



Plan of Conservation
and Development
Advisory Committee
Meeting #7
August 21st, 2025



Agenda

1. Engagement Update
2. Plan Outline Review
3. Plan Development Schedule
4. Next Steps



Engagement Update



Online Survey Key Themes

What Residents Value:

- Safe, welcoming neighborhoods
- Parks, open space, and farmland preservation
- Historic character & small-town New England feel
- Diversity, people, and community culture
- Proximity to work and regional access

Priorities for the Future:

- Revitalize Windsor Center → fill vacant storefronts, attract restaurants & local businesses
- Protect farmland & open space → limit warehouse expansion
- Expand housing options → especially affordable senior housing & starter homes
- Support incremental, well-planned growth → avoid overbuilding large apartments
- Invest in roads, traffic management, pedestrian & bike safety
- Strengthen historic preservation → maintain Windsor's identity as CT's oldest town
- Improve schools, municipal services, and recreational facilities
- Enhance arts, culture, and community events

Areas to Focus Less On:

- Large-scale apartment development
- Warehouse and big-box expansion
- New municipal buildings while current spaces remain vacant

Focus Groups and Stakeholder Interviews

- Focus Groups Have been conducted – great attendance!
- Conducted the following Stakeholder Interviews
 - DPW and Engineering Department
 - Board of Ed/ Superintendent
 - CRCOG
 - Windsor Housing Authority
 - Recreation, Senior, and Social Services
 - Traprock Ridge Land Conservancy



Department Roles

Public Works (DPW)

- Operations: Maintains roads, sidewalks, parks, drainage, trees, vehicles, and supports snow removal, events, and emergencies.
- Facilities: Manages capital projects for town/school buildings, historic properties, and energy efficiency.
- Landfill/Transfer Station: Oversees post-closure landfill care, waste/recycling programs, and food scraps collection.

Engineering

- Designs and manages infrastructure projects (roads, drainage, sidewalks).
- Reviews development plans, inspects public improvements.
- Maintains GIS/maps, supports drainage/stormwater systems.
- Pursues grants and supports town boards with technical expertise.

Key Accomplishments Since 2015 POCD

- Rehabilitated 6–8 miles of roads annually.
- Replaced 200+ drainage structures.
- Completed 40+ energy-saving projects.
- Electricity use down 36%, saving ~\$950K, Installed 800 kW of solar across 6 buildings.
- Managed landfill closure in-house – saved \$6M
Launched food scraps recycling – 10 tons/year diverted.
- Improved stormwater systems & PFAS monitoring underway.

Looking Ahead

- DPW working on updating technology, continuing to follow best practices.
- DPW and Engineering to work with Todd on identifying recommendations to include in POCD.

Key Points:

- **Aging Facilities:** 7 schools, oldest built in 1947; major maintenance needs.
- **Elementary Schools:** \$4–5M in upkeep; considering 2 new schools on existing site footprints.
- **Space Shortages:** Not enough gym/sports facilities.
- Concerns about overcrowded housing impacts families.
- **Early Ed Needs:** Interest in full-day Pre-K; long walking distances for kindergarteners.
- **Strategic Planning:** Board of Ed forming a long-range planning committee.

Programs:

- SROs in all elementary schools.
- High School ROTC & Career/Tech Ed (CTE).

Opportunities for partnerships:

- Strong internship/apprenticeship programs with local businesses & Chamber.
- Town Hall interested in expanding student internship opportunities.

Key Points:

- **Agricultural Heritage:** Balance growth with preservation, especially along the CT River.
- **Stormwater Management:** Prioritize resiliency and flag areas of concern. Align with regional hazard mitigation planning efforts.
- **Placemaking & Third Spaces:** Use "power of fun" to build vibrant, people-focused places.
- **Transit-Oriented Development:** Highlight success stories and future opportunities.
- **Brownfields:** Seek DECD funding; align with Transfer Act updates. (CT law that ensures environmental cleanup is addressed when properties with hazardous waste histories are sold or transferred).
- **Economic Development: CRCOG is an EDD** - opportunity to contribute, potential funding opportunities related to CEDS. Identifies regional priorities, challenges, and opportunities.
- **Celebrate the Rivers:** Access, recreation, natural values.
- **Transportation & Design:** Improve choices, promote people-first design. Consider incorporating Vision Zero principles to guide traffic safety improvements.
- **Community Engagement:** Better communication & education.
- **Funding:** Work with CRCOG to secure state and federal funding.

Key Points:

- Serves elderly & disabled only, waitlist 5x larger than available units; long wait times.
- No low-income family housing; families must seek housing outside town.
- Interest in expanding congregate housing for seniors needing services but not nursing care.
- Increasing population with mental health disabilities; need for more supportive and transitional housing.
- No transitional housing; social services resort to hotels for temporary placement.
- Housing Authority is separate from Town but proactive with open communication.
- Manages 3 complexes with 152 units; desire to add family housing.
- Receives HUD vouchers with one-year in-town usage requirement.
- Recent upgrades: Fitch Court roof replaced, Shad Run renovation funded.
- Ongoing challenges: pest control (bed bugs), accessibility upgrades needed (e.g., elevators).
- Pursuing grants & low-income housing tax credits, exploring private partnerships.
- Veteran housing includes 10 set-aside units; goal to create a full complex.
- Emphasis on community-specific housing needs and combating stigma with marketing campaigns.

Senior Services

- Goal: Create an age-friendly Windsor – support aging in place, independence, and active living
- Need for a modern, centrally located Senior Center.
- Transportation access and scheduling are ongoing challenges.
- Scholarship program helps with class access but costs are rising.
- ADA accessibility and inclusive spaces (e.g., gender-neutral bathrooms, sensory rooms) are needed.

Recreation Services

- Outgrowing current rec center – need more multi-use, intergenerational spaces.
- Fitness, wellness, and tech programming in demand across all age groups.
- Facility and park upgrades needed for accessibility and modernization.
- Fee barriers impact access – explore scholarships, sponsorships, and partnerships.
- Camp programs (275 kids/week) and Camp Foxfire at NW Park nearly full – but costly.

Facilities & Infrastructure

- LP Wilson Center: Access issues, shared space limits programming.
- Northwest Park: Old facilities (renovated tobacco barns); need year-round usable space and improved teen access.
- Interest in adding bike paths, smart tech (solar bins, tech benches), and a splash pad.
- Grant funding supports services but isn't keeping pace with rising costs.

Traprock Ridge Land Conservancy



Traprock Ridge Land Trust: Preserves land via conservation easements; **Windsor Land Trust** provides funding and advocacy.

Focus Areas:

- Protect watersheds (Farmington & CT Rivers).
- Support Rainbow Dam removal.
- Maintain buffers along waterways.
- Plan for climate change impacts.

Connectivity:

- Prioritize wildlife corridors & greenways (e.g., Millbrook Corridor).
- Ensure trail and open space access near new developments.
- Promote land acquisition for connected, equitable open space.

Partnerships Needed:

- Work with Town, Conservation Commission, schools, developers.
- Need for collaboration and an updated open space database.

Community Engagement:

- Lecture series, guided hikes, school programs.
- Promote education, equity, and community unity in conservation.

Funding:

- Windsor Open Space Fund is a model — consider annual minimum contributions.
- Explore Transfer of Development Rights (TDR) programs.

Success Stories:

- Millbrook Greenway, Brown's Harvest, Suffield farmland model.

Draft Plan Outline



Developing the Plan

Review of
Plans and
Studies

Review of
Trends and
Conditions

Community
Input

Vision

- Windsor's values
- What the Town will strive toward
- Desires and aspirations of the community

Goals

- Commitments towards achieving the vision
- Desired outcomes

Strategies

- Methods for achieving goals

Actions

- Specific steps taken as part of a larger strategy

1. Introduction and Plan Development

- About the Plan
- Plan organization
- Vision Statement
- The development of Windsor 2035
 - Community Engagement Highlights
- The role of Windsor 2035
- Consistency with the State Plan
- Consistency with the CRCOG Regional Plan and Hazard Mitigation Plan
- Regional Context – Windsor’s location in the state

2. History of Windsor

- Streamline and update history section in existing plan
- History of planning in Windsor
 - High level review of most recent/ relevant plans and studies:
 - Day Hill Study
 - Affordable Housing Plan
 - Windsor Center TOD Plan
 - Others?
- Accomplishments and successes since 2015 POCD

3. Demographic Trends

- Population
- Income and Education
- Housing Trends
- Employment and Industry Trends|

4. Land Use and Zoning

- Baseline Conditions
- Existing Land Use
 - Existing Land Use descriptions overviews
 - Existing Land Use Map
- Zoning
 - Zoning description overviews
 - Zoning Map
- What we heard from the community
- Future Land Use Plan
- Goal
 - Strategies
 - Actions
- MAPS: Existing Land Use, Zoning Map, Future Land Use

5. Housing

- Baseline Conditions
 - Housing Types
 - Housing Stock
 - Home Ownership
 - Housing Tenure
 - Housing Cost
 - Housing Affordability – Stats/recommendations from Affordable Housing Plan
- Residential Zoning Descriptions
- Housing Related Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: Housing Type Land Use, Multifamily housing approved over the last decade, Housing density allowed by zone

6. Economic Development

- Baseline Conditions
 - Industries
 - Labor Force
 - Commuting Trends
 - Education and Income
- Commercial and Industrial Zoning Descriptions
 - Business Districts
 - Commercial and Retail Districts
 - Industrial Districts
 - Residential Mixed- Use Districts
- Economic Development Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: Commercial and Industrial Zoning Map

7. Location Based Highlights

- Baseline Conditions – what's there, what's the zoning, photos
 - Day Hill Corporate Area
 - Poquonock
 - Great Pond
 - Windsor Center

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7. Location Based Highlights

- Baseline Conditions – what’s there, what’s the zoning, photos
 - Day Hill Corporate Area
 - Poquonock
 - Great Pond
 - Windsor Center



- Wilson
- Area Initiatives – what the Town is doing in these areas
- Key Issues and Trends
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: Village Centers and Day Hill Corporate Area, zoomed in aerials, zoning in locations

8. Mobility and Infrastructure

- Baseline Conditions
 - Street Network
 - Bus Network
 - Sidewalk and Bicycle Facilities
 - Bicycle and Pedestrian Activity
 - Commuting Patterns
 - Traffic Safety
 - Parking
 - Utility Infrastructure
 - Sewer and Water Infrastructure
 - Stormwater Infrastructure
- Mobility Initiatives
- Infrastructure Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: State and Local Roads, Functional Classification, CT Transit Routes/Stops, Sidewalk and Bike Network, Strava activity, Crash heatmap, Utility infrastructure map

9. Quality of Life

- Baseline Conditions
 - Public Facilities
 - Municipal Services
 - Community Events
 - Sustainability and Resiliency
- Quality of Life Initiatives
- Key Issues and Trends
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: Public Facilities Map, others as identified

10. Open Space and Natural Resources

- Baseline Conditions
 - Open Space Resources
 - Wetlands
 - Hydrology
 - Groundwater
 - Soils
 - Plants and Wildlife
 - Farmlands and Agriculture
- Open Space and Natural Resources Initiatives
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: Open Space by Type, NDDDB Critical Habitat and Inland Wetlands, CT DEEP Water quality Summary, Flood Zones, Elevation if we have

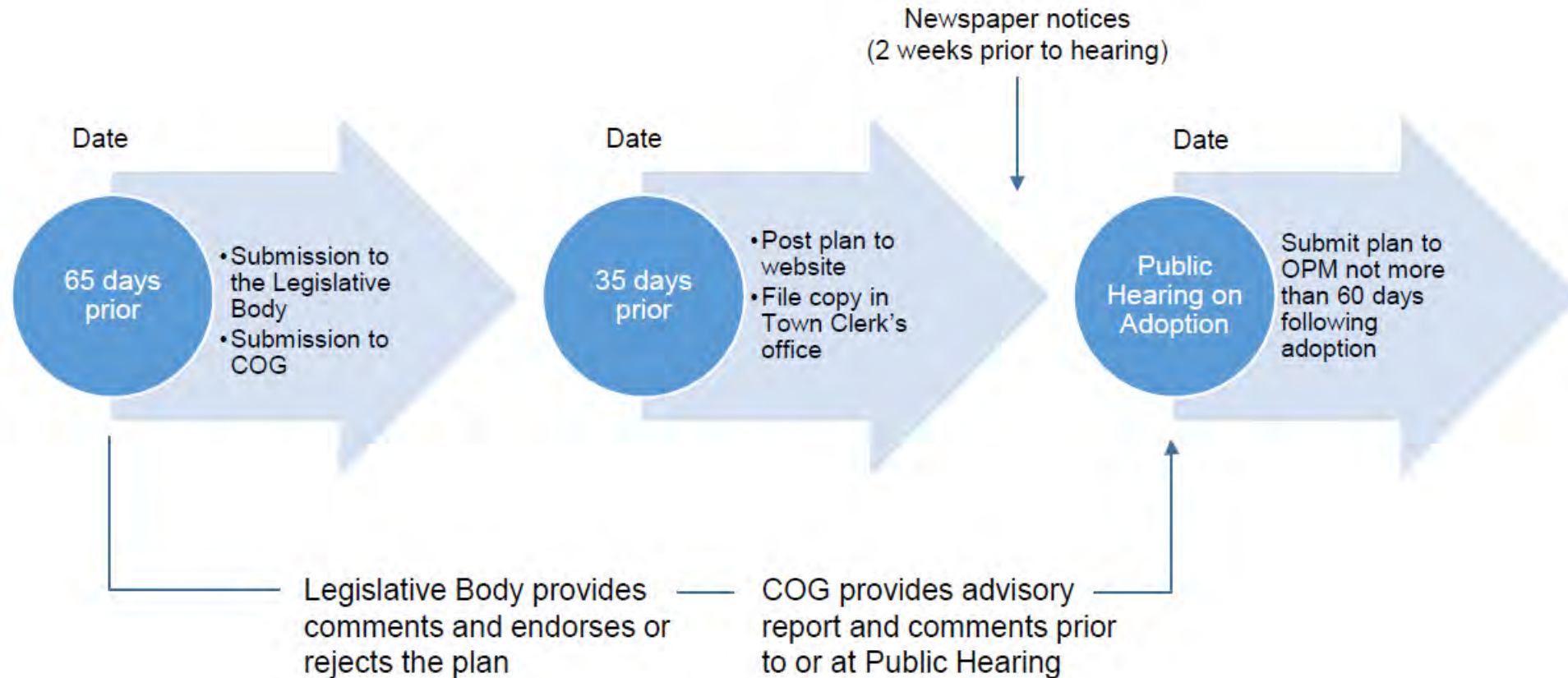
11. Cultural and Historic Resources

- Baseline Conditions
 - National Register of Historic Places
 - State Register of Historic Places
 - Broad Street Green Historic District and the Windsor Historic District Local Historic Districts
 - Cultural Resources
 - Tourism
- Cultural and Historic Resources Initiatives
- What we heard from the community
- Goal
 - Strategies
 - Actions
- MAPS: Historic Resources (districts and structures), Cultural Resources

Plan Development Schedule



Critical Path



Plan Development

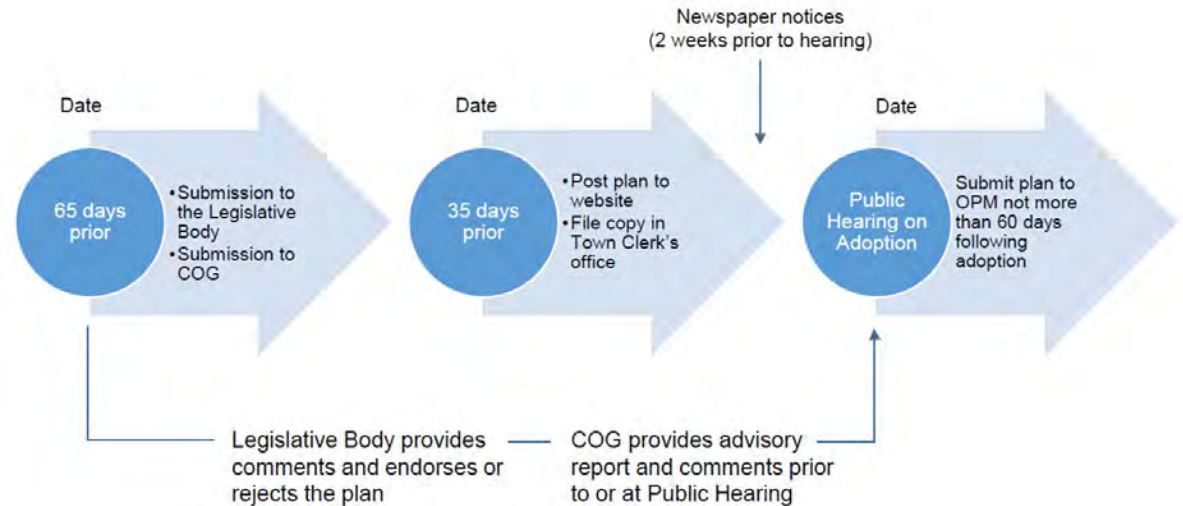
Rolling Chapter Deliveries:

- **Sept 5th** - Introduction, History, and Demographic Trends
- **Sept 26th** - Land Use and Zoning, Housing
- **October 3rd** - Economic Development, Location Highlights
- **October 10th** - Mobility and Infrastructure, Quality of Life
- **October 17th** - Open Space, Natural Resources, Cultural and Historic Resources

Key Dates:

- **Week of Oct 27th** - Draft to PZC, Town Council, CROCOG
- **November 24th** - File in Town Clerks Office, Post to Website
- **January 13th** - Public Hearing for Adoption, PZC scheduled meeting

Critical Path



Next Steps



Next Steps

- Schedule second workshop –mid Sept- mid October
- Begin drafting the Plan
- Next AC meeting – September 11th



Questions?

