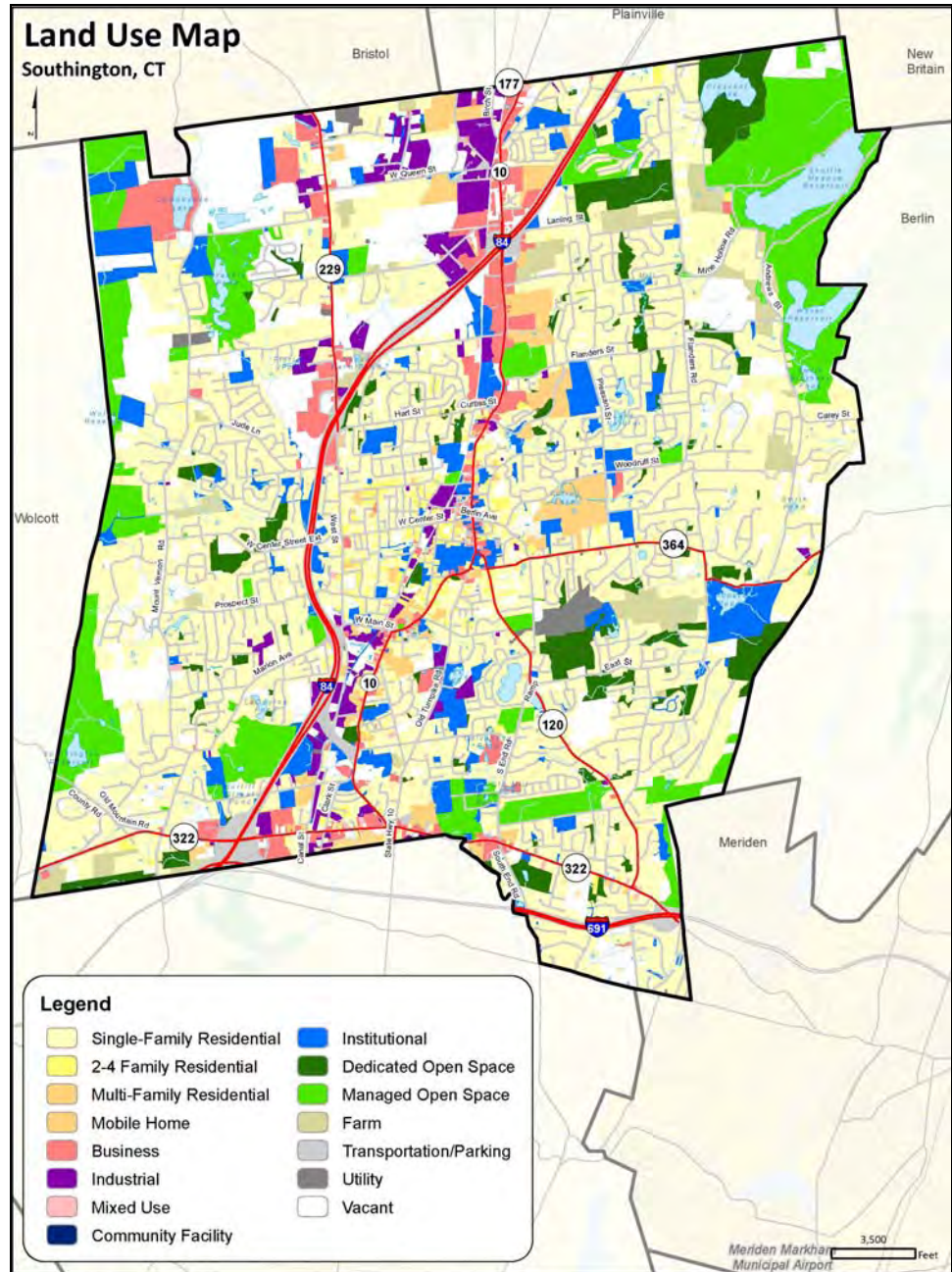


Local Business



Land Use Pattern

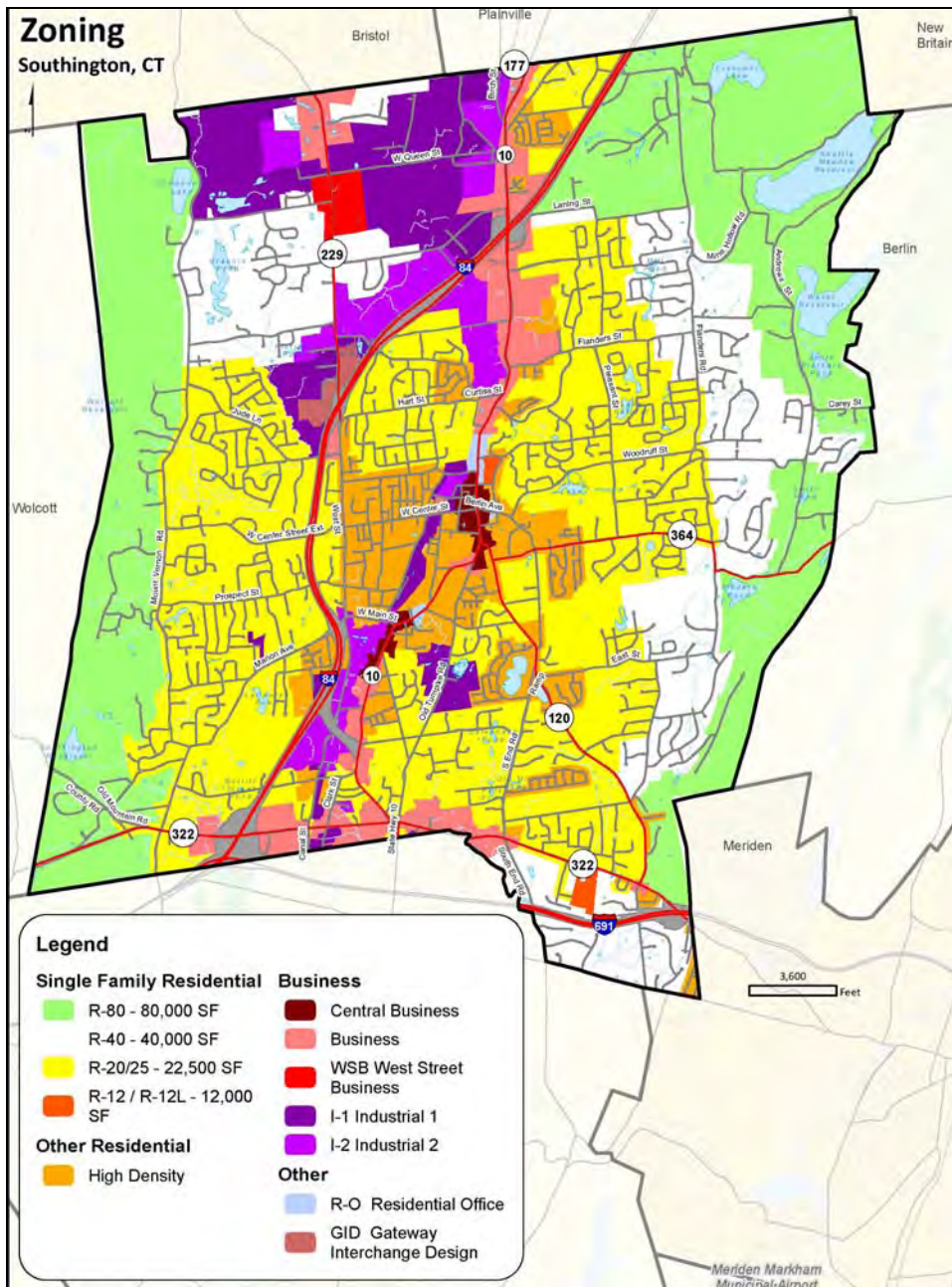
According to the Town's geographic information system, Southington contains approximately 23,239 acres of land. As can be seen from the following map, most of the land is used for single family residential uses (light yellow color).



Zoning Pattern

In Southington, according to the Town’s geographic information system:

- about 75 percent is zoned for single-family residential development,
- about 8 percent is zoned for two-family / multi-family development,
- about 7 percent of Southington is zoned for business development, and
- about 10 percent is zoned for industrial development.



Per Capita Tax Base

Berlin	\$158,906
Cheshire	\$136,761
Southington	\$130,644
Wolcott	\$120,192
Plainville	\$109,225
Bristol	\$92,351
Meriden	\$76,437
New Britain	\$51,934

CT-OPM data reflecting the estimated full market value of all taxable property in a municipality (2014)

Per Capita Tax Levy

Berlin	\$2,873
Cheshire	\$2,608
Southington	\$2,315
Plainville	\$2,269
Bristol	\$1,942
Wolcott	\$1,880
Meriden	\$1,811
New Britain	\$1,505

CT-OPM, 2014

Equalized Mill Rate

New Britain	28.33
Meriden	23.71
Bristol	20.94
Plainville	20.93
Cheshire	18.99
Berlin	17.98
Southington	17.57
Wolcott	15.49

CT-OPM, 2014

Fiscal Overview

Information reflecting the fiscal circumstances of Southington and surrounding communities are presented in the sidebar.

On a per capita basis, Southington has a strong tax base and a comparable tax levy. The equalized mill rate (taxes as a percent of market value) is the second lowest among nearby communities).

Past studies of communities like Southington have found that residential development typically requires more in service costs than it provides in tax revenue.

Tax Base



Community Services



PLANNING ISSUES

3

Overview

Early in the planning process, exercises were conducted to understand issues of concern to the community:

- A discussion of issues with the POCD Update Committee,
- A discussion of issues with the Planning and Zoning Commission,
- Input from members of other boards and commissions,
- Input from Town department heads, and
- A public meeting to solicit input and listen to Southington residents.



“Prouds” and “Sorrys”

At a public meeting early in the planning process, residents were asked to place a green dot on a map to identify things in Southington they were proud of. On another map, they were asked to place a red dot to identify things in Southington they were sorry about. Residents wrote their "prouds" and "sorrys" on cards that were collected during the meeting.

In the experience of the consultant who assisted with the meeting, “prouds” tend to represent things residents would like to encourage in the community, and “sorrys” represent things residents would like to discourage in the community. A thorough listing of the "prouds" and "sorrys" is contained in a discussion booklet prepared for the POCD Update Committee as part of the process.

“Prouds” Map



“Sorrys” Map



“Prouds” Themes

- **Community Facilities** – participants indicated they were proud of the schools and other facilities and services that meet community needs
- **Open Space** – participants indicated they were proud of the open spaces and parks in Southington
- **Community Character** – participants indicated they were proud of the overall character of the community (people, places, events) that contributed to their quality of life

“Sorrys” Themes

- **Community Character** – participants indicated they were sorry about things they felt detracted from the overall character of Southington
- **Development** – participants indicated they were sorry about overbuilding (residential and business)
- **Natural Resources** – participants indicated they were sorry about threats to natural resources

“Planning Points”

People attending the public meeting were given 50 “planning points” to allocate among 12 boxes representing topics typically addressed as part of a Plan of Conservation and Development. Residents were asked to place the five planning point bills (one bill representing 20 points, two bills representing 10 points each, and two bills representing 5 points each) in the boxes to reflect topics they felt were important for Southington to address as part of the planning process.

	20 points	10 points	5 points	Total Points
Conservation Issues				1,010
Open Space	180	280	40	500
Natural Resources	220	60	65	345
Community Character	20	40	50	110
Historic Resources	20	0	35	55
Development Issues				335
Residential Development	40	60	10	110
Community Structure	60	20	10	90
Business Development	40	30	20	90
Housing Diversity	20	10	15	45
Infrastructure Issues				600
Community Facilities	120	50	40	210
Traffic and Circulation	20	110	20	150
Walking / Biking / Bus	20	50	50	120
Water / Sewer / Utilities	40	40	40	120
Totals				1,945

In the experience of the consultant who assisted with the meeting, the “planning points” exercise tends to identify issues which most resonate with the people who participate. Since it is an independent exercise, the results are not dominated by the loudest voices in the room or the people who speak first.

Key Issues

Based on all of the exercises and surveys, the following themes emerged as being important issues for Southington to consider as part of preparing the Plan of Conservation and Development.

CONSERVATION-RELATED ISSUES – Things residents would like to protect or preserve in Southington

- Preserve open space
- Protect water quality / natural resources
- Maintain Southington’s character / preserve scenic views

DEVELOPMENT-RELATED ISSUES – How residents would like to address future growth or change in Southington

- Manage residential development
 - Amount / pace / type of growth
 - Increase housing diversity (seniors, affordable, etc.)
- Enhance Downtown and Plantsville
- Promote business development / grow the tax base

INFRASTRUCTURE-RELATED ISSUES – Services or facilities that residents would like to have available to support the overall quality of life in Southington

- Maintain/ enhance the level of community facilities and services
- Address traffic circulation and congestion
- Encourage walking and biking
- Provide adequate utility services for community needs

PROTECT NATURAL RESOURCES

4

Overview

Conserving natural resources helps preserve environmental functions, maintain overall environmental health, enhance community character, and enhance the quality of life of residents. Protecting natural resources has been a priority in Southington for many years.

Protect Water Resources

Protection of water resources and water *quality* is the most important natural resource protection issue for Southington. The management of water runoff *quantity* is also an important consideration for overall environmental health. Development can adversely affect water resources since impervious surfaces can help:

- reduce groundwater infiltration (see booklet),
- accelerate runoff (leading to channel scouring and siltation of watercourses and waterbodies), and
- transmit pollutants more directly to watercourses and waterbodies.



Surface Water Quality Class

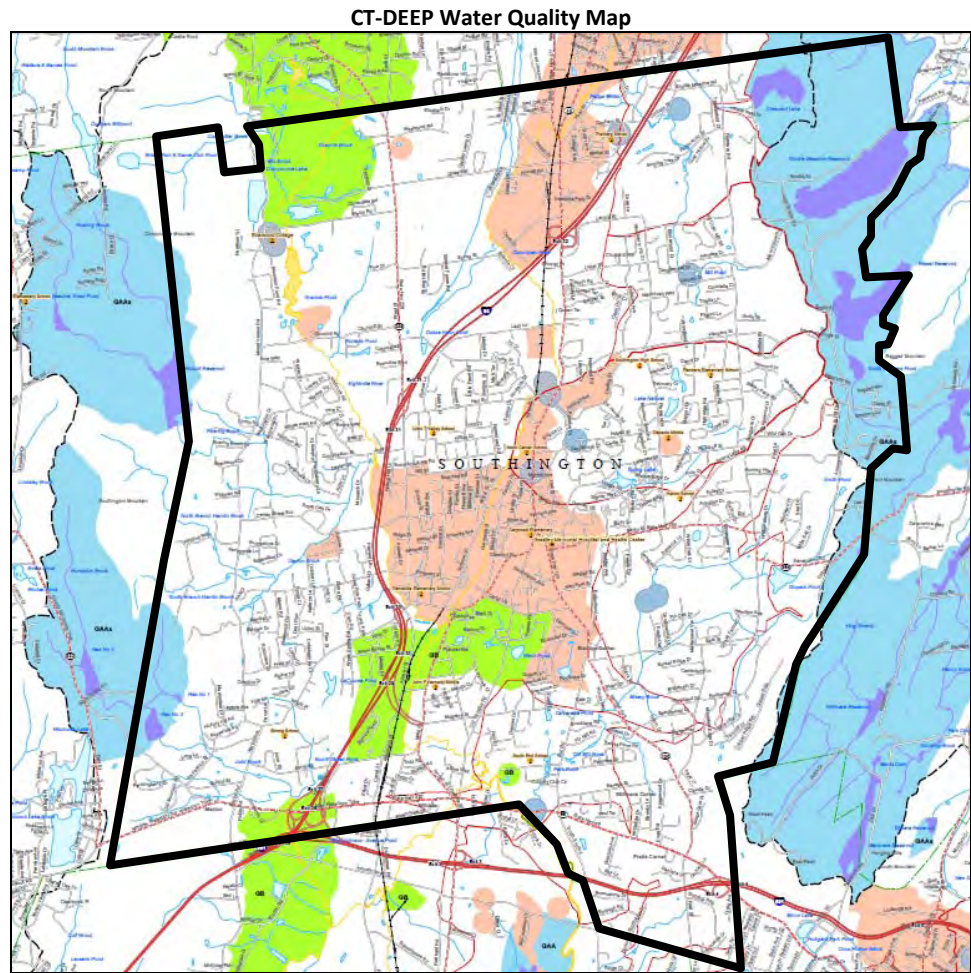
- AA - water supply
- A
- B

Ground Water Quality Class

- GAA - water supply
- GA
- GA* / GAA* – but does not meet standards
- GB
- GC

As shown on the following map, water supply reservoirs are classified by the Connecticut Department of Energy and Environmental Protection (CT-DEEP) as “AA” indicating that they are high quality water resources and the State goal is to keep them that way. Some other surface water resources exhibit some water quality impairment (such as the Quinnipiac River which is classified as “B”).

In terms of groundwater resources, the watersheds draining to water supply reservoirs are classified as “GAA” indicating that they are pristine resources and the State goal is to keep them that way. The goal for areas classified as GA* / GAA* is to improve these areas to GA or GAA in the future. Areas classified as GB have some water quality impairment due to historic activities.



Low impact development strategies (LID) are one way for Southington to address water quality issues. Such approaches also help address water quantity (runoff) issues as well. LID is described in the case study on the facing page.

CASE STUDY

Low Impact Development (LID)

Low Impact Development (LID) is a stormwater management approach modeled after nature. LID seeks to capture, treat and infiltrate rainfall as close as possible to where the raindrop falls. LID techniques are based on the premise that stormwater management should not be seen as stormwater disposal.

When properly sited, designed, installed and maintained, LID can have benefits and advantages over conventional stormwater management approaches. LID can address water quantity concerns and help maintain the water table, sustain base flow to rivers and streams, and help moderate the impact of flooding. LID can also address water quality concerns and provide for treatment of stormwater runoff. LID can provide water quantity and/or water quality benefits in most any watershed, including areas that are already densely developed.

In 2004, Connecticut adopted a Stormwater Quality Manual as a planning tool and design guidance document for regulators and design professionals. This manual incorporates LID strategies and provides standards to help determine whether a proposed development has accomplished as much as it could or should in addressing water quality or runoff control:

- Pollutant reduction (water quality volume and water quality flow),
- Groundwater recharge and runoff volume (water recharge),
- Peak flow control (peak runoff attenuation, stream channel protection, conveyance protection, etc.).

Stormwater Quality Manual



Rain Garden



Natural Diversity Database

The Connecticut Department of Energy and Environmental Protection (CT-DEEP) maintains a Natural Diversity Database (NDDB) in order to help protect important resources.

NDDB areas represent known locations of:

- endangered species,
- threatened species,
- species of special concern, or
- significant natural communities.

It may also identify scenic areas and unique natural assets (waterfalls, caves, etc.).

The exact locations and species names are masked to protect sensitive species from collection and disturbance.

People proposing activities within designated NDDB areas should contact CT-DEEP so that planned activities can occur while the resource itself is protected.

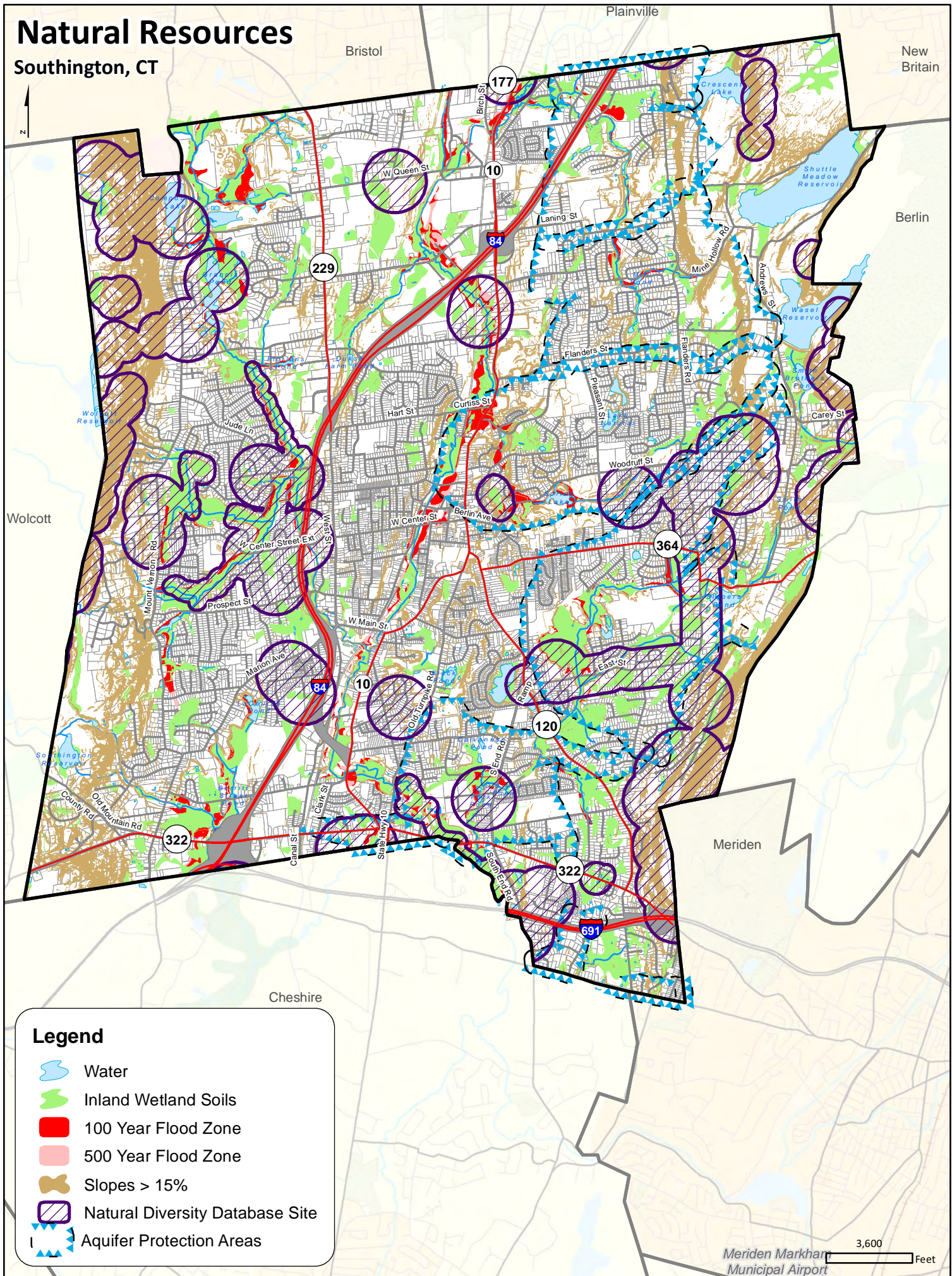
The most up-to-date maps are available at Town Hall and on the DEEP website.

Protect Water Resources
Policies
1. Protect watercourses, waterbodies, wetlands, public water supply watersheds, aquifer areas, and other water resources.
2. Protect water <i>quality</i> by managing stormwater runoff and other sources of pollution.
3. Manage water <i>quantity</i> by seeking to replicate the natural water cycle in terms of infiltration and runoff.
Action Steps
4. Incorporate LID stormwater management standards into existing land use regulations and remove impediments to implementing LID (road widths, parking requirements, curbing requirements, etc.).
5. Consider establishing a three-tier approach to water quality protection: <ul style="list-style-type: none"> • State-defined “aquifer protection” areas (pumping wellfields), • Town-defined water quality protection areas (Section 17-00 of the Zoning Regulations), and • Other areas in Southington.
6. Consider relocating Subdivision Regulations 3-17 and 3-18 (buildability factors) to the Zoning Regulations.
7. Consider establishing a setback requirement (a riparian buffer) or other provisions in the Zoning Regulations to help protect wetlands, watercourses, vernal pools, and kettle ponds while remaining neutral to the amount of development permitted.
8. Investigate approaches to improving the management of water quality in lakes, ponds, rivers and streams.

See page 120 for information on preliminary priorities and the entities involved in implementation.

Natural Resources

Southington, CT



Legend

- Water
- Inland Wetland Soils
- 100 Year Flood Zone
- 500 Year Flood Zone
- Slopes > 15%
- Natural Diversity Database Site
- Aquifer Protection Areas

Meriden Markham Municipal Airport 3,600 Feet

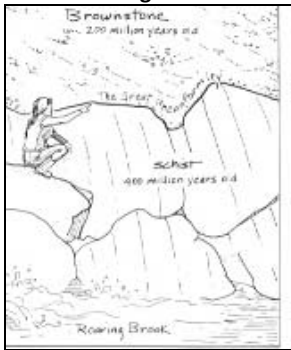
“The Great Unconformity”

Southington is home to a rare geologic anomaly, known as “the Great Unconformity.”

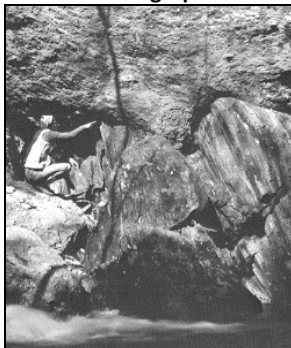
The name results from the fact that a rock face has exposed two geologic layers from different eras but the intermediate eras are missing. In other words, there are a hundred million or so years of geologic evolution which have disappeared. Since this does not conform to typical geologic circumstances, it is referred to as an “unconformity.”

An internet search will reveal a number of excellent descriptions and reasons.

Diagram



Photograph



Protect Other Natural Resources

Other natural resources are also worthy of protection. For example, the Connecticut Department of Energy and Environmental Protection (CT-DEEP) maintains a Natural Diversity Database (NDDB) in order to help public agencies protect important resources. NDDB areas represent known locations of:

- endangered species,
- threatened species,
- species of special concern,
- significant natural communities, and
- scenic areas / unique natural assets (waterfalls, caves, etc.).

The exact locations and species names are masked to protect sensitive species from collection and disturbance. People proposing activities within designated NDDB areas should contact CT-DEEP so that planned activities can occur while the resource itself is protected.

Protect Other Natural Resources
Policies
1. Discourage development on steep slopes and other sensitive landforms.
2. Protect sensitive habitats and other natural diversity areas.
3. Discourage the introduction of invasive species and seek to remove invasive species.
4. Coordinate with adjacent communities and regional organizations on resource protection activities.
Action Steps
5. Modify application forms or procedures to require that NDDB sites be identified and addressed.
6. Modify or eliminate Subdivision Regulation 6.01.c which requires that a NDDB area be field-verified within 35 days of application.
7. Update floodplain regulations once new floodplain mapping is completed (estimate = 2016).
8. Prepare a “natural resource inventory” for Southington.

See page 121 for information on preliminary priorities and the entities involved in implementation.

PRESERVE OPEN SPACE

5

Overview

Open space can help protect community character, enhance the quality of life for residents, conserve important natural resources, provide wildlife habitat, provide fiscal and economic benefits, shape development patterns, and preserve lands for recreational uses. Studies have shown that development in close proximity to preserved open space is considered more valuable and appreciates more rapidly than other development patterns.

Preservation of open space is important to Southington residents. At a public meeting early in the planning process, meeting participants identified open space as the most important issue for the Town to address as part of the POCD.

The POCD uses the following categorization of open space:

Category	Description
Protected Open Space	Land protected in perpetuity as open space due to a deed restriction, easement, or other encumbrance. It typically allows for public access.
Dedicated Open Space	Land owned by a public or non-profit entity and which is expected to remain as open space in perpetuity. It typically allows for public access.
Managed Open Space	Land owned or used for another purpose (such as water company lands, golf courses, cemeteries, private schools, etc.) but which provides some open space benefits. Such land may or may not allow public access. Such land is not considered dedicated open space since it may be sold or developed in the future.
Perceived Open Space	Private land that is presently vacant or partially developed. While such land may appear to be "open space", nothing prevents this land from being sold or developed at some time in the future. This includes land presently assessed under the Public Act 490 program as farm or forest land.

Open Space Priorities

- Ridgelines
- Farmland
- Water supply watershed areas
- Unique habitats
- Water resources (including rivers, streams, wetlands, floodplains, and adjacent areas)

Trail Priorities

- Regional greenways and trails
- Community greenways and trails
- Neighborhood greenways and trails

Preserve Open Space

Southington has an Open Space and Land Acquisition Committee (OSLAC) which has been working since the year 2000 on acquiring important parcels and promoting open space preservation. As a result of their efforts (and with assistance from CT-DEEP grants), the Town has acquired 550 acres or so, including character-defining pieces such as farms, orchards and reservoir lands.

In 2015, the Open Space Plan Subcommittee updated the Open Space Plan and this will provide a foundation for future open space preservation efforts in Southington. That Plan suggests that the Town strive to set aside 5 to 8 percent of the Town's land areas as open space.

A key element of the overall open space vision for Southington is to create an overall *open space system*. Since much of Southington is already developed, an open space system which preserves strategic parcels and interconnects them with trails may be the most effective strategy. A listing of possible open space and trail priorities is listed in the sidebar. Such a system will help provide:

- increased accessibility for all residents,
- enhanced quality of life for residents,
- improved wildlife corridors, and
- more opportunities for active or passive use.

Since opportunities for east—west trails are limited now due to the level of development in the community, electrical transmission corridors are shown as possible future trail linkages between different parts of the community.

It should come as little surprise that the ridgelines are a key element of the overall open space vision for Southington since these are key visual elements in the community. As noted in the 1968 Plan of Development:

“Not to protect these areas for the maximum public benefit would be a disservice to the citizens of Southington, the region and the state.

Field

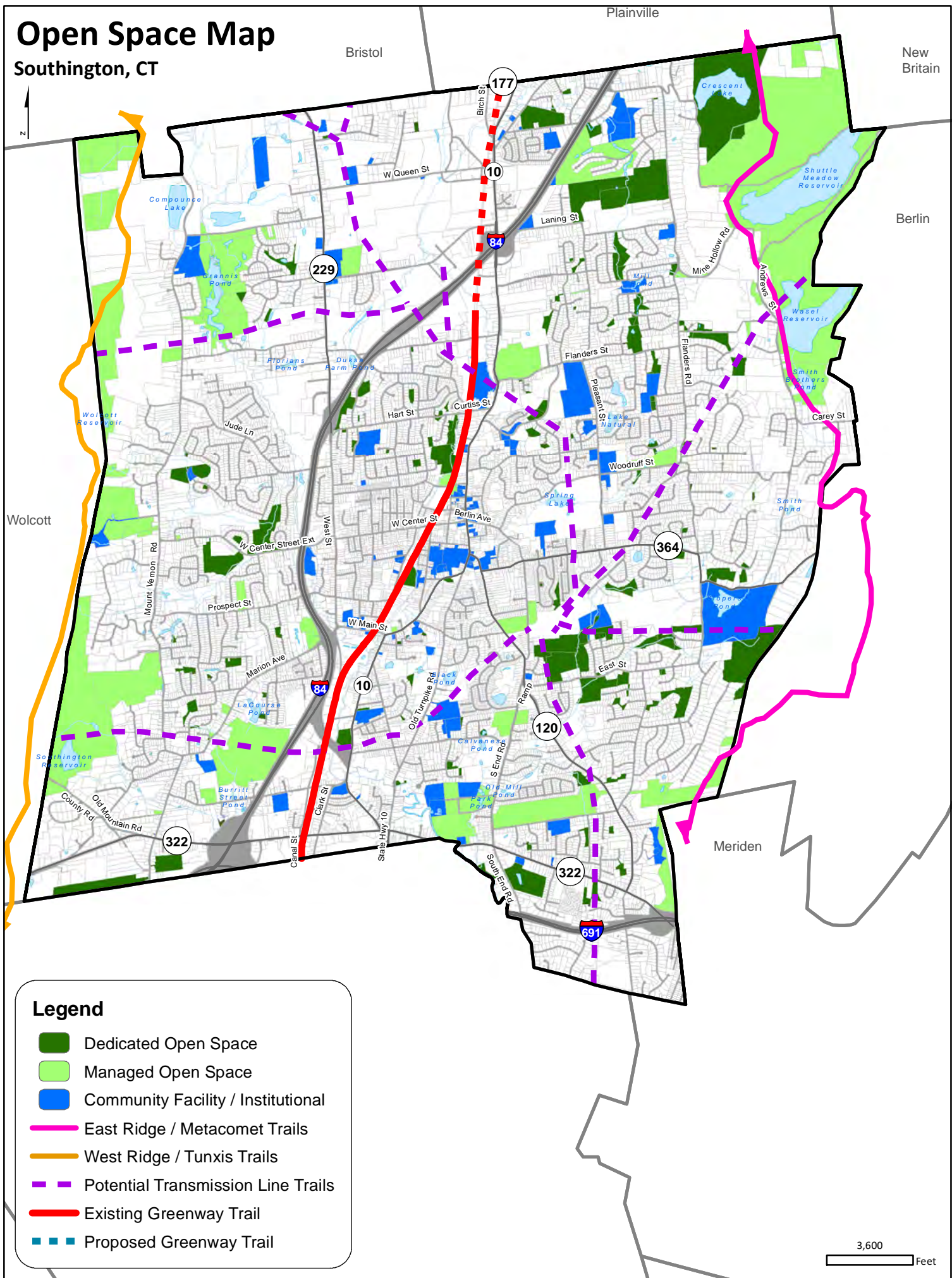


Trail



Open Space Map

Southington, CT



Legend

- Dedicated Open Space
- Managed Open Space
- Community Facility / Institutional
- East Ridge / Metacomet Trails
- West Ridge / Tunxis Trails
- Potential Transmission Line Trails
- Existing Greenway Trail
- Proposed Greenway Trail

3,600 Feet

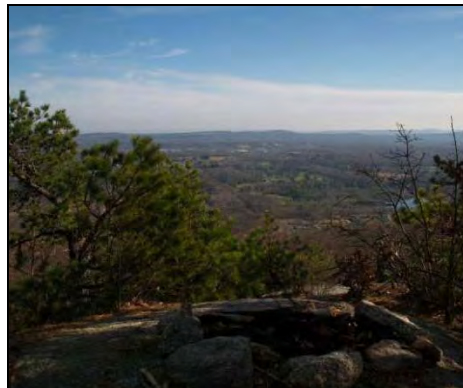
Open Space Committee

The Open Space and Land Acquisition Committee was established to foster the balancing of natural resources, wildlife, and development through the active preservation of open space lands. The Committee seeks to protect and maintain the scenic, recreational and cultural landscape for the overall enrichment of the community.

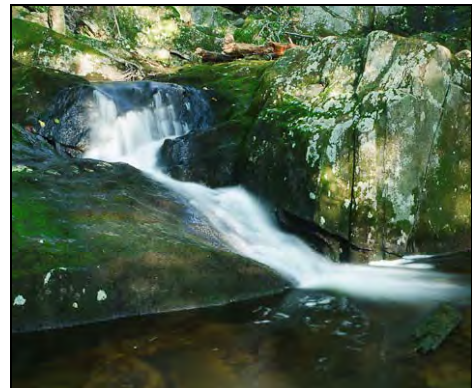
Preserve Open Space
Policies
1. Be pro-active in preserving open space.
2. Establish an open space system in Southington by preserving open space areas and interconnecting them into a comprehensive greenbelt system with trails: <ul style="list-style-type: none"> • East Ridge • Rail Trail • West Ridge
3. Preserve as much open space as possible, especially as protected or dedicated open space.
4. As opportunities arise, convert managed / perceived open space into dedicated / protected open space.
5. Promote awareness of, and access to, open space.
Action Steps
6. Adopt the Open Space Plan prepared by the Open Space and Land Acquisition Committee and maintain it over time.
7. Create and distribute maps to identify publicly accessible open space in Southington.
8. Complete the Farmington Canal Heritage Trail (East Coast Greenway) in Southington.

See page 122 for information on preliminary priorities and the entities involved in implementation.

Scenic View



Waterfall



Enhance Open Space Tools

If Southington is to be effective at preserving open space, it must have good tools available and have strong organizations in place to make it happen.

Tools available to preserve open space include the following:

1. An open space set-aside as part of any subdivision of land or, alternatively, a payment of a fee-in-lieu of open space set-aside.
2. Conservation subdivisions which preserve significant open space at the time of development.
3. Public purchase of land for open space preservation by town / state / federal agencies (sometimes in combination or with grants).
4. Purchase of development rights for preservation of open space, farm land, or other purposes.
5. Private purchase of land for open space preservation by land trusts / conservation organizations (sometimes in combination).
6. Donations of land by conservation minded property owners.
7. A combination of one or more of the above.

Southington should update its open space set-aside procedures. The existing open space set-aside should be reviewed as there is an opportunity to increase the percentage of land required to be preserved through the subdivision approval process. At the present time, Southington only requires an open space set-aside in a residential subdivision of 10 lots or more and at a rate of one acre per 25 lots (2 - 13 percent of the land area depending on the zoning district). Many other communities require some provision for open space (land or a fee) as part of *every* residential subdivision, regardless of size. Many communities in Connecticut require 10 - 20 percent of the land area of the subdivision be set-aside as open space at the time of development. If the land proposed does not contribute to the overall open space system or protect an important resource, the Town typically accepts a fee-in-lieu-of-open space payment. Southington should also investigate the establishment of an open space "equivalency factor" to ensure that open space received is not just "junk land."

While "conservation development" is currently allowed by Special Permit (Section 3-07 of the Zoning Regulations), these regulations are rarely used. The Planning and Zoning Commission should review this section of the Zoning Regulations to see how this approach could be encouraged or required:

- Does it allow for flexibility in development layout?
- Is the open space requirement reasonable?
- Is it neutral to a developer in terms of the number of lots permitted?
- Is the process unwieldy for a developer?
- Is the permitted lot coverage too low?

Conservation Development

Possible changes to Section 3-07 of the Zoning Regulations might include:

- Eliminating the Special Permit requirement for an "open space preservation subdivision."
- Allowing more flexibility in the lot size, lot width, lot coverage, setbacks,
- Allowing more flexibility in road configuration, energy design standards, and other requirements.

CASE STUDY

Conservation Subdivision

Conservation development is an approach that allows development to occur while preserving open space and protecting a site's important features (sensitive natural resources, farmland, scenic views, etc.). The sensitive areas are typically preserved as "open space" owned by conservation organizations or the Town.

A key element of conservation development is that areas to be protected are typically identified first and then development occurs around the protected areas. This contrasts with a conventional approach where development is often laid out first and conservation areas are defined by what is left over. The steps recommended for a conservation development approach are as follows:

1. Prepare a site inventory / analysis map identifying the following:
 - a. Primary Conservation Areas:
 - wetlands, watercourses, and vernal pools,
 - steep slopes (15 percent or more), and
 - 100-year floodplain.
 - b. Secondary Conservation Areas:
 - ridgelines, scenic views and vistas,
 - interconnections between open space areas,
 - 500-year floodplain,
 - Natural Diversity Database sites, wildlife corridors,
 - stone walls and /or farm hedgerows,
 - mature woodlands, notable individual trees,
 - areas within 50 – 100 feet of a primary conservation area,
 - other resources identified in the Plan of Conservation and Development, and
 - soils with moderate to high infiltrative capacities.
2. Prepare a preliminary layout plan which responds to the site inventory / analysis map.
 - a. Areas of the site considered Primary or Secondary Conservation Areas shall be considered for permanent protection, which may include preservation as open space, deeded to the Town, a Land Trust, or another conservation organization acceptable to the Commission.
 - b. Areas of the site that are not considered Primary or Secondary Conservation Areas shall be considered potential development areas and lots, streets, trails, and other improvements may be sited in these areas.
3. Schedule a pre-application meeting with Town Staff and/or the Commission.

If the Commission is not satisfied with the quality of the analysis submitted with the application, it may hire another landscape architect, civil engineer, or surveyor licensed to practice in Connecticut to prepare such analysis and charge the applicant for the cost of such services.

This analysis can result in a development that preserves open space and natural resources.

CASE STUDY (continued)

Many subdivisions are laid out as a “geometric resolution of dimensional constraints” and are then placed on the land almost regardless of environmental constraints. Developments that are laid out in response to the character of the land are usually better visually and environmentally.

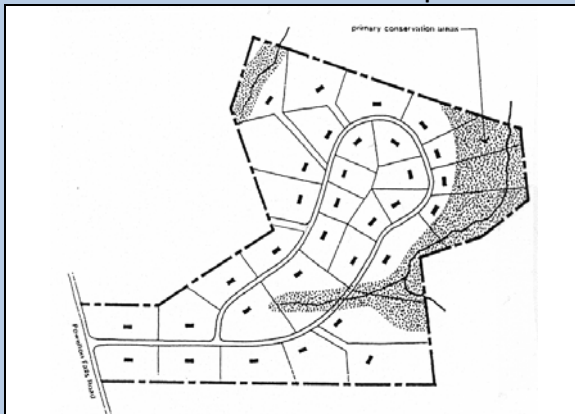
The graphics on this page illustrate how "conservation design" subdivisions can relate better to the natural attributes of the land than "conventional design" development patterns:

Parcel Prior To Development



Graphics by Randall Arendt

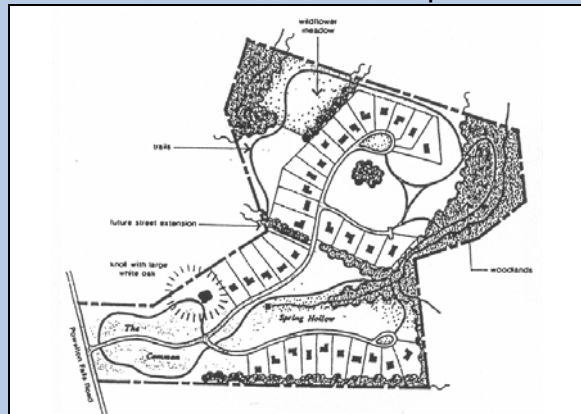
Conventional Subdivision Development



- 32 lots on 40 acre parcel
- Average lot size = 1.25 acres
- No open space preserved
- Scenic features converted into lots



Conservation Subdivision Development



- 32 lots on 40 acre parcel
- 16 acres in lot areas / average lot size = 0.5 acre
- 24 acres preserved as open space (60% of parcel)
- 24 acres of publicly accessible open space
- Scenic features preserved



Open Space Fund

An “open space fund” (also known as a “land acquisition fund”) is a special type of municipal financial account. While most municipal accounts are expended over the course of a fiscal year, an “open space account” does not have to be spent in a given year and can grow over time. This makes it especially useful for accumulating funds over time for open space acquisition.

According to CGS Section 7-131r:

Any municipality, by vote of its legislative body, may establish a special fund, which shall be known as the land acquisition fund. There shall be deposited in said fund, annually, an amount, not to exceed the amount which would be generated by the imposition of a tax of two mills against the property subject to tax in such municipality pursuant to chapter 203, as may be appropriated by the municipality. Such fund shall be used by the municipality for the acquisition of land to be used for open space, recreation or housing. Such fund shall not lapse at the close of the municipal fiscal year.

Southington has an Open Space Fund for open space preservation and this has been funded in the past by two referenda (\$3 million authorized) and by money from the operating budget. OSLAC is seeking referendum approval for an appropriation of \$2 million to replenish the open space account. It makes sense for Southington to replenish the account so that:

- it can act more expeditiously when opportunities arise, and
- does not get outbid or out-maneuvered by private developers for the parcels it seeks.

To preserve open space, Southington should also:

- seek opportunities to partner with other public and private agencies to preserve open space, and
- encourage philanthropy by private property owners.

Enhance Open Space Tools
Policies
1. Maintain and replenish the Open Space Fund to allow for open space purchases.
2. Coordinate open space preservation efforts with adjacent communities, the Southington Land Trust, and similar organizations.
3. Encourage open space philanthropy.
Action Steps
4. Amend the open space provisions in the Subdivision Regulations to: <ul style="list-style-type: none"> • require residential subdivision provide open space or pay a fee-in-lieu-of open space dedication. • Increase the amount of the open space set-aside. • allow open space dedication elsewhere in Southington if the land adds to the open space system.
5. Investigate the establishment of an open space “equivalency factor” to ensure that open space received is not just “junk land.”
6. Revise the “conservation development” section of the zoning regulations (Section 3-07) to encourage this type of development.
7. Make longer term / overlapping appointments on the Open Space and Land Acquisition Committee in order to provide for long-term planning and continuity.

See page 123 for information on preliminary priorities and the entities involved in implementation.

PRESERVE COMMUNITY ASSETS

6

Overview

Southington has a number of “community assets” which contribute to the character of the community and the overall quality of life of residents:

- Farms and farming
- Historic buildings and areas
- Scenic views and areas (including undeveloped land)
- Building design / appearance
- Community spirit / pride

Farms



Historic Buildings



Scenic View



Community Spirit



Supporting Farms

Southington has a rich agricultural history and one of the ways the community seeks to continue this legacy is through the Agriculture Science and Technology program at the High School.

The program is intended to help local farms and helps prepare students for potential careers in agriculture, agri-business and agricultural biotechnology.

Support Farms and Farming

Farms and farming are a large part of the history and character of Southington and contribute to the overall community in many ways. Support of agricultural activities is an important aspect of encouraging a more livable community and a sustainable future.

Support Farms and Farming
Policies
1. Support local farmers and farming.
2. Preserve existing farms and soils that have potential for agricultural use.
3. Maintain the PA-490 farm assessment program.
4. Promote “farm to table” programs in Southington.
Action Steps
5. Adopt a “right to farm” policy.
6. Establish a “purchase of development rights” program to help preserve farms and farming.
7. Install roadside signage that raises awareness of working farms.
8. Consider regulatory changes to allow “value added” activities (such as farm stores).
9. Continue leasing Town land to farmers.

See page 124 for information on preliminary priorities and the entities involved in implementation.

Rogers Orchard

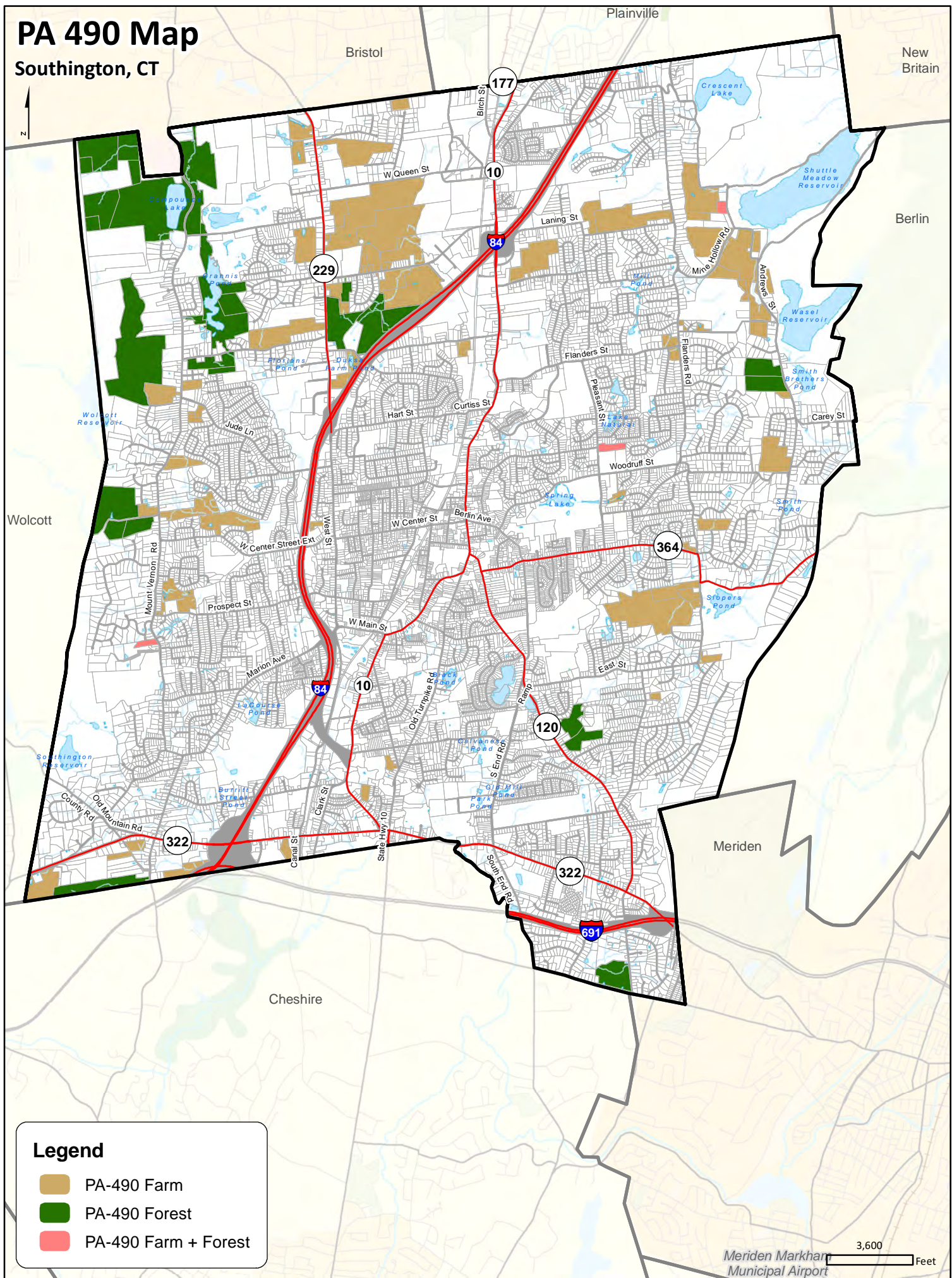


Karabin Farms



PA 490 Map

Southington, CT



Legend

- PA-490 Farm
- PA-490 Forest
- PA-490 Farm + Forest

Meriden Markham Municipal Airport 3,600 Feet

National Register of Historic Places

National Register Districts (not subject to local regulation)

- Southington Center Historic District
- Plantsville Historic District
- Marion Historic District
- Meriden Avenue / Oakland Road Historic District

National Register Places (not subject to local regulation)

Some individual structures are listed on the National Register of Historic Places due to their history or significance:

- Captain Samuel Woodruff House
- Barnes Tavern
- Horace Webster Farmhouse
- Southington Public Library
- Timothy Hart House
- West Street School

Southington also has several thematic districts (geographically separated buildings that are historically significant and are linked by age, architecture or function):

- Colonial Houses (21 listings)
- Historic Industrial Complexes (6 listings).

State Register of Historic Places

Properties on the National Register are also automatically listed on the State Register of Historic Places.

Local Historic Districts

- (none)

Protect Historic Resources

Southington contains a number of historic buildings and sites and such resources contribute to the overall character of the community. Some of the main resources are listed in the sidebar. The most effective means of protecting historic resources can include:

1. Responsible ownership or sensitive stewardship,
2. Local historic districts with *regulatory* boards,
3. Village districts overseen by a Planning and Zoning Commission,
4. Use of historic overlay zones and adaptive re-use provisions in zoning regulations.
5. Adoption of tax abatement programs.
6. Designation on the State or National Register of Historic Places.

Historic resources also include archeological resources. Southington considers archeological sensitivity as part of the land use process and should continue to do this in conjunction with the Office of State Archeology.

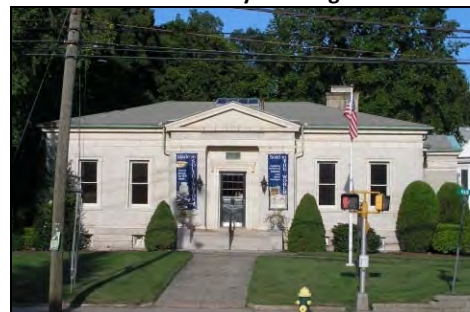
Protect Historic Resources
Policies
1. Protect historical and archeological resources.
2. Promote awareness of historic and archeological resources.
3. Encourage sensitive ownership of historical and archeological resources.
4. Encourage adaptive reuse of historic buildings when it will aid in the preservation of the historic structure and is appropriate given the location of the site.
Action Steps
5. Consider adopting a demolition delay ordinance.

See page 124 for information on preliminary priorities and the entities involved in implementation.

Woodruff House

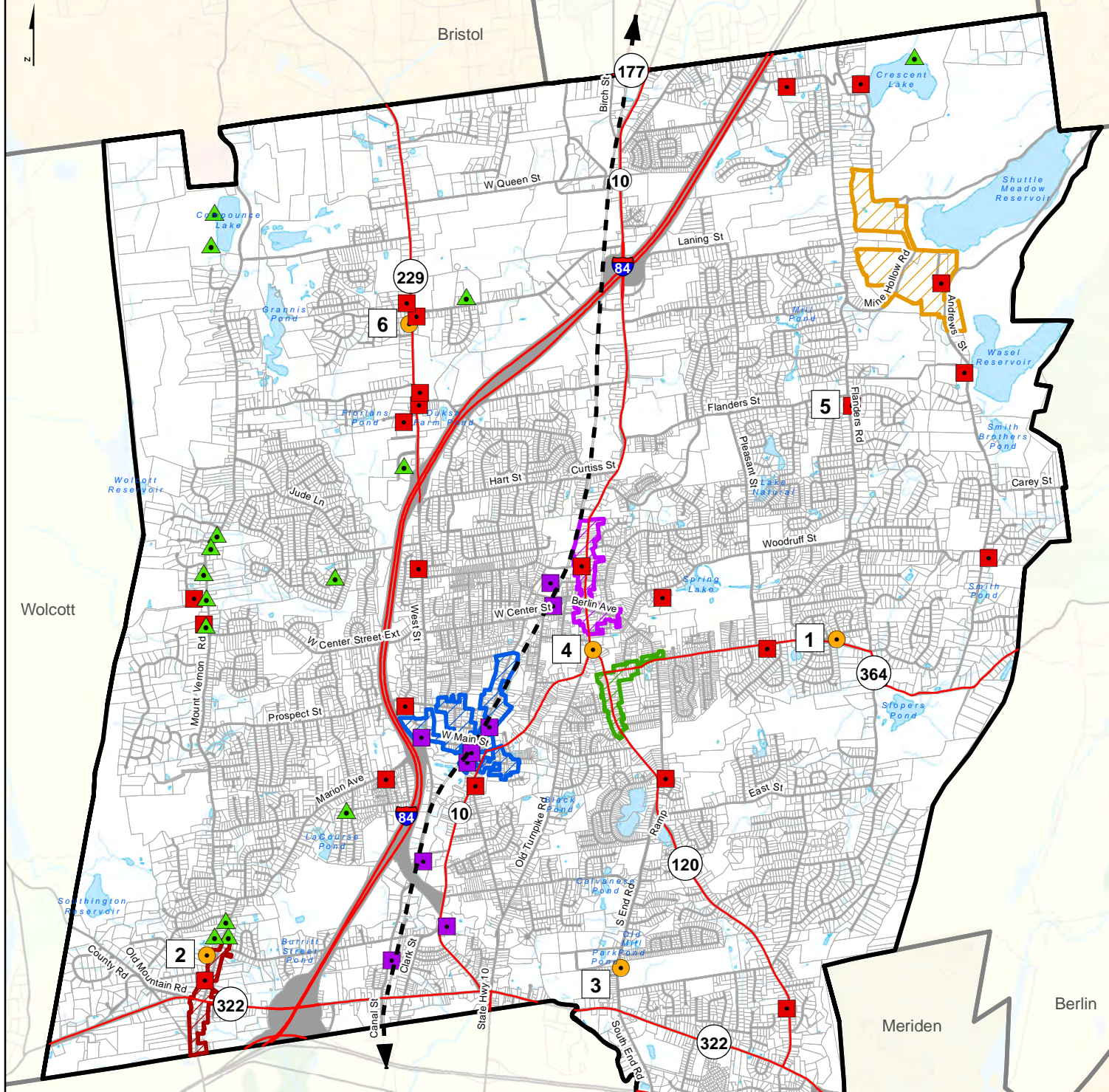


Old Library Building



Historic Resources

Southington, CT



Legend

- ←-→ Farmington Canal
- Individual Historic Listings
- ▭ Plantsville Historic District
- ▲ Archaeological Sites
- ▭ Marion Historic District
- ▭ Rogers Farm
- Colonial Houses
- ▭ Meriden Avenue / Oakland Road Historic District
- Industrial Complex
- ▭ Southington Center Historic District

3,400 Feet

Undeveloped Land

Community character often comes down to the perception of the amount of undeveloped land in a community. As a result, Southington may wish to promote policies that help retain undeveloped land as long as possible.

Section 12-107 of the Connecticut Statutes allows a community to assess land by its use value (farm, forest, or open space) rather than its market value. The use assessment reduces the tax burden on the properties and reduces the possibility that land will be put into development if people cannot afford the taxes.

The use assessment program (PA 490) enhances the perception of open space in Southington since it helps land remain undeveloped longer and it reduces the pace of growth.

The program contains three major components:

- Farm land (designated by the assessor if an active farm),
- Forest (designated by the assessor or the state forester), and
- Open space (eligible land must be identified in the Plan of Conservation & Development and adopted by the Town Council).

Preserve Scenic Attributes

Scenic attributes contribute to community character in Southington and should be preserved and enhanced:

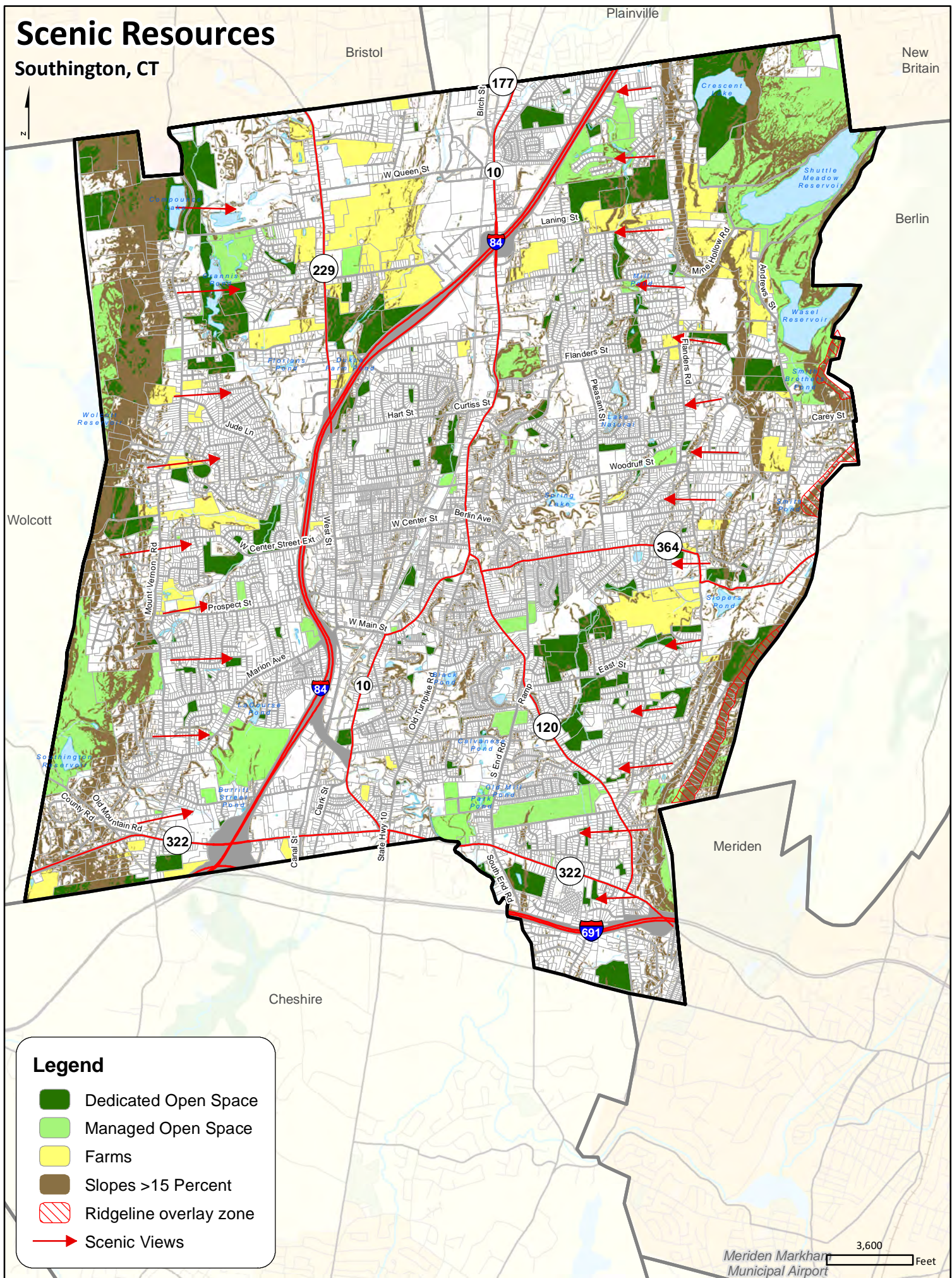
- Scenic views (such as the east ridgeline and west ridgeline).
- Working lands (farms).
- Undeveloped land (fields, forests, meadows).
- Open space areas (parks, etc.).
- Natural resource areas (watercourses, wetlands, steep slopes).
- Gateway features / elements.
- Street trees and landscaping
- Property maintenance and overall appearance.

Preserve Scenic Attributes
Policies
1. Preserve scenic resources in Southington such as ridgelines, scenic views, scenic roads, etc.
2. Maintain the PA-490 use assessment program.
3. Maintain and enhance community gateway features / elements (such as an “apple” icon).
4. Continue to retain, maintain, replace, and plant street trees along existing and new streets.
5. Investigate ways to bury utility wires over time.
6. Continue to encourage property maintenance.
Action Steps
7. Identify scenic resources and amend local regulations to consider them as part of land use applications.
8. Implement the PA-490 “open space” program for undeveloped residential parcels from 5-25 acres in size.
9. Establish a coordinated Town signage program to express the desired image and “brand” for Southington (gateways, Town facilities, etc.).
10. As and where necessary, explore ways to help property owners with property maintenance, code compliance, façade improvements, etc..

See page 126 for information on preliminary priorities and the entities involved in implementation.

Scenic Resources

Southington, CT



Legend

- Dedicated Open Space
- Managed Open Space
- Farms
- Slopes >15 Percent
- Ridgeline overlay zone
- Scenic Views

Meriden Markham Municipal Airport 3,600 Feet

Design Review Process

New development should enhance local architectural style and character.

Southington presently has some design standards in different parts of the zoning regulations (see Section 8-04 for special permits and Section 4-05 for the West Street Business Zone, for example) but does not have a consistent approach or consistent standards.

A well-developed design review process can foster an improved and deeper understanding of community design and mitigate the fear that some people have that reviewing architectural design is subjective in nature.

The design review process would generally be utilized for development of:

- multi-family uses,
- business uses,
- institutional uses,
- special permit uses, and
- other uses that could have a significant overall impact on the community.

Promote Building Character

The design of buildings, signage, and sites is important because of the impact each has on community character. While this is especially true of commercial and industrial buildings, it also applies to multi-family residential uses and institutional uses.

Buildings that complement Southington’s identity as a New England town will contribute to and enhance community character while the community grows. Buildings that are fundamentally out of character or scale will negatively affect community character and cause a negative reaction and result.

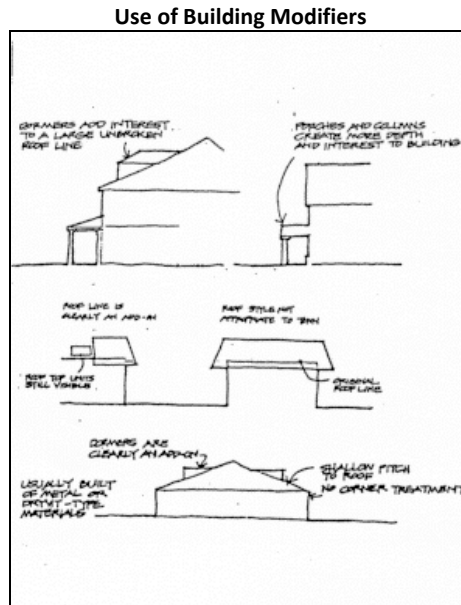
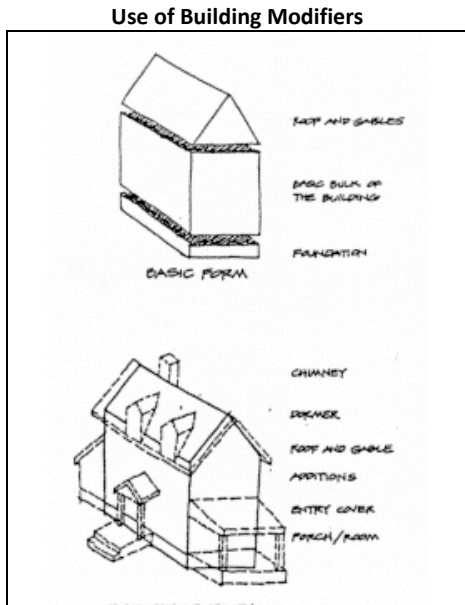
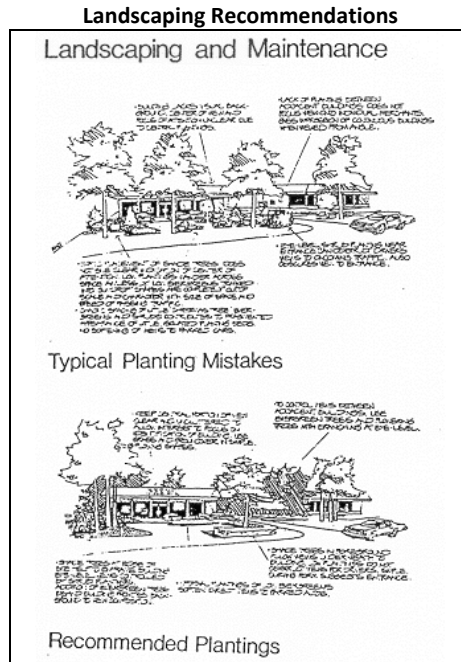
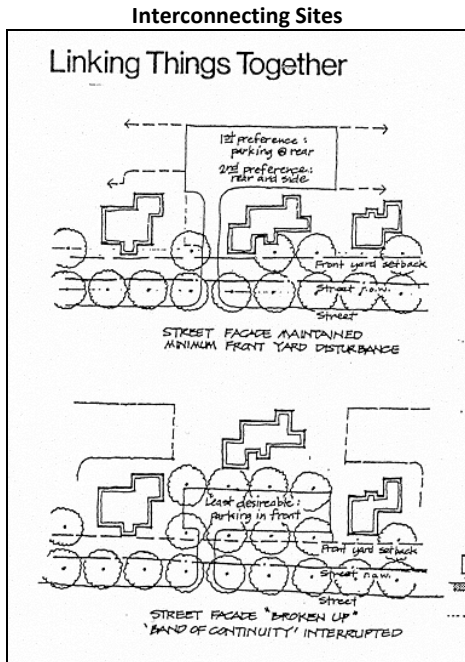
Section 8-04 of the Zoning Regulations contains some design standards but these standards are only applicable to Special Permit uses. Southington should make design standards applicable to all uses other than 1-4 family residences and expand the design guidelines to an illustrated manual.

A number of communities like Southington have established a design review process with accompanying standards and guidelines to help ensure that new and existing architectural styles are compatible. Southington should establish a similar approach. Design is important to the overall character of the community and having no standards in place practically ensures that development will not enhance the character that Southington residents feel is important.

Promote Building Character
Policies
1. Encourage developments that contribute to, and enhance, a “sense of place” in Southington.
Action Steps
2. Investigate establishing design review standards.
3. If appropriate, consider preparing a manual of design guidelines to illustrate desirable and undesirable design of buildings and sites.
4. Investigate establishing a town-wide design review process for all uses except 1-4 family residential homes.
5. If necessary, investigate establishing a design review board or committee to implement design review on a town-wide basis.

See page 127 for information on preliminary priorities and the entities involved in implementation.

Sample Design Guidelines From Other Communities



Spirit Elements

The following types of things have been shown to have a positive impact on community pride and spirit:

Unique Events - Unique events (Apple Festival, Concerts On The Green, parades, etc.) where residents join in a common activity.

Unique Places - Unique places or facilities which enhance community pride or quality of life (Hospital of Central Connecticut, Southington Drive-In, Mount Southington, Southington Library, Barnes Museum, Aquaturf Club, YMCA, Lincoln College, Branford Hall, local farms, Arts Center, etc.).

Positive Recognition - Positive recognition of local events and activities helps build community spirit and pride (local events, school sports championships, etc.).

Volunteers - Volunteers and organizations who help make Southington a special place

Communication - Keeping people aware of and involved in community issues and priorities.

Shared Goals – Establishing, sharing, and attaining visions and goals.

Enhance Community Spirit

Community spirit is an important concept that contributes to the overall character of Southington. Spirit is the feeling residents have about their community and how it projects to the outside world. The table in the sidebar identifies some of the things that contribute to community spirit. Southington should continue to maintain and enhance community spirit and pride.

Establishing and promoting a “brand” for Southington can be an effective tool for solidifying and reinforcing people overall impression of Southington.

Enhance Community Spirit
Policies
<ol style="list-style-type: none"> 1. Encourage programs and events that contribute to community pride and spirit: <ul style="list-style-type: none"> • Unique events. • Unique places. • Positive recognition. • Volunteers. • Communication. • Shared goals.
<ol style="list-style-type: none"> 2. Consider ways of establishing and promoting a “brand” for Southington.
<ol style="list-style-type: none"> 3. Maintain a Southington “website” to promote community events.
Action Steps
<ol style="list-style-type: none"> 4. Conduct programs and events that contribute to community pride and spirit.

See page 127 for information on preliminary priorities and the entities involved in implementation.

Concert On The Green



Lincoln College



PROMOTE SUSTAINABILITY AND RESILIENCY



Overview

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs. The term “resiliency” refers to the community’s ability to readily recover from sudden changes or adversity.

Promote Sustainability

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.

In the future, Southington should encourage and implement:

- Energy reduction / energy conservation / clean power options.
- Water conservation/ recycled water.
- Waste reduction / recycling / composting.
- Green building practices (such as LEED standards).

Promote Sustainability
Policies
1. Promote energy conservation / sustainability.
2. Promote water conservation.
3. Promote waste reduction / recycling / composting.
4. Encourage “green” building practices.
Action Steps
5. Educate residents about sustainability concepts.

See page 128 for information on preliminary priorities and the entities involved in implementation.

Hazard Mitigation

The Town of Southington recently undertook a “hazard mitigation” planning process with the goal of reducing losses of life and property, and minimizing economic consequences of natural hazards.

The main objectives of the process were:

1. Increase capacity to shelter large numbers of people in the case of an emergency
2. Improve capacity to deal with hazards by investing in necessary equipment & training
3. Improve citizen notification, awareness, and response time
4. Mitigate impacts to properties in National Flood Insurance Program

The document (which may be amended) is on file at Town Hall.

Promote Resiliency

For the POCD, resiliency includes two parts:

- **Known Issues** - hazard mitigation related to identified issues such as flooding, ice storms, and hurricanes, and
- **Unknown Issues** – preparations related to potential long term scenarios, such as climate change.

In terms of addressing known issues, Southington participates with other communities in the region in of hazard identification, hazard mitigation, and hazard response planning. Southington should continue to review and improve hazard mitigation plans for recurring events such as hurricanes, flooding and winter storms.

Longer term issues are also important to consider. There is some indication that climate changes may result in more frequent storms and more severe storms. Although the timeframe of these events is longer than the time horizon of a POCD (ten years or so), Southington should evaluate the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to such events and consider the need for adaptation strategies.

Promote Resiliency
Policies
1. Regularly review and improve hazard mitigation plans for recurring events, such as flooding.
2. Consider and discuss strategic options and responses to potential climate changes.
Action Steps
3. Assess the vulnerability of infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms, and develop strategies.

See page 128 for information on preliminary priorities and the entities involved in implementation.

ENHANCE DOWNTOWN AND OTHER PLACES

8

Overview

Southington contains several places which are deserving of special attention as part of the POCD:

- Downtown Southington,
- Plantsville,
- Queen Street,
- West Street, and
- Marion and Milldale.

Downtown



Plantsville



Queen Street



West Street



Continue To Strengthen Downtown

Downtown Southington is going through a renaissance.

In years gone by, downtown Southington was the central focal point in the community and an integral part of the daily lives of Southington residents. Much of this had to do with the fact that people lived and worked in and near the downtown and this was where the business, civic, social, and cultural activities took place.

However, following World War II, the transition to an automobile-based culture and shopping preferences diverted the attention of shoppers to retail shopping centers and away from downtown areas. As people moved to locations in Southington where they needed to drive to everything, the locational advantages once enjoyed by downtown were eroded.

Now, changing demographics, changing lifestyles, and consumer spending patterns are contributing to greater interest in downtown areas and the resurgence of downtown Southington. The Plan recommends that efforts to create a vibrant downtown be encouraged and supported.

For a number of years, the Town and the Chamber of Commerce have been working together to guide and manage development in downtown Southington. This has included the “Renaissance Program” whereby streetscape improvements (curbs, pavers, trees, decorative lights, crosswalks, etc.) have been made and private development and redevelopment has been encouraged.

Progress has been made over the past decade or so and the next ten years could prove to be pivotal in the long term efforts to strengthen downtown.

Town Hall

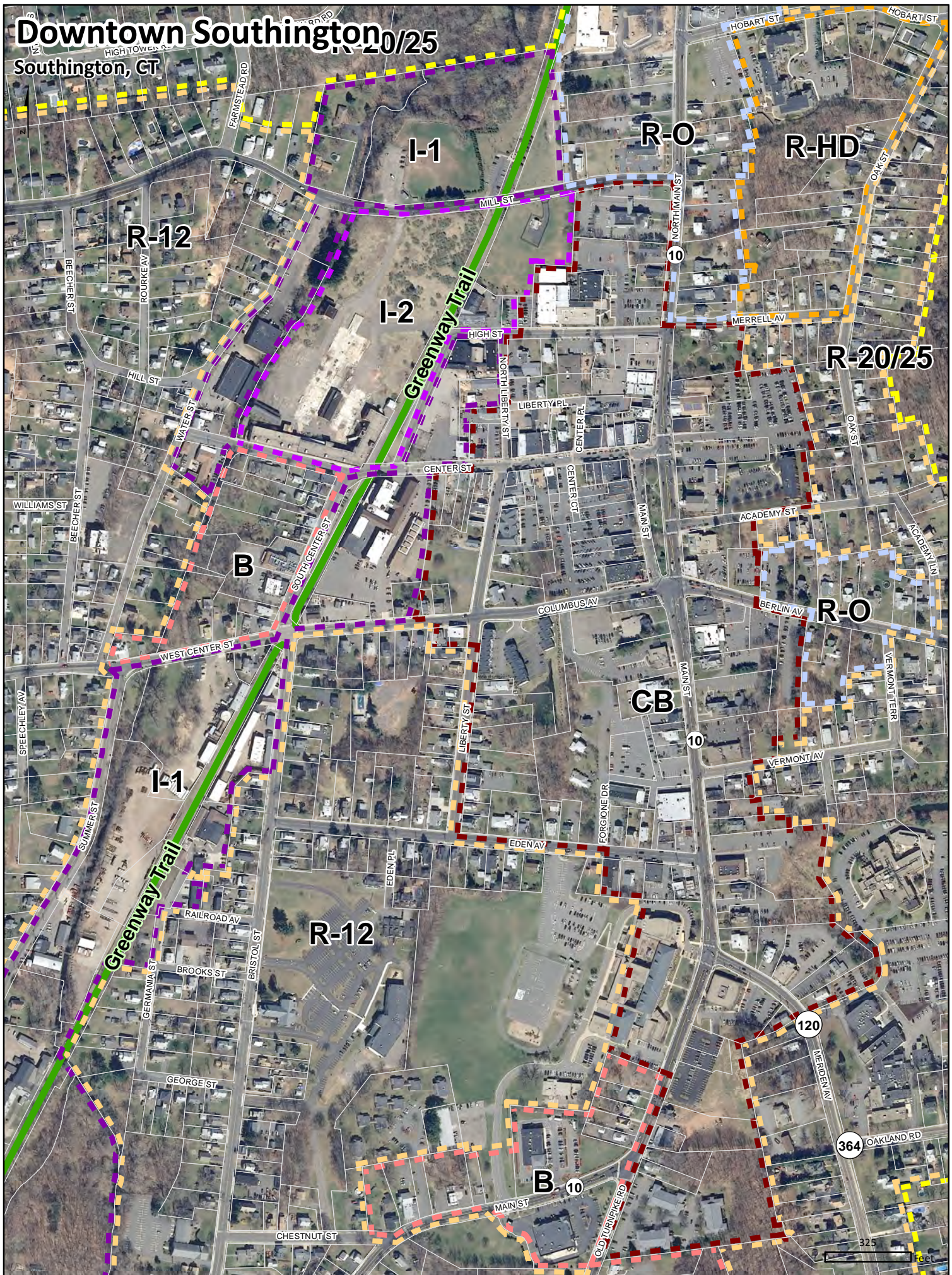


Arts Center



Downtown Southington 20/25

Southington, CT



Prepare A Downtown Plan

There is no shared overall vision for downtown Southington at the present time. A number of different people, groups, organizations have ideas about what the downtown could be but these are not publicized or shared. The 2006 POCD did not contain a vision for the downtown area so the most recent analysis dates from the 1980s or so.

Most Southington residents take downtown for granted without realizing what it could be. Other communities around Connecticut have undertaken an analysis of their downtown area and have initiated projects and programs to:

- Create an area with a palpable “sense of place”,
- Coordinate uses and activities,
- Encourage business property owners to upgrade / renovate properties and streetscapes, and
- Enhance the overall ambience and experience for residents, workers, and visitors.

Southington can, and should, do the same.

Downtown In Its Heyday



Downtown Today



The POCD recommends that Southington undertake a planning study for the downtown area in order to focus on the unique issues which face downtown areas and to create a community-wide vision for the downtown area. Some of the issues which should be addressed include:

- the hierarchy of streets and appropriate dimensions,
- the location and design of sidewalks and pedestrian connections
- design parameters for new and renovated buildings,
- organizing and coordinating traffic flows,
- the parking needs for a mixed use downtown area along with”
 - location and design of on-street parking,
 - location and design of shared off-street parking,
- programming of events,
- public investments to support and encourage private investments in the downtown.

It should also include analyzing the appropriateness of some of Southington’s Zoning Regulations for a downtown area. This includes regulations which:

- require buildings be pushed away from the sidewalk (ZR 7A-00)
- allow a 4-story building / 55’ building height (ZR 7A-00)
- allow “high rise” structures by special permit but don’t define what that is (ZR 4-01.2.C)
- allow drive-through windows
- allow any use on 4+ acres (or 60+ spaces) by Special Permit? (ZR 4-01.2.E)

Parking Study

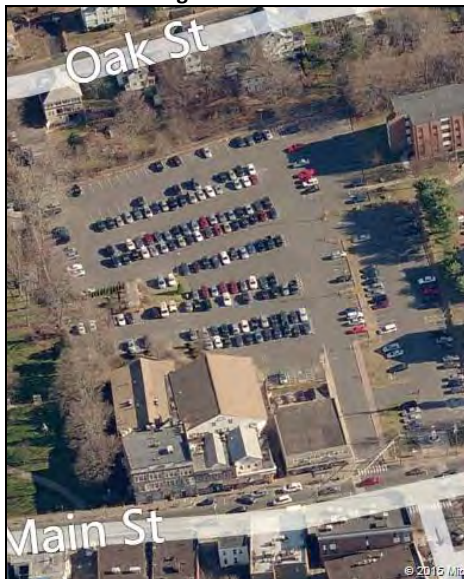
In 2013, Weston and Sampson studied parking in Downtown Southington.

That study reported that there was a demand for 574 parking spaces and that 544 parking spaces were available (447 in municipal parking lots and 97 on-street spaces).

Some observations included:

- Riccio lot
 - Conflicts with Branford Hall students
 - Exceeding time limits
 - Could reconfigure to pick up 26 spaces
- Center Street lot
 - Challenged by Bank of America drive-through
 - Could reconfigure to pick up spaces
 - Could construct a garage
- Center / Liberty lot
 - Entrance should be 2-way
 - Could reconfigure to pick up 33 spaces

Parking At The Riccio Lot



Parking At The Center Street Lot



Special Services Districts

A number of communities have found that an on-going relationship between the public sector and the private sector helps to ensure the long-term success of downtown. The Connecticut General Statutes (Section § 7-339m) authorize a community to establish a "special services district" (SSD) to improve, maintain and promote the downtown if it wishes.

At least 13 Connecticut communities have established SSDs and use them for downtowns and other special areas to provide services such as business promotion (i.e., marketing), common area maintenance or parking. A special services district (also known as a "business improvement district") cannot be established without the approval of a majority of the property owners.

Typically comprised of downtown property owners and merchants, local officials and other civic leaders, these organizations involve themselves in such activities as business attraction and retention efforts, promotion and marketing, crime prevention and security, sponsorship of special events and activities, and beautification and streetscape improvement programs. In addition, they often act as the official liaison between downtown businesses and the local government.

The study of Southington's downtown should be conducted as a "charrette" type process (discussed below).

CASE STUDY

A "Charrette"

A charrette (sometimes called a design charrette) is an intense period of design or planning activity which typically involves broad community participation in devising strategies and solutions.

Charrettes often involve multiple small groups preparing graphics and illustrations of concepts for an area which are then shared with the larger group. The work product of each group is usually different because of the different participants and this offers a way to consider alternatives and identify common features. The concepts and ideas are then discussed among the larger group and then combined into an overall vision for the area.

Charrettes serve as a way of quickly generating a design solution while integrating the aptitudes and interests of a diverse group of people. The charrette process works well because it promotes joint ownership of solutions and attempts to defuse typical confrontational attitudes between stakeholders.

Charrettes tend to involve small groups, however the residents participating may not represent all the residents nor have the moral authority to represent them. Residents who do participate get early input into the planning process. For developers and municipal officials charrettes achieve community involvement, may satisfy consultation criteria, with the objective of avoiding costly legal battles. Other uses of the term "charrette" occur within an academic or professional setting, whereas urban planners invite the general public to their planning charrettes. Thus most people (unless they happen to be design students) encounter the term "charrette" in an urban-planning context.

Working Groups



Design Concepts



Village Districts

CASE STUDY

Village District

In Connecticut, a “village district” is a special type of zoning district where aesthetic controls are authorized because of the distinctive character, landscape or historic value within the designated area. The purpose of establishing a “village district” would be to ensure that new development is compatible with the existing and/or planned character of the area.

To be established, the village district must:

- be specifically identified in the POCD of the municipality, and
- be established and administered in accordance with the procedures specified in the enabling legislation (CGS Section 8-2j).

Once the village district is designated, the following activities may be regulated within the district:

- the design and placement of buildings,
- the maintenance of public views,
- the design, paving materials and placement of public roadways, and
- other elements that the commission deems appropriate to maintain and protect the character of the village district.

Any application for new construction and substantial reconstruction within the village district and in view from public roadways must be subject to review and recommendation by a village district consultant who shall be:

- an architect or architectural firm,
- a landscape architect,
- a third-party AICP planner, or
- an architectural review board whose membership includes one or more of the above designated professions.

A number of Connecticut municipalities have established “village district” zoning to help protect community character and guide design. A partial list is presented below:

- Bethel
- Brooklyn
- Farmington
- Kent
- New Canaan
- Ridgefield
- Norfolk
- Tolland
- Waterford
- Wilton

Downtown



Downtown



Continue To Strengthen Downtown

Policies

1. Maintain downtown as the civic, social, and cultural center of Southington.
2. Continue the economic improvement of downtown by encouraging existing uses to invest, attracting new uses, and promoting revitalization.
3. Encourage infill development compatible with existing scale, architectural style and historic heritage.
4. Continue the physical improvement of downtown by enhancing the streetscape.
5. Continue to program special events in downtown to attract residents of Southington and the region.
6. Continue to work with the Chamber of Commerce and others to support and enhance the downtown.
7. Entice people to explore the parts of downtown Southington off Route 10 and the greenway trail.

See page 129 for information on preliminary priorities and the entities involved in implementation.

CASE STUDY

Enhancing Public Spaces

Over the years, the Town of Southington has worked to enhance the streetscape in the downtown area through the installation of improvements such as granite curbs, sidewalk pavers, street lamps, trees, and street furniture such as benches. This type of consistent streetscape treatment attracts and invites people to visit the downtown area and explore different areas. This program has become known as “the Renaissance program.”

The Renaissance program should continue.

Improvements At The Green



Improvements On Center Street



Action Steps
8. Use a “charrette-type” process to prepare a master plan for downtown.
9. Establish a village district in downtown Southington as authorized by CGS Section 8-2j.
10. Explore programs and incentives to assist property owners (residential as well as commercial) in targeted areas with property maintenance, code compliance, façade improvements, etc. to upgrade the existing building stock.
11. Join the Connecticut Main Street Program.
12. Seek ways to provide for public restrooms in the downtown.
13. Establish a “pop-up park” during weekends in the summer months to help bring people to downtown.

See page 129 for information on preliminary priorities and the entities involved in implementation.

CASE STUDY

Encouraging Private Development

Private development and redevelopment are key to the downtown area as well. Development helps attract people to the downtown area and help make it a vibrant place. One example is Geno’s Grille – a new restaurant at a key location. Another is the proposed redevelopment of a former metal forging site (a “brownfield”) into a mixed-used community to be called Greenway Commons. The proposed development includes over 250 residences, 22,500 square feet of retail, a 6 acre public park and a restored original pump house which will be converted into artist’s exhibit space.

Geno’s Grille



Greenway Commons



Follow-Up Strategies

Once the overall vision for downtown Southington has been established through a “charrette” type process, some follow-up activities should include:

- Enhancing the parking system in downtown by:
 - reorganizing the parking areas to create a more efficient and navigable layout and a more attractive user experience,
 - installing identification and directional signage,
 - better maintenance of parking areas.
- Developing a “capital improvement program” (a list of priority streets and schedule) to extend the downtown “renaissance” program.
- Considering the desirability of creating a business improvement district (BID) in the downtown to support maintenance, development and marketing/promotion of the district.
- Developing an appropriate “branding” of downtown, augmented by events and programs, such as the Apple Festival, to draw residents and visitors throughout the year.

Possible Concepts

The recommended study for Plantsville should consider the following possible strategies:

1. Limit the “Central Business” zone to the area around the intersection of West Main Street and South Main Street (possibly rezoning other CB areas to the “Business” zone).
2. Replacing the Industrial zoning and uses along West Main Street with the CB zone in order to enhance this area.
3. Seeking ways to install more public parking in this area in order to support area businesses and usage of the greenway trail.
4. Investigate removing some of the on-street parking in order to widen the sidewalks and enhance the overall ambience and pedestrian environment in this area (street trees, lamp posts, outdoor dining, and similar enhancements).

Continue To Strengthen Plantsville

Plantsville is a village in Southington which evolved around the industrial “plants” located there. Since Plantsville exhibits a distinctive character, landscape, and historic value which are important to the community, this area should be considered for:

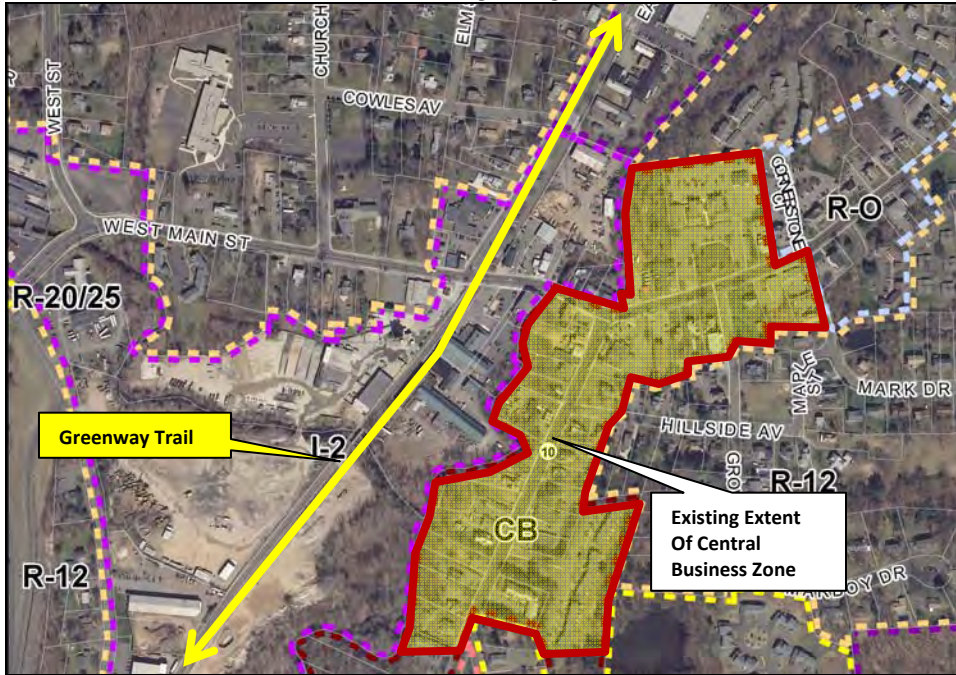
- a special study (like a “charrette” as described on page 52) to involve residents business owners and property owners in creating a tangible vision of what Plantsville can and should be, and
- establishment of a “village district” (as described on page 53).

Overall, the Plan recommends that the historic character and “sense of place” in Plantsville be retained and enhanced in the future as new buildings are added and existing buildings are renovated.

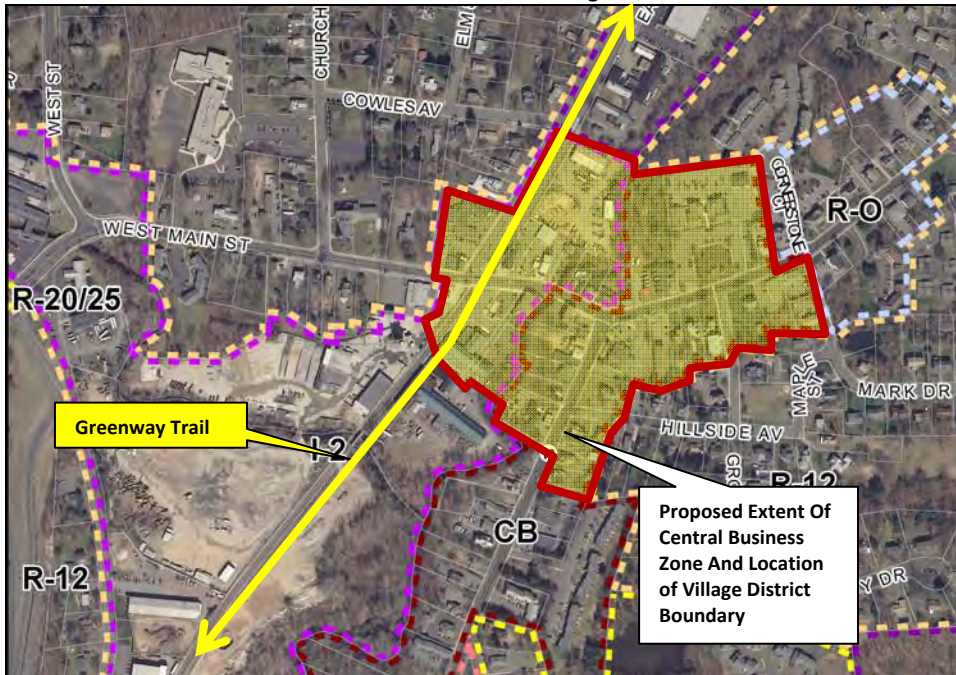
Continue To Strengthen Plantsville	
Policies	
1.	Maintain and enhance the role of Plantsville as a village within Southington.
2.	Continue the physical improvement of Plantsville by enhancing the streetscape and other elements of the “public realm”.
3.	Encourage infill development compatible with existing scale, architectural style and historic heritage character.
4.	Continue to work with the Village of Plantsville Association, the Chamber of Commerce and others to support and enhance Plantsville.
Action Steps	
5.	Undertake a special study of Plantsville “charrette-type” process for Plantsville.
6.	Establish a village district in Plantsville as authorized by CGS Section 8-2j.
7.	Implement a “renaissance” approach in Plantsville for improving the streetscape.

See page 130 for information on preliminary priorities and the entities involved in implementation.

Existing Zoning

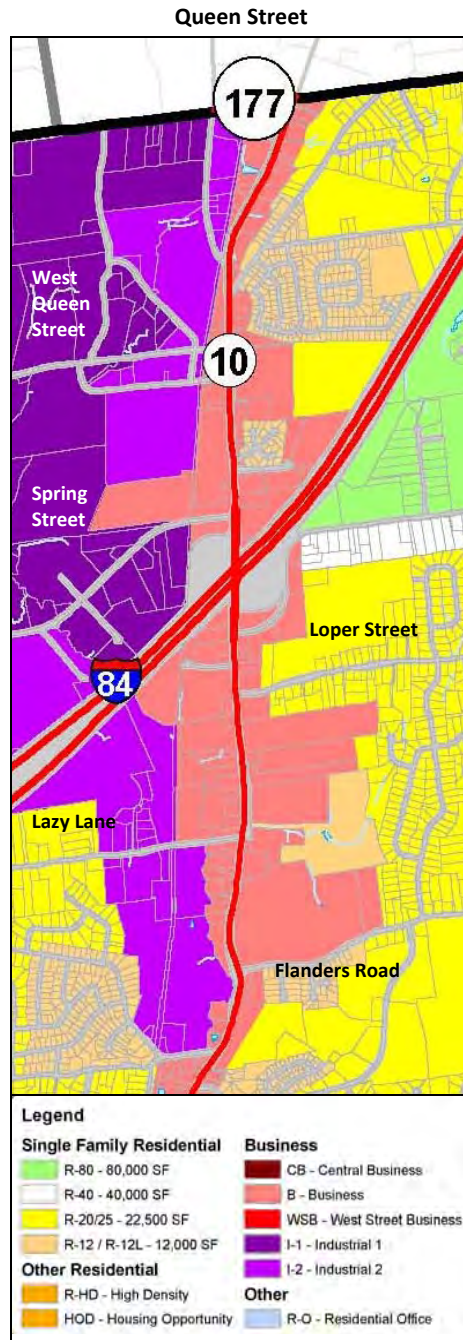


Possible Future Zoning



Address Queen Street

Queen Street in Southington is that section of Route 10 which is north of Flanders Road (where Stop and Shop is located) and extends all the way to the Plainville Town Line. Queen Street is served by Exit 32 on Interstate 84.



This section of roadway is heavily travelled with average daily traffic (ADT) reflecting the number of vehicles per day as follows:

- 12,000 ADT at the Plainville Town Line,
- 25,000 ADT just south of West Queen Street
- 31,000 ADT at the I-84 interchange,
- 24,000 ADT at Loper Street, and
- 19,000 ADT just south of Flanders Road.

During the planning period, the main goals for Queen Street are to:

- Encourage adaptive reuse of existing buildings and sites,
- Enhance the design of buildings and sites through a design review process, and
- Enhance the function of the roadway through access management and spot roadway improvements.

Southington residents have made several observations about this section of roadway:

- The overall traffic flow, congestion, and safety on this section of roadway is problematic, and
- The appearance of this section of the roadway (building design, driveways, parking lots, landscaping, maintenance, etc.) does not reflect people's desire for Southington.

Southington should undertake a special study of the Queen Street portion of the Route 10 corridor in order to identify and address these issues. The study should look at:

- Access management recommendations to preserve the traffic capacity of Route 10 as much as possible and provide for turning lanes in appropriate places,
- Improving traffic safety in the corridor,
- Specific ways and locations to interconnect properties for vehicles and pedestrians,
- Opportunities to provide sidewalks and pedestrian trails,
- Opportunities to enhance transit service in the corridor,
- Buffers / transitions to adjacent residential areas,
- Design guidelines in the corridor for buildings, landscaping, parking lots, drainage,
- Revisiting the parking standards to see if it might be possible to reduce or eliminate an impediment to the re-use and/or redevelopment of existing properties, and
- Ways to promote the appropriate development and redevelopment of properties in the corridor.

Example Of Multiple Curb Cuts And Congestion (Queen Street)



Access Management

Access management refers to strategies to maintain roadway capacity (and reduce congestion) by controlling and sharing driveway. This is particularly relevant on major roadways and in commercial areas where turning movements are greatest.

Access management has been used on a number of roadways around Connecticut and would seem to have direct applicability to commercial roadways in Southington.

While Section 9-09 of the Zoning Regulations provides general access management considerations, a specific analysis of Queen Street may identify specific locations for shared driveways, interconnections on a more global basis than site-by-site as applications come in.

Address Queen Street
Policies
1. Promote the appropriate development and redevelopment of Queen Street.
Action Steps
2. Undertake a special study of the Queen Street portion of the Route 10 corridor.

See page 131 for information on preliminary priorities and the entities involved in implementation.

West Street Corridor Study

The recommendations of the West Street Sub-Committee (based on the 2011 West Street Corridor Study) are hereby incorporated as part of the Plan of Conservation and Development.

Some of the zoning districts recommended for consideration in the original 2011 West Street Corridor Study included:

- Interchange Commercial (IC) zone
- West Street Business (WSB) zone
- Business Overlay (BO) zone
- Industrial Overlay (IO) zone

Some of the recommendations in the 2011 West Street Corridor Study have been modified by the West Street Sub-Committee.

Implement West Street Recommendations

West Street (Route 229) is a major north-south traffic route in Southington which extends north from Exit 31 of Interstate 84 to ESPN World Headquarters and Lake Compounce, two major destinations in Bristol.

With the assistance of Milone and MacBroom, Southington recently completed a land use study of the West Street corridor. The study is intended to foster economic development in the corridor while protecting quality of life, encouraging good design, and minimizing traffic impacts.

Key recommendations from the study included:

- Create an Interchange Commercial (IC) zone for business nearest Interstate 84 to encourage and allow some higher intensity business uses
- Create other zoning designations (see sidebar) to allow for business or industrial uses along the roadway while respecting and protecting the residential uses in and near the corridor
- Incorporate design guidelines for development in the corridor
- Implement access management in the corridor

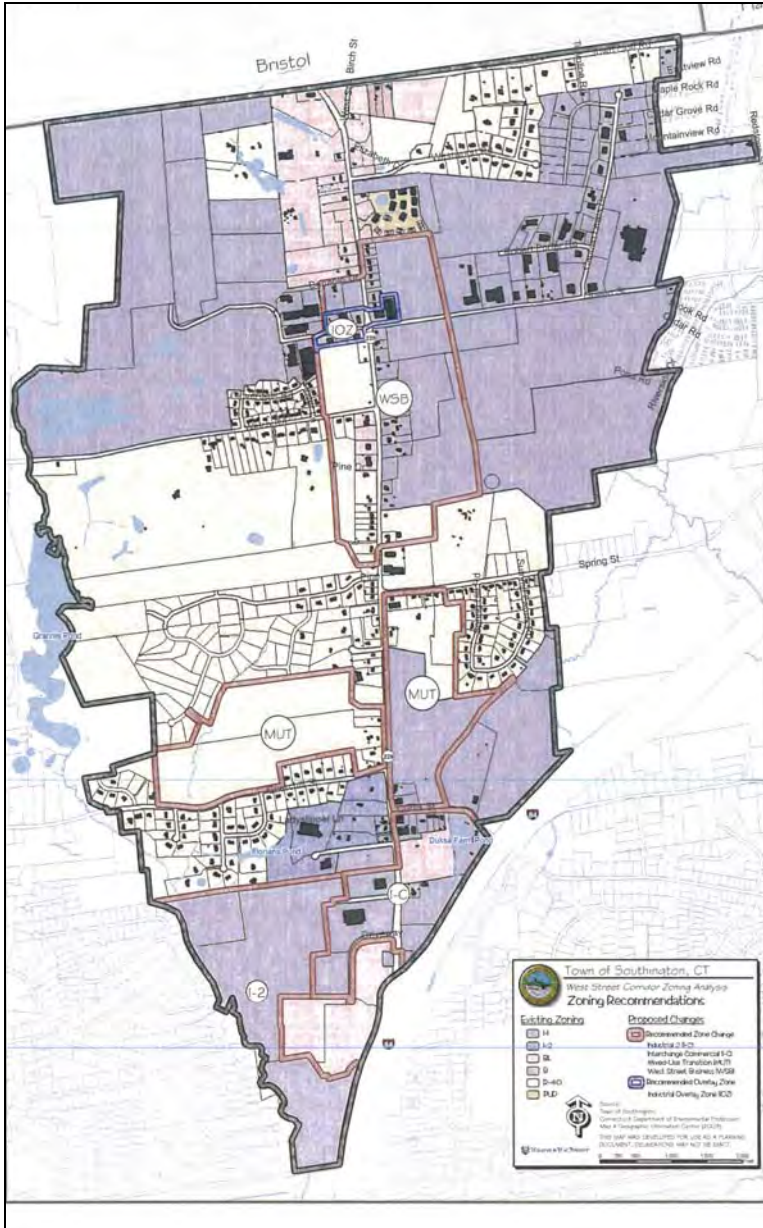
Character Of A Portion Of West Street



Implement West Street Recommendations
Policies
1. Promote the appropriate development and redevelopment of West Street.
Action Steps
2. Implement the recommendations of the West Street Steering Committee.

See page 131 for information on preliminary priorities and the entities involved in implementation.

West Street Recommendations



Note – Some of the recommendations from the original 2011 West Street Corridor Study have been modified by the West Street Subcommittee.

Route 322

Meriden / Waterbury Turnpike (Route 322) is a major east-west traffic route near the Cheshire town line which extends from Wolcott to Meriden. Much of this corridor is zoned for business development and has evolved over the years with some larger developments such as the TA Southington Travel Center (truck stop), the Southington 12 movie theater, a Home Depot (all near exit 28 of Interstate 84) and a number of smaller uses elsewhere along the roadway.

The character of this area may change in the future as a result of proposed reconfiguration of the Route 10 / Route 322 intersection (currently a Route 10 “fly-over” of Route 322 with a combination of road/ramp access connections) and possible development within Cheshire around the Route 10 / Interstate 691 interchange.

While the current zoning of this area may be appropriate, it may make sense for Southington to undertake a corridor study of Route 322 at some time during the planning period. The study would evaluate the various opportunities and constraints in the corridor resulting from the intersection reconfiguration and changing traffic patterns and develop an overall approach for addressing these issues.

Maintain Marion And Milldale

Marion and Milldale are historic areas of Southington.

Marion, which is located in the southwest corner of Southington, was first settled around 1739. It became a “crossroads” over the years since it was located on a north-south route between Bristol and New Haven and an east-west route between Waterbury and Hartford. During the Revolutionary War, Marion was twice used as an encampment by French forces assisting in the war for American independence. Marion was served by a trolley line to Waterbury in the early part of the 1900s. Today, the area has a historic district and its own post office and postal code. Significantly, it is also the home of the Southington Community Theater, a non-profit community groups which presents theater productions.

Milldale, located in the south-central part of Southington, was an early industrial location where water power was available. This area has its own post office and postal code.



Maintain Marion And Milldale
Policies
1. Maintain Marion as a historic settlement in Southington.
2. Enhance Milldale as a historic settlement in Southington.
Action Steps
3. Undertake a special study of the Route 322 corridor to evaluate land use and transportation strategies.

See page 131 for information on preliminary priorities and the entities involved in implementation.

PROMOTE ECONOMIC DEVELOPMENT

9

Overview

Economic development in Southington provides three key benefits to the community:

- Jobs for residents of the community and the region,
- Goods and services for residents of the community and the region, and
- A strong tax base which helps support community services.

Southington is fortunate to have a strong local economy and seeks to maintain and enhance this strength.

Downtown



Aqua Turf Conference / Events Facility



Yarde Metals



CT On-Line Computer Center



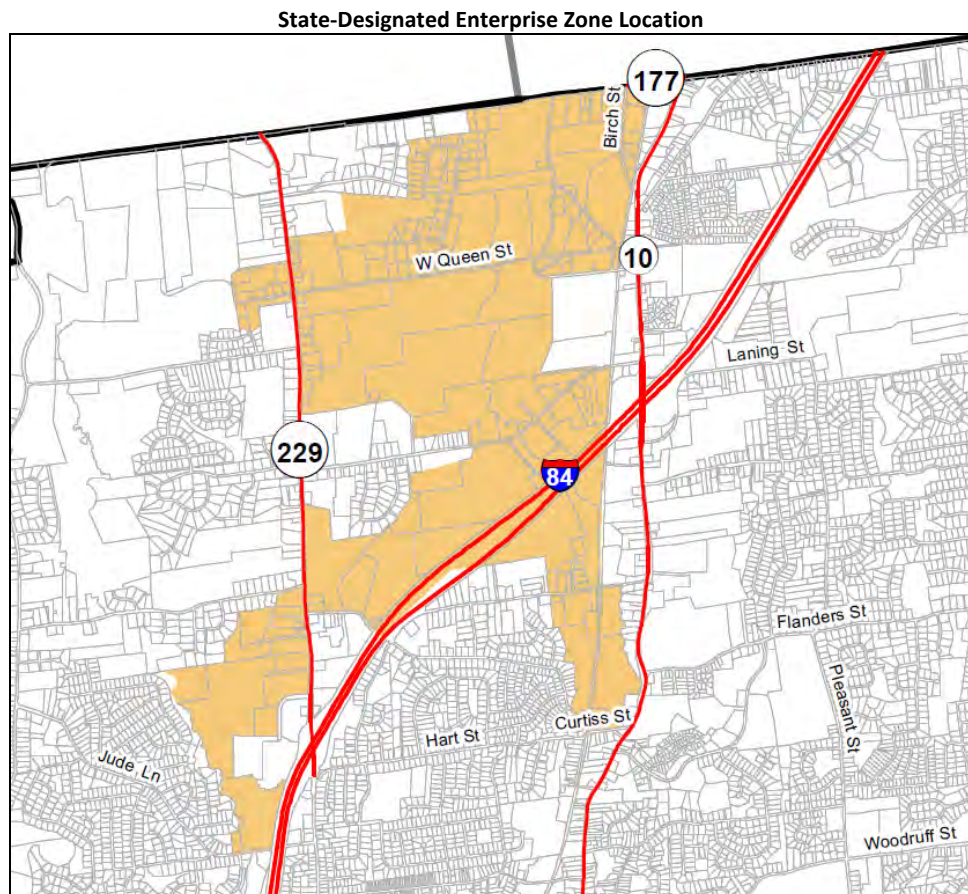
Encourage Economic Development

Southington has an excellent regional location, a number of areas zoned for business/industrial development, and benefits from having several major interstate interchanges within the town:

- The Queen Street interchange (Exit 32 of I-84),
- The West Street/Route 229 interchange (Exit 31 of I-84),
- The Plantsville interchange (Exit 30 of I-84),
- A partial interchange providing access to Route 10 (Exit 29 of I-84),
- The Meriden-Waterbury Turnpike exit (Exit 28 of I-84), and
- Exit 4 of Interstate 691 which connects to Meriden

In addition, Southington has full-time economic development staff and a number of agencies and organizations working together to promote economic development. Southington helps existing and prospective businesses accomplish their development objectives, including:

- Maintaining a database of available land and currently underutilized building space in all sections of town, and
- offering tax incentives for manufacturing uses located within the enterprise zone (see map below).



Encourage Economic Development

Policies

1. Continue to encourage economic development to provide jobs, provide goods and services, and enhance the tax base.
2. Continue to be known as a “business-friendly” community.
3. Continue to work with the Chamber of Commerce and other organizations to promote economic growth in Southington.

Action Steps

4. Investigate the desirability of offering additional tax incentives to attract additional business development.

See page 132 for information on preliminary priorities and the entities involved in implementation.

Hospitality Business



Leisure / Recreation Business



Distribution Business



Retail



Industrial Zoning

Some possible changes to industrial zoning could include the following:

- Reducing the minimum lot size requirement (where appropriate) to remove an impediment to industrial development.
- Merging the I-1 and I-2 zones together and allowing certain uses by Special Permit.
- Allowing outside storage by Special Permit in certain situations (shielding, percent of site, etc.).

Guide Business And Industrial Development

Southington seeks to guide business development and industrial development to appropriate locations and to maintain standards to ensure appropriate development.

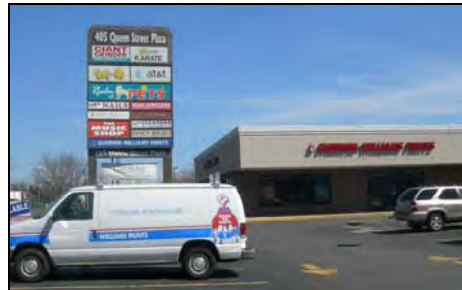
General strategies for business development include the following:

- Make the best and most efficient use of the areas zoned for business development.
- Discourage or minimize the further linear extension of retail development along major roadways and focus on redeveloping existing areas.
- Encourage redevelopment/reuse of existing buildings and sites.
- Enhance the design of buildings and sites through a design review process or other means.
- Enhance the function of the roadway through access management and spot roadway improvements.

Southington has a number of areas zoned for industrial uses. General strategies for industrial development include the following:

- Make the best and most efficient use of the areas zoned for industrial development.
- Encourage redevelopment/reuse of existing buildings and sites.
- Promote the appropriate design of buildings and sites.

Local Plaza



Local Plaza



Local Business (Industrial Area)

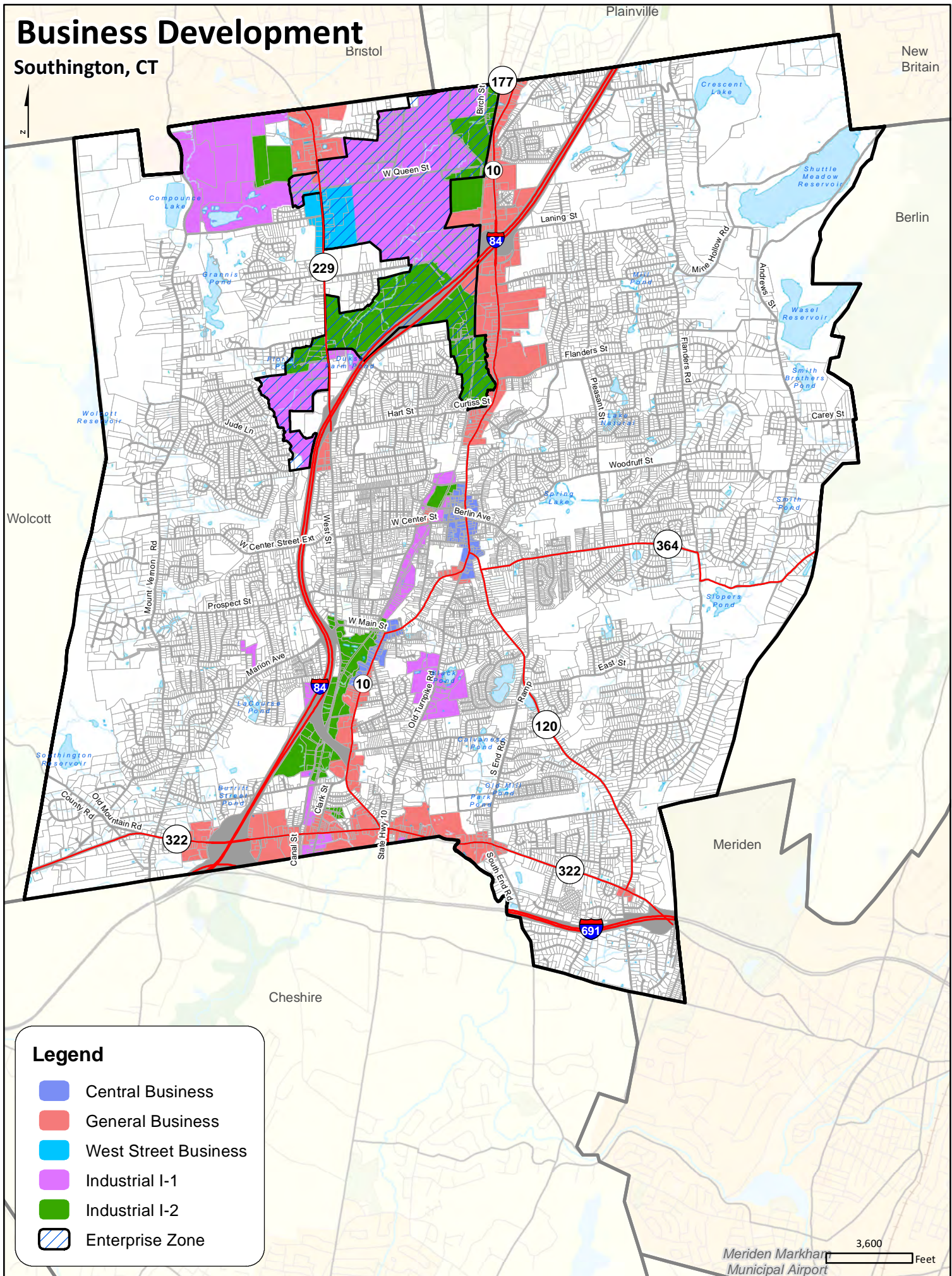


Local Business (Aquaturf)



Business Development

Southington, CT



Legend

-  Central Business
-  General Business
-  West Street Business
-  Industrial I-1
-  Industrial I-2
-  Enterprise Zone

Meriden Markham Municipal Airport 3,600 Feet

To encourage appropriate business and industrial development in the future, Southington should review the parking requirements in the zoning regulations since many businesses in Southington appear to have much more parking than is needed (this may be related to the areas property owners devoted to parking rather than the parking requirements) particularly with regard to:

- Parking standards for retail uses (generally 4 spaces / 1,000 SF but 5 spaces / 1,000 SF if above 200,000 SF of floor area)
- Parking standards for office uses (rate seems low and is based on net square footage rather than gross square footage)
- Restaurant uses (rate seems high and is based on public floor area which can change over time)
- Allowing for a reduction in the number of parking spaces installed (or paved) due to shared use, offsetting peaks, or other provisions.
- Requiring permeable pavement for a certain percentage of required spaces and for all spaces installed in excess of the minimum required.

Many communities around the State have been revisiting “blue laws” in the zoning regulations which limit or restrict liquor sales and service and relying instead on State regulations. Southington may wish to consider doing the same.

Guide Business And Industrial Development
Policies
1. Guide business development and industrial development to appropriate locations.
2. Maintain standards to ensure appropriate business and industrial development.
3. Make the best and most efficient use of the areas zoned for business and industrial development.
4. Encourage redevelopment/reuse of existing buildings and sites.
5. Promote the appropriate design of buildings and sites.
Action Steps
6. Evaluate the location and extent of industrial-zoned areas to ensure that they are appropriately located and configured.
7. Review the parking requirements in the zoning regulations.
8. Review the liquor sales restrictions in the zoning regulations.

See page 133 for information on preliminary priorities and the entities involved in implementation.

PROMOTE REDEVELOPMENT

10

Overview

There are some sites in Southington which may be underutilized at the present time because of environmental or regulatory factors related to historic activities at those sites.

Southington seeks to encourage the reuse and redevelopment of these sites as much as possible provided such endeavors are consistent with the overall character of the area where they are located.

Former Under-Utilized Property



Proposed Redevelopment As Greenway Commons



Encourage Redevelopment Of Under-Utilized Sites

Some underutilized sites may be characterized as “brownfields” - sites where redevelopment / reuse may be complicated by the potential presence of a hazardous substance or contaminant. A current inventory of these sites may be found on various State and/or Federal registries.

Concerns over environmental issues at brownfield sites can cause such sites to fall into disrepair or be abandoned and this then detract from community appearance and neighborhood stability. Reuse and/or redevelopment of these sites may be challenging due to difficulties in obtaining financing, unknown remediation costs, and/or concern over assuming liability.

Southington will continue to encourage the reuse and redevelopment of these sites as much as possible provided such endeavors are consistent with the overall character of the area where they are located.

State and federal programs are available to provide funding assistance to help clean up these sites and return them to productive use. A key element of these programs may be that the public funding assistance for clean-up flow through the local municipality. For this reason, Southington will continue to familiarize itself with brownfield assistance programs in order to help prospective purchasers return these properties to productive uses.

There are provisions in the zoning regulations to address the unique circumstances of redeveloping pre-1957 industrial buildings (possible “brownfield” sites) in several zoning districts. These regulations should be maintained and enhanced.

In addition, Section 18 of the Zoning Regulations lays out a process for establishing a Redevelopment Overlay District (ROD) and enabling development of such areas with a flexible approach. This section of the regulations should be maintained and enhanced.

Section 18 of the Zoning Regulations requires that ROD areas be identified in the Plan of Conservation and Development and the POCD so designates the sites illustrated on the following pages as sites eligible for ROD designation.

Possible Southington Center Sites



Aerial Photograph



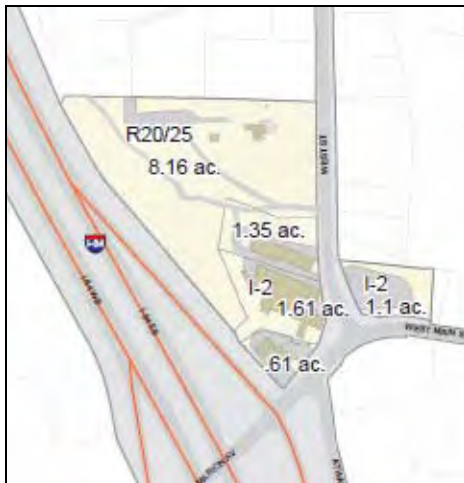
Possible Plantsville Center Sites



Aerial Photograph



Possible West Street Sites



Aerial Photograph



Possible Milldale Sites



Aerial Photograph



The ROD provisions in the Zoning Regulations should be reviewed to ensure that a ***comprehensive*** approach to the redevelopment of under-utilized and/or potentially contaminated areas is encouraged. The ROD provisions should not be used to isolate individual parcels, segregate contaminated areas, or avoid clean-up of contaminated areas. The residential density allowed should be reviewed since it may be too dense for some neighborhoods. As part of this review, it may become apparent the different ROD zones should be considered in different areas.

Encourage Redevelopment Of Under-Utilized Sites
Policies
1. Continue to help owners and/or prospective purchasers return vacant, underutilized or potentially contaminated properties to productive uses that also yield positive benefits to the Town.
2. Utilize the ROD zone to help reclaim underutilized properties and encourage private investment.
3. Ensure that development proposals using the ROD regulation are appropriate in terms of use, scale and intensity for their location.
Action Steps
4. Review the ROD provisions in the Zoning Regulations (Section 18) as recommended in the POCD.

See page 134 for information on preliminary priorities and the entities involved in implementation.

GUIDE RESIDENTIAL DEVELOPMENT

11

Overview

Southington is a residential community and most of the land is zoned and used for residential purposes. Residential growth is expected to continue due to Southington's convenient location, range of housing choices, a well-regarded school system, and quality of life.

Even though Southington appears mostly developed, there is additional residential development potential and guiding and managing activities in residential districts is a key element of the Plan.

Historic Style



Contemporary Style



Multi-Family Development



Multi-Family Development



Quality Of Life

Southington has been recognized for its high quality of life for some time. Consider the following:

During World War II the War Department chose Southington as one of two U.S. Towns they called "Microcosms of America."

Pamphlets featuring photographs of the Town and its residents going about their daily routines were dropped from supply planes over Europe to boost Allied morale.

Protect Existing Residential Neighborhoods

Although Southington is not fully developed, the single-family residential character of the community has clearly been established. Southington's zoning approach should continue to recognize the prevailing development pattern of:

- Predominantly single-family development
- Higher densities in and near downtown Southington and Plantsville, and
- A reduction in density as distance from these centers increase.

Since residential neighborhoods are a key part of the community, the Plan recommends that Southington carefully review any proposal for a non-residential use in a residential zone and maintain appropriate buffers to multi-family, institutional, commercial, industrial, and any other non-residential uses.

Protect Existing Residential Neighborhoods
Policies
1. Maintain the basic organizational pattern of higher densities in and near downtown Southington and Plantsville, and a reduction in density as distance from these centers increase.
2. Continue to protect the integrity of existing residential neighborhoods.
3. Carefully review any proposal for a non-residential use in a residential zone.
4. Maintain appropriate buffers between residential neighborhoods and multi-family, institutional, commercial, industrial, and any other non-residential uses.
Action Steps
5. Review the buffer requirements between business / industrial uses and residential zones and/or uses (width, plant materials, berming, fencing, etc.) to ensure an effective buffer will be in place.

See page 135 for information on preliminary priorities and the entities involved in implementation.

CASE STUDY

Cost Of Community Services

In 2007, Town staff evaluated municipal costs and revenues associated with different types of residential development in Southington. This study was undertaken at the direction of the Town Council in order to evaluate the fiscal impact from residential development at different densities.

At that time, the study concluded that:

- R-12 single family subdivisions show a negative revenue differential regardless of the age of the development;
- R20/25 single family subdivisions show a negative revenue differential, although the newer development almost breaks even with regard to fiscal impact on the town.
- Newer condominium units break even or provide a slight positive revenue stream while older condominiums have a negative revenue differential.
- Apartment complexes show a negative revenue differential.

Regulation Clean-Up

There are three lot area and other provisions in the Subdivision Regulations which should probably be relocated to the Zoning Regulations:

- SR 3-06,
- SR 3-17 and
- SR 3-18)

In addition, it may make sense to change the zoning designation of R-20/25 areas that do not have public water and public sewer to R-40 rather than have a different lot area standard in the subdivision regulations. (SR 3-06).

Cape Cod Style



Historic Style



Colonial Style



Neo-Traditional Style



Guide Multi-Family Development

While multi-family development is an important way to provide housing choices to many people, the location of such housing should be guided so that it also contributes to making a strong community:

- Areas in and near downtown Southington and Plantsville where a higher density of housing can be accommodated and will help support these community centers,
- Where such housing can help promote adaptive re-use of older mill buildings,
- Areas served by public water and public sewer,
- Areas adequately served by the roadway system, and
- Areas where pedestrian connections can be made to downtown Southington and Plantsville and other community amenities.

Guide Multi-Family Development
Policies
1. Guided multi-family development to locations where it meets the criteria listed in the POCD.
2. Promote good design of multi-family developments by including them in the design review process.
Action Steps
3. Modify the zoning regulations to require that multi-family developments be included in the design review process.

See page 135 for information on preliminary priorities and the entities involved in implementation.

Multi-Family Development



Multi-Family Development



Residential Densities

Southington, CT

Plainville

Bristol

New Britain

Berlin

Wolcott








Meriden

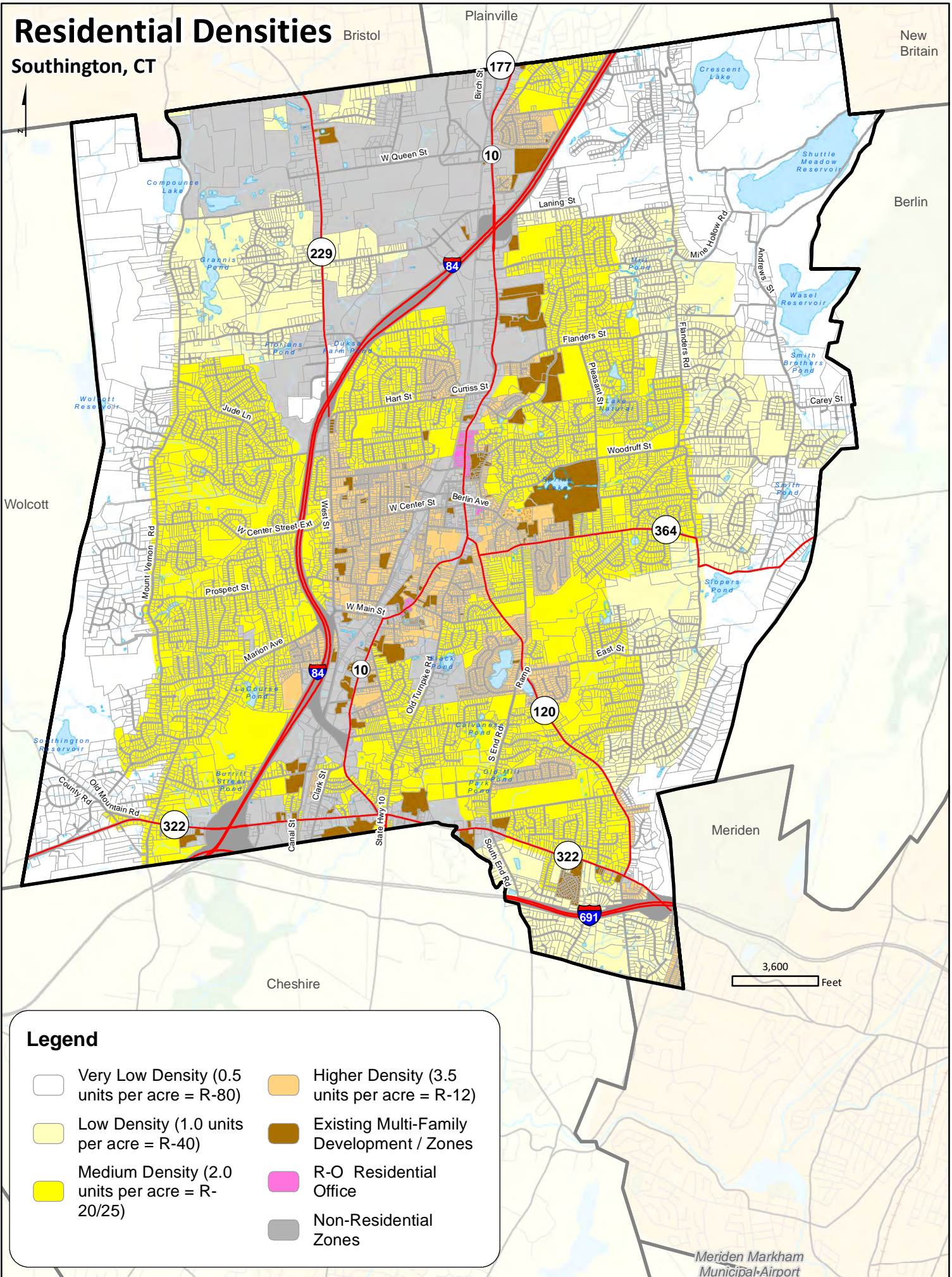
Cheshire

3,600 Feet

Meriden Markham Municipal Airport

Legend

- | | | | |
|---|---|---|--|
|  | Very Low Density (0.5 units per acre = R-80) |  | Higher Density (3.5 units per acre = R-12) |
|  | Low Density (1.0 units per acre = R-40) |  | Existing Multi-Family Development / Zones |
|  | Medium Density (2.0 units per acre = R-20/25) |  | R-O Residential Office |
| | |  | Non-Residential Zones |



Affordable Housing Stock

According to the State's Affordable Housing Appeals program, about 997 Southington housing units meet the State definition of "affordable" housing:

Governmentally Assisted Units	609
Tenant Rental Assistance	42
CHFA/USDA Mortgages	295
Deed Restricted Units	51
<hr/> Total Assisted Units	<hr/> 997

Southington has a number of "naturally occurring" affordable housing units (units that sell or rent at affordable prices but are not deed-restricted) but these units are not considered in the State tabulation.

Address Future Housing Needs

Housing For An Aging Population

Population projections indicate that Southington, like many other communities, will experience a marked rise in the number of older residents in the future. Since housing needs can change as people get older for health, economic, or lifestyle reasons, having a range of housing option can help ensure that residents will always be able to live in Southington if they so choose.

The table on the facing page summarizes some possible housing needs and policy options for consideration.

Housing That Is More Affordable

Southington has a diverse range of housing at the present time and this diversity should continue to be encouraged in order to help:

- Address the housing needs of an aging population.
- Provide housing choices for existing residents so that they do not have to move elsewhere if their circumstances change.
- Offer more housing choices for younger people.
- Offer more housing choices for single people.
- Offer more housing choices for moderate income people who work the area.

There may also be some legal and practical reasons why Southington might want to maintain a diverse housing portfolio. Without a diverse housing stock, Southington is subject to the "affordable housing appeals procedure."

In 1989, Connecticut adopted the "Affordable Housing Appeals Procedure" (codified as Section 8-30g of the Connecticut General Statutes) which affects any municipality where less than ten percent of the housing stock is considered affordable (as defined in the statute). As of 2014, about 5.7 percent of the housing stock in Southington (997 out of 17,447 units) met the State criteria and so Southington is subject to the statute.

CGS Section 8-13m enables a community to adopt an "Incentive Housing Zone" (IHZ) to help guide the establishment of mixed-income developments where at least 20 percent of the units are set aside for moderate income households (earning 80 percent or less of the area median income). The Department of Housing has been offering technical assistance grants for communities to evaluate the IHZ program within their community and Southington should consider applying for such a grant when they become available.

Possible Policy Options For Addressing The Housing Needs Of An Aging Population

	Housing Options	Current Status	Possible Policy Options
Remain In Current Home	1. Remain in current home with no use of Town services.	No restrictions	Publicize availability of Town services for those who need or want them.
	2. Remain in current home with use of local senior programs.	No restrictions	Maintain/enhance services for senior citizens (meals-on-wheels, dial-a-ride, etc.).
	3. Remain in current home with elderly tax relief.	No restrictions	Maintain/enhance elderly tax relief programs.
	4. Remain in current home and modify to meet needs.	Zoning regulations require setbacks and limit coverage and this could inhibit modifications to address changing needs.	Consider allowing modifications to homes to accommodate renovations for an aging population (handicapped ramps, caregiver services, first floor additions, energy efficiency, etc.)
Accessory Apartment	5. Move in with family in their home or <u>accessory unit</u> .	Accessory units for parent permitted by Special Permit	Continue current policies
	6. Remain in home with <u>accessory unit</u> for caregiver, and/or income.	Permitted by Special Permit only in R-40 and R-80 zone and limited to parent or grandparent	Consider allowing accessory units for other occupancies (i.e. – son / daughter / caregiver / caretaker, etc.)
Move To Alternate Housing Type	7. Move to a market rate condominium or rental housing.	Units exist in Southington	Continue current policies
	8. Move to an age-restricted market-rate housing development.	Units exist in Southington	Continue current policies
	9. Move to income-limited elderly housing development.	Have existing units (with extensive waiting period)	Consider ways of providing for more units to meet present and future community needs
Move To Institutional Facility	10. Move to <u>institutional facility</u> providing some services: <ul style="list-style-type: none"> • congregate / assisted living • nursing / convalescent home 	Permitted by Special Permit only in R-40 and R-80 zone	Consider allowing such facilities in other zones as well

Accessory Apartment



Independent Living



Incentive Housing Overlay

The Incentive Housing Zone (IHZ) program includes the following:

- Incentives to municipalities for creating Incentive Housing Zones in eligible locations, such as, near transit facilities, an area of concentrated development or an area because of existing, planned or proposed infrastructure that is suitable for development as an IHZ.
- The incentive payments are only available for an incentive housing development developed in a state-approved IHZ.

A state-approved IHZ must meet the following standards:

- The IHZ must be established as an overlay zone.
- The zone shall be consistent with the State Plan of Conservation and Development and be located in an eligible location.
- Regulations of the zone shall permit, ***as of right***, incentive housing development.
- Zone must comply with ***minimum*** allowable density requirements.
- Minimum densities shall be subject only to site plan or subdivision procedures, and shall not be subject to special permit or special exception procedures, requirements or standards

Address Future Housing Needs
Policies
1. Maintain a diverse housing stock.
2. Continue to consider ways to address the housing needs of an aging population.
3. Consider ways to provide housing opportunities consistent with soil types, terrain, and infrastructure capacity.
Action Steps
4. Consider modifying accessory apartment regulations to help meet the housing needs of an aging population (i.e. – allow an elderly occupant to rent to a caregiver or caretaker).
5. Consider modifying the accessory apartment regulations to require that such units be deed-restricted to rent at affordable prices (see CGS 8-30g (k)).
6. Consider modifying the Housing Opportunity District (HOD) provisions to allow such housing on sites less than 30 acres and to allow single-family detached units.
7. Consider applying a technical assistance grant to evaluate the desirability of implementing the IHZ program within Southington.

See page 136 for information on preliminary priorities and the entities involved in implementation.

ADDRESS COMMUNITY FACILITY NEEDS

12

Overview

Community facilities support functions such as education, public works, public safety, and recreation, all of which are important to maintaining the character and quality of life in Southington.

The Plan of Conservation and Development does not get involved in the day-to-day operations of individual departments. Rather, the Plan seeks to identify potential community facility needs (buildings and sites) so that they can be anticipated and planned for. The Plan also serves as a useful guide for referrals of proposed municipal improvements (as required by CGS Section 8-24) for review by the Planning and Zoning Commission.

Education



Public Safety



Public Works



Recreation



Legend

- Generally expected to be adequate for community needs to 2026
- May have some issues to ponder
- Attention appears to be needed to be adequate for community needs to 2026
- Not expected to be adequate for community needs to 2026

Address Community Facility Needs

GENERAL GOVERNMENT	Assessment
<ul style="list-style-type: none"> ● Town Hall ● Municipal Center ● (How to manage lifecycle costs of both facilities)	<ul style="list-style-type: none"> ● Town Hall was originally built in 1941 and has been updated over the years ● Municipal Center was brought on-line in 2012 to provide additional space for meetings and municipal offices ● The Municipal Center (a renovated former school) was sold to a private entity and renovated and is now leased by the Town (Town has an option to purchase in 2019) ● While this arrangement could provide adequate space for municipal functions during the planning period, a decision will need to be made in terms of leasing or purchasing the facility ● There could be efficiency benefits from having all municipal departments consolidated in one place

Town Hall



Municipal Center



Town Hall

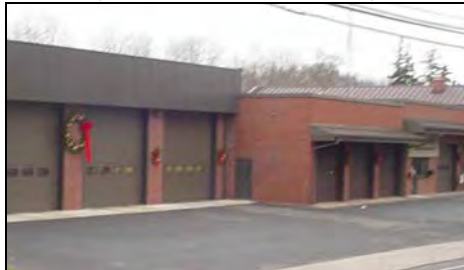


Municipal Center



SAFETY / EMERGENCY SERVICES	Assessment
<ul style="list-style-type: none"> • Fire Department <p style="text-align: center;">●</p> <p style="text-align: center;">(Maintaining adequate staffing, Monitor response times)</p>	<ul style="list-style-type: none"> • Four fire stations staffed with a combination of about 30 paid positions and about 80 volunteer personnel • Provide emergency medical response also • Have good array of equipment to handle local needs • Have mutual aid arrangements with surrounding towns • Fire stations are located along a central corridor but paid staffing facilitate fire response • Road network and paid staffing facilitate fire response to more remote areas • About 80% of Southington has hydrant water supply
<ul style="list-style-type: none"> • Police Department • Animal Control <p style="text-align: center;">●</p>	<ul style="list-style-type: none"> • Staffed by 80 officers with additional civilian support personnel • Police facility on Lazy Lane (in 2002) may have some normal maintenance needs • Animal shelter on Woodruff Street appears adequate
<ul style="list-style-type: none"> • Emergency Medical • Medical Transport <p style="text-align: center;">●</p> <p style="text-align: center;">(Consider adding a paramedic service)</p>	<ul style="list-style-type: none"> • Emergency response provided by Fire Dept. • Staff include certified EMTs • Medical transport by a private company (AMR)

**Engine Company 1
(North Main Street - Center)**



**Engine Company 2
(West Main Street - Plantsville)**



**Engine Company 3
(Clark Street – Milldale)**



**Engine Company 5
(River Street – North Central)**



Legend

- Generally expected to be adequate for community needs to 2026
- May have some issues to ponder
- Attention appears to be needed to be adequate for community needs to 2026
- Not expected to be adequate for community needs to 2026

EDUCATION FACILITIES	Assessment
<p>Education</p> <ul style="list-style-type: none"> ● Southington High School ● DePaolo Middle School ● Kennedy Middle School ● Derynoski Elementary ● Flanders Elementary ● Hatton Elementary ● Kelley Elementary ● Plantville Elementary ● South End Elementary ● Strong Elementary ● Thalberg Elementary <p style="text-align: center;">●</p> <p style="text-align: center;">(Monitoring school enrollment trends due to changing economic conditions to anticipate facility needs)</p>	<ul style="list-style-type: none"> ● Enrollment projections are due to be updated in 2015 ● Projections in 2011 suggested decreasing enrollments through to 2020 due to declining births and lower immigration due to slower economic conditions at that time ● Enrollment trends should be monitored regularly as economic conditions change in the future ● While educational objectives may change in the future, there is likely to be adequate school capacity to accommodate future enrollments ● If enrollment decreases are realized in the future, this <u>may</u> allow for consolidation to one less elementary school

Southington High School



DePaolo Middle School



Kennedy Middle School



**Derynoski Elementary School
(Central Area)**



**Flanders Elementary School
(East Central Area)**



**Hatton Elementary School
(East Central Area)**



**Kelley Elementary School
(West Central Area)**



**Plantsville Elementary School
(Plantsville Area)**



**South End Elementary School
(Southeast Area)**



**Strong Elementary School
(Southwest Area)**



**Thalberg Elementary School
(Northeast Area)**



Southington Community Facilities

GENERAL GOVERNMENT

1. Town Hall
2. Municipal Center

SAFETY / EMERGENCY SERVICES

3. Engine Company #1
4. Engine Company #2
5. Engine Company #3
6. Engine Company #5

7. Police Station
8. Animal Shelter

EDUCATION FACILITIES

9. Southington High School

10. DePaolo Middle School
11. Kennedy Middle School

12. Derynoski Elementary
13. Flanders Elementary
14. Hatton Elementary
15. Kelley Elementary
16. Plantsville Elementary
17. South End Elementary
18. Strong Elementary
19. Thalberg Elementary

RECREATION FACILITIES

20. Panthorn Park
21. Recreation Park
22. Veterans Memorial Park
23. Western Little League

24. Town Green / Band Shell
25. Plantsville Green
26. Crescent Lake
27. Centennial Park
28. Central Park
29. Jaycee Park

30. Southington Dog Park
31. Linear Trail
32. Southington Drive-In

PUBLIC WORKS

33. Highway Garage
34. Transfer Station

35. WPCA Facility
36. Water Department

HOUSING AUTHORITY

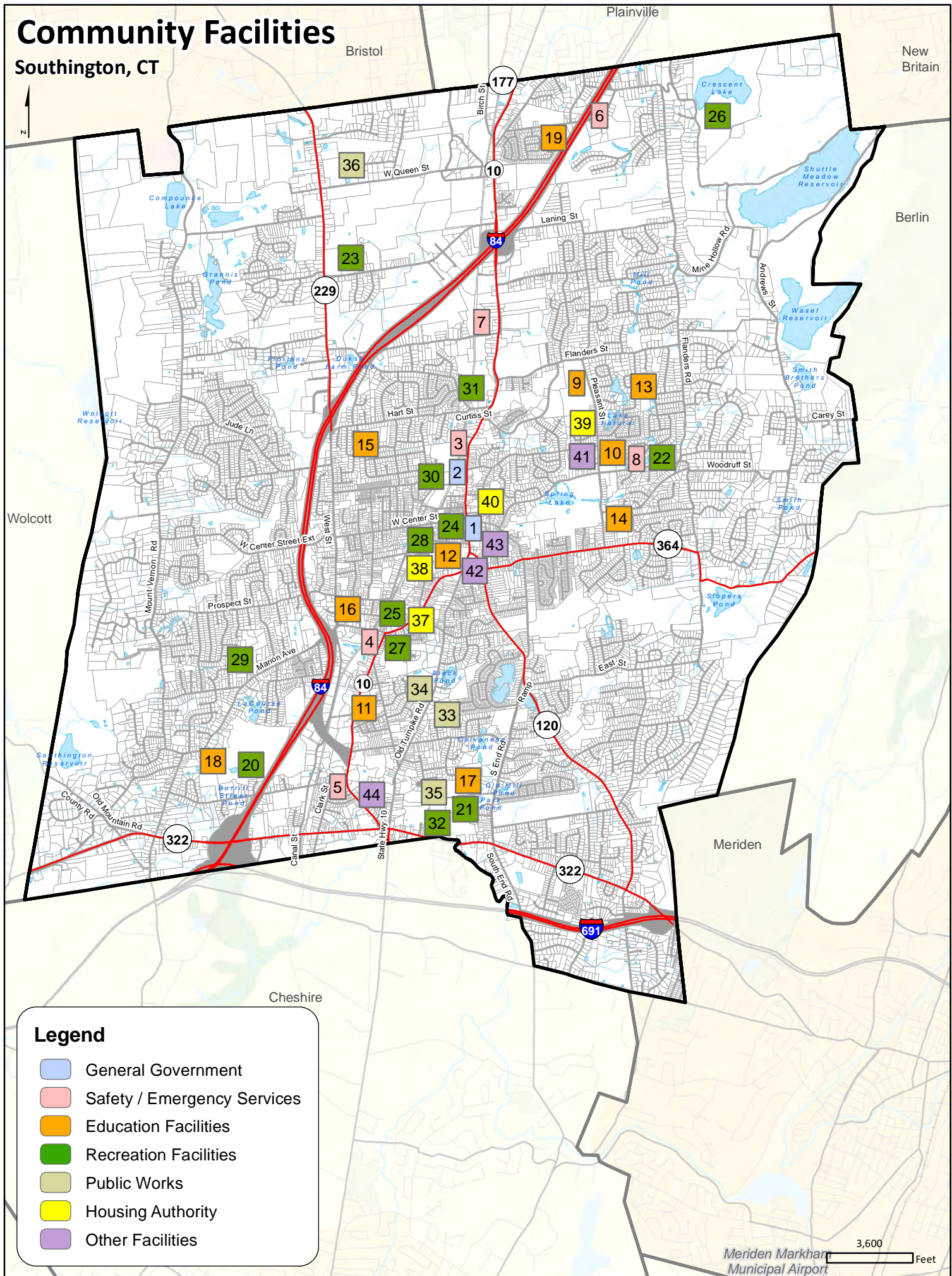
37. Pulaski Terrace
38. Forgione Terrace
39. Zdunczyk Terrace
40. Lewis Terrace

OTHER FACILITIES

41. Calendar House / Senior Center
42. Southington Library
43. Arts Center
44. Community Services

Community Facilities

Southington, CT



Legend

- General Government
- Safety / Emergency Services
- Education Facilities
- Recreation Facilities
- Public Works
- Housing Authority
- Other Facilities

Legend

- Generally expected to be adequate for community needs to 2025
- May have some issues to ponder
- Attention appears to be needed to be adequate for community needs to 2025
- Not expected to be adequate for community needs to 2025

RECREATION	Assessment
<p>Indoor Programs</p> <ul style="list-style-type: none"> • Town / School Buildings <p>Active Outdoor Recreation</p> <ul style="list-style-type: none"> • Panthorn Park • Recreation Park (Inc. Southern Little League And Outdoor Pool) • Veterans Memorial Park (Inc. Northern Little League And Outdoor Pool) • Western Little League <p>Passive Outdoor Recreation</p> <ul style="list-style-type: none"> • Town Green / Band Shell • Plantsville Green • Crescent Lake • Centennial Park • Central Park • Jaycee Park <p>Other Recreation</p> <ul style="list-style-type: none"> • Southington Dog Park • Southington Drive-In <p style="text-align: center;">●</p> <p>(Monitor facility utilization)</p>	<ul style="list-style-type: none"> • As part of an overall recreation plan, the Town seeks to remodel and renovate three parks: <ul style="list-style-type: none"> ○ Memorial Park, ○ Panthorn Park, and ○ Recreation Park • <u>Community participation in recreational activities is high so the need for additional facilities / improvements may become evident</u> • Drive-In is a unique facility • Several private recreational facilities / organizations help meet recreational needs of residents <ul style="list-style-type: none"> ○ YMCA / Camp Sloper ○ Mount Southington ○ Private golf courses

Panthorn Park



Recreation Park



Veterans Memorial Park



Southington Drive-In



PUBLIC WORKS	Assessment
<ul style="list-style-type: none"> • Highway Garage <p style="text-align: center;">●</p> <p style="text-align: center;">(Possible future expansion needs)</p>	<ul style="list-style-type: none"> • <i>Highway garage site and building may not be adequate for community needs</i> in the future (maintenance bays, storage bays, equipment storage, material storage, etc.) • Fueling station/system requires an upgrade • Expansion could extend onto adjacent Town land (transfer station)
<ul style="list-style-type: none"> • Transfer Station <p style="text-align: center;">●</p>	<ul style="list-style-type: none"> • The transfer station appears adequate for community needs

Highway Garage / Transfer Station



Legend

- Generally expected to be adequate for community needs to 2026
- May have some issues to ponder
- Attention appears to be needed to be adequate for community needs to 2026
- Not expected to be adequate for community needs to 2026

HOUSING AUTHORITY	Assessment
<ul style="list-style-type: none"> Pulaski Terrace (40 units) Forgione Terrace (40 units) Zdunczyk Terrace (60 units) Lewis Terrace (40 units) <div style="text-align: center; margin-top: 20px;"> (Population projections suggest an increase in demand for such units) </div>	<ul style="list-style-type: none"> Have 180 units for modest income elderly and handicapped Waiting list can be 9-12 months for a couple and 18-24 months for a single person <u>There may be demand for additional units based on projected growth of senior population</u>

Pulaski Terrace



Forgione Terrace







Zdunczyk Terrace



Lewis Terrace



Other Facilities

OTHER FACILITIES	Assessment
<ul style="list-style-type: none"> • Senior Center  <p>(Funding approved to build a new facility but construction not yet completed)</p>	<ul style="list-style-type: none"> • The Calendar House Senior Citizen Center helps Southington residents, age 55 and over, fulfill their social, physical, emotional and intellectual needs • A space and needs assessment for the facility at 388 Pleasant Street was recently conducted • A referendum is anticipated in the Fall of 2015 on development of a new building on the current site • <u>If approved by residents</u>, the new facility should be completed by 2018 • Once completed, the facility is expected to meet the needs of the growing population of seniors
<ul style="list-style-type: none"> • Library  <p>(Current facility considered inadequate to meet future needs)</p>	<ul style="list-style-type: none"> • Current library building is about 50% of the size suggested for Southington's population • Concept plans for building expansion have been prepared • Parking area has been expanded • <u>Funding sources are being identified</u> • A referendum for local funding will be necessary
<ul style="list-style-type: none"> • Arts Center Building 	<ul style="list-style-type: none"> • A nonprofit group raised \$1.3 million to convert the former town hall annex into a community arts center. • The center is expected to offer classes, studios, performance space, galleries and other cultural spaces for arts programs
<ul style="list-style-type: none"> • Community Services Bldg. 	<ul style="list-style-type: none"> • Provides social services (food pantry, clothing energy assistance, holiday baskets, summer camp, emergency assistance, shelter, etc.) • Facility at 91 Norton Street in Plantsville appears to be adequate

There are a number of community other facilities in Southington which have not been included in this section:

- Barnes Museum,
- Community Theater,
- Train Station,
- West Street Schoolhouse, and
- South End Schoolhouse,
- Marion Schoolhouse.

Calendar House



Library



Arts Center



Community Services



Overall, it appears that Southington is doing a good job identifying and addressing community facility needs. In the future, it may be beneficial for Southington to investigate ways to regionalize some services if it will help meet local needs affordably.

Address Community Facility Needs
Policies
1. Maintain existing community facilities.
2. Continue to address community facility needs.
3. Maintain and enhance existing community services to the extent practicable.
4. Continue to encourage volunteer participation, especially for emergency services.
5. When land becomes available adjacent to existing facilities, evaluate the purchase of that property as quickly as possible in order to be able to provide for future expansion of existing facilities, if or when needed.
6. Monitor community participation in recreational activities in order to anticipate possible future facility needs.
7. Anticipate a future increase in demand for elderly housing units based on projected growth of senior population.
Action Steps
8. Update enrollment projections.
9. Prepare a strategic approach to future enrollments (whether increasing or decreasing) to determine which facilities may need expansion or disposition.
10. Evaluate options for possible future expansion of highway garage building and site.
11. Complete construction of the senior center.
12. Expand / enhance the library.

See page 137 for information on preliminary priorities and the entities involved in implementation.

ADDRESS TRANSPORTATION NEEDS

13

Overview

The transportation system in a community like Southington is functionally important to the day-to-day life of community residents, visitors, and businesses as well as being an important component of its character and self-image. .

This section of the Plan of Conservation and Development looks at the overall configuration of the vehicular transportation network and other transportation modes (pedestrian, bicycle, bus, rail, etc.).

Roadways



Roadways



Pedestrian



Bicycle



Road Configuration

For historical and topographic reasons, the north-south roads in Southington are generally well located and configured.

On the other hand, east-west road segments often do not align well with other east-west road segments creating a “zig-zag” travel pattern and potentially increasing the number of turning movements and congestion.

There is no simple solution to this configuration but it is interesting to note the historical reasons for some of the traffic frustrations that can be experienced.

Address Vehicular Transportation

Southington has a good overall system of major roads providing access to and between all parts of the community. While historical development patterns and topographical constraints result in some situations where these roadways are not optimally configured, the basic circulation needs of the community are met.

The major vehicular transportation issues in the future are likely to include:

- Addressing locations where unsafe or hazardous conditions may arise
- Working with the Connecticut Department of Transportation (CT-DOT) to complete the reconstruction of the Route 10/ 322 “interchange” in Southington
- Working with the CT-DOT to provide for an interchange (or exit) from Interstate-691 to Route 322 in Milldale
- Utilizing “access management” strategies on Routes 10 / 229 / 322 to minimize curb cuts and maximize interconnections between properties, especially in business areas
- Establishing connecting streets (as opposed to cul-de-sacs) as new subdivisions occur in Southington since dead-end streets can make it difficult to get around and can frustrate the provision of local services (school buses, snow plowing, etc.)
- Maintaining existing Town roads in terms of pavement quality

To help maintain local roads, Southington residents approved \$11 million for road upgrades in 2012 and another \$11 million in 2014.

Road Safety

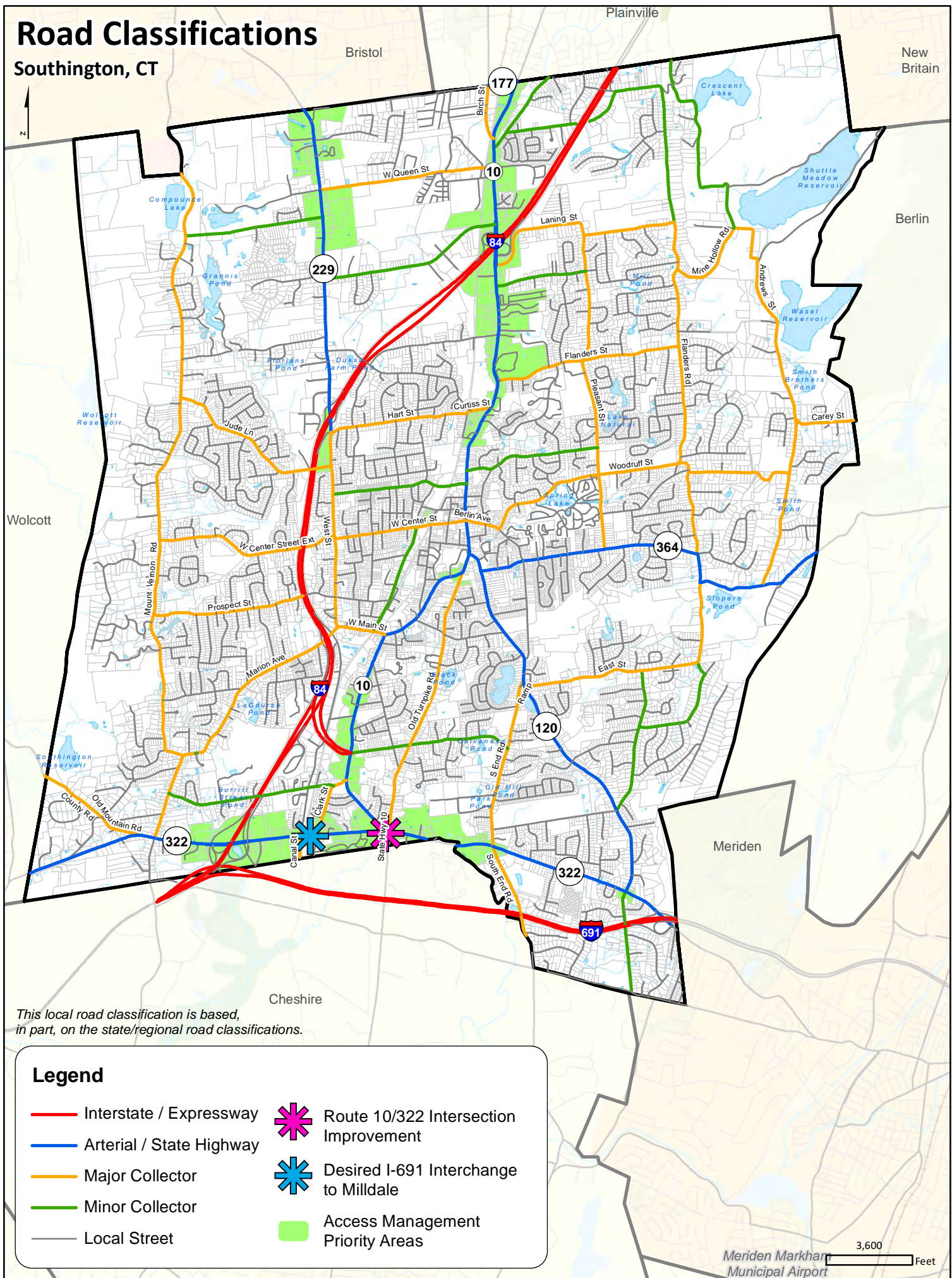


Pavement Condition



Road Classifications

Southington, CT



This local road classification is based, in part, on the state/regional road classifications.

Legend

- Interstate / Expressway
- Arterial / State Highway
- Major Collector
- Minor Collector
- Local Street
- ★ Route 10/322 Intersection Improvement
- ★ Desired I-691 Interchange to Milldale
- Access Management Priority Areas

Address Vehicular Transportation	
Policies	
1.	Continue to work with CRCOG and CT-DOT to address locations on State highways where unsafe or hazardous conditions exist.
2.	Continue to address locations on local roads where unsafe or hazardous conditions may arise.
3.	Utilize “access management” strategies on Routes 10, 229 and 322 to minimize curb cuts and maximize interconnections between properties.
4.	Work with the CT-DOT to provide for an interchange (or exit) from Interstate-691 to Route 322 in Milldale.
5.	Make sure that adequate connecting streets (as opposed to cul-de-sacs) are established as new subdivisions occur in Southington.
6.	Continue to maintain existing Town roads in terms of pavement quality.
Action Steps	
7.	Work with the CT-DOT to complete the reconstruction of the Route 10/322 “interchange” in Southington.
8.	Evaluate and implement a “complete streets” approach to enhance the opportunities for non-vehicular transportation.

See page 138 for information on preliminary priorities and the entities involved in implementation.

Route 229



Route 322



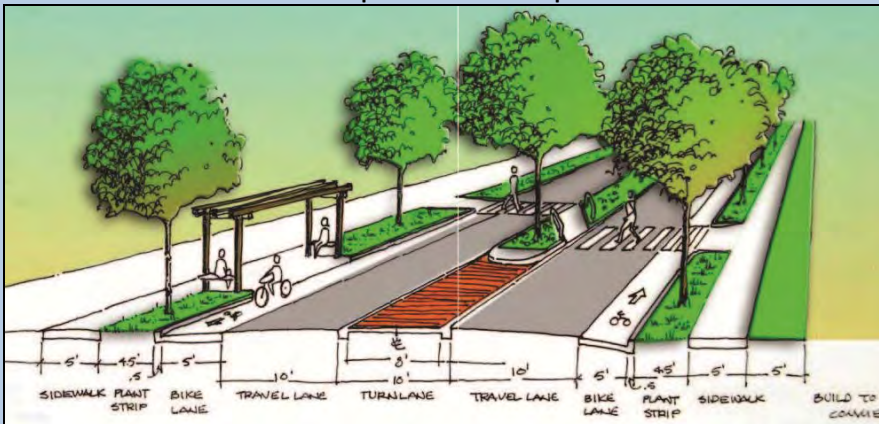
CASE STUDY

Complete Streets

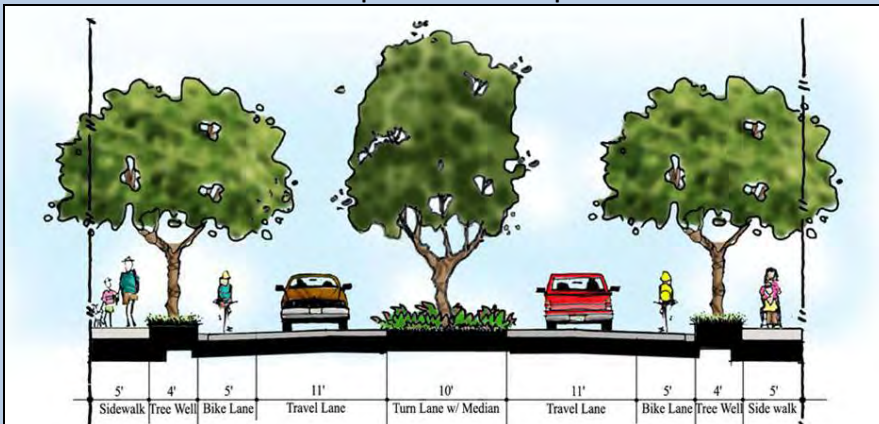
While roadways were once treated as an area exclusively for vehicles, communities around the country are now seeking to establish “complete streets” which provide for a full-range of transportation modes including walking, cycling, transit, and other modes. The term “complete streets” is used to mean streets which are designed and operated to enable safe access for ***all users***, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

A “complete street” might include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

Complete Streets Concept



Complete Streets Concept



Activate Southington

“Activate Southington” was created to advocate for ways to create healthier communities. One of their goals is to increase opportunities for walking and biking to help promote healthy lifestyles.

The group’s efforts are supported by the YMCA and other advocates for healthier activities.

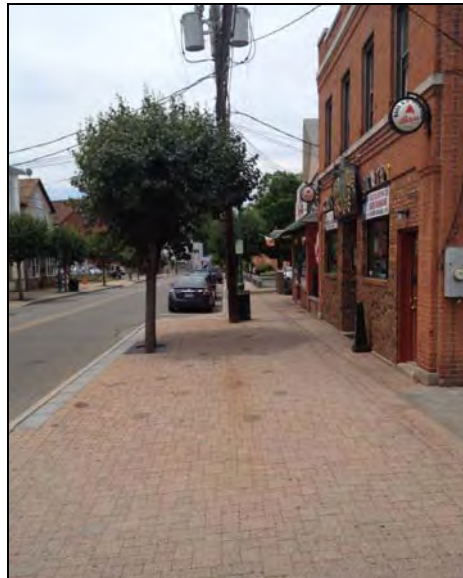
Encourage Walking

The POCD strongly encourages and supports provision for pedestrians / walkers. In Southington, the Zoning Regulations stipulate that sidewalks are required in all new business / industrial developments. The Subdivision Regulations stipulate that sidewalks are required in residential subdivisions (except on permanent residential cul-de-sacs). Sidewalks on one side of the street are required in the R-40 and R-80 residential zones.

The Town is seeking to address “gaps” in the sidewalk system. The POCD suggests a possible hierarchy where “gaps” might be prioritized in order to address locations which might have the greatest benefit or serve the most people. Since Southington does not yet have a comprehensive sidewalk network as part of its GIS mapping system, the POCD recommends that data be collected and mapped.

Sidewalks are maintained and repaired by the adjacent property owner except that any sidewalk deemed a “school access walk” is maintained by the Town. The Town is in the process of revisiting and clarifying the responsibilities (and liabilities) for sidewalk maintenance and repair on other sidewalks. The Town offers a “repair and replacement program” where a property owner may receive a partial reimbursement from the town for repairing / replacing the sidewalk using a Town-licensed contractor.

Downtown Sidewalk

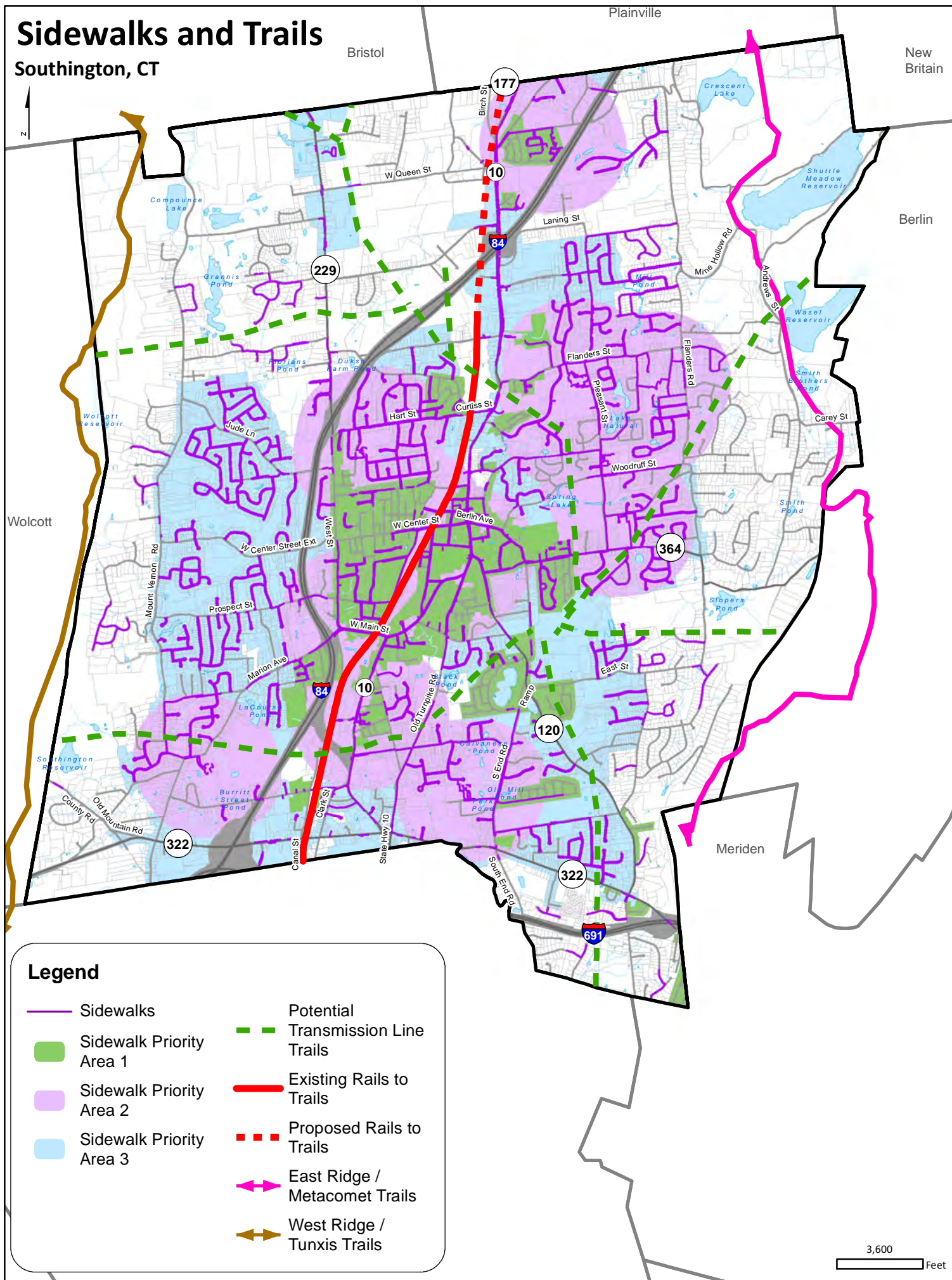


Sidewalk Maintenance



Sidewalks and Trails

Southington, CT

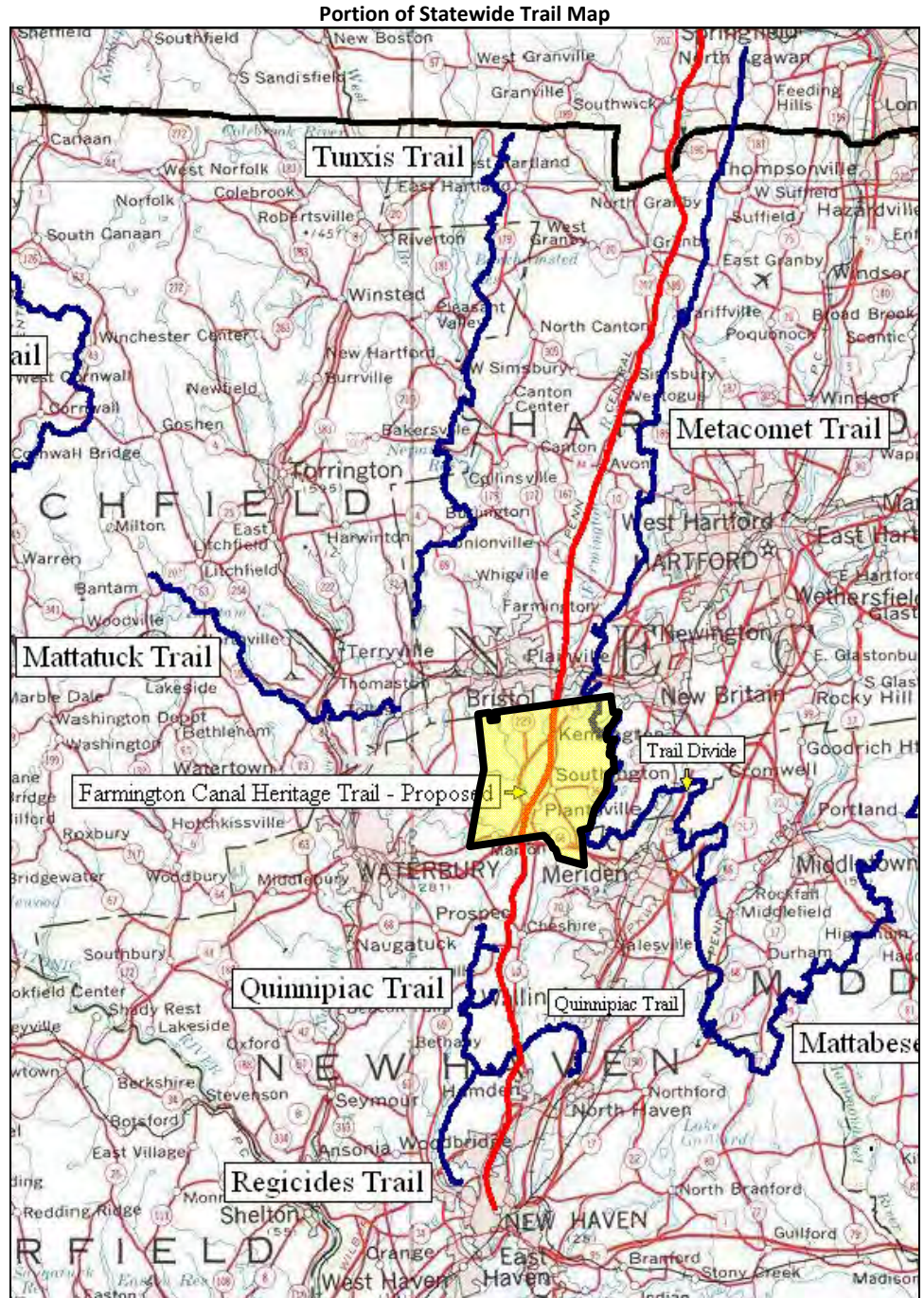


Legend

- Sidewalks
- Sidewalk Priority Area 1
- Sidewalk Priority Area 2
- Sidewalk Priority Area 3
- - - Potential Transmission Line Trails
- Existing Rails to Trails
- - - Proposed Rails to Trails
- ↔ East Ridge / Metacomet Trails
- ↔ West Ridge / Tunxis Trails

3,600 Feet

Southington also has a number of trails for pedestrians. This includes the Farmington Canal rail trail (which the Town is looking to extend all the way through Southington to the Plainville Town Line) and the more remote Tunxis and Metacomet Trails.



Encourage Walking

Policies

1. Continue to encourage and support provision for walking.
2. Continue to require the installation of sidewalks as part of new development, where appropriate.
3. Continue efforts to expand the sidewalk system and close “gaps” in the system.

Action Steps

4. Add sidewalks to the GIS database
5. Prepare a comprehensive sidewalk plan (inventory, evaluation, recommendations, implementation).
6. Seek to create a pedestrian “power loop” connecting Downtown and Plantsville along the greenway trail and Route 10.

See page 139 for information on preliminary priorities and the entities involved in implementation.

Greenway Trail



Metacomet Trail



Encourage Bicycling

The POCD strongly encourages and supports provision for bicycles.

At the present time, bicycle travel is not considered suitable by CTDOT on some major State highways in Southington due to traffic speeds, traffic volumes, and/or shoulder width. CTDOT is in the process of evaluating reduction of its “travel lane width” standards (to 11’ state-wide) and this may create new opportunities for bicycle usage on state highways.

Encouraging more pedestrian and bicycle use (and creating an overall system on State and local roads, where appropriate) is strongly encouraged.

Encourage Bicycling
Policies
1. Continue to encourage and support provision for bicycles.
2. Consider bicycle accommodations in all road improvement and large scale site development projects.
Action Steps
3. Analyze bicycle potential on all roads in Southington.
4. Stripe all streets that have the required width for bike paths.
5. Seek designation as a bicycle-friendly community from the League of American Bicyclists.

See page 140 for information on preliminary priorities and the entities involved in implementation.

Shoulder Bike Lane

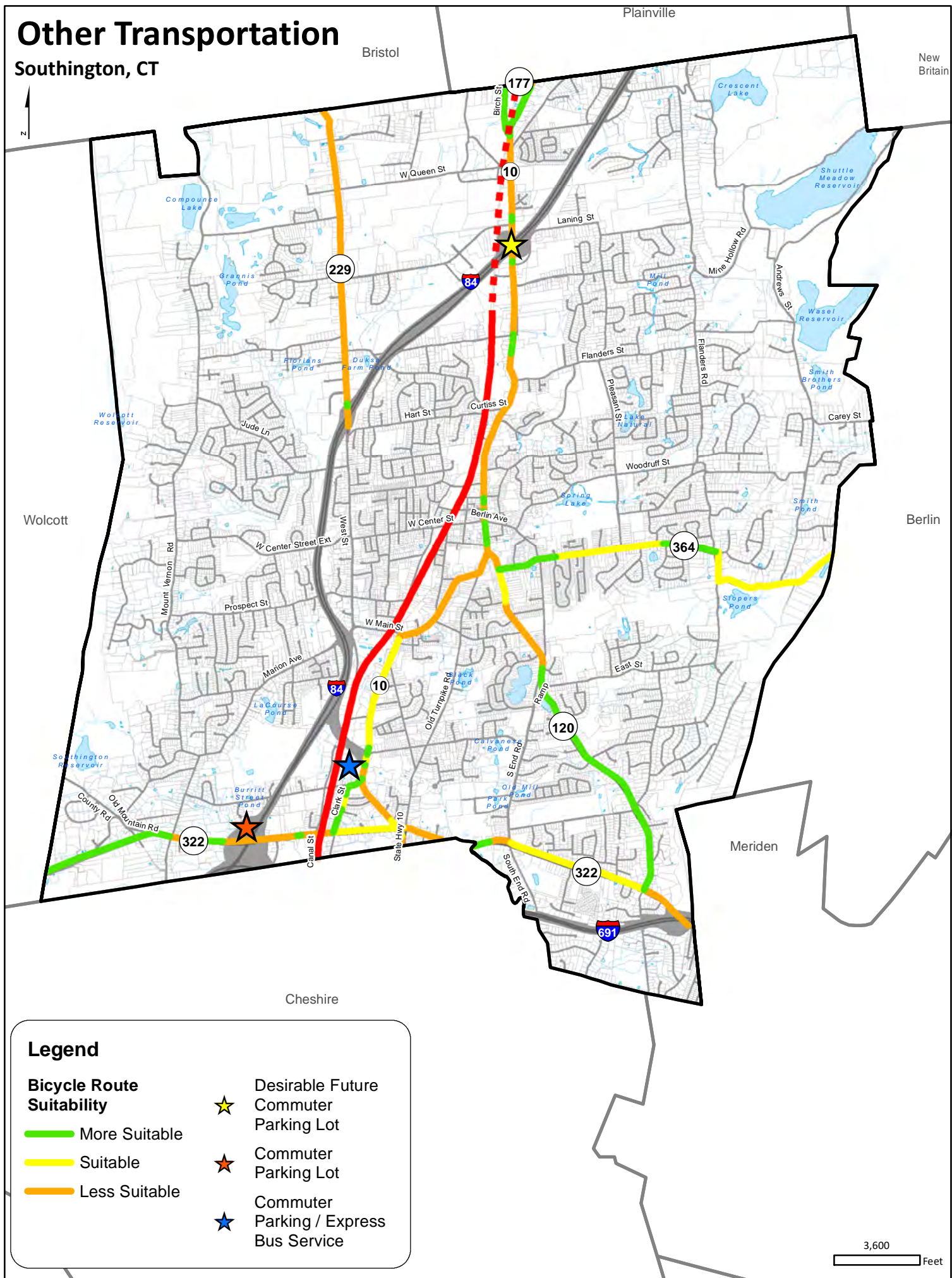


Shared Roadway



Other Transportation

Southington, CT



Legend

Bicycle Route Suitability

- More Suitable
- Suitable
- Less Suitable

- ★ Desirable Future Commuter Parking Lot
- ★ Commuter Parking Lot
- ★ Commuter Parking / Express Bus Service

3,600 Feet

Enhance Transit Services

There is a senior / disabled transportation program (managed by the Calendar House Senior Citizens center) which provides transportation on a scheduled and space-available basis for medical appointments, errands and community events. This service should be maintained and enhanced, if necessary, to help meet community needs.

There are no scheduled transit services in Southington with the exception of an express bus which runs from the commuter parking lot at Exit 29 of Interstate 84 to downtown Hartford via the CTfastrak busway in New Britain. The Town should continue to monitor the utilization of the commuter parking lot at Exit 29 in the event that expansion is needed.

To help encourage additional transit use (the current express stop in southern Southington does not appeal to most Southington residents since they would have to drive south to commute north), the Town should encourage CTDOT to investigate the establishment of a commuter lot near Exit 32 – Queen Street

Enhance Transit Services
Policies
1. Maintain and enhance dial-a-ride services for elderly / disabled residents.
Action Steps
2. Work with CRCOG and CTDOT to investigate the establishment of a commuter lot near Exit 32 – Queen Street.

See page 140 for information on preliminary priorities and the entities involved in implementation.

Commuter Parking Lot



Connecticut Transit Express Bus



PROVIDE FOR UTILITY INFRASTRUCTURE

14

Overview

The availability of utility infrastructure – water, sewer, electricity, and communications, for example – has a significant influence on overall public health, safety, welfare, and quality of life. Even though some of these utilities may be provided by private companies, their availability is important for residents, businesses, and visitors to Southington.

The Plan of Conservation and Development looks at the availability of these utilities (both capacity and location) to ensure they are adequate for community needs.

Water Department



Sewage Treatment



Storm Drainage



Wired Utilities



Water Supply

The Water Department continues to look at maintaining and enhancing its water supply sources (reservoirs and wells). Several wells are in various stages of development and potential dredging of the reservoir is being considered. In addition, interconnections with neighboring water systems are being investigated.

To address water volume and pressure issues in some of the higher elevation service areas on the eastern side of town, the Water Department will be adding a storage tank and booster pump.

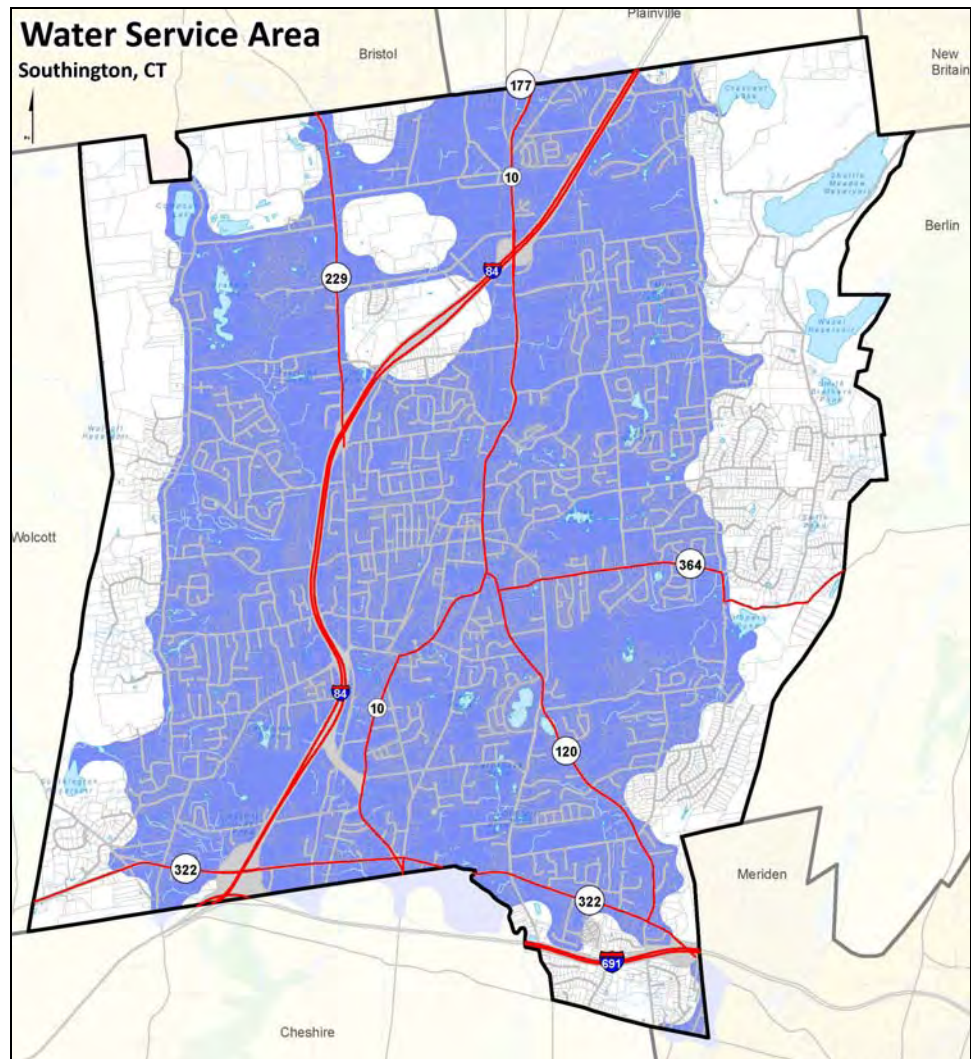
Provide For Adequate Piped Utilities

Water Service

The Southington Water Department (a private non-profit utility company) provides water service to most areas of the community. The Water Department continues to enhance its water supply sources and address system needs:

- Developing new supply wells.
- Dredging of reservoirs to increase storage capacity.
- Investigating interconnections with neighboring water systems.
- Replacing aging pipes and other infrastructure.
- Adding a storage tank and booster pump to serve higher elevations.

Overall, the water system is expected to be adequate for community needs during the planning period (2016-2026).



Sewage Capacity

The Southington sewer system provides sewer service to many areas of the community. The “water pollution control facility” on Maxwell Noble Drive has an approved capacity of 7.4 MGD (million gallons a day) and average daily flows are about 4.5 MGD. The sewer department continues to investigate:

- inflow and infiltration of non-sewer water (up to 50% of total flow) from groundwater sump pumps, roof leaders, and other sources, and
- addressing odor control issues and complying with new federal standards for sewage effluent (such as phosphorous).

Overall, the sewer system is expected to be adequate for community needs during the planning period (2016-2026).

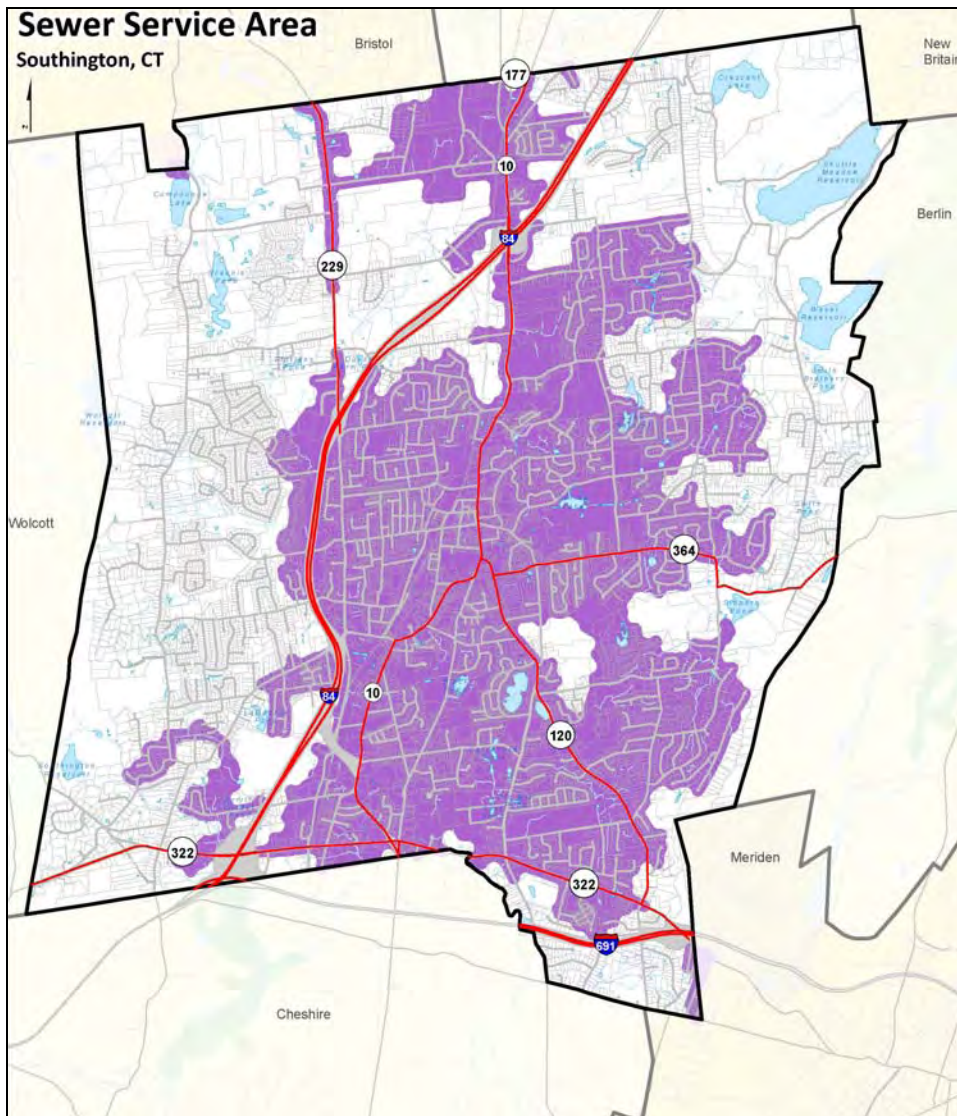
Sewer Avoidance

As indicated on the map on this page:

- green areas represent properties connected to the sewer system
- yellow areas are properties that can be served in the future,
- white areas are planned sewer avoidance areas.

One area of potential future focus is to extend sewer service to the northwest area of Southington to support business and industrial development in this area.

Sewer Service Area



Tighe & Bond / Southington WPCA

Natural Gas

Natural gas service can provide an alternative source of fuel to local residents and businesses. Natural gas service within Meriden, Wallingford, Southington and Cheshire is provided by Eversource (formerly Yankee Gas).

Natural Gas Service

Recent filings with state utility regulators indicate that an expansion of natural gas service within Southington is being considered. The expansion plans may extend the service area to more parts of Southington within the next ten years.

Storm Drainage

Storm drainage in Southington is a combination of structural systems (such as catch basins and underground pipes) and by more natural approaches (ditches and swales) in other areas. Drainage and flooding issues can occur along the Quinnipiac River and other major watercourses in the community. In the future, it is anticipated that Southington will do more to implement “low impact development” strategies to address stormwater drainage (see page 23).

Provide For Adequate Piped Utilities
Policies
1. Continue to maintain and enhance water supply sources (reservoirs and wells).
2. Continue to address water service issues (such as volume and/or pressure).
3. Continue to maintain and enhance sewage treatment (capacity and quality).
4. Continue to investigate and address inflow and infiltration of non-sewer water.
5. Seek to extend sewer service to the northwest area of Southington to support business and industrial development in this area
6. Maintain the “sewer avoidance area” as shown on the Sewer Master Plan.
7. Encourage expansion of natural gas service.
8. Continue to manage storm drainage.
Action Steps
9. Implement “low impact development” strategies.

See page 141 for information on preliminary priorities and the entities involved in implementation.

Provide For Adequate Wired Utilities

Wired Utilities

Electrical service, wired telephones, and cable television / internet are the main wired utilities. The reliability of these systems is an important consideration since they can be vulnerable to service interruptions from storm events and other disruptions since the wires are exposed. Southington should continue to seek an appropriate balance between electrical reliability and community character.

Southington will also seek to expand digital communication services (internet, cable, DSL, etc.) as opportunities arise.

Streetlights

The Town owns, manages, and maintains the 3,000+ streetlights in Southington. The Town is converting all street lights to light-emitting diodes (LEDs) in order to maintain this street-lighting system as cost-effectively as possible.

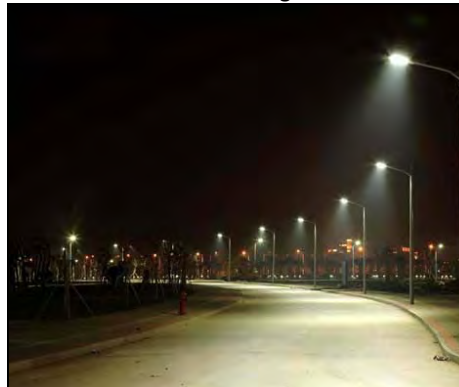
Provide For Adequate Wired Utilities		
Policies	Leader	Partners
1. Seek an appropriate balance between reliability of wired utilities and community character.		
2. Maintain the street-lighting system as cost-effectively as possible.		
3. Expand digital communication services (internet, cable, DSL, etc.) as opportunities arise		

See page 142 for information on preliminary priorities and the entities involved in implementation.

Wired Utilities



LED Street Lights



Enhance Wireless Services

Wireless Utilities

People are increasingly relying on wireless services for voice and data. Wireless services can also enhance public safety since people can call for assistance from anywhere service is available. People are often concerned about wireless services because of the perceived visual impact of new towers. Southington should seek to balance the demand for wireless services and the public safety benefits with the visual and other impacts of new tower installations.

Southington will also seek to expand wireless communication services (wi-fi networks, etc.) as opportunities arise.

Enhance Wireless Services
Policies
1. Balance the demand for wireless services and the public safety benefits with the visual and other impacts of new tower installations.
2. Expand wireless services throughout Southington

See page 142 for information on preliminary priorities and the entities involved in implementation.

Wireless Services



Wireless Services



FUTURE LAND USE PLAN

15

Overview

The recommendations of the Plan can be combined to present an overall Future Land Use Plan for Southington. The Future Land Use Plan is a reflection of the stated goals, policies, and recommendations of the Plan as well as an integration of the preceding elements of the Plan of Conservation and Development. In essence, the Future Land Use Plan is a statement of what the Southington of tomorrow should look like.

Residential



Business



Community Uses



Open Space



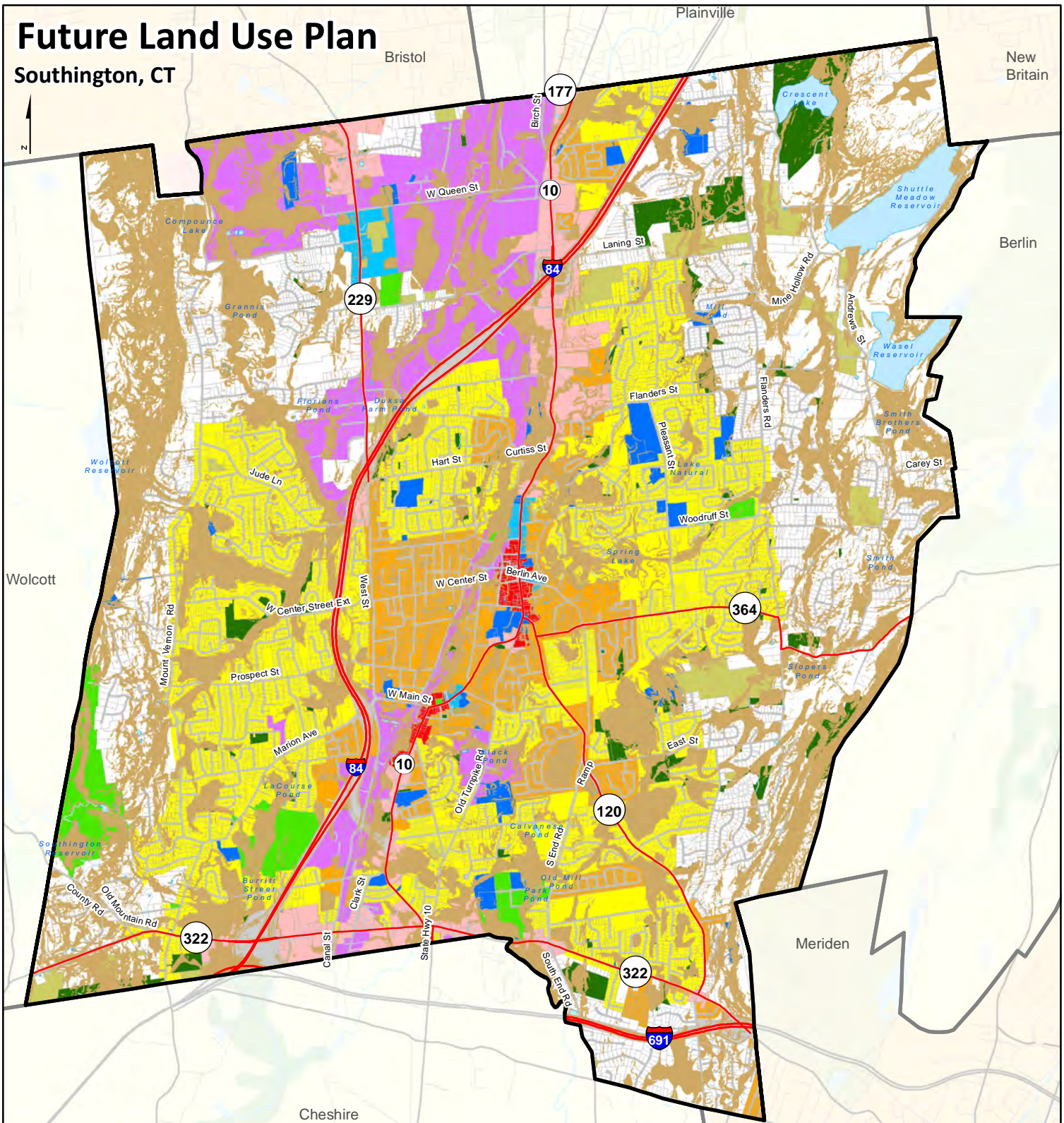
Future Land Use Plan

The following table describes the major categories reflected on the Future Land Use Plan map on the facing page:

Conservation Areas	Description
Natural Resource Restriction	Areas with significant environmental constraints (wetlands, watercourses, steep slopes, floodplains, etc.) that are high priorities for conservation.
Dedicated Open Space Managed Open Space	Areas currently preserved and/or used for open space purposes.
Farm	Areas currently being farmed and where farming is desired in the future.
Residential Areas	
Very Low Density Low Density Medium Density Higher Density	Areas where environmental conditions (soil types, terrain, infrastructure, etc.) are thought to be suitable for the residential densities indicated.
Existing Multi-Family Development/Zones	Areas zoned for or used for multi-family development.
Residential - Office	Areas that are or may be developed with office and/or residential uses as a transition between business and residential areas.
Business / Mixed Use Areas	
Central Business	Historic and planned community focal points in Downtown Southington and in Plantsville.
General Business	Areas that have been, and are intended to be, developed with retail, personal service, office and similar facilities.
West Street Business	Areas along West Street where business development will be balanced with residential and other uses.
Industrial I-1 Industrial I-2	Areas that have been, and are intended to be, developed with office and industrial development and similar facilities.
Other Areas	
Community Facility / Institutional	Areas that have been developed or are intended to develop with community facilities and/or institutional uses.

Future Land Use Plan

Southington, CT



Legend

Conservation

- Natural Resource Restriction
- Dedicated Open Space
- Managed Open Space
- Farm

Residential

- Low Density (R-40 and R-80)
- Medium Density (R-20/25)
- Higher Density (R-12)

Business

- Central Business (CBD)
- General Business
- Other Business (WSB and RO)
- Industrial (I-1 and I-2)

State Plan Categories

- ★ Regional Centers
- Water
- Protected Lands
- Local Historic Districts
- Village Priority Funding Area
- Balanced Priority Funding Area
- Undesignated Lands

Priority Funding Areas

- 1-2 Criteria
- 3-4 Criteria
- 5 Criteria

Conservation Areas

- 1-3 Conservation Factors
- 4-5 Conservation Factors
- 6-7 Conservation Factors

Municipal Boundaries

- Busway Stations
- Rail Stations
- Ferry
- Sea Ports
- Rail Lines
- Ferry Service

Airports

- Commercial Service
- General Aviation
- Reliever

Primary Highways

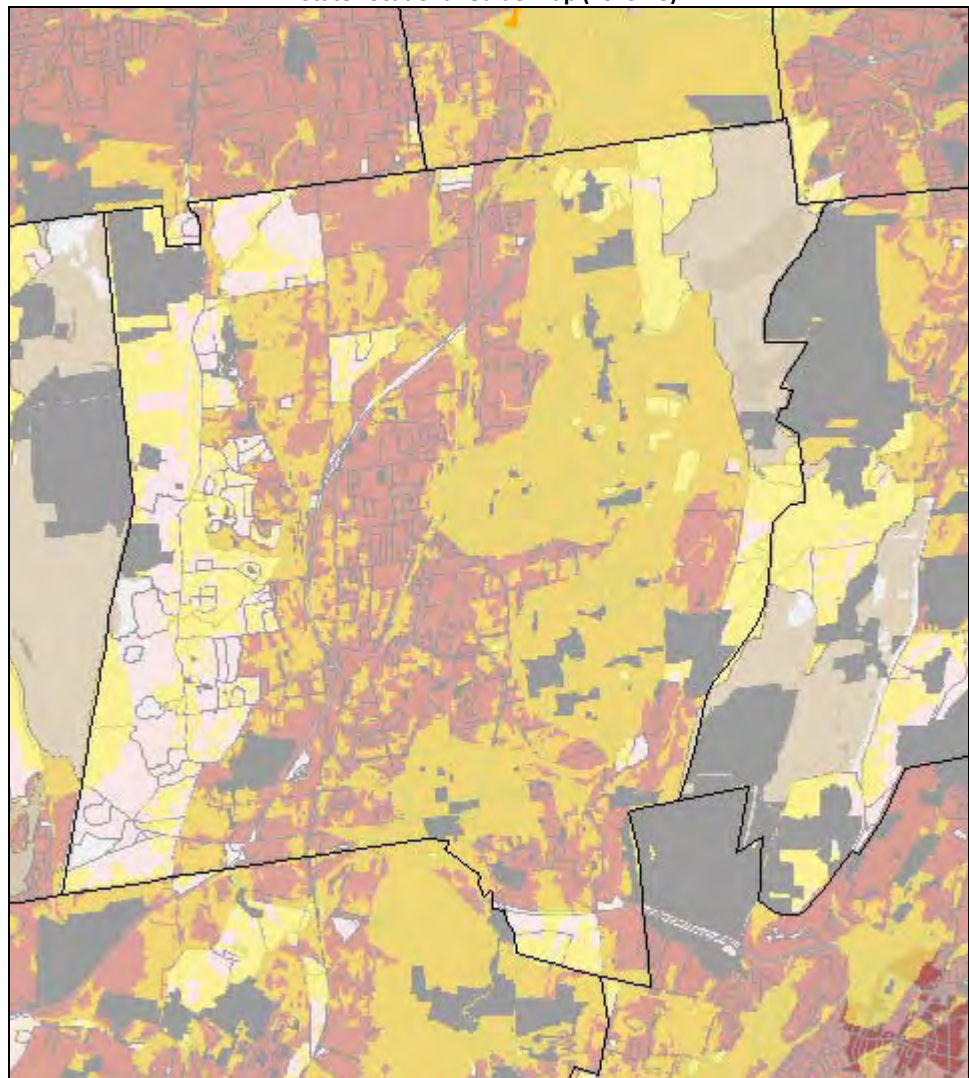
- Interstate
- U.S. Route
- State Route

Plan Consistency

In accordance with CGS Section 8-23, this POCD was compared with the 2013-18 State Conservation and Development Policies Plan and found to be generally consistent with that Plan and its Locational Guide Map.

Southington does not appear to have any areas within the community designated as “Village Priority Finding Areas” in the State Plan. In the next revision of the State Plan, Southington should seek such designation for both downtown and Plantsville to ensure they are eligible for State grants and other funding.

State Locational Guide Map (2013-18)



Connecticut Conservation and Development Plan – State Growth Management Principles

In accordance with CGS Section 8-23, the Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles and found to be generally consistent with those principles.

<p>Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</p>	<p>FINDING – Consistent</p> <p>Southington has extensive physical infrastructure (both existing and planned) and is well-located to accommodate growth and development.</p>
<p>Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.</p>	<p>FINDING – Consistent</p> <p>The Plan recommends that Southington seek to diversify its housing portfolio and address recognized housing needs – housing that is more affordable and housing for an aging population.</p>
<p>Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</p>	<p>FINDING – Consistent</p> <p>The Plan continues with the overall framework of higher intensity development along and near the major highway corridors in Southington:</p> <ul style="list-style-type: none"> • Route 10, • Route 229, and • Route 322.
<p>Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</p>	<p>FINDING – Consistent</p> <p>The Plan identifies the importance of protecting important community resources such as the natural environment, farm land, open spaces, and historic resources.</p>
<p>Principle 5 – Protect environmental assets critical to public health and safety.</p>	<p>FINDING – Consistent</p> <p>The Plan contains recommendations to protect environmental assets critical to public health and safety. In particular, the Plan stresses the importance of protecting water quality.</p>
<p>Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</p>	<p>FINDING – Consistent</p> <p>The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:</p> <ul style="list-style-type: none"> • adjacent communities, • regional organizations, and • state agencies.

Planning Integration

Southington participates in a number of organizations in order to:

- promote integration of planning across all levels of government, and
- address issues on a local, regional and statewide basis.

This includes:

- membership / participation in statewide organizations such as the Connecticut Conference of Municipalities,
- membership in regional planning organizations such as the Capitol Region Council of Governments acting as the metropolitan planning organization,
- collaborations with neighboring municipalities, and
- membership in other regional management groups addressing health, emergency preparedness, and environmental issues.

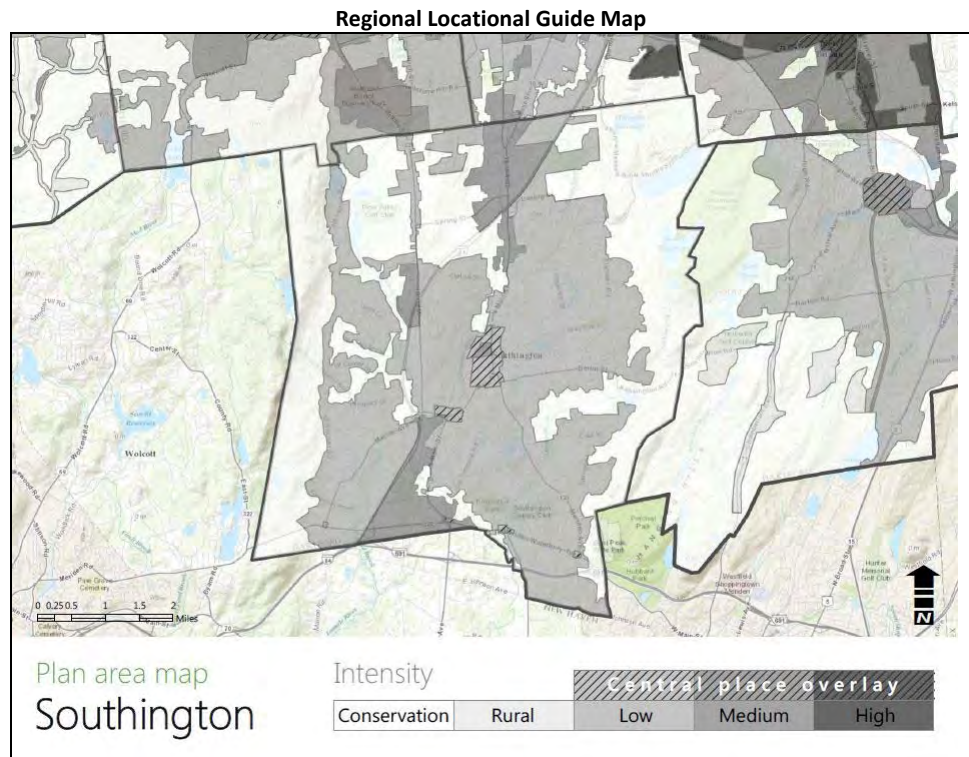
Regional Plan Of Conservation and Development

State statutes require that a municipal POCD be compared with the regional plan. However, the State legislature consolidated and realigned the regional planning organizations in 2014 and so the regional plan applicable to Southington is not clear:

- Southington elected to join the Capitol Region Council of Governments (based in Hartford) and the 2014-2024 Regional Plan adopted by CRCOOG has not yet been updated to include Southington.
- Southington was a member of the Central Connecticut Regional Planning Agency (CCRPA) for many years but the agency no longer exists.

The most recent regional plan which incorporates Southington is the Regional Conservation and Development Plan adopted by CCRPA in October of 2013. Southington's POCD was compared with that plan and found to be generally consistent with it.

Some areas along West Street appeared to be designated in the CCRPA Regional Plan as "rural" even though they are zoned for business development or mixed use development. When Southington is incorporated into the CRCOG Regional Plan, the designation of these areas in the Regional Plan should reflect the recommendations of the West Street Corridor Study.



IMPLEMENTATION

16

Overview

Implementation of recommendations is a key part of the planning process. In fact, it may be the most important part of the planning process. If strategies to make Southington a better place are identified but not acted upon, the planning process will not have produced the changes desired by the community or realized the full potential of what the community could and should be.

The whole purpose of the planning process is not to produce a Plan but to identify positive changes that should be undertaken in Southington in order to:

- meet community needs,
- preserve community character, and
- enhance the overall quality of life.

Implementation Committee



Groundbreaking



Ribbon Cutting



Implementation Committee

Some communities have found that a Plan Implementation Committee (PIC) can be effective at coordinating implementation of the Plan.

The PIC includes representatives of various Town boards and commissions. The PIC meets quarterly to discuss ways to facilitate or accelerate Plan implementation, assess the status of specific recommendations, evaluate the priorities, and even suggest new implementation techniques.

Southington may wish to consider establishing a Plan Implementation Committee to coordinate implementation of the Plan.

Implement The Plan

The Plan of Conservation and Development contains two types of recommendations:

- **Policies** – Policies are intended to guide local actions and be on-going strategies of the Town of Southington. Policies are not discrete activities and do not lend themselves to measurement or recognition as being complete.
- **Action Steps** – Action steps are discrete activities which can be undertaken to accomplish Plan recommendations and policies. These can be measured and recognized as being complete. Over time, it is envisioned that additional tasks will be identified by the Town of Southington to help implement recommended policies.

It is intended that the Plan of Conservation and Development be a working document used to implement policies and complete tasks. It should be understood that implementation of the Plan will be a gradual and continual process. While some recommendations should (and will) be carried out in a relatively short period of time, others may be long-term in nature. Further, since some recommendations will involve additional study or a commitment of fiscal resources, their implementation will take place over several years or occur in stages.

Many of the policy recommendations in the Plan of Conservation and Development will be implemented by the Planning and Zoning Commission through zoning amendments, application reviews, and other means. Some policy recommendations will require the cooperation of other local boards and commissions such as the Town Council. However, if the Plan is to be successfully realized, the policy recommendations must serve as a guide to all residents, applicants, agencies, and individuals interested in the orderly growth of Southington.

Many sections of the Plan also identify specific tasks or actions which can be itemized, scheduled, managed and completed. Tasks and actions lend themselves to monitoring implementation and measuring progress although they may not be more important than a strategy or a policy. It is hoped that, over time, Southington will continue to identify and undertake new tasks and actions to help implement the Plan.

This type of process (reviewing the Plan and adding new policies and tasks) will help the Plan (and Plan strategies) be relevant over a long timeframe.

Implement The Plan
Policies
1. Implement the POCD.
2. Regularly review POCD strategies, policies and tasks to ensure they are relevant to community needs.
3. Coordinate implementation efforts with adjacent municipalities and regional planning agencies.
4. Use the POCD to guide: <ul style="list-style-type: none"> • Granting of special permits, • zoning map or text changes, and • statutory referrals from the Town Council (CGS 8-24) regarding municipal improvements.
5. Encourage the Town Council, Board of Finance, and other Town agencies to use the strategies, policies, and action steps in the POCD to: <ul style="list-style-type: none"> • guide decisions on the Operating Budget, • guide decisions on the Capital Budget, and • guide preparation of the long-term Capital Improvements Program.
Action Steps
6. Establish a Plan Implementation Committee made up of representatives of various boards to prioritize, coordinate, and refine implementation of the Plan.
7. Update Zoning Regulations to implement strategies, policies, and action steps in the Plan of Conservation and Development.
8. Update Subdivision Regulations to implement strategies, policies, and action steps in the Plan of Conservation and Development.

See page 143 for information on preliminary priorities and the entities involved in implementation.

IMPLEMENTATION TABLES

The following pages summarize the strategies, policies and action steps from the preceding sections of the POCD. The tables identify a “leader” for each policy and action step and may include one or more “partners” (see sidebar).

The tables also identify a preliminary priority for implementation based on input from the members of the POCD Steering Committee.

Leaders And Partners

The “leader” is the entity considered most likely to bear responsibility for implementing the policy or completing the action step.

Partners are other entities likely to be involved in implementation.

A legend for “leaders” and “partners” may be found on the inside back cover.

Priority

Once the strategies, policies and action steps were identified, the POCD Steering Committee and some other invitees (13 people total) participated in an exercise to help identify priorities.

Committee members were given a certain number of dots representing different point values (2-4 points). Any item not receiving a colored dot was scored as 1 point. Once the members had completed the exercise, the points were tabulated in a spreadsheet.

The raw point total ranged from 13 points to 49 points (52 points was the maximum possible total).

In the following tables, the point scores are restated on a 10-point scale with zero being the lowest priority and 10 being the highest.

IMPLEMENTATION TABLES - Conservation Strategies

Protect Natural Resources

Protect Water Resources			
	<i>See page 24</i>		
Policies	Priority	Leader	Partners
9. Protect watercourses, waterbodies, wetlands, public water supply watersheds, aquifer areas, and other water resources.	10.00	CC HD	PZC PW
10. Protect water <i>quality</i> by managing stormwater runoff and other sources of pollution.	6.67	PZC	CC PW HD
11. Manage water <i>quantity</i> by seeking to replicate the natural water cycle in terms of infiltration and runoff.	5.28	PZC	CC PW
Action Steps			
12. Incorporate LID stormwater management standards into existing land use regulations and remove impediments to implementing LID (road widths, parking requirements, curbing requirements, etc.).	4.72	PZC	CC
13. Consider establishing a three-tier approach to water quality protection: <ul style="list-style-type: none"> • State-defined “aquifer protection” areas (pumping well-fields), • Town-defined water quality protection areas (Section 17-00 of the Zoning Regulations), and • Other areas in Southington. 	3.06	PZC	CC HD
14. Consider relocating Subdivision Regulations 3-17 and 3-18 (buildability factors) to the Zoning Regulations.	0.28	PZC	
15. Consider establishing a setback requirement (a riparian buffer) or other provisions in the Zoning Regulations to help protect wetlands, watercourses, vernal pools, and kettle ponds while remaining neutral to the amount of development permitted.	4.17	PZC	CC
16. Investigate approaches to improving the management of water quality in lakes, ponds, rivers and streams.	1.67	CC	WD
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Conservation Strategies

Protect Natural Resources (continued)

Protect Other Natural Resources			
	<i>See page 26</i>		
Policies	Priority	Leader	Partners
1. Discourage development on steep slopes and other sensitive landforms.	4.72	PZC	
2. Protect sensitive habitats and other natural diversity areas.	6.11	CC	PZC
3. Discourage the introduction of invasive species and seek to remove invasive species.	3.33	CC	PZC
4. Coordinate with adjacent communities and regional organizations on resource protection activities.	2.50	CC	
Action Steps			
5. Modify application forms or procedures to require that NDDB sites be identified and addressed.	1.67	PZC	CC
6. Modify or eliminate Subdivision Regulation 6.01.c which requires that a NDDB area be field-verified within 35 days of application.	1.39	PZC	
7. Update floodplain regulations once new floodplain mapping is completed (estimate = 2016).	0.83	PZC	
8. Prepare a “natural resource inventory” for Southington.	4.17	CC	
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Conservation Strategies

Preserve Open Space

See page 30

Preserve Open Space			
Policies	Priority	Leader	Partners
1. Be pro-active in preserving open space.	8.89	OSLA	CC TC BOF
2. Establish an open space system in Southington by preserving open space areas and interconnecting them into a comprehensive greenbelt system with trails: <ul style="list-style-type: none"> • East Ridge • Rail Trail • West Ridge 	8.61	OSLA	CC TC BOF
3. Preserve as much open space as possible, especially as protected or dedicated open space.	6.94	OSLA	CC TC BOF
4. As opportunities arise, convert managed / perceived open space into dedicated / protected open space.	5.00	OSLA	CC TC BOF
5. Promote awareness of, and access to, open space.	5.83	OSLA	CC PR
Action Steps			
6. Adopt the Open Space Plan prepared by the Open Space and Land Acquisition Committee and maintain it over time.	3.33	CC	OSLA TC
7. Create and distribute maps to identify publicly accessible open space in Southington.	2.78	CC	PR
8. Complete the Farmington Canal Heritage Trail (East Coast Greenway) in Southington.	6.94	PW	TC
<p>0 = low priority 10 = high priority</p>			

IMPLEMENTATION TABLES - Conservation Strategies

Preserve Open Space (continued)

See page 34

Enhance Open Space Tools			
Policies	Priority	Leader	Partners
1. Maintain and replenish the Open Space Fund to allow for open space purchases.	7.78	TC BOF	CC OSLA PZC
2. Coordinate open space preservation efforts with adjacent communities, the Southington Land Trust, and similar organizations.	4.44	OSLA	CC
3. Encourage open space philanthropy.	4.72	OSLA	CC
Action Steps			
4. Amend the open space provisions in the Subdivision Regulations to: <ul style="list-style-type: none"> • require residential subdivision provide open space or pay a fee-in-lieu-of open space dedication. • Increase the amount of the open space set-aside. • allow open space dedication elsewhere in Southington if the land adds to the open space system. 	5.00	PZC	CC
5. Investigate the establishment of an open space “equivalency factor” to ensure that open space received is not just “junk land.”	n/a	PZC	CC
6. Revise the “conservation development” section of the zoning regulations (Section 3-07) to encourage this type of development.	4.17	PZC	CC
7. Make longer term / overlapping appointments on the Open Space and Land Acquisition Committee in order to provide for long-term planning and continuity.	3.61	TC	
0 = low priority 10 = high priority			

IMPLEMENTATION TABLES - Conservation Strategies

Preserve Community Assets

Support Farms and Farming			
Policies	Priority	Leader	Partners
1. Support local farmers and farming.	6.11	CC	BOE PZC
2. Preserve existing farms and soils that have potential for agricultural use.	5.00	CC	PZC
3. Maintain the PA-490 farm assessment program.	3.06	Town	
4. Promote “farm to table” programs in Southington.	3.89	CC	BOE
Action Steps			
5. Adopt a “right to farm” policy.	2.22	TC	
6. Establish a “purchase of development rights” program to help preserve farms and farming.	4.44	OSLA	CC TC
7. Install roadside signage that raises awareness of working farms.	1.11	Town	DOA
8. Consider regulatory changes to allow “value added” activities (such as farm stores).	2.50	PZC	CC
9. Continue leasing Town land to farmers.	2.78	TC	Town
0 = low priority 10 = high priority			

See page 36

IMPLEMENTATION TABLES - Conservation Strategies

Preserve Community Assets (continued)

Protect Historic Resources			
	<i>See page 38</i>		
Policies	Priority	Leader	Partners
1. Protect historical and archeological resources.	6.67	HS	CC PZC
2. Promote awareness of historic and archeological resources.	3.33	HS	Town
3. Encourage sensitive ownership of historical and archeological resources.	3.61	HS	Town
4. Encourage adaptive reuse of historic buildings when it will aid in the preservation of the historic structure and is appropriate given the location of the site.	5.28	PZC	HS Town
Action Steps			
5. Consider adopting a demolition delay ordinance.	0.83	TC	HS
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Conservation Strategies

Preserve Community Assets (continued)

See page 40

Protect Historic Resources			
Policies	Priority	Leader	Partners
1. Preserve scenic resources in Southington such as ridgelines, scenic views, scenic roads, etc.	5.83	CC	PZC OSLA
2. Maintain the PA-490 use assessment program.	1.67	Town	
3. Maintain and enhance community gateway features / elements (such as an “apple” icon).	4.44	TC	Town CoC
4. Continue to retain, maintain, replace, and plant street trees along existing and new streets.	3.06	PW	PZC
5. Investigate ways to bury utility wires over time.	3.33	PW	Town
6. Continue to encourage property maintenance.	4.17	TC	Town
Action Steps			
7. Identify scenic resources and amend local regulations to consider them as part of land use applications.	2.50	CC	PZC
8. Implement the PA-490 “open space” program for undeveloped residential parcels from 5-25 acres in size.	1.39	TC	Town
9. Establish a coordinated Town signage program to express the desired image and “brand” for Southington (gateways, Town facilities, etc.).	4.72	TC	Town CoC
10. As and where necessary, explore ways to help property owners with property maintenance, code compliance, façade improvements, etc..	1.94	TC	Town
		0 = low priority 10 = high priority	

IMPLEMENTATION TABLES - Conservation Strategies

Preserve Community Assets (continued)

See page 42

Promote Building Character			
Policies	Priority	Leader	Partners
1. Encourage developments that contribute to, and enhance, a “sense of place” in Southington.	5.28	PZC	LU
Action Steps			
2. Investigate establishing design review standards.	3.61	PZC	LU
3. If appropriate, consider preparing a manual of design guidelines.	2.78	PZC	LU
4. Investigate establishing a town-wide design review process for all uses except 1-4 family residential homes.	3.61	PZC	LU
5. If necessary, investigate establishing a design review board or committee to implement design review on a town-wide basis.	3.61	PZC	LU TC
0 = low priority 10 = high priority			

See page 44

Enhance Community Spirit			
Policies	Priority	Leader	Partners
1. Encourage programs and events that contribute to community pride and spirit: <ul style="list-style-type: none"> • Unique events • Unique places • Positive recognition • Volunteers • Communication • Shared goals 	6.39	PR	Town
2. Consider ways of establishing and promoting a “brand” for Southington.	4.44	TM	TC ED
3. Maintain a Southington “website” to promote community events.	4.17	Town	
Action Steps			
4. Conduct programs and events that contribute to community pride and spirit.	2.22	PR	Town
0 = low priority 10 = high priority			

IMPLEMENTATION TABLES - Conservation Strategies

Promote Sustainability And Resiliency

See page 45

Promote Sustainability			
Policies	Priority	Leader	Partners
1. Promote energy conservation / sustainability.	7.78	Town	TC
2. Promote water conservation.	3.33	WD	Tpown
3. Promote waste reduction / recycling / composting.	3.33	Town	PW TC
4. Encourage “green” building practices.	5.56	Town	PZC
Action Steps			
5. Educate residents about sustainability concepts.	1.67	Town	
0 = low priority 10 = high priority			

See page 46

Promote Resiliency			
Policies	Priority	Leader	Partners
1. Regularly review and improve hazard mitigation plans for recurring events, such as flooding.	4.17	TC	PW PZC PD FD
2. Consider and discuss strategic options and responses to potential climate changes.	3.06	CC	PZC PW
Action Steps			
3. Assess the vulnerability of infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms, and develop strategies.	2.22	PW	Town
0 = low priority 10 = high priority			

IMPLEMENTATION TABLES - Development Strategies

Enhance Downtown And Other Places

See pp. -54-55

Continue To Strengthen Downtown			
Policies	Priority	Leader	Partners
1. Maintain downtown as the civic, social, and cultural center of Southington.	7.22	TC	PZC ED CoC
2. Continue the economic improvement of downtown by encouraging existing uses to invest, attracting new uses, and promoting revitalization.	7.22	ED	PZC CoC PA
3. Encourage infill development compatible with existing scale, architectural style and historic heritage.	4.72	PZC	ED PA
4. Continue the physical improvement of downtown by enhancing the streetscape.	4.44	TC	PW BOF
5. Continue to program special events in downtown to attract residents of Southington and the region.	3.89	PR	CoC ED
6. Continue to work with the Chamber of Commerce and others to support and enhance the downtown.	4.44	TC	ED
7. Entice people to explore the parts of downtown Southington off Route 10 and the greenway trail.	3.06	CoC	ED
Action Steps			
8. Use a “charrette-type” process to prepare a master plan for downtown.	3.33	PZC	TC
9. Establish a village district in downtown Southington as authorized by CGS Section 8-2j.	1.39	PZC	
10. Explore programs and incentives to assist property owners (residential as well as commercial) in targeted areas with property maintenance, code compliance, façade improvements, etc. to upgrade the existing building stock.	1.67	TM	PZC ED
11. Join the Connecticut Main Street Program.	1.67	TC	ED LU
12. Seek ways to provide for public restrooms in the downtown.	4.72	PW	CoC TC
13. Establish a “pop-up park” during weekends in the summer months to help bring people to downtown.	1.67	CoC	TC ED

0 = low priority
10 = high priority

IMPLEMENTATION TABLES - Development Strategies

Enhance Downtown And Other Places (continued)

Continue To Strengthen Plantsville			
Policies	Priority	Leader	Partners
1. Maintain and enhance the role of Plantsville as a village within Southington.	6.94	TC	PZC ED CoC
2. Continue the physical improvement of Plantsville by enhancing the streetscape and other elements of the “public realm”.	6.11	TC	PW BOF
3. Encourage infill development compatible with existing scale, architectural style and historic heritage character.	4.17	PZC	ED
4. Continue to work with the Village of Plantsville Association, the Chamber of Commerce and others to support and enhance Plantsville.	3.33	TC	PZC ED CoC
Action Steps			
5. Undertake a special study of Plantsville “charrette-type” process for Plantsville.	2.50	PZC	
6. Establish a village district in Plantsville as authorized by CGS Section 8-2j.	1.11	PZC	
7. Implement a “renaissance” approach in Plantsville for improving the streetscape.	3.33	TC	PW PZC
0 = low priority 10 = high priority			

See page 56

IMPLEMENTATION TABLES - Development Strategies

Enhance Downtown And Other Places (continued)

See page 59

Address Queen Street			
Policies	Priority	Leader	Partners
1. Promote the appropriate development and redevelopment of Queen Street.	7.50	PZC	ED TC
Action Steps			
2. Undertake a special study of the Queen Street portion of the Route 10 corridor.	3.89	PZC	DOT ED
		0 = low priority 10 = high priority	

See page 60

Continue To Strengthen Plantsville			
Policies	Priority	Leader	Partners
1. Promote the appropriate development and redevelopment of West Street.	9.17	PZC	ED TC
Action Steps			
2. Implement the recommendations of the West Street Steering Committee.	3.33	PZC	
		0 = low priority 10 = high priority	

See page 62

Maintain Marion And Milldale			
Policies	Priority	Leader	Partners
1. Maintain Marion as a historic settlement in Southington.	2.50	HS	PW PZC
2. Enhance Milldale as a historic settlement in Southington.	1.11	HS	PW PZC
Action Steps			
3. Undertake a special study of the Route 322 corridor to evaluate land use and transportation strategies.	3.61	PZC	DOT ED
		0 = low priority 10 = high priority	

IMPLEMENTATION TABLES - Development Strategies

Promote Economic Development

Encourage Economic Development			
	<i>See page 65</i>		
Policies	Priority	Leader	Partners
1. Continue to encourage economic development to provide jobs, provide goods and services, and enhance the tax base.	9.44	ED	TC PZC CoC
2. Continue to be known as a “business-friendly” community.	6.39	ED	TC PZC CoC
3. Continue to work with the Chamber of Commerce and other organizations to promote economic growth in Southington.	3.33	ED	TC PZC
Action Steps			
4. Investigate the desirability of offering additional tax incentives to attract additional business development.	3.61	ED	TC
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Development Strategies

Promote Economic Development (continued)

Guide Business And Industrial Development			
	<i>See page 68</i>		
Policies	Priority	Leader	Partners
1. Guide business development and industrial development to appropriate locations.	5.00	PZC	ED
2. Maintain standards to ensure appropriate business and industrial development.	4.17	PZC	ED
3. Make the best and most efficient use of the areas zoned for business and industrial development.	6.11	PZC	ED
4. Encourage redevelopment/reuse of existing buildings and sites.	5.28	PZC	ED
5. Promote the appropriate design of buildings and sites.	5.00	PZC	DRB ED
Action Steps			
6. Evaluate the location and extent of industrial-zoned areas to ensure that they are appropriately located and configured.	2.22	PZC	ED
7. Review the parking requirements in the zoning regulations.	2.22	PZC	
8. Review the liquor sales restrictions in the zoning regulations.	0.83	PZC	
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Development Strategies

Promote Economic Development (continued)

Encourage Redevelopment Of Under-Utilized Sites			
Policies	Priority	Leader	Partners
1. Continue to help owners and/or prospective purchasers return vacant, underutilized or potentially contaminated properties to productive uses that also yield positive benefits to the Town.	7.78	ED	PZC Town
2. Utilize the ROD zone to help reclaim underutilized properties and encourage private investment.	1.94	PZC	ED
3. Ensure that development proposals using the ROD regulation are appropriate in terms of use, scale and intensity for their location.	2.22	PZC	LU ED Town
Action Steps			
4. Review the ROD provisions in the Zoning Regulations (Section 18) as recommended in the POCD.	2.50	PZC	ED
0 = low priority 10 = high priority			

See page 72

IMPLEMENTATION TABLES - Development Strategies

Guide Residential Development

See page 74

Protect Existing Residential Neighborhoods			
Policies	Priority	Leader	Partners
1. Maintain the basic organizational pattern of higher densities in and near downtown Southington and Plantsville, and a reduction in density as distance from these centers increase.	4.44	PZC	
2. Continue to protect the integrity of existing residential neighborhoods.	4.72	PZC	
3. Carefully review any proposal for a non-residential use in a residential zone.	3.06	PZC	
4. Maintain appropriate buffers between residential neighborhoods and multi-family, institutional, commercial, industrial, and any other non-residential uses.	4.17	PZC	
Action Steps			
5. Review the buffer requirements between business / industrial uses and residential zones and/or uses (width, plant materials, berming, fencing, etc.) to ensure an effective buffer will be in place.	2.50	PZC	ED
0 = low priority 10 = high priority			

See page 76

Guide Multi-Family Development			
Policies	Priority	Leader	Partners
1. Guided multi-family development to locations where it meets the criteria listed in the POCD.	5.28	PZC	
2. Promote good design of multi-family developments by including them in the design review process.	2.50	PZC	DRB
Action Steps			
3. Modify the zoning regulations to require that multi-family developments be included in the design review process.	1.39	PZC	DRB
0 = low priority 10 = high priority			

IMPLEMENTATION TABLES - Development Strategies

Guide Residential Development (continued)

Address Future Housing Needs			
	<i>See page 80</i>		
Policies	Priority	Leader	Partners
1. Maintain a diverse housing stock.	3.61	PZC	Town HA CS
2. Continue to consider ways to address the housing needs of an aging population.	5.83	PZC	HA CS SCB
3. Consider ways to provide housing opportunities consistent with soil types, terrain, and infrastructure capacity.	1.39	PZC	Town
Action Steps			
4. Consider modifying accessory apartment regulations to help meet the housing needs of an aging population (i.e. – allow an elderly occupant to rent to a caregiver or caretaker).	0.56	PZC	
5. Consider allowing residential facilities with services (assisted living, congregate care, etc.) in more zoning districts.	0.56	PZC	
6. Consider modifying the accessory apartment regulations to require that such units be deed-restricted to rent at affordable prices (see CGS 8-30g (k)).	0.00	PZC	
7. Consider modifying the Housing Opportunity District (HOD) provisions to allow such housing on sites less than 30 acres and to allow single-family detached units.	1.94	PZC	
8. Consider applying for a technical assistance grant to evaluate the desirability of implementing the IHZ program within Southington.	0.00	Town	TC PZC
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Infrastructure Strategies

Address Community Facility Needs

See page 92

Address Community Facility Needs			
Policies	Priority	Leader	Partners
1. Maintain existing community facilities.	8.06	TC	PW BOF BOE
2. Continue to address community facility needs.	7.22	TC	PW BOF BOE
3. Maintain and enhance existing community services to the extent practicable.	2.78	TC	PR BOE
4. Continue to encourage volunteer participation, especially for emergency services.	3.33	TC	FD
5. When land becomes available adjacent to existing facilities, evaluate the purchase of that property as quickly as possible in order to be able to provide for future expansion of existing facilities, if or when needed.	2.78	TC	BOE BOF
6. Monitor community participation in recreational activities in order to anticipate possible future facility needs.	1.11	PR	
7. Anticipate a future increase in demand for elderly housing units based on projected growth of senior population.	3.61	HA	SCB
Action Steps			
8. Update enrollment projections.	1.11	BOE	
9. Prepare a strategic approach to future enrollments (whether increasing or decreasing) to determine which facilities may need expansion or disposition.	1.67	BOE	TC
10. Evaluate options for possible future expansion of highway garage building and site.	3.06	PW	
11. Complete construction of the senior center.	3.89	TC	SCB
12. Expand / enhance the library.	3.06	TC	LB SPL
		0 = low priority 10 = high priority	

IMPLEMENTATION TABLES - Infrastructure Strategies

Address Transportation Needs

Address Vehicular Transportation			
	<i>See page 96</i>		
Policies	Priority	Leader	Partners
1. Continue to work with CRCOG and CT-DOT to address locations on State highways where unsafe or hazardous conditions exist.	5.56	PW	PD Town CRCOG DOT
2. Continue to address locations on local roads where unsafe or hazardous conditions may arise.	4.44	PW	PD Town
3. Utilize “access management” strategies on Routes 10, 229 and 322 to minimize curb cuts and maximize interconnections between properties.	7.78	PZC	LU PD
4. Work with the CT-DOT to provide for an interchange (or exit) from Interstate-691 to Route 322 in Milldale.	3.61	TC	PZC Town ED DOT
5. Make sure that adequate connecting streets (as opposed to cul-de-sacs) are established as new subdivisions occur in Southington.	3.06	PZC	Town
6. Continue to maintain existing Town roads in terms of pavement quality.	5.83	TC	PW BOF
Action Steps			
7. Work with the CT-DOT to complete the reconstruction of the Route 10/ 322 “interchange” in Southington.	1.94	PW	Town PD DOT
8. Evaluate and implement a “complete streets” approach to enhance the opportunities for non-vehicular transportation.	1.94	PZC	PW
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Infrastructure Strategies

Address Transportation Needs (continued)

Encourage Walking			
	<i>See page 101</i>		
Policies	Priority	Leader	Partners
1. Continue to encourage and support provision for walking.	5.56	HD	PR YMCA
2. Continue to require the installation of sidewalks as part of new development, where appropriate.	6.11	PZC	
3. Continue efforts to expand the sidewalk system and close “gaps” in the system.	5.28	PW	TC BOF
Action Steps			
4. Add sidewalks to the GIS database	1.94	LU	
5. Prepare a comprehensive sidewalk plan (inventory, evaluation, recommendations, implementation).	1.94	PW	
6. Seek to create a pedestrian “power loop” connecting Downtown and Plantsville along the greenway trail and Route 10.	4.17	PW	PR YMCA
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Infrastructure Strategies

Address Transportation Needs (continued)

See page 102

Encourage Bicycling			
Policies	Priority	Leader	Partners
1. Continue to encourage and support provision for bicycles.	4.17	HD	PD
2. Consider bicycle accommodations in all road improvement and large scale site development projects.	3.06	PW	PZC
Action Steps			
3. Analyze bicycle potential on all roads in Southington.	1.11	PR	PW
4. Stripe all streets that have the required width for bike paths.	2.50	PW	DOT
5. Seek designation as a bicycle-friendly community from the League of American Bicyclists.	0.28	PR	Town
0 = low priority 10 = high priority			

See page 104

Enhance Transit Services			
Policies	Priority	Leader	Partners
1. Maintain and enhance dial-a-ride services for elderly / disabled residents.	5.83	TC	CS SCB
Action Steps			
2. Work with CRCOG and CTDOT to investigate the establishment of a commuter lot near Exit 32 – Queen Street.	4.17	PZC	Town
0 = low priority 10 = high priority			

IMPLEMENTATION TABLES - Infrastructure Strategies

Provide For Utility Infrastructure

Provide For Adequate Piped Utilities		<i>See page 108</i>	
Policies	Priority	Leader	Partners
1. Continue to maintain and enhance water supply sources (reservoirs and wells).	7.22	WD	PW
2. Continue to address water service issues (such as volume and/or pressure).	2.78	WD	PW
3. Continue to maintain and enhance sewage treatment (capacity and quality).	6.39	WP	PW
4. Continue to investigate and address inflow and infiltration of non-sewer water.	3.06	WP	PW
5. Seek to extend sewer service to the northwest area of Southington to support business and industrial development in this area	5.56	WP	ED PW
6. Maintain the “sewer avoidance area” as shown on the Sewer Master Plan.	1.11	WP	PW PZC
7. Encourage expansion of natural gas service.	3.89	TC	ED
8. Continue to manage storm drainage.	4.17	PW	PZC Town
Action Steps			
9. Implement “low impact development” strategies.	2.22	PZC	PW
	0 = low priority 10 = high priority		

IMPLEMENTATION TABLES - Infrastructure Strategies

Provide For Utility Infrastructure (continued)

Provide For Adequate Wired Utilities			
<i>See page 109</i>			
Policies	Priority	Leader	Partners
1. Seek an appropriate balance between reliability of wired utilities and community character.	3.33	TC	PW ED CC
2. Maintain the street-lighting system as cost-effectively as possible.	4.72	PW	TC
3. Expand digital communication services (internet, cable, DSL, etc.) as opportunities arise	4.72	TC	ED CoC
		0 = low priority 10 = high priority	

Enhance Wireless Services			
<i>See page 110</i>			
Policies	Priority	Leader	Partners
1. Balance the demand for wireless services and the public safety benefits with the visual and other impacts of new tower installations.	3.06	TC	PW ED CC
2. Expand wireless services throughout Southington	3.33	TC	PW ED
		0 = low priority 10 = high priority	

IMPLEMENTATION TABLES - Implementation Strategies

Implementation

See page 119

Implement The Plan			
Policies	Priority	Leader	Partners
1. Implement the POCD.	9.17	PIC	PZC TC
2. Regularly review POCD strategies, policies and tasks to ensure they are relevant to community needs.	5.56	PZC	PIC
3. Coordinate implementation efforts with adjacent municipalities and regional planning agencies.	1.94	PIC	PZC TC
4. Use the POCD to guide: <ul style="list-style-type: none"> • Granting of special permits, • zoning map or text changes, and • statutory referrals from the Town Council (CGS 8-24) regarding municipal improvements. 	6.39	PZC	LU
5. Encourage the Town Council, Board of Finance, and other Town agencies to use the strategies, policies, and action steps in the POCD to: <ul style="list-style-type: none"> • guide decisions on the Operating Budget, • guide decisions on the Capital Budget, and • guide preparation of the long-term Capital Improvements Program. 	9.17	PIC	PZC
Action Steps			
6. Establish a Plan Implementation Committee made up of representatives of various boards to prioritize, coordinate, and refine implementation of the Plan.	5.28	PZC	TC
7. Update Zoning Regulations to implement strategies, policies, and action steps in the Plan of Conservation and Development.	3.89	PZC	
8. Update Subdivision Regulations to implement strategies, policies, and action steps in the Plan of Conservation and Development.	4.44	PZC	

0 = low priority
10 = high priority

17

CONCLUSION

Overview

The Plan of Conservation and Development has been prepared to meet the challenges that will confront the Town of Southington in the future. The Plan is intended to serve as a guide to be followed in order to enhance the Town's quality of life, the overall economy, and community character.

The Plan is also intended to be flexible enough to allow adjustments that achieve specific goals and objectives while maintaining the integrity of the long-term goals of the community. Still, the most important step of the planning process is implementation of the Plan's strategies, policies, and action steps.

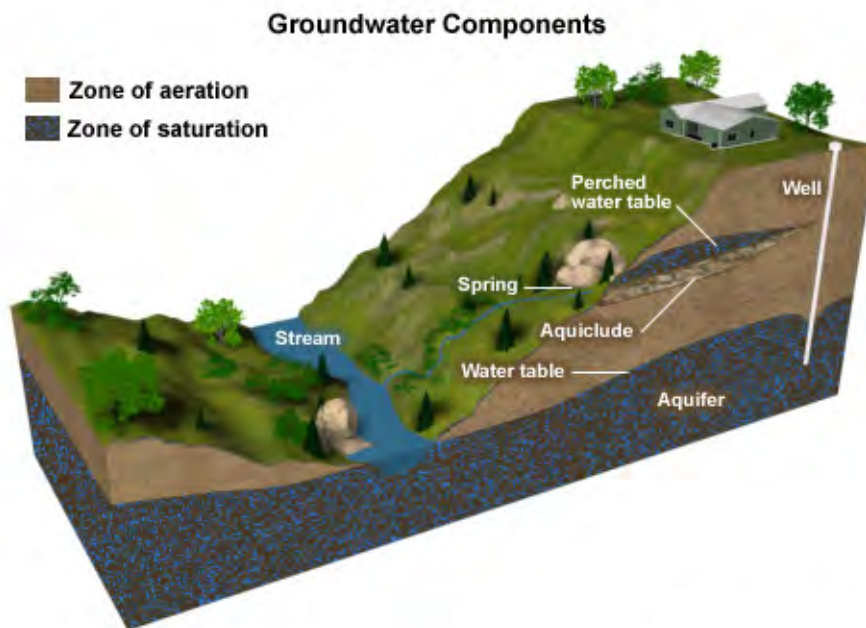
During the next few years, some of the goals will be achieved, some circumstances will undoubtedly change, and some conditions may arise that will suggest that it is time to reconsider some of the Plan strategies, policies, and action steps. Such situations are to be expected. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Southington.

GLOSSARY

Access Management: Managing access to developed land (shared driveways, curb cuts, property connections, etc.) while preserving the flow of traffic on the surrounding road system.

ADT: Average daily trips.

Aquifer: A geologic formation, group of formations, or part of a formation that contains sufficient saturated, permeable materials to yield significant quantities of water to wells and springs. (CGS Section 22a-354h[6])



Aquifer Protection Area (APA): An area delineated by a water utility company encompassing the groundwater recharge area for an active public drinking water supply well or for well fields serving more than 1,000 people that are set in stratified drift deposits.

Arterial Road: A roadway carrying large traffic volumes specifically for mobility, with limited or restricted service to local development.

CERC: Connecticut Economic Resource Center

CGS: Connecticut General Statutes

Collector Road: A street whose function is equally divided between mobility and access, linking local streets to arterials.

CT-DEEP: Connecticut Department of Energy and Environmental Protection

CRCOG: The Capitol Region Council of Governments – the regional planning agency that includes Southington.

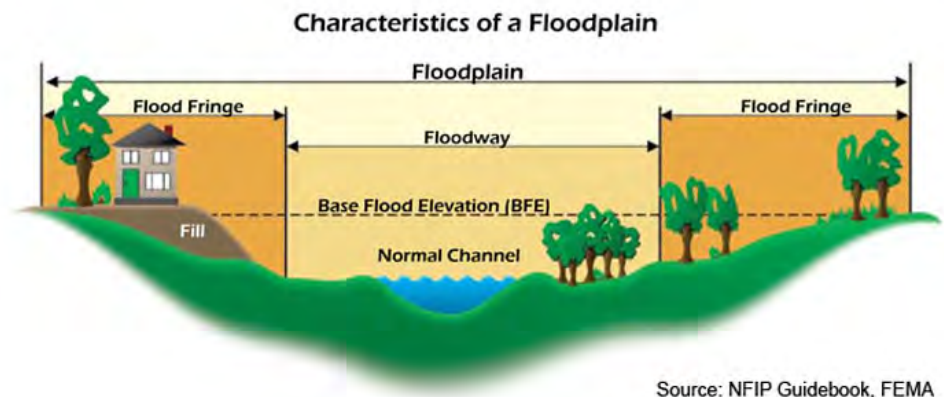
CT-DOT: Connecticut Department of Transportation

EDC: Economic Development Commission

FEMA: Federal Emergency Management Agency

Floodplain: An area land susceptible to being partially or completely inundated by water from any source.

Floodplain Zone: An area which has had a statistical probability of flooding calculated by the Federal Emergency Management Agency (FEMA), typically expressed as a recurrence interval (i.e. – a 100-year floodplain is an area with a 1 percent chance of being flooded in any given year).



Geographic Information System (GIS): A combination of computer software, hardware and data used to create maps and analyze and present data.

Impervious: A surface (such as a road, driveway, parking lot, outdoor patio, or building footprint) or other barrier to infiltration of water into the ground.

Invasive Species: Non-native plant or animals that exhibit an aggressive growth habit and can out-compete and displace native species.

Local Street: A street whose primary function is to provide access to a residence, business or other abutting property.

NDDB: Natural Diversity Database.

Point Sources: Fixed sources of pollution (such as an industrial facility wastewater outlet).

POCD: Plan of Conservation and Development.

PZC: Planning and Zoning Commission.

Watercourses: Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water.

Wetlands: Land, including submerged land, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and flood plain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Soil Conservation Service of the U.S. Department of Agriculture (USDA).

ACKNOWLEDGMENTS

Planning & Zoning Commission

Michael Del Santo	<i>Chair</i>
Paul Chaplinsky, Jr.	<i>Vice-Chair</i>
Stephen Kalkowski	<i>Secretary</i>
Jennifer E. Clock	
Kevin Conroy	
Susan Locks	
James Macchio	
Joseph Coviello	<i>Alternate</i>
Anthony E. D'Angelo	<i>Alternate</i>
Edwin S. (Stephen) Leggett	<i>Alternate</i>
James E. Morelli, Jr.	<i>Alternate</i>

POCD Update Committee

Jennifer E. Clock	<i>Chair</i>	<i>Planning & Zoning Commission</i>
Theresa Albanese		<i>Conservation / Wetlands Commission</i>
Juanita Champagne		<i>Southington Resident</i>
Anthony E. D'Angelo		<i>Planning & Zoning Commission</i>
Jim Morelli		<i>Planning & Zoning Commission</i>
Dr. Stephanie Urillo		<i>Town Council</i>

Ex-Officio

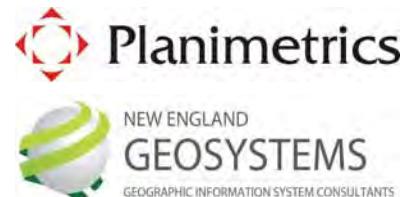
Robert A. Phillips	<i>Dir. of Planning / Comm. Dev.</i>
David Lavallee	<i>Assistant Town Planner</i>
Louis A. Perillo III	<i>Dir. of Economic Development</i>
Mark Sciota	<i>Town Attorney / Dep. Town Manager</i>

Project Support

Robert A. Phillips, MS, MPA, AICP	<i>Director of Planning / Comm. Development</i>
David Lavallee	<i>Assistant Town Planner</i>

Glenn Chalder, AICP

Alfredo Herrera



Designations For Leaders And Partners In The Policies / Action Steps Tables

Listed alphabetically

Town Board / Commission	Town Department
BOE Board of Education	CS Community Services / Youth Services
BOF Board of Finance	ED Economic Development
CC Conservation Commission	FD Fire Department
DRB Design Review Board (NEW)	HD Health Department
HA Housing Authority	LU Land Use / Planning / Zoning
LB Library Board	PR Parks & Recreation
OSLA Open Space / Land Acquisition Comm.	PD Police Department / Animal Control
PA Parking Authority	PW Public Works / Engineering / Highway
PIC Plan Implementation Committee (NEW)	SPL Southington Public Library
PZC Planning & Zoning Commission	Town Multiple Town Departments
SCC Senior Citizens Commission	TM Town Manager / Finance / Administration
TC Town Council	WD Water Department
ZBA Zoning Board of Appeals	WP Water Pollution Control Facility / Sewer
Other - Local	Other – State / Regional
CoC Chamber of Commerce	CRCOG Capitol Region Council of Governments
SHS Southington Historical Society	DEEP CT Dept. of Energy and Env. Protection
YMCA YMCA	DOA CT Department of Agriculture
	DOT CT Department of Transportation
	OPM CT Office of Policy and Management

