

The background of the entire page is a photograph of several hot air balloons. The largest balloon on the left is orange and yellow with a leaf-like pattern. To its right is a blue and yellow checkered balloon. On the far right is a multi-colored checkered balloon. A smaller multi-colored balloon is visible in the distance. The sky is a clear, pale blue.

# PLAINVILLE

2019 PLAN OF CONSERVATION AND DEVELOPMENT

Planning And Zoning Commission



# TABLE OF CONTENTS

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## **Introduction**

Introduction	2
Conditions & Trends	6
Community Issues / Concerns	18

## **Conservation Strategies**

Protect Natural Resources	22
Preserve Open Space	28
Maintain And Enhance Community Character	32
Promote Sustainability And Resiliency	40

## **Development Strategies**

Enhance Downtown	44
Promote Business / Economic Development	50
Guide Housing / Residential Development	60

## **Infrastructure Strategies**

Address Community Facility Issues	68
Address Vehicular Transportation Issues	74
Promote Pedestrian / Bicycle / Transit Options	78
Address Utility Infrastructure Issues	82

## **Conclusion**

Future Land Use Plan	88
Implementation	92
Next Steps	97

# WELCOME



November 2019

Greetings!

This is the 2019 Plan of Conservation and Development (POCD) for Plainville. The POCD contains goals, policies, and action steps to help guide the physical and economic development of Plainville, the conservation of important resources in the community, and the provision of infrastructure to meet community needs.

The POCD, which shows the Commission's recommendation for the most desirable use of land for residential, business, conservation and other purposes, is intended to promote the coordinated development of Plainville and the general welfare and prosperity of its people. The POCD is based on input from Plainville residents and officials and numerous working meetings of the Planning and Zoning Commission.

Following a public hearing process which began in September 2019, the Plan was adopted on November 12, 2019 with an effective date of December 7, 2019.

We hope that you will join with us in implementing the Plan of Conservation and Development.

*Plainville Planning And Zoning Commission*

# 1

## INTRODUCTION

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*“If you don’t  
know where  
you’re going,  
you’ll wind up  
somewhere  
else.”*

**Yogi Berra,  
Baseball Legend  
Renowned Punster**

### **Overview**

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This Plan of Conservation and Development (POCD) is an official Town document, adopted by the Planning and Zoning Commission as required by Section 8-23 of the Connecticut General Statutes, which will be used to:

- Help coordinate conservation activities in Plainville,
- Guide land use decisions and regulations regarding future growth and change, and
- Program public projects in order to meet identified public needs.

The POCD was prepared by the Planning and Zoning Commission with assistance from Town Staff and a planning consultant. A community survey was used to learn about issues important to residents. Listening sessions were held on different topics to gather input from residents and local organizations. This information was combined with independent research and discussion to produce the strategies recommended in the POCD.

The POCD is intended to reflect Plainville’s vision for its future and outline strategies, policies, and action steps that will help attain that vision. While its key purpose and function is to address the physical development of a community, it also addresses issues related to the economic development and social development.

The Plan of Conservation and Development is primarily an advisory document. It is intended to guide local boards and commissions and to provide a framework for consistent decision-making with regard to conservation and development activities in Plainville over the next decade or so. Implementation occurs as a result of diligent efforts by the residents and officials of the Town of Plainville. The Plan will only be effective if it is understood and supported by the people of Plainville, and implemented by local boards and commissions.



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

### **The Commission shall:**

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

### **The Plan shall:**

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

### **The Plan may:**

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

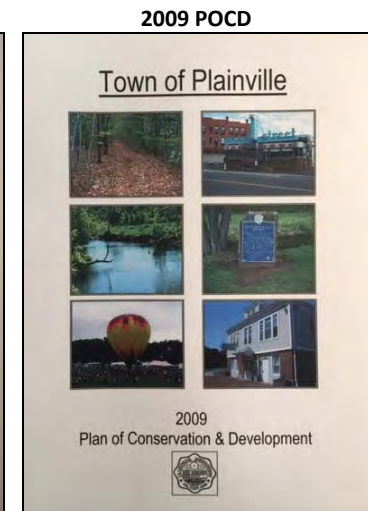
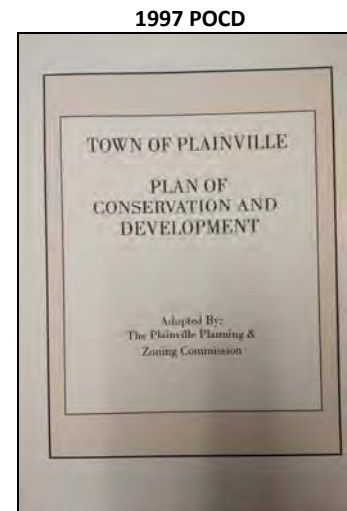
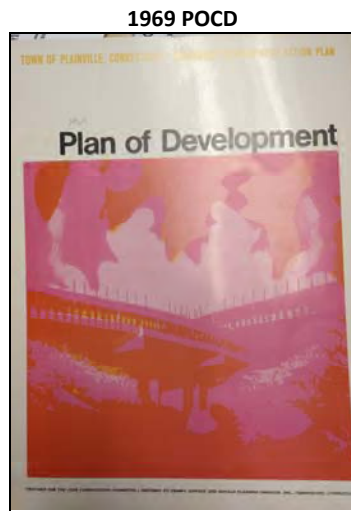
## Prior Plainville Plans

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Plainville has a history of preparing and adopting Plans of Conservation and Development and these plans have:

- Influenced the current development patterns and land use regulations in Plainville, and
- Helped guide the overall conservation and development of the community.

Thus, it can be seen that Plainville has prepared, adopted, and amended Plans to address the appropriate conservation and development of the community. It is in that spirit that this Plan was prepared.



## Plan Format

Each of the **policy chapters** of the Plan of Conservation and Development (POCD) contains one or more recommended **strategies** for the community. The strategies are “big picture” directions for Plainville.

Each strategy may also have two types of sub-components:

- **Policies** – Policies are intended to be **on-going positions** of the Town of Plainville about how to evaluate and act upon local issues. Policies do not lend themselves to measurement or recognition as being complete.
- **Action Steps** – Action steps are **discrete tasks or activities** which can and should be undertaken to accomplish POCD strategies and policies. Action steps can be measured and recognized as being complete. Over time, it is envisioned that additional action steps will be identified by the Town of Plainville to help implement recommended policies.

**STRATEGY**

→

**Policy  
(denoted by black text)**

→

**Action Step  
(denoted by red text)**

→

**Continue To Preserve Open Space**

In 2004, Plainville created an inventory of existing open spaces in the community at that time and examined other properties that might make for desirable open space. Over the years, the following criteria have been established to provide evaluation efforts and establish priorities:

1. whether streams, rivers, floodplain areas, wetlands, wildlife corridors can be preserved;
2. whether greenways can be established;
3. whether the property is needed to benefit other conservation programs such as a trail network or other initiatives such as rails to trails;
4. whether the open space property already borders dedicated open space;
5. whether the property provides scenic views of the Aqueduct River or the Mattacomet ridge.

	Leader	Partner
1. Continue efforts to acquire open space in accordance with the criteria identified above.		
2. Maintain an up-to-date inventory of dedicated and managed open spaces in Plainville.		
3. Maintain the open-space easement provisions in the Subdivision Regulations in order to obtain open space at the time of development.		
4. Monitor the "beehive-to-honeybees" provisions in the Subdivision Regulations so the Commission can avoid acquiring land or disconnected parcels and can acquire open space elsewhere.		
5. Partner with other organizations to preserve open space areas.		
6. Review proposed rezones to open spaces and roads.		
7. Continue to maintain open spaces in good condition.		

**Strive To Establish An Overall Open Space System**

In recent years Plainville's open space protection efforts have increasingly focused on linking existing open space and acquiring additional open space that will further an open space network, often called "greenways." This effort should continue.

With continued work over time, Plainville could establish a significant open space system (called the "POC" system) focused on some of the key resources in the community:

- The Aqueduct River;
- The Mattacomet River;
- The Mattacomet Ridge.

Cross connections through Plainville could connect all these components together into an overall system connecting to the downtown.

**Strive To Establish An Overall Open Space System**

	Leader	Partner
1. Continue efforts to establish overall open space systems in Plainville which link open space areas and neighborhoods through a system of trails and greenways.		
2. Consider modifying the Subdivision Regulations to allow for off-site dedication of open space as part of a subdivision application. This effort will contribute to the overall open space system.		
3. Continue efforts to complete the Mattacomet Canal Greenway Trail through Plainville.		
4. Develop materials (brochures, maps) to inform the public about the location of the open space and access points and provide an interpretive description of the land.		

## Leaders and Partners

Each policy and action step identifies a “leader” and may identify one or more “partners” to assist with implementation.

The legend explaining the acronyms used to identify leaders and partners is located on the inside back cover for ease of reference.

# 2

## CONDITIONS & TRENDS

*“If we could first know where we are and whither we are tending, we could then better judge what to do and how to do it.”*

Abraham Lincoln,  
American President

### Overview

This section of the POCD provides a general overview of conditions and trends affecting Plainville at the time the 2019 Plan of Conservation and Development was being prepared.

History



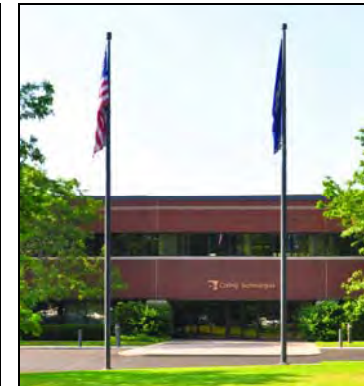
People



Housing



Business



## History of Plainville

The landform of the area we now know as Plainville evolved over millions of years as a result of geologic forces. While there is no written record, Native Americans are believed to have inhabited this area for about the last 10,000 years.

European discovery and exploration of North America eventually led to trade with Native Americans, establishment of trading posts, and, after 1633, settlement along the Connecticut River (Wethersfield, Windsor, etc.). Following the Pequot War of 1637, European settlement began to extend to other areas.

In 1640, some intrepid settlers journeyed to the area we now know as Farmington and established "Tunxis Plantation." Land was "purchased" from Native Americans (who may not have comprehended the European concept of land ownership) and both groups maintained a generally peaceful coexistence from thence onward. Over time, people started to move outward from Tunxis Plantation as more land was needed to support the growing population. The first settlers in what we now know as Plainville are believed to have established a homestead in 1657. For many years, residents of this area engaged in subsistence farming and minor trades.

Then, in the 1820s, the area we know as Plainville began to change as a major north-south canal was constructed from New Haven Connecticut to Northampton Massachusetts. As a result of the canal and the two basins, this area became a major trans-shipment point for goods to and from the surrounding areas.

### Canal History

In the 1820s, people in Connecticut learned about the construction of the Erie Canal in New York State connecting the Hudson River in Albany to Buffalo and Lake Erie.

With their imaginations piqued at the possibilities, investors proposed a grand canal connecting New Haven to Massachusetts (with an early vision of extending all the way to Canada!).

With funds raised, construction started in 1825 and the canal was opened in 1828. The canal came through Plainville as it transitioned from the Quinnipiac River to the Farmington River.

Seeing an opportunity, a local family dug a large pond called "Whiting's Basin" in this area and it soon became a focal point for taverns and inns as people over-nighted in a location which was about one days travel from New Haven. Growing activity resulted in the construction of "Bristol Basin" in 1830.

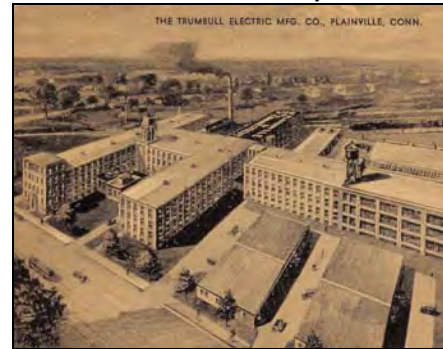
**Building The Canal**



**1876 Drawing**



**Plainville Industry**





### Camp Meeting

Around 1865, a Methodist meeting camp was established in Plainville. The street name "Camp Avenue" is believed to come from this activity.

As was somewhat common at the time, religious groups would travel around and set up "camp meetings" where local residents could hear visiting preachers and partake in religious events. These events could occur over a week or more and people lived in tent camps when they were there.

Some places, such as Plainville, became recurring sites and the "camp meeting" tents were replaced with cottages over time.

The "campground" was placed on the National Register of historic Places in 1980.



The name "Plainville" was used when the first post office was opened in 1830.

While the canal created quite a bit of success locally, it was not a success overall and did not last long. The challenges of maintaining the canal economically (substantial investment for construction and repairs, open only 8 months of the year, subject to washouts and drought, etc.) caught up with the investors and stock in the canal company transferred to New York parties who obtained a charter for a steam railroad. The railroad was soon built along the general route of the canal and the canal was abandoned by 1850.

However, the establishment of the two basins (and the evolution into a trans-shipment point) during the time of the canal paid big dividends. Within a few years, the north-south rail line which replaced the canal was joined by an east-west rail line and this area was now poised to continue as a transportation hub.

After the Civil War, efforts started to separate from the Town of Farmington and become a municipality. Residents of this area still had to travel to Farmington for Town meetings and other affairs and this was quite a hardship, especially in the winter months. The petition to the General Assembly was granted in 1869. While the name "Welch" had been proposed (honoring a prominent local family), the name Plainville was assigned.

With the transportation infrastructure in place, Plainville became a manufacturing hub for the region and a number of businesses were established here.

Starting in 1893, Plainville also became the hub for a series of streetcar / trolley routes in this area connecting to New Britain (1893), Bristol (1895), Farmington (1898) and Southington (1899). The trolley systems were driven out of business by 1936 by bus service and the proliferation of the automobile.

Following World War II, people's desire for suburban living coincided with the improvement of the automobile and the road system and this resulted in additional growth in Plainville. Construction of the interstate highway system in the 1950s and 1960s encouraged the suburban development of residential areas and Plainville was no different. Former farms were subdivided and developed and population roughly doubled between 1945 and 1970.

As of the year 2010, Plainville was a community of over 17,000 people and the overall pattern of the community was well established.

## People Of Plainville

The American Community Survey estimated that Plainville had a population of 17,805 people in 2017. This represents a modest increase of 89 people from the 17,716 persons reported in the 2010 Census.

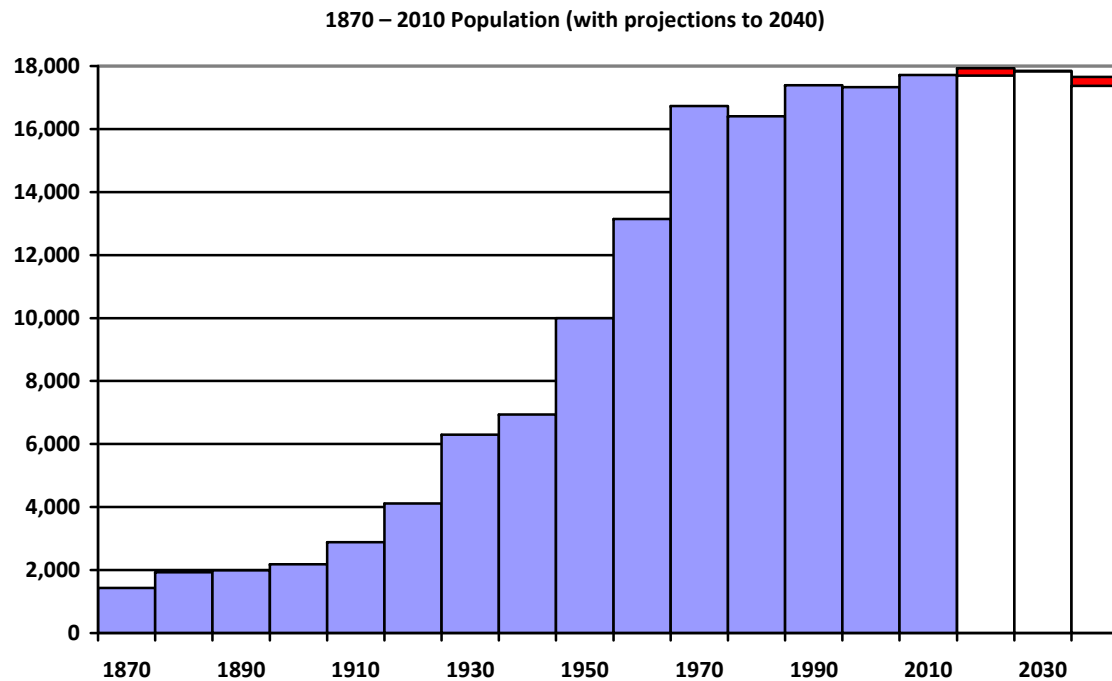
The table in the sidebar and chart below show population growth since the 1870 Census with a range of population projections to the year 2040. The population projections, which extrapolate past trends (birth rates, death rates, net migration) into the future, suggest that the number of Plainville residents will stay fairly steady into the future. Of course, it must be remembered that these are projections and variations can occur, especially further into the future.

### Plainville's Population

<b>1870</b>	1,433
<b>1880</b>	1,930
<b>1890</b>	1,993
<b>1900</b>	2,189
<b>1910</b>	2,882
<b>1920</b>	4,114
<b>1930</b>	6,301
<b>1940</b>	6,935
<b>1950</b>	9,994
<b>1960</b>	13,149
<b>1970</b>	16,733
<b>1980</b>	16,401
<b>1990</b>	17,392
<b>2000</b>	17,328
<b>2010</b>	17,716

<b>2020</b>	17,692	<b>17,932</b>
<b>2030</b>	<b>17,830</b>	17,845
<b>2040</b>	<b>17,368</b>	17,652

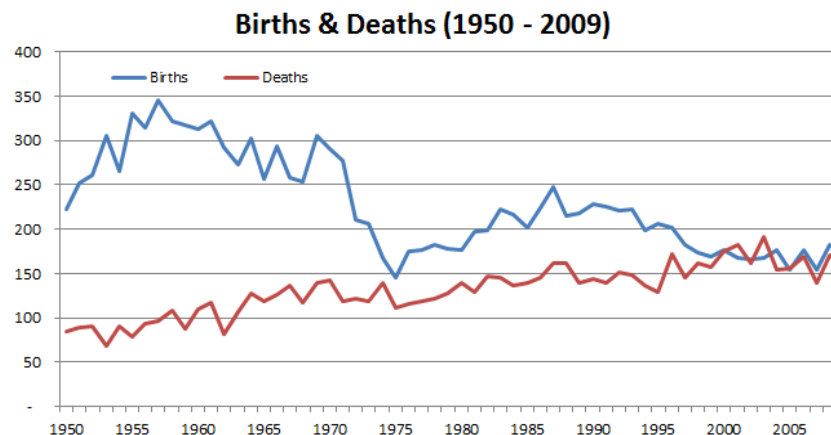
US Census data for 1870 to 2010.  
Projections by the Connecticut State Data Center (black) and Planimetrics (red) are based on a cohort survival model.



US Census

## Dynamics of Population Change

As can be seen from the adjacent chart, the number of births and deaths in Plainville has fluctuated over time due to demographic and economic factors. Births were quite pronounced in the late 1950s during what is referred to as the “baby boom” (a nationwide increase in births between 1945 and 1965) and in the late 1980s and early 1990s as the children of the baby boomers started their own families. Births dropped in the early 1970s due to the recession at that time. Since the year 2000 or so, deaths have been roughly equivalent to the number of births.



Even though Plainville experienced population increase between 1950 and 2010, fewer births and net out-migration after the turn of the century resulted in a population decrease. This decrease is expected to continue due to slower housing growth, slower economic growth, and an aging population.

### Components of Population Change

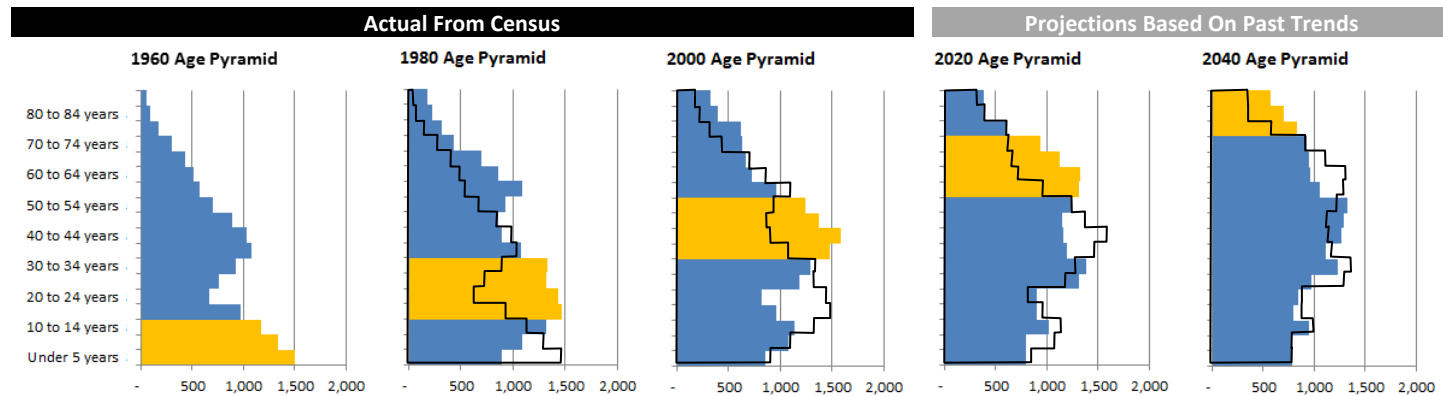
	1950s	1960s	1970s	1980s	1990s	2000s
<b>If the Census indicates the population changed this much in this decade ...</b>	<b>+3,155</b>	<b>+3,584</b>	<b>(332)</b>	<b>+991</b>	<b>(64)</b>	<b>+388</b>
<b>And this much “natural change” occurred as a result of births and deaths ...</b>	<b>+2,048</b>	<b>+1,689</b>	<b>+774</b>	<b>+671</b>	<b>+544</b>	<b>+32</b>
Births	2,936	2,870	2,010	2,116	2,029	1,695
Deaths	(888)	(1,181)	(1,236)	(1,445)	(1,485)	(1,663)
<b>The net change in people moving in (or out) of Plainville during the decade was ...</b>	<b>+1,107</b>	<b>+1,895</b>	<b>(1,106)</b>	<b>+320</b>	<b>(608)</b>	<b>+356</b>

US Census, Connecticut Health Department reports, Planimetrics

## Changing Age Composition / Migration Patterns

While overall population size is important, the changing age composition of Plainville may be the most significant demographic consideration. The following age composition charts show the number of people in each 5-year age group (by the width of the bar) from 1960 to 2010 with projections to 2040.

People considered part of the “baby boom” (people born between about 1945 and 1965) are shown in orange. The black outlines show the age composition from the prior graphic so that changes can be seen more readily. Improvements in healthcare and lifestyle mean that people are living longer and so the median age is getting older.



Plainville's Median Age	
1960	30.9
1970	28.6
1980	32.6
1990	35.2
2000	39.5
2010	41.9
2020 (proj.)	42.9
2030 (proj.)	43.5
2040 (proj.)	44.7

US Census, Planimetrics

From looking at the changes in age composition between Census years, it can be seen that Plainville tends to attract young adults (ages 20 to 35) and their children, especially when the economy is robust. Above age 40, there is less in-migration than out-migration although the number of older Plainville residents is increasing due to the “baby boom” and the aging of existing residents.

If demographic trends play out as they have in the past, this changing age composition may result in a changing demand for municipal services and housing types. Still, Plainville seeks to remain attractive to the types of young families who have helped Plainville retain its vibrancy and small town feeling over the years.

### Housing Units

1960	3,867
1970	5,105
1980	6,181
1990	7,452
2000	7,707
2010	8,063

US Census. Data for 1970 to 2010 reflects number of units. Due to data availability, data for 1960 reflects number of households (occupied housing units).

### Average Household Size

1960	3.38
1970	3.25
1980	2.73
1990	2.43
2000	2.32
2010	2.32

US Census

## Housing In Plainville

According to the American Community Survey, Plainville had about 8,264 housing units in 2017. From 1990 to 2010, Plainville added an average of about 30 housing units per year. This is well below the growth rate in the 1960s and 1970s and 1980s when Plainville was adding about 100 to 150 housing units per year.

Plainville has a diverse housing stock. The percentage of single-family detached homes in Plainville (about 60% of all housing units) is similar to the State average. About two-thirds of the housing units in Plainville (68%) are owner-occupied. This is similar to the State average.

Single-Family House



Multi-Family Building



In terms of housing occupancy, Plainville has fewer residents per occupied housing unit compared to the state average and nearby communities. Lower household size means that the same number of housing units contain fewer people and/or that more housing units are needed to contain the same number of people.

According to the Connecticut Economic Resource Center (CERC), sale prices in Plainville were more like Bristol and New Britain than Southington or Farmington. Since less than 10 percent of the housing stock meets the State criteria for “affordable housing” (CGS Section 8-30g), Plainville is subject the State affordable housing appeals procedure.

Municipality (alphabetical)	Percent Single Family	Percent Owner-Occupied	Average Household Size	Median Sales Price	“Affordable” Housing
Bristol	56%	66%	2.43	\$194,600	13.4%
Farmington	60%	74%	2.47	\$327,600	7.9%
New Britain	29%	40%	2.62	\$159,900	18.2%
Plainville	60%	68%	2.38	\$199,300	6.7%
Southington	71%	84%	2.55	\$270,300	5.4%
State	59%	67%	2.66	\$270,500	11.3%

CERC, 2017, DOH 2018.



## Economic Conditions in Plainville

A local economy is important in terms of:

- Providing for jobs and income for people,
- Ensuring a range of goods and services is available, and
- Providing tax revenue to support local services.

The number of jobs in Plainville has grown significantly since 1960. Plainville has a strong history as a place of invention and manufacturing. Median household income (half the households earn more and half the households earn less) is one way to gauge the strength of the local economy.

Local Employer



Goods And Services



### Jobs In Plainville

<b>1960</b>	6,331
<b>1970</b>	8,349
<b>1980</b>	8,400
<b>1990</b>	8,150
<b>2000</b>	9,340
<b>2010</b>	9,130

CT Labor Dept.

The value of taxable property in a municipality is important because it supports municipal budgets and services provided within the community. The percent of the real estate tax base that is comprised of businesses is an important consideration to many people since business uses typically provide revenue but do not demand as much in services. This revenue is then available to provide services that primarily benefit residents of the community. Compared to other municipalities in Connecticut, Plainville is in the top 20 percent in terms of percent business tax base.

Municipality (alphabetical)	Jobs In The Municipality	Jobs / Housing Balance	Median Household Income	Per Capita Grand List	Percent Business Tax Base
Bristol	22,307	0.82	\$61,478	\$95,082	18.4%
Farmington	31,126	2.82	\$91,712	\$203,461	23.9%
New Britain	24,848	0.78	\$40,457	\$49,340	14.8%
Plainville	<b>9,730</b>	<b>1.21</b>	<b>\$58,500</b>	<b>\$112,320</b>	<b>20.6%</b>
Southington	15,468	0.86	\$82,704	\$124,290	12.9%
State	n/a	1.11	<b>\$70,331</b>		n/a

CERC, 2017.

## Land Use In Plainville

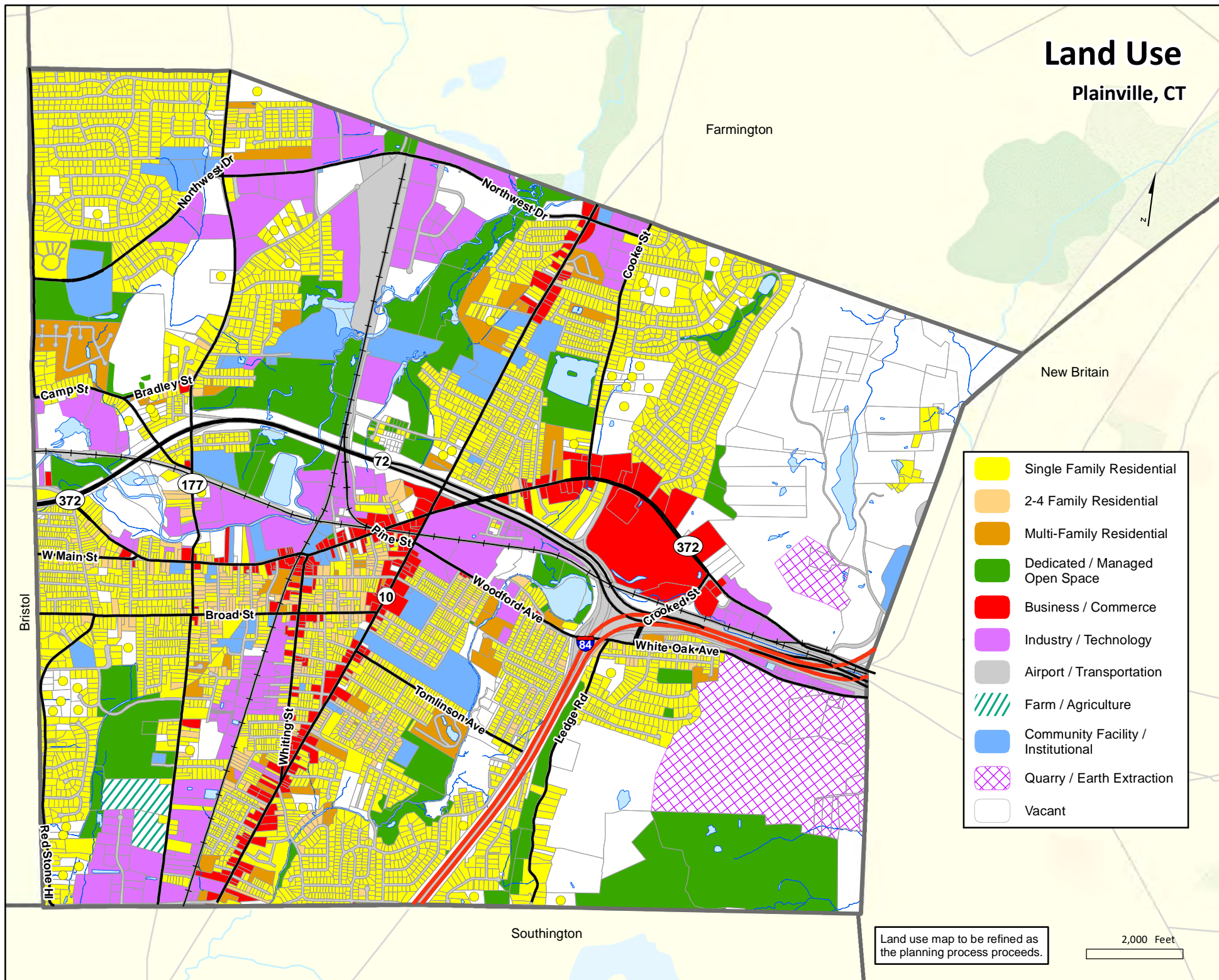
According to digital mapping, Plainville contains approximately 6,360 acres of land. A summary of land use information based on the assessor's records found that about 77 percent of Plainville's land area had been developed or committed to different uses and about 1,500 acres could be available for conservation and/or development in the future.

	Acres	Percent of Developed / Committed	Percent of Total Area
<b>Residential Uses</b>	<b>2,061</b>	<b>42%</b>	<b>32%</b>
Single-Family Residential			
2-4 F Residential			
Multi-Family Residential			
Mobile / Manufactured Home			
<b>Business Uses</b>	<b>882</b>	<b>18%</b>	<b>14%</b>
Business / Commerce			
Industrial / Technology			
<b>Open Space</b>	<b>553</b>	<b>11%</b>	<b>9%</b>
Dedicated Open Space			
Managed Open Space / Water Co.			
<b>Community Facility / Institutional</b>	<b>235</b>	<b>5%</b>	<b>4%</b>
Community Facilities			
Institutional			
<b>Other</b>	<b>1,144</b>	<b>23%</b>	<b>18%</b>
Airport / Transportation			
Quarry / Earth Extraction			
Farm / Agriculture			
<b>Developed / Committed</b>	<b>4,875</b>	<b>100%</b>	<b>77%</b>
<b>Vacant</b>	<b>1,484</b>		<b>23%</b>
<b>Total</b>	<b>6,360</b>		<b>100%</b>

Planimetrics and New England GeoSystems based on Assessor database. Totals may not add due to rounding

# Land Use

Plainville, CT



## Zoning In Plainville

According to digital mapping of the community, about 61 percent of Plainville is zoned for residential development. Approximately 32 percent of the community is zoned for business development and industrial development.

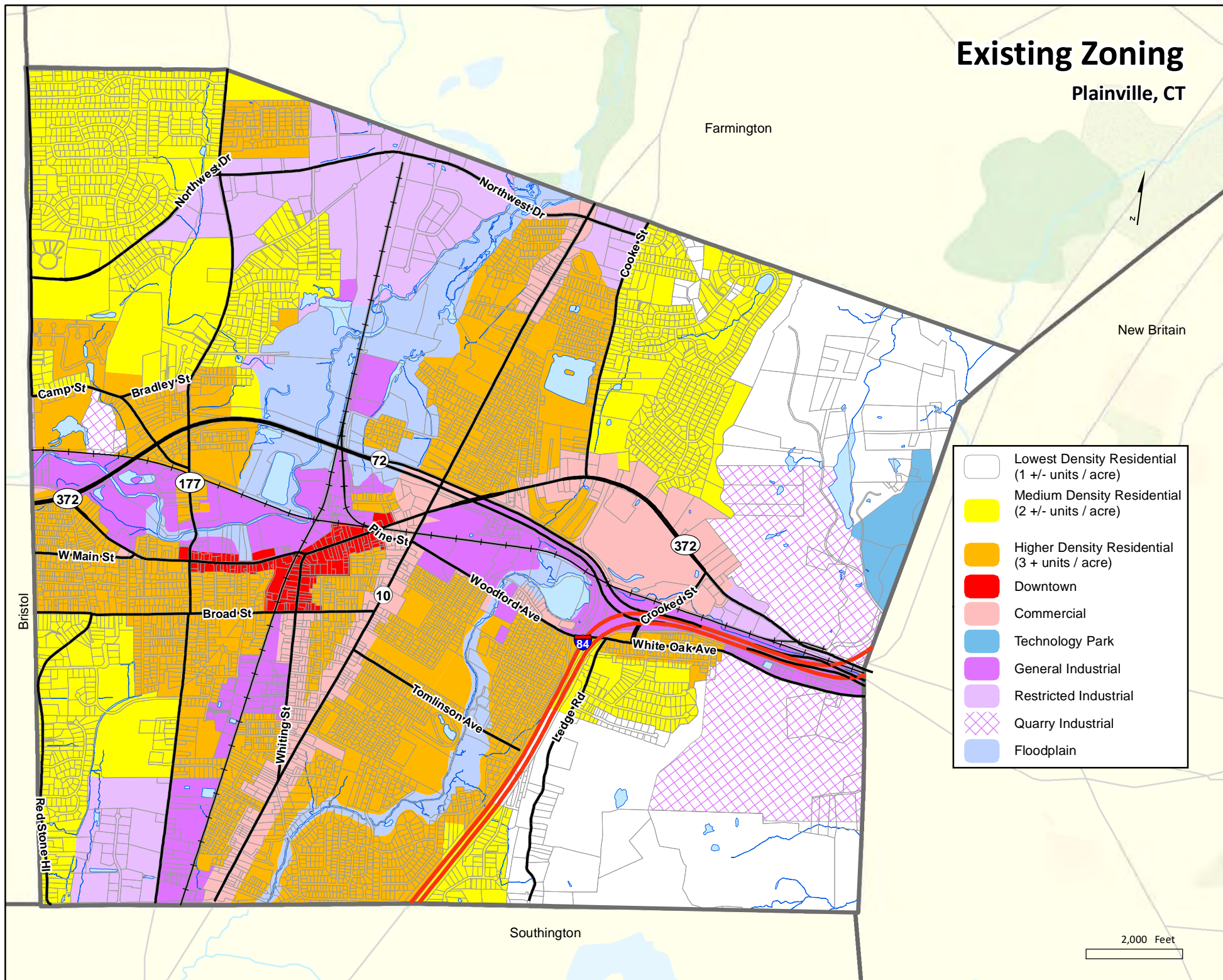
	Acres	Percent of Total Land Area
<b>Residential</b>	<b>3,855</b>	<b>61%</b>
<b>Lowest Density Residential</b>	<b>874</b>	
R-40 – About 1.0 units per acre		
<b>Medium Density Residential</b>	<b>1,371</b>	
R-20 / R-15 – About 2.0 units per acre		
<b>Higher Density Residential</b>	<b>1,610</b>	
R-10 / R-11 / R-12 / Non-Profit Housing – About 3.0 units per acre		
<b>Business / Industrial</b>	<b>2,056</b>	<b>32%</b>
Central Commercial	71	
General Commercial	427	
Technology Park	55	
General Industrial	497	
Restricted Industrial	515	
Quarry Industrial	491	
<b>Other</b>	<b>449</b>	<b>7%</b>
Floodplain		
<b>Total</b>	<b>6,360</b>	<b>100%</b>

Planimetrics and New England GeoSystems based on Assessor database. Totals may not add due to rounding



# Existing Zoning

Plainville, CT





# 3

## COMMUNITY ISSUES / CONCERNS

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*“There is no power for change greater than a community discovering what it cares about.”*

Margaret Wheatley  
American Writer / Management Consultant

### Overview

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In order to understand issues of concern to the community, surveys were conducted of:

- Plainville residents,
- Members of local boards and commissions, and
- Town department heads.

An on-line survey was conducted in August 2018 in order to gather input from Plainville residents. Overall, 250 people participated in the survey. The availability of the survey was promoted by:

- Multiple press releases to local media outlets,
- Sign posted in front of Town Hall,
- Posting on the Town’s Facebook / Twitter accounts,
- Information on the front page of the Town website,
- Email notifications.

For local boards and commissions, a list of email addresses of members was compiled and an email was sent inviting them to participate in a separate survey. For members with no email address on file, a paper copy of the survey was sent to their home address. Overall, 40 people responded.

A third survey was sent to municipal department heads and 12 responses were received.

## Community Survey

Survey participants indicated the following things attracted them to Plainville:

- Location / Accessibility (36%),
- Housing Availability / Design / Affordability (21%)
- Community Amenities / Services / School System (19%)
- Family (13%)
- Overall Character / Appearance / Diversity (11%)

Respondents gave the following responses to some key questions about the POCD:

Greatest Challenge Or Need Facing Plainville In The Next 10 To 20 Years	Topics Needing The Most Emphasis In The POCD	What <i>One Thing</i> Would You Like To See Happen As A Result Of The POCD
Addressing Fiscal Challenges Maintaining / Enhancing Character Promoting Economic Development Rejuvenating Downtown Addressing Transportation	Promoting Economic Development Protecting Natural Resources Invigorating / Enhancing Downtown Preserving Open Space Maintaining / Enhancing Character	Rejuvenating Downtown Maintaining / Enhancing Character Completing The Bike Trail
	Respondents selected responses from the list presented in the sidebar	

### Possible POCD Topics

#### Conservation-Related

- Protecting Natural Resources
- Preserving Open Space
- Enhancing Community Character
- Sustainability / Resiliency

#### Development-Related

- Invigorating / Enhancing Downtown
- Promoting Business/Economic Development
- Addressing Residential Development / Housing Needs

#### Infrastructure Related

- Improving Community Facilities / Services
- Addressing Vehicular Transportation
- Promoting Pedestrian / Bicycle/ Transit Options
- Addressing Utility Services

## Board / Commission Member Survey

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Members of local boards and commissions provided the following input into the planning process :

<b>Things Particularly Liked About Plainville And How It Has Developed</b>	<b>Things <u>NOT</u> Particularly Liked About Plainville And How It Has Developed</b>	<b>Greatest Challenge Or Need Facing Plainville In The Next 10 To 20 Years</b>
<p>Sense of community</p> <p>Overall cleanliness</p> <p>Solid tax base / Careful spending</p> <p>Quality of services / amenities</p> <p>Location / affordability</p>	<p>Nothing</p> <p>Lack of downtown activity, lack of parking, incompatible uses</p> <p>Vacant business spaces, lack of landscaping, unattractive businesses in visible locations</p>	<p>Increasing taxes, declining state aid</p> <p>Downtown rejuvenation</p> <p>Getting and keeping businesses</p> <p>Protecting open space, environment</p> <p>Roadway / building maintenance</p> <p>Completing the bike trail</p>
<b>Types Of Things Plainville Should <u>Encourage</u> In The Future</b>	<b>Types Of Things Plainville Should <u>Discourage</u> In The Future</b>	<b>What Should Be The Major Community Focus During The Next 10 Years?</b>
<p>Business / economic development</p> <p>More business downtown, more parking, funky businesses</p> <p>Town-wide beautification</p> <p>Preserve open space, create trails</p> <p>More town-wide events</p> <p>Maintain infrastructure, improve facilities</p>	<p>Threats to character</p> <p>Heavy industry, polluting businesses</p> <p>More gas stations, car repair</p> <p>Low income housing</p> <p>Speeding, car idling</p> <p>Pesticide use, use of plastic bags, lawn watering</p>	<p>Maintain what we have</p> <p>Keep taxes low, reduce debt</p> <p>Improve downtown</p> <p>Complete bike trail</p> <p>Improve local facilities / programs (Town Hall, community center, parks, education, roads, sidewalks)</p>

## Planning Directions

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Based on this information, the Planning and Zoning began reviewing and discussing plan topics, including strategies, policies and action steps. Within the major POCD themes, the chapters were organized as follows:

### **Conservation-Related Issues**

- Protect Natural Resources
- Preserve Open Space
- Maintain and Enhance Community Character
- Promote Sustainability / Resilience

### **Development-Related Issues**

- Enhance Downtown
- Promote Business / Economic Development
- Guide Residential Development / Address Housing Needs

### **Infrastructure-Related Issues**

- Address Community Facility Issues
- Address Vehicular Transportation Issues
- Promote Pedestrian / Bicycle / Transit Options
- Address Utility Infrastructure Issues

# 4

## PROTECT NATURAL RESOURCES

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### Overview

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For the purposes of the POCD, the term “natural resources” is considered to include:

- Water resources (including surface water and groundwater),
- Land / soil resources, and
- Biologic resources (plants and animals).

Protecting natural resource is important since doing so helps promote overall environmental health, preserve environmental functions, enhance community character, and enhance the overall quality of life. Protection of natural resources and the environment continues to be an important element of the POCD.

For a community of its size, Plainville has very diverse natural resources and ecosystems:

- Two distinct watersheds associated with the Pequabuck / Farmington Rivers on the west and north and the headwaters of the Quinnipiac River on the south and east.
- A broad sandy plain which facilitated and supported historic development patterns and is underlain by significant groundwater deposits.
- The Metacomet Ridge system in the eastern part of the community consisting of steep cliff faces, scenic vistas, traprock quarries, and unique plant and animal communities.



# Natural Resources

Plainville, CT

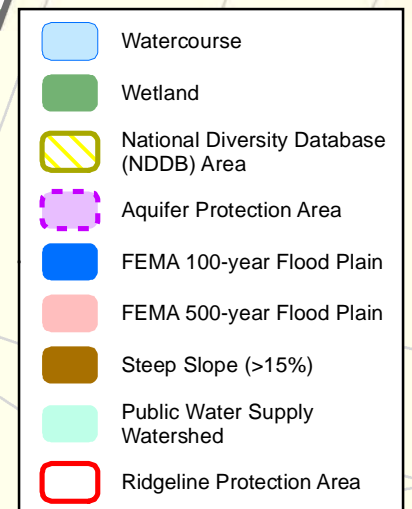
Farmington

New Britain

N

Bristol

Southington



2,000 Feet

## Accomplishments

Some of the progress Plainville has made includes:

- Adopted “low impact development” (LID) approaches to manage stormwater in a more environmentally-friendly way.
- Participated in the Aquifer Protection Area (APA) program established by the Connecticut Department of Energy and Environmental Protection (DEEP).
- Adopted regulations to reduce erosion and sedimentation.

It is important to note that Plainville was one of the first municipalities in Connecticut to remove barriers to LID and implement LID approaches in the community.

Plainville was able to accomplish this with the help of a grant from the Connecticut Department of Energy and Environmental Protection.

## Maintain and Improve Water Quality

Protection of water quality is an important natural resource priority in Plainville and, over the years, Plainville has made significant progress in addressing water quality (see sidebar). These efforts should continue.

A. Maintain and Improve Water Quality	Leader	Partners
1. Continue to protect water quality in Plainville.	Town	CC IWWC HD WPCF
2. Continue to implement “low impact development” (LID) approaches to improve stormwater quality, enhance groundwater recharge, and reduce stormwater runoff and flooding.	PZC	Eng.
3. Continue to implement the State-mandated aquifer protection area regulations.	APA	PED
a. Investigate ways to provide more flexibility for industrial and other uses within aquifer protection areas when they utilize “state-of-the-art” protection techniques.	APA	PED
4. Continue to educate residents and businesses about the importance of protecting water quality.	CC	PRWA
5. Continue to require implementation and maintenance of erosion and sedimentation controls.	Town	
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Rain Garden On A Residential Property



Rain Island In A Commercial Parking Lot



Water Quality Basin





## Protect Other Water Resources

Other water resources include:

- **Watercourses** – such as the Pequabuck River, the Quinnipiac River, and other brooks and streams in Plainville.
- **Wetlands** - which in Connecticut are defined as poorly drained, alluvial, and floodplain-type soils.
- **Floodplains** – low-lying areas which are subject to flooding from storm events or spring thaw.

These resources are essential to the overall water cycle, the adequate quantity and quality of surface and ground water; to the stability and control of flooding and erosion; to the recharging and purification of groundwater; and are vital for the existence of many forms of life.

At the same time, Plainville should consider managing activities in floodplain areas through the use of an “overlay” zone rather than a “grounded zone” since the current grounded zone:

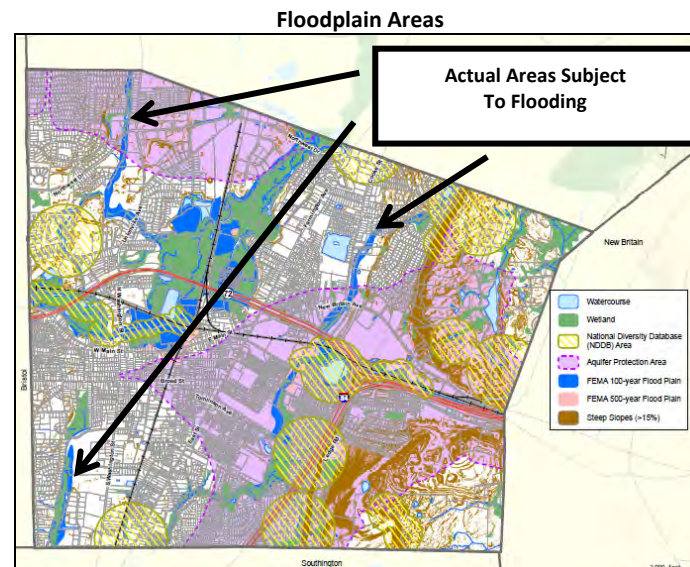
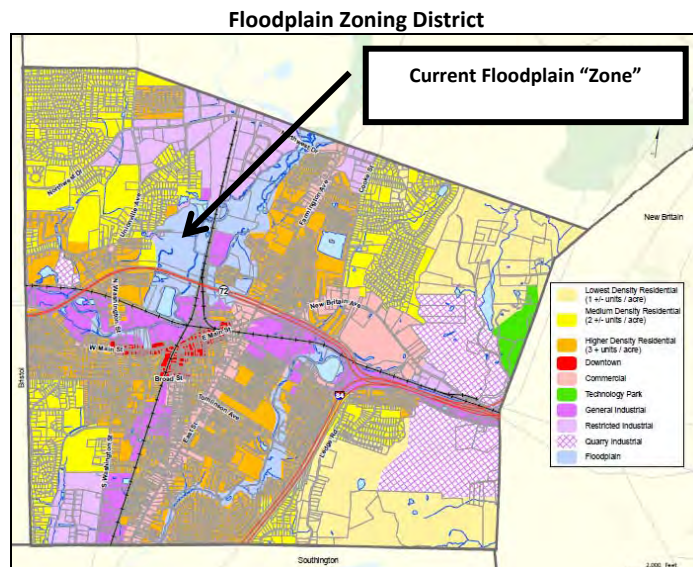
- does not identify all areas subject to flooding, and
- prevents properties from using parts of their site for lot coverage calculations, setbacks, parking, etc.

### Floodplain Zoning

If the Town decides to convert from a “grounded” floodplain zone to an “overlay” zone, the Commission will need to establish new grounded zones in these areas.

In business / industrial areas, the POCD recommends that the first choice for a zoning designation be the adjacent business / industrial zone.

In other areas, the Commission may wish to consider the use of a Recreation / Open Space zoning district.



## Flood Plain Management

The Town of Plainville is working on a flood damage prevention ordinance and this may help prevent damage to vulnerable properties.

In addition, adoption of the ordinance (and completion of other tasks) may help Plainville receive credit in FEMA's Community Rating System and this will help reduce flood insurance premiums for Plainville property owners.

B. Protect Other Water Resources		Leader	Partners
1.	Continue to protect watercourses and wetlands (including vernal pools) and carefully manage activities in "upland review areas" (areas within 100 feet of watercourses and wetlands).	IWWC	Staff
2.	Seek to preserve floodplains and floodways, especially since flood frequency and intensity is expected to increase as a result of climate changes.	PZC	Staff
	a. Consider protecting all floodplains through an "overlay" zone rather than some areas through a "grounded" zone in order to clearly delineate areas potentially subject to flooding.	<input type="checkbox"/> PZC	
	b. Investigate participating in the Community Rating System program of the National Flood Insurance Program since this will help reduce flood insurance premiums for Plainville properties.	<input type="checkbox"/> Town	
3.	Seek ways to reduce the number of buildings and structures located in areas subject to flooding.	Town	
4.	Seek ways to reduce the frequency and/or intensity of flooding and reduce the damage from flooding.	Town	
	a. Encourage analysis of the Pequabuck River Floodplain Study since it seems to under-estimate the amount of flooding which seems to occur in Plainville.	<input type="checkbox"/> Eng.	
	b. Revisit design criteria for stormwater systems to reflect: <ul style="list-style-type: none"> <li>The changing frequency and intensity of storm events, and</li> <li>Plainville's flatter terrain.</li> </ul>	<input type="checkbox"/> Eng.	
		Legend on inside back cover	

Local Flooding



Local Importance



Parking Lot Can Be Used When Dry



## Protect Other Natural Resources

Other natural resources include:

- **Ridgelines / Steep Slopes** – such as lands along the Metacomet Ridge system.
- **Natural Diversity** – rare and endangered species should be protected and important natural diversity resources should be considered as part of a development proposal (see sidebar).
- **Native Species / Invasive Species** – in landscaping, the use of native species should be encouraged or required and the use of invasive species should be discouraged or prohibited.

C. Protect Other Natural Resources		Leader	Partners
1. Continue to protect ridgelines, steep slopes, and natural diversity.		Town	PZC CC
a. Review the ridgeline protection provisions in the Zoning Regulations to ensure they provide appropriate protection to these sensitive areas.	<input type="checkbox"/>	PZC	PED
b. Consider extending the ridgeline protection zones to the toe of the steep slopes and beyond the top of the ridge in order to provide appropriate protection to these sensitive areas.	<input type="checkbox"/>	PZC	PED
2. Update regulations to help protect natural resources.		Town	
a. Adopt provisions excluding steep slopes (25% or steeper) from being included in minimum lot area requirements (or residential density calculations) in areas served by septic systems.	<input type="checkbox"/>	PZC	PED
3. Encourage the preservation, maintenance, and planting of trees for their environmental, runoff, and visual benefits.		Town	CC
a. Modify Section 4.04.4 of the Zoning Regulations to require that applicants only make use of the species identified on the Connecticut Native Tree and Shrub List.	<input type="checkbox"/>	PZC	PED
b. Supplement Section 4.04.4.b of the Zoning Regulations (requiring indigenous plants) to also exclude the use of non-indigenous species.	<input type="checkbox"/>	PZC	PED
c. Investigate ways to regulate the clear-cutting of trees.	<input type="checkbox"/>	PZC	PED
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### Natural Diversity Database

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 such as known locations of:

- Endangered species,
- Threatened species,
- Species of special concern,
- Significant natural communities,
- Scenic areas, and/or
- Unique natural assets (waterfalls, caves, etc.).

In some cases, the exact locations are masked to protect sensitive species from collection and disturbance.

# 5

## PRESERVE OPEN SPACE

### Overview

For the purposes of the POCD, the term “open space” refers to land that falls into one of the following categories:

<b>Dedicated Open Space</b>	Land owned by a government entity or a recognized non-profit conservation organization that is expected to remain as open space in perpetuity.  <i><u>Public use of the land is generally allowed.</u></i>
<b>Managed Open Space</b>	Land used for another purpose (such as watershed land, golf courses, cemeteries, etc.) but provides some open space benefits.  <i><u>Public use may or may not be allowed or may be restricted to members.</u></i>

Preservation of 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.

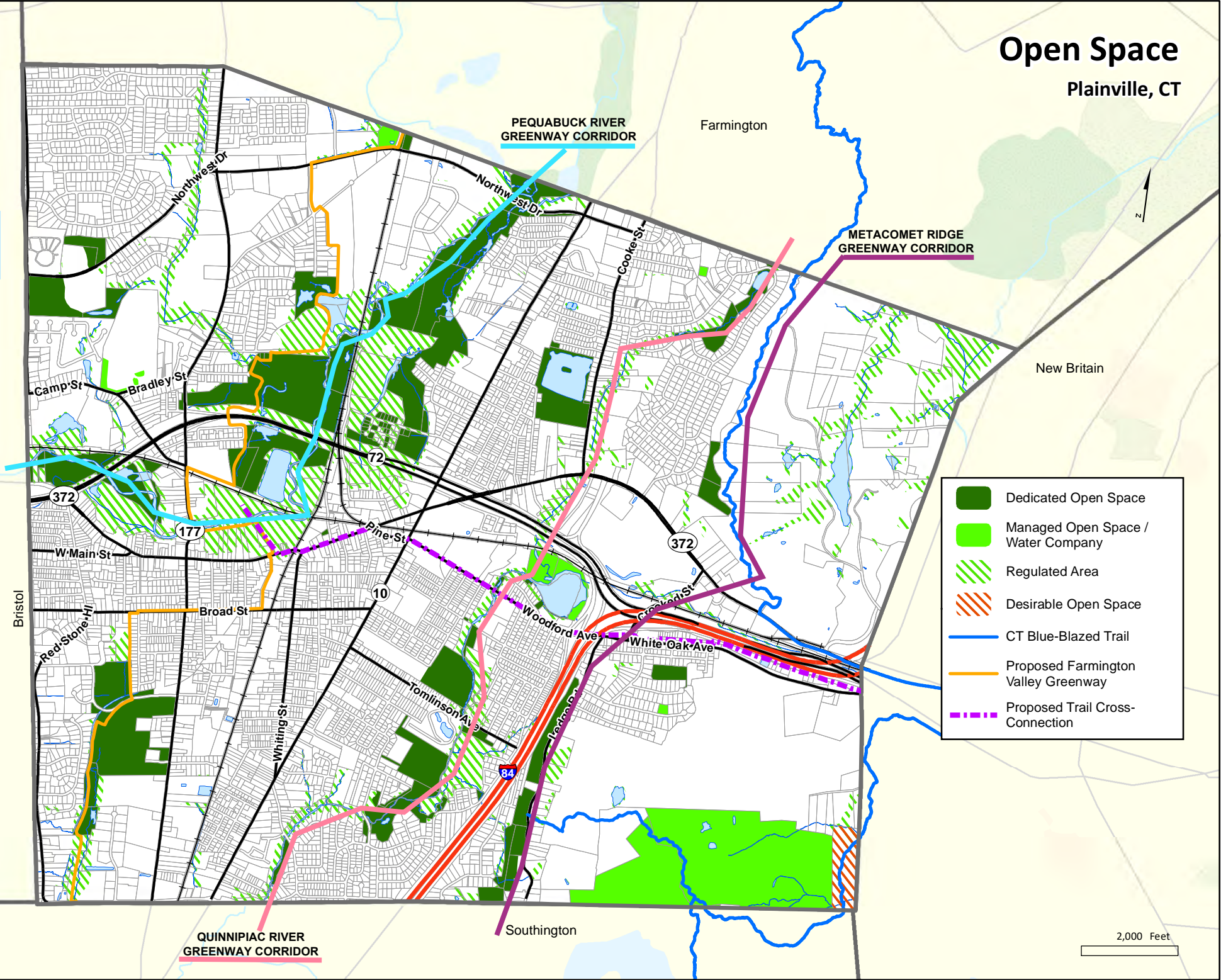
The map on the facing page shows the location of some parcels in Plainville that could be considered “open space” of one form or another. The map also shows the location of the Metacomet Trail and the proposed routing of the Farmington Canal Greenway Trail.

In the last decade or so, the Town has been active in preserving open space as part of residential development and acquiring flood-prone properties. These efforts will continue.



# Open Space

Plainville, CT



## Open Space Progress

In the last decade or so, the Town has managed to acquire approximately 100 acres of wetlands and floodplain land along the Pequabuck River in order to preserve this area as open space for future generations.

The land use on page 14 indicates that almost 600 acres of land in Plainville is now preserved as open space. It is intended that this number increase in the future as a result of continuing efforts to preserve open space in Plainville.

## Continue To Preserve Open Space

In 2004, Plainville created an inventory of existing open spaces in the community at that time and examined other properties that might make for desirable open space. Over the years, the following criteria have been established to possible acquisition efforts and establish priorities:

1. Whether streams, rivers, floodplain areas, wetlands, wildlife corridors can be preserved.
2. Whether the property will provide access to watercourses (such as the Pequabuck River in the downtown area).
3. Whether greenways can be established.
4. Whether the property will help establish or enhance a trail network or other initiative.
5. Whether the open space property already borders other open space.
6. Whether the property provides scenic views to or from the Pequabuck River or the Metacomet ridge.

A. Continue To Preserve Open Space		Leader	Partners
1.	Continue efforts to acquire open space in accordance with the criteria identified above.	Town	CC
2.	Maintain an up-to-date inventory of dedicated and managed open spaces in Plainville.	CC	
3.	Maintain the open-space set-aside provisions in the Subdivision Regulations in order to obtain open space at the time of development.	PZC	
4.	Maintain the “fee-in-lieu-of-open-space” provisions in the Subdivision Regulations so the Commission can avoid acquiring small or disconnected parcels and can acquire open space elsewhere.	PZC	
a.	Consider encouraging or requiring conservation style development (sometimes referred to as “cluster development”), where appropriate, in order to help preserve important features within dedicated open space areas.	PZC	
5.	Partner with other organizations to preserve open space areas.	Town	
6.	Provide improved signage to open spaces and trails.	CC	
7.	Continue to maintain open spaces in good condition.	Town	
		Legend on inside back cover	



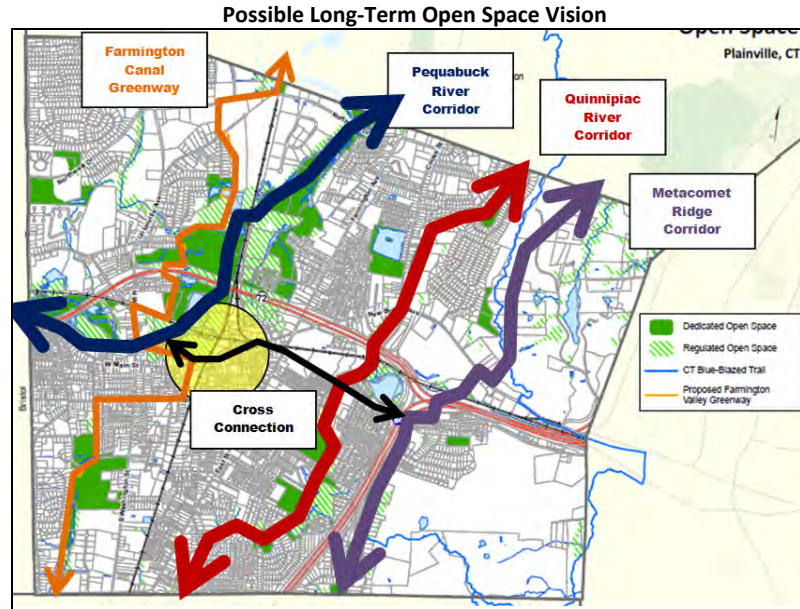
## Strive To Establish An Overall Open Space System

In recent years Plainville's open space protection efforts have focused on linking existing open space and acquiring additional open space that will further an open space network, often called "greenways." This effort should continue.

With continued work over time, Plainville could establish a significant open space system (referred to here as the "PQR" system) focused on some of the key resources in the community:

- P = Pequabuck River,
- Q = Quinnipiac River
- R = Ridgeline.

Cross connections through Plainville could connect all these components together into an overall system connecting to the Downtown.



### Greenways

As provided in CGS Section 23-100, the term "greenway" means a corridor of open space that:

1. may protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or non-motorized transportation,
2. may connect existing protected areas and provide access to the outdoors,
3. may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals, or
4. may be a greenspace along a highway or around a village.

B. Strive To Establish An Overall Open Space System		Leader	Partners
1.	Continue efforts to establish and enhance overall open space systems in Plainville which link open space areas and neighborhoods through a system of trails and greenways.	Town	CC
a.	Consider modifying the Subdivision Regulations to allow for off-site dedication of open space as part of a subdivision application if the off-site land contributes to the overall open space vision.	<input type="checkbox"/> PZC	
b.	Seek ways to encourage the addition / extension of trails within Plainville.	<input type="checkbox"/> PZC	PED
c.	Develop materials (especially maps) to inform the public about the location of the open space and access points and provide an interpretive description of the land.	<input type="checkbox"/> CC	Rec.
2.	Continue efforts to complete the Farmington Canal Greenway Trail through Plainville.	Town	
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# 6

## MAINTAIN AND ENHANCE COMMUNITY CHARACTER

### Overview

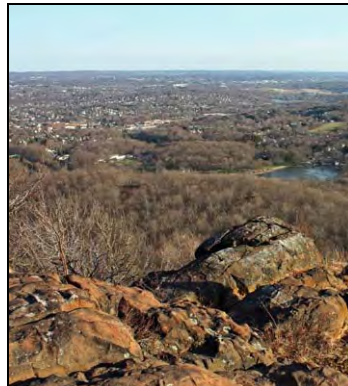
For the POCD, the phrase “community character” includes those characteristics or qualities that contribute to a distinctive impression of Plainville. These qualities are often intangible but they combine to give a community its identity. Although community character is subjective and may mean something different to each resident of Plainville, often it is about the “sense of place” and how people feel when they are in Plainville.

Communities typically want to maximize those things that enhance people’s perception of community character and minimize those things that detract from character.

Character Asset



Character Asset



Character Asset



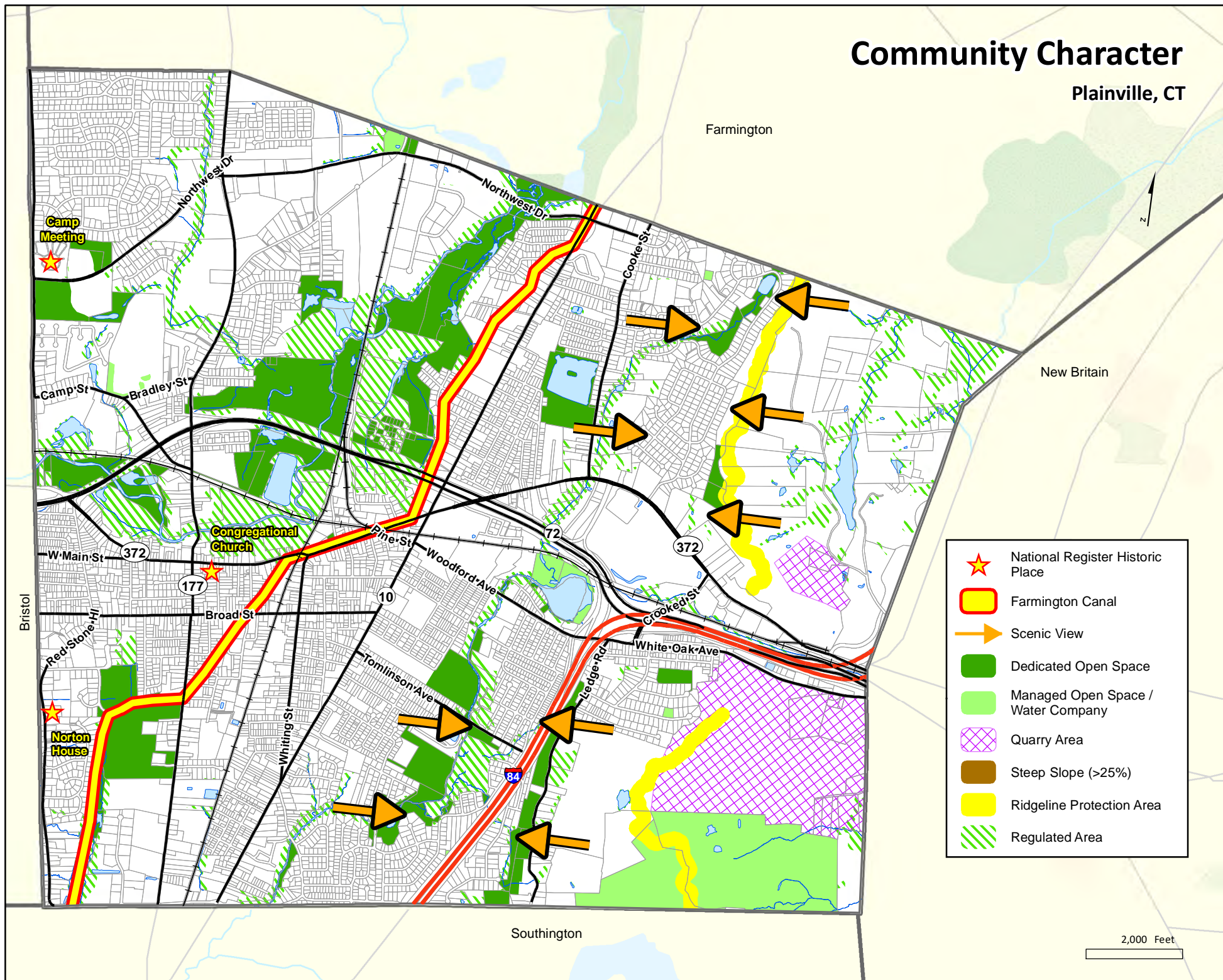
Character Liability





# Community Character

Plainville, CT



## Historic Inventory

A comprehensive inventory of buildings in Plainville with historical or architectural significance was completed in 1981- 1982.

This historical survey looked at over 500 structures in Plainville for the purpose of:

- Identifying which might have the potential to be listed on the National Register of Historic Places,
- Examining the possibility of creating a local historic district, and
- Helping increase public awareness and appreciation of the historic structures.

## Protect Historic Resources

Historic resources are an important component of community character since they help establish a link to the past and provide context for the present and future. The recognition and preservation of historic areas and structures contributes to an overall ambience and sense of time and place. Important historic resource protection methods (and corresponding resources in Plainville) are listed below:

Program	Resources In Plainville	Description
<b>Sensitive Stewardship</b>	Plainville has many historical resources which have been carefully maintained by their owners.	A <b><i>private activity</i></b> which involves careful maintenance and rehabilitation in historically appropriate ways by owners. Typically the most effective approach for protecting historic resources.
<b>Local Historic District</b>	None to date in Plainville <i>(The Maple / Whiting Street area was proposed in the 1980s but did not get super-majority of property owners)</i>	A <b><i>public regulatory</i></b> program which requires a “certificate of appropriateness” from a local historic district commission for activities in view from a public street must obtain. Requires super-majority vote of affected property owners and local ordinance to establish.
<b>Village District</b>	None to date in Plainville	A <b><i>public regulatory</i></b> program which can be established by a zoning commission if recommended in the POCD. Once established, activities in view from a public street may be reviewed for appropriateness.
<b>State Register of Historic Places</b>	<ul style="list-style-type: none"> <li>• William Brayton House (Broad Street)</li> <li>• John Root House (West Main at Washington)</li> <li>• Cooke’s Tavern (New Britain Ave. at Cooke)</li> <li>• Maple / Whiting Street area</li> </ul>	<b><i>Public recognition</i></b> programs which: <ul style="list-style-type: none"> <li>• Provide heightened consideration in state- or federally-funded projects.</li> <li>• Discourage unreasonable destruction.</li> <li>• Allows a property owner to display a plaque and be eligible for tax benefits if rehabilitating the structure (NRHP).</li> </ul>
<b>National Register of Historic Places</b>	<ul style="list-style-type: none"> <li>• New Haven District Campground (1980)</li> <li>• Farmington Canal (1985)</li> <li>• Congregational Church of Plainville (2012)</li> </ul>	Listings on NRHP are automatically on SRHP
<b>National Historic landmark</b>	<ul style="list-style-type: none"> <li>• Charles H. Norton House (1976)</li> </ul>	A <b><i>public recognition</i></b> program which identifies resources considered significant in the history of the nation.

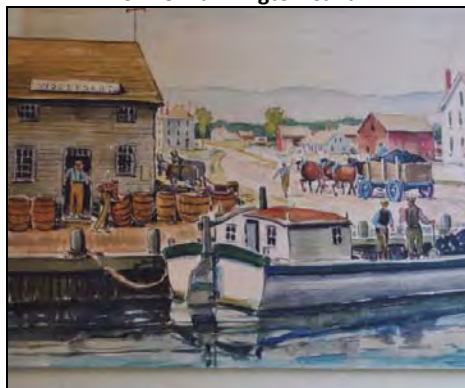
A. Protect Historic Resources		Leader	Partners
1.	Continue to identify and preserve historic and archeologic resources.	PHS	Town
2.	Encourage sensitive stewardship and other means of preserving historic structures (preservation easements, tax incentives, etc.).	PHS	
3.	Maintain the demolition delay ordinance for historic structures in order to provide time so that alternatives to demolition can be explored.	TC	
4.	Encourage the nomination of historic resources to the State and/or National Register of Historic Places.	PHS	Town
5.	Support the establishment of local historic districts where supported by property owners that will be affected.	PHS	Town
6.	Consider updating the 1982 historic resource inventory if State / Federal grant funding can be obtained.	PHS	
7.	Continue to support efforts aimed at protecting historic structures and increasing awareness of historic resources.	PHS	Town
		Legend on inside back cover	

### Education / Awareness

Local awareness of historic resources can be enhanced by organizations (such as the Plainville Historical Society) and individuals (such as Plainville's municipal historian).

The Society manages the Plainville Historical Center where important historical documents and interpretive displays are located.

Former Farmington Canal



Norton House



Methodist Campground





## Protect Scenic Resources

Ridgelines, panoramic views and other scenic resources (wetlands, and river corridors) are important contributors to community character in Plainville. The “Community Character” map in the POCD identifies some of the scenic resources in Plainville so that they can be recognized and protected.

B. Protect Scenic Resources		Leader	Partners
1.	Continue to identify and protect Plainville’s scenic views and other scenic resources.	Town	CC
2.	Maintain the Ridgeline Protection Overlay Zone to help protect Plainville’s iconic ridgelines.	PZC	
3.	Continue to seek an appropriate balance between utility pruning for reliability and scenic tree canopies.	Town	
4.	To enhance scenic character, investigate placing utilities underground when opportunities arise and where appropriate and where financially feasible.	Town	
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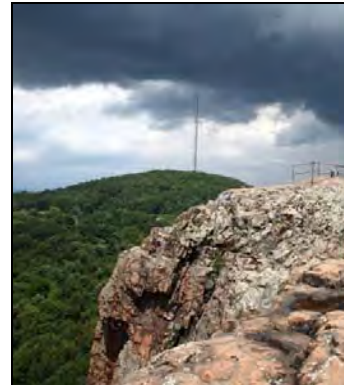
Plainville’s Ridgelines



Pequabuck River



Pinnacle Rock



Inappropriate Utility Pruning



## Support And Promote Community Events

Community events are an effective way to create community pride and enhance community spirit. This is especially true when the events have generated regional awareness over a period of years.

Plainville should continue to support organizations that organize and promote community events.

C. Support And Promote Community Events	Leader	Partners
1. Work with existing community event organizers to improve community involvement and publicity.	Town	
2. Encourage and support volunteer groups that develop, improve and coordinate community events.	Town	
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Balloon Festival



Fly-In and Car Show



Pumpkin Festival



Parade





## Design Guidelines

Since good design varies depending on the use, the site, and the area, design **guidelines** are recommended rather than specific design standards

The goal of design review is to encourage buildings that fit into their location and context.

Some of the design guidelines in Section 2.04.P of the Zoning Regulations (Redevelopment Design District) could provide a starting point for town-wide design guidelines.

## Seek Ways To Improve Community Design

Good design plays an instrumental role in helping to establish and further community character. Every time a building is built it can affect the community in a positive or negative way. Since buildings can exist for decades, getting the best design possible at the time of construction is important.

Plainville should explore ways to promote or require quality design in the community. This can occur **town-wide** for business, industrial, institutional, and multi-family developments (but not single-family homes):

- As part of a typical zoning approval process (by adding design standards to Section 5 of the Zoning Regulations) administered by the Planning and Zoning Commission, or
- By establishing a separate design review process (guidelines and committee) which would provide an advisory recommendation to the Planning and Zoning Commission.

This could also occur **in specific areas** by establishing a “village district” where the Commission would obtain design guidance from a “village district consultant” or a design review committee. As part of preparing this POCD, the Planning and Zoning Commission discussed a village district in the Downtown area and decided not to do so at this time.

Standard Architecture



Possible Design Review Result



D. Seek Ways To Improve Community Design		Leader	Partners
1. Seek ways to improve community design.		PZC	PED
a. Consider adding design standards to Section 5 of the Zoning Regulations in order for the Planning and Zoning Commission to consider design issues as part of Special Permits and other zoning approvals, especially in the downtown area.	<input type="checkbox"/>	PZC	PED
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## Address Other Character Considerations

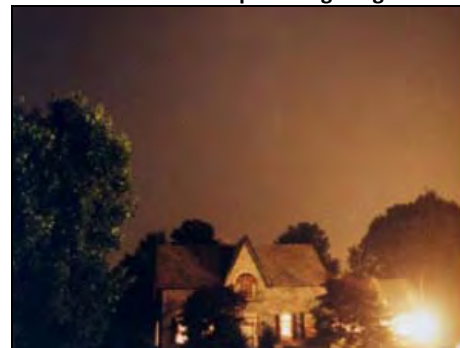
Some additional character considerations may include establishing gateway / wayfinding elements, addressing lighting issues, and promoting overall beautification.

E. Address Other Character Considerations		Leader	Partners
1. <b>Gateways</b> – Consider establishing distinctive “gateway features” such as signage or other approaches at key entry points into Plainville.		Town	CoC EDA
2. <b>Wayfinding</b> - Provide distinctive directional signage to key areas (such as downtown), key facilities (such as the Library or the Historical Center), and/or key amenities (such as off-street parking in downtown).		Town	CoC EDA
3. <b>Lighting</b> – Continue to minimize lighting impacts on the overall environment (light pollution, glare, etc.).		PZC	Town
a. <b>Review and update the lighting regulations to:</b> <ul style="list-style-type: none"> <li>• Reflect the transition to LED lighting, and</li> <li>• Address light “temperature” / intensity / color issues that can result.</li> </ul>	<input type="checkbox"/>	PZC	
4. <b>Beautification</b> – Consider encouraging “adopt-a-spot”, community clean-up efforts, and similar programs to improve the visual appearance of key locations.		Town	
5. <b>Maintenance</b> – Address issues related to building deteriorations, blight, and/or a lack of property maintenance.		Town	HD PED
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Sampling Of Gateway Element



Glare From Exposed Lighting



Reduced Glare From Shielded Lighting



# 7

## PROMOTE SUSTAINABILITY AND RESILIENCY

### Overview

For the purposes of the POCD, “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 withstand, respond to, and readily recover from sudden changes or adversity.

Sustainability



Sustainability



Resilience



## Promote Sustainability

For the POCD, sustainability relates to being efficient and economical in our use of resources using approaches that are economically viable, of social benefit, and environmentally responsible. Some of the items to be considered as part of an overall approach to sustainability could include:

<b>Energy-Related</b>	<ul style="list-style-type: none"><li>• Reducing energy use (and considering life-cycle costing)</li><li>• Becoming more efficient in use of energy resources</li><li>• Providing for alternative generation approaches (solar, wind, fuel cell, micro-grids, etc.)</li></ul>
<b>Water-Related</b>	<ul style="list-style-type: none"><li>• Reducing water use</li><li>• Reducing water waste / recycling water</li></ul>
<b>Waste-Related</b>	<ul style="list-style-type: none"><li>• Reducing waste (including food waste)</li><li>• Increasing recycling</li><li>• Increase composting</li></ul>

Some of the items to be considered as part of Plainville's overall approach to sustainability are discussed below.

**“Greenhouse Gases”** – The current trend of climate change will continue to accelerate unless Connecticut, along with other places, finds ways to reduce the emission of “greenhouse gases.” To be sustainable and address the root cause of climate change, we must all find ways to reduce “greenhouse gas” emissions. While it is not possible at this point to know how long it will take before the emission of greenhouse gasses, especially CO<sub>2</sub>, will begin to decline significantly, waiting longer to begin will make the eventual problems of climate change even more severe and difficult and expensive to adapt to.

Connecticut has set targets of reducing the state's CO<sub>2</sub> emissions to 55% of 2001 levels by 2030 and to 20% by 2050. Plainville intends to work towards achieving these targets and giving as high a priority to meeting them as it gives to adapting to the sea level increase that current trends are already bringing.

### Sustainability Efforts

On Earth Day 2015, the Governor's Council on Climate Change was created by executive order to:

- examine the effectiveness of existing policies and regulations designed to reduce greenhouse gas emissions, and
- identify strategies to meet the state's greenhouse gas emissions reduction target of 80% below 2001 levels by 2050.

In 2017, the Council recommended adopting an interim target of 45% below 2001 levels by the year 2030.

The Council is composed of 15 members from state agencies, quasi-state agencies, business, and nonprofits.

**Energy-Related** – Strategies related to energy use could include:

- Reducing energy use / becoming more energy efficient,
- Reducing reliance on fossil fuels / encouraging increased use of renewable energy (solar, wind, etc.),
- Promoting “greener” buildings / vehicles,
- Providing for alternative energy approaches (fuel cell, micro-grids, etc.), and
- Providing for electric car charging stations.

**Water-Related** – Strategies related to water use could include:

- Reducing water use,
- Reducing water waste / recycling water, and
- Continuing use of low-impact development (LID) strategies to address stormwater quality and quantity.

**Waste-Related** – Strategies related to waste generation could include:

- Reducing waste (including food waste),
- Reducing use of plastic products (bags, straws, etc.), and
- Increasing recycling.

<b>A. Promote Sustainability</b>		<b>Leader</b>	<b>Partners</b>
1.	Reinvigorate the Clean Energy Task Force to help address energy sustainability issues.	TC	
2.	Promote energy conservation / sustainability both within municipal government and by residents / businesses.	CETF	
3.	Evaluate and implement ways to reduce energy usage, increase reliability, and save money with regard to municipal facilities and services.	CETF	
4.	Promote water conservation.	CC	VWC
5.	Promote waste reduction / recycling.	RSWC	
6.	Consider participating in the SustainableCT program.	Town	
7.	Continue to educate residents about sustainability concepts.	CC	
8.	Seek ways to use alternative energy sources in Town buildings.	Town	
		Legend on inside back cover	

## Promote Resiliency

For the POCD, resiliency relates to being able to absorb and/or recover from impactful events in an efficient and timely way. The elements of being a resilient community can include:

<b>Avoidance-Related</b>	<ul style="list-style-type: none"> <li>• Identification / avoidance / risk reduction</li> </ul>
<b>Mitigation-Related</b>	<ul style="list-style-type: none"> <li>• Evaluating probability / risk scenarios</li> <li>• Evaluating approaches (protection / adaptation)</li> <li>• Balancing of cost / benefit</li> <li>• Hardening infrastructure (e.g. burying utilities)</li> <li>• Promoting grid independence / interconnected community</li> </ul>
<b>Response-Related</b>	<ul style="list-style-type: none"> <li>• Pre-event education / training</li> <li>• Pre-event response plans</li> </ul>

<b>B. Promote Resiliency</b>	<b>Leader</b>	<b>Partners</b>
1. Continue efforts to identify, avoid, and prepare for impactful events.	EMP	
2. Continue efforts to identify, reduce, mitigate, and recover from impactful events.	EMP	
3. Continue to participate in updating the regional Hazard Mitigation Plan in order to address risks and obtain funding.	EMP	Town
4. Continue to maintain Plainville's Emergency Operations Plan.	EMP	
5. Implement the Hazard Mitigation Plan, as amended.	Town	
Legend on inside back cover		



# 8

## ENHANCE DOWNTOWN

### Overview

At one time, downtown was the social, business and civic focal point in Plainville. Residents would visit downtown on a regular basis to procure goods and services and participate in community life. However, with the movement towards automobile-oriented development patterns, residents started going elsewhere instead of downtown.

Although downtown has languished, it may be on the brink of resurgence since:

- Internet shopping has levelled the playing field in terms of people's focus on automobile-oriented locations,
- People are seeking to spend time in locations offering character and "experiential retail" (restaurants and small shops which are not part of national chains), and
- People (both young and old) without children are interested in living in walkable areas with a "sense of place."

The POCD recommends that efforts to enhance downtown continue.

Downtown Plainville

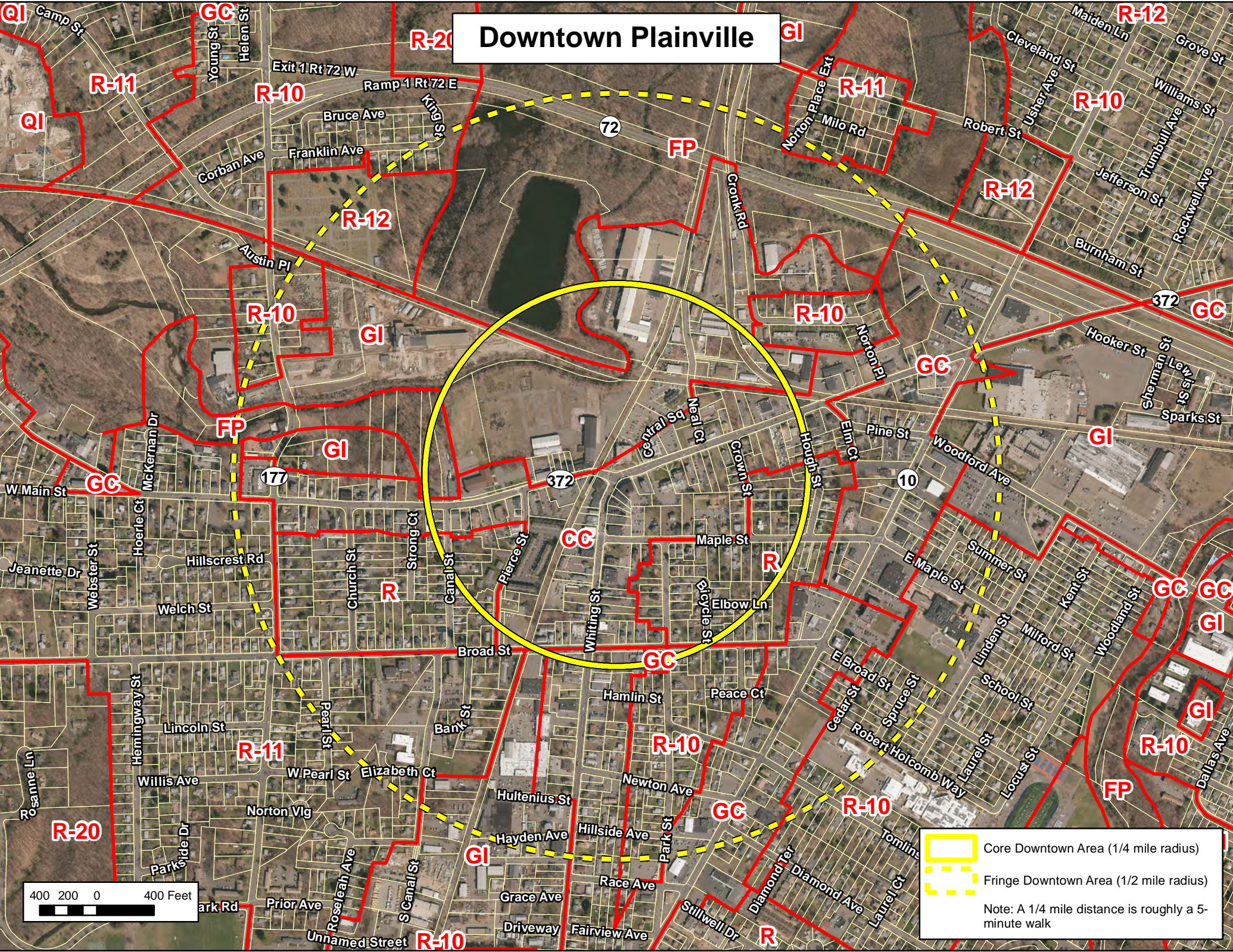



Downtown Plainville






# Downtown Plainville



 Core Downtown Area (1/4 mile radius)

 Fringe Downtown Area (1/2 mile radius)

Note: A 1/4 mile distance is roughly a 5-minute walk



## Downtown Studies

Downtown has been studied numerous times over the years. These studies can provide useful information and guidance as part of making downtown more vibrant and enhancing the sense of place.

1970s Study



2005 Downtown Study



2006 Downtown Study



## Promote Making Downtown More Vibrant

Places become vibrant because they attract people and activity and this creates a desire among people (businesses and customers and residents) to go there and be there. While the Town cannot force people to go to the downtown area, it can help create a fertile and attractive environment to attract people and investment.

A. Promote Making Downtown More Vibrant		Leader	Partners
1. Continue to encourage and promote uses that make downtown vibrant and that attract people:		EDA	PZC PED Town
<ul style="list-style-type: none"> <li>Restaurants, small retail shops, and small service and office uses,</li> <li>Diverse types of housing (including apartments over businesses), and</li> <li>Community facilities (such as Town Hall, post office, library, etc.).</li> </ul>			
2. Consider ways to <u>attract or encourage</u> restaurants, brewpubs, and other unique venues to attract people to the downtown.		EDA	PED Town
a. Modify zoning regulations to allow / encourage outside dining, sidewalk displays, and other strategies which will encourage an “active streetscape” with active uses at street level.	<input type="checkbox"/>	PZC	
b. Consider offering tax incentives for appropriate uses and development / redevelopment in the downtown area.	<input type="checkbox"/>	TC	Town
3. Consider zoning regulation and zoning map changes to help make downtown more vibrant.		PZC	PED
a. Consider modifying zoning regulations to discourage:	<input type="checkbox"/>	PZC	PED
<ul style="list-style-type: none"> <li>Inappropriate uses for a downtown (funeral home, day care, drive through windows, etc.)</li> <li>“Passive uses” such as offices, banks, real estate, insurance, and similar uses at street level.</li> </ul>			
b. Consider modifying the zoning map to consider two components of the Central Commercial District (NB – the map on page 46 is intended to be conceptual only and final extent may be different):	<input type="checkbox"/>	PZC	PED
<ul style="list-style-type: none"> <li>A “core” area where active streetscape uses and mixed use buildings are required, and</li> <li>A “fringe” area where residential developments would be allowed or encouraged.</li> </ul>			
4. Continue to sponsor special events in the downtown.		Town	
5. Seek to create additional housing in and near the downtown area.		EDA	PZC PED
6. Seek ways to connect the Farmington Canal Greenway Trail to the downtown.		EDA	Town
		Legend on inside back cover	

## Retain and Enhance The “Sense of Place”

Downtown Plainville has “excellent bones” to support a pedestrian-friendly, mixed use environment with a sense of place. This is important since this is exactly the type of physical environment which can attract businesses and customers and residents to this area. It would be unfortunate if a development within the downtown area were to occur in a way that was not compatible with this overall character or, even worse, diluted or destroyed that character.

Within public areas, the Town can (and should) continue to seek ways to make streetscape improvements that will enhance the overall sense of place in downtown.

Outdoor Dining For Sense of Place



B. Retain and Enhance The “Sense of Place”		Leader	Partners
1.	Continue to encourage and promote the appropriate development and redevelopment of buildings which enhance the overall “sense of place.”	Town	PED
2.	Support a façade improvement program and similar approaches to support building improvements in the downtown that will enhance the overall sense of place.	PED	TC
3.	Continue to seek ways to make streetscape improvements that will enhance the overall sense of place in downtown, including seeking grants and loans to make appropriate improvements.	Town	
		Legend on inside back cover	

## Village District Zoning

The Connecticut General Statutes (Section 8-2j) allows a municipality to establish a “village district” in an area of distinctive character, landscape or historic value in order to, among other things, reinforce existing buildings and streetscape patterns and assure there is no adverse impact on the district due to the design or placement of buildings or site improvements.

As part of the 2019 POCD, the Planning and Zoning Commission considered recommending a village district for the downtown area but decided not to at that time.

The Commission recognized that the POCD could be amended in the future to support the establishment of a village district if desired in the future.

## Address Downtown Issues And Opportunities

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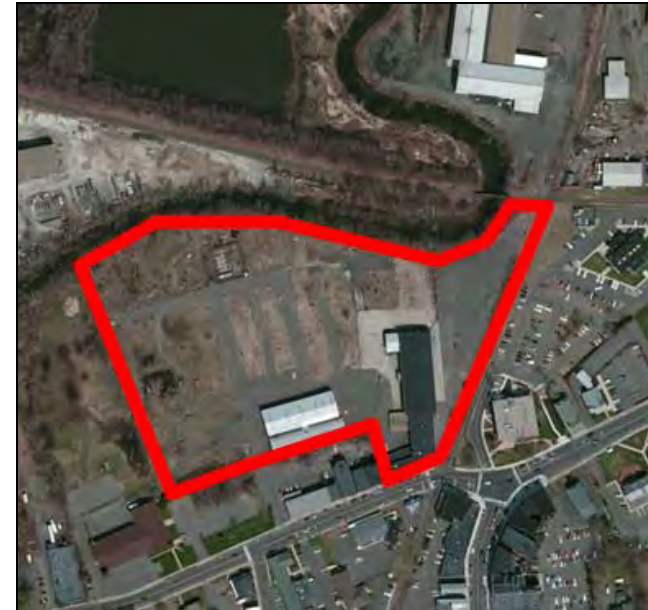
### White Oak Property

The “White Oak” property in the center of Plainville (north side of West Main Street immediately west of the railroad tracks) is a key opportunity site. Once environmental issues (contamination and floodplain) are addressed, this site can help support a vital downtown. POCD recommendations for this site are presented below.

#### Recommended Approach

1. Support a mixed use development that includes:
  - a. Sufficient density of uses to help support a vital downtown.
  - b. Buildings brought close to the street / sidewalk
  - c. “Active streetfront” uses along West Main Street.
  - d. Residential use as part of the mixed use development.
  - e. Parking areas screened from Main Street.
2. Open up and provide for public access to the Pequabuck River.
3. Seek ways to extend the Farmington Canal Greenway Trail to and through this site.
4. Consider extending the Central Commercial District to this property or consider a PDD approach due to the unique opportunities and constraints which exist at the site.

*(also see the PDD discussion on page 55)*



Additional strategies and recommendations related to downtown include the following:

C. Address Downtown Issues And Opportunities		Leader	Partners
1. Revisit zoning regulations and zone boundaries relative to the downtown area.		PZC	PED
a. Consider extending the Central Commercial District to the “White Oak” property and other properties between Main Street and the railroad tracks.	<input type="checkbox"/>	PZC	PED
b. Revise the front yard setback requirement (12 feet) and side yard setback requirements (15 feet) in the Central Commercial District (see sidebar).	<input type="checkbox"/>	PZC	PED
2. Support organizations which will help enhance and strengthen downtown.		Town	CoC
a. Investigate participating in the Connecticut Main Street Program to get technical assistance for efforts to maintain and enhance Plainville Center.	<input type="checkbox"/>	EDA	Town
3. Improve parking and parking perceptions.		Town	
a. Install way-finding signage to direct people to the parking areas in and near the downtown.	<input type="checkbox"/>	EDA	CoC
b. Explore opportunities to create additional public parking in and near the downtown.	<input type="checkbox"/>	EDA	Town
c. Provided adequate parking is available, consider further reducing parking requirements in the downtown area for non-residential uses (Section 4.01.A.3.a of the Zoning Regulations).	<input type="checkbox"/>	PZC	PED
d. Add parking structures as a permitted principal use and a permitted accessory use in the downtown.	<input type="checkbox"/>	PZC	PED
4. Continue to promote pedestrian amenities (e.g. sidewalks, benches, etc.) and strengthen additional connections from adjacent neighborhoods into the downtown area.		Town	
5. Work to find ways to provide bicycle lanes and racks to encourage other non-motorized trips to the downtown area.		BFC	
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#### Downtown Setbacks

Although Section 2.03.B of the Zoning Regulations allows the Planning and Zoning Commission to modify yard setbacks as part of an application, the POCD recommends the Commission go ahead and modify it anyway since:

- The current setbacks would be inappropriate in most situations in the CCD.
- The current setback requirements make most existing buildings non-conforming.
- A property has to apply for the modification to be granted after they have already prepared plans based on the regulations.
- The flexibility provided by the regulation may not be in strict conformance with case law.



# 9

## PROMOTE BUSINESS / ECONOMIC DEVELOPMENT

### Overview

For the purposes of the POCD, “economic development” is considered to include any development which provides one or more of the following:

- Jobs / income for people,
- Goods and services for people and/or businesses, and/or
- Net tax revenue to the municipality (revenues generated exceed the cost of services provided).

This definition can include business development (retail, office, hospitality, etc.), industrial development (including quarry uses), and housing development (such as age-restricted housing) which can provide these same benefits (jobs, services, and tax revenues which exceed the cost of services provided).

**Commercial**



**Office**



**Industrial**



**Quarry**



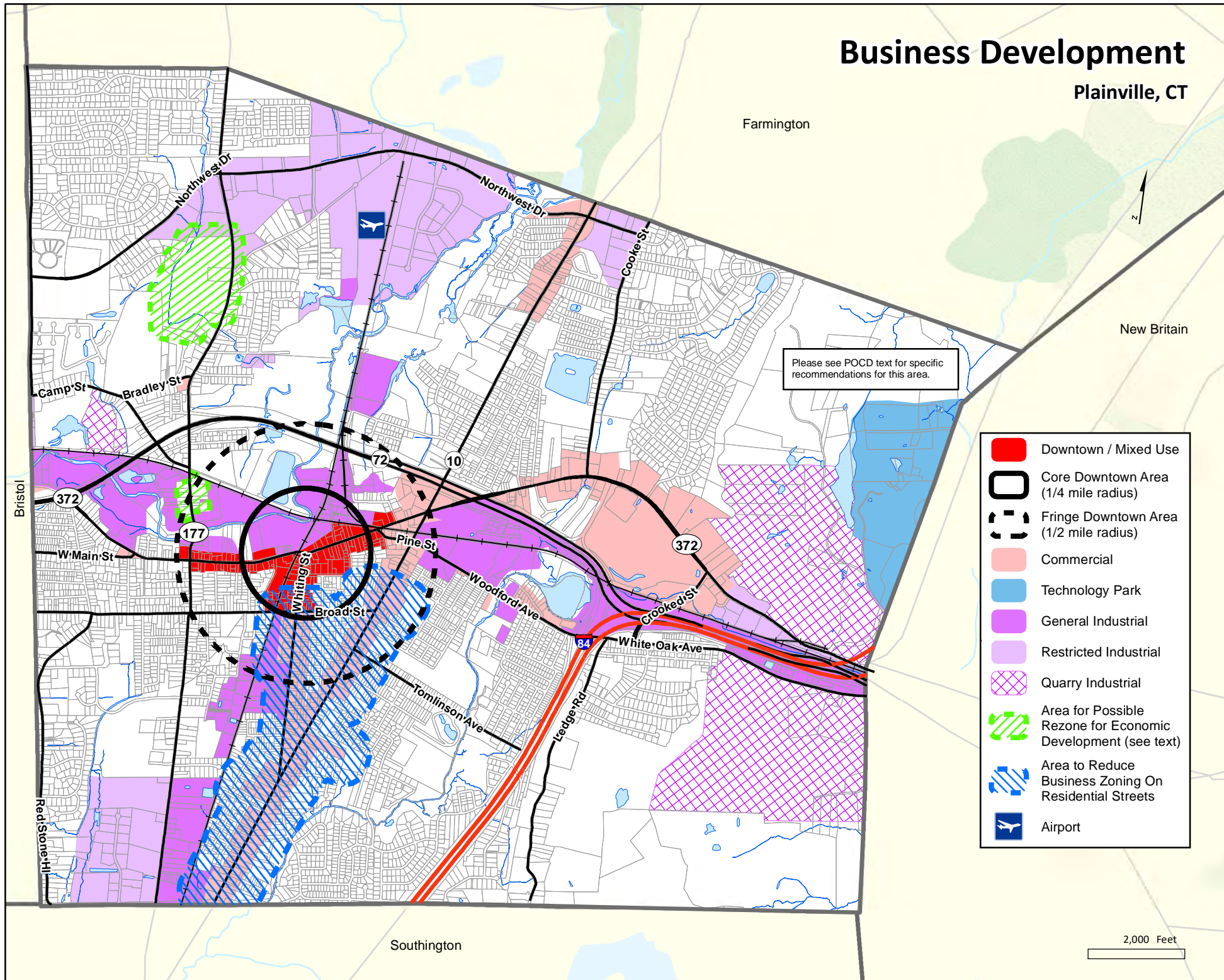
# Business Development

Plainville, CT

Farmington

New Britain

Please see POCD text for specific recommendations for this area.



- Downtown / Mixed Use
- Core Downtown Area (1/4 mile radius)
- Fringe Downtown Area (1/2 mile radius)
- Commercial
- Technology Park
- General Industrial
- Restricted Industrial
- Quarry Industrial
- Area for Possible Rezone for Economic Development (see text)
- Area to Reduce Business Zoning On Residential Streets
- Airport

## Important Metrics

The Connecticut Economic Resource Center (CERC) reports that Plainville has over 600 businesses providing employment for over 9,000 people.

The payroll from these businesses supports residents of Plainville and the region. The value added by local industries and the retail sales in local businesses indicate that Plainville is supporting the availability of goods and services to the community and the region.

According to CERC, about 21 percent of Plainville's tax base consists of commercial and industrial properties.

## Promote Overall Economic Development

Plainville is fortunate to have strong business and economic development portfolio due to:

- Excellent highway access with rail service in certain areas,
- Skilled labor force, and
- Appropriately zoned land with utilities available.

Continuing to help meet the needs of the businesses already operating in Plainville (rather than focusing exclusively on attracting new businesses) makes good business sense. Often the best chance of creating new jobs for a community comes from existing businesses.

A. Promote Overall Economic Development	Leader	Partners
1. Promote appropriate economic development in Plainville.	EDA	Town
2. Maintain programs and policies that create a “fertile environment” for economic growth in Plainville including: <ul style="list-style-type: none"><li>• Maintaining a “business-friendly” approach in accordance with other POCD recommendations.</li><li>• Continuing to use tax incentive programs when and where appropriate.</li></ul>	EDA	Town
3. Support the efforts of local businesses to thrive and grow in Plainville including: <ul style="list-style-type: none"><li>• Working with the business community areas of common interest and concern.</li><li>• Helping make local businesses aware of business assistance opportunities.</li></ul>	EDA	CoC Town
4. Encourage residents and businesses to support local businesses.	EDA	CoC Town
5. Encourage the Economic Development Agency to undertake projects such as: <ul style="list-style-type: none"><li>• Outreach to local businesses,</li><li>• Business appreciation events, and</li><li>• Promoting downtown revitalization.</li></ul>	Town	
6. Provide funding for the small business loan program.	TC	PED
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## Enhance And Guide Economic Opportunities

### Enterprise Zones

Plainville is part of the State's enterprise zone program which offers various tax incentives and other benefits for businesses operating in designated areas. The program, jointly administered by the State and the Town, is intended to help increase private investment, expand the tax base, create jobs, provide job training, and other purposes.

Plainville should continue to participate in these programs and take advantage of the incentives offered.

### Unionville Avenue

There is property on the west side of Unionville Avenue near Johnson Avenue which is zoned residential but has good access and utilities and could present an opportunity for economic development.

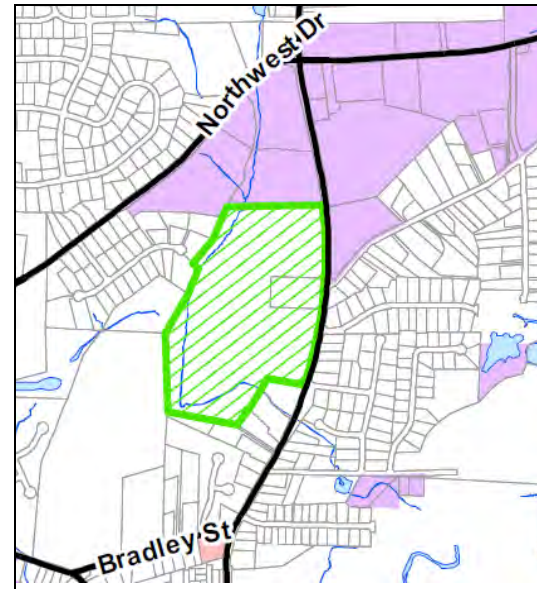
### Enterprise Zones

The enterprise zone designations available to Plainville include:

- Contiguous Municipality Zone (CGS § 32-70(b)(3))
- Bioscience Enterprise Corridor Zone (CGS § 32-41s)

### Possible Approach

1. Consider rezoning the property on the west side of Unionville Avenue near Johnson Avenue:
  - a. To Restricted Industrial, or
  - b. For an assisted living or multi-family development.
2. Any development of this area should preserve the brook corridor and provide an open space connection from Northwest Park to the south.
3. Commercial or retail development of this site would ***not*** be appropriate although office development could be compatible with adjacent uses.
4. Consider a PDD approach as a way to retain strict control over a mixed use project (residential/industrial), avoid commercial or retail development along the road frontage, avoid a proliferation of curb cuts, and avoid or minimize negative traffic impacts.





## Northeast Quadrant

While the northeast quadrant of Plainville (which is predominantly zoned residentially) has not developed much to date, that does not mean it will not develop in the future. It is appropriate for the POCD to evaluate the development policies which affect this area.

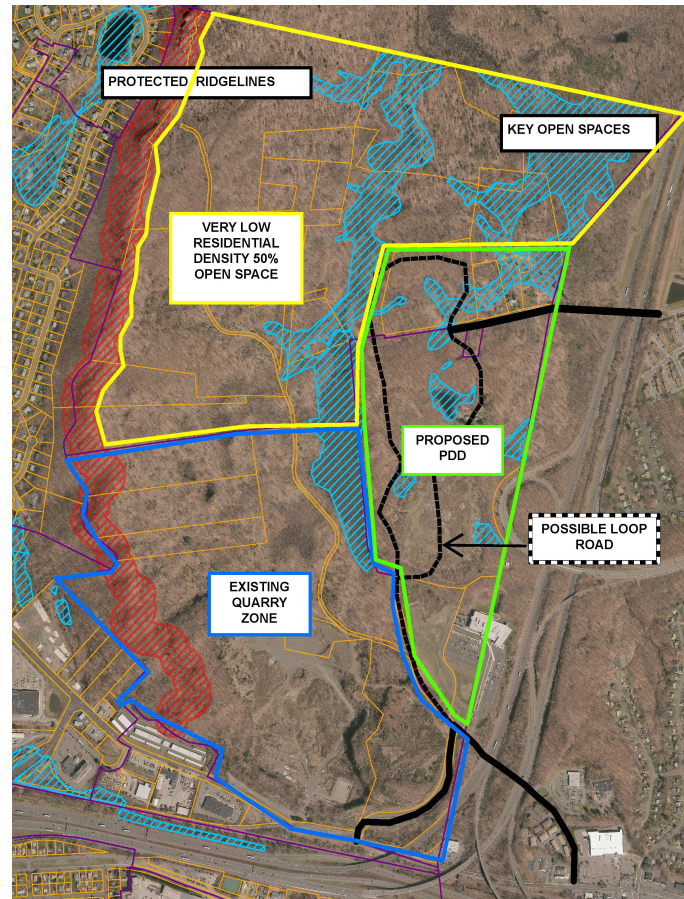
Since there are no water or sewer utilities in this area and this area is designated as a sewer avoidance area (see Chapter 14), any future residential development will need to rely on wells and septic systems. Given the soil types, terrain, and sensitive resources in this area, it is appropriate that any residential development only occur at a lower density.

### Recommended Approach - 2019

1. Establish a very low density residential zoning category (roughly 0.3 units per developable acre) in this area.
2. Require open space residential development in this area so that significant resources can be preserved and roughly 50 percent of the area could be set-aside as open space.
3. As part of any development in this area, require construction of public roads which will result in a continuous loop through this area and maintain two means of access for emergency re-sponse.
4. Encourage or require cisterns for fire protection.
5. Encourage or require the submission of a "closure plan" for the quarry operation.
6. Preserve watercourses and wetlands (especially vernal pools).
7. Protect the headwaters of the Quinnipiac River.
8. Preserve the ridgeline and adjacent areas from development.
9. Preserve the Metacomet Trail and provide other public access.

### Recommended Approach - (Dec 2024 amendment)

1. Quarry re-opened by owners, truncating proposed open space low density residential.
2. PDD approach recommended for remaining Technology Zone and adjacent residential land to the north.



### Development Constraints

Over the years, the northeast quadrant of Plainville has not seen much development for a number of reasons:

- Limited number of access points (two of which are from New Britain),
- Fractured ownership pattern,
- Lack of a coordinated circulation scheme,
- Lack of utilities,
- Environmental constraints.

Dec 2024 Amendment - Unless sanitary sewer facilities are expanded, the PDD will need to employ the use of sanitary cisterns with a timed release to coincide with off peak usage.

Dec 2024 Amendment- Consider a mixed use approach to encourage a work/live environment within PDD boundaries. Development may consist of high density residential, commercial, office, medical, industrial, and retail/restaurant with due consideration to the separation required between such uses and the need to preserve open space.

## Route 10

There are some areas along Route 10 (especially in the southern part of Plainville) where the commercial zoning boundaries and zoning tools should be re-evaluated to expand economic development opportunities.

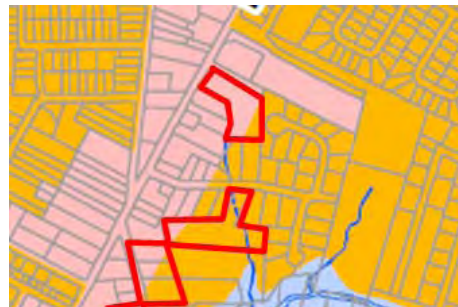
For example, the zone boundary seems to split a number of properties into residential and business portions and this prevents a portion of the property from being used for building, parking, coverage, buffering, etc. Rezoning to place an entire property (or more of a property) into a business zone, when and where appropriate, can provide for additional economic development.

## Planned Development Districts

In addition, there are some key opportunity sites on Route 10 where a flexible zoning tool (known as a “planned development district” (PDD) could enable creative redevelopment of some larger properties, provide economic development, and address some recognized needs and desires in Plainville. A PDD approach is a zoning regulation which enables approval of a specific plan for a property through a zone change process. Since the standards for the zone are established through this approval process, creative land use ideas may be possible. The former Parsons Buick site at 135, 151, and 165 East Street is one such site. In addition to the former Parson's property, the property at 74 East Street consisting of almost four acres, would also be a prime location for consideration of creative redevelopment and economic development. Its location within the "fringe downtown area" offers the potential to benefit many existing businesses. Historic preservation should be considered an integral part of any plans for the future development of 74 East Street.

The Commission could consider establishing a “Planned Development District” (PDD) approach in the Zoning Regulations whereby a creative and innovative development concept could be approved through a zone change process.

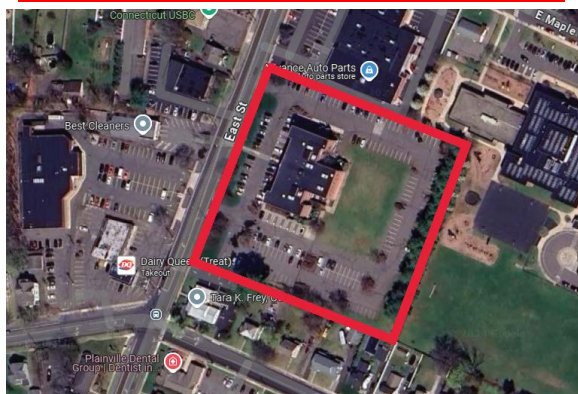
Properties Split By  
Commercial Zoning Boundaries



Former Parsons Buick Site



74 East Street - Former High School/Jr. High School Site





### Additional Provisions

Any proposed PDD regulations should also address:

- Requirements for master plan submittal
- Application processing provisions
- Provisions addressing how any future modifications to approved plans will be addressed

### Eligible Areas

Part B of the conceptual PDD language indicates that, to be eligible, a “location shall be identified as a potential location for a PDD in the Plan of Conservation and Development.”

Since no areas are identified in this POCD, a modification in accordance with CGS Section 8-23 will be required to incorporate any site.

### Conceptual Language

## Planned Development District

### A. PURPOSE

This section of the Regulations permits modification of the strict application of the provisions of these Regulations in order to:

1. Enable the redevelopment of specific areas in accordance with an overall Master Plan for such area.
2. Be flexible in order to allow and/or encourage creative approaches to development or redevelopment.
3. Result in a development that demonstrates a high regard for design and that is compatible with the historic, cultural and geographic qualities of Plainville.

### B. ELIGIBLE AREAS

In order to establish a Planned Development District (PDD), public water and public sewers shall be provided to the development and the location shall be identified as a potential location for a PDD in the Plan of Conservation and Development.

### C. PRELIMINARY DISCUSSION

In order to guide the proposed development and minimize unnecessary expense or delay, persons wishing to establish a PDD are encouraged to arrange for preliminary meetings with the Planning and Zoning Commission prior to submitting an application.

### D. APPLICATION REQUIREMENTS

1. A PDD may only be established by approval of three applications submitted and processed at the same time:
  - a. A Master Plan to establish the overall parameters of the proposed development;
  - b. A text amendment application incorporating the Master Plan into the zoning regulations, and
  - c. A zoning map amendment application locating the proposed PDD on the official Zoning Map.
2. Once a Planned Development District is established, actual development may only occur with site plan approval as provided in these Regulations where the purpose of such site plan approval is to determine if the proposed development is consistent with the approved Master Plan and to document the proposed improvements.
3. The Planning and Zoning Commission will retain a third-party planning consultant to assist in the review of the applications and help ensure the proposed development accomplishes the recommendations of the Plan of Conservation and Development and is appropriate for the proposed location.
4. In addition, the Commission will require the applicant to pay the cost of reasonable consulting fees for peer review of the technical aspects of any of the applications.

**E. EFFECT OF APPROVAL.**

1. If the Planning and Zoning Commission approves the text amendment application, the effect of such approval shall be to treat the Master Plan materials approved by the Commission and any conditions of approval as if they were a distinct part of the text of these Regulations.
2. If the Zoning Commission approves the Zoning Map Amendment Application, the effect of such approval shall be to rezone the property to the name of the Planned Development District.
3. Adoption of a PDD by the Commission shall constitute authorization to apply for site plan approval.

**F. COMPLETION OF APPROVAL**

1. If the Commission approves the text amendment application, the approved Master Plan and accompanying material shall, at the applicant's expense, be filed on the land records within XX days of the Chairman's signature or the approval of the zone change and text change shall be null and void.
2. The effective date of the text amendment and the Zoning Map Amendment Applications shall be the date that the approved Master Plan documents, signed by the Chair of the Zoning Commission, are filed on the land records by the applicant at the applicant's expense.

**G. SITE PLAN APPROVAL**

1. No construction within the PDD may occur without approval of detailed site plans in accordance with these Regulations documenting that the proposed construction substantially conforms to the approved Master Plan and standard engineering requirements.
2. If site plans are not submitted within two years of the effective date of the text amendment and the Zoning Map Amendment Applications, or within two years of the final dismissal of an appeal of such zone change by a court of competent jurisdiction, and if an extension of time is not given by the Commission for good cause shown, then the text amendment application and the Zoning Map Amendment Application shall become null and void and the PDD area shall revert to all the requirements of its previous zoning.

**H. APPROVED PLANNED DEVELOPMENT DISTRICTS**

Planned Development District #1 (<<insert name of PDD District>>) approved by the Commission on (<<insert date >>), effective on (<<insert date of filing on land records>>), and filed on the land records at Volume \_\_\_\_, Page \_\_\_\_ and/or Map File \_\_\_\_\_.

## **Robertson Airport**

Robertson Airport is an important asset that supports economic development in the community and the region.

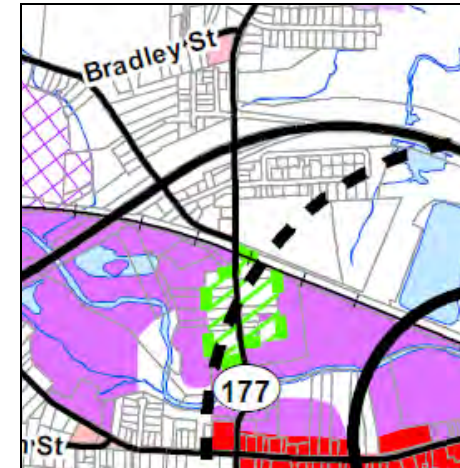
The airport should be maintained and enhanced to continue and support this important role.

## **North Washington Street**

Land on North Washington Street between the Pequabuck River and the railroad tracks could also present an opportunity for economic development.

### **Possible Approach**

1. Consider rezoning land on either or both sides of North Washington Street from Residential to General Industrial provided:
  - a. The properties on that side of the street are consolidated and developed under one ownership or developed as a whole,
  - b. A significant landscaped buffer is provided to any remaining residential zones or uses,
  - c. Driveway curbs cuts and traffic impacts are minimized.



Additional strategies to enhance and guide economic opportunities include:

- Continuing to encourage the adaptation and re-use of legacy industrial buildings and sites to new uses and economic activities.
- Continuing to support Robertson Airport and the economic development support role it plays within the region.
- Considering “tax increment financing” to fund public improvements which support economic development.
- Reviewing and updating the sign regulations to ensure they:
  - Are consistent with recent State and Federal court decisions on sign content, and
  - Reflect the fundamental differences between pedestrian-oriented downtown business areas versus automobile-oriented highway business areas.
- Revisit Section 2.04.E (Quarrying, Processing And Removal Of Stone) to delete the requirement of a final angle of 45 degrees this does not seem feasible given the current quarrying operations in Plainville.

In addition, supporting the “ladder” of business evolution is an important part of Plainville’s economic development approach since small businesses are a significant factor in job creation, economic diversity and tax base expansion.

A. Enhance And Guide Economic Opportunities		Leader	Partners
1.	Continue to participate in Enterprise Zone programs.	Town	
2.	Enhance opportunities for appropriate economic development.	PZC	PED
a.	Evaluate rezoning property on the west side of Unionville Avenue near Johnson Avenue in accordance with the conservation and development principles outlined in the POCD. <input type="checkbox"/>	PZC	PED
b.	Evaluate rezoning property in the northeast quadrant for economic development in accordance with the conservation and development principles outlined in the POCD. <input type="checkbox"/>	PZC	PED
c.	Evaluate the business zone boundaries along Route 10 to see if any adjustments are desirable to expand economic development opportunities and/or better protect residential areas. <input type="checkbox"/>	PZC	PED
d.	Consider reducing the rear yard requirements in the Restricted Industrial Zone. <input type="checkbox"/>	PZC	PED
e.	Consider establishing a “Planned Development District” (PDD) approach in the Zoning Regulations whereby a creative and innovative development concept could be approved through a zone change process. <input type="checkbox"/>	PZC	PED
3.	Ensure reservation, installation and maintenance of effective buffers and transitions between business uses and adjacent residential areas.	PZC	PED
4.	Consider the use of “tax increment financing” (TIF) to fund public improvements which will support economic development.	Town	EDA
5.	Continue to encourage the adaptation and re-use of legacy industrial buildings and sites.	Town	EDA
6.	Continue to support Robertson Airport and the economic development support role it plays within the region.	Town	EDA
7.	Maintain and enhance Robertson Airport to continue and support its important regional economic development role.	AC	
8.	Continue to maintain appropriate home based business regulations that allow fledgling businesses to form and evolve while maintaining the health, safety and welfare of residential neighborhoods.	PZC	PED
9.	Support the establishment of co-working / incubator spaces where fledgling businesses can continue their growth and evolution with access to shared services, flex space, etc.	EDA	PZC PED
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# 10

## GUIDE HOUSING / RESIDENTIAL DEVELOPMENT

### Overview

For the purposes of the POCD, “residential development” includes all the different forms and types of housing in Plainville ranging from detached single-family housing units to multi-family apartments and condominiums to residential units in mixed use buildings.

In terms of single-family detached housing, most such development in Plainville occurs in a conventional subdivision pattern. Much of the single-family housing stock in Plainville was built before 1960 and may need rehabilitation and/or expansion to reflect current needs and desires.

In terms of multi-family housing, most such development in Plainville occurred in small developments. Many of these units were built without access to transit or without a walkable connection to downtown.

**Single Family Residential**



**Single Family Residential**



**Multi-Family Residential**



**Multi-Family Residential**





# Residential Development










Plainville, CT

Farmington

New Britain

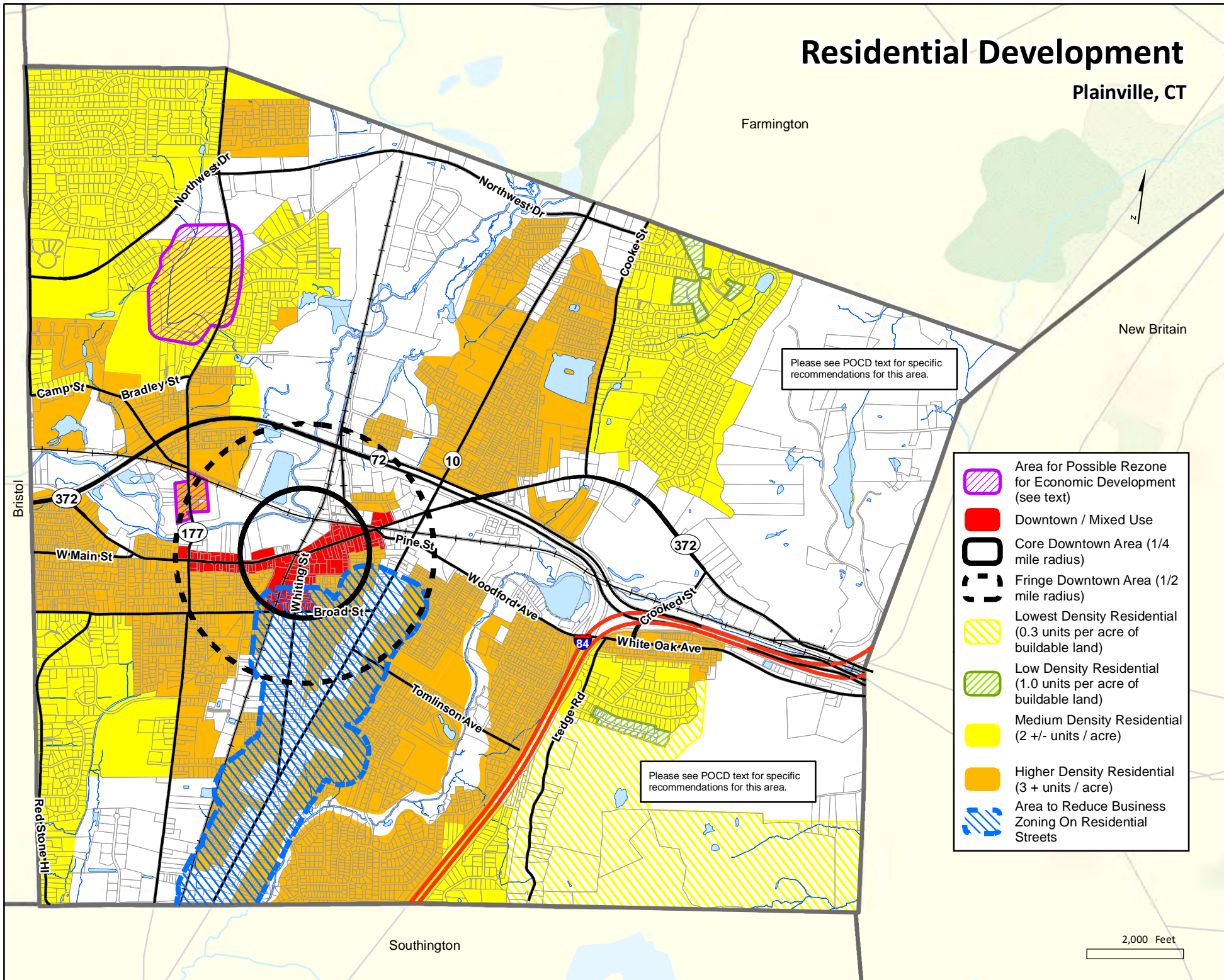
Please see POCD text for specific recommendations for this area.

Please see POCD text for specific recommendations for this area.

-  Area for Possible Rezone for Economic Development (see text)
-  Downtown / Mixed Use
-  Core Downtown Area (1/4 mile radius)
-  Fringe Downtown Area (1/2 mile radius)
-  Lowest Density Residential (0.3 units per acre of buildable land)
-  Low Density Residential (1.0 units per acre of buildable land)
-  Medium Density Residential (2 +/- units / acre)
-  Higher Density Residential (3 + units / acre)
-  Area to Reduce Business Zoning On Residential Streets

2,000 Feet

Southington



## Guide / Manage Residential Development

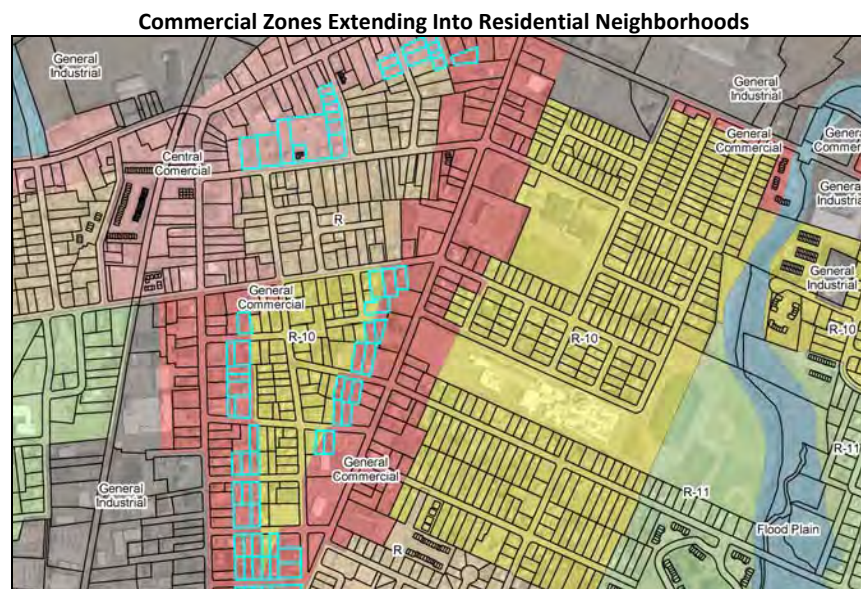
Plainville has a diverse housing stock (see sidebar) and that diversity is an asset since it increases the opportunity that people of all ages, means, and interests will likely be able to find housing in the community that meets their needs. The availability of water and sewer services helps support the diverse housing stock.

A number of housing units in Plainville were built over 50 years ago when construction techniques and housing desires were different than they are today. The POCD supports the continued renovation and rehabilitation of housing to meet the needs of current and future households.

### Neighborhood Integrity / Stability

Most residential neighborhoods in Plainville are protected or buffered from business areas and this helps stabilize these neighborhoods and encourage investment in, and maintenance of, residential properties. However, there are some areas where business zones encroach into established residential areas (such as the areas south-east of the downtown).

Commercial zoning districts which extend into residential neighborhoods should be re-evaluated for change to residential districts to support neighborhood stability.





## Zoning Regulation Revisions

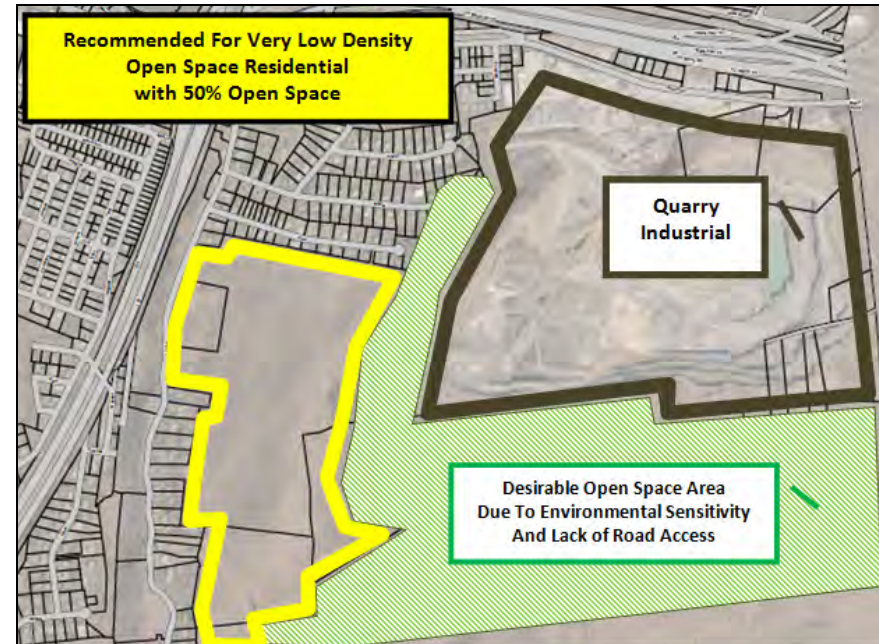
1. Analyzing the actual lot sizes in residential zones relative to the minimum lot size requirement to see if zone designations could be changed in some areas to reduce non-conformities.
2. Revisiting building heights in residential districts (currently 30 feet and 2 stories) and the story definition since some areas in attics could be considered a story and make existing homes non-conforming (define attic, define half-story, and change regulation to permit 35 feet and 2.5 stories).
3. Revisiting minimum floor area requirements.
4. Revisiting the Open Space Development provisions to ensure it will work appropriately for the northeast and southeast quadrants.

## **Southeast Quadrant**

The southeast quadrant of Plainville is similar to the northeast quadrant in certain respects. The POCD establishes the following planning principles for this area.

### **Recommended Approach**

1. Limit the Quarry Industrial Zone to its current extent.
2. Encourage or require the submission of a "closure plan" for the quarry operation.
3. Establish a very low density residential zoning category (roughly 0.3 units per developable acre) in this area.
4. Require open space development in this area so that residential development would result in roughly 50 percent of this area being set-aside as open space.
5. Preserve the ridgeline and adjacent areas from development.
6. Preserve the Metacomet Trail and provide other public access.



## **Zoning Regulation Revisions**

There are some provisions in the Zoning Regulations the Commission may wish to revisit (see sidebar).

A. Guide / Manage Residential Development		Leader	Partners
1.	Maintain a diverse housing stock.	Town	
2.	Support programs (such as the on-going housing rehabilitation program) that help homeowners maintain and improve their homes to adapt to current and future housing needs and desires.	Town	
3.	Continue efforts to protect, maintain, and enhance residential neighborhoods, especially with regard to special permit uses and non-residential uses in residential neighborhoods.	PZC	
	a. Conduct a comprehensive analysis of places where residential neighborhoods are located in business zones and consider rezoning these areas to residential to support neighborhood stability.	<input type="checkbox"/> PZC	PED
	b. Consider changing the Zoning Regulations to allow 2-4 family buildings by Special permit for sites within walking distance of the downtown.	<input type="checkbox"/> PZC	PED
4.	Guide development in the northeast and southeast quadrants in accordance with conservation and development principles established in the POCD.	PZC	PED
	a. Create a new R-80 zoning district (minimum lot size of 80,000 SF with overall density limit of 0.3 units per acre of buildable land) and a requirement for Open Space Development ( <i>see recommendation 5.d below about also reviewing the Open Space Development provisions</i> ).	<input type="checkbox"/> PZC	PED
	b. Rezone the areas indicated in the POCD in the northeast and southeast quadrants to R-80.	<input type="checkbox"/> PZC	PED
	c. Guide any future residential development in the northeast and/or southeast quadrant in accordance with the conservation and development principles outlined in the POCD.	<input type="checkbox"/> PZC	PED
5.	Amend zoning regulations to address other residential development issues.	PZC	PED
	a. Analyze the actual lot sizes in residential zones to reduce non-conformities.	<input type="checkbox"/> PZC	PED
	b. Revisit building heights in residential districts and the story definition to avoid making existing (or future) homes non-conforming.	<input type="checkbox"/> PZC	PED
	c. Revisit minimum floor area requirements.	<input type="checkbox"/> PZC	PED
	d. Revisit the Open Space Development provisions in the Zoning Regulations (Section 1.04.B) to ensure it will work appropriately for the northeast and southeast quadrants.	<input type="checkbox"/> PZC	PED
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## Housing Needs

CGS Section 8-23 states that a POCD “shall make provision for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain, and infrastructure capacity, for all residents and the planning region in which the municipality is located....

It goes on to state that “such plan shall also promote housing choice and economic diversity in housing, including housing for both low and moderate-income households....”

## Address Housing Needs

Plainville has a diverse housing stock and many housing units are “naturally affordable” because they rent or sell at prices that make them affordable to persons and families of varying incomes. In addition, the housing units in Plainville are seen as “senior-friendly” since they tend to be one story capes and ranches that allow for one-floor living. Ensuring that Plainville retains a diverse housing mix to meet the needs of a variety of persons and families is a goal of the POCD.

While Plainville has a housing stock that is affordable, the term “affordable housing” is used in Connecticut to refer to housing that is reserved in some way for households earning 80 percent or less of the area median income. Municipalities with less than ten percent of their housing stock meeting the following criteria are subject to the “Affordable Housing Appeals Procedure”, also known as CGS Section 8-30g. Housing is considered to be “affordable housing” if it:

- Receives financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing,
- Is housing occupied by persons receiving rental or mortgage assistance under the United States Code, or
- The dwelling unit has a deed restriction requiring that such dwelling unit be sold or rented such that persons and families earning eighty per cent of the median income or less will not have to pay more than thirty per cent of their annual income for such housing.

Plainville has 540 housing units (about 6.7 percent of the housing stock) that meet these criteria:

Governmentally Assisted Units	205
Tenant Rental Assistance	32
Single-Family CHFA/USDA Mortgages	277
Deed Restricted Units	22
<b>Total Assisted Units</b>	<b>536</b>
As Percent of 2010 Housing Units (8,063 units)	<b>6.7%</b>

**Since Plainville does not meet the ten percent threshold, it is subject to the “Affordable Housing Appeals Procedure” (CGS Section 8-30g).**

This is an important consideration since, if a developer proposes a housing development containing affordable housing meeting certain criteria specified in the statute, such development may not have to comply with all local land use regulations. In some situations elsewhere, some developments have been proposed that were criticized, due to density, height, design or other aspects, for being distinctly out of character with the environs.

While the creation of affordable housing units can provide many benefits, many communities would prefer that such units be created in a way that fits into the character of the community.

If Plainville wishes to gain more control over the development of CGS 8-30g affordable housing in the community, there are two ways to become exempt:

- Create enough affordable housing units to meet the 10 percent threshold (add 266 affordable units), or
- Accumulate enough “housing unit equivalent points” to get a four-year moratoria (roughly 162 units) with additional points required to get a subsequent moratorium.

Section 2.04.P of the Zoning Regulations (Redevelopment Design District) contains a provision encouraging the provision of “workforce housing” which will be deed-restricted to persons and families earning 80 percent or less of area median income.

#### **Housing Authority**

Discussion of the Housing Authority and the housing needs addressed by them is on page 71 of this POCD.

<b>B. Address Housing Needs</b>		<b>Leader</b>	<b>Partners</b>
1.	To help meet local housing needs, seek to expand the supply of affordable housing units in Plainville that are affordable to persons and families with low and moderate incomes.	<b>Town</b>	
2.	Encourage development of housing options for “empty-nesters” and senior citizens who no longer desire single-family housing, but who wish to remain in Plainville.	<b>PZC</b>	<b>PED</b>
3.	Maintain accessory apartment regulations which can provide important housing options.	<b>PZC</b>	<b>PED</b>
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# 11

## ADDRESS COMMUNITY FACILITY ISSUES

### Overview

For the POCD, community facilities include town buildings and other municipal facilities which provide services to residents. These facilities contribute significantly to Plainville's quality of life.

The POCD does not get involved in the day-to-day operation of local departments but does look at the adequacy of local facilities to meet anticipated community needs now and in the future. Community facilities should:

- Be adequate to meet the needs of the community,
- Be maintained and managed to maximize their utility,
- Provide the most efficient service possible, and
- Be designed to adapt to changing needs.

**Municipal Center**



**Police Station**



**Norton Park**

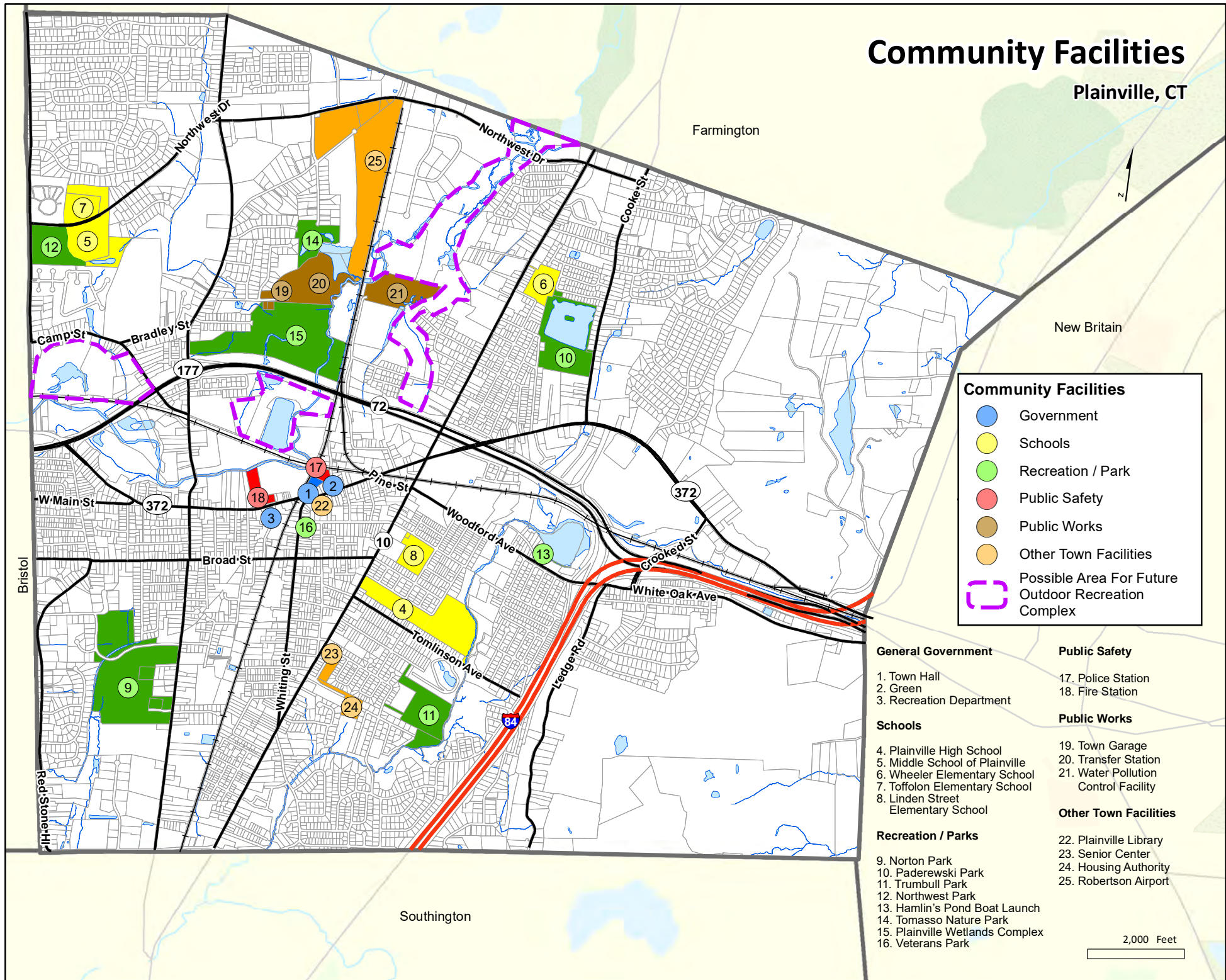


**Library**



# Community Facilities

Plainville, CT



## Community Facilities

- Government
- Schools
- Recreation / Park
- Public Safety
- Public Works
- Other Town Facilities
- ⬭ Possible Area For Future Outdoor Recreation Complex

### General Government

1. Town Hall
2. Green
3. Recreation Department

### Schools

4. Plainville High School
5. Middle School of Plainville
6. Wheeler Elementary School
7. Toffolon Elementary School
8. Linden Street Elementary School

### Recreation / Parks

9. Norton Park
10. Paderewski Park
11. Trumbull Park
12. Northwest Park
13. Hamlin's Pond Boat Launch
14. Tomasso Nature Park
15. Plainville Wetlands Complex
16. Veterans Park

### Public Safety

17. Police Station
18. Fire Station

### Public Works

19. Town Garage
20. Transfer Station
21. Water Pollution Control Facility

### Other Town Facilities

22. Plainville Library
23. Senior Center
24. Housing Authority
25. Robertson Airport

2,000 Feet



## Legend



Expected to be adequate for community needs to 2030



May have some issues to be considered

















Attention appears to be needed



Not expected to be adequate for community needs




## Address Community Facility Needs

GENERAL GOV'T		Assessment
Town Hall		<ul style="list-style-type: none"> <li>Current building has some space and operational inefficiencies:</li> <li>Possible modifications / improvements / expansion recently studied by an architect</li> <li>Building expansion might be possible to northeast</li> </ul> 
PUBLIC SAFETY		
Police Station		<ul style="list-style-type: none"> <li>Building has had issues with HVAC system / water / moisture</li> <li>Vehicle replacement / radio system are adequate</li> <li>Building may not be adequate to meet community needs for 10-20 years</li> <li>Some space appears available on site for addition</li> </ul> 
Fire Department		<ul style="list-style-type: none"> <li>Fire station / apparatus adequate for community needs</li> <li>Day-time response can be an issue for all volunteer department</li> <li>Recruiting staff can be a challenge to time commitment required</li> <li>Have good mutual aid arrangements / good water system town-wide</li> <li>Radio system could be improved</li> </ul> 
Emergency Medical		<ul style="list-style-type: none"> <li>Town has a contractual arrangement with American Medical Response</li> <li>This approach is expected to be adequate for community needs</li> </ul> 

EDUCATION	Assessment			
<b>System-Wide</b>  	<ul style="list-style-type: none"> <li>School enrollments are stable</li> <li>System is expected to have adequate capacity for 10-20 years to meet projected enrollments (some grade and/or district adjustments may be needed)</li> <li>Some sites do not have room for future expansion if contemplated (especially at the High School)</li> <li>Acquire adjacent properties (if become available) for future expansion</li> </ul>			
<b>High School (9-12)</b>	<b>Middle School (6-8)</b>	<b>Wheeler (K-5)</b>	<b>Toffolon (K-5)</b>	<b>Linden (K-5)</b>
				

#### Legend

-  Expected to be adequate for community needs to 2030
-  May have some issues to be considered
-  Attention appears to be needed
-  Not expected to be adequate for community needs

RECREATION	Assessment	
<b>Outdoor Recreation:</b>  	<ul style="list-style-type: none"> <li>Existing sites are heavily utilized</li> <li>Additional recreation fields are desired for current / future needs</li> <li>Limited expansion room available on current sites</li> <li>Could seek additional land for recreation: <ul style="list-style-type: none"> <li>Near the Middle School</li> <li>South of Camp Street and north of the railroad tracks</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Norton Park</b></li> <li><b>Paderewski Park</b></li> <li><b>Trumbull Park</b></li> <li><b>Northwest Park</b></li> </ul>
<b>Indoor Recreation</b>  	<ul style="list-style-type: none"> <li>Current arrangements should be adequate for 10-20 years</li> <li>Currently school facilities (including indoor High School pool)</li> <li>Would like to be able to offer more gymnasium space / time for activities</li> <li>Would support efforts to establish a community center</li> </ul>	

## Legend



Expected to be adequate for community needs to 2030















May have some issues to be considered



Attention appears to be needed



Not expected to be adequate for community needs

OTHER FACILITIES	Assessment	
<b>Town Garage</b> 	<ul style="list-style-type: none"> <li>Building space needed for vehicles and equipment storage / maintenance</li> <li>Limited expansion area available</li> <li>Acquire adjacent properties (if become available) for future expansion</li> <li>Staffing is hindering ability to keep up with public works tasks</li> </ul>	
<b>Transfer Station</b> 	<ul style="list-style-type: none"> <li>Arrangements expected to be adequate for community needs</li> <li>A transfer station at the Town Garage / Solid waste disposal out of town</li> <li>A composting facility is operated at the Town Garage</li> </ul>	
<b>Library</b> 	<ul style="list-style-type: none"> <li>Building size is expected to be adequate in size for 10-20 years</li> <li>Building systems (roof, HVAC, etc.) need attention</li> </ul>	
<b>Senior Center</b> 	<ul style="list-style-type: none"> <li>Building is heavily utilized at present</li> <li>Parking is in short supply, especially for seniors and handicapped persons</li> <li>Demand expected to grow as the number of older residents increases</li> <li>No room for expansion on-site</li> </ul>	
<b>Housing Authority</b> 	<ul style="list-style-type: none"> <li>Have 120 units at present but demand is very strong</li> <li>Demand is expected to grow significantly in the future</li> <li>Need to modernize existing units</li> <li>With more land, could add new units for existing residents and then redevelop existing sites with more units</li> </ul>	
<b>Robertson Airport</b> 	<ul style="list-style-type: none"> <li>Planning process for facility operations may disclose need for additional air-side and/or ground-side improvements</li> <li>Land area on Northwest Drive could be repurposed to economic development while still accommodating airport operations and community events (Wings and Wheels)</li> </ul>	

A. Address Community Facility Needs		Leader	Partners
1. Maintain community facilities and services to meet community needs in an efficient and cost-effective way.		Town	
a. Relocate / expand the Senior Center to a new facility.	<input type="checkbox"/>	SC	Town
b. Expand the number of Housing Authority units for elderly persons.	<input type="checkbox"/>	HA	Town
c. To allow for the establishment of additional recreational fields in the future, seek to acquire properties: <ul style="list-style-type: none"> <li>Near the Middle School (north and east of Camp Street, south of Northwest Drive, and west of North Washington Street)</li> <li>South of Camp Street and north of the railroad tracks</li> </ul>	<input type="checkbox"/>	RPAB	Town
2. Monitor space utilization to anticipate possible space / configuration needs at: <ul style="list-style-type: none"> <li>Town Hall</li> <li>Police Station</li> </ul>		Town	
3. Monitor fire response to anticipate the possible future need for paid daytime staff.		Town	FD
4. To allow for future expansion / renovation of existing facilities rather than having to develop entirely new sites, seek to acquire properties (if any become available) adjacent to: <ul style="list-style-type: none"> <li>High School</li> <li>Middle School</li> <li>Wheeler Elementary School</li> <li>Toffolon Elementary School</li> <li>Linden Elementary School</li> <li>Town Garage</li> </ul>		Town BOE PW	
5. Continue to evaluate operations at Robertson Airport.		AC	Town
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# 12

## ADDRESS VEHICULAR TRANSPORTATION ISSUES

### Overview

The roadway system in Plainville is important to the day-to-day life of Plainville. The POCD looks at the roadway system to ensure that it will continue to meet community needs, efficiently and cost effectively, into the future.

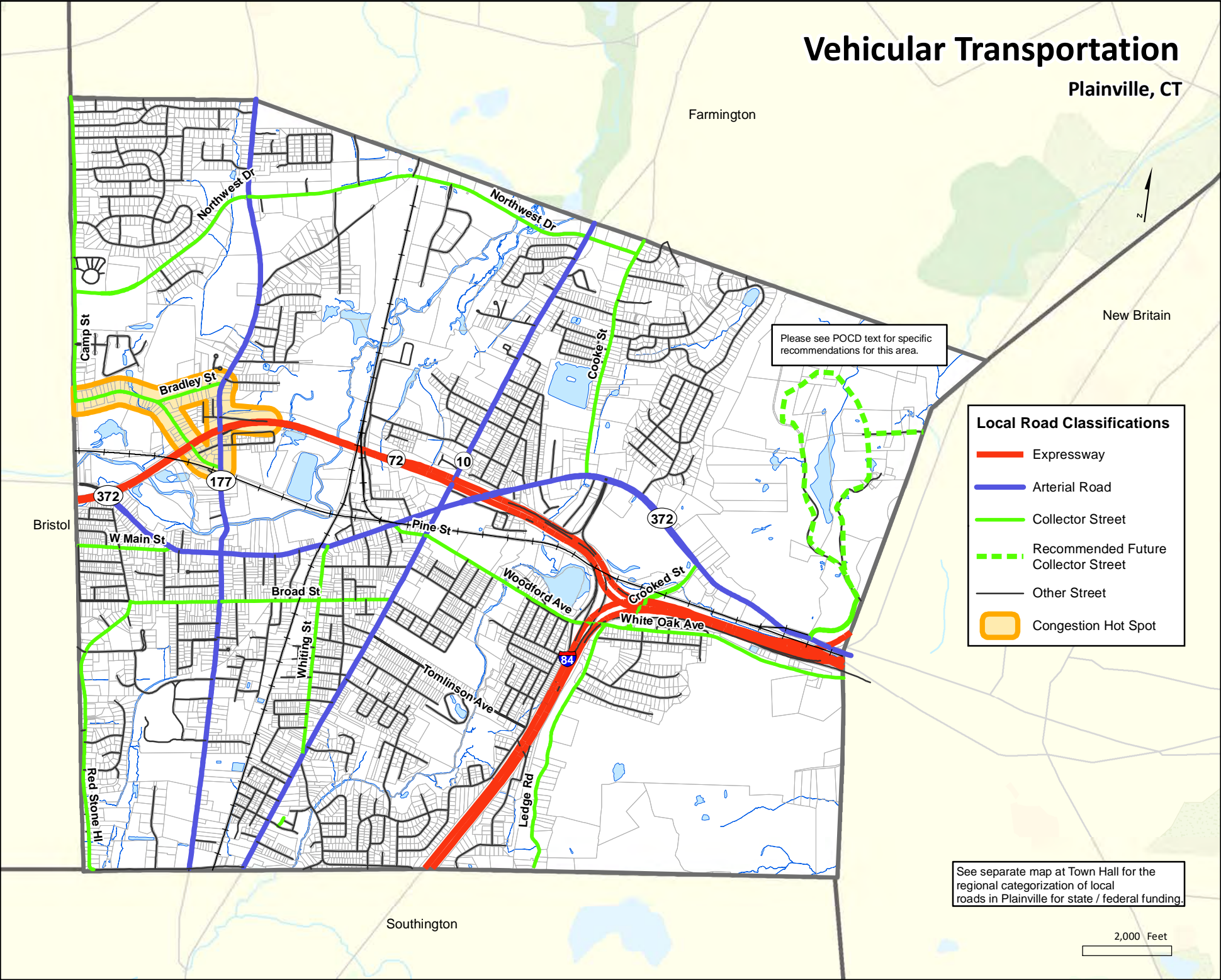
### Address Vehicular Transportation Issues

While regional or State agencies might classify Plainville roads differently based on regional or statewide considerations, roads in Plainville are classified as follows with regard to the form and function they provide locally:

Functional Class	Functional Role	Road(s)		
<b>Expressways</b>	Connecting Plainville to other towns and regions	• Interstate 84	• Route 72	
<b>Arterial Roads</b>		• Route 10	• Route 177	• Route 372
<b>Collector Roads</b>	Conveying vehicles between main roads and local neighborhoods	<ul style="list-style-type: none"> <li>• Bradley Street</li> <li>• Broad Street</li> <li>• Camp Street</li> <li>• Cooke Street</li> <li>• Crooked Street</li> </ul>	<ul style="list-style-type: none"> <li>• Journey Road</li> <li>• Ledge Road</li> <li>• Northwest Drive</li> <li>• Pine Street</li> </ul>	<ul style="list-style-type: none"> <li>• Redstone Hill</li> <li>• White Oak Avenue</li> <li>• Whiting Street</li> <li>• Woodford Avenue</li> </ul>
<b>Local Roads</b>	Providing access to individual properties	• Other roads in Plainville		

# Vehicular Transportation

Plainville, CT



### **Traffic Calming**

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At times, speeding has been identified as an issue on local streets.

The POCD supports the use of speed enforcement measures and/or “traffic calming” in the future if needed.

Traffic calming issues might include additional “stop” intersections, roundabouts, low-speed zones in developed areas and other measures.

### **Traffic Operations / Safety**

Traffic capacity and safety are an important consideration in the POCD. At certain times (hours, days, and/or months), high traffic volume and/or congestion can be evident in some locations:

- Route 177 at the Route 72 / Bradley Street / Camp Street area
- New Britain Avenue (Route 372) in the retail area east of Cooke Street.

The Town should continue to advocate for improvements in the Route 72 / Bradley Street / Camp Street area to address the congestion in this “hot spot” and enhance access to Downtown Plainville. Any areas or locations which exhibit significant accident concentrations should be addressed by the Town or State as expeditiously as possible.

In order to have the best possible tools to help preserve traffic capacity on roadways and reduce accident potential, the Commission should to strengthen the access management provisions in the Zoning Regulations (Section 4.02), especially along arterial roadways.

### **Pavement Management**

The POCD recommends that Plainville continue to maintain roadway pavement as efficiently and economically as possible. Pavement has a useful life and it is cheaper to preserve pavement quality by on-going crack-sealing and chip-dealing activities rather than let a road depreciate until it needs to be rebuilt.

### **Northeast Quadrant**

The basic road network of Plainville provides quite direct and effective access to all parts of Plainville, with a few exceptions. Access to properties in the northeast quadrant of Plainville is extremely limited and so:

- The primary access to lands in the northeast quadrant should be through the existing boulevard on Journey Road which intersects with New Britain Avenue (Route 372) in Plainville,
- The existing access on North Mountain Road from New Britain should be retained,
- Access from Long Swamp Road in New Britain should be retained and improved (to collector road specifications) as part of any development activity which may occur, and
- a loop road (to collector road specifications) should be provided throughout this area as part of any development activity which may occur.

A. Address Vehicular Transportation Issues		Leader	Partners
1.	Utilize CRCOG / CTDOT road classifications for funding while using local road classifications in this POCD for land use regulation / guidance.	Town	
2.	Continue to evaluate and address, as appropriate, locations of traffic congestion.	DOT PW	
	a. Continue to advocate for improvements in the Route 72 / Bradley Street / Camp Street area to address the congestion in this “hot spot” and enhance access to Downtown Plainville. <input type="checkbox"/>	Town	DOT
3.	Continue to evaluate and address, as appropriate, areas with accident concentrations.	DOT PD	
	a. Strengthen the access management provisions in the Zoning Regulations (Section 4.02), especially along arterial roadways, in order to carefully preserve traffic capacity on roadways and reduce accident potential. <input type="checkbox"/>	PZC	PED
4.	Continue to maintain roadway pavement as efficiently and economically as possible.	PW	Eng.
5.	Should development occur in the northeast quadrant, seek to establish a meaningful roadway circulation system which provides for several access points and a loop system of public roads (built to collector specifications) to enhance overall accessibility and emergency access.	PZC	PED
6.	If opportunities arise, evaluate the potential for a developer to work with CTDOT to modify the Exit 36 interchange of I-84 (Slater Road) to provide access to the land on the west side of the highway.	Town	
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# 13

## PROMOTE PEDESTRIAN / BICYCLE / TRANSIT OPTIONS

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### Overview

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Other transportation issues are also important to consider as part of the POCD:

- Sidewalks, trails, and related improvements for getting around by foot, walker, wheelchair, or similar means,
- Bicycle routes, bikeways, and related improvements, and
- Bus transit, rail and airport facilities.

### Address Pedestrian / Bicycle / Transit Issues

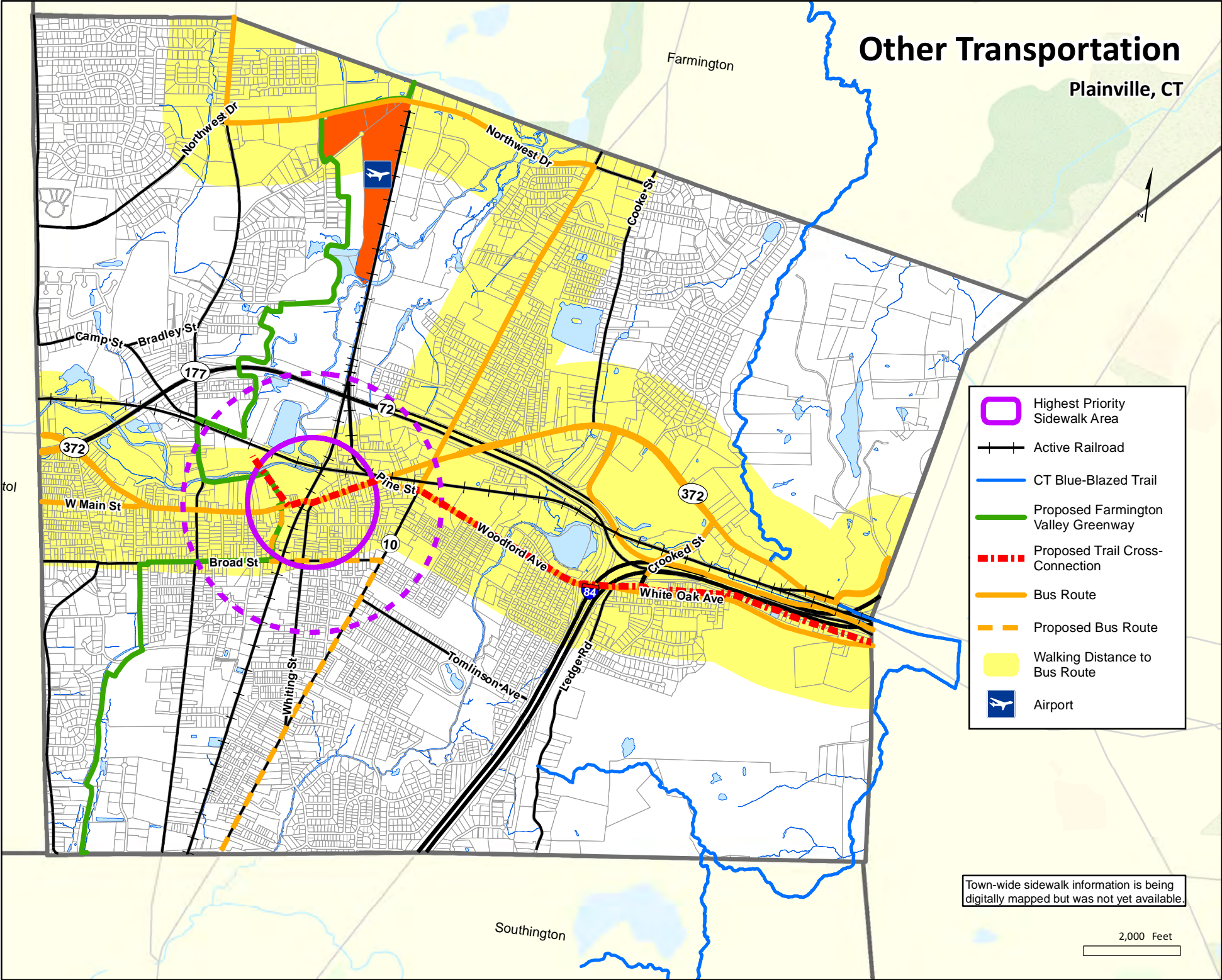
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**“Complete Streets”** - While much focus has historically been placed on vehicular transportation, it has become evident over time that walking, biking, and transit enhance the community and improve the overall quality of life. For that reason, the Capitol Region Council of Governments (Plainville’s regional planning organization) and other transportation agencies have been turning their attention to “complete streets”. The phrase “complete streets” refers to an approach where streets are planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access **for users of all ages and abilities** regardless of their mode of transportation.

“Complete streets” seek to accommodate pedestrians, cyclists, transit users and other modes in addition to the traditional focus on people driving automobiles, all within the same road right-of-way. By focusing on a variety of needs, the overall system can be enhanced in surprising ways. For example, Woodford Avenue is very wide roadway at the present time and this encourages speeding and other driver behaviors which impede its use for pedestrians and cyclists. Narrowing the paved width of the roadway (sometimes called a “road diet”) can be an effective way to change people’s perceptions and behaviors and result in a “more complete” street that supports all users.

# Other Transportation

Plainville, CT

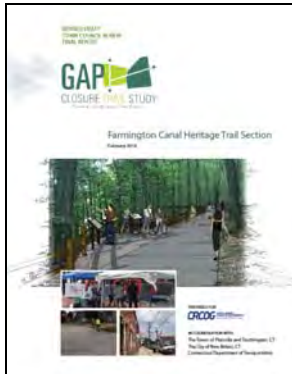


### **“The Plainville Gap”**

The Farmington Canal Greenway Trail (between New Haven, CT and Northampton, MA) has a “gap” in Plainville because the rail lines being used for the trail are still in use in parts of Plainville. This section is called “the Plainville Gap.”

A report which evaluated alternative routes to complete the trail and recommended a preferred route was accepted by the Plainville Town Council in 2018.

While additional planning (and funding) will be required before the trail connection through Plainville is completed, that process is underway.



**Pedestrian Facilities** - There is growing interest in “pedestrianism” in Plainville and elsewhere. Plainville has sidewalks in a number of locations in the community and this helps enhance pedestrian safety and improve the quality of life.

Efforts to maintain and expand the pedestrian system in Plainville (sidewalks and trails) should continue. The downtown area should be a high priority in terms of maintaining and improving the overall sidewalk system. Important elements of the pedestrian system also include:

- The Farmington Canal Greenway Trail which runs between New Haven, CT and Northampton, MA (and closing “the Plainville Gap”),
- Connecting from the Farmington Canal Greenway Trail to New Britain (the second Plainville gap), and
- The Metacomet Trail (a blue-blazed trail in eastern Plainville).

East-west access routes from established neighborhoods (i.e., Metacomet / Cooke Street, Camp Hill, East Street, etc.) to the Farmington Canal Greenway Trail should be encouraged.

To highlight the importance of sidewalks in Plainville, the Commission may wish to consider creating a specific sidewalk section in the Zoning Regulations rather than having it be part of the parking regulations (see Section 4.01.C).

**Bicycle Facilities** - There is also growing interest in bicycle usage and Plainville is well situated to take advantage of this. As with pedestrian facilities, closing “the Plainville Gap” on the Farmington Canal Greenway Trail will be a significant asset to the community. The Commission may wish to consider establishing specific bicycle standards (bicycle racks, etc.) in the Zoning Regulations.

**Bus Transit** - Plainville is served by several bus routes as part of the new “Fastrak” service connecting Bristol to New Britain (through Plainville) and then on to downtown Hartford. This system is currently being reviewed and a future bus route may extend from Plainville to Southington. Bus service in Plainville could be enhanced by providing for covered bus stops.

The Plainville Senior Center provides some transport services for senior citizens and the Town Plainville contracts with the Greater Hartford Transit District for a “dial-a-ride” service for eligible persons and trips.

A. Address Pedestrian / Bicycle / Transit Issues		Leader	Partners
1.	Embrace a philosophy to improve opportunities for pedestrians and bicyclists in Plainville.	Town	BFC
a.	Adopt a “complete streets” policy in Plainville. <input type="checkbox"/>	TC	BFC
b.	Evaluate opportunities to retrofit existing situations to create “more complete streets” <input type="checkbox"/>	Eng.	BFC
c.	Consider creating a specific sidewalk section in the Zoning Regulations rather than having it be part of the parking regulations (see Section 4.01.C). <input type="checkbox"/>	PZC	PED
d.	Continue to work with CRCOG, CTDOT and other agencies to close “the Plainville Gap” on the Farmington Canal Greenway Trail. <input type="checkbox"/>	Town	BFC
2.	Continue to require sidewalks as part of private development in Plainville (especially in business zones).	PZC	PED
3.	Continue efforts to maintain and expand the pedestrian system in Plainville (sidewalks and trails) to increase pedestrian access and safety.	Town	
a.	Complete the GIS mapping of the sidewalks in Plainville in order to be able to effectively manage location and condition. <input type="checkbox"/>	PED	BFC
4.	Investigate the cost- benefit of being officially recognized as a “bicycle-friendly” community.	BFC	
a.	Consider establishing specific bicycle standards (bicycle racks, etc.) in the Zoning Regulations. <input type="checkbox"/>	PZC	PED
5.	Continue to support the retention, preservation, and maintenance of the Metacomet Trail, including obtaining land to protect the trail as part of any development proposal in its vicinity.	Town	
6.	Continue to support fixed route bus services, paratransit services, and dial-a-ride services in Plainville.	Town	
7.	Continue to support the possible future passenger rail service between Waterbury and Hartford along the existing rail line with a stop in Downtown Plainville.	Town	
8.	Continue to promote the continued operation of Robertson Airport.	AC	
		Legend on inside back cover	



# 14

## ADDRESS UTILITY INFRASTRUCTURE ISSUES

### Overview

In the Plan of Conservation and Development, utility infrastructure refers to:

- Piped utilities (public water, public sewer, storm drainage, and natural gas),
- Wired utilities (electric, telephone, and cable), and
- Wireless services (communications).

The availability and/or capacity of utility infrastructure should serve the needs of the community and the desired community structure. However, utility infrastructure should not, by itself, dictate community structure or density patterns. Utility services should help us create the community we want Plainville to be.

Piped Utilities



Piped Utilities



Wired Utilities



Wireless Utilities



# Utility Infrastructure

Plainville, CT

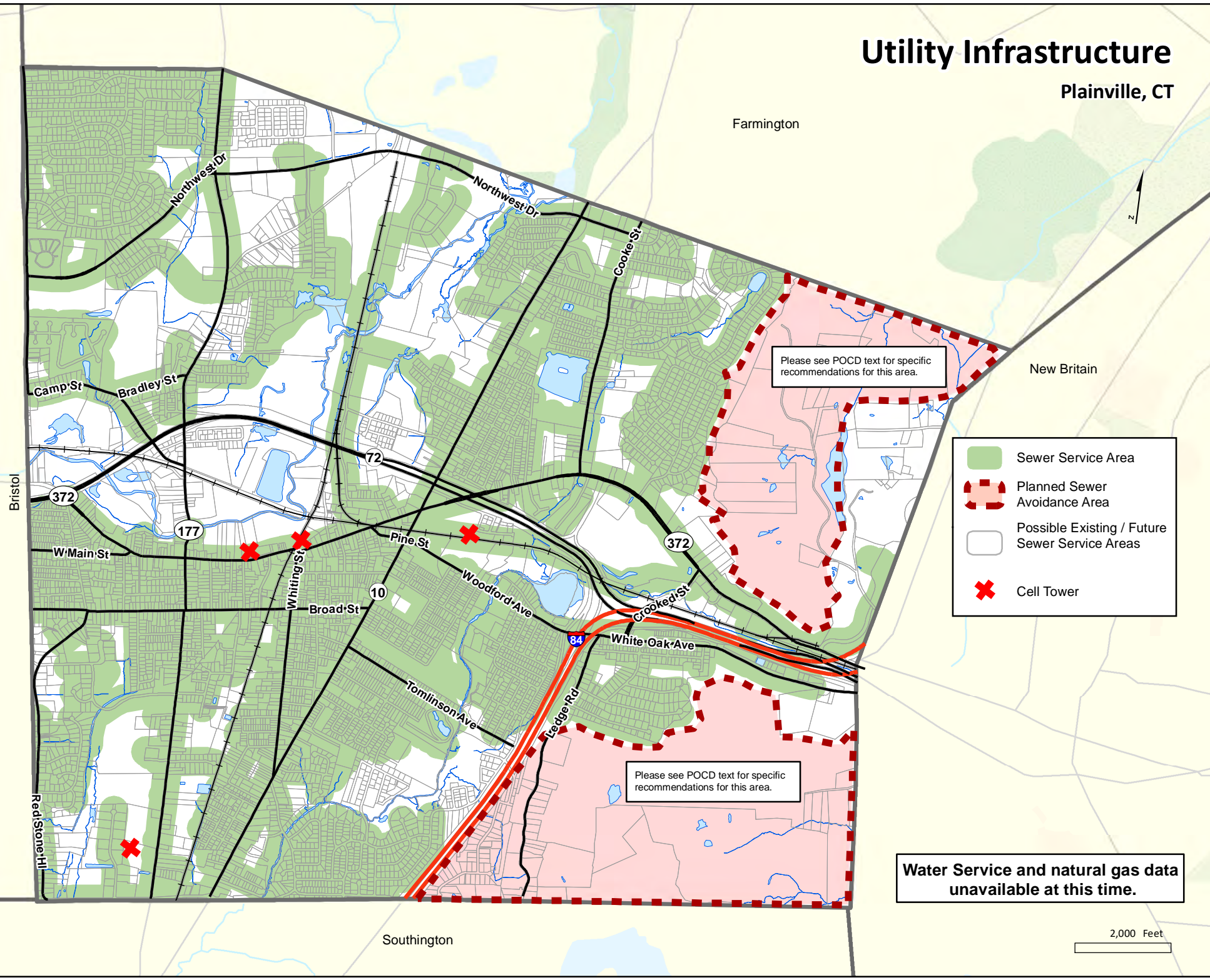
Farmington

New Britain

Southington

Bristol

Red Stone Hill



- Sewer Service Area
- Planned Sewer Avoidance Area
- Possible Existing / Future Sewer Service Areas
- Cell Tower

Please see POCD text for specific recommendations for this area.

Please see POCD text for specific recommendations for this area.

Water Service and natural gas data unavailable at this time.

## Sewer Service Areas

The map on page 20 identifies different types of sewer service areas:

**Sewer Service Area** – areas within 300 feet of existing sewer lines where sewer service is available to properties.

**Planned Sewer Avoidance Area** – areas remote from sewer lines where soil types, terrain, and intended future land uses suggest that sewer service extension may not be prudent and properties will be expected to rely on on-site septic systems.

**Possible Future Sewer Service Area** – areas near existing sewer lines where sewer service extension may be prudent to serve existing / future development.

## Address Utility Infrastructure Issues

**Public Sewer** - The Town of Plainville operates a sewage collection and treatment system that serves most of Plainville. Treated effluent is discharged to the Pequabuck River. The treatment process has been upgraded over the years to meet federal standards for nitrogen and phosphorus removal.

The Water Pollution Control Facility has been authorized to discharge up to 3.8 million gallons per day (MGD) but the current plant has a capacity of about 2.8 MGD and average flows are about 2.2 MGD. However, due to infiltration and inflow of non-sewer water, the flows can exceed the capacity of the plant on some days during the spring thaw and during major storm events.

Overall, the sewer system is expected to have adequate capacity to meet community needs during the planning period. Attention will continue to be paid to addressing infiltration and inflow and maintaining and upgrading the plant to meet community needs and state/federal standards. Sewer extension to outlying residential areas in the northeast and southeast quadrants will be discouraged so that sewer capacity can be devoted to economic development.

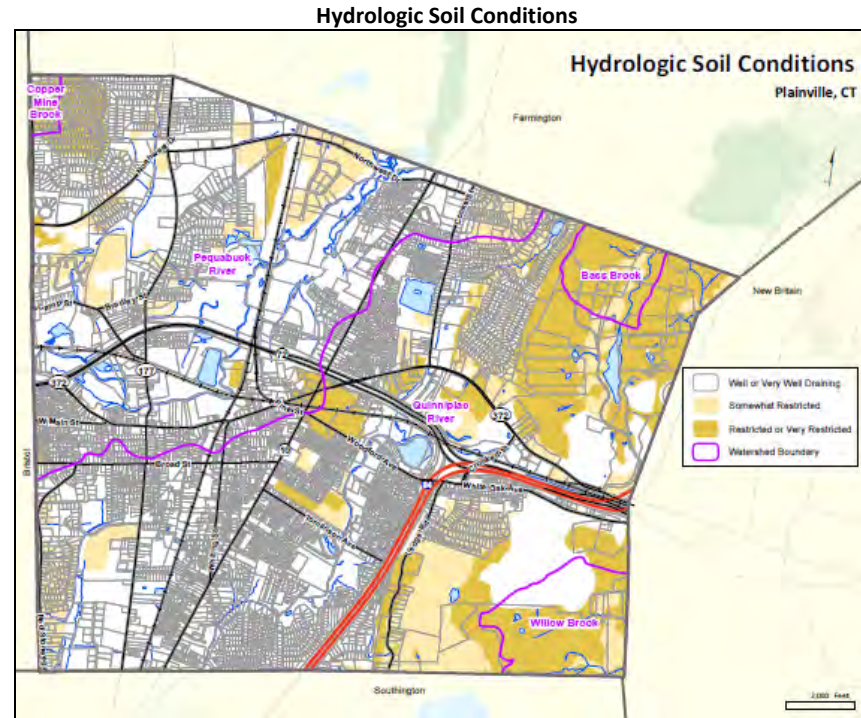
**Public Water** - The Valley Water Company is a private water company which serves much of Plainville. Available information indicates that the water system is expected to be adequate during the planning period in terms of water quantity. However, water condition (“hardness”) is reported to be an issue for many users within the system and this can create issues for domestic water pipes, appliances, and sensitive equipment. The State and the Health District are monitoring this situation.

**Natural Gas** - Eversource provides natural gas service to a number of areas within Plainville (including most business areas). Since some property owners may desire natural gas, opportunities to expand the service area should be explored and supported. Overall, the natural gas distribution system is expected to be adequate during the planning period.

**Storm Drainage** - With regard to storm drainage, some areas of Plainville have flooding issues due to the flat topography which slows the discharge of water and this can result in water backup and flooding.

The stormwater system in Plainville is expected to face a number of challenges during the planning period due to the anticipated increase in the frequency and intensity of large storm events.

Plainville has adopted drainage requirements, called “low impact development” (LID) to help address the quantity and quality of stormwater runoff. The map on this page shows areas in Plainville where natural soil conditions may facilitate (or frustrate) attempts to infiltrate rainwater although LID practices to remove pollutants from runoff may still be effective.



While Plainville is ahead of many other communities in terms of implementing LID practices, it seems that additional refinements may be desirable. In other words, the current LID program may not go as far as it needs to go to address drainage issues evident today or which might be anticipated in the future.



### **Street Lighting**

Street lights are an important aspect of a community's infrastructure.

At the present time, the installation of street lights is required in new developments at street intersections and in other locations specified by the Town.

Street lights are being converted to LED lighting due to the potential savings in electricity costs.

**Electricity** - Electrical distribution in Plainville is provided by Eversource (formerly Connecticut Light & Power). For the most part, electrical generation occurs elsewhere and is transmitted to Plainville.

Most of the distribution system involves overhead wires although there are some areas and newer developments where the electrical wires are contained in underground conduits. Over the years, Eversource has made significant progress in improving the reliability of its service through improvements to the electrical system. Major storms and other events can still cause service disruptions but periodic tree trimming and other approaches have helped reduce power outages due to storms and other events.

Adequate electrical power is expected to be available to meet the needs of local users and accommodate new technologies and uses (such as electric vehicles and electric charging stations).

**Wired Communications** - Wired communication services (land-line telephone and cable communication) in Plainville is provided by:

- Comcast of Connecticut
- Frontier Communications (successor to AT&T Connecticut which was successor to Southern New England Telephone Co.)

Most people are now obtaining telephone, internet, and cable service through "bundled services from Comcast or Frontier. While wired communication service is adequate to meet the basic needs of residents, it is a key objective of Plainville to promote high speed / high capacity broadband service for all parts of the community.

**Address Wireless Infrastructure** - Most people are using mobile phones and other wireless devices (some people are relying exclusively on them) and the capacity of the wireless system is an important consideration. Plainville benefits from the telecommunication towers in place to service traffic on Interstate 84 and Route 72 and enjoys reasonable wireless service in most parts of the community.

Overall, adequate wireless communication service is expected to be available to meet the needs of local users and this service can be adapted in the future as data communication (GPS, internet searches, phone "apps", etc.) overtakes voice communication.

A. Address Utility Infrastructure Issues		Leader	Partners
1.	Continue to maintain adequate sewer service (including plant capacity) to meet community needs during the planning period.	Town	WPCF
2.	Discourage sewer service extension to rural residential areas in parts of the northeast and southeast quadrants and require low density residential development (with septic systems) in these areas consistent with the natural carrying capacity of the land.	Town	
3.	Encourage the provision of adequate water service to meet community needs during the planning period.	VWC	Town
4.	Encourage the Valley Water Company to continue addressing water “hardness” issues in their system.	Town	HD
5.	Encourage the provision of adequate natural gas service to meet community needs during the planning period.	Town	EDA
6.	Continue to address stormwater drainage issues to the extent possible given the flatness of the terrain in many areas coupled with the increasing frequency and intensity of storm events.	Eng.	PW
	a. Revisit the “low impact development” (LID) standards to help further address the quantity of stormwater runoff and amount of retention / infiltration.	PZC	PED
7.	Ensure municipal compliance with the DEEP stormwater permit (MS4 permit).	Town	Eng.
8.	Encourage the provision of adequate electric service to meet community needs during the planning period.	Town	
9.	Continue to transition streetlights to LED technology.	Town	Eng.
10.	Encourage the provision of adequate wired communication service (land line telephone, cable television, wired internet) to meet community needs during the planning period.	Town	
11.	Promote provision of high speed internet access (enhanced broadband capacity) in Plainville for the benefit of businesses and residents.	EDA	Town
	a. Explore ways to provide enhanced internet speeds in order to enhance quality of life for residents and provide a competitive advantage for businesses.	PZC	PED
12.	Encourage the provision of adequate wireless communication services to meet community needs during the planning period in the least visually intrusive manner.	Town	
		Legend on inside back cover	

#### Enhanced Internet

Some municipalities have initiated efforts to provide enhanced internet within their communities. Some of these communities include:

- Concord, MA
- Greenfield, MA

Plainville could do the same thing or something similar.

# 15

## FUTURE LAND USE PLAN

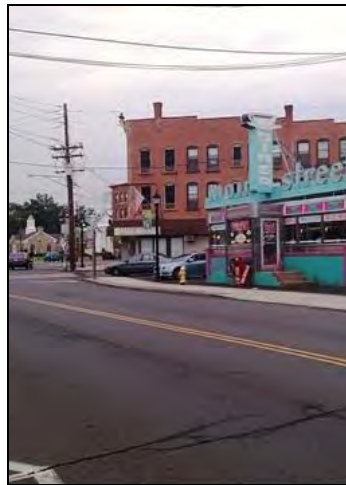
### Overview

As the Plan is implemented, the map on the facing page illustrates the location and intensity of ***future*** land uses that are desired. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for Plainville.

Conservation



Downtown



Residential Development



Economic Development



# Future Land Use

## Plainville, CT

Farmington

New Britain

Please see POCD text for specific recommendations for this area.

Please see POCD text for specific recommendations for this area.

-  Lowest Density Residential (0.3 units per acre of buildable land)
-  Low Density Residential (1.0 units per acre of buildable land)
-  Medium Density Residential (2 +/- units / acre)
-  Higher Density Residential (3 + units / acre)
-  2-4 Family Residential
-  Multi-Family Residential
-  Downtown
-  Commercial/Technology Zone
-  Industrial Zone
-  Airport / Transportation
-  Community Facility / Institutional
-  Quarry / Earth Extraction
-  Area for Possible Rezone for Economic Development (see text)
-  Open Space
-  Desirable Open Space
-  Environmental Constraint
-  Recommended Future Collector Street
-  Airport

2,000 Feet

Southington

Bristol

Red Stone Hill

Camp St

Bradley St

Northwest Dr

Northwest Dr

Cooke St

72

Pine St

Broad St

Whiting St

Woodford Ave

Tomlinson Ave

372

White Oak Ave

Ledge Rd

84

Crooked St

N



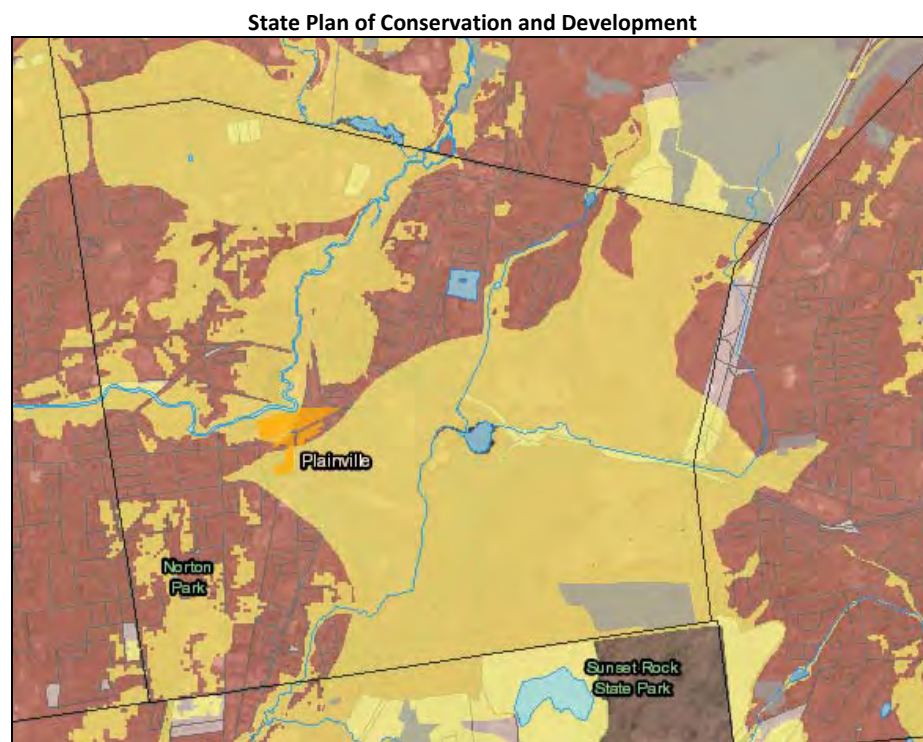
## Regional Plan

While State Statutes also require comparison with the Regional Plan of Conservation and Development, Plainville recently joined the Capitol Region Council of Governments (CROG) and it is not reflected in the CROG Regional Plan.

The regional planning agency that Plainville was in (Central Connecticut Regional Planning Agency) no longer exists.

## Consistency With State and Regional Plans

Section 8-23 of the Connecticut General Statutes requires comparison of Plainville's Plan of Conservation and Development with the Locational Guide Map in the Connecticut Conservation and Development Policies Plan. Plainville's Future Land Use Plan was found to be consistent with the State Plan in terms of identifying areas for conservation and development and relative intensities.



### State Locational Guide Map Legend

#### Local Historic Districts



#### Protected Lands



#### Village PFA



#### Balanced PFA

##### Balanced PFA



#### Priority Funding Areas

##### Priority Funding Areas



1-2 Criteria



3-4 Criteria



5 Criteria

## Consistency With Growth Principles

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

<b>Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</b>	<b>FINDING – Consistent</b>  The Plan recommends enhancing and strengthening Downtown with mixed-land uses due to the existing physical infrastructure.
<b>Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.</b>	<b>FINDING – Consistent</b>  The Plan recommends addressing housing needs and expanding housing opportunities and design choices to accommodate a variety of household types and needs.
<b>Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</b>	<b>FINDING – Consistent</b>  The Plan recommends enhancing and strengthening Downtown which is a transportation node and supporting the viability of transportation options.
<b>Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</b>	<b>FINDING – Consistent</b>  The Plan recommends conserving the natural environment as well as protecting and preserving cultural and historical resources.
<b>Principle 5 – Protect environmental assets critical to public health and safety.</b>	<b>FINDING – Consistent</b>  The Plan recommends protecting environmental assets critical to public health and safety and other natural resources.
<b>Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</b>	<b>FINDING – Consistent</b>  The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with: <ul style="list-style-type: none"> <li>• Adjacent communities,</li> <li>• Regional organizations, and</li> <li>• State agencies.</li> </ul>

# 16

## IMPLEMENTATION

### Overview

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Implementation is the carrying out or execution of an idea, a plan, a task, or a policy for doing something. Implementation is the action that must follow any preliminary thinking in order for something to actually happen.

**Getting Started**



**Achieving Results**



**Monitoring Outcomes**



## Implement The POCD

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Implementation of the strategies and recommendations of the Plan of Conservation and Development is essential for the planning process to have meaning and value. If strategies to make Plainville a better place are identified but not acted upon, the planning process will not have produced the changes desired or realized the full potential of what Plainville could and should be.

### Establish A Plan Implementation Process

Implementation of the POCD will be facilitated by reviewing the policies and action steps on a regular basis to see how various strategies should be accomplished. While some communities establish a Plan Implementation Committee made up of representatives of different boards and commissions, the Planning and Zoning Commission could accomplish the same thing by regularly devoting time and effort into reviewing and discussing how to implement the POCD.

Important steps could be:

- Regularly reviewing and implementing the policies in the POCD (black text in strategy tables), and
- **Completing the action steps in the POCD (red text in strategy tables) on a timely basis.**

Additional steps could include:

- Annual meetings of Town boards and agencies to discuss community issues and priorities, and
- Establishment of a Plan Implementation Committee made up of representatives from key local boards and commissions.

The policy chapters of the POCD contain implementation tables which identify leaders and partners responsible for implementing POCD recommendations.

### POCD Maintenance

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A Plan of Conservation and Development should be a dynamic document that is used, reevaluated, and amended as necessary. When a Plan is considered strictly a reference document rather than a working document, its effectiveness in guiding the community can diminish over time.

Plainville should consider keeping this Plan current and not waiting to update it every ten years. The simplest way to maintain the Plan might be to review major sections of the Plan every year by:

- Holding a workshop session to summarize current Plan recommendations and discuss potential new Plan strategies,
- Revising Plan sections including any changes to the maps, as appropriate, and
- Re-adopting the Plan.



## Education

Education about the POCD and overall community objectives should also be integrated into customer service, enforcement, and other programs of the Planning and Zoning Department.

As part of general permitting and enforcement procedures, it is important to inform people of why programs are important to meeting community goals.

### Update Land Use Regulations

Since land use regulations (such as the Zoning Regulations and the Subdivision Regulations) are critical elements in guiding new development and redevelopment, making sure these regulations are consistent with POCD goals is an important way to implement POCD recommendations.

Plainville should update the Zoning Regulations and Subdivision Regulations in order to implement POCD recommendations.

Following adoption of the POCD, the Planning and Zoning Commission should undertake a review of the Zoning Regulations and the Subdivision Regulations, making whatever revisions are necessary to:

- Implement POCD recommendations, and
- Promote consistency between the POCD and the Regulations.

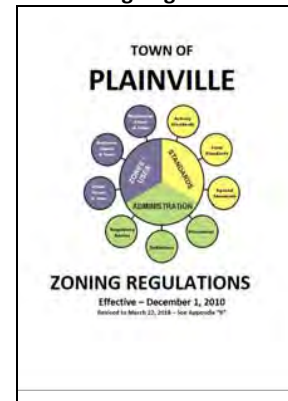
### Use The POCD When Making Land Use Decisions

Since the Plan of Conservation and Development serves as a basis for land use decisions by the Planning and Zoning Commission, all land use applications should be measured and evaluated in terms of compliance with the Plan and its various elements. Implementation of the POCD can be facilitated by using the POCD as a basis for land use decisions by the Planning and Zoning Commission, especially:

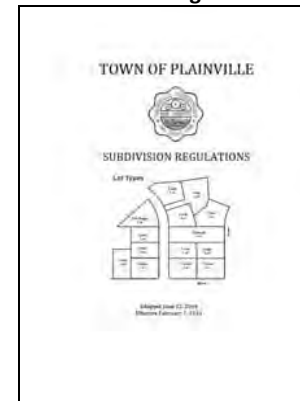
- Special Exception applications, and
- Zone changes and text changes.

Implementation of the POCD can also be facilitated by encouraging the Town Council and other agencies to use the POCD as a consideration in their decisions.

Zoning Regulations



Subdivision Regulations



## **Use The POCD As a Guide For Operating And Capital Budgets**

**Operating Budget** - The annual operating budget guides municipal spending and so it is an important indicator of municipal priorities. Incorporating POCD recommendations in the operating budget and adequately funding them will certainly help to implement POCD recommendations. Plainville should strive to incorporate POCD priorities into the annual operating budget and adequately fund them.

**Capital Improvement Program** - Capital projects tend to be long-term investments in the future of a community. When these capital projects help accomplish recommendations in the POCD, the community benefits in a number of ways. A capital improvement program is an evaluation of anticipated capital projects in the next 5 to 10 years and a program for how they might be sequenced and financed given financial capacity and other considerations (see sidebar).

Plainville should strive to consider POCD recommendations in the preparation of the capital budget and prioritization of projects. Since the Planning and Zoning Commission has statutory authority (CGS Section 8-24) for review of municipal improvements and the Capital Budget, the Commission is in a position to provide feedback on whether spending on capital projects also reflects the priorities and recommendations of the POCD.

A. Implement The POCD		Leader	Partners
1.	Establish a POCD implementation process.	PZC	PED
a.	Establish a POCD implementation process <input type="checkbox"/>	PZC	PED
b.	Meet regularly (quarterly or so) to: <ul style="list-style-type: none"> <li>Oversee and coordinate implementation of POCD recommendations, and</li> <li>Evaluate progress being made to implement POCD recommendations.</li> </ul> <input type="checkbox"/>	PZC	PED
2.	Update land use regulations to reflect POCD strategies and recommendations.	PZC	PED
a.	Review and update the Zoning Regulations so they support the policies and action steps recommended in the POCD. <input type="checkbox"/>	PZC	PED
b.	Review and update the Subdivision Regulations so they support the policies and action steps recommended in the POCD. <input type="checkbox"/>	PZC	PED
3.	Integrate education about the POCD and overall community objectives into customer service, enforcement, and other programs of the Planning and Zoning Department.	PZC	PED
4.	Use the POCD policies as a guide when making decisions on land use applications.	PZC	PED
5.	Encourage the annual operating budget to reflect the priorities and recommendations of the POCD.	PZC	PED
6.	Encourage the capital budget to reflect the priorities and recommendations of the POCD.	PZC	PED
7.	Use the POCD to guide statutory referrals from the Town Council regarding the overall capital budget and/or individual municipal improvements (CGS 8-24).	PZC	PED
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### Next Steps

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

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

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

We welcome all Plainville residents and others who will join with us in implementing the recommendations of the Plan of Conservation and Development.





# ACKNOWLEDGEMENTS

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## Planning and Zoning Commission

Jennifer Bartiss-Earley *Chair*  
Glenn Petit *Vice Chair*  
Matthew Weimer *Secretary*

William Davison  
Aaron Sarra  
Elmer Saucier  
William Ricci

Julianne Ramia *Alternate*  
Vacancy *Alternate*

Andrew Chapman *(to June 2019)*

## **Town Staff**

Garrett Daigle *Town Planner*  
Mark Devoe, AICP *Town Planner (to December 2018)*

## **Technical Assistance**

Glenn Chalder, AICP *Planimetrics*  
Michael Fazio *New England GeoSystems, LLC*

# LEGEND FOR LEADERS / PARTNERS



Code	Entity
<b>AC</b>	Aviation Commission
<b>APA</b>	Aquifer Protection Agency
<b>BFC</b>	Bicycle Friendly Committee
<b>BOE</b>	Board of Education
<b>CC</b>	Conservation Commission
<b>CETF</b>	Clean Energy Task Force
<b>CoC</b>	Chamber of Commerce
<b>CPBC</b>	Capital Projects Building Committee
<b>CRCOG</b>	Capital Region Council of Governments
<b>DEEP</b>	CT Dept of Energy & Env. Protection
<b>DOT</b>	CT Department of Transportation
<b>EDA</b>	Economic Development Agency
<b>EMP</b>	Emergency Management and Preparedness
<b>Eng.</b>	Engineering Department
<b>FD</b>	Fire Department
<b>HA</b>	Housing Authority
<b>HD</b>	Health District

Code	Entity
<b>IWWC</b>	Inland Wetlands and Watercourses Commission
<b>Lib.</b>	Library
<b>PD</b>	Police Department
<b>PED</b>	Planning and Economic Development
<b>PHS</b>	Plainville Historical Society
<b>PRWA</b>	Pequabuck River Watershed Association
<b>PW</b>	Public Works
<b>PZC</b>	Planning and Zoning Commission
<b>RD</b>	Recreation Department
<b>RPAB</b>	Recreation & Park Advisory Board
<b>RSWC</b>	Recycling and Solid Waste Commission
<b>SC</b>	Senior Center
<b>TC</b>	Town Council
<b>VWC</b>	Valley Water Company
<b>WPCF</b>	Water Pollution Control Facility

