



WINDSOR
CONNECTICUT

Plan of Conservation
and Development
Advisory Committee
Meeting #3
February 13th, 2025

Agenda

- Introductions
- Engagement Update- Feb 27th
Public workshop
- Workshop format
- Review of current POCD
- Review of relevant previous plans
and studies
- Next Steps



Introductions



Engagement Plan Update



Online Survey is Live!



- Targeted questions highlighting demographics, trends, and plan topics
- Anonymous input from residents who may not otherwise take part in the planning process
- Over 280 responses to date



Windsor 2035 Plan of Conservation and Development

Welcome to the Windsor 2035 Community Survey!

The purpose of this survey is to collect information to assist the Town with its update to the Plan of Conservation and Development (POCD), known as Windsor 2035. The plan covers areas such as economic development, housing, transportation, infrastructure, open space, environment, and municipal services.

The Town would like your thoughts on how Windsor should grow and change in the future. Your response to this survey will help in updating the POCD. This is an opportunity for everyone in the community to decide how to guide change over the coming decade. By participating in this survey, you will be contributing to this effort. The survey should take approximately 5-10 minutes to complete. Thank you!

Public Workshop – February 27th!



SAVE THE DATE:

Workshop # 1 will be held on Thursday, February 27th at the Windsor Town Hall

- Advertised on the Town's website, local media outlets, and Town mailing lists

WINDSOR 2035
BUILDING OUR FUTURE TOGETHER

Attend the Public Workshop!

WHEN:
Thursday, February 27th
6:30 PM - 8:30 PM

WHERE:
Windsor Town Hall
275 Broad Street
Windsor, CT 06095

The Comprehensive Plan Is:

- A vision document that guides the Town in making policy decisions.
- Referenced by boards and commissions in considering applications.
- A source of information on trends, statistics, and current conditions in the Town.
- Required by Connecticut General Statutes to be updated at least once every ten years.
- A requirement for State funding that can be used to help secure grants.

What is Windsor 2035?
Windsor 2035 is the Town's Plan of Conservation and Development, or Comprehensive Plan. It helps guide future growth and resource preservation and shapes decisions on land use, housing, economic development, transportation, sustainability, and more.
Help shape Windsor's future—get involved today!

Take the Survey!
An online community survey is now available. Please take the survey and tell us what you think!
www.surveymonkey.com/r/Windsor2035

Image Source: CT Main Street Center

Visit the Plan website to learn more and stay involved:
<https://plan.windsorct.com/>

Public Workshop Format

Workshop Schedule

- 6:30 – 7:00 – Welcome, Introductions and Presentation
- 7:00 – 8:00 – Break-out Sessions (3 twenty-minute sessions)
- 8:00 – 8:30 – Report Back



Break-out Sessions

- 6 Stations across the room
 - Attendees will be asked to choose 3 stations they would like to attend based on interests – 20 minute sessions
1. Housing
 2. Mobility and Infrastructure
 3. Cultural and Historic Resources
 4. Economic Development
 5. Open Space, Natural Resources, and Sustainability
 6. Quality of Life (Community Services, Education, Recreation, others)

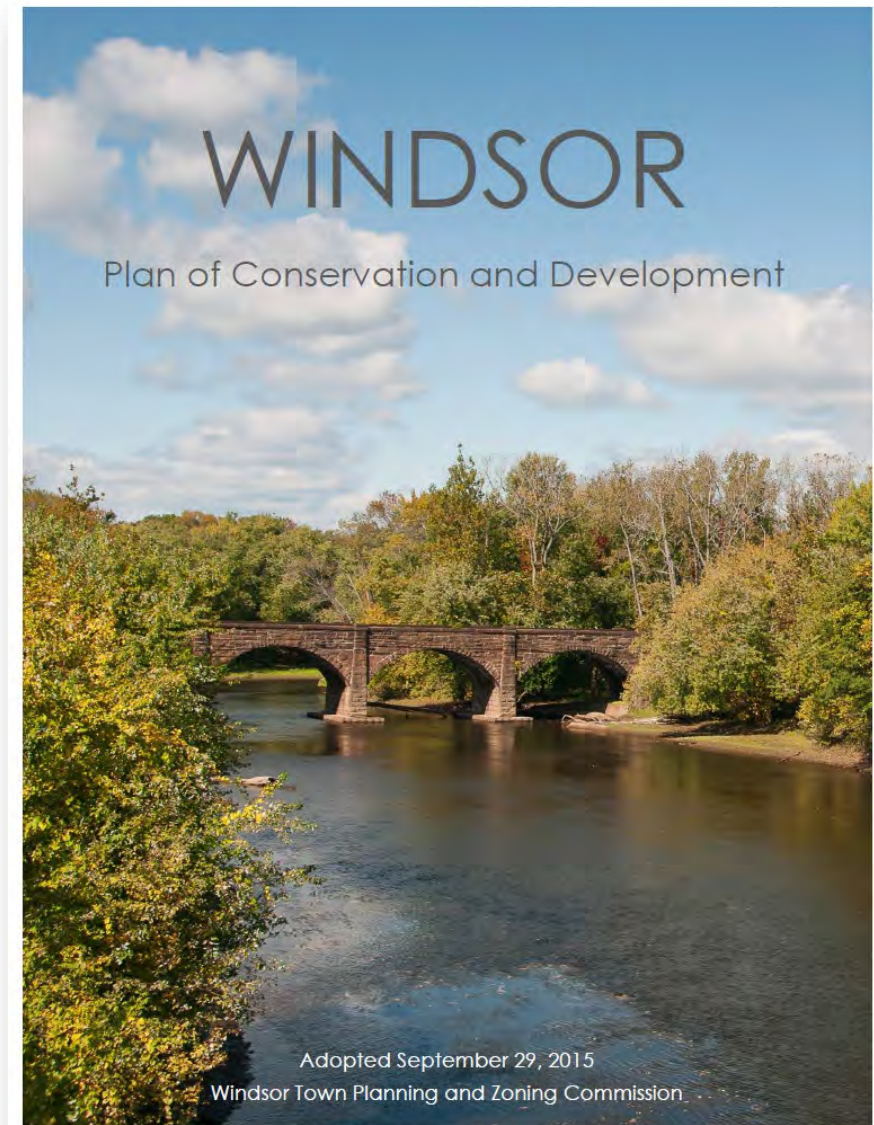




Review of Goals from Current POCD

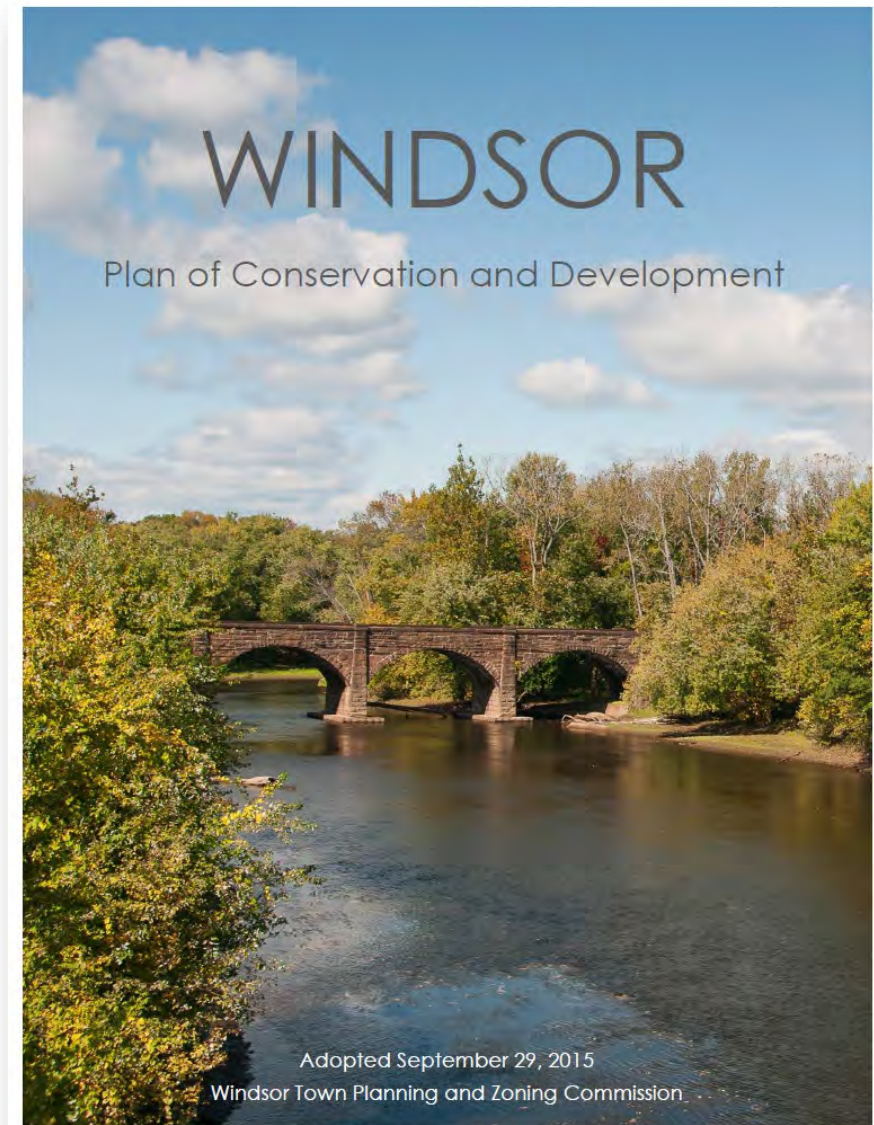
Completed in 2015 and includes

- Introduction and Planning Context
- Conservation Themes
- Development Themes
- Infrastructure Themes
- Conclusion
- Future Land Use Plan



Includes:

- Overview of General Statutes 8-23
- Planning Process- how the Plan was developed
- History
- Planning Context – Demographic Analysis
 - Review of Existing Zoning
 - Review of Existing Land Use



Includes:

- Conserve, protect, and enhance Windsor's natural resources to ensure a healthy environment while instilling a sense of stewardship for future generations.
- Preserve Open Space: Windsor has significant opportunities to create a meaningful open space and greenway system that over the long term will enhance community character and quality of life.
- Conserve agricultural resources to preserve local food capacity, economic diversity, agricultural heritage, and community character.
- Preserve historic resources to celebrate Windsor's community character and unique heritage.

Includes:

- Improve Windsor's existing housing as well as the pattern and quality of new development to: maintain housing diversity; bring housing values into balance with regional values; create more livable neighborhoods; and enhance the quality of life for Windsor residents.
- Attract a broad range of appropriately designed and located commercial/corporate uses that improve Windsor's tax base while enhancing shopping and employment opportunities for Windsor residents.
- Protect and enhance Windsor's villages to restore their prominence as the centers of community life and significant elements of community character.
- Maintain and enhance the Day Hill Corporate Area's role as the region's preeminent suburban business location by maximizing its economic development potential relative to its transportation network.

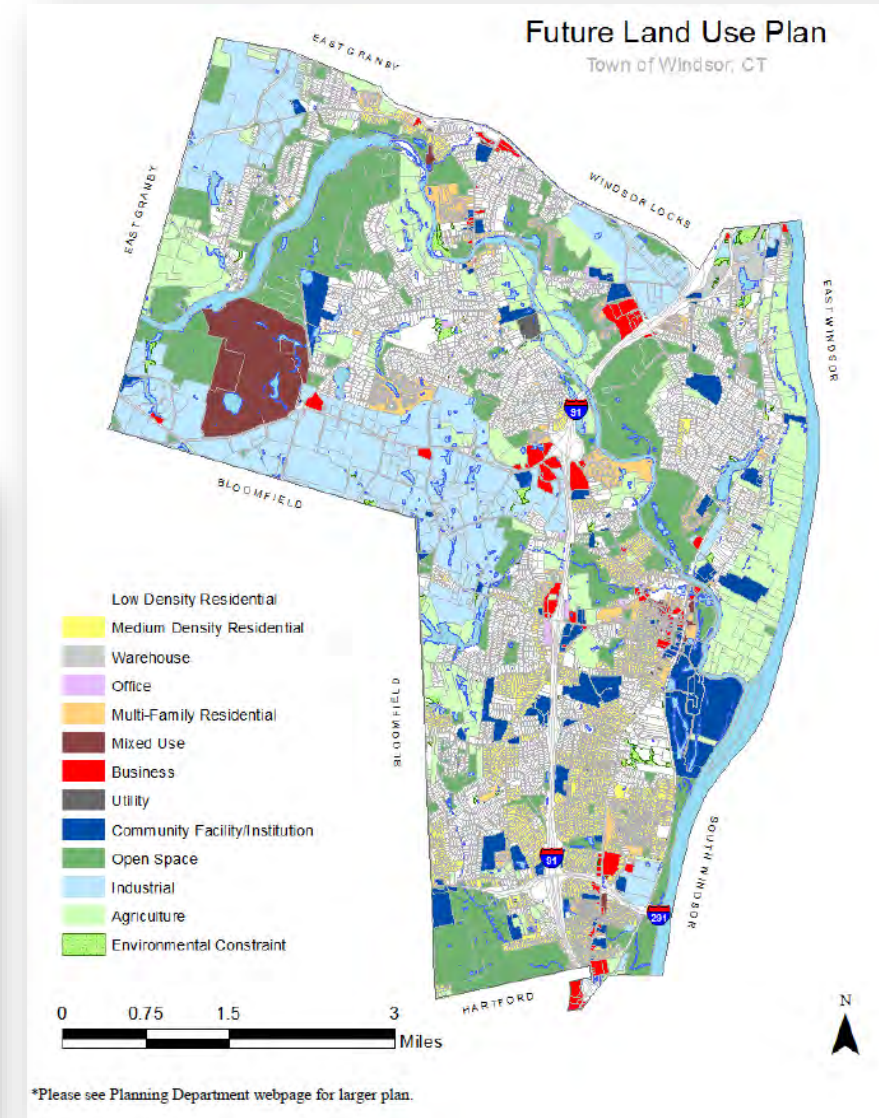
Includes:

- Continue to provide the excellent public facilities and services that contribute towards Windsor's role as an amenity rich community and high quality of life.
- Provide a safe, efficient and interconnected transportation system that offers choice, boosts economic competitiveness, and fits within our community landscape.
- Ensure the adequate provision of utilities to accommodate future development and enhance quality of life.

Future Land Use Plan

Includes:

- The Future Land Use Plan is a depiction of the Plan's recommendations for the future conservation and development of Windsor



Review of Relevant Plans and Studies



Affordable Housing Plan - 2022

Key Approaches include:

1. Expand Multi-Family Housing
 - Encourage higher-density attached housing to lower per-unit costs.
 - Include senior and handicapped-accessible housing to support the aging population.
2. Promote Small-scale Multi-Family and Accessory Units
 - Utilize accessory apartments for young singles, seniors, and extended families.
 - Relax regulations for building conversions and infill development.
3. Support Single-Family Housing for All Ages
 - Develop new and upgraded single-family homes for first-time buyers and downsizing seniors.
 - Use zoning changes and financial incentives to ensure affordability while maintaining market-rate aesthetics.
4. Provide Incentives & Financial Assistance
 - Offer density bonuses, tax abatements, credit enhancements, and infrastructure cost-sharing to encourage developers to build affordable housing.

Day Hill Corporate Area Planning Study- WINDSOR 2035 Ongoing

BUILDING OUR FUTURE TOGETHER

The Day Hill Corporate Area (DHCA) is a key part of Windsor's economy. With changes in how and where people work, it's time to rethink how this area can evolve to meet community and market needs. The study will explore:

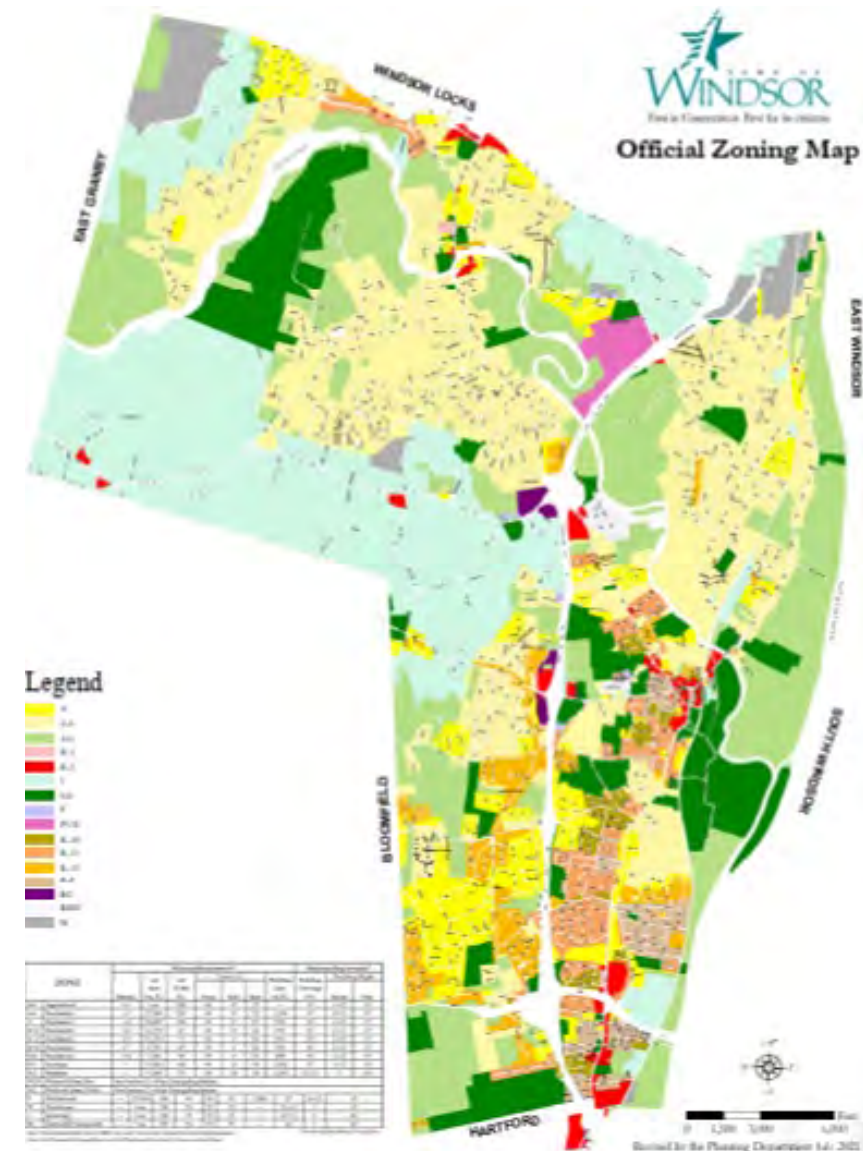
- Current land use patterns.
- Market demand for residential, office, retail, and industrial uses.
- Opportunities for mixed-use development and multifamily housing.
- Recommendations for reusing or redeveloping underutilized office spaces.



Zoning Regulations – Amended in 2022

Recent amendments include:

EFFECTIVE DATE	SECTION(S)	REMARKS
10-11-2022	8.4E, 8.6Z	Recodification as 8.4D and 8.6Y were used twice in error.
6-14-2022	8.6E	To clarify how the hotel type is tied to significant cultural and recreational areas.
5-11-2022	8.4D, 8.6Y, 9.4.1, 9.6.6	To give the Commission discretion in approving and conditioning large and/or high-velocity distribution facilities.
5-11-2022	13.2.9C(2)	To provide flexibility in the planned expansion of Poquonock Center.
3-8-2022	8.6L	To create flexibility for long vacant and underutilized industrial properties.
1-11-2022	2.2, 4.4.1A, 4.4.16A, 4.4.17, 4.5.10, 4.5.16	To make accessory apartments a permitted accessory use for all single-family homes in accordance with new state statutes.
12-14-2021	1.1.3, 2.2, 5.2.6R, 8.6U	To provide time to research and community discussion prior to finalizing regulations.
9-14-2021	13.1	To provide flexibility in creating transit-oriented and workforce housing in Wilson and Windsor Center.
6-8-2021	2.2	To distinguish the goal of providing adequate kitchen facilities in hotel suites from the kitchen definition's original purpose of regulating illegal accessory apartments.



Windsor is a Sustainable CT bronze certified community. This designation helps communities:

- Access grant funding
- Increase economic and environmental resilience
- Recognition- community pride
- Technical assistance and resources



Sustainable CT Community Certification Report

This is the Sustainable CT Certification Report of Windsor, a Sustainable CT bronze certified applicant.

Windsor was certified on October 31, 2022 with 255 points. Listed below is information regarding Windsor's Sustainable CT efforts and materials associated with the applicant's certified actions.

Contact Information

The designated Sustainable CT contact for Windsor is:

Name:	CHLOE THOMPSON
Title/Position:	ENVIRONMENTAL PLANNER / PLANNING
Phone:	860-285-1987

Vision:

That the Town of Windsor shall treat energy efficiency, sustainability, and equity as key criteria for decision-making.

Recommend creating/hiring an energy coordinator

Completed Municipal Projects



LED Lights



Solar Panels – 800 kW



High Efficiency Heating and Cooling

Recommended Actions

Focus on Equity

Benchmark and Track Progress

Upgrade Efficiency

Deploy New Generation and Storage

Educate and Empower

Cultivate Partnerships

Great Pond Form-Based Code- 2020

Great Pond is planned as a multi-phase, mixed-use development and has been approved as a Traditional Neighborhood Design Development (TNDD)

Key Elements from the code include:

- Mixed-Use Development – Encourages a blend of residential, commercial, and industrial spaces to create a vibrant community.
- Walkable, Traditional Neighborhood Design – Promotes compact, pedestrian-friendly areas inspired by New England villages.
- Preserved Open Space – Sets aside 225 acres for parks, trails, and natural areas to enhance quality of life.
- Streamlined Approval Process – Uses clear design standards to speed up development approvals without lengthy public hearings.



Image 1.4 Great Pond will celebrate the waterfront with public access and activities



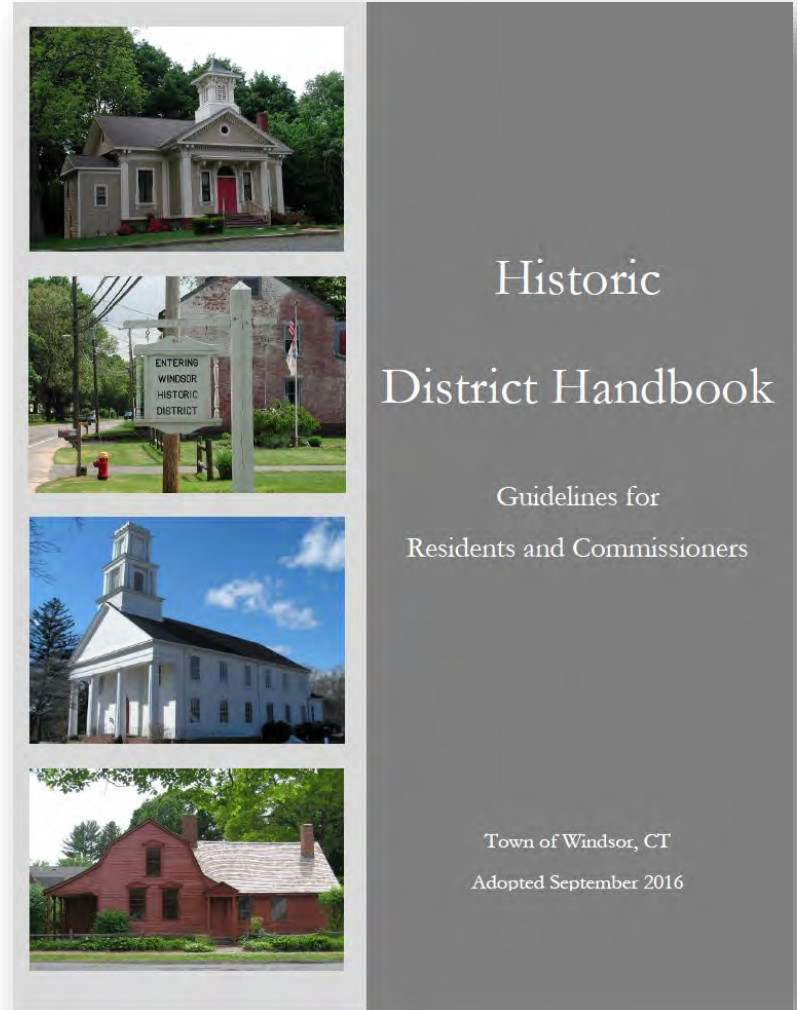
Image 1.5 Great Pond will consist of a variety of building types, mixed-uses, walkable streets, and connected open spaces.



Image 1.6 Concord Road will be Great Pond's main street - full of vibrant activity that leads to the waterfront

The Handbook:

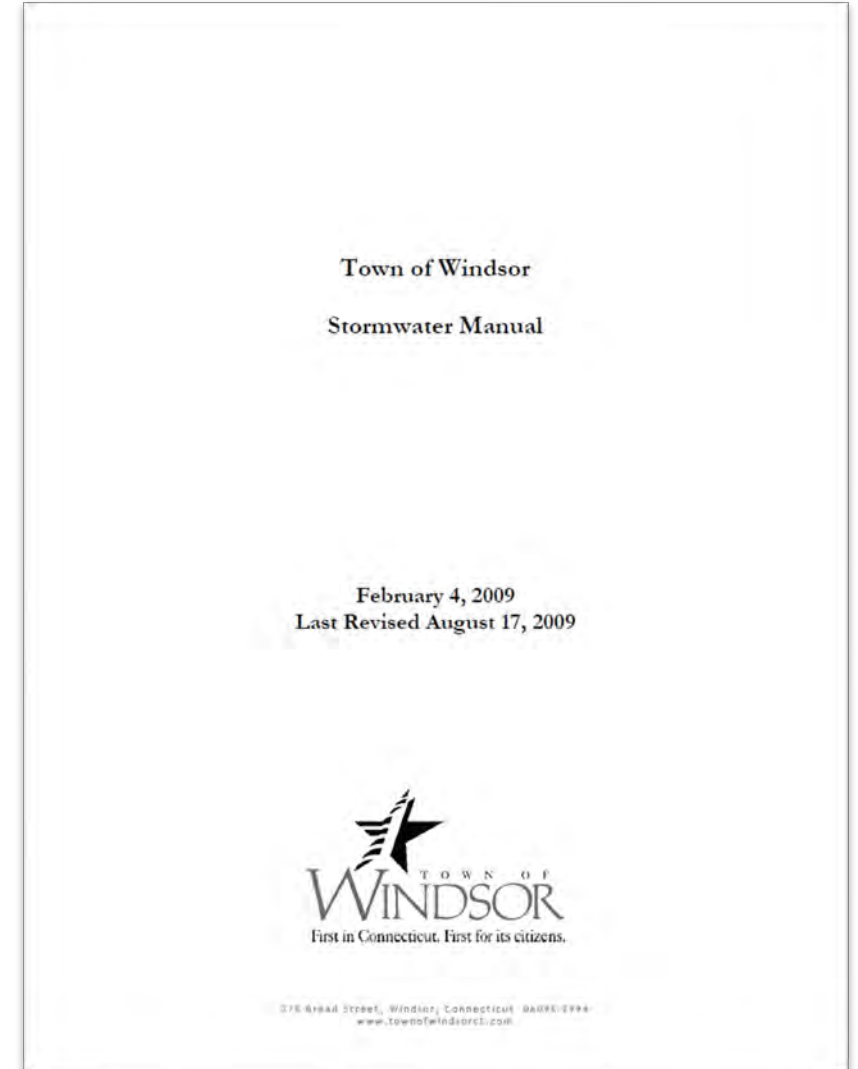
- The Windsor Historic District Handbook is a guide provided by the Town, to assist property owners, residents, and stakeholders within the Windsor Historic District.
- Outlines the District's historical significance, architectural styles, and the regulations governing exterior modifications to properties.
- Resource to ensure that changes within the district preserve its historic character and comply with local ordinances.



Stormwater Manual - 2009

The Manual provides guidelines for managing stormwater runoff to protect public health, safety, and the environment. Key points include:

- **Purpose** – Reduces stormwater runoff and pollution to protect water resources and infrastructure.
- **Regulations** – Follows state and federal laws to manage stormwater from development.
- **Erosion Control** – Requires measures to prevent soil erosion during construction.
- **Best Practices** – Promotes the use of techniques (both structural and non-structural) to manage stormwater.
- **Maintenance** – Ensures regular inspection and upkeep of stormwater systems.



MS4 General Permit – Annual Reports

Windsor operates under the Municipal Separate Storm Sewer System (MS4) General Permit, as mandated by the Connecticut Department of Energy and Environmental Protection (CT DEEP). Key aspects of Windsor's MS4 permit include:

- **Stormwater Management Plan** – 2017 Windsor updated its Stormwater Management Plan to align with CT DEEP's General Permit requirements.
- **Annual Reporting** – 2024 draft posted by Feb 15, 2025
- **Public Engagement**– public education initiatives.
- **Illicit Discharge Detection and Elimination (IDDE):**
– Windsor implements a IDDE program to protect water quality
- **Regulatory Compliance** – adheres to state and federal regulations

The MS4 permit draft for calendar year 2024 will be posted by February 15, 2025.

Stormwater Reports

 2023 Draft MS4 Annual Report	 2022 MS4 Annual Report	 2021 MS4 Annual Report
 2020 MS4 Annual Report	 2019 MS4 Annual Report	 2018 MS4 Annual Report
 2017 MS4 Annual Report	 2016 MS4 Annual Report	 2015 MS4 Annual Report
 2014 MS4 Annual Report	 2013 MS4 Annual Report	 2012 MS4 Annual Report
 2011 MS4 Annual Report	 2010 MS4 Annual Report	 2009 MS4 Annual Report
 2008 MS4 Annual Report	 2007 MS4 Annual Report	 2006 MS4 Annual Report

CRCOG Regional Plan - 2024

The Capitol Region Council of Governments (CRCOG) has outlined several recommendations in its 2024 Regional Plan that are pertinent to Windsor. Key recommendations include:

- Complete Streets Planning
- Regional Multi-Use Trails and Linear Parks
- Affordable Housing Development
- Climate Resilience and Stormwater Management
- Environmental Conservation and Hazard Mitigation

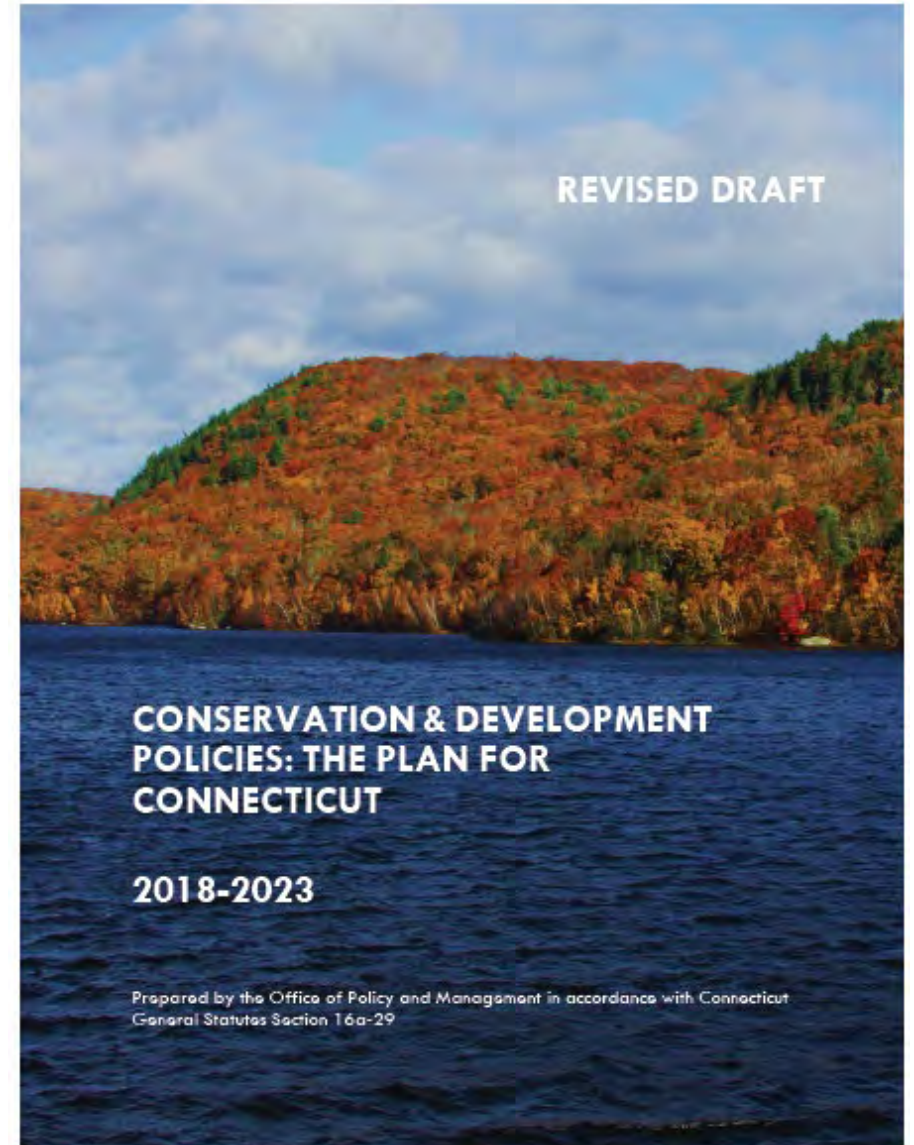


CT Statewide POCD- 2018

The State is currently updating the plan for the 2025-2030 time-frame, however the existing plan is currently effective.

Includes six growth management principals that municipalities must consider:

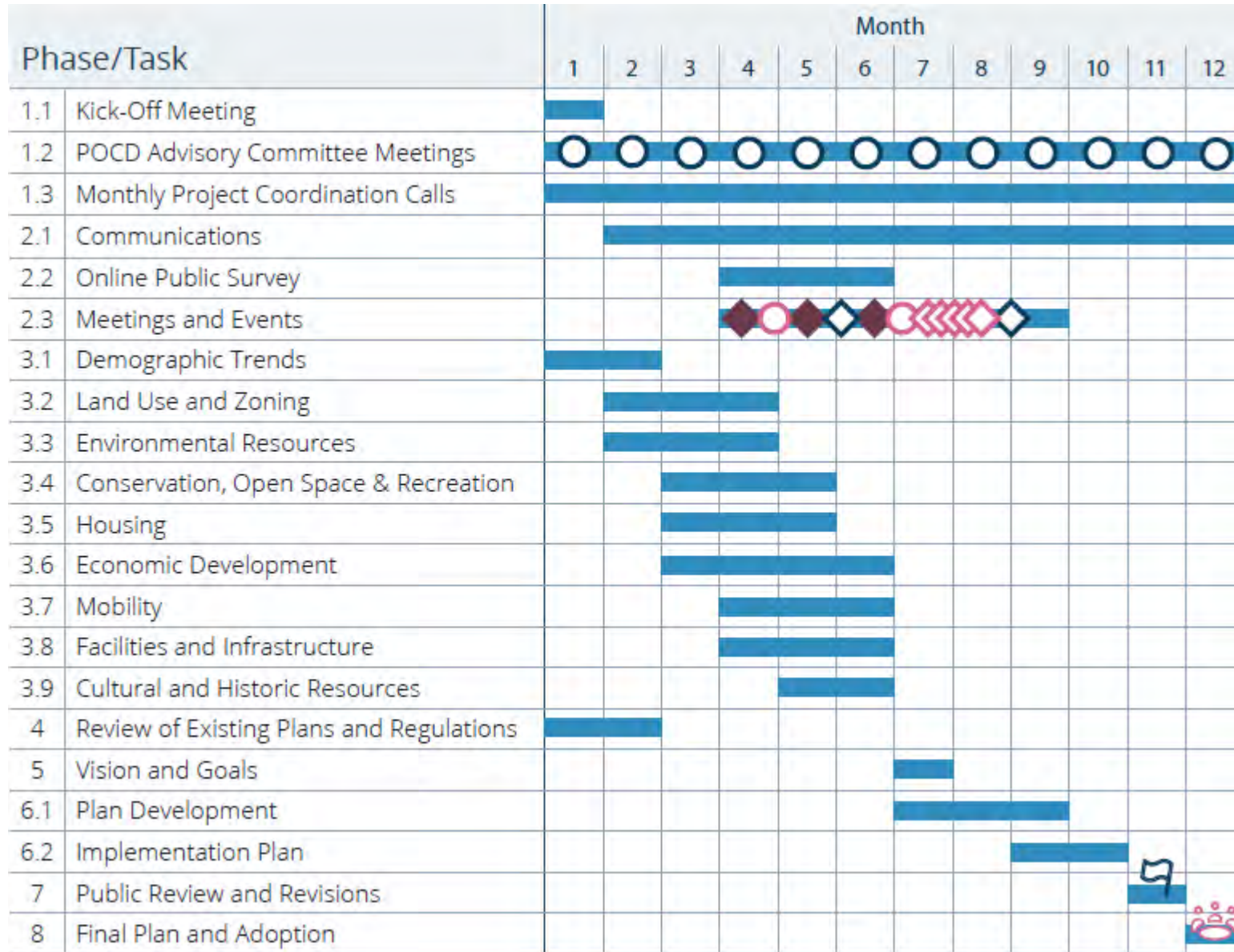
1. Redevelop and revitalize regional centers
2. Expand housing opportunities
3. Concentrate development along major transportation corridors
4. Conserve and restore the natural environment
5. Protect environmental assets critical to public health
6. Promote integrated planning



Next Steps



Project Schedule



- 12-month schedule
- November 2024 – November 2025

- Advisory Committee Meetings
- ◆ Stakeholder Interviews
- Pop-Up Events
- ◇ Workshops
- ◇ Focus Group Meetings
- 🗨️ Public Presentation
- 👥 Public Hearings

Next Steps

- Conduct first workshop!
- Continue to promote online survey
- Schedule and conduct stakeholder interviews with Town Department Heads
- Continue existing conditions review and demographics analysis



Questions?

