

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

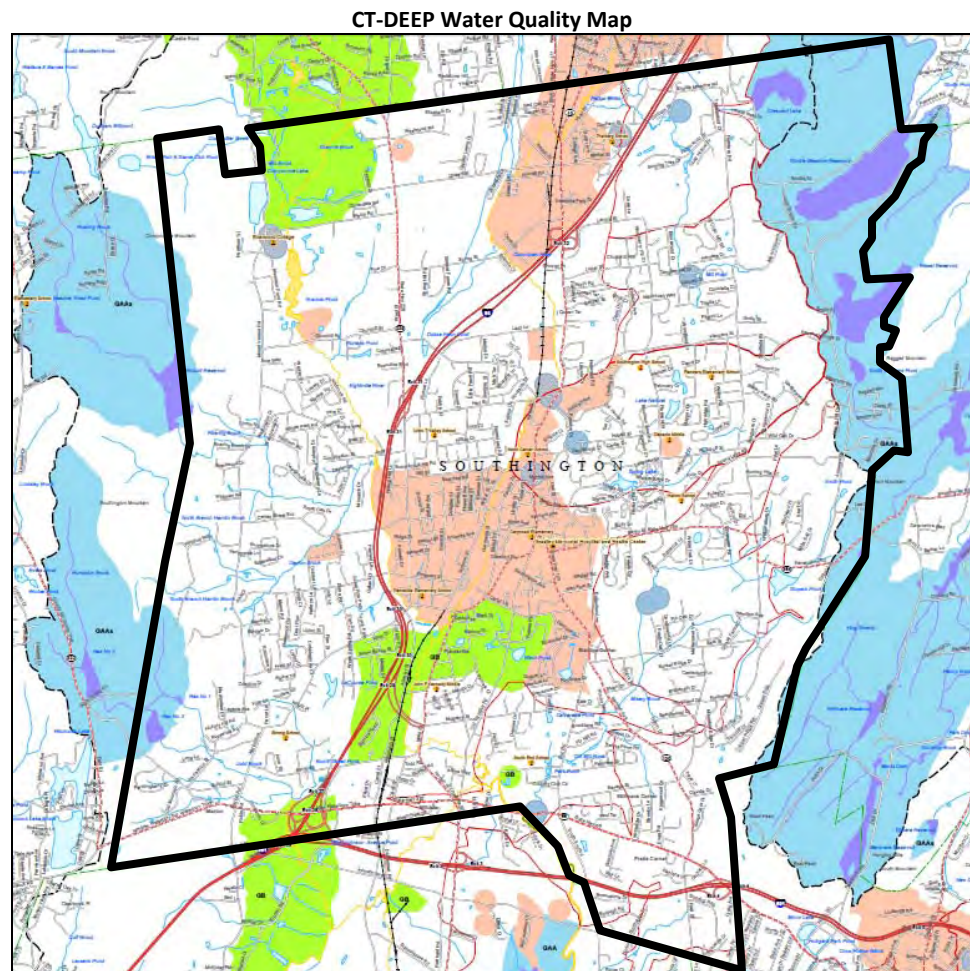
- AA - water supply
- A
- B

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 (NDDDB) in order to help protect important resources.

NDDDB 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 NDDDB 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 quality by managing stormwater runoff and other sources of pollution.
3. Manage water quantity by seeking to replicate the natural water cycle in terms of infiltration and runoff.

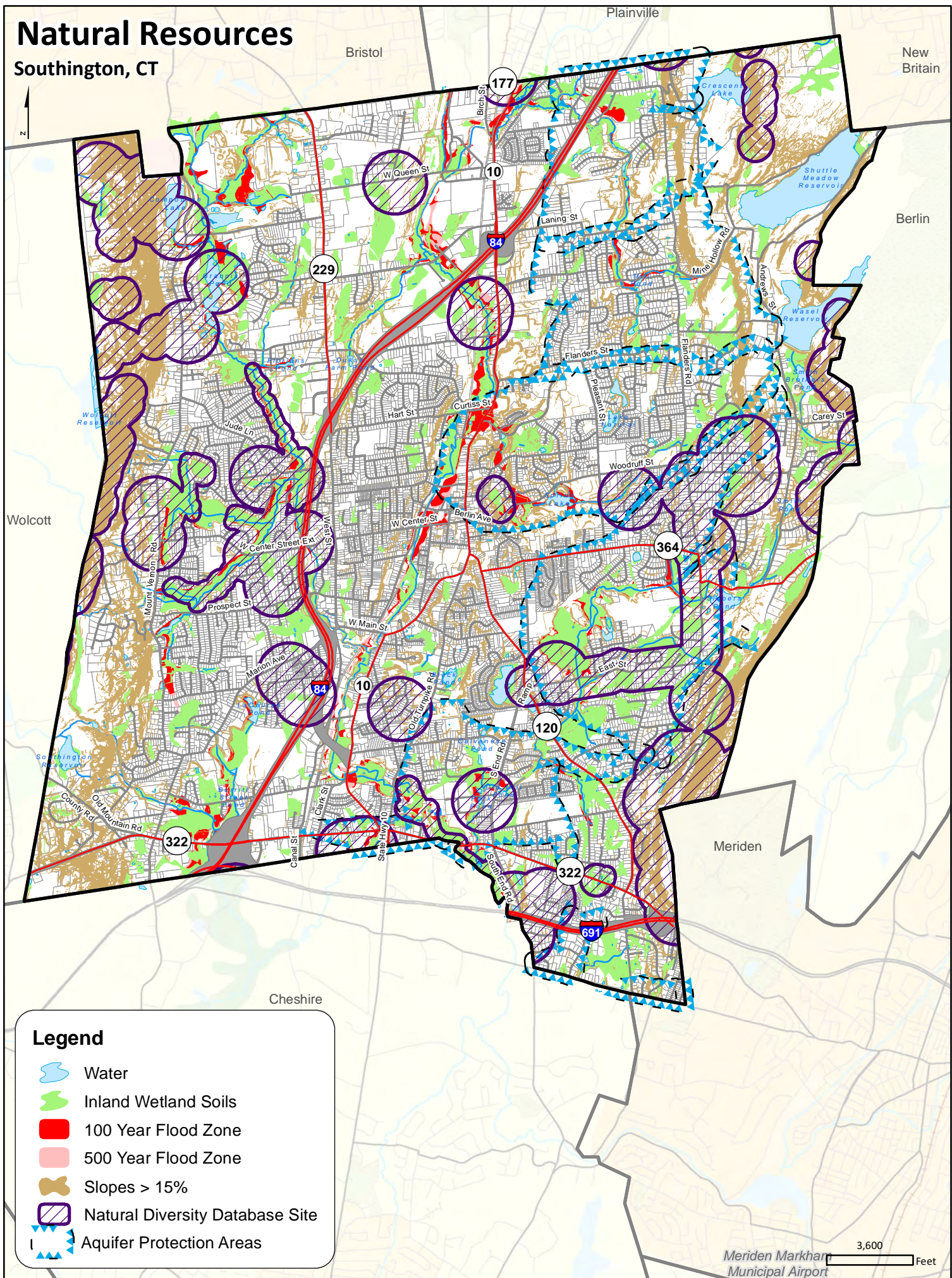
Action Steps

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:
 - 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



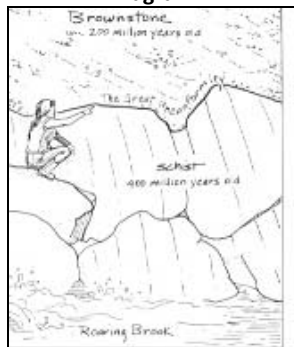
“The Great Unconformity”

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

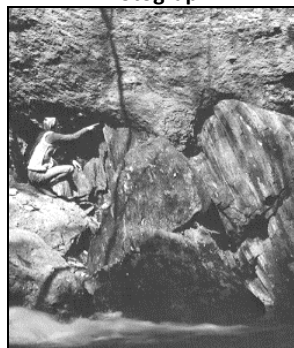
The name results from the fact that a rock face has exposed two geologic layers from different eras but the intermediate eras are missing. In other words, there are a hundred million or so years of geologic evolution which have disappeared. Since this does not conform to typical geologic circumstances, 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 (NDDDB) in order to help public agencies protect important resources. NDDDB 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 NDDDB 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 NDDDB sites be identified and addressed.
6. Modify or eliminate Subdivision Regulation 6.01.c which requires that a NDDDB 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.

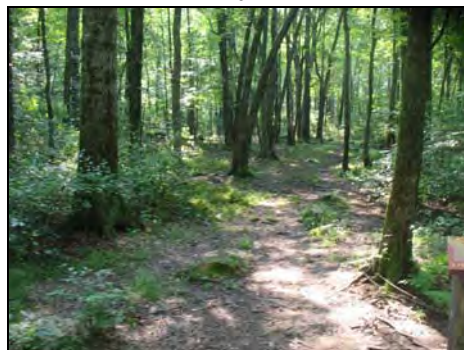
It should come as little surprise that the ridgelines are a key element of the overall open space vision for Southington since these are key visual elements in the community. As noted in the 1968 Plan of Development:

“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

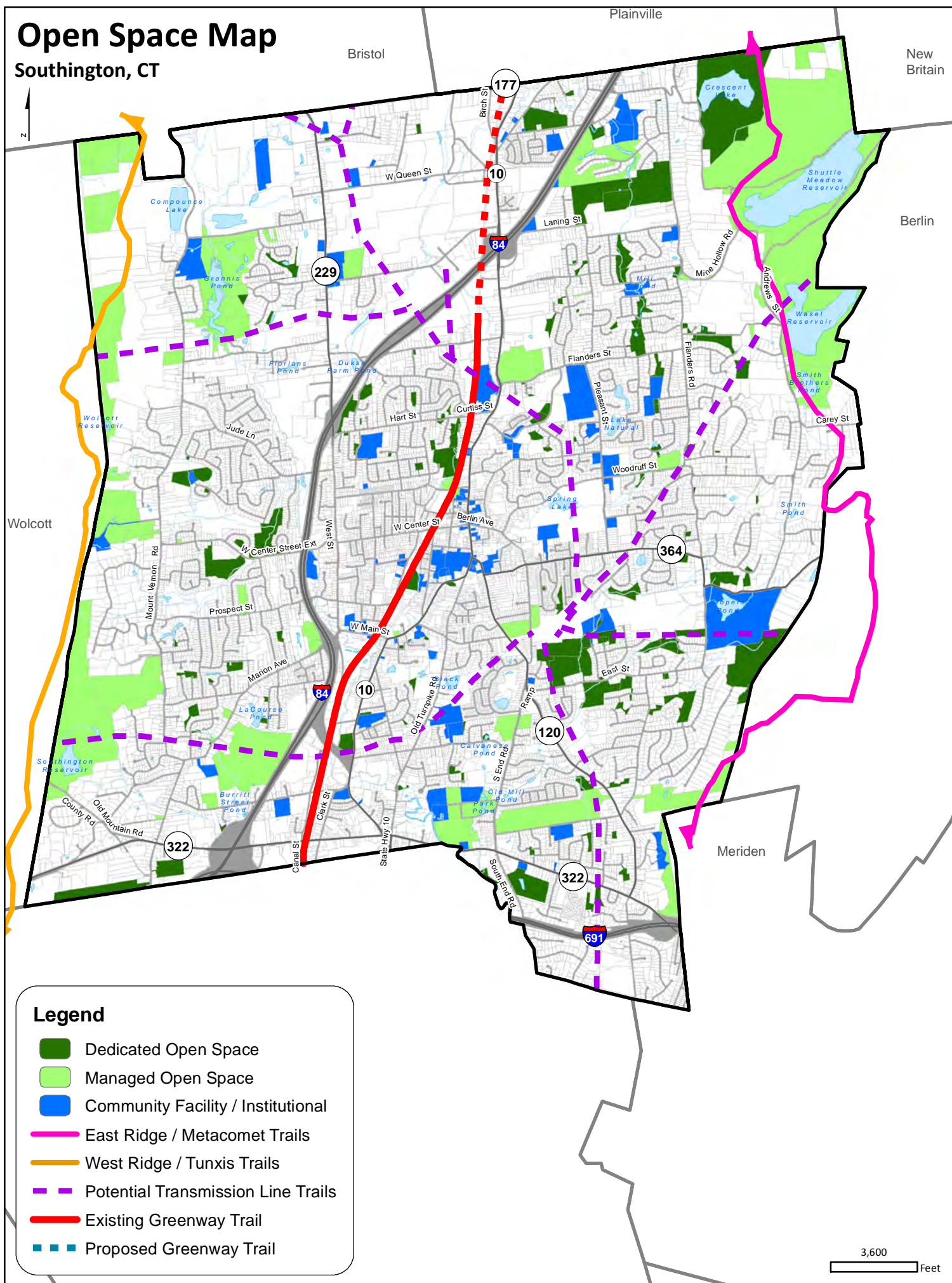


Trail



Open Space Map

Southington, CT



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.

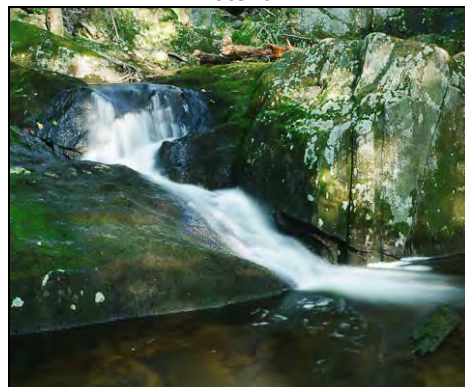
Preserve Open Space
Policies
1. Be pro-active in preserving open space.
2. Establish an open space system in Southington by preserving open space areas and interconnecting them into a comprehensive greenbelt system with trails: <ul style="list-style-type: none">• East Ridge• Rail Trail• West Ridge
3. 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.

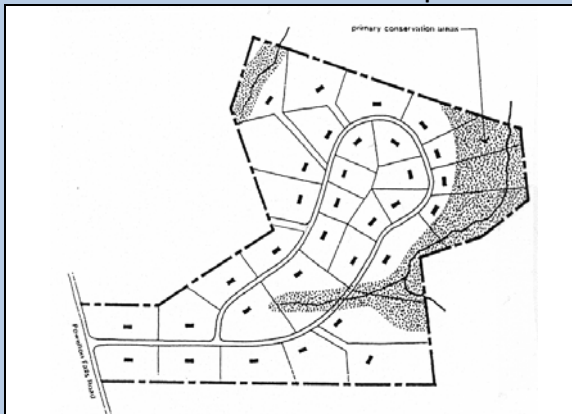
The graphics on this page illustrate how "conservation design" subdivisions can relate better to the natural attributes of the land than "conventional design" development patterns:

Parcel Prior To Development



Graphics by Randall Arendt

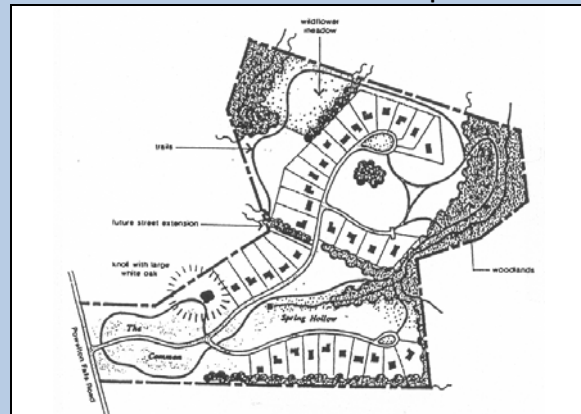
Conventional Subdivision Development



- 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:
 - 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



Southington, CT

Southington, CT



-  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

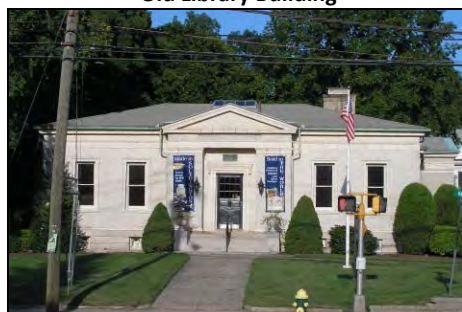
5. Consider adopting a demolition delay ordinance.

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

Woodruff House



Old Library Building



Southington, CT

Bristol

2

Wolcott

Berlin

Meriden

3,400

Feet

◀-▶ Farmington Canal



1



10

_____ 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:

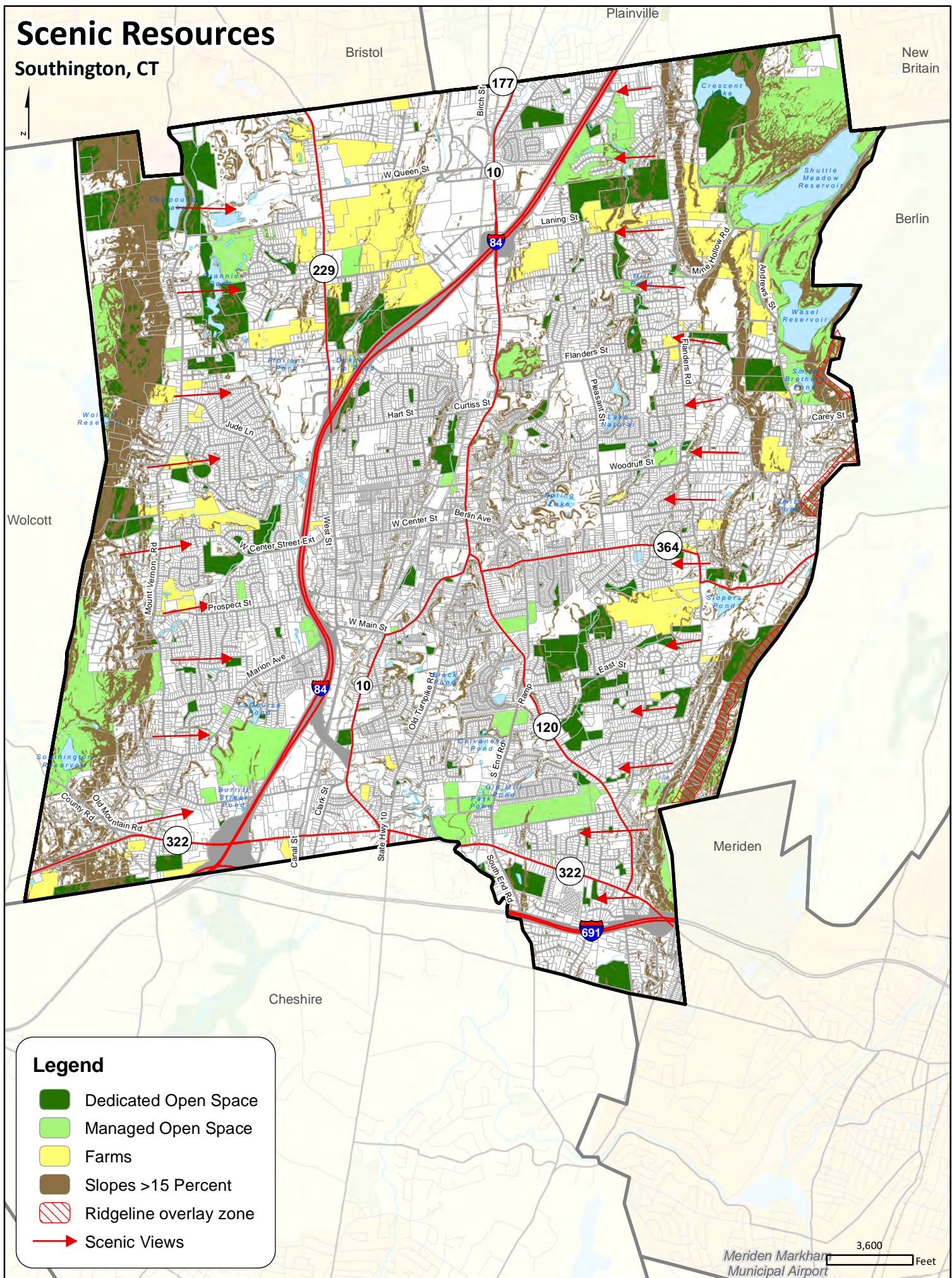
- Scenic views (such as the east ridgeline and west ridgeline).
- Working lands (farms).
- Undeveloped land (fields, forests, meadows).
- Open space areas (parks, etc.).
- Natural resource areas (watercourses, wetlands, steep slopes).
- Gateway features / elements.
- Street trees and landscaping
- Property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



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.

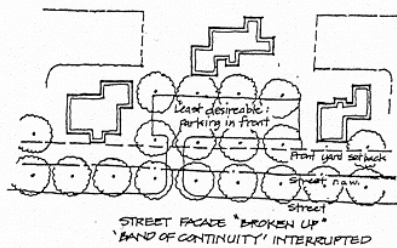
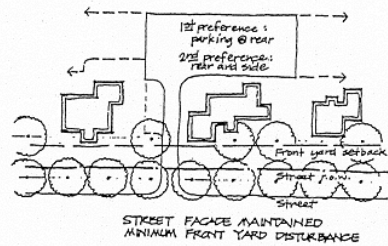
Promote Building Character
Policies
1. Encourage developments that contribute to, and enhance, a "sense of place" in Southington.
Action Steps
2. Investigate establishing design review standards.
3. If appropriate, consider preparing a manual of design guidelines to illustrate desirable and undesirable 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

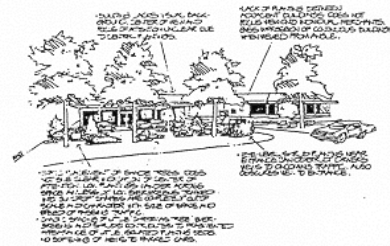
Interconnecting Sites

Linking Things Together

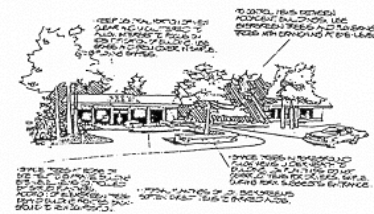


Landscaping Recommendations

Landscaping and Maintenance

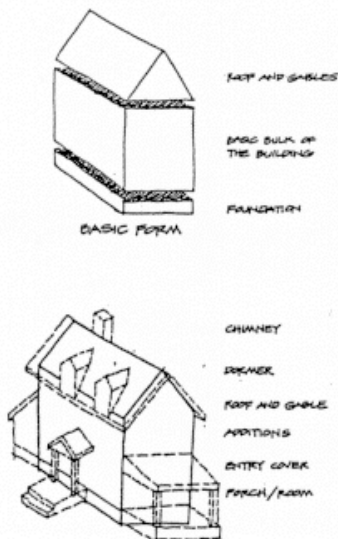


Typical Planting Mistakes

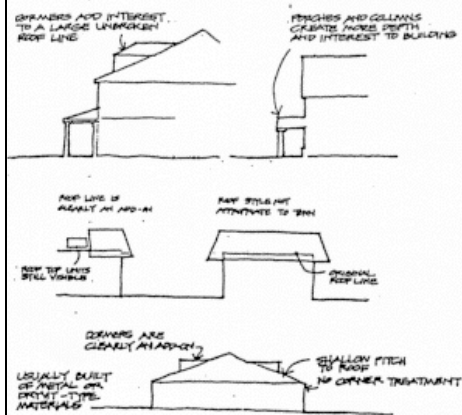


Recommended Plantings

Use of Building Modifiers



Use of Building Modifiers



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
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.
2. Consider ways of establishing and promoting a “brand” for Southington.
3. Maintain a Southington “website” to promote community events.
Action Steps
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

7

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.