



Plan of Conservation
and Development
Advisory Committee
Meeting #8
Sept 11th, 2025



Agenda

1. Engagement Update
2. Plan Chapter Review
3. Plan Development Schedule
4. Review of Goals and Strategies
5. Future Land Use Map Discussion
6. Next Steps



Engagement Update



2nd Public Workshop – October 2nd!



Tentative- PLEASE SAVE THE DATE:

Workshop # 2 will be held on Thursday,
October 2nd at the Windsor Town Hall

- Review of Goals and Strategies
- Advertised on the Town's website, local media outlets, and Town mailing lists



Attend the 2nd Public Workshop!

Be Part of Shaping Windsor's Future!

 Thursday, October 2, 2025

 6:30 - 8:30 PM

 Windsor Town Hall
275 Broad Street
Windsor, CT 06095

At this workshop, the Project Team will:

- Share results from recent community engagement
- Present draft goals and strategies for the Plan
- Lead interactive discussions to gather YOUR feedback on the recommendations

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.

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.



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

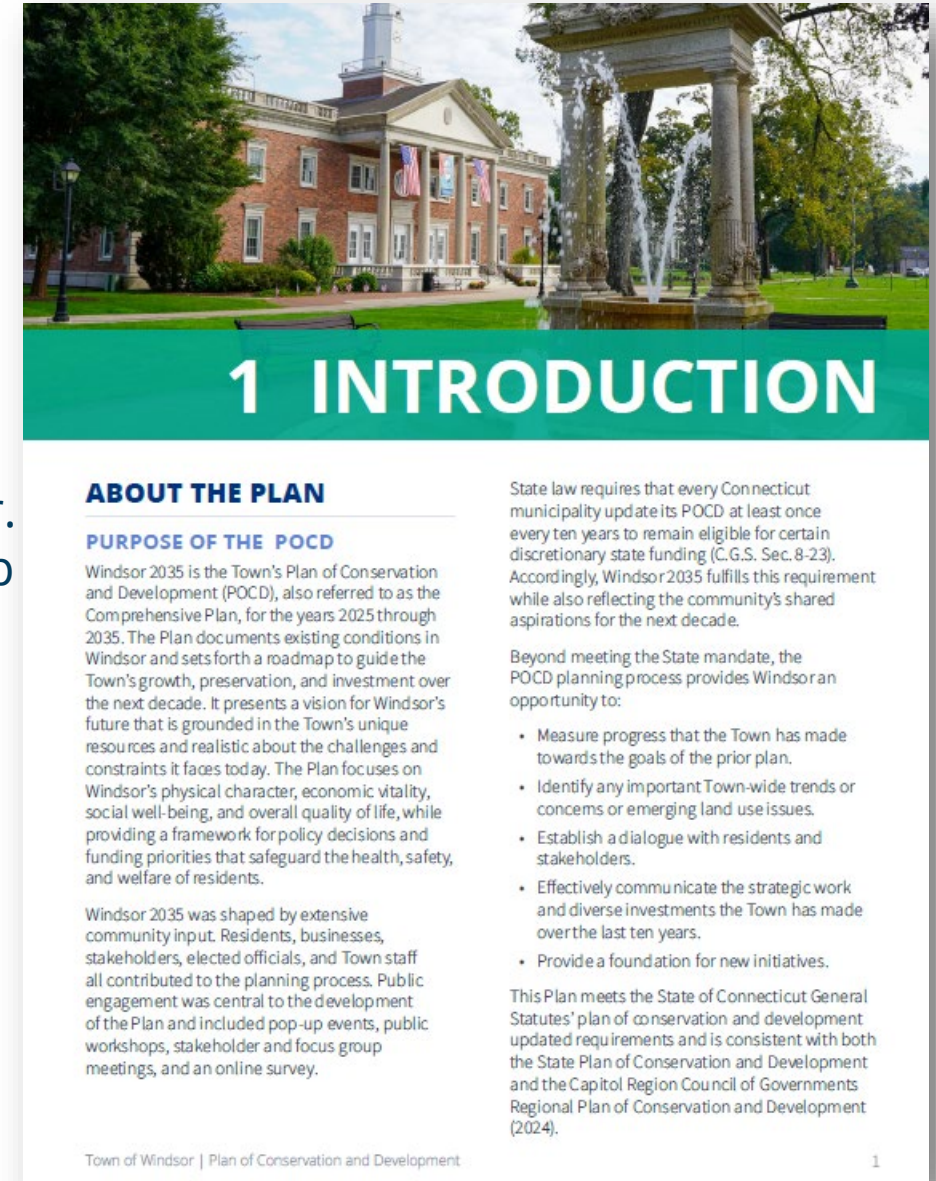
Draft Plan Development



Draft Plan Content - Introduction

1. Introduction and Plan Development

- About the Plan
 - Purpose of the POCD
 - Why this plan matters
 - How the community shaped it
- Plan Organization Vision Statement
 - Guiding Principles (Values, Themes) – The Guiding Principles inform the goals and strategies of each chapter. Color coded actions/topics showing synergies and overlap
- The development of Windsor 2035
 - Community Engagement Highlights
- Plan Framework – CGS 8-23 requirements and connection to state/regional plans
 - Consistency with the State Plan
 - Consistency with the CRCOG Regional Plan and Hazard Mitigation Plan
- Regional Context



Draft Plan Content - Introduction

Figure 1-1 Plan Development Process, Source: FHI Studio, now IMEG



PUBLIC ENGAGEMENT

Recognizing that a successful Plan must reflect the voices of residents, businesses, and stakeholders, Windsor used a multi-faceted approach to gather ideas, concerns, and aspirations for the Town's future.

ADVISORY COMMITTEE (AC):

An Advisory Committee of commission representatives, board members, and Town staff met regularly to provide guidance, ensuring the Plan addressed Windsor's diverse needs and opportunities.

BRANDING AND OUTREACH:

A distinctive Windsor 2035 logo and tagline, "Building Our Future Together," helped establish a consistent identity for the project. Outreach included flyers, e-blasts, and social media campaigns such as the Summer of 10,000 Flowers, which blended community pride with project promotion.

PROJECT WEBSITE AND SOCIAL MEDIA:

A dedicated website <https://plan.windsorct.com/> served as the central hub for updates, draft documents, and engagement opportunities. Social media and school communications amplified outreach to reach a broad audience.

ONLINE SURVEY:

Open for five months, the survey received over 800 responses, providing valuable insights on community values and priorities. Top themes included protecting farmland and natural resources, enhancing parks and trails, revitalizing Windsor Center, diversifying housing, and addressing affordability challenges.



Plan logo and tagline, Source: Town of Windsor

1 | Introduction

POP-UP EVENTS:

Two pop-up sessions at major community gatherings, the Winter Wonderland and the Shad Derby, reached approximately 200 residents. These events created informal opportunities to share ideas, map favorite places, and highlight community concerns.

PUBLIC WORKSHOPS:

A well-attended workshop in February 2025 introduced Windsor 2035 and featured breakout sessions on Housing, Economic Development, Quality of Life, Cultural & Historic Resources, Open Space & Natural Resources, and Mobility & Infrastructure. Residents discussed challenges such as housing affordability, vacant storefronts, loss of rural character, and infrastructure needs, while also identifying opportunities for revitalization, sustainability, and cultural celebration. A second workshop was conducted in the Fall of 2025, and provided an opportunity to discuss the Plan's vision statement, goals, and strategies.

FOCUS GROUP MEETINGS:

Five topic-specific focus groups brought together experts, commission members, and community leaders to dive deeper into Windsor's strengths, challenges, and emerging opportunities. Themes included expanding diverse housing options, aligning economic development with community identity, strengthening cultural and historic assets, preserving open space and farmland, and improving mobility and infrastructure.

STAKEHOLDER INTERVIEWS:

Conversations with key stakeholders, including Town departments, CROCOG, schools, and conservation organizations, provided additional technical insight and coordination across sectors.

KEY TAKEAWAYS

- **Strong Sense of Community:** Residents value Windsor's diversity, small-town feel, and sense of belonging.
- **Preservation and Sustainability:** Protecting farmland, open spaces, and natural resources is a top priority.
- **Revitalization of Windsor Center:** There is strong community desire to fill vacancies, support small businesses, and create a vibrant downtown hub.
- **Housing Options:** More affordable, senior-friendly, and diverse housing types are needed to meet changing demographics.
- **Quality of Life:** Windsor's history, schools, and cultural assets are strengths, but more childcare, youth programming, and cultural events are desired.
- **Mobility and Infrastructure:** Residents want safer pedestrian and bike connections, better transit access, and sustainable infrastructure investments.



Engaging with the community during the Shad Derby, Source: FHI Studio, now IMEG

HISTORY OF PLANNING IN WINDSOR

Windsor has a long history of planning to guide growth while preserving its resources. Over the years, plans such as the Plan of Conservation and Development, zoning regulations, and transportation studies have shaped land use, supported economic development, and protected historic and natural areas. These planning efforts have focused on improving transportation, enhancing community services, and fostering economic development. Reviewing past initiatives helps illustrate the town's progress and highlight areas where further action is needed to address future challenges and opportunities.

DAY HILL CORRIDOR STUDY (2025)

Windsor's Day Hill Corridor Study examined the future of the town's largest employment and development area in response to high office vacancies and shifting market trends. Led by Camoin Associates, the study reviewed land use, market demand, and redevelopment

opportunities for housing, senior living, industrial and logistics space, retail, and reuse of vacant offices. Key findings pointed to strong potential for multifamily housing, assisted living, and industrial flex development, while traditional office space and life sciences showed lower demand. The study recommended updating zoning and land use policies to support emerging opportunities and guide reinvestment in the corridor.

AFFORDABLE HOUSING PLAN (2022)

In 2022, Windsor adopted its Affordable Housing Plan to ensure that residents of all ages and incomes have housing options that meet their needs. The plan highlights Windsor's strong base of modestly priced homes while recognizing the need for more choices, especially for renters, young adults, and older residents looking to downsize. Key recommendations include expanding multifamily and senior housing, encouraging accessory apartments, and supporting creative reuse of existing buildings. These strategies aim to keep Windsor a welcoming, affordable community where people can put down roots and thrive.

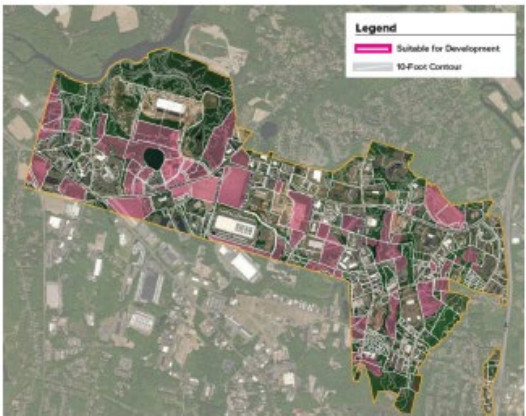


Figure 2-1 Development potential in the Day Hill Corridor study area, Source: Town of Windsor

2015 PLAN OF CONSERVATION AND DEVELOPMENT SUCCESSES

Windsor's previous Plan was adopted in 2015. Since then, several recommendations from the Plan have been implemented, including:

- Pedestrian safety enhancements in Windsor Center.
- Windsor was certified as a Sustainable CT Bronze Community in October 2022.
- What else?! Windsor has done a lot- need to expand this!



Pickleball Courts
Source: Town of Windsor



Wilson Park
Source: FH Studio, now IMEG



3 DEMOGRAPHIC TRENDS

DEMOGRAPHIC TRENDS

The following section provides a high level overview of key demographics in Windsor that have helped to shape the goals and strategies within this Plan. By understanding these trends, Windsor can establish policies that continue to foster a livable, vibrant, and sustainable community.

POPULATION

Windsor has a population of approximately 29,367 residents and a population density of approximately 995 residents per square mile. Windsor's population has increased since 1970. Windsor's population growth outpaced that of both the State's and the Capitol Region's growth between 1970 and 1990, but it has lagged behind since 2000. According to population projections conducted in 2016 by the CT State Data Center, Windsor's population is expected to decrease by approximately 3% through 2040.

Windsor's population is slightly older than both the Capitol Region and the State overall, with a median age of 43 compared to 40 in the Region and 41 statewide. At 25%, Windsor also has the highest share of older adults aged 60 and over. This older demographic profile suggests that Windsor may face increasing

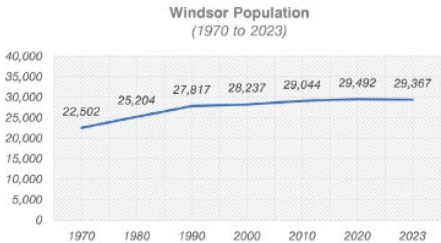


Figure 3-1 Population Change, Source: American Community Survey 5-Year Estimates 2023, Decennial Census

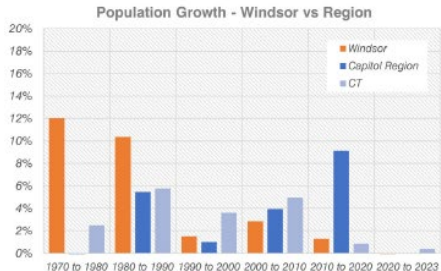


Figure 3-2 Population Change, Source: American Community Survey 5-Year Estimates 2023, Decennial Census

3 | Demographic Trends

demand for age-friendly housing, healthcare, transportation options, and community services. At the same time, it highlights opportunities to strengthen intergenerational connections and plan for a community that supports residents as they age in place.

HOUSEHOLD INCOME

The median household income in Windsor was \$107,548 in 2023, up from \$79,244 in 2014, an increase of more than \$28,000 over the past decade. Windsor's median household income is higher than both the State and the Capitol Region, exceeding the statewide median by about \$14,000 and Hartford County's median by more than \$11,000. The Town also has a higher share of households earning between \$75,000 and \$200,000 than both the Capitol Region and the State, while maintaining a lower share of households earning below \$35,000.

This income distribution highlights Windsor's relative economic strength, supported by a broad middle and upper middle income base that contributes to local housing stability, consumer spending, and municipal revenues. At the same time, the smaller share of lower income households points to the importance of maintaining housing affordability and service accessibility for residents across all income levels.

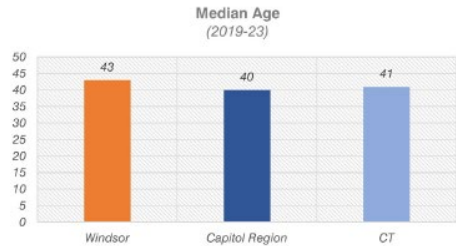


Figure 3-3 Median Age, Source: American Community Survey 5-Year Estimates 2023

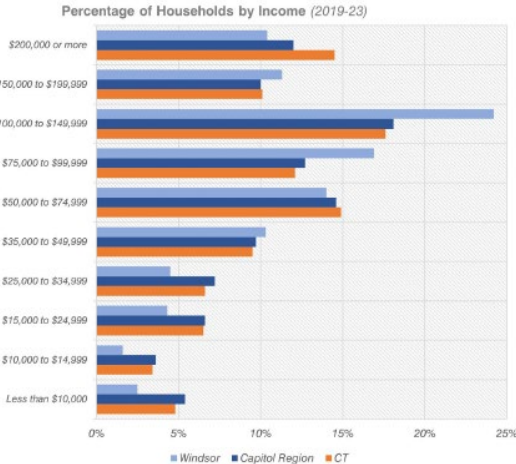
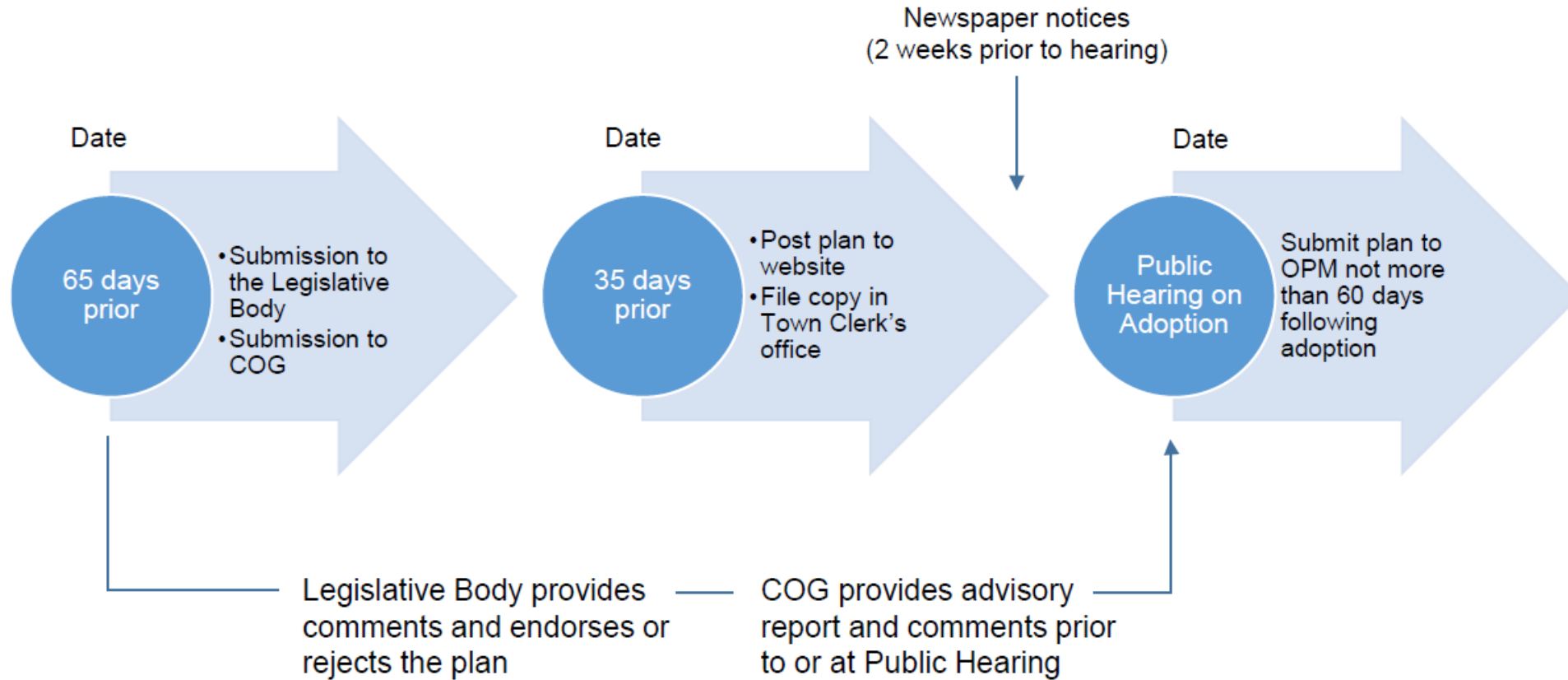


Figure 3-4 Households by Income, Source: American Community Survey 5-Year Estimates 2023

Plan Development Schedule



Critical Path



Plan Development

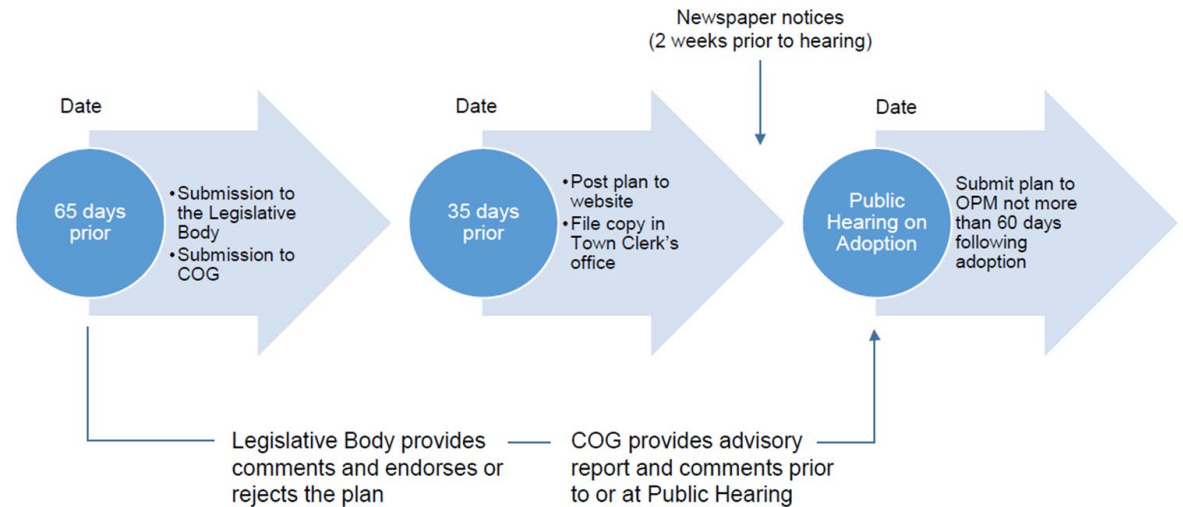
Rolling Chapter Deliveries:

- **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



Review of Goals and Strategies



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

Draft Vision Statement

As Connecticut's first town, Windsor is committed to building a thriving, inclusive community that blends its rich history with sustainable growth. It is a vibrant town that supports local businesses, celebrates arts and culture, and fosters a strong sense of community. By preserving historic charm and balancing economic growth with good environmental stewardship, Windsor will remain a welcoming place where residents of all ages can live, work, and thrive.

Guiding Principles

History – Promote Our History and Identity

Preserve Windsor’s historic character, cultural heritage, and small-town charm while welcoming innovation and change.

Housing - Strengthen Neighborhoods and Housing Choice

Expand affordable housing options for all generations, elevate housing quality, and promote energy efficiency.

Economic Development - Promote a strong local and regional economy.

Support small businesses, attract innovative industries, and create vibrant town centers and corridors that reflect Windsor’s unique identity.

Mobility and Infrastructure - Connect People and Places

Expand sidewalks, bike paths, trails, and public transit to make Windsor safer, more accessible, and regionally connected.

Quality of Life

Celebrate cultural diversity, arts, and community events; invest in schools, services, and recreation to ensure Windsor remains a welcoming and engaging place to live.

Open Space and Natural Resources

Balance conservation and development by protecting key resources.

Draft Goal: Promote balanced growth and development that fosters a livable, inclusive community, enhances economic vitality, and supports healthy, active lifestyles all while preserving Windsor's small-town character and safeguarding its natural resources for future generations.

- **Strategy 1:** Simplify the zoning and subdivision regulations to increase its usefulness and understandability and meet the needs of changing socio-economic conditions.
- **Strategy 2:** Encourage a mix of land uses that promote sustainable land use practices and walkable neighborhoods.
- **Strategy 3:** Streamline the development approval process to ensure that developments that are consistent with the Town's development regulations are approved in an efficient and prudent fashion.

Draft Goal: Ensure that Windsor offers a diverse, affordable, and sustainable range of housing options that meet the needs of all residents including seniors, young adults, families, and those experiencing housing insecurity, while preserving neighborhood character and supporting smart, equitable growth.

- **Strategy 1:** Expand Housing Options for All Ages and Incomes.
- **Strategy 2:** Modernize and Sustain the Existing Housing Stock.
- **Strategy 3:** Encourage Mixed-Use and Innovative Housing Models.
- **Strategy 4:** Support “aging in place” for older residents.

Draft Goal: Promote sustainable and inclusive economic growth in Windsor by supporting high-quality job creation, revitalizing underutilized commercial areas, and fostering vibrant, mixed-use development that honors the town's historic character and natural assets.

- **Strategy 1:** Align Job Growth with Local Workforce Strengths.
- **Strategy 2:** Prioritize Smart, Infill-Based Development.
- **Strategy 3:** Revitalize Downtown and Enhance Tourism.
- **Strategy 4:** Support Local Business Diversity and Entrepreneurship.
- **Strategy 5:** Leverage Natural and Cultural Resources for Economic Growth.

Draft Goal: Expand transportation options and infrastructure to improve mobility and accessibility for all residents. Prioritize upgrades to transportation networks, utilities, and public facilities to create a resilient, sustainable community capable of meeting both current and future needs.

- **Strategy 1:** Encourage transportation infrastructure improvements that improve the accessibility and safety for all users and enhance transportation sustainability.
- **Strategy 2:** Support the expansion and improvement of transit services across Windsor and the region.
- **Strategy 3:** Reduce dependency on fossil fuels in transportation and support sustainable forms of transportation.
- **Strategy 4:** Maintain and Enhance Utility Infrastructure
- **Strategy 5:** Reduce flooding along the Town's major roadways and in neighborhoods and commercial areas.

Draft Goal: Deliver high-quality, fiscally responsible community services and facilities that adapt to the evolving needs of residents, supporting individuals and families at every stage of life. Prioritize accessible resources for children, teens, seniors, and families, while fostering a vibrant, inclusive Town Center and promoting civic pride.

- **Strategy 1:** Ensure that Windsor continues to adequately serve its residents, property owners, and businesses with community services.
- **Strategy 2:** Promote events and activities that contribute to community pride and spirit.
- **Strategy 3:** Prioritize improvements to the Town's facilities to meet diverse program needs.
- **Strategy 4:** Promote Sustainability and Resiliency

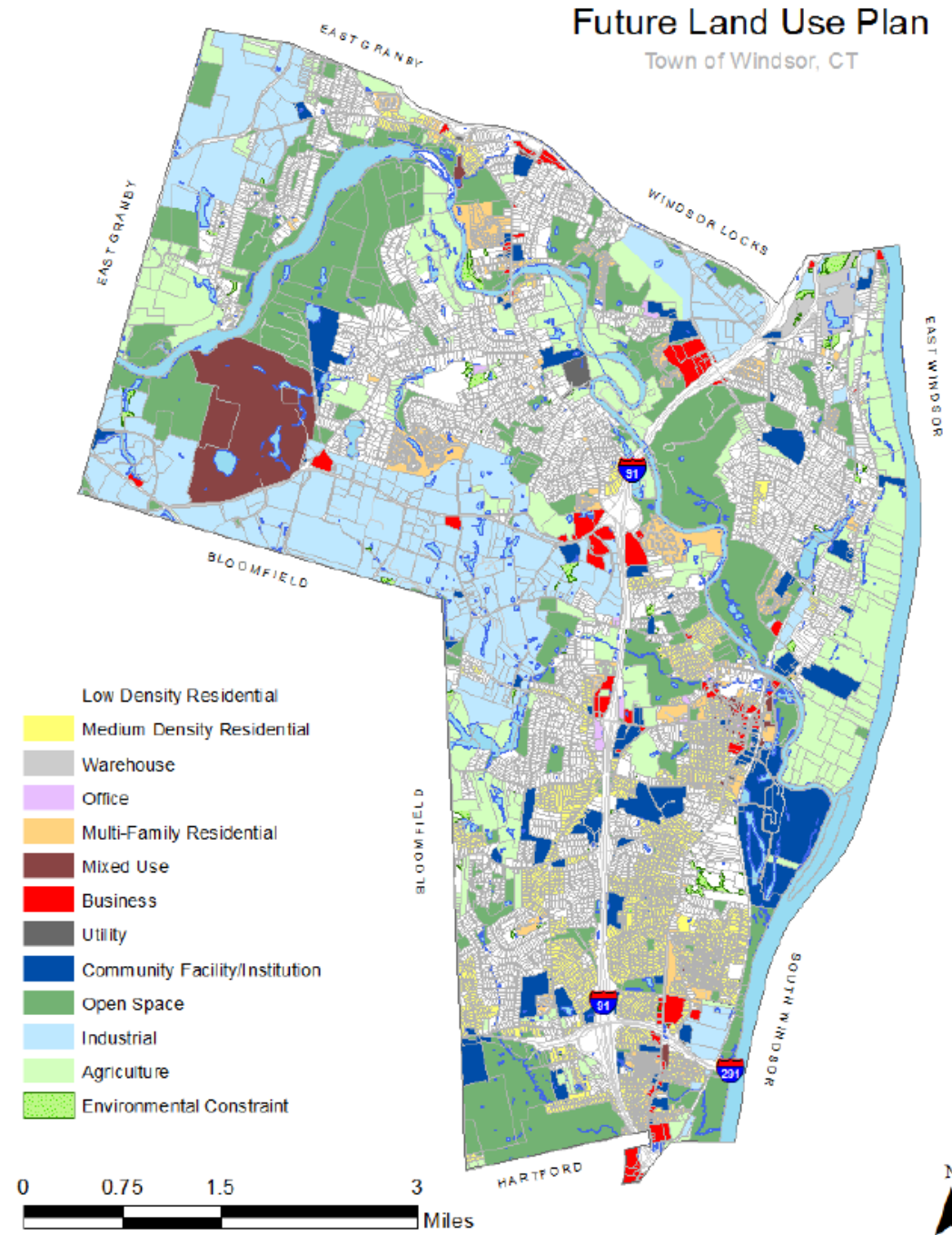
Draft Goal: Protect and enhance Windsor's open spaces and natural resources to support a healthy environment and promote sustainability. Expand greenways, conserve farmland, and encourage environmental stewardship.

- **Strategy 1:** Protect Windsor's Natural Resources.
- **Strategy 2:** Maintain and Expand Windsor's Parks and Open Space.
- **Strategy 3:** Ensure Resilience of Windsor's Critical Facilities.
- **Strategy 4:** Enhance Windsor's Community Resilience by Reducing Flooding and Erosion Risks.
- **Strategy 5:** Protect Water Quality in Windsor.
- **Strategy 6:** Support Windsor's Local Farms and Farmland Preservation.

Draft Goal: Safeguard, promote, and celebrate Windsor's cultural and historic resources for future generations by encouraging the preservation of historic landmarks and properties and supporting the growth of cultural assets within the community.

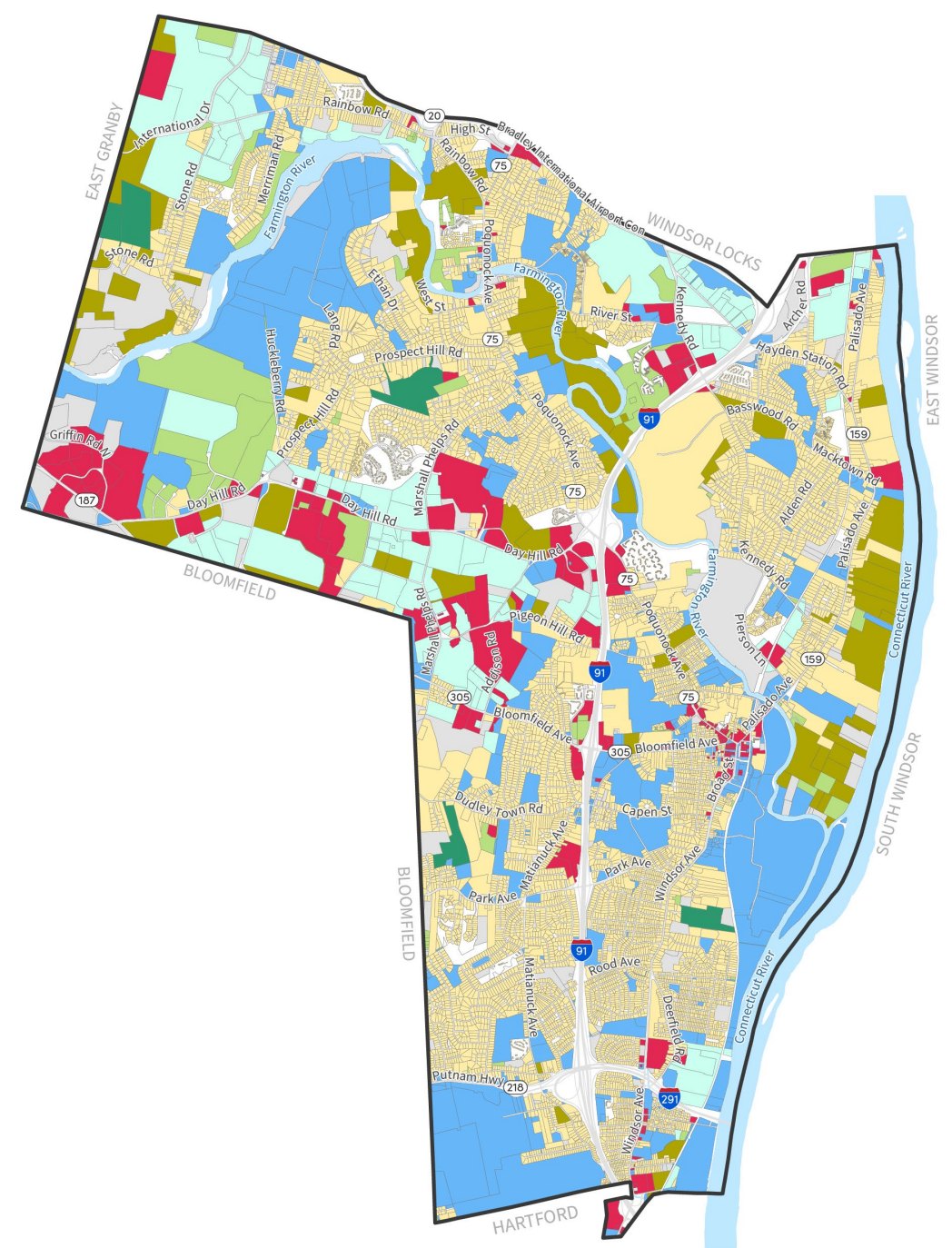
- **Strategy 1:** Promote the preservation of Windsor's historically and architecturally significant resources.
- **Strategy 2:** Support and promote arts, entertainment, and cultural organizations.
- **Strategy 3:** Continue to educate residents and visitors about Windsor's importance as a historic community.
- **Strategy 4:** Continue to promote Windsor's historic and cultural resources as tourism destinations.

Future Land Use Map Development



Existing Land Use

-  Code 1 - Residential
-  Code 2 - Open Space
-  Code 3 - Commercial
-  Code 4 - Industrial
-  Code 6 - Forest Land
-  Code 7 - Agricultural/Horticultural
-  Code 9 - Exempt Property
-  Vacant Land
-  Unknown

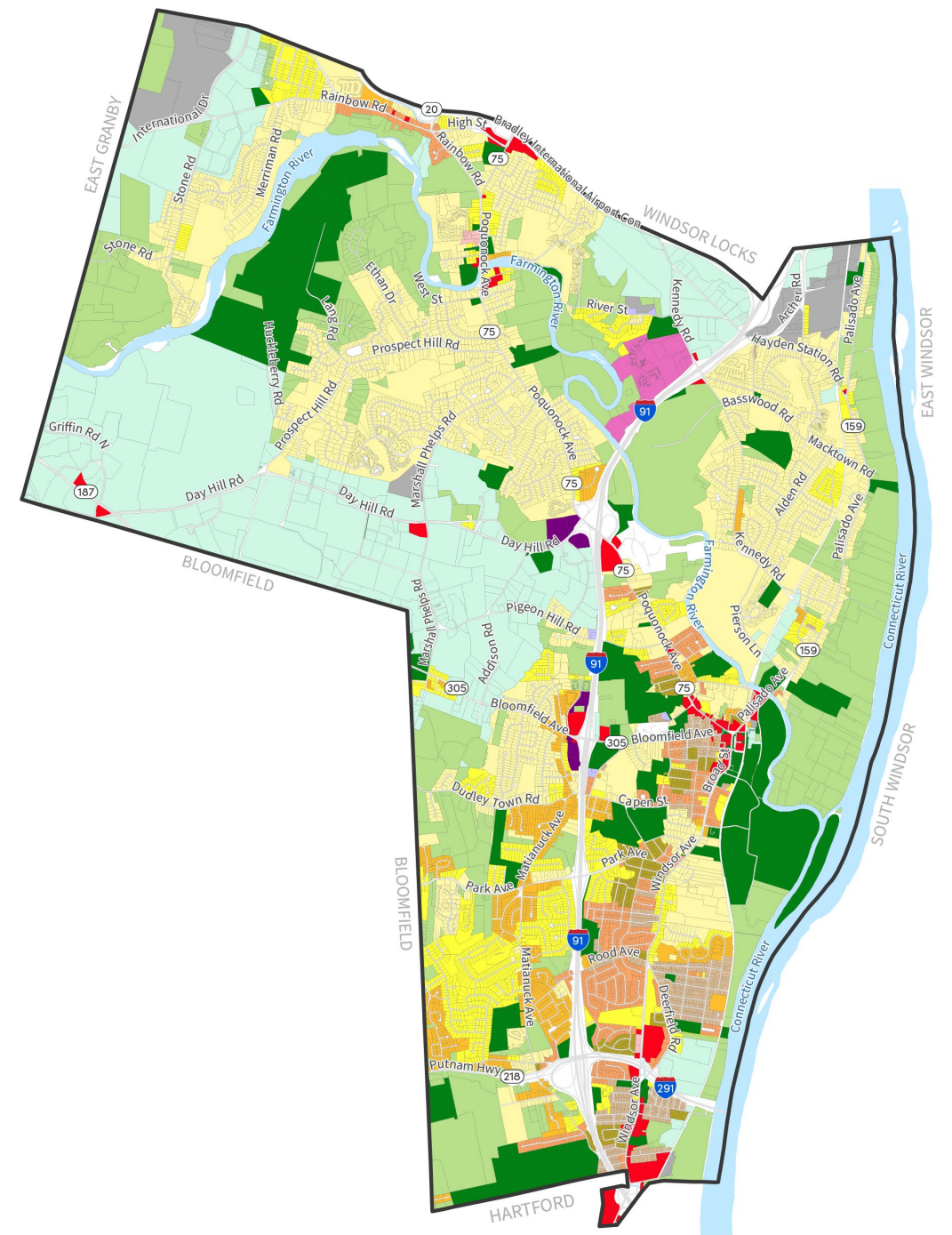


Data Source: Town of Windsor

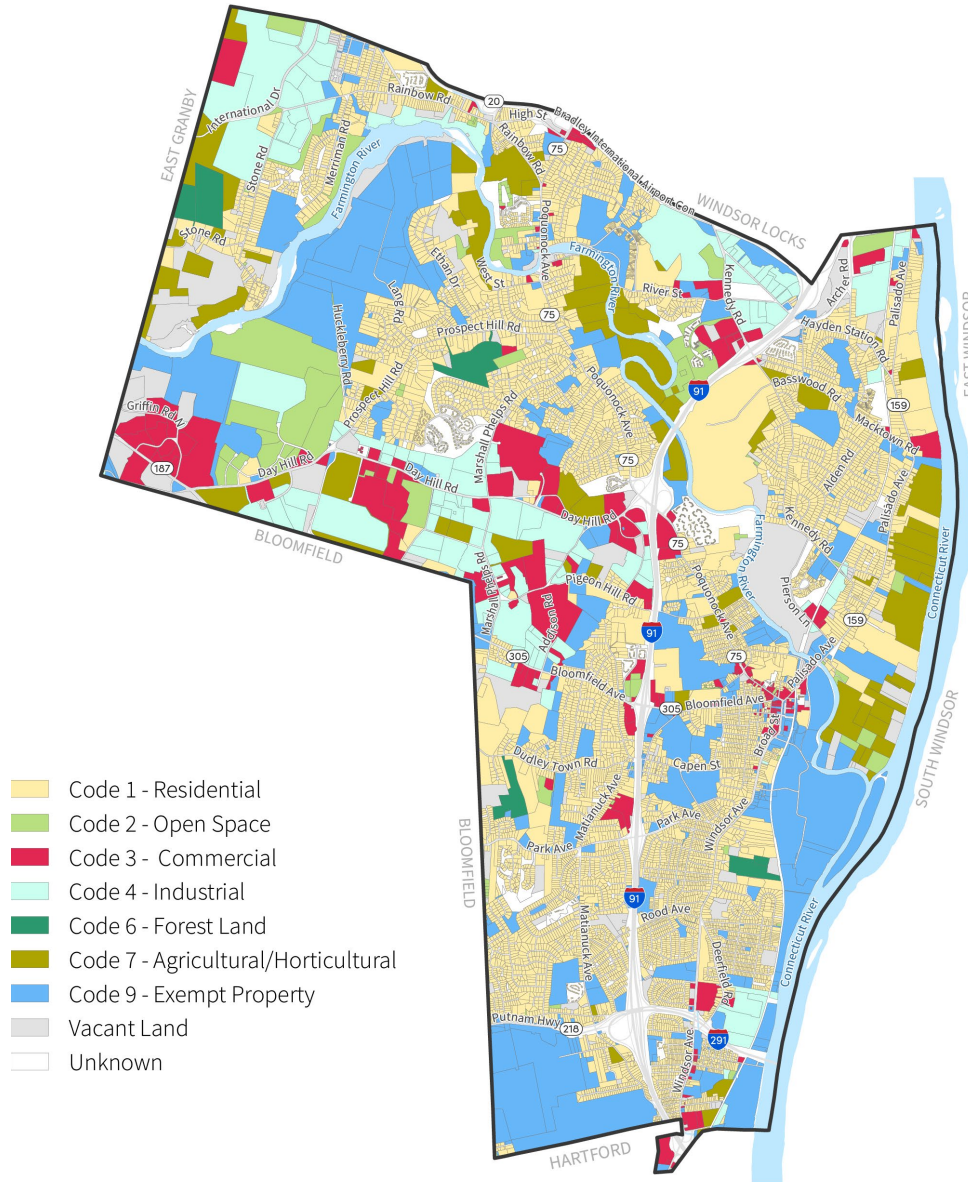
Zoning*

-  A - Residential
-  AA - Residential
-  AG - Agricultural
-  B-1 - Business
-  B-2 - Businesss
-  I - Industrial
-  NZ - Public and Quasi Public
-  P - Professional
-  PUD - Planned Urban Dev.
-  R-10 - Residential
-  R-11 - Residential
-  R-13 - Residential
-  R-8 - Residential
-  RC - Restricted Commercial
-  W - Warehouse

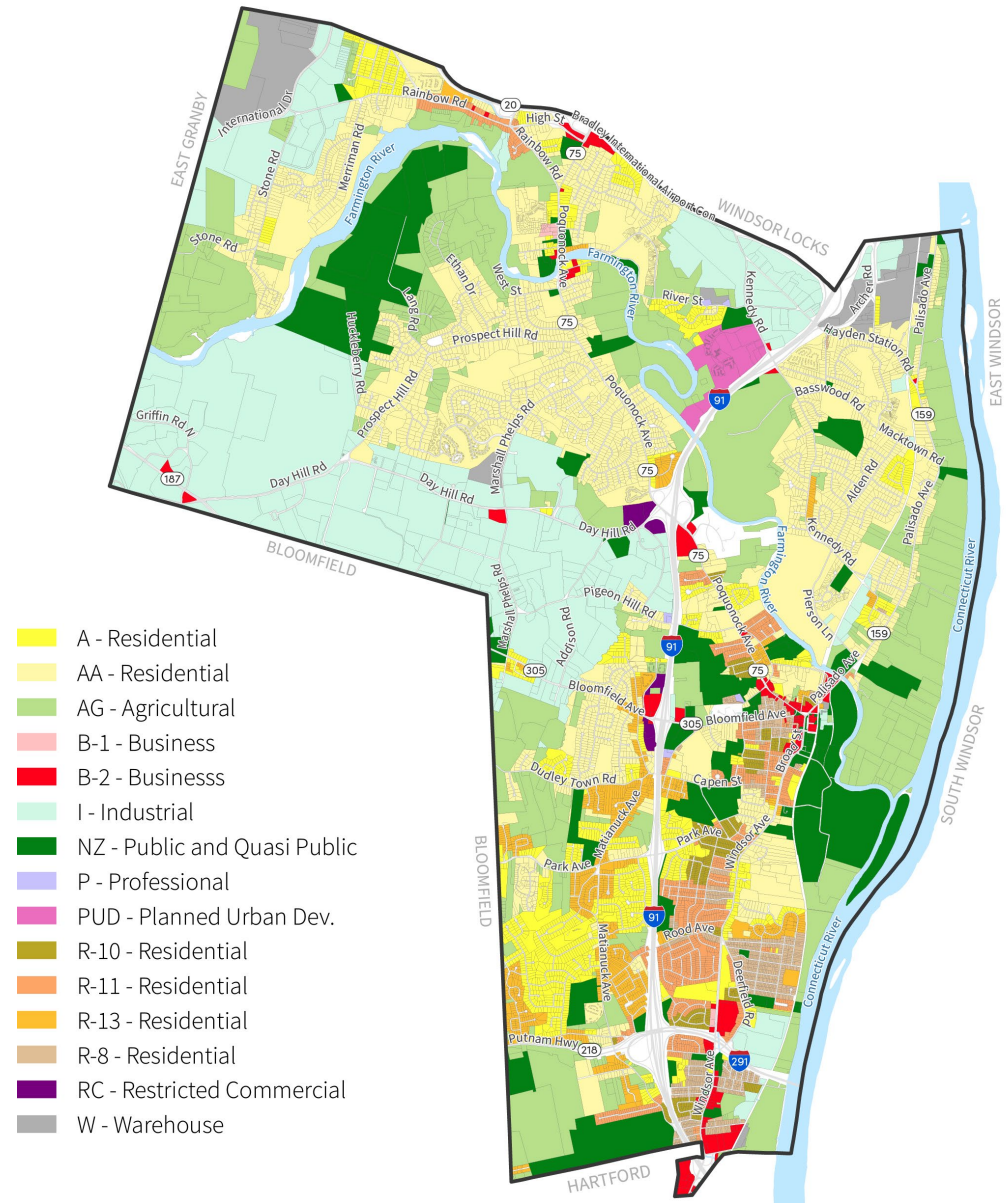
** Need to confirm if most up-to-date*



Land Use vs Zoning



Data Source: Town of Windsor



Data Source: Town of Windsor

Next Steps

Greetings from...

WINDSOR



*The oldest town in Connecticut,
est. 1633*

Next Steps

- Conduct second workshop - Thursday, October 2nd
- Continue Plan Development
- Next AC meeting – October 9th?



Questions?

