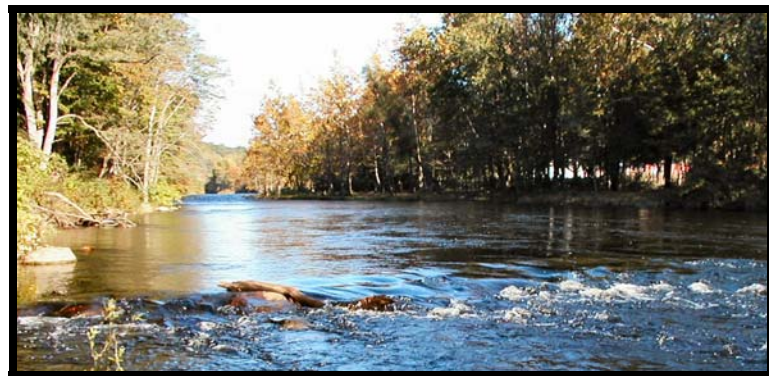
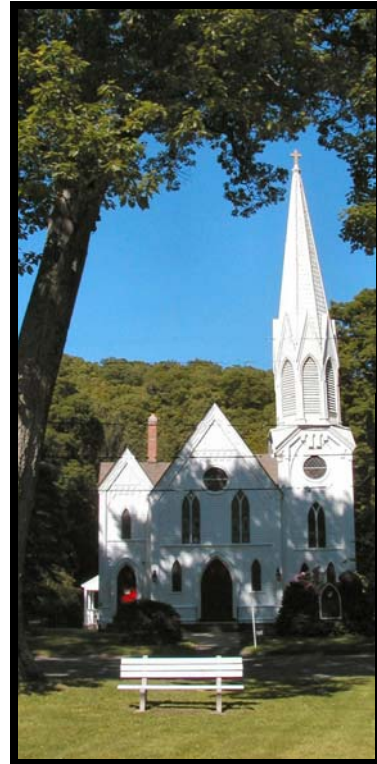


# New Hartford

## 2005 Plan of Conservation & Development



New Hartford Planning & Zoning Commission



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September 4, 2005

Dear Residents:

The Planning and Zoning Commission is pleased to present to you the *2005 Plan of Conservation and Development*. The Commission developed this Plan over the past two years, a process that involved many hours of public input, feedback, and analysis. This Plan incorporates many of the comments and concerns that residents of New Hartford shared with the Planning and Zoning Commission during the preparation of this Plan.

We believe that this Plan will provide the Commission, the elected and appointed officials of New Hartford, developers and residents with a guide for approaching the many land use related activities that will occur in New Hartford over the next ten years. In particular, this Plan will help guide our actions in ways that will allow us to accomplish the following objectives:

- Protect our natural, scenic and cultural resources.
- Retain the small town, rural character and sense of friendliness that we all treasure.
- Encourage a revitalization of the Town's Village Center.
- Direct development towards appropriate locations and away from sensitive areas.
- Balance the need to provide community services and facilities against an over reliance on taxes from residential property owners.

We look forward to working with the residents of New Hartford to implement the recommendations of this Plan.

Sincerely,

A handwritten signature in dark ink, reading "James Steadman". The signature is written in a cursive, flowing style.

James Steadman

Chairman, New Hartford Planning and Zoning Commission



# INTRODUCTION

# 1

## Overview

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A Plan of Conservation and Development is a statement of goals and policies, which reflect the community's vision for the future physical layout of New Hartford. While the Plan is an advisory document, and not a set of regulations, the policies in the Plan identify recommended actions and strategies which are felt to be in the best interests of the community.

New Hartford has long recognized the need for careful planning to guide the community's future. Its last comprehensive Plan, adopted in 1994, was followed by a *Vision Plan for the New Hartford Center* that same year and more recently by a Virtual New Hartford Center Design Project in 2003. An *Open Space Plan* was prepared in 2000. The Economic Development Commission has initiated plans to promote business activity.

To identify a vision for the 2005 *Plan of Conservation and Development*, the Planning and Zoning Commission held several public workshops and meetings to gather community input. Its consultant interviewed Town officials and volunteers and analyzed demographic, fiscal, and land use conditions and trends to help guide the Plan's preparation.

New Hartford residents have prepared this Plan to help guide the future conservation and development of the community and preserve and maintain the overall quality of life in the community.

Town Center



## Why Plan?

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New Hartford is experiencing growth and change. For example, from 1990 to 2000, the population of New Hartford has:

- grown by almost six percent,
- turned over by 50 percent, and
- the median age has increased by over four years.

The Town's economic and fiscal conditions have also changed. While new retail developments have located on Route 44 and Route 202, the Town has experienced the loss of several manufacturing facilities. The proportion of taxes paid by commercial uses has declined in recent years, requiring a larger proportion of the tax base to be paid by the residential sector.

Some other changes that affect the Plan have been initiated by the Town itself. New Hartford Center village enhancements, public park improvements, and open space preservation are some of the successful initiatives the Town has pursued over the past ten years.

In essence, preparing a Plan of Conservation and Development will help New Hartford address issues of growth and change and help the community approach its future in a proactive way.

Municipalities have an obligation under Connecticut General Statutes to prepare or update a Plan of Conservation and Development at least every ten years. The Plan is used to guide land use decisions and municipal decisions and to generally inform the community about the direction and goals of the Town.

The Plan's strategies and actions will build on and strengthen the resources that New Hartford has available:

- land use policies that guide residential and commercial development;
- community investments that encourage economic development or reduce residential development;
- infrastructure investments that support economic development, sustain village areas, and provide basic services; and
- a knowledgeable and engaged community that has demonstrated its ability to rise to challenges.

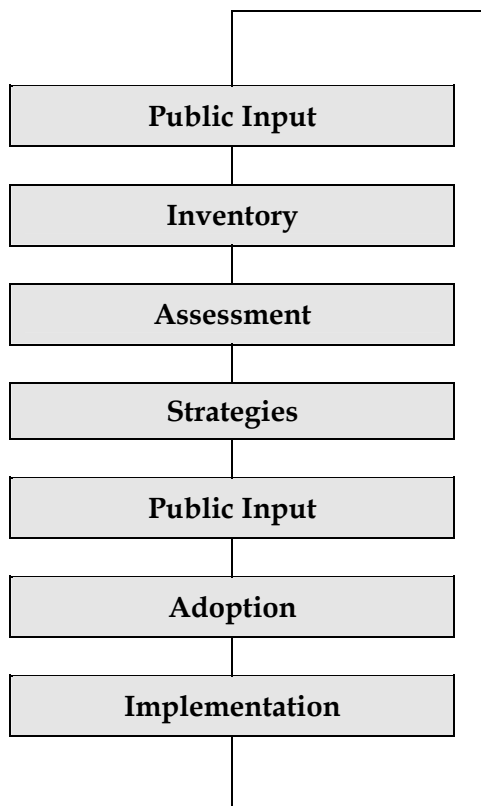


## The Planning Process

Obtaining input from New Hartford residents was emphasized as a critical component for the preparation of this *Plan of Conservation and Development*.

The information and feedback received was instrumental in identifying issues, ascertaining community opinion, and recommending strategies. This input helped to produce a better Plan for New Hartford.

Adopted on July 20, 2005 with an effective date of September 4, 2005, attention now turns to implementation. Implementation of the Plan's recommendations is the primary purpose of the planning process. To assist in this process, the Plan's recommendations have been organized into an implementation program with action steps, priorities, time frames, and responsibilities.



### Community Input

- Telephone Survey of Residents
- Public Scoping Workshop
- Conservation Issues Workshop
- Planning and Zoning Commission Discussion and Direction
- Development Issues Workshop
- Build-out Analysis Workshop
- Individual Interviews
- Public Hearing Testimony

Planning Workshops



Planning Workshops



## The Setting

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Like many towns in Connecticut, New Hartford is growing and changing. Over the past 50 years, suburban development gradually radiated out from population and business centers, such as Hartford. While New Hartford was, for many years, considered too distant from major employment areas, the reality has changed. Hartford is no longer the only employment center and people across the country are willing to commute longer distances than in the past.

One result of these changes is reflected in the increasing residential development seen in places like New Hartford. Property values are escalating, home building is increasing, and fiscal pressures on the municipality are growing.

While the New Hartford setting is attracting residential development, business and industrial activity has not kept pace. Competition from more centrally located business sites, combined with changing global economic conditions, have caused existing business to leave, and reduced the opportunity to attract new ones.

However, New Hartford retains land, buildings, and infrastructure that provide opportunities for future economic development. These opportunities include adaptive reuse of existing sites and structures, efficient use of available infrastructure, and development keyed to the Town's natural and recreational resources.

This *Plan of Conservation and Development* provides a series of planning themes, theme strategies, and action steps designed to preserve what is best about New Hartford and build on the Town's valuable resources for the future.

**Downtown**



**Rural Character**





# CONDITIONS AND TRENDS

## 2

### Then and Now

---

Much of New Hartford's history and physical structure is defined by natural resources (such as the rivers) and by transportation (such as the railroads and roads).

The Farmington and Nepaug Rivers and the hills and forests provided intense physical beauty and supported Native American settlements. The soils supported subsistence and commercial agricultural for settlers.

The rivers also powered the mills of early settlers and provided water power for industry. The arrival of railroad service, coupled with the abundance of water power, helped turn New Hartford into a manufacturing center in the late 1800s. Rail brought raw materials such as cotton and workers turned out canvas and other finished goods, which were shipped across the nation. During this period, the meeting house (Town Hall) in New Hartford was relocated from the top of Town Hill to what is now considered the center of New Hartford village.

Around the turn of the century, a drought and the availability of electric power elsewhere diminished the advantage of proximity to the rivers and New Hartford experienced fluctuations in population. Major floods later breached the dam on the Farmington River and vehicular traffic began to compete with railroads. With manufacturing businesses already moving south in search of cheaper labor, New Hartford again became a rural agricultural community.

The importance of local rivers was further illustrated in the 1900s when the Metropolitan District Commission began acquiring land for public water supply reservoirs in New Hartford and other communities.

After World War II, New Hartford began to experience suburban development although at a slower pace than other communities due to its remoteness from employment centers. However, during the later 1980s and 1990s, this growth accelerated as people commuted longer distances for the community character and quality of life they sought.

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

Abraham Lincoln

## Population Change

Year	Population
1800	1,753
1810	1,507
1820	1,689
1830	1,766
1840	1,703
1850	2,643
1860	2,758
1870	3,078
1880	3,302
1890	3,160
1900	3,424
1910	2,144
1920	1,781
1930	1,834
1940	1,836
1950	2,395
1960	3,033
1970	3,970
1980	4,884
1990	5,769
2000	6,088

	Lo	Hi
2010	7,110	7,770
2020	7,950	9,200

1900 – 2000 Census. Connecticut OPM.  
Projections in italics. See text.

## People

According to the U.S. Census, New Hartford had a population of 6,088 people in the year 2000. This is an increase of 319 people (almost six percent) from the Census population in 1990.

However, there are several reasons to believe that this may not have been an accurate Census count. In 1999, the Connecticut Department of Public Health estimated New Hartford's population to be 6,506 people (about 400 people higher than reported the following year) based upon:

- the 1999 population estimated by the Census Bureau;
- the natural increase in population; and
- estimated net migration.

These higher estimates are supported by building permit data indicating that 295 new housing units were added in New Hartford during the 1990s. This data leads to the feeling that the Census did not count all households in 2000 and thus undercounted the population. The Census Bureau does not agree with this concern.

The 2000 population is an important number, particularly with regard to any projection of the future population of New Hartford. Estimations of future population are important to guide a community's Plan.

Because of the uncertainty of the available data, a range of population projection estimates was prepared for planning purposes:

### Alternative 2000 Population Estimates

6,088	Reported 2000 US Census
6,270	Population projections prepared by Connecticut Census Data Center (1995)
6,565	2000 Census adjusted to assume that the 295 building permits issued from 1990 to 2000 were occupied with an average household of 2.7 persons (5,769 + 295(2.7))

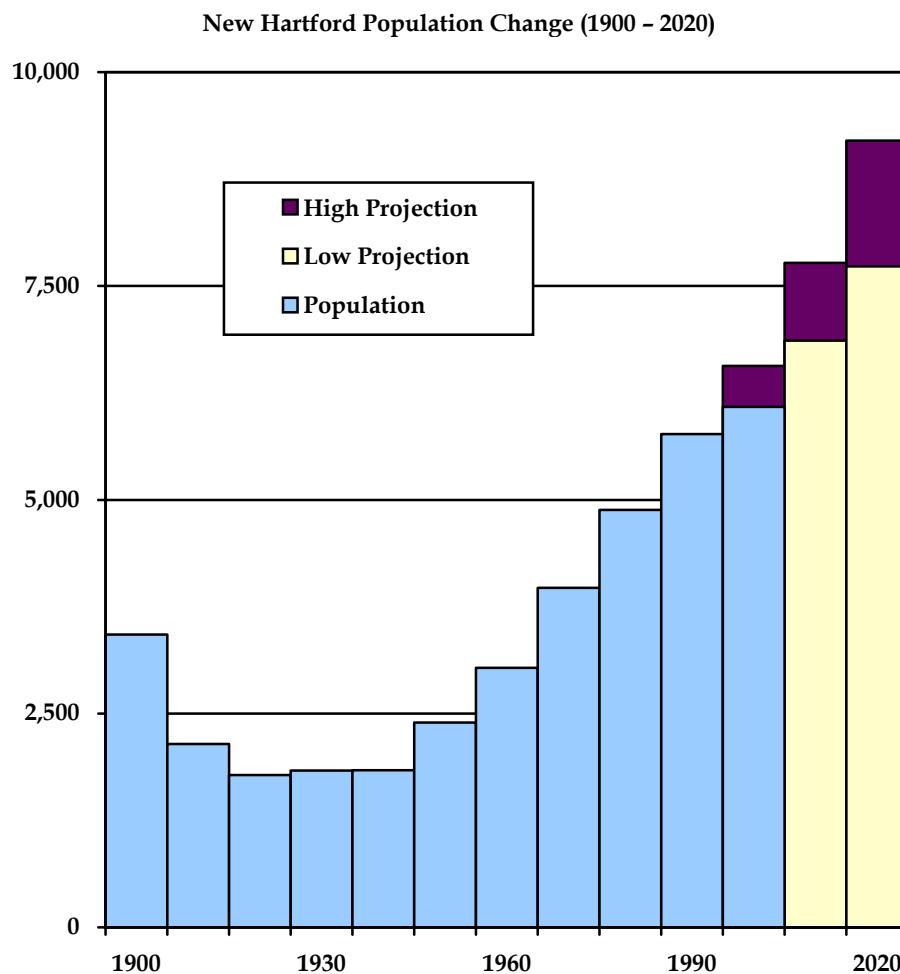
In addition, three alternative growth assumptions were made:

### Alternative Population Growth Assumptions

1.2 % / year	Average growth per year based on 1980 – 2000 (2000 Census unadjusted)
1.7 % / year	Average 1.7% growth per year based on 1980 – 2000 (2000 Census adjusted as explained in text)
Cohort Survival Method	Growth as projected by the Connecticut Census Data Center (1995)

The alternative 2000 population estimates with the alternative growth scenarios results in a range of population estimates for New Hartford to the year 2020.

	2000	2010	2020
<b>Low Estimate</b>	<b>6,088</b> 2000 Census (re-reported)	<b>6,860</b> 2000 low estimate grown at 1.2% / year	<b>7,730</b> 2000 low estimate grown at 1.2% / year
<b>Data Center Estimate</b>	<b>6,270</b> Projections by Census Data Center	<b>7,110</b> Projections by Census Data Center	<b>7,950</b> Projections by Census Data Center
<b>High Estimate</b>	<b>6,565</b> 1990 Census plus new building permits to the year 2000	<b>7,770</b> 2000 high estimate grown at 1.7% / year	<b>9,200</b> 2000 high estimate grown at 1.7% / year

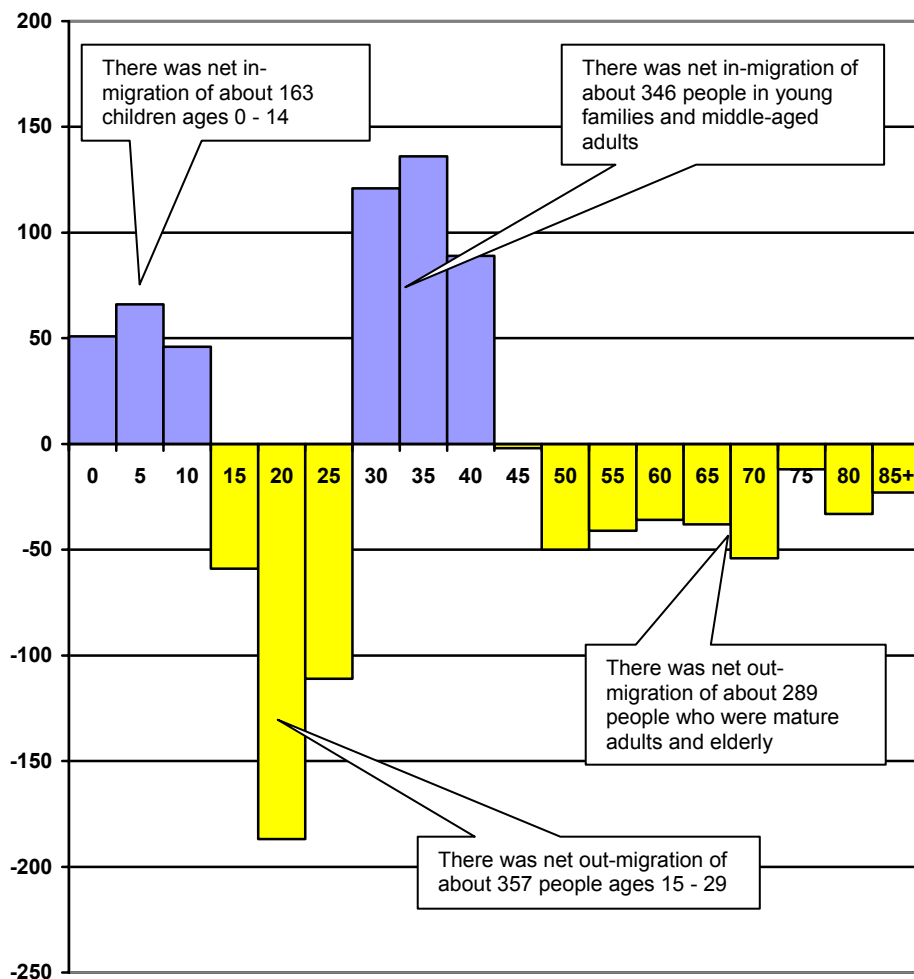


## Migration

Demographic trends in New Hartford are heavily influenced by migration trends. The following chart, with data from the U.S. Census, provides an analysis of migration trends from 1990 to 2000, identifying the **net number** of people, by age cohort, that moved into or out of New Hartford between 1990 and 2000. This analysis illustrates two trends.

- New Hartford is attracting young families with pre-school and school age children. For example, there were 163 more children between the ages of 0 and 14 that moved into New Hartford than moved out of New Hartford between 1990 and 2000.
- New Hartford is not attracting older residents. For example, there were 289 more people between the ages of 50 and 85 that moved out of New Hartford than moved into New Hartford between 1990 and 2000.

New Hartford Migration Analysis 1990 - 2000



## Demographics

For planning purposes, changes in age composition may be just as significant as overall growth rates. Understanding how age composition is expected to change can help a community identify the potential implications of demographic changes on municipal services and demand for housing.

Several demographic changes are anticipated in New Hartford over the next ten years. First of all, New Hartford is expected to see growth in the number of mature adults (ages 55 and over). While it may seem that all new growth is expected to be older residents, it is primarily caused by the aging of existing residents.

Second, recent trends suggest that the Town can anticipate growth of young families due to net in-migration.

The changing age distribution of New Hartford is illustrated in the following chart (based on projections prepared by the Connecticut Census Data Center). Although these projections are not based on more recent actual data, the relative proportions of age groups are useful in identifying demographic trends. If these trends continue, by 2020 mature adults (over age 60) could comprise almost one third of the total population of New Hartford.

### 2000 Age Composition

New Hartford	
0-19	1,742
20-34	840
35-54	2,332
55-64	631
65 +	543

Source: 2000 Census

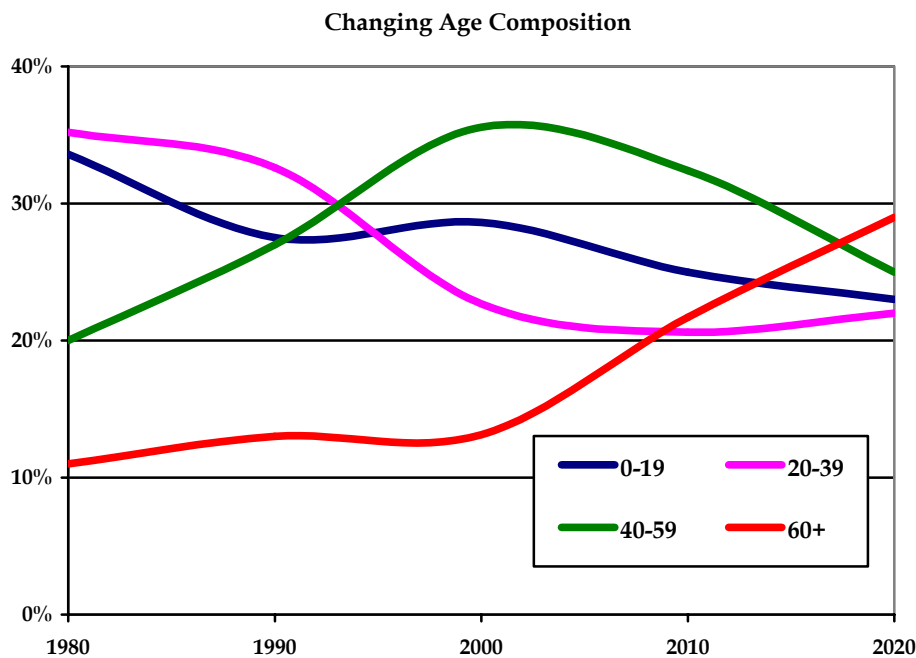
	New Hartford	State
0-19	29%	27%
20-34	14%	19%
35-54	38%	31%
55-64	10%	9%
65 +	9%	14%

Source: 2000 Census

### Median Age

	New Hartford	State
1980	30.5	32.0
1990	35.0	34.4
2000	39.3	37.4

Source: U.S. Census





## Definitions

**Developed Land** - land that has buildings, structures, or improvements used for a particular economic or social purpose (such as residential or institutional).

**Committed Land** - land that is used for a particular economic or social purpose (including developed land and dedicated open space).

**Vacant Land** - land that is not developed or committed.

**Open Space** - Land in its natural state or used for farming or forestry, or a body of water or watercourse that remains in its natural state.

### Committed Open Space

- private or public lands currently undeveloped and also permanently protected as open space. These lands include land trust parcels, State Forests, DEC lands, subdivision open space set-asides, and MDC Class 1 and 2 lands.

### Uncommitted Open Space

- private or public land that is undeveloped but has no protections and therefore may become developed in the future. These lands include parts of Brodie Park, MDC Class 3 lands, and land owned by private non-profit recreation groups, BSA, and Camp Trinta.

**Community / Institutional** - lands which may be in either public or private ownership, used for educational, religious, municipal affairs and for use by fraternal organizations.

## Land Use

A significant proportion, approximately 51 percent, of New Hartford is developed with residential and commercial uses or is dedicated to a specific use such as committed open space or municipal use.

Less than 25 percent of the land area in New Hartford is currently used for residential development. About one percent of the land is used for businesses development. Committed open space occupies 16 percent of all land within the Town. Uncommitted open space accounts for another 7 percent of the Town's land area.

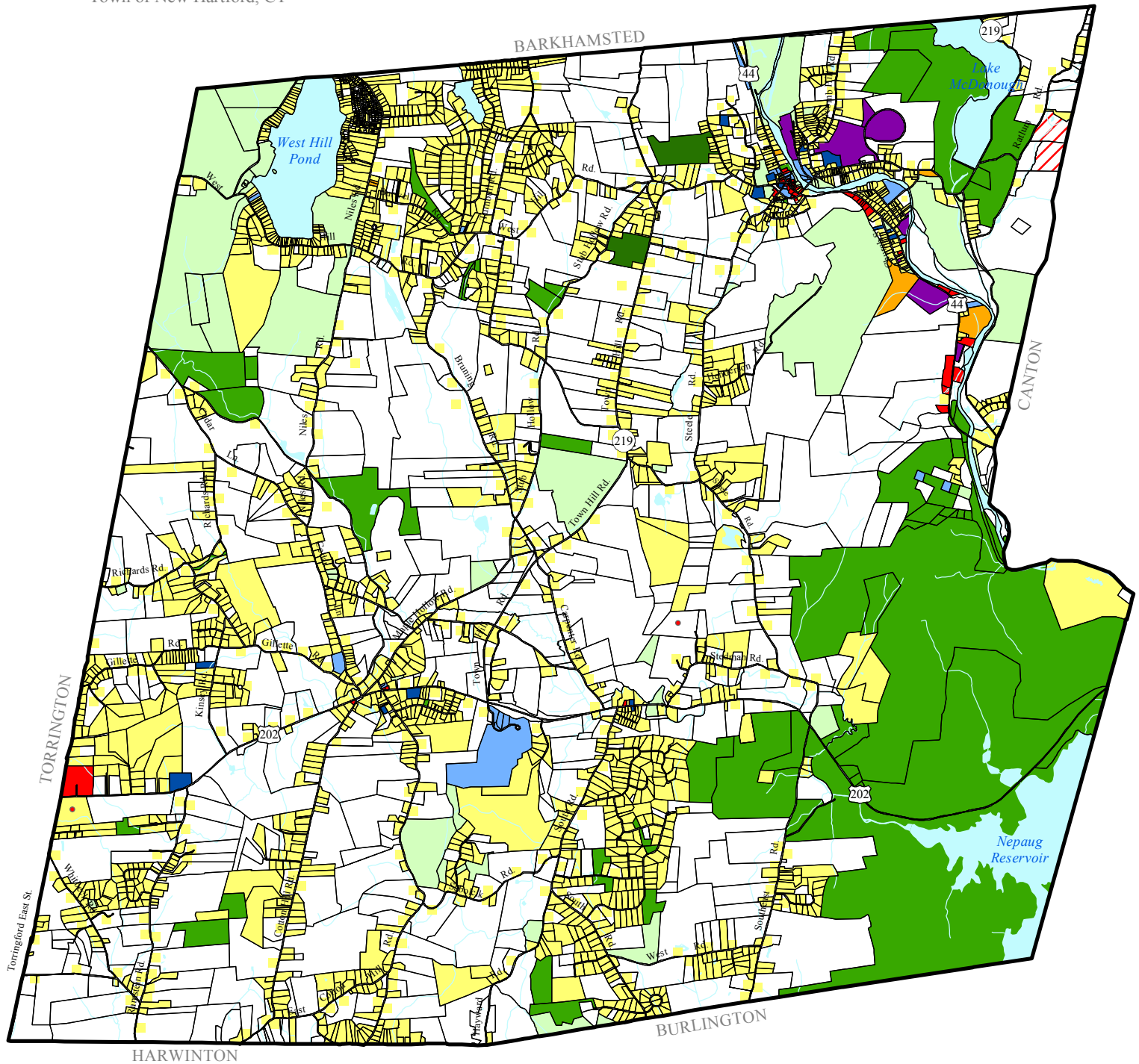
As summarized in the table below, nearly 12,000 acres of land, virtually all of which is zoned residential, is available for development in New Hartford. While some of this land would be difficult to develop due to the presence of steep slopes, wetlands, or other constraints, the amount of developable land, under existing zoning could provide acreage for a significant number of additional homes. Additional land might also be available for development in the future if some of the land currently identified as uncommitted open space were to be developed.

Land Use	Acres	Acres	Percent
<b>Residential</b>		<b>5,387</b>	<b>22%</b>
Single-Family	5,161		
Multi-Family	226		
<b>Business</b>		<b>264</b>	<b>1%</b>
Commercial	59		
Industrial	111		
Mixed Use	50		
Recreation (Ski)	44		
<b>Committed Open Space</b>		<b>4,010</b>	<b>16%</b>
<b>Uncommitted Open Space</b>		<b>1,713</b>	<b>7%</b>
<b>Community / Institutional</b>		<b>172</b>	<b>1%</b>
<b>Roads / Utility / Water</b>		<b>875</b>	<b>4%</b>
<b>Developed / Committed</b>		<b>12,421</b>	<b>51%</b>
<b>Vacant / Remaining Potential</b>		<b>11,945</b>	<b>49%</b>
<b>Total Area</b>		<b>24,366</b>	<b>100%</b>

Source: New Hartford Tax Assessor's database. Totals may not add due to rounding.

# Land Use Map

Town of New Hartford, CT



## Legend

- |                          |                        |
|--------------------------|------------------------|
| Residential              | Committed Open Space   |
| Multi-Family Development | Uncommitted Open Space |
| Commercial               | Skiing                 |
| Industrial               | Accessory Commercial   |
| Community Facility       | Vacant                 |
| Institutional            | Water                  |

0 2,500 5,000  
Feet



**Planimetrics**  
31 Ensign Drive, Avon, CT 06001 860-677-5267

## Zoning

Future development in New Hartford will be guided by its land use regulations, particularly zoning.

Zoning Districts	Acres	Percent of Town Area
R-4 (4 Acre)	494	2%
R-2 (2 Acre)	19,967	82%
R-1.5 (1.5 acre)	2,239	9%
R-30 (30,000 square feet)	196	1%
R-15 (15,000 square feet)	276	1%
<b>Residential Sub-Total</b>	<b>23,172</b>	<b>95%</b>
B-1 (Restricted Business)	12	0%
B-2 (General Business)	27	0%
C (Commercial)	163	1%
NHCZ (Center Zone)	25	0%
I (Industrial)	46	0%
IP (Planned Industrial Park)	148	1%
<b>Non-Residential Sub-Total</b>	<b>421</b>	<b>2%</b>
<b>Water Areas Sub-Total</b>	<b>772</b>	<b>3%</b>
<b>Total Area</b>	<b>24,366</b>	<b>100%</b>

Residential

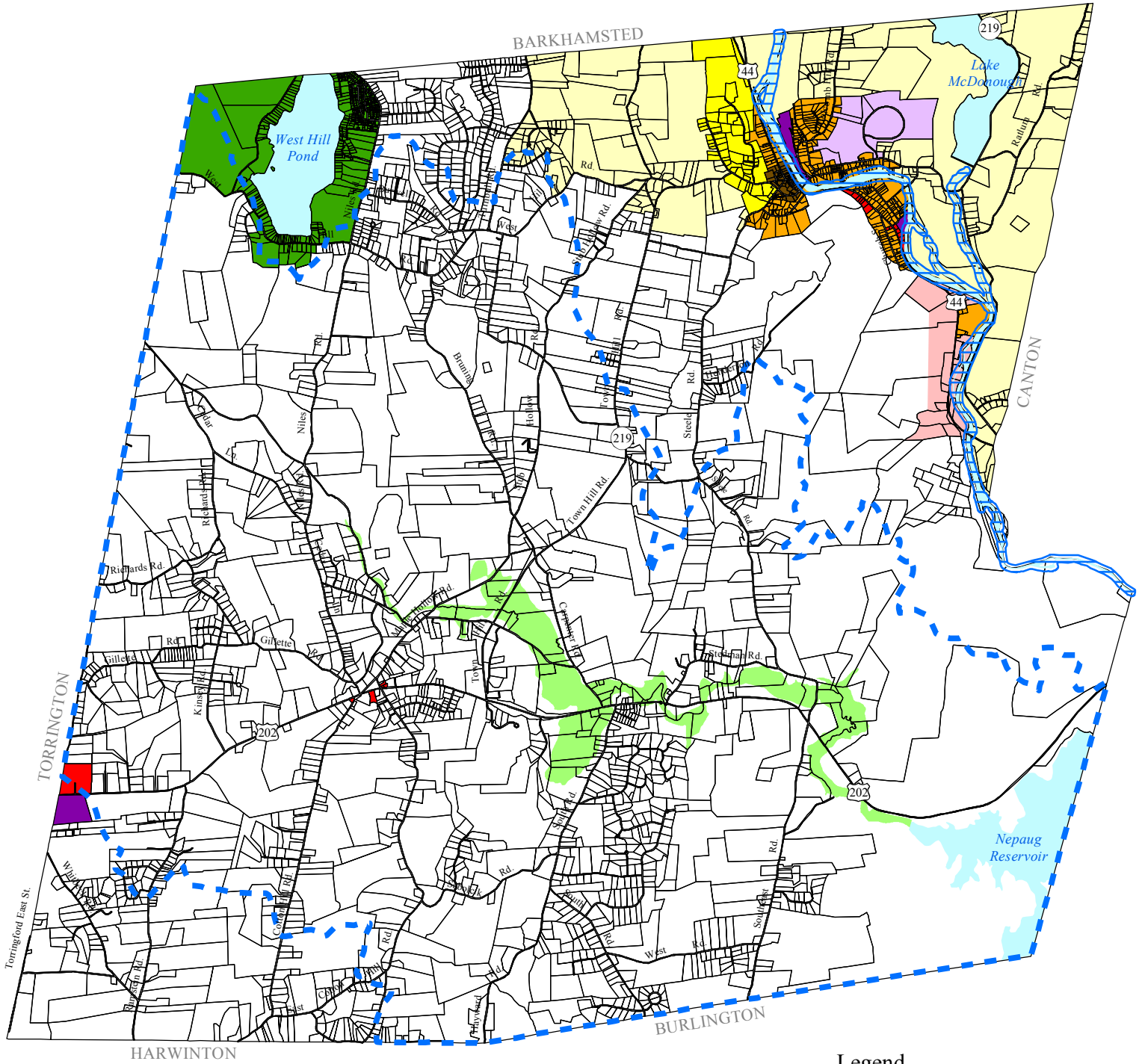


Non-Residential

















# Zoning Map

Town of New Hartford, CT



## Legend

	R-4		NHCZ		Water Supply Watershed
	R-2		B1/B2		Farmington River Overlay
	R-1.5		C		Nepaug River Floodplain
	R-30		I		Water
	R-15		IP		

0 2,300 4,600  
Feet



**Planimetrics**

31 Ensign Drive, Avon, CT 06001 860-677-5267

## Development Potential

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As noted above, about half of the land area in New Hartford has been developed or committed and the other half could be developed in the future. Almost all of this land is zoned for residential use.

Built-out analyses performed as part of the planning process suggest that New Hartford (based on potentially developable land, natural resource constraints, and current zoning) could eventually become a community of about 14,000 people and about 5,300 houses. This is not a goal or a prediction but simply an assessment of what might occur if all of the potentially developable land was developed under current zoning.

	Housing Units	People
2004 Estimate	2,500	6,400
Potential Future Development	2,800	7,600
<b>Total at Buildout</b>	<b>5,300</b>	<b>14,000</b>

Due to economic conditions and a variety of other factors, the rate of growth in New Hartford has and will continue to fluctuate over time. However, if growth continues at the rate experienced over the past two decades, and within the existing land use framework, it is anticipated that New Hartford will reach its total built-out population in the next three generations (90 years). If the pace of growth accelerates, then total built-out could be reached sooner.

In any event, the potential built-out analysis emphasizes the need for New Hartford to carefully monitor development and prepare now to manage that development.



## Fiscal Overview

Fiscal conditions are an important consideration in a Plan of Conservation and Development.

**Expenditures** - Total per capita expenditures by New Hartford are lower than the state average. Since about 73 percent of the local budget is dedicated to education, educational spending is higher than the state average and spending on other items is generally lower than the state average.

Town	Population	Total Expenditures Per Capita	Education Expenditures Per Capita
Torrington	35,655	\$2,464	\$1,282
<b>State Average</b>		<b>\$2,632</b>	<b>\$1,521</b>
Canton	9,061	\$2,528	\$1,642
Harwinton	5,429	\$2,315	\$1,650
Burlington	8,640	\$2,344	\$1,769
Barkhamsted	3,610	\$2,383	\$1,784
<b>New Hartford</b>	<b>6,431</b>	<b>\$2,574</b>	<b>\$1,874</b>

**Revenues** - New Hartford generates slightly over 70% of its revenues from property taxes. The Town receives less state aid on a per capita basis than the State average, but more than most surrounding towns.

Town	Population	Current Property Taxes Per Capita	State Aid Per Capita
Canton	9,061	\$2,070	\$352
Burlington	8,640	\$1,835	\$418
Harwinton	5,429	\$1,835	\$453
<b>New Hartford</b>	<b>6,431</b>	<b>\$1,833</b>	<b>\$569</b>
<b>State Average</b>		<b>\$1,792</b>	<b>\$641</b>
Barkhamsted	3,610	\$1,762	\$427
Torrington	35,655	\$1,496	\$845

**Tax Base** - Compared to the state average, New Hartford has a smaller per capita tax base and a smaller business component of the tax base.

Town	Population	Equalized Net Grand List Per Capita	Percent Business
Canton	9,061	\$111,315	15%
Burlington	8,640	\$110,687	7%
<b>New Hartford</b>	<b>6,431</b>	<b>\$108,488</b>	<b>12%</b>
Barkhamsted	3,610	\$105,507	21%
Harwinton	5,429	\$103,095	6%
Torrington	35,655	\$69,707	30%
<b>State Average</b>		<b>\$114,514</b>	<b>24%</b>

## Fiscal Impacts of Development

A number of studies in other communities have shown that the tax revenue from single-family residential development is often lower than the increased expenditures required for that unit (primarily due to the costs of educating school-age children).

Such studies have shown that business development typically pays more in tax revenue than it requires in service costs.

## Conclusion

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The data and analyses in this chapter suggest that New Hartford should focus on the following key issues over the next ten years:

- maintaining the physical character of the community;
- protecting important resources;
- accommodating the Town's growing population;
- managing the changing age distribution of residents;
- managing the amount, rate, and type of residential growth;
- encouraging the economic development of the community to enhance the tax base; and
- maintaining fiscal stability.

The *Plan of Conservation and Development* has been prepared to provide the Town with clear and measurable actions designed to address core values and implement the Town's planning vision. New Hartford faces exciting opportunities and clear challenges over the next ten years. This Plan provides the tools and guidance necessary to meet these opportunities and challenges.

**Housing**



**Open Vista**



# A VISION FOR NEW HARTFORD

# 3

## Overview

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Through public meetings held as part of the planning process, New Hartford residents participated in developing a future direction for the community. The direction is based, in part, on characteristics or attributes which residents feel define the overall sense of New Hartford and are important to the future of the community.

These characteristics or core values became the organizing elements of this Plan. The following represents a synthesis of resident's comments about the "core values" of their community:

- protect the natural, scenic, and cultural resources;
- retain the small town, rural character, and sense of friendliness;
- encourage a revitalization of the Town's Village Center;
- direct development to appropriate locations and away from sensitive areas; and
- balance the need to provide community services and facilities against an over reliance on taxes from residential property owners.

From these core values, the following vision statement was established to guide the planning effort:

**New Hartford will guide future development to protect important resources, preserve its rural character, and provide a high quality of life for its residents.**

## Action Themes

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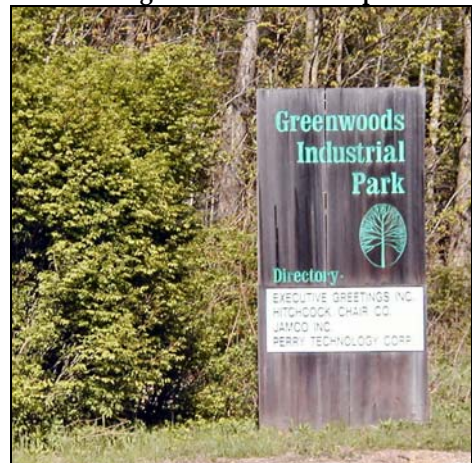
Based on the core values and overall vision and based on issues identified during the planning process, the *Plan of Conservation and Development* is organized around the following action themes.

- Protect Important Resources
- Encourage Appropriate Economic Development
- Revitalize the New Hartford Center
- Guide Residential Development
- Meet Community Needs

**Preserve Resources**



**Encourage Economic Development**



**Guide Residential Development**



**Meet Community Needs**



# PROTECT IMPORTANT RESOURCES

# 4

## Overview

New Hartford's personality and quality of life is supported by a diversity of significant natural, historic, scenic, and character resources. If New Hartford is to maintain and enhance its vital, small-town essence, and protect the high quality of life that residents cherish, steps must be taken to ensure that these resources are protected. The Town's many important resources are particularly vulnerable to the impacts associated with ongoing development activities.

**New Hartford will preserve and conserve its natural, historic, scenic, and character resources in order to maintain and enhance the community's vitality, small town essence, and high quality of life.**

Nepaug River



Tunxis Trail





## Protect Natural Resources

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Natural resources contribute to environmental health, community character, and quality of life in New Hartford. Preserving and protecting these resources are important cornerstones of the Plan.

### **Action – Maintain a Natural Resources Inventory**

In New Hartford, important natural resources, which are significant components of the Town's character, include watercourses, inland wetlands, floodplains, and steep slopes. Many of these natural resources, while presenting natural constraints to development, contribute to the protection of surface and underground water supplies, and other important water bodies.

New Hartford contains many other significant natural features including panoramic views, the reservoirs, sensitive ridgelines, working farms, forests and other features. It is not possible to name all of these resources without running the risk of missing several. However, New Hartford should continue its efforts to inventory its many important natural resources and identify additional strategies to preserve them. Ideally, the update of the Natural Resources Inventory should occur every ten years prior to the update of the Plan of Conservation and Development.

### Action Step

1. Regularly update the Natural Resources Inventory.

## Action – Protect Surface Water Resources

New Hartford contains the Farmington River, the Nepaug River, Nepaug Reservoir, Lake McDonough, West Hill Pond, and other significant surface water resources. Much of New Hartford is located in a public water supply watershed draining to the Nepaug Reservoir. In addition, the Town should ensure additional steps are taken to protect the many rivers, streams, and other surface water bodies within New Hartford.

Overall, New Hartford is doing a good job in protecting surface water resources although some additional actions will enhance this protection:

Topic	Status	Assessment
Watercourses	Regulations in place	Upland review area should be extended
Inland Wetlands	Regulations in place	Upland review area should be extended
Flood Plain	District defined and standards in place	Maintain current regulations and update, if needed.

### Action Steps

1. Revise regulations referencing the most current soil erosion and sediment control guidelines.
2. Consider requiring that developments demonstrate a zero percent increase in the rate of off-site stormwater run-off, up to a “25-year” storm event.
3. Review road design standards and consider allowing narrower roads to reduce stormwater runoff and other development impacts.
4. Revise road and drainage design standards to reduce runoff and promote infiltration, where feasible.
5. Consider revising zoning regulations to limit total impervious coverage on new developments, based on use districts.
6. Revise Inland Wetlands and Watercourses regulations to extend the upland review area from 50 to 100 feet.
7. Update Inland Wetlands and Watercourses regulations to incorporate CT Department of Environmental Protection (DEP) guidelines and statutory amendments regarding procedures.
8. Revise Inland Wetlands and Watercourses regulations to add provisions related to vernal pools.
9. Review Flood Plain Overlay District regulations for consistency with revised DEP guidelines, when published.
10. Review zoning regulations in watershed areas and revise as necessary.
11. Update the Watershed Protection Overlay regulations to ensure the quality of potable water.

## Action – Protect Groundwater Quality

The quality of New Hartford’s groundwater is particularly important because most of the Town’s residents are dependent on these water resources for drinking water. While some of the Town’s groundwater supplies may be adequately protected because they are primarily located in large lot residential areas, additional strategies must be implemented, including preparation of an Aquifer Protection Area Program. Strategies to protect groundwater quality include:

Topic	Status	Assessment
<b>Aquifer Protection (Groundwater)</b>	Aquifer Protection Area Program has not been implemented	Use the State DEP Model Municipal Regulations for Aquifer Protection as a guide for the following tasks: 1. Map Aquifer Protection Areas 2. Delineate Aquifer Protection Area Boundary 3. Adopt Municipal Aquifer Protection Regulations.
<b>Storm Drainage</b>	Current standards are minimal	Consider additional drainage standards to reduce runoff and promote infiltration

### Action Steps

1. Complete Level A mapping of the Town’s aquifers for review by the Connecticut Department of Environmental Protection (DEP), and revise current aquifer protection standards as necessary.
2. Revise road and drainage design standards to promote infiltration.
3. Consider revising Zoning Regulations, based on use districts, to limit total impervious coverage on new developments.
4. Update the Watershed Protection Overlay regulations to ensure the quality of potable water.
5. Review the Zoning Regulations in watershed areas and revise as necessary to ensure adequate protection of this valuable resource.

## **Action – Continue River Corridor Protection**

The Farmington River warrants distinct attention in this *Plan of Conservation and Development* because of its importance to the community for scenic, recreational, historic, and economic reasons.

New Hartford benefits from the effective work over many years by the Farmington River Watershed Association to protect this key natural resource in the community. Designation of portions of the River as a Federal Wild and Scenic River provide specific protections and opportunities for enhancing public access.

New Hartford should continue to demonstrate its support for the Farmington River by continuing to:

- participate on the Farmington River Coordinating Council,
- cooperate with the Farmington River Watershed Association,
- place a high priority on open space opportunities associated with the River, and
- promote public access to the Farmington River.

New Hartford has already imposed an Overlay Protection District in its Zoning Regulations, which is intended to control land use activities within 100 feet of the Farmington River. New buildings, septic systems, and excavation are examples of activities prohibited in this zoning district. While some flexibility relative to these standards may be warranted in order to promote a vibrant Village Center, any development in this area must also be respectful of its relationship to the River and comply with procedures and standards designed to protect the Farmington River.

### Action Steps

1. Continue participation on the Farmington River Coordinating Committee.
2. Authorize the Conservation Commission to act as liaison to the FRWA, DEP, Connecticut Rivers Alliance, and other entities.
3. Retain the Farmington River Overlay Protection District (FROPD).
4. In the New Hartford Center area, encourage development and redevelopment opportunities that are compatible with the goals of the FROPD as well as responsive to the needs of a vibrant Village Center.

### **Action: - Protect Ridgelines and Steep Slopes**

Steep slopes (>15%) are a defining characteristic of New Hartford and can pose constraints to development by increasing the cost and difficulty of building and maintaining roads, buildings, septic systems, and other improvements.

Generally, slopes of 15 to 25 % can be used for development at low densities, if careful design and construction practices are used. Slopes in excess of 25% are only suitable for development at very low densities or where mitigation is provided.

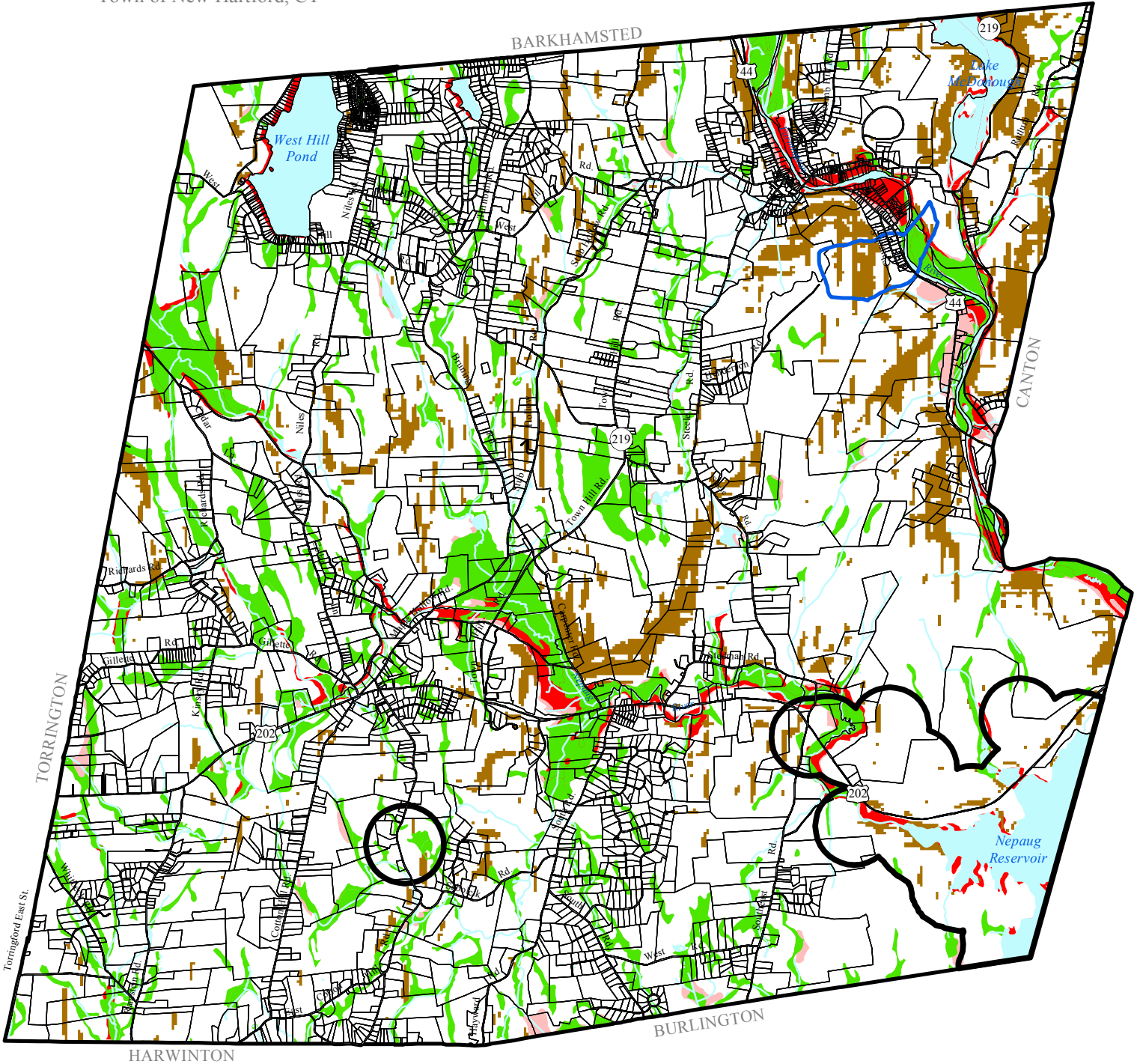
#### **Action Steps**

1. Explore and develop restrictions for development on slopes in excess of 25%.










# Natural Resources Conservation Plan

Town of New Hartford, CT



### Legend

- |   |   |
|---|---|
|  100-year floodzone      |  Natural Diversity Database Area |
|  500-year floodzone      |   |
|  Wetland                 |  Slopes > 25%                    |
|  Aquifer Protection Area |  Water                           |

0 2,500 5,000  
Feet



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## Open Space Planning

In 2000, the Board of Selectmen created an Open Space Planning Committee to develop an *Open Space Plan*. That Plan was completed in 2002.

The Board of Selectmen appointed an Open Space Preservation Commission in 2002 to implement the *Open Space Plan*.

The *Open Space Plan* is hereby incorporated by reference into this *Plan of Conservation and Development*.

This is intended to support the activities of the Open Space Preservation Commission, including negotiations with landowners, grant applications, and partnership arrangements.

## Increase Open Space Protection

At the present time, at least 70 percent of New Hartford is *perceived* as open space by residents because the land is forests, fields, wetlands, ponds, or other undeveloped areas.

However, the land use survey found that less than 20 percent of New Hartford is actually *preserved* as committed open space.

In other words, about one-half of the land in New Hartford is land that:

- presently contributes to the rural scenic character that is treasured by residents and visitors; and
- may be developed in the future based on the land use regulations in effect at the time of development.

There, in a nutshell, is one of the major issues facing New Hartford. If these 10,000+ acres of developable land are developed, the community is at risk of losing the character it has enjoyed for so long. The lands at risk include the treasured scenery of hilltops, ridgelines, valleys, and fields that residents identified as important for sustaining the community character.

There is no better way for New Hartford to promote environmental health, protect community character and enhance quality of life than to preserve as much land as possible as committed open space.

The Town has made significant progress in developing an open space program. A plan has been adopted, an Open Space Commission and a local land trust are in place, and funding mechanisms have been developed and approved by the Town. Tax abatement strategies, available through PA-490 provide temporary protection for open space, but do not permanently protect lands from future development.

Opportunities to build on this progress remain, and the Plan provides a series of action recommendations to implement this strategy.

## Action – Implement the Open Space Plan

New Hartford has an Open Space Preservation Commission working to implement the *Open Space Plan* completed in 2002. The goals of that plan are to preserve open space in order to help preserve the quality of life in New Hartford, protect the environment, promote economic development and fiscal conservatism, protect land for agriculture, and protect archeological sites.

The *Open Space Plan* includes a specific goal of protecting 30% of the Town's land area as committed open space (about 16 percent of the land area in New Hartford is currently designated as committed open space. This includes land owned by the Town, the Metropolitan District Commission, the State Department of Environmental Protection, the New Hartford Land Trust, and other conservation organizations). The *Open Space Plan* does not consider lands used for active recreation in its inventory of open spaces.

The main strategies of the *Open Space Plan* are to:

- establish river greenbelts;
- preserve scenic hillsides;
- conserve wetlands systems and significant natural areas;
- create habitat and wildlife corridors;
- reduce natural area fragmentation; and
- provide access to and between open space areas.

### Action Steps

1. Continue to implement the *Open Space Plan*, including the goal to protect 30% of the Town as committed open space.
2. Continue to preserve open space to:
  - establish major greenbelts along the Farmington and Nepaug Rivers and minor greenbelts along tributary streams;
  - preserve steep slopes on Jones Mountain, Yellow Mountain, Ratlum Mountain, and other scenic hillsides;
  - preserve wetlands systems and significant natural areas such as the floodplain/wetland system between Nepaug Center and Maple Hollow Road;
  - create habitat and wildlife corridors and reduce natural area fragmentation; and/or
  - ensure access to open space and trails linking open spaces and conservation areas.

## Types of Open Space

### Open Space Land

Land that remains in its natural state or is used for farming or forestry, or a body of water or watercourse that remains in its natural state. It is not developed for residential, commercial or government use. This land typically provides non-facility-based passive recreational, scientific, educational, cultural, or aesthetic uses and amenities.

### Committed Open Space

Committed open space is private or public land that is undeveloped and protected from potential development.

### Uncommitted Open Space

Private or public land that historically has been open but is not guaranteed to remain so.

### Perceived Open Space

Vacant land that is perceived as open space (since it is not developed) although it can be developed in the future.

### **Action – Aggressively Use Tools for Preserving Open Space**

The tools available to the Town for permanently preserving open space include funding tools (to purchase open space) and regulatory tools (to obtain open space at the time of development).

Tools available to the Town for maintaining land in an undeveloped condition (contributing to the perception of open space and providing more time to implement open space preservation) include the use assessment (also known as the Public Act 490 or PA 490) program. Nearly 2,800 acres of land receive reduced tax assessments under the PA Program.

New Hartford's current PA 490 Program allows for a reduced property tax assessment for private properties that satisfy the following requirements:

- farm use as determined by the assessor
- forest use with a minimum acreage of 25 acres
- open space for a parcel twice the minimum lot size can receive a reduced assessment for that portion in excess of the minimum lot size.

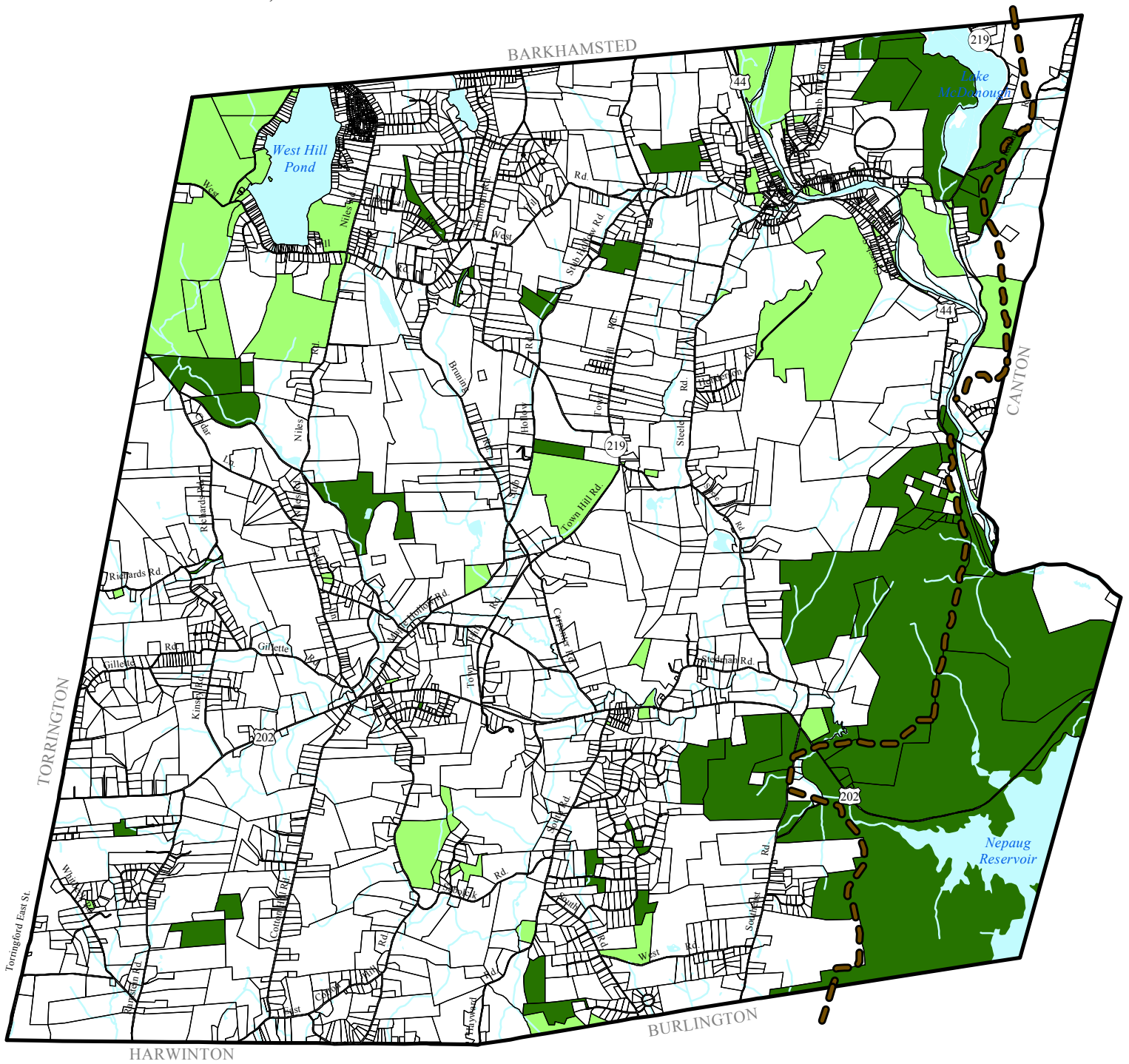
New Hartford may wish to consider expanding the open space assessment policy in response to situations involving property owners with large parcels of land in the PA 490 program who have considered donating some of the land as committed open space while reserving some lots for their children or a future sale. Under the present policy, they are discouraged from doing this because lots are assessed at market value immediately upon creation despite the owner's intention to leave the parcels as vacant for some time in the future.

A potential revision to the Town's existing PA 490 open space assessment program could allow for a property owner to donate a significant amount of open space (in excess of 50% of the parcel) as committed open space, and to create additional building lots of record. The building lots, which would be subdivided according to existing minimum lot requirements, would not be required or allowed roads, clearing, buildings, or other improvements. The maps of the newly created parcels would be filed as lots of record. The undeveloped land retained by the property owner, including aggregated lots, would therefore be considered as satisfying the requirements of the PA 490 program.





This solution provides the Town with additional committed open space and the property owner with the future ability to build on lots under existing zoning regulations. The assessed lots would remain under the PA 490 Program until such time as the landowner either sells or develops the parcels.

# Open Space Map

Town of New Hartford, CT



## Legend

-  Committed Open Space
-  Uncommitted Open Space
-  Tunxis Trail
-  Water

0 2,500 5,000  
Feet



**Planimetrics**

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### Action Steps

1. Continue to set aside funds in the Town budget for the preservation of open space.
2. Continue to pursue grants and other funds for the preservation of open space.
3. Increase the open space set-aside standard (for new subdivisions) to 20 percent in the Subdivision Regulations.
4. Require that every new subdivision make provision for preserving open space by pursuing a strategy that will result in:
  - acquiring land when it will preserve significant resources and interconnect open spaces, or
  - accepting a fee when the land is isolated or does not have the potential to interconnect open spaces.
5. Continue the PA 490 tax assessment program, with a revision to allow a property owner to subdivide parcels identified as future building lots without a requirement to build on the parcel or make any improvements.
6. Consider future bond issues to provide funds for open space preservation in addition to those authorized by the June 2004 referendum.



## Action – Create Open Space Corridors

Creating open space corridors is one of the main priorities of the *Open Space Plan*. Establishing open space corridors and interconnecting open space areas into greenways with trails increases the value of the open space system to residents and is a cost-effective way to increase the value of open space.

New Hartford already has created open space corridors over lands of the MDC and DEP and along the Farmington River and Nepaug River. Linking and extending these corridors, as illustrated on the Open Space map, should be a high priority in New Hartford.

### Action Steps:

1. Pursue opportunities to extend or improve open space corridors and greenways with walking trails.
2. Work with the DEP, MDC, and private landowners to establish and improve linear trails throughout Town.
3. Implement the vision for open space and greenway corridors by the subdivision open space set-aside process and through future open space acquisitions by the Town and the Land Trust.
4. Pursue reversion of Marsh Road, Shady Brook Road, and Barilla Road to pedestrian and equestrian access and establish a linear trail from Brodie Park, through adjoining Town property, and along these roads to Route 202 at Bakerville.

## Action – Partner With Supporting Organizations

To achieve the Town's open space goals, good working relationships should be established and maintained with other organizations sharing similar interests. For example, the Open Space Commission and the New Hartford Land Trust should seek to establish agreements to be determined on a case-by-case basis regarding exchange of easements, management, and stewardship, and other matters of mutual interest.

### Action Steps

1. Maintain communications and cooperation between Town agencies and the MDC, DEP, FRWA, and other entities interested in conservation issues in New Hartford.
2. Encourage communication and collaboration between the New Hartford Land Trust and other conservation organizations in adjacent communities.
3. Establish a formal working arrangement between the Open Space Commission, the New Hartford Land Trust, and other organizations involved in protecting open space.

## Abandoned Roads

Connecticut General Statutes Chapter 238 Section 13a-49 provides a process by which roads and rights-of-way may be abandoned and used for other purposes. The Town should identify roads and rights-of-way which are no longer used by motor vehicles and consider allowing these rights-of-way to be used for pedestrian and equestrian uses.

## Action – Prepare Management Strategies for Town-owned Land

In most communities, Town-owned land can be classified as:

- land for an active use such as schools, offices, or recreation;
- land permanently protected as open space; or
- land without a defined or planned use.

In order to avoid future conflicts and to help create common expectations regarding the intended use of land, New Hartford should consider reviewing its land holdings and classifying each parcel into one (or more) of the above categories.

For properties now or potentially in the open space or undefined use categories, future use guidelines, and management plans should be developed. Examples of appropriate land use and management plans are master plans for Town parks (currently under development by the Public Works Director); forest management plans for Town owned forestland; and watershed management plans for Town land within the Nepaug, Farmington, and West Hill Pond watersheds. Such plans would guide municipal management as well as private volunteer efforts to protect and enhance the Town's parks and open space.

### Action Steps

1. Support private volunteer efforts to protect and enhance Town parks and open space.
2. Evaluate Town owned properties and classify as to current and potential use.
3. Develop and implement master plans, forest management plans, or watershed management plans for existing and future Town-owned land.

**Brodie Park**

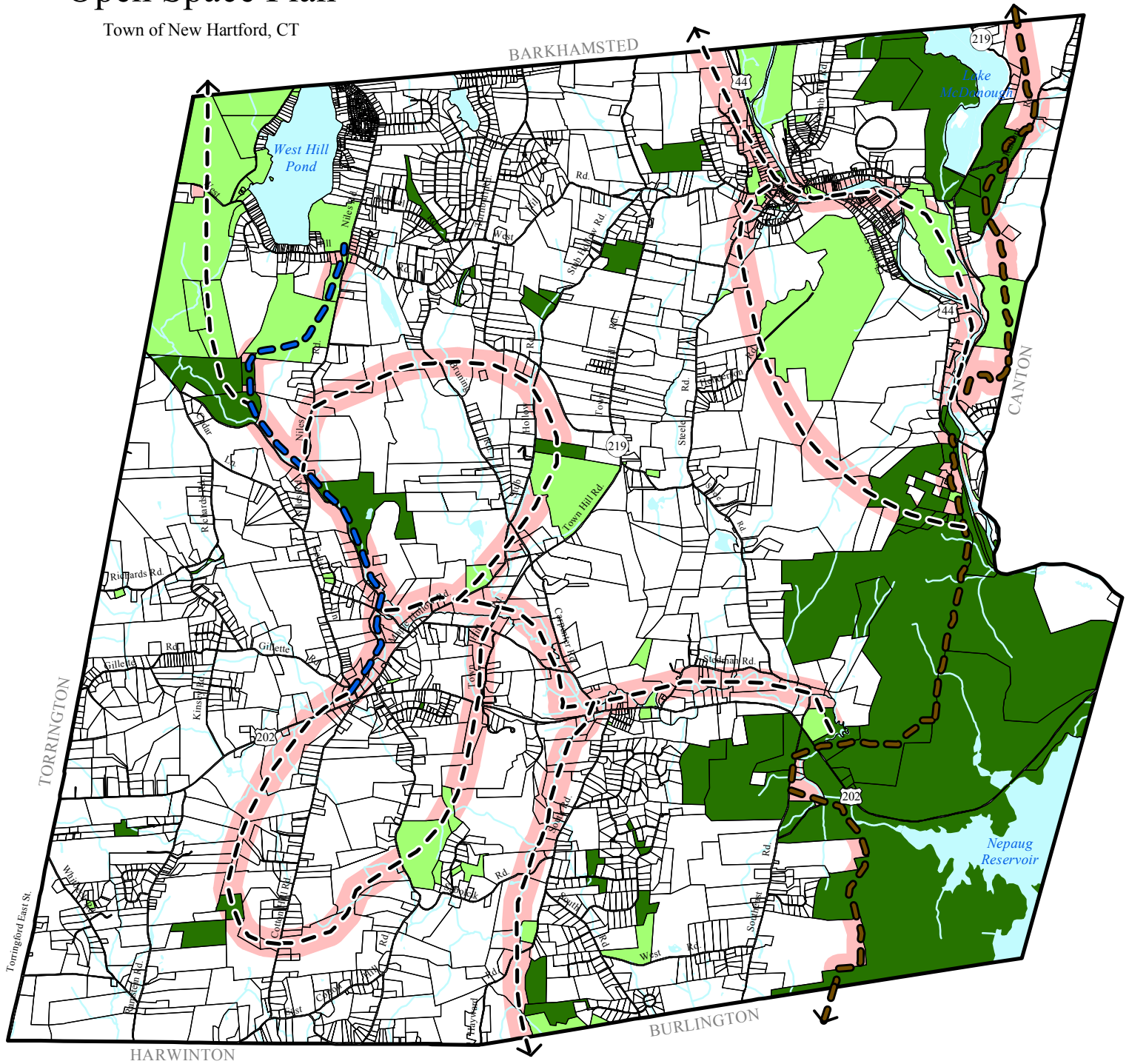


**Brown's Corner**



# Open Space Plan

Town of New Hartford, CT



## Legend

- |  |   |
|--|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #006400; border: 1px solid black;"></span> Committed Open Space     | <span style="display: inline-block; width: 20px; border-bottom: 2px dashed brown;"></span> Tunxis Trail                   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Uncommitted Open Space   | <span style="display: inline-block; width: 20px; border-bottom: 2px dashed black;"></span> Conceptual Open Space Linkages |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFB6C1; border: 1px solid black;"></span> 500 ft. Buffer of Trails | <span style="display: inline-block; width: 20px; border-bottom: 2px dashed blue;"></span> Conceptual Town Trail           |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Water                    |   |

0 2,450 4,900  
Feet



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## Preserve Historic Resources

---

New Hartford has a number of archeological resources, historic buildings, and properties that add to the overall character and flavor of the community. These resources should be preserved in order to continue their contribution to community character.

### Action – Retain Historic Village Character

New Hartford Center is the main village in New Hartford and much attention has been paid over the years to supporting and enhancing the character and function of this area. These efforts should be continued.

In addition, the historic village character (unique to each area) should also be retained for Pine Meadow (including the area designated as a district on the National Register of Historic Places); Bakerville; and Nepaug.

### Action Steps

1. Support efforts to promote historic awareness and preservation of historic structures and archeological resources.
2. Support Historical Society and other private efforts to preserve historic structures along Route 202.
3. Strive to ensure that new or expanded uses in the village areas are compatible with the local village character.
4. Establish a special overlay-zoning district for the Bakerville and Nepaug areas on Route 202 to support mixed-use development compatible with the historic qualities of these village centers.

**Bakerville**



**Nepaug**





## Action – Continue To Identify and Protect Historic Resources

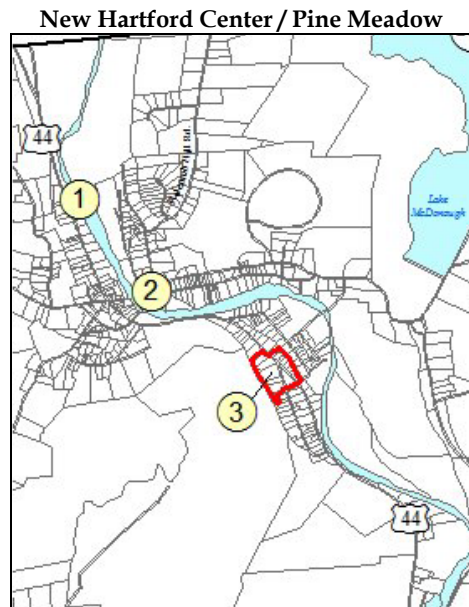
Identification of historic resources is a key step in protecting them. New Hartford should continue to identify and evaluate historic structures and archeological resources within the community. For example, the historical significance of Pine Meadow has been acknowledged by:


- the listing of this area on the National Register of Historic Places; and
- the establishment of a local historic district where exterior alterations to structures require a Certificate of Appropriateness from the Historic District Commission.

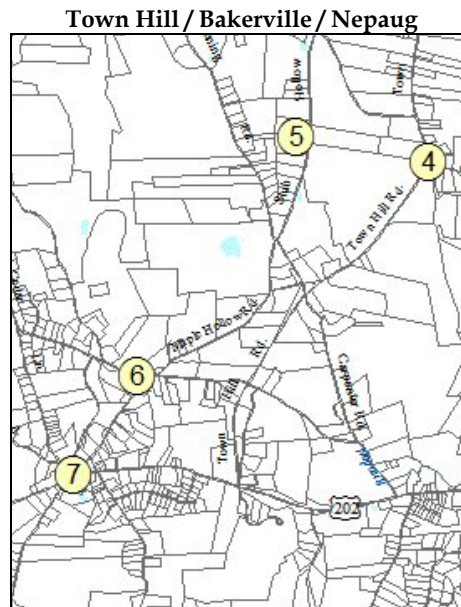
The Historic District Commission should continue its oversight of exterior alterations to properties in this area, and be ready to support other efforts to protect historic resources in Pine Meadow.

### Action Step

1. Continue to identify and protect historic and archeological resources.
2. Continue to preserve the historic character of the Pine Meadow Historic District.



-  Pine Meadow Historic District
- 1 Greenwoods Factory
  - 2 Former Train Depot
  - 3 Philip Chapin House



- 4 First Meetinghouse
- 5 Sun Terrace
- 6 Gillette's Grist Mill
- 7 Old Tannery Building

## Preserve Scenic Assets

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Maintenance of the rural New England character of New Hartford is an important recommendation of the Plan.

### Action – Protect Scenic Resources

There are a number of scenic areas in New Hartford including hillsides, steep slopes, ridgelines, long views, and other scenic resources. These scenic resources, many of which have regional significance, are especially important to community character and should be preserved. While some of these scenic resources have been identified, many others have not.

Regulatory strategies are available to enhance the Town's ability to protect the scenic and natural resources associated with ridgelines, hillsides, and steep slopes. Site Plan and Special Permit requirements for non-residential uses can specify mitigation requirements for protection of these resources. Overlay districts may be applied to defined areas, with uses and development standards defined to protect the resource.

Viewshed and watershed protection standards for subdivision developments are another tool for maintaining the quality of these environments. These standards require identification of site-specific viewshed and watershed impacts from proposed developments and specify mitigation steps that may be necessary. It is possible to include additional review criteria in the Subdivision Regulations that requires consideration of the following:

- disturbance of slopes;
- vegetation clearing;
- building materials;
- conservation easement areas; and
- location, height, and mass relative to vegetation and viewshed.

### Action Steps

1. Continue to identify scenic resources.
2. Adopt zoning regulations to address vegetation protection, erosion potential, and other threats to ridgelines and hillsides with scenic and natural area value, including Jones Mountain, Yellow Mountain, and Ratlum Mountain.
3. Review Site Plan requirements and criteria and revise as necessary to strengthen ridgeline and hilltop protections.
4. Consider subdivision viewshed/watershed mitigation standards (see also Chapter 7, Guide Residential Development).
5. Consider adding requirements to the Zoning Regulations for Special Permits for any land use activity within the ridgeline protection area.

## Action – Support and Preserve Agricultural Land and Farming

Agricultural lands contribute to the perception that a community is rich in open space and New Hartford recognizes the contribution that farmland and farming make to the community's character. However, the economic reality of farming increases the threat of losing farmland and New Hartford must be proactive in protecting farmland and farming.

### Action Steps:

1. Keep farmland a high priority for open space acquisition.
2. Establish municipal policy for agricultural use of Town open space property.
3. Include agricultural business support in the Town's economic development strategies.
4. Adopt "right to farm" ordinance as authorized by CGS 19a-341.
5. Provide municipal space, such as the Town Hall parking lot, for agricultural events and farmers markets, if interest is sufficient.
6. Require buffers for new residential developments abutting existing agricultural uses.
7. Review Zoning Regulations relative to farming to allow for:
  - compatible business activities ancillary to an existing agricultural operation;
  - appropriate seasonal and off-site signage; and
  - parking standards for agriculture related businesses.

**Farming Use**



**Farmland**



### Scenic Road Criteria

The criteria for designation of scenic roads includes at least one of the following:

- unpaved;
- bordered by mature trees or stone walls;
- traveled portion no more than 20 feet wide;
- offers scenic views
- blends naturally into terrain; or
- parallels or crosses brooks, streams, lakes or ponds.

### **Action – Preserve Scenic Roads**

New Hartford has scenic roads that enhance rural character. The scenic qualities of these roads should be preserved to the extent feasible.

As authorized by Connecticut State Statutes (CGS Section 7-149a), New Hartford should consider adopting a scenic road ordinance to protect designated scenic roads. To qualify for scenic road designation, roads must be free of intensive commercial development and intensive vehicle traffic and must meet one or more specific criteria, listed in the sidebar. An additional requirement is that at least 50 percent of the owners of the road frontage must agree to the designation.

### Action Steps

1. Adopt a Scenic Road Ordinance.

**Ridges and Hillside**



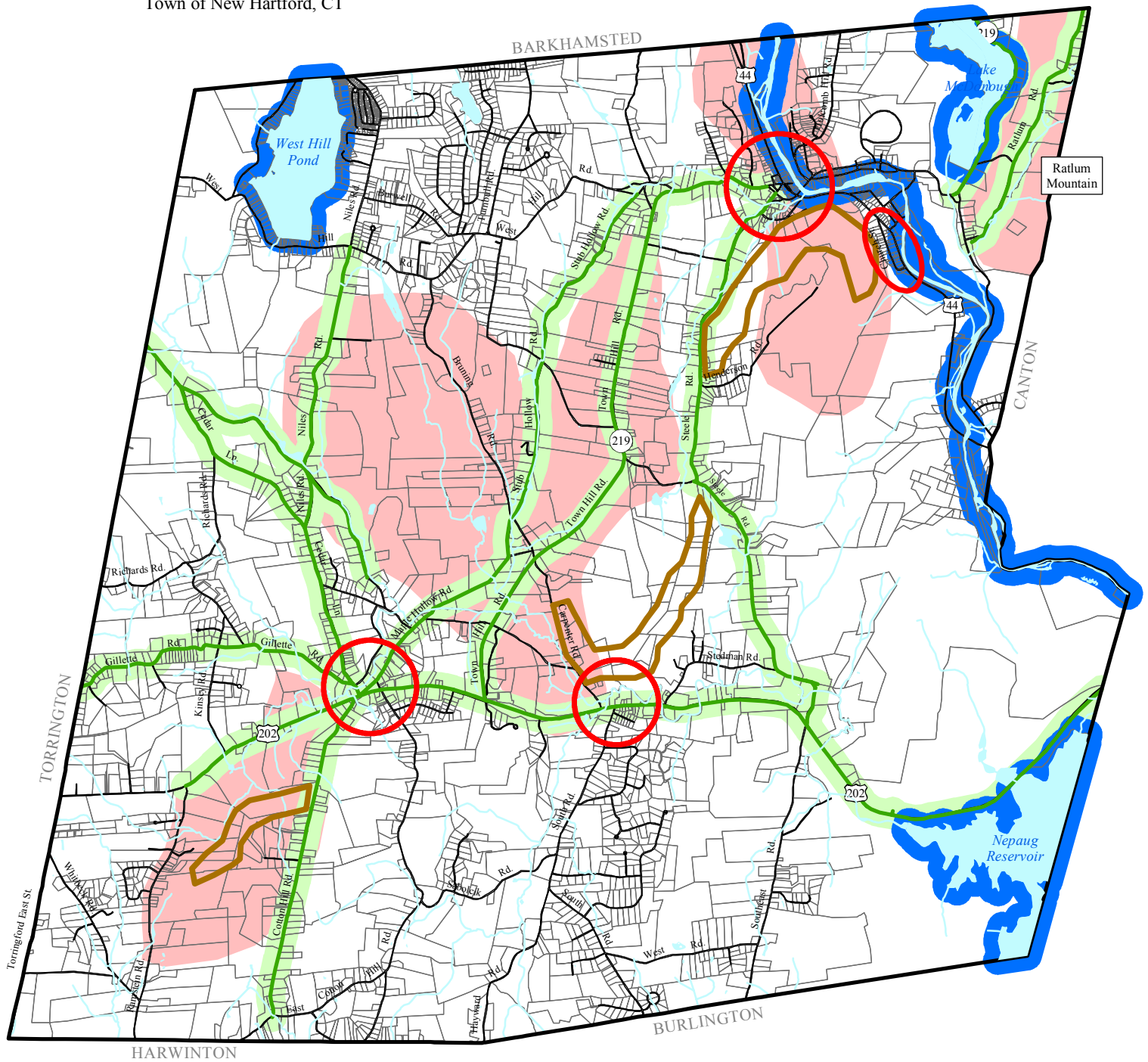
**Scenic Road**







# Scenic Resources Plan


Town of New Hartford, CT




## Legend

 Ridgeline-based Scenic Areas

 Road-based Scenic Areas

 View-based Scenic Areas

 Village Areas

 Water-based Scenic Areas

0 2,500 5,000  
Feet



**Planimetrics**

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### **Action - Manage Sand & Gravel Operations**

There are a number of sand and gravel operations in New Hartford. These activities can adversely affect environmental quality and nearby uses unless they are properly managed during the activity. Once the excavations are completed, the operator must be required to conduct appropriate site reclamation, to prevent ongoing environmental degradation. Effective enforcement and implementation efforts continue to be required.

#### Action Steps

1. Establish effective enforcement and implementation efforts to manage sand and gravel operations while they are operating.
2. Ensure appropriate provision is made for reclaiming a site for future use at the conclusion of excavation operations.

# ENCOURAGE ECONOMIC DEVELOPMENT

# 5

## Overview

---

Economic development is important to New Hartford. Economic development is typically defined by the creation of jobs, an increase in community wealth, or tax revenues from outside sources. Economic development is often considered industrial recruitment, the initiation of a buy-local campaign, or a Main Street revitalization program. Frequently business people are the only or primary participants in an economic development program. Little attention goes towards things that may take more than five years to achieve.

New Hartford is currently experiencing more rapid residential growth than it has in the past. This growth results in increased demand and cost for municipal programs. At the same time, New Hartford has seen a decrease in business activity due to regional and national economic changes. As a result, the non-residential component of the tax base has not kept pace.

Residents have indicated they primarily want economic development in order to provide net tax revenue to the community that will help support local programs. While still important, residents have indicated that expanding the availability of goods and services and creating additional local employment are less of a consideration.

New Hartford is looking creatively at the opportunities and challenges it faces. Recent efforts have included:

- commercial rezoning;
- sewer system expansion;
- business retention and attraction efforts;
- regulatory revisions to help foster economic development; and
- collaborative efforts involving a diverse group of individuals

**New Hartford will encourage and promote appropriate and sustainable economic activity that provides tax base, services, and jobs while enhancing community character.**

## Promote Economic Development Efforts

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New Hartford has begun several initiatives to promote economic development in the community. These efforts should continue to be coordinated and supported by the Town as a key part of the overall strategy to encourage economic development.

### Action – Continue Economic Development Efforts

The First Selectman has initiated a focus group discussion of economic development issues, building on the work of the Economic Development Commission. The Town should continue regular discussion and brainstorming sessions with Town officials, business leaders, stakeholders, and other knowledgeable and interested residents to identify opportunities, confront challenges, and seek creative approaches to promoting economic development in New Hartford.

The focus group approach should encourage creativity in identifying opportunities and specific municipal actions that can contribute to economic development and fiscal stability. The ideas and actions of the various agencies and interested parties can be coordinated through regular communications.

### Action Step

1. Schedule regular focus group sessions including land use and Economic Development Commission members, business representatives, selectmen, Town staff, and other interested residents to share information, identify opportunities, and set municipal priorities for fiscal and economic development.

Route 44 Development



Route 202 Development



## **Action – Support the Economic Development Commission**

The Economic Development Commission has been active in establishing communications with business and property owners and in developing promotional programs for the Town's economic development.

These efforts should continue more aggressively. All municipal offices, the Economic Development Commission, and local business associations can contribute to this action, which will require coordination by the Town.

### Action Step

1. Continue to support the Economic Development Commission.
2. Supports efforts to:
  - identify businesses that could use sites, facilities, infrastructure, and life-style amenities available in New Hartford;
  - develop programs to reach out to compatible businesses;
  - inventory and publicize available sites and buildings;
  - inventory and publicize labor availability and skills; and
  - ensure that data is available to support project planners.
3. Consider incentives and assistance programs if integral to achieving economic development objectives.

## **Action – Coordinate Planning with Economic Development**

Town land use and planning staff can influence economic development progress by taking an active role in planning and promotional activities. Staff plays a more direct role in advising prospective applicants for zoning and other approvals and in the review and processing of applications.

Therefore, it is important that the land use and planning personnel be knowledgeable of the goals of the economic development program and have adequate training, resources, and time to support that program.

### Action Steps

1. Audit municipal staffing and resources and identify needs and potential to support economic development activities.
2. Identify and encourage appropriate staff to undertake training specific to economic development.
3. Consider adding staff specifically to support economic development programs and to help streamline regulatory process.
4. Provide expedited approval process for redevelopment of existing sites in commercial districts.

## Assets and Targets

New Hartford should seek business that will take advantage of existing sites, facilities, and infrastructure.

Potential benefits for prospective businesses are the lifestyle amenities offered by New Hartford's natural areas, the Farmington River, and the small town friendly atmosphere.

Examples of businesses that may be attracted to these assets are:

- back-office operations providing support to regional and national firms in communications and information technology;
- consulting and engineering firms;
- specialty recreation manufacturing and services; and
- other outdoor related businesses.

## **Continue Efforts in New Hartford Center**

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New Hartford Center is, and should continue to be, the focal point of the community. The social, economic, and emotional character of the community depends on a recognizable and vital focal point. In recognition of the importance of the Center, Chapter 6 of this Plan outlines strategies for maintaining and enhancing the Center.

## **Promote Appropriate Uses**

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### **Action – Develop a River-Based / Recreation-Based Marketing Theme.**

The potential value of building a business development promotional theme in New Hartford based on the Farmington River and the natural and recreational resources of New Hartford has been identified by multiple sources, including Litchfield Hills Comprehensive Economic Development Strategy (CEDS), public input throughout this planning process, and a study by the Farmington River Watershed Association which highlighted the role of the Farmington River in the regional economy.

For example, a potential keystone for economic revitalization in New Hartford could involve one or more hospitality and/or conference developments. The current Town Garage site has been identified as a possible location for an inn and related hospitality development. There may be situations where activities within the 100-foot setback may be appropriate if they are respectful both of the proximity to the Farmington River and contribute to a sense of vitality in the Village Center.

In addition to this opportunity, the Town should evaluate other potential sites for such river-based or recreation-based development (the former Waring site, as well as parcels in the Greenwoods Industrial Park, and along the Route 44 commercial corridor) and determine if any municipal assistance is necessary.

### **Action Steps**

1. Develop promotional materials (brochure, web sites) in conjunction with potential partners (FRWA, regional tourism council, and local business organizations) for river-based and recreation-based economic development.
2. Inventory potentially suitable sites for development as a hospitality/conference center and develop and distribute promotional materials.
3. Identify and revise any zoning regulations or other constraints to appropriate developments at suitable sites.

## Revise Business Zoning

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Ensuring that the business zoning in New Hartford is attuned to the needs of the community and the interests of potential land uses is an important part of an economic development strategy. Currently, only 1% of the Town's total land area is used for commercial and/or industrial uses. Given the limited opportunities for economic development in New Hartford, it is important to maximize economic potential in the few sites that are appropriate.

New Hartford should consider restructuring the business zoning in the following ways:

- restructure Route 44 commercial zoning;
- establish a Route 202 commercial district immediately adjacent to the Torrington Town line;
- consider potential uses on Torrington East Street;
- revise the industrial park zoning; and
- consider establishing a business zone at the RR District site.

### Restructure Route 44 Commercial Zoning

The Route 44 corridor from the Canton Town Line through Pine Meadow to New Hartford Center is one of the main business areas in New Hartford. Promoting economic expansion in this corridor is a recommendation of this Plan as well as a recommendation of the Litchfield Hills CEDS. Restructuring of this zone could involve modifying the permitted uses, revising development standards, reconfiguring the zone boundaries and creating a Design Overlay Zoning District allowing the Planning and Zoning Commission the ability to provide additional guidance and review of any proposed development.

Permitted Uses - The following list of permitted uses would allow lower intensity uses by Site Plan approval (administrative approval by the Planning and Zoning Commission) and require a Special Permit application for more intensive uses. The Special Permit application would allow a more detailed consideration of potential impacts on the site and surrounding area.

### Corridor Elements

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Two elements define the Route 44 corridor:

- the character of the businesses and residences found along Route 44 ; and
- the proximity of the road to the Farmington River.

Economic development strategies, zoning standards, and infrastructure planning should recognize these connections and build upon them.

Additionally, zoning standards should recognize the value of associating commercial development with the River and provide incentives to encourage river-oriented uses and river-friendly development.



#### Site Plan Uses

- Business or Professional Office
- Financial Institution
- Retail less than or equal to 64,000 SF
- Theaters, Bowling Alley, and Similar Public Recreation
- Motels
- Restaurant – Low Turnover, Taverns
- Manufacturing, Processing, and Assembly
- Printing and Photographic Sales and Services
- Package Liquor Stores
- Personal Services
- Other Temporary Uses
- Accessory Structures and Buildings

#### Special Permit Uses

- Hospital or Health Care
- Retail greater than 64,000SF
- Restaurant – High Turnover
- Hotels and Lodging Inns
- Age Restricted Housing (new)
- Outdoor Recreational Uses (new)
- Combined Conference and Hospitality Facility (new)
- Mixed Commercial, Recreational, and Residential (new)
- Gasoline with Convenience Store
- Automotive Repair
- Kennels, Veterinary
- Educational, Instructional, Nursery Schools
- Public Utilities

Development Standards - In addition, standards applying to site development, design, and dimensional requirements should be reviewed to ensure design flexibility and protection of the River, scenic resources, and adjacent residential properties.

Specific consideration will be necessary to address constraints placed on properties on the east side of Route 44 by the Farmington River Protection Overlay District, the Inland Wetlands and Watercourses regulated activities standards, and the Flood Plain Overlay District. Coverage and setback standards may need to accommodate development on these parcels, but buffer requirements and other safeguards will also be necessary.

Site development standards should incorporate requirements for shared access and shared parking for adjoining parcels, perhaps allowing increased building coverage as an incentive to reduce parking coverage. The Commission should also establish a Design Overlay Zone for this area to provide additional review criteria for any potential development.

Zoning Boundaries - The map on the facing page identifies potential boundary revisions for the Route 44 commercial zoning.

#### Action Steps

1. Revise the list of permitted uses to accommodate activities appropriate for this district and facilitate business expansion, re-use of the vacant Waring building, and senior housing.
2. Review and revise coverage and setback standards, tailored to land characteristics on the east and west sides of Route 44.
3. Adopt zoning standards encouraging or requiring shared parking and access for adjoining parcels.
4. Adopt redefined district boundaries for commercial uses along Route 44 south of Pine Meadow.
5. Develop Design Guidelines and specific criteria for development in the Route 44 corridor.


# Conceptual Route 44 Commercial District

New Hartford POCD



*Farmington River*

## Legend


 Conceptual  
Route 44 District

 B-1

 C

 R-1.5

 R-15

 R-2

 Water

0 500 1,000  
Feet

44

CANTON



**Planimetrics**

31 Ensign Drive, Avon, CT 06001

860-677-5267

### Action – Consider Expanding the Route 202 Commercial District

As mentioned earlier, few areas in New Hartford are appropriate for commercial development. However, one area with potential for economic development may be along Route 202 near the Torrington Town line. At the present time, 24 acres on the north side of Route 202 are zoned General Business (B-2) and developed with a Home Depot store. Approximately 84 acres along the south side of Route 202 (opposite the Home Depot) are presently zoned either for industrial uses (the western most 28 acres) or residentially (56 acres). The properties on the southern side of Route 202 are currently in agricultural use with several billboards on the northern boundary line.

The Plan recommends that the Town consider expanding the commercial district in this location to allow for additional economic development adjacent to the commercial development in Torrington. The types of uses permitted in the district could be as follows:

Site Plan Uses	Special Permit Uses
<ul style="list-style-type: none"><li>• Business or Professional Office</li><li>• Financial Institution</li><li>• Retail less than or equal to 64,000 SF</li><li>• Restaurant – Low Turnover, Taverns</li><li>• Printing and Photographic Sales and Services</li><li>• Package Liquor Stores</li><li>• Personal Services</li><li>• Other Temporary Uses</li><li>• Accessory Structures and Buildings</li></ul>	<ul style="list-style-type: none"><li>• Retail greater than 64,000 SF</li><li>• Restaurant – High Turnover</li><li>• Hotels</li><li>• Lodging Inns</li><li>• Hospital or Health Care</li><li>• Kennels, Veterinary Clinics</li><li>• Educational, Instructional, Nursery Schools</li><li>• Public Utilities</li><li>• Theaters, Bowling Alley, and Similar Public Recreation</li></ul>

Route 202 at Torrington Street East



South Side of Route 202 near Torrington

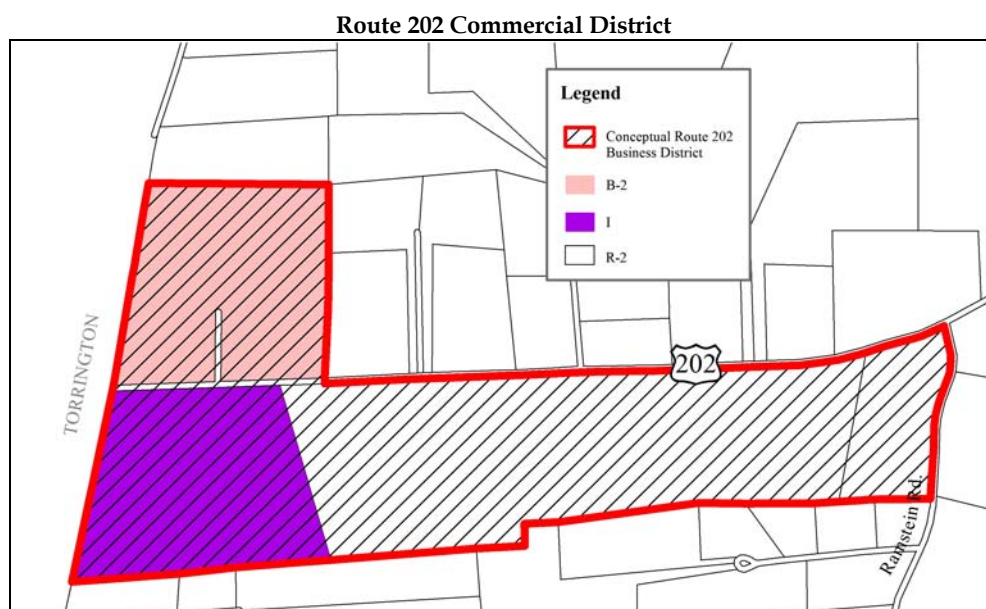


This concept has generated significant community discussion in the past. Some have expressed concerns about environmental ramifications while others have expressed concerns about visual impacts.

The *State Plan of Conservation and Development* and the *Litchfield Hills Council of Governments Regional Plan* recommend that this corridor be a “conservation area” due to the fact that much of the land along Route 202 are in a public water supply watershed. However, there are nearly 28 acres adjacent to the Torrington town line and across Route 202 from Home Depot that are already zoned industrially and are not located in an existing public water supply area. Given the limited opportunities for economic development in New Hartford and the proximity of this area to existing commercial activity, the Town should continue to explore the possibility of economic investments along this established transportation corridor, particularly in this western section of Town. Should the Commission decide to rezone this area, stringent environmental performance standards and design criteria should be established to provide for maximum protection of community character, environmental quality, and particularly water quality.

#### Action Steps

1. Consider creating a consolidated Route 202 Commercial District as shown on the map.
2. Adopt appropriate use and site development standards to maintain community character and protect environmental quality including a Design Overlay District for the 202 Commercial District.



### Action – Evaluate Parcels on Torrington East Street for Special Uses

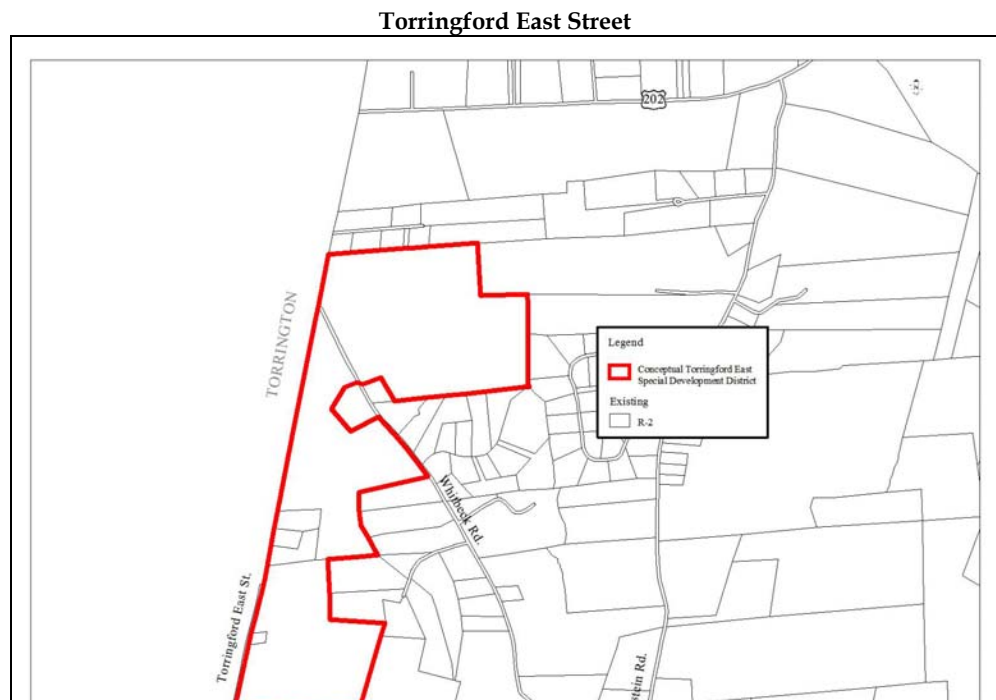
There are several large properties along Torrington East Street, which may be suitable for age-targeted housing, health care facilities, recreational facilities, or other similar uses. Such uses can be considered economic development because they tend to produce more in tax revenue than they require in service costs.

While such developments could be supported by wells and septic systems, the overall intensity could be increased if they were able to connect to utility infrastructure in Torrington. However, since Torrington may retain some control over road and utility access; this should be investigated further before determining an appropriate regulatory scheme.

Although not in a public water supply watershed, the State Plan of Conservation and Development classifies this area for conservation uses. Any changes to zoning in these areas should recognize that designation and provide standards to protect the conservation values. Development that is not compatible with conservation values may affect State infrastructure funding investments.

#### Action Steps

1. Appoint a task force to consider opportunities and constraints for specialty housing, recreation, health care, and mixed use development on Torrington East Street.



## Action - Revise the Standards for the Industrial Park Zoning District

Due to regional and national economic trends, there is a reduced demand for industrial sites in Connecticut. As a result, it makes sense for New Hartford to reevaluate the current zoning standards for its Industrial Park Zoning District to allow and encourage additional uses that will take advantage of the existing facilities and infrastructure.

This may include revising the use and development standards to help increase the attractiveness of this area for new development or redevelopment. Adaptive reuse of existing structures should be specifically allowed and a streamlined regulatory procedure should apply.

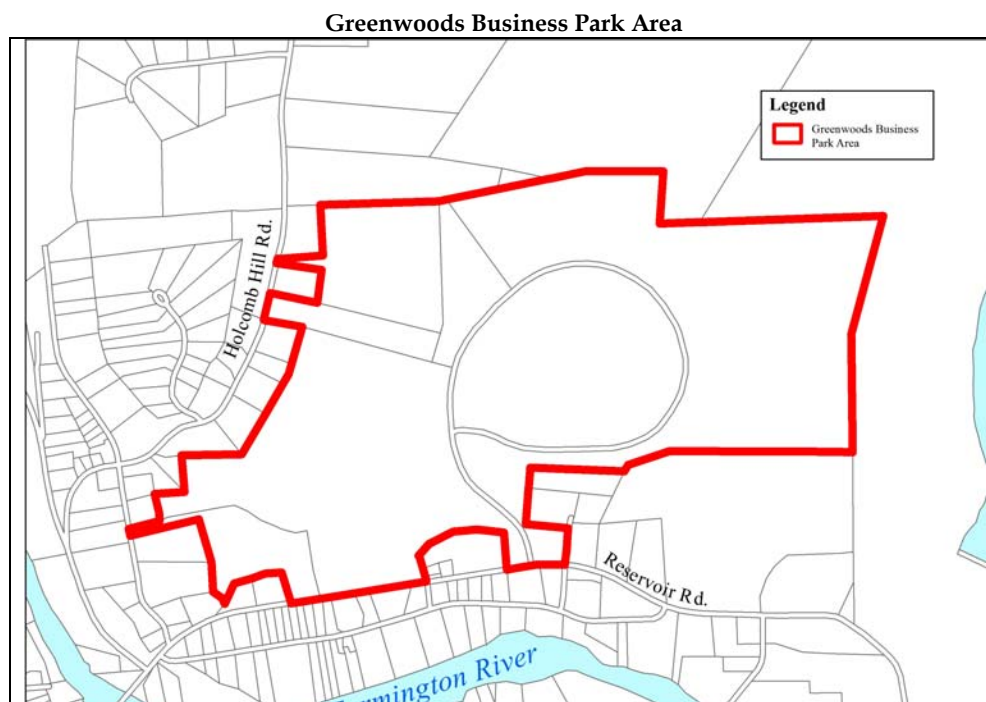
### Action Steps

1. Consider re-designating the current Greenwoods Industrial Park district as a Planned Business Park District.
2. Evaluate and revise the Zoning Regulations to allow additional uses for the Planned Business Park District.
3. Evaluate properties abutting the existing Industrial Park District for business development potential and factor that potential into consideration of revised use standards for the Planned Business Park District.

### Possible Expansion?

In the event that the MDC decides to dispose of property adjoining the Greenwoods Industrial Park, the Town may wish to consider expanding the proposed business park zone if adjacent property is suitable.

However, this will support the economic development strategy only if demand for such business park sites materializes.





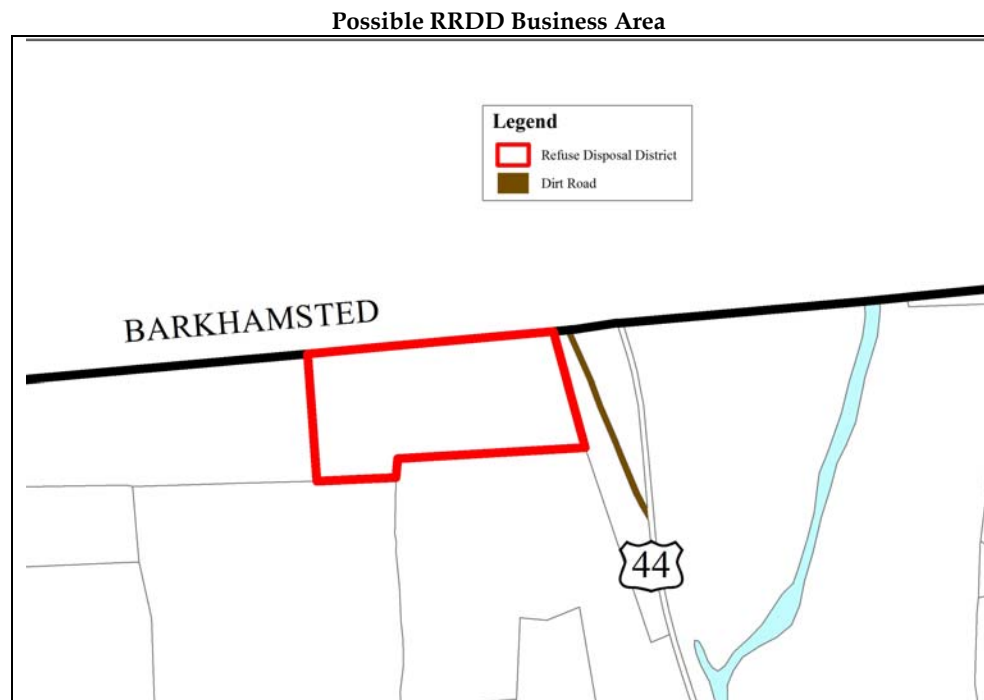
### Action – Create a Business District at the RRDD Site

The Regional Refuse Disposal District has expressed interest in divesting some of the property adjoining its former landfill site. The property is located on Route 44 and straddles the New Hartford/Barkhamsted border. The New Hartford portion of the property consists of approximately 25 acres, which is currently zoned for residential use.

New Hartford should explore partnerships with the Disposal District and Barkhamsted to allow business development compatible with the land and utilities constraints. Such uses could include warehousing and storage and contractor yards. This will require rezoning the New Hartford portion of the property to a planned commercial district and adopting use and development standards appropriate for the location.

#### Action Steps

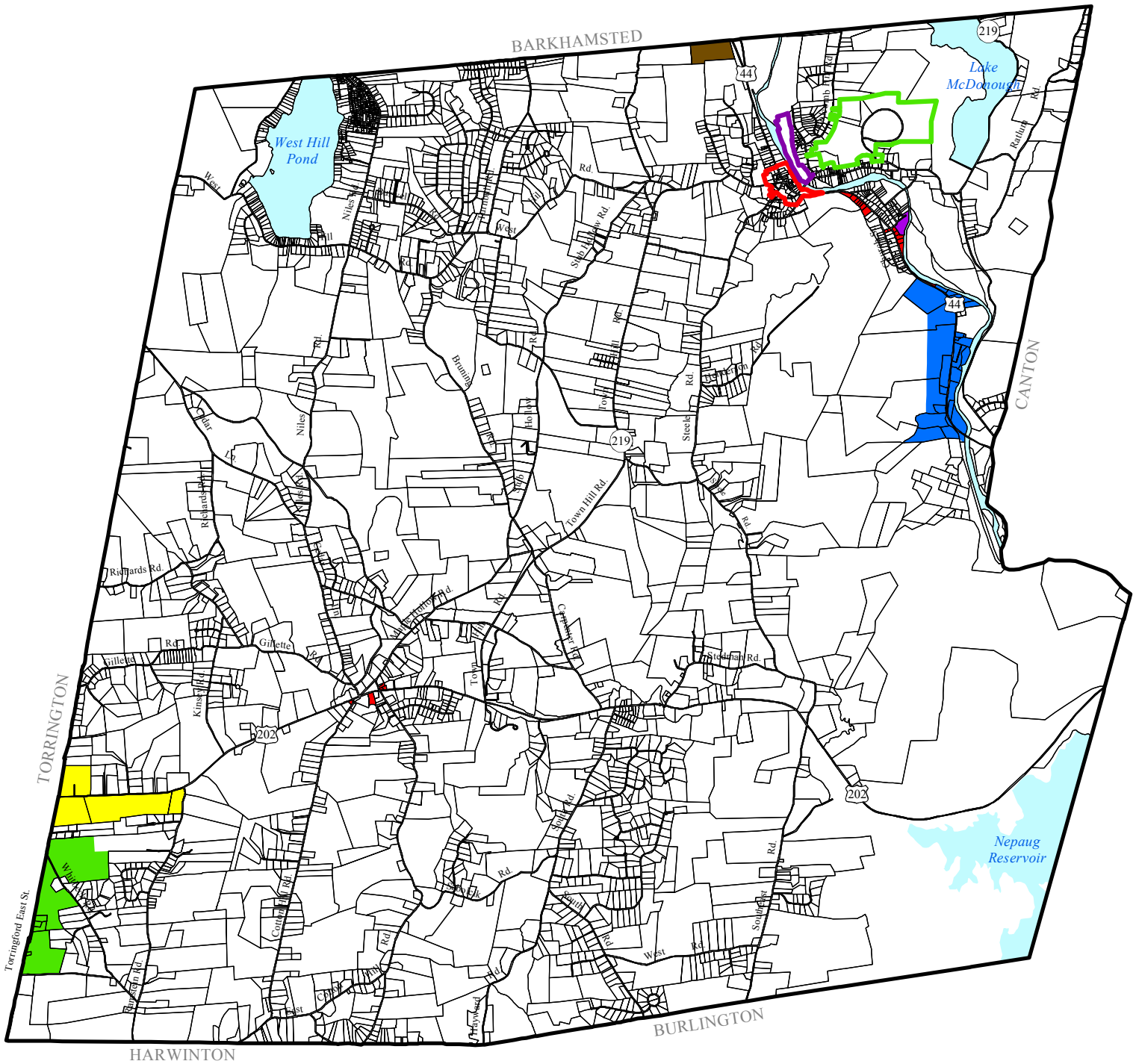
1. Consider rezoning the Regional Disposal District #1 property located in New Hartford to a planned commercial district.
2. Continue discussions with Barkhamsted and the Disposal District to coordinate municipal zoning revisions, land transfers as necessary, and access and infrastructure improvements.
3. Research and prepare use and development regulations to apply to the planned commercial district.





# Economic Development Plan

Town of New Hartford, CT



## Legend

### Existing

- B-1, B-2
- I
- Water

### Conceptual

- Route 44 Area
- Torrington East Area
- Route 202 Area
- Regional Refuse Disposal District Area
- Center Core
- Riverside East
- Greenwood Area

0 2,500 5,000  
Feet



**Planimetrics**  
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## Support Home-Based Businesses

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Home-based businesses make up a large proportion of the new businesses begun every year. Successful small businesses can quickly outgrow their first home and may seek to expand locally. Nurturing home-based businesses can pay significant dividends in the future.

### Action –Revise Regulations Pertaining to Home Based Businesses

New Hartford's Zoning Regulations permit a home office of convenience by right, as long as certain standards and criteria are met. Home occupations, or "the use of the home for limited business purposes", are allowed by Special Exception. Registration requirements ensure that the Town receives additional tax revenues from such businesses.

Winery



New Hartford should consider simplifying the process for operating a home-based business by:

1. allowing minor home-based businesses without a permit provided the use is registered with the Town (home office of convenience and/or enclosed storage of a commercial vehicle);
2. allowing Staff review for minor home business uses (professional offices with one non-resident employee);
3. requiring Commission review for larger home business uses (professional offices with non-resident employees); and
4. requiring Special Permits for major home business uses (professional medical offices; contractor shop with enclosed storage, personal services, and retail sales of antiques, crafts, and prepared food).

### Action Step

1. Encourage home-based businesses to register with the Town.
2. Provide assistance to home based businesses.
3. Update Zoning Regulations pertaining to home based businesses.

## **Promote Development of Age-Targeted Housing**

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The focus of the economic development strategies in this Plan are those that produce more in tax revenue than they require in service costs. As a result, economic development can often include age targeted residential uses that have not traditionally been thought of as economic development.

Locations that might be considered appropriate for age-targeted housing include the Route 44 corridor, the Tarringford East Street area, and other areas in and near the village centers of New Hartford.

### **Action – Promote New Hartford for Age-Targeted Development**

New Hartford may have a locational advantage over some other towns in attracting age-targeted housing developments. The Town's wealth of natural resources and outdoor recreational opportunities may be a powerful attraction for active seniors. See Chapter 7 for additional information related to age-targeted housing.

A promotional effort would complement regulatory and policy changes to encourage such developments in New Hartford. The Economic Development Commission should develop a program to promote the Town's attractiveness for age-targeted developments. This effort would focus on the life style amenities available in New Hartford as well as its proximity to the cultural resources of the City of Hartford and Litchfield County.

#### **Action Step**

1. Promote the development of age-targeted housing in appropriate areas in New Hartford.
2. Develop an age-targeted development promotional program to communicate to developers and the senior population housing market.

## **Benefits of Age-Targeted Housing**

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Housing targeted to the active adult population can provide multiple benefits to a community.

In addition to providing housing choice, age-restricted housing can serve as a form of economic development in a community like New Hartford. Studies have shown that age-restricted housing provides a net fiscal benefit to a municipality, primarily because there is no incremental demand for education services. Additional economic benefits include the generation of demand for personal services, shopping and recreational activities, and medical services.

Encouraging such development supports both the economic development and residential development themes of the Plan.

## **Development Criteria**

Development criteria for age-targeted or active adult housing should include:

- arterial road frontage; and
- access to public sewer and water

In addition, the design characteristics should include:

- a reasonable parcel size;
- an appropriate amount of open space;
- appropriate buffer requirements; and
- reasonable unit density standards.

## **Action – Adopt Regulations to Guide Active Adult Housing**

At the present time, there are no specific standards in New Hartford's Zoning Regulations to provide for age-targeted housing development. Common interest ownership (condominiums), larger open spaces, and design flexibility are factors that encourage designs compatible with the lifestyle interests of the senior population. Where appropriate, duplex or multifamily dwellings may be used for such housing.

Potential development criteria for active-adult housing regulations are listed in the sidebar. Some issues require site-specific consideration; for instance, densities may be higher where public sewer and water service is available. If permitted in a residential zone, the minimum required parcel size should be large enough to provide buffers and open space. Pedestrian access needs would also depend on location - links to sidewalks in village areas and connections to trails and walking paths in rural settings.

### **Action Steps**

1. Consider adopting Zoning Regulations for age-targeted housing.
2. Consider ownership options, density alternatives, and other incentives to encourage age-restricted developments.

## **Action – Update Regulations For Senior-Oriented Care Facilities**

The attractiveness of a community for age-targeted housing development can also depend in part on the availability of services desired by the senior population, including health care and assisted living facilities.

New Hartford's Zoning Regulations provide standards and regulatory procedures for some types of senior-oriented care facilities (assisted living; nursing homes; and hospices). These standards should be reviewed and updated to encourage age-targeted housing and senior care facilities, where appropriate.

### **Action Steps**

1. Consider revisions to Zoning Regulations to permit age-targeted, mixed-use developments integrating housing, health care, recreation, and shopping in non-residential districts.
2. Revise and update definitions and standards applying to specialty housing and care facilities targeted to the senior population.

# REVITALIZE NEW HARTFORD CENTER

# 6

## Overview

New Hartford Center is a well-defined village area with historic, institutional, scenic, and economic significance to the entire community. Residents see this Village area as a vital component of the community's overall character, imparting a small-town New England flavor to complement the rural and scenic qualities that define much of the Town.

Revitalization of the New Hartford Center is a key step towards sustaining one of the most important character assets of the Town. At the same time, preserving and enhancing the vitality of this area can contribute to the important economic development goals of this Plan.

**New Hartford will promote land uses, infrastructure improvements, and integrated planning for the New Hartford Center area to sustain the New England village character and build on its natural assets and economic opportunities.**

New Hartford Center



New Hartford Center





## Implement Village Design Guidelines

Maintaining and enhancing New Hartford Center involves:

- preserving the historic character;
- integrating the Center with the setting provided by the Farmington River and the surrounding scenic views; and
- allowing uses and development appropriate for the existing village context.

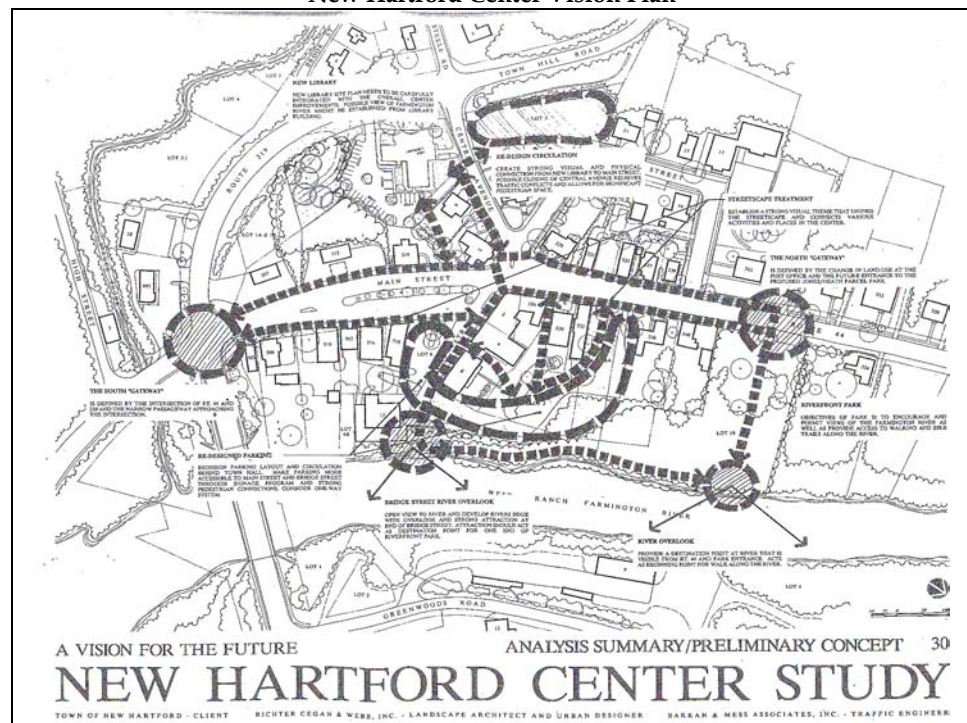
### Action - Implement Village Design Guidelines

A *New Hartford Center Vision Plan* was prepared in 1994, and considerable progress has been made to further the goals of that Plan. Since many of the recommendations of the 1994 Vision Plan are still relevant, that Plan is incorporated by reference into this *Plan of Conservation and Development*.

In order to ensure that new development (and redevelopment) is compatible with the historic character of the area, this Plan recommends that New Hartford Center be designated as a “village district” as allowed by Section 8-2j of the Connecticut General Statutes.

Village District designation provides the strongest legal authority to review the design aspects of new development and redevelopment to ensure that it is compatible with the characteristics of an area.

New Hartford Center Vision Plan



## Action Steps

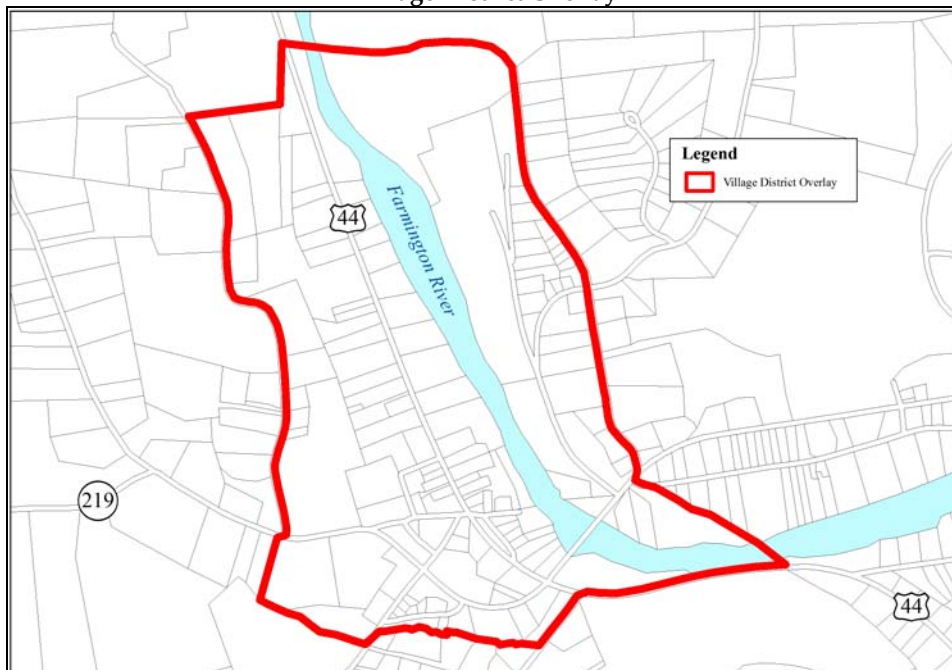
1. Integrate recommendations of the 1994 Center Vision Plan into the implementation of this village revitalization strategy for the *Plan of Conservation and Development*.
2. Revise current New Hartford Center Zone regulations to incorporate statutory provisions for Village Districts.
3. Evaluate and identify appropriate Village District boundaries.

## Village District Standards

Establishment of a village district in accordance with CGS Section 8-2j enables a Planning and Zoning Commission to regulate:

- design and placement of buildings;
- maintenance of public views;
- design, materials, and placement of public roads;
- other elements to protect the village character;
- historic integrity;
- compatibility of buildings and improvements;
- architectural compatibility; and
- protection of historic structures.

**Village District Overlay**





## Prepare More Detailed Plans

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As identified on the previous map, titled Village District Overlay, there are three distinct areas within the New Hartford Center District, which present different opportunities to further the Plan's goal of revitalizing the Center:

Use District	Key Characteristics	Appropriate Uses
<b>Center Core</b>	Historic structures, mixed uses, pedestrian access, River access, and scenic views	Higher intensity retail and hospitality, convenience, mixed uses, and institutional
<b>Riverside East</b>	River access, available land, sewer access, existing structures, and scenic views	Hospitality and recreation, adaptive reuse of existing structures, age-restricted housing, River and village orientation, and institutional
<b>Village Transition</b>	Residential structures (including historic resources), gateways to New Hartford Center, and scenic views	Residential, and home occupations

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**New Hartford Center - Village Transition**



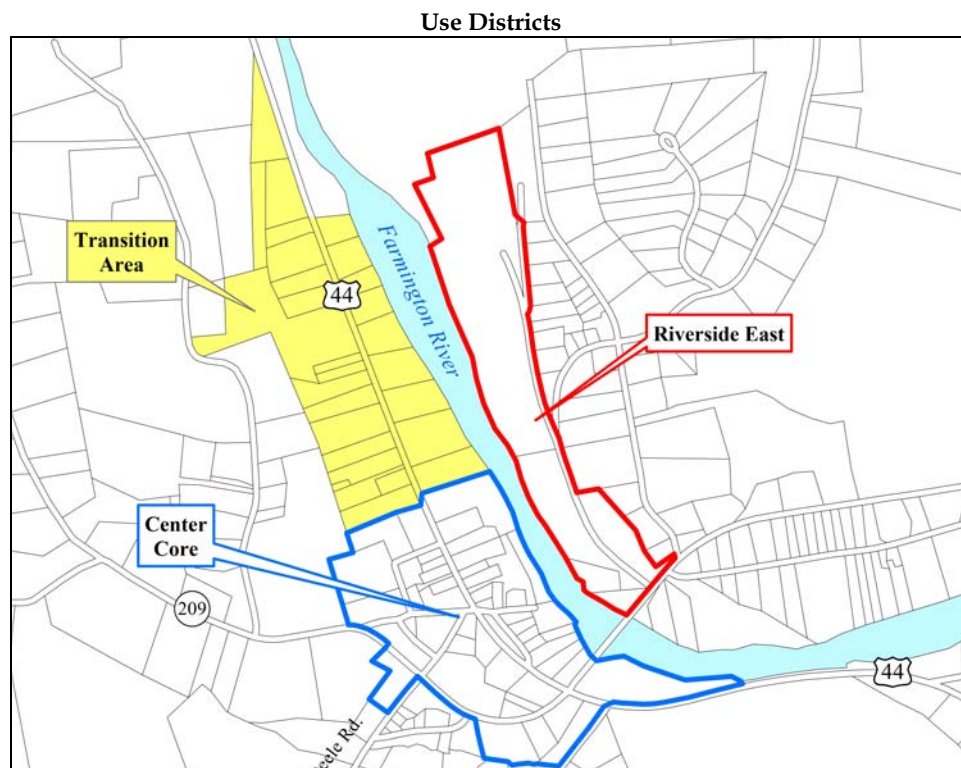
## Action - Prepare More Detailed Plans

Center Core - The Plan recommends that a more detailed master plan be prepared for the Center Core area. The master plan should recognize the work that has been accomplished since the 1994 Vision Plan and consider future directions including:

- pedestrian streetscape and enhancements;
- shared access and parking; and
- design standards appropriate to the Village character.

The recommendations in the 1994 *New Hartford Center Vision Plan* intended to make New Hartford Center more pedestrian friendly should be reviewed and reprioritized. The master plan should also consider potential improvements to crosswalks, traffic lights, sidewalks, and other facilities to ensure the maximum accommodation of pedestrians. The plan should specifically address incentives and requirements for development to provide and improve visual and physical access to the Farmington River.

Riverside East - The Plan also recommends that a more detailed master plan be prepared for the Riverside East area. This master plan should consider pedestrian access, consolidated parking, shared access, design elements, infrastructure availability, and how to best integrate this area into the rest of New Hartford Center.



Zoning standards for Riverside East should specifically address incentives and requirements for development to provide and improve visual and physical access to the Farmington River.

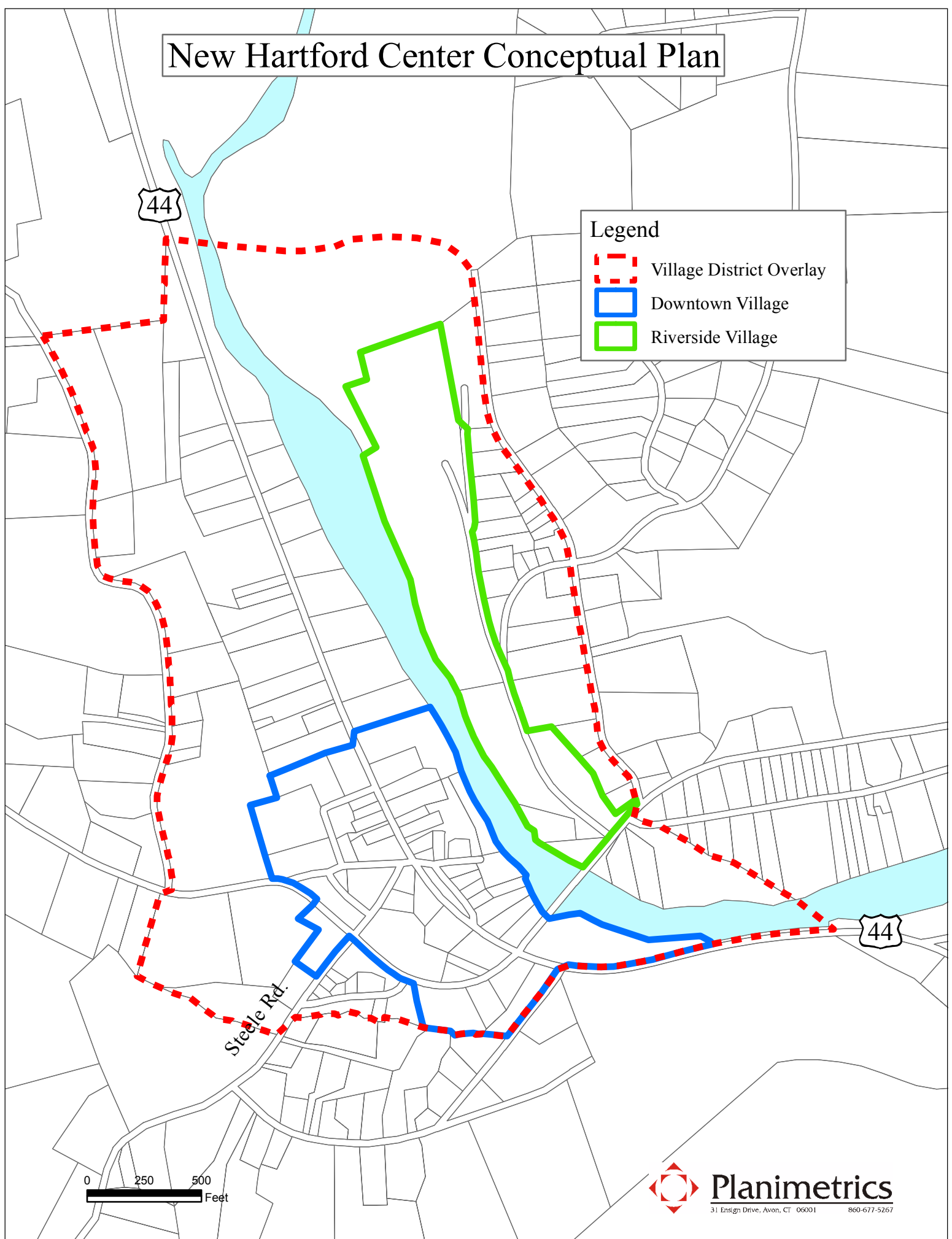
The Town is in a position (as owner of the site of the current Town Garage) to significantly contribute to the integration of this area with the remainder of New Hartford Center. The Plan believes that the highest and best use of this site is for a use that better enhances the overall character and vitality of the Center. The Plan suggests that it is in the long-term best interests of the Town to relocate the Town garage for the following reasons:

- environmental protection;
- enhancing the New Hartford Village Center; and
- support additional mixed-use and commercial development within the Village Center.

#### Action Steps

1. Establish a working group to update the master plan for the Center Core area.
2. Establish a working group to develop a more detailed master plan for the Riverside East area.
3. Adopt appropriate use standards for the Riverside East area.
4. Adopt development standards, as appropriate, that:
  - revise front yard setbacks to encourage building to the street frontage where possible;
  - encourage shared parking and access arrangements and consider revising parking and access requirements;
  - consider allowing a “fee-in-lieu of required parking”, where municipal parking is available;
  - develop better pedestrian access and amenities throughout the Village Center; and
  - promote river connections with access, both physical and visual and support linkages to the Riverwalk.
5. Develop architectural guidelines for all applicable projects to support consistency of the village character.
6. Add the Architectural Review Commission report to the list of required considerations for Site Plan approval.

# New Hartford Center Conceptual Plan



## Establish a Riverwalk and River Access

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Protecting and enhancing visual and physical access to the Farmington River is important to the successful revitalization of the New Hartford Center. The 1994 *New Hartford Center Plan* identified a riverwalk and overlook sites behind the Town Hall parking area and extending into an adjacent park area.

The Town should continue to pursue the enhancement of the riverwalk and develop plans to extend it across the River, particularly if development strategies in the Riverside East area include hospitality facilities or age-targeted housing development.

### Action – Seek Opportunities to Extend the Riverwalk

The Town should continue to identify Riverwalk extensions and connections that link existing paths and sidewalks with visual or physical access to the River. All development within the Center should include the provision of access and easements for the Riverwalk.

An important component of a Riverwalk layout for the New Hartford Center area should be a pedestrian bridge over the Farmington River to mirror the sidewalks on the Route 219 bridge and provide for a pedestrian loop throughout the Center area.

### Action Steps

1. Identify opportunities to extend and connect the Riverwalk.
2. Identify riverside properties as a high priority for open space and recreational acquisition.
3. Investigate location, design, structural, and funding options for a pedestrian crossing of the Farmington River.

Conceptual Pedestrian Bridge



Farmington River





# GUIDE RESIDENTIAL DEVELOPMENT

# 7

## Overview

Residential development may be the most significant issue facing New Hartford during the next decade or so. While New Hartford was essentially a rural community outside of the suburban ring for many years, it has recently been drawn into the growth pattern affecting other nearby communities.

It is ironic that it is the rural character and high quality of life which is most threatened by the new development and new residents it attracts. Current New Hartford residents are concerned about the physical, fiscal, and character impacts that such development may cause.

**New Hartford will carefully guide future residential development in order to protect important resources, manage fiscal impacts, reduce environmental impacts, and promote housing diversity.**

**Historic House**



**Residential Development**



## Promote Flexible Development

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If New Hartford is to protect the resources that residents have indicated are important to environmental health, community character and quality of life, effective strategies to manage residential development are needed.

### **Action – Encourage or Require Conservation Design Subdivisions**

The Plan recommends that New Hartford establish effective regulations to encourage or require conservation design subdivisions. Conservation design subdivisions are developments that are designed to respect natural resources and other important site characteristics. While conventional developments are laid out on strict dimensional standards, conservation designs are laid out in a more “organic” way that responds to the unique characteristics of the site.

Encouraging the use of the conservation design option for new subdivisions is an effective way to address the environmental and character protection goals that are central to the core values of this Plan. The potential effectiveness of conservation design flexibility is illustrated by the drawings on the facing page.

Such designs can and should be encouraged in all zones and might be required in the most sensitive areas of the community, such as the R-4 Zoning District and the Public Water Supply Watershed Zone.

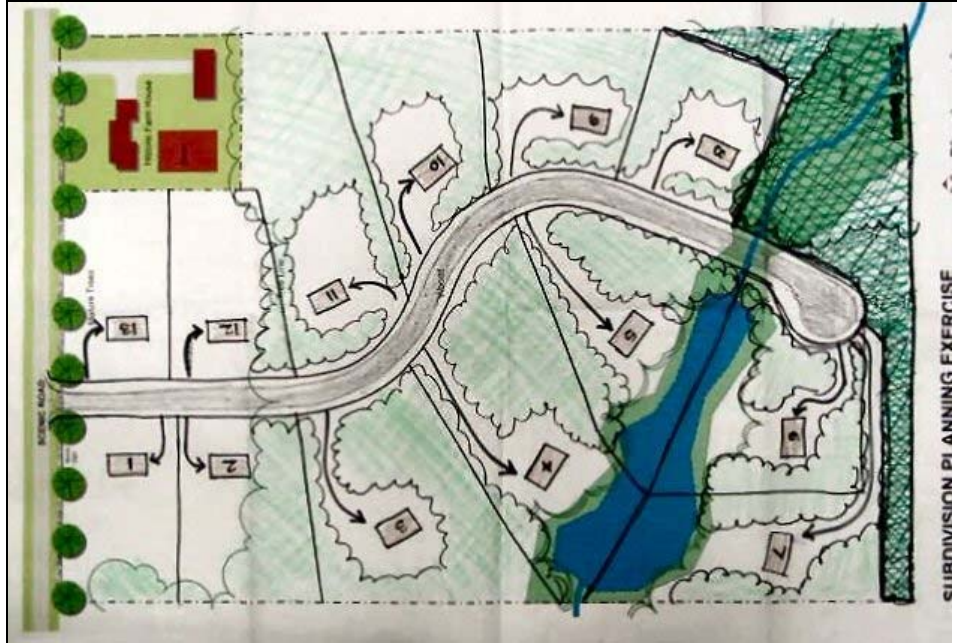
The flexibility afforded by a conservation design typically results in the preservation of more land as dedicated open space and preservation of the most significant resources on a parcel. New Hartford should require a minimum open space set-aside of 30 percent for a conservation design development (twice the current open space set-aside requirement of 15 percent).

### Action Steps

1. Promote flexible residential development patterns.
2. Revise regulations to promote flexible residential development patterns.
3. Require conservation design subdivisions in the R-4 Residential District.
4. Requiring conservation design subdivisions in the Public Water Supply Watershed Zone.
5. Consider establishing a greater open space set-aside requirement for conservation design developments.



Conventional Subdivision



Possible Conservation Design Subdivision



Carrying capacity refers to the number of people who can be supported in a given area within natural resource limits, and without degrading the natural social, cultural, and economic environment for present and future generations.

## Adopt Regulations For Flexible Development

One of the reasons that residents are concerned about future residential growth in New Hartford is that they have come to believe that the typical development patterns in New Hartford and surrounding communities will not protect the resources they feel are important.

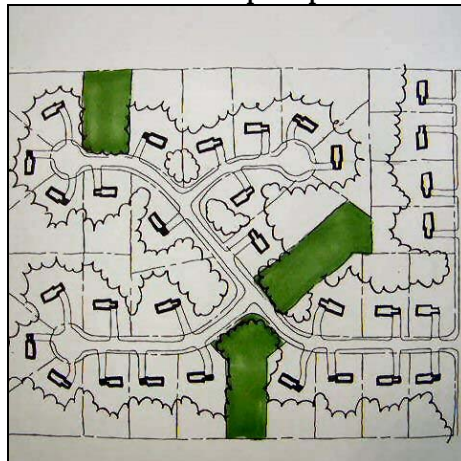
Experience has shown that the real reason this happens may be because of the type of residential zoning used by most communities (based on minimum lot size standards). These standards encourage and even require the type of rigid “cookie cutter” development patterns that are insensitive to wetlands, watercourses, steep slopes, scenic views, significant vegetation, and other significant resources.

New Hartford should consider another approach based on the following concepts:

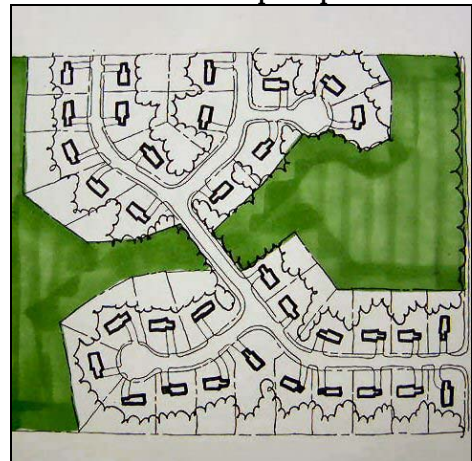
- the number of housing units built in an area should be related to the “carrying capacity” of that area and areas with greater constraints (a lower “carrying capacity”) should accommodate fewer units;
- the number of housing units should be determined by an overall density factor related to the characteristics of an area (rather than a minimum lot size requirement); and
- once the total number of units has been fixed, the developer should have maximum flexibility to site those units in order to preserve the resources most important to the community and preserve connected (as opposed to scattered) open space.

This three-step strategy represents a new approach to defining and designing residential development in New Hartford.

Scattered Open Space



Connected Open Space



## Action – Adopt a Developable Land Definition

The Zoning Regulations contain a definition for buildable land. However, the definition of “buildable land” is used for determining the minimum lot size of a lot without regard for the “carrying capacity” of the land. The effect of this regulation is to make lots larger and spread them out over the landscape - reducing the yield in a subdivision but having little overall impact on the development pattern.

This Plan recommends that the Planning and Zoning Commission adopt a definition of “developable land” that would apply to a parcel being subdivided or otherwise developed. The developable land definition should exclude land classified as:

- wetlands,
- watercourses,
- pre-development slopes steeper than 25 percent,
- 100-year floodplains,
- rock or ledge outcrops greater than 200 square feet,
- existing conservation easements, and
- other constrained land.

Once these areas have been deducted (or discounted), the land areas remaining are more reflective of the carrying capacity of the land.

### Action Steps

1. Relate the amount of development to the carrying capacity of the land by adopting a definition of “developable land” that would apply to land being subdivided or otherwise developed.
2. Consider removing the definition of buildable land if it is determined to be redundant.

## Buildable Land

The New Hartford Zoning Regulations currently define “buildable land” for the purposes of defining a building lot, as “one contiguous acre of land excluding such land determined to be inland wetlands soils or watercourses as defined in the New Hartford Inland Wetlands and Watercourse Regulations and slopes in excess of 25%”.

**Future Housing Development**



**New Hartford Vista**





### Calculating Density

The density factor is related to the existing zoning regulations both from a mathematical perspective and from a practical perspective.

An equivalent density factor for a given zone can be calculated as follows:

Corresponding Density  
x (1 - Road Area)  
x (1 - Open Space)  
x (1 - Configuration Loss)  
x (1 - Yield Reduction)  
= Density Factor

Note that a final density factor should be based on actual field research of approved and built subdivisions.

### **Action – Adopt A Residential Density Regulation**

At the present time, the development yield of a property is determined by an engineer or a developer trying to locate as many lots on a parcel as will comply with the lot size standards and meet the requirements of the health code and other regulations. This type of approach often results in development patterns that are insensitive to the resources on a parcel, do not contribute meaningful open space to a community, and are criticized as being monotonous.

New Hartford is considering a new approach where the maximum number of lots in a subdivision or other development will be determined by the number of developable acres and a density factor.

<b>Zone</b>	<b>R- 1.5</b>	<b>R - 2</b>	<b>R - 4</b>
Minimum Lot Size (acres per lot)	1.5	2	4
Corresponding Density (lots per acre)	0.67	0.50	0.25
Minimum Road Area	5.40%	5.40%	3.50%
Open Space Set-aside	20%	20%	20%
Configuration Loss	10%- 20%	10%- 20%	10%- 20%
Yield Reduction	0%	0%	0%
Equivalent Density Factors	0.406- 0.456	0.302 - 0.340	0.154 - 0.174
Possible Regulatory Density Factor	0.40	0.30	0.15

The Plan recommends application of the density-based standards to the R-1.5, R-2, and R-4 residential districts. The R-15 and R-30 zones would continue to be regulated by the lot size and dimensional standards currently in place. The density standard should only be applied to new subdivisions of four or more lots, to protect owners of smaller parcels.

Additionally, the Town should consider a density yield reduction factor in its Water Supply Watershed zone to enhance protection of that important resource.

### Action Steps

1. Retain current lot size and dimensional standards for the R-30 and R-15 residential districts.
2. Adopt density factors for the existing R-1.5, R-2, and R-4 residential districts for new subdivisions of four or more lots.
3. Consider a reduced density standard for the Public Water Supply Watershed Overlay District.

## **Action – Reduce Requirements For Lot Sizes**

Once the maximum yield (number of lots on a parcel being subdivided) has been established by the developable land and density regulations, there is no need to rely on minimum lot size regulations to control yield. Even more important, the minimum lot size regulations can be modified or eliminated to avoid the type of cookie-cutter subdivisions that such regulations tend to produce.

In a density-based approach, there are really three options available to a community in terms of minimum lot size regulations:

- retain the existing zoning minimum lot size requirements;
- adopt flexible lot size and dimensional requirements based on the amount of open space provided; or
- eliminate minimum lot size requirements.

Retaining the existing minimum lot size requirements frustrates the overall goal of allowing for development flexibility (it would perpetuate the development patterns that residents have indicated they do not favor) and is not recommended.

Either of the other two options is recommended. Every lot will still need to comply with the requirements of the health code (in terms of well and septic separation distances and provision of primary and reserve septic areas) so the minimum lot size requirement is less significant overall.

If New Hartford wants to allow maximum development flexibility (since the number of lots is already limited), it might eliminate the minimum lot size requirement altogether. If the community wants to retain some sort of regulatory control over lot sizes, it might allow for a reduction in the minimum lot size (and other dimensional standards) as more open space is preserved on the parcel.

### Action Steps

1. With adoption of the developable land / residential density program, consider eliminating the minimum lot size requirement.
2. Alternatively, consider allowing the reduction of minimum lot size and other dimensional requirements as more open space is preserved on the parcel.

### **Action – Encourage Use of Appropriate Design Professionals**

Experience in other communities has shown that the conservation design process is more effective when land planners (designers) are brought into the process in the early stages. While engineers and surveyors are accustomed to laying out developments using dimensional standards, involving a landscape architect or other land planner in the process may result in significantly improved designs that are more reflective of the opportunities and constraints on a particular piece of land. New Hartford should consider establishing this requirement.

#### Action Steps

1. Adopt a requirement that a landscape architect be involved in the preparation of any subdivision (or any conservation design subdivision) of five lots or more.

### **Action – Encourage an Interactive Conservation Design Process**

The conservation design process will also be more effective when applicants and their design professionals interact with staff (and land use commissions) during the design process.

Since the strict dimensional standards in a conventional development do not afford much flexibility, the first opportunity that decision-makers (land use commissions) often have to see a conventional design application is once it has been submitted. Other communities have found that a more interactive approval process where applicants are encouraged to come to the commission for an informal discussion of a development (since the lot yield is already determined, the only issue for discussion is the location of open space, development areas, and roads) is much more productive and helpful for both applicants and the commissions.

New Hartford may wish to consider encouraging the same process. A possible approach is identified on the facing page.

#### Action Steps

1. Promote an interactive design development and approval process that will encourage appropriate conservation designs.



## Conceptual Review Process Conservation Design Subdivision

Step	Description
1.	Owner/applicant obtains basic property information (boundary / topographic survey) and identifies the amount of “developable land” in order to apply the density factor to determine the maximum number of dwelling units that can be sited upon the parcel.
2.	Owner/applicant consults with a land planner.
3.	<p>Land planner and owner/applicant identify the primary conservation areas (areas which are most important for protection):</p> <ul style="list-style-type: none"> <li>• inland wetlands</li> <li>• watercourses</li> <li>• 100-year floodplain</li> <li>• steep slopes</li> </ul> <p>Land planner and owner/applicant identify secondary conservation areas (areas which are important to conserve due to their contribution to overall community character):</p> <ul style="list-style-type: none"> <li>• buffers to wetlands and watercourses</li> <li>• agricultural lands</li> <li>• scenic areas</li> <li>• views and vistas</li> <li>• historic landmarks</li> <li>• cultural resources (stone walls, barns, notable trees, etc)</li> <li>• points of interest</li> </ul>
4.	Land planner and owner/applicant identify potentially developable areas (areas which are not primary or secondary conservation areas).
5.	Land planner and owner/applicant locate home sites in potentially developable areas and locate improvements (roads, trails, utilities) and lot lines. Experience has found that the greatest economic benefits are realized by locating homes adjacent to open spaces and limiting the amount of infrastructure that needs to be built. If additional development areas are needed, portions of the secondary conservation area can be considered if care is taken to minimize the impacts of development on those resources.
6.	Land planner and owner/applicant meet with town staff or commission to review the preliminary design and discuss potential modifications to enhance the development. (Repeat as necessary)
7.	Owner/applicant authorizes preparation and submittal of formal application.
8.	Application submitted to the Planning and Zoning office.
9.	Application processed by Town.
10.	Once approved, owner/applicant prepares and submits record plans, bonds, and documents.
11.	Owner/applicant files documentation of approval, as required.
12.	Owner/applicant commences construction.

## **Promote Housing Diversity**

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For New Hartford to remain a vibrant community with a diversity of residents, interests, activities, and opportunities, there should be diversity in the types of housing in the community. This includes housing suited to seniors and affordable housing to meet the needs of lower income workers, young people, and those with fixed incomes.

### **Action – Continue to Investigate Ways to Promote Housing Diversity**

Most of the housing being built in New Hartford is market rate housing for families. Opportunities to encourage more housing diversity should be considered.

To encourage housing diversity, the New Hartford Housing Partnership should be encouraged to evaluate the need for affordable housing and other housing opportunities and consider implementation techniques (such as establishing a local non-profit Housing Trust that could obtain funding, purchase land, obtain regulatory approvals, and construct housing).

#### Action Steps

1. Encourage the Housing Partnership to evaluate the housing needs and opportunities and consider implementation techniques (such as establishing a local non-profit Housing Trust).
2. If determined feasible, solicit volunteers to create, organize, and operate the Housing Trust.

### **Action – Consider Modifying Procedures for Accessory Apartments**

New Hartford currently permits accessory apartments by Special Permit. Based on the Town's experience with accessory apartments, it may now be appropriate to allow accessory apartments that are within (or attached to) a residential structure to be approved by the Zoning Enforcement Officer. The Planning & Zoning Commission would continue to require a Special Permit application for detached accessory apartments.

#### Action Steps

1. Consider allowing accessory apartments that are within (or attached to) a residential structure to be approved by the Zoning Enforcement Officer.

## Action – Permit Age Restricted Housing

Housing choices that were typical and popular for generations past are no longer sufficient to satisfy the diversity of needs in today's housing market. As people live longer and healthier lives (and as the number of people age 55 and older increase), there is strong interest in other housing options especially for "empty-nesters" and active adults.

Towns have an interest in ensuring that such alternatives are available in order to retain and attract knowledgeable and committed members of the community and retain or attract an age group which has positive fiscal impacts on the town budget. People aged 55 and older tend to have a positive fiscal impact since this age group does not, typically add additional children to the school system, but does contribute to the Town's tax revenues.

Smaller, single-floor residences are typically favored by seniors. Other desirable features include minimal maintenance and upkeep responsibilities. The successful development of age-restricted housing in many Connecticut towns demonstrates this reality.

New Hartford can join this trend by developing standards to permit and guide age-restricted housing. Standards to allow single and two-family, common ownership developments would guide such development to appropriate locations with necessary safeguards. Due to the density of most age-restricted housing developments, this housing type should be directed towards sewer service areas. Other issues to be addressed in such regulations are listed in the tables in the sidebar.

### Action Steps

1. Adopt appropriate regulations for age-restricted housing development.
2. Establish basic criteria for age-restricted housing developments consistent with infrastructure availability and the core values of this Plan.
3. Evaluate availability of suitable sites meeting basic criteria.

### Possible Regulatory Issues

- Minimum parcel size
- Road access and frontage
- Master concept plan requirements
- Appropriate zoning districts
- Water and sewer access
- Buffers
- Open space set aside
- Legal protections
- Maximum density (see below)

### Density Examples – Age Restricted Housing

Town	Units/ Acre
Oxford	3.0
Cromwell	4.0
Somers	4.0
East Windsor	5.0

### **Action – Consider Inclusionary Zoning Provisions**

Standards adopted under CGS Section 8-2i may require the setting aside of a percentage of housing units as affordable housing, may allow for density bonuses, and may require a fee-in-lieu of, or in addition to, other requirements to fund an affordable housing trust.

New Hartford should consider these options as part of its overall strategy to promote housing diversity.

#### **Action Steps**

1. Retain current zoning standards that permit conversion to multi-family in the R-15 zoning district.
2. Consider requiring that provision be made for affordable housing as part of every residential development to be met through one of the following measures:
  - a. on-site construction of affordable housing units;
  - b. off-site construction of affordable housing units;
  - c. dedication of land (on-site or elsewhere in New Hartford);
  - d. dedication of existing housing units in New Hartford; or
  - e. through a fee in lieu of affordable housing.
3. Consider granting a density bonus for the provision of affordable housing.

# PROVIDE FACILITIES AND SERVICES

# 8

## Overview

Providing facilities and services is a primary responsibility of municipalities. New Hartford has made significant improvements to municipal facilities and services in recent years.

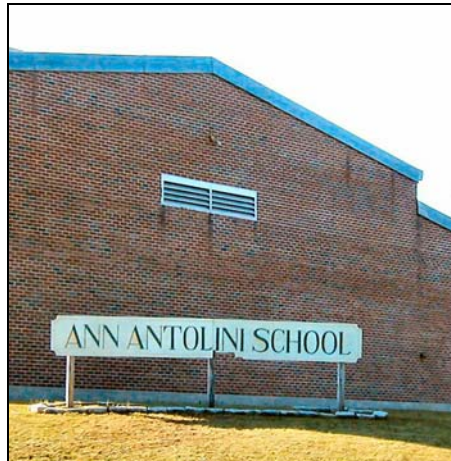
Due to the anticipated growth in population over the next ten years and beyond, the Town should anticipate future public facility needs in its comprehensive Plan.

**New Hartford will provide facilities and services in a fiscally responsible manner and meet other community needs in ways compatible with overall community character.**

Community Facilities



Infrastructure Facilities



## **Address Identified Facility Needs**

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Some of New Hartford's facility needs are more pressing than others are and should be addressed in the near future.

### **Action – Initiate an Integrated Evaluation of Municipal Needs**

As the Town considers its future facility needs and the land necessary to accommodate those needs, planning should be coordinated among all affected agencies. An integrated evaluation of municipal needs could help address local needs in an efficient and cost-effective manner. Such an evaluation could include building facilities as well as recreation facilities and open space.

Such an evaluation should first identify each need (whether immediate or future), the site requirements for each anticipated need, and identify specific properties that may meet the site requirements for one or more of the identified facilities.

#### Action Steps

1. Establish a needs evaluation team made up of representatives of local boards and commissions to prepare an assessment of potential long-term municipal facility needs.
2. Initiate a search for properties meeting the identified site needs.
3. Evaluate properties meeting the identified site needs.

### **Action – Relocate the Public Works Garage**

The Town has identified the need to relocate the Public Works Garage to a site more centrally located and suited for such a use. In addition to providing more space for departmental operations, this will reduce the potential for adverse impacts on the Farmington River and open up the existing site in New Hartford Center for redevelopment that will enhance the Center.

For the new public works garage site, it will be important to obtain a site that is conveniently located and large enough to support the public works program for the long-term growth of the Town. It may also make sense to identify a site, which could accommodate other potential municipal needs, such as a school or recreational facilities.

#### Action Steps

1. Relocate the Public Works Garage to an appropriate site.



### **Action – Study Need for a New Senior Center**

The current senior center facility, located on the top floor of the Town Hall building, is not expected to be adequate to accommodate the projected growth in the senior population in New Hartford in the future.

A needs and site assessment study for a new senior center should be initiated. Options to consider include acquisition of an existing building, sharing new municipal facilities, such as a community center, or construction of a stand-alone senior center. These considerations should be integrated with the other municipal facility site evaluations recommended in this Plan.

#### **Action Step**

1. Initiate a needs- and site-assessment study for a new senior center facility; integrate this study with other municipal facility planning.
2. Evaluate available buildings in the New Hartford Center area, along Route 44, and in the Greenwoods Industrial Park for potential acquisition for a senior center and other municipal uses.

### **Action – Coordinate Library Expansion**

The Town of New Hartford is fortunate to have two libraries, the Beekley Community Library and the Bakerville Library.

The Beekley Community Library is currently planning an expansion to its structure on Central Avenue. Any such project should be coordinated with the goals for New Hartford Center, both in this Plan and other plans prepared for the Center.

The Board of Selectmen should appoint a liaison to the Library Board of Directors to communicate municipal interests in an integrated plan for the Library property, the Town parking facility opposite the Library, adjacent private properties, and the existing sidewalk system.

#### **Action Steps**

1. Establish formal communications between the Town and the Beekley Community Library Board of Directors.
2. Integrate Library expansion into plans for New Hartford Center.

### **Action – Prepare and Implement Master Plans for Town Parks**

Population growth in New Hartford and participation in recreation programs has highlighted the need for additional recreation facilities. The Town is in the process of preparing master plans for Town-owned land around Brodie Park and for the athletic fields at Brown's Corner. Such plans should be presented to residents for comment and suggestions prior to adoption. Once adopted, the Town should include the master plans in its annual budgeting and capital improvement planning to ensure that improvements are implemented in a timely manner. In addition, efforts should continue to identify additional sites for recreational facilities.

#### Action Step

1. Complete and implement municipal park master plans.
2. Include necessary park improvements in annual budgets and capital budgets, as appropriate.

**Brown's Corner**



**Brodie Park**



## **Plan For Longer Term Facility Needs**

---

### **Action – Anticipate Future School Facility Needs**

While school enrollment projections for New Hartford appear manageable in the short term, the Plan recognizes that future housing and population growth will likely require additional school facilities in the future. In order to accommodate future growth and allow for renovation or reuse of existing school buildings, it is possible that New Hartford may need two additional school sites.

Therefore, current municipal facility planning should integrate future school system requirements. A specific goal of such integrated planning should be to identify specific parcels that may serve multiple future needs over a long period. An example is a farm parcel that would further open space and agricultural preservation goals, provide suitable sites for recreation fields, and include areas suitable and appropriate for development of a school or other structural facility in the future.

Suitable future school sites that are centrally located, readily accessible from arterial roads, and at least 20 to 30 acres in size should be identified and included in any municipal facility or land acquisition planning. Additionally, the Town should inventory existing municipal property to identify potential school sites and take steps to preserve that future option.

In addition to integrating schools planning with planning for other municipal facility sites and open space goals, the Town should participate in any planning studies undertaken by the respective Boards of Education.

### **Action Steps**

1. Include future school facility site criteria in municipal facility and land acquisition planning.
2. Continue to monitor facilities planning by the local and regional school systems.
3. Identify preferred locations for future school sites and monitor property availability for potential acquisition.

### **Action – Monitor Other Facilities for Potential Needs**

Other municipal facilities should be monitored so that needs which arise during the planning period can be addressed.

**Town Offices** - The Town Hall was expanded within the past decade to address community needs. Relocation of the Senior Center will provide meeting room space. Additional space may be needed for municipal departments as the community continues to grow in the future.

**Police** - Office space for the Resident State Trooper is located in the Town Hall. Additional space may be needed in the future (especially as the community grows).

**Fire** - New Hartford relies on volunteer fire departments operating from three fire stations. Supplemental paid staffing may be needed in the future and this may necessitate a review of the location and equipment at different stations.

#### Action Steps

1. Monitor Town Hall for possible future facility needs.
2. Monitor the police facility for possible future needs.
3. Monitor fire facilities for possible future needs.

**Fire Department**



**Town Hall**



## Address Transportation Needs

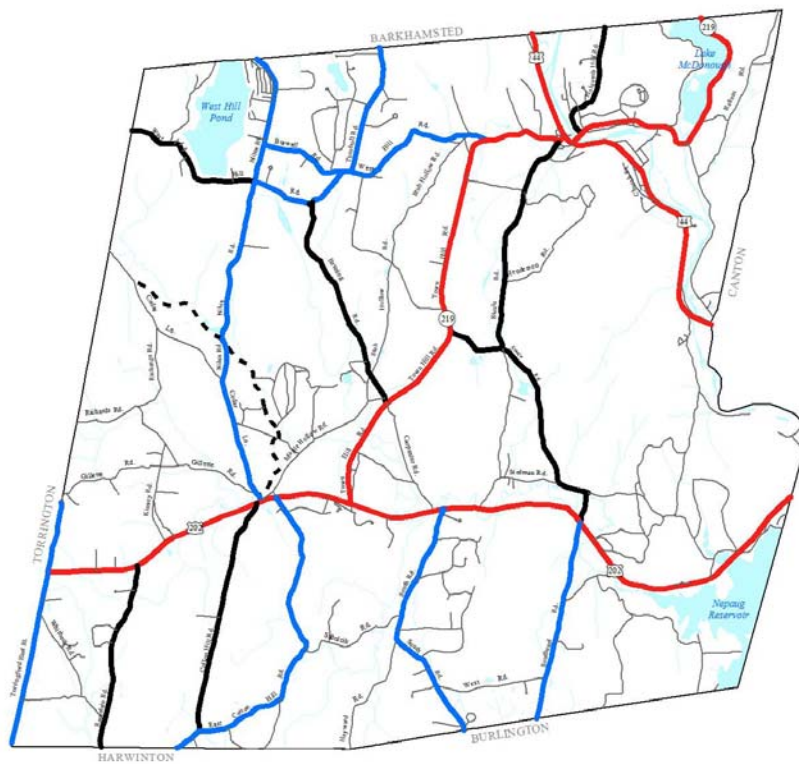
The transportation system in a community is an important contributor to community character and quality of life. Overall, the Public Works Department does not report any major unresolved safety or design issues on Town roads. Currently a road management program is being developed to maintain Town roads in a cost-efficient manner.

The following map illustrates the road classification system for New Hartford according to the current usage. This map provides guidance in determining the application of certain regulatory requirements as well as to provide a planning framework for the Public Works Department. These classifications may differ slightly from State or Federal classifications since a road that may be an Arterial road in New Hartford, such as Route 219, may be classified as a Major Collector by the State.

### Road Classifications

Arterial Road - a road that serves the primary purpose of moving traffic.

Collector Road - a road that serves to interconnect neighborhoods and distribute traffic from neighborhoods to arterial roads.



Legend

- |                                 |                     |
|---------------------------------|---------------------|
| — Arterial                      | — Minor Collector   |
| — Major Collector               | — Local/Other Roads |
| --- Unimproved - to Discontinue |                     |

### **Action – Review Road Design Standards**

Road design standards influence many of the issues raised in this Plan concerning natural resources and residential development designs.

During the planning period, the Town should review current road standards to ensure that they further the environmental and character protection goals of this Plan as well as to provide flexibility for new residential development designs. Reducing road widths can also reduce the environmental impact of new development. Eliminating curbing in appropriate places can reduce stormwater runoff problems.

Road standards should continue to require consideration of future through connections when new roads are proposed, based on evaluation of surrounding land and the existing road system.

#### **Action Steps**

1. Maintain requirements for considering future road connections based on present and future land use patterns and the existing road system.
2. Revise street design standards to permit narrower roads where usage, design, and topography permit.

**Town Hill Road**



**Meadowview Drive**





## **Action – Evaluate Roads for Discontinuance / Abandonment**

Some communities have been unpleasantly surprised to learn that they bear some responsibility for improving Town roads, which have not been maintained over the years. To address this type of situation, New Hartford should undertake an inventory of all roads in Town and, for Town roads, evaluate whether that designation should be continued or whether some roads should be considered for discontinuance or abandonment.

New Hartford could protect historic Town roads that are no longer in use for vehicular traffic by formally discontinuing their use and reverting them to pedestrian and equestrian trails. Road discontinuance requires written approval by the Board of Selectmen and approval by Town Meeting, in accordance with CGS Section 13a-49.

### **Road Discontinuance**

New Hartford might want to consider formally discontinuing the following roads:

- Marsh Road
- Shady Brook Road
- Barilla Road

### **Action Steps**

1. Evaluate the use and condition of Town roads no longer available for and/or used by vehicle traffic and consider formal discontinuance.

## **Action – Maintain and Improve Pedestrian Access**

Pedestrian access is an important consideration throughout New Hartford - for both greenway trails and sidewalk connections. In New Hartford Center, improvements proposed by private developers or by the State DOT should enhance the pedestrian environment in this area. The Town should also continue to request State DOT assistance with pedestrian crossing improvements.

**Sidewalk**



### **Action Steps**

1. Promote pedestrian amenities for greenway trails and sidewalks.
2. Continue to seek State assistance with improving pedestrian access in the New Hartford Center.

## Action – Maintain and Improve Bicycle Access

The *Regional Transportation Plan* from the Litchfield Hills Council of Elected Officials (LHCEO) includes reference to commuter bicycle routes on Route 202 and 44. Because bicycle access complements the Plan's core values, the Town should cooperate with efforts to maintain and improve these bicycle routes. In addition, the Plan encourages the establishment of bicycle routes in other locations (including greenways).

Other recommendations in the *LHCEO Transportation Plan* pertaining to bicycles, listed below, should be incorporated into the Town's consideration of future road design, road maintenance and management programs, and municipal facility planning.

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### LHCEO General Policies and Recommendations:

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1. Provide a regional transportation system that integrates bicycling as a viable and attractive transportation option.
  2. Encourage the development, improvement, and greater use of bikeways in order to expand the options for personal transportation in the regional area.
  3. Make the existing roadway network more bicycle friendly by providing a shoulder at least 4 feet wide on all State highways.
  4. To enhance safety, give priority to sand sweeping and pothole patching along local and State routes designated as bikeways.
  5. Support measures to enhance bicycle safety, including community based education and information programs.
  6. Provide bicycle lockers / racks at commuter parking lots and other popular bicycle destinations including town centers, schools, and commercial centers.
  7. Encourage major employers to provide bicycle lockers / racks, shower facilities, and changing facilities to encourage bicycle commuting to work.
  8. Encourage the integration of bicycle considerations into local planning, design and construction activities.
  9. Encourage bicycling as a tourism amenity in the Litchfield Hills Region as recommended in the Strategic Economic Development Plan for the Region.
  10. Encourage opportunities for linking bicycle travel with other modes of transportation in the area, such as transit service.
- 

### Action Steps

1. Integrate pedestrian and bicycle access into commercial site development standards.
2. Integrate bicycle access considerations into road design considerations, road maintenance and management programs, and municipal facility planning.

## **Ensure Adequate Utility Infrastructure**

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The Plan encourages the provision of utility infrastructure adequate to support the Plan's land use recommendations.

### **Action – Expand the Sewage Treatment Facility**

The Town recently authorized expenditures to upgrade the existing sewage treatment facility to provide additional capacity and to improve the quality of treatment.

In recent years, discharges from the sewage treatment plant have occasionally exceeded the design capacity of the plant. In addition, the Department of Environmental Protection has established higher standards for water quality. As a result, the Town undertook an overall study, which recommended plant improvement and expansion to discharge up to 250,000 gallons per day (GPD).

As the Town proceeds with these improvements, a policy should be developed for allocating any surplus capacity on the system, with priority assigned to economic development opportunities on or near the existing sewer collection system. As the Town continues discussions on sewage capacity, it should also identify areas for future sanitary sewer service as well as areas designated for sewer avoidance. The Maquire Group has prepared a draft plan for future water and sewer service, as identified in the Future Water and Sewer Plan on page 8-13. The Town should review and adopt when the plan is consistent with the Town's future plans for water and sewer service.

### **Action Steps**

1. Undertake sewage treatment facility improvements.
2. Clearly identify areas designated for potential future sanitary sewer service and areas designated for sewer avoidance, including accommodations for economic development along Route 44.
3. Develop policies and procedures to control future sanitary sewer connections in an efficient manner.

### **Action – Encourage Adequate Public Water Service**

The New Hartford Center area and some adjacent areas are served by a Town owned public water system, operated and maintained by the Connecticut Water Company. The water system is supplied by two wells, the Black Bridge well and the Pine Meadow well, both fed by groundwater aquifers.

According to the 2001 Water Supply Plan, there is adequate water supply available in the system to meet the demand of current and future customers. In addition, regular water testing shows that water quality either is within, or is treated to be within, acceptable ranges.

The main issues with regard to the New Hartford water system are:

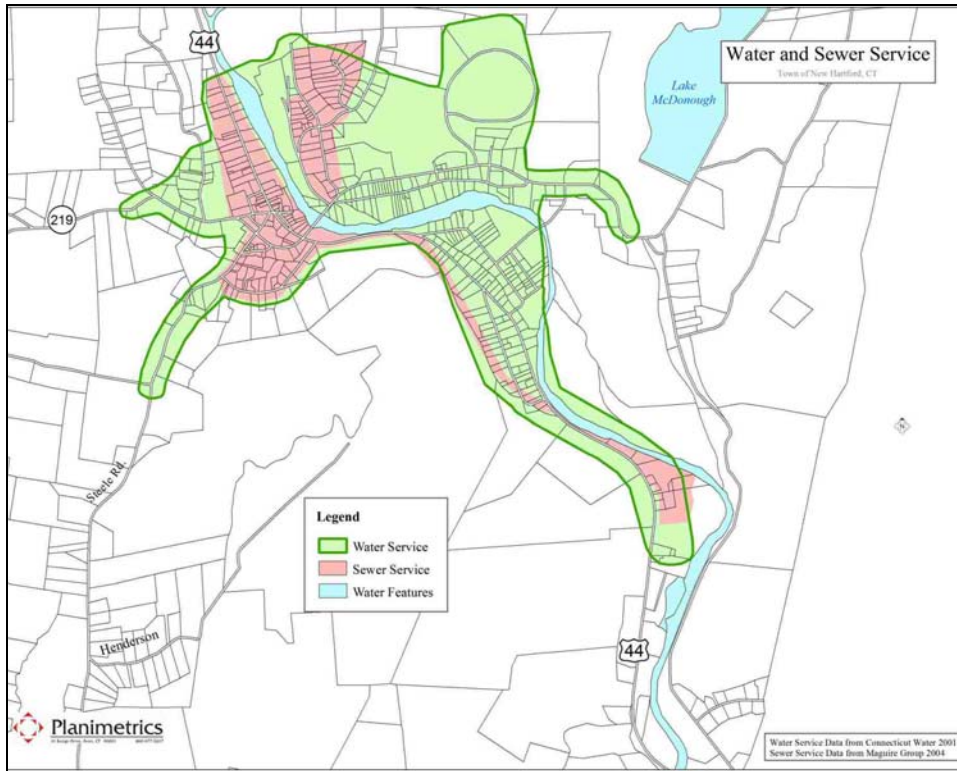
- the age and condition of some water mains (possibly leading to leakage or reduced flow capacity due to corrosive deposits).
- higher than the optimal water pressure in certain areas (possibly leading to increased leakage).
- the desire for enhanced fire flows (especially in the downtown area).

Should the Town decide to extend public water to additional areas of town, the capacity is sufficient. However, due to the age of the water pipes and resulting flow concerns, the Town may need to include water pipe replacement in the Capital Improvements Budget, before any serious problems arise.

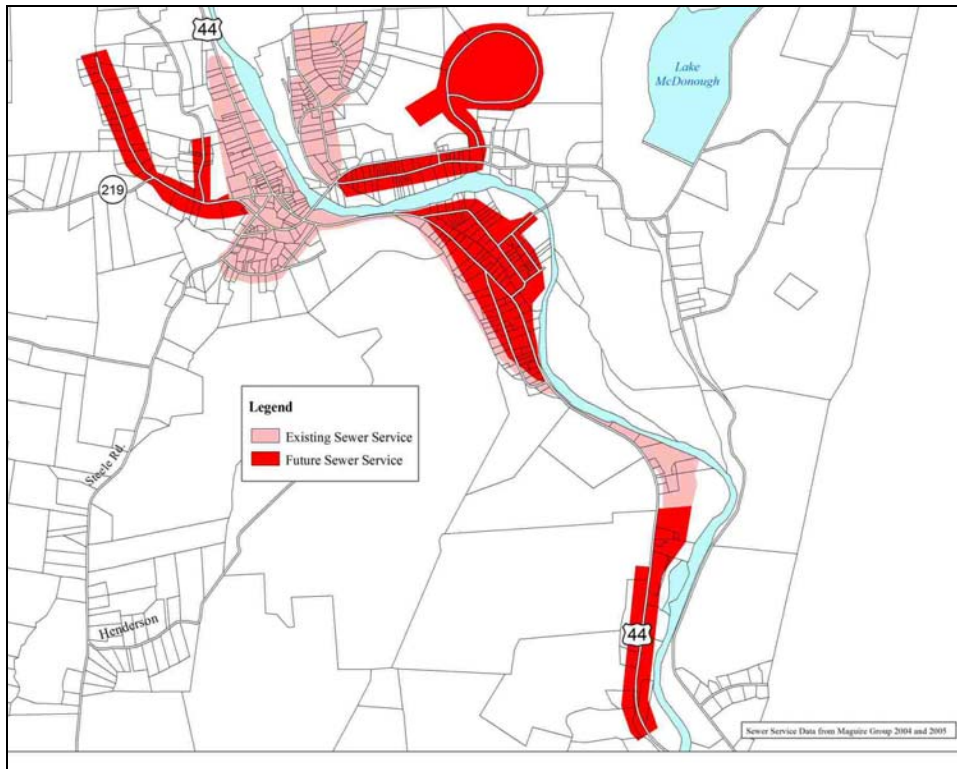
#### **Action Steps**

1. Continue to maintain the water system.
2. Continue water system improvements to address system needs.
3. Develop additional storage capacity to increase storage volume and meet fire flow requirement in the downtown area.

### Water and Sewer Service Areas



### Future Water and Sewer Plan



### **Action – Promote Wireless Communications Tower Site Preferences**

Excellent telecommunications capability is an important component of economic development, and the Town should encourage provision of services, while ensuring that community resources are protected.

At the present time, the Connecticut Siting Council has jurisdiction for approval of wireless communications tower facilities. The Council is required to consider local input to the siting review process, and New Hartford should be prepared to respond to tower proposals that may affect scenic and other natural resources.

New Hartford has developed a tower siting preference policy and representatives of the Town will continue to represent the Town's interests in State proceedings on wireless communications towers. The Town should identify an appropriate office or agency, such as the First Selectman's Office or the Conservation Commission, to act as the Town's official contact and representative in any pre-application negotiations and formal proceedings.

The Town should also inventory Town-owned land that may provide acceptable sites for future towers and be prepared to provide information to prospective tower developers.

#### **Action Steps**

1. Assign responsibility for pre-application negotiations with tower construction companies and for representing the Town in formal proceedings.
2. Inventory existing Town property for potentially suitable wireless communication tower sites.



# FUTURE LAND USE PLAN

# 9

## Overview

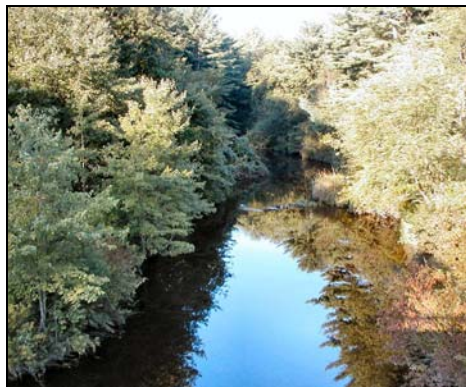
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The recommendations of each of the preceding chapters can be combined to present an overall Future Land Use Plan for New Hartford.

This Future Land Use Plan is a reflection of the stated goals, objectives, policies, and recommendations of the Plan as well as an integration of the preceding elements of the *Plan of Conservation and Development*.

In essence, the Future Land Use Plan is a statement of what the residents of New Hartford would like the New Hartford of tomorrow to be like.

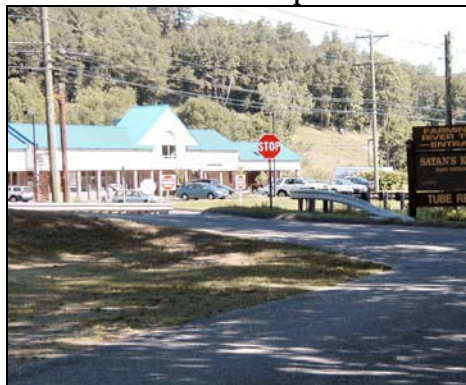
**Natural Resource Protection**



**Open Space Preservation**



**Business Development**



**Residential Development**

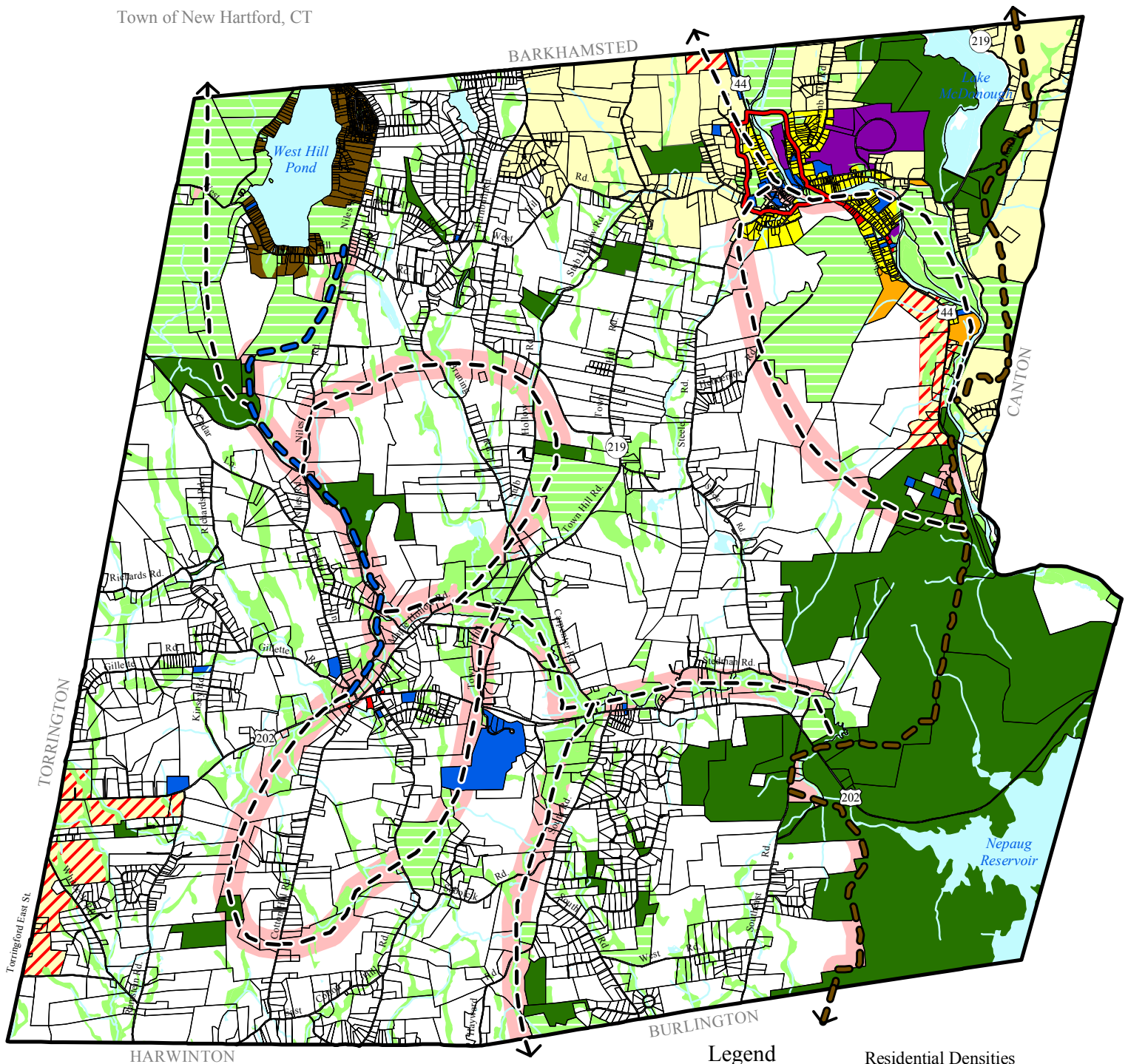


The Future Land Use Plan presented on the facing page contains the following categories:

<b>Natural Resources</b>	Areas where natural resource protection is a priority of the Plan.
<b>Open Space / Trails</b>	Areas with existing or desirable open space, including areas of natural resource protection, passive recreational lands, and greenway trails.
<b>Village District Overlay</b>	The area proposed for development of a community focal point as a pedestrian-friendly village center. Allowed uses include commercial, residential, municipal facilities, and mixed use buildings.
<b>Potential Economic Development Areas and Commercial and Industrial Zones</b>	Areas used or intended for development of business and industrial uses.
<b>Residential Areas</b>	Areas used or intended for low, moderate, and higher density residential uses.
<b>Community Facilities / Institutional Use</b>	Areas with existing or desired institutional or community uses that will help meet community needs.
<b>Water</b>	Areas containing rivers, lakes, reservoirs and other water bodies.

# Future Land Use Plan

Town of New Hartford, CT



0 2,500 5,000  
Feet

## Legend

Village District Overlay

Potential Economic Development Areas

Committed Open Space

Uncommitted Open Space

Natural Resources

Commercial Zones

Industrial Zones

Community Facilities/  
Institutional Use

Water

## Residential Densities

High

Moderate

Low

Very Low

Multi-Family Residential

## Trails

Tunxis Trail

Conceptual Open Space Linkages

Conceptual Town Trail

500 ft. Buffer of Trails



**Planimetrics**

31 Ensign Drive, Avon, CT 06001 860-677-5267

## Consistency with State and Regional Plans

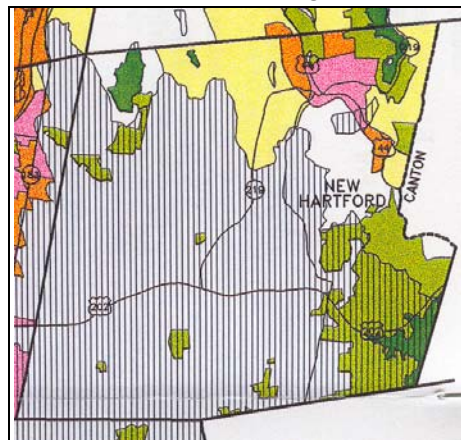
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The Future Land Use Plan was compared to the current State *Plan of Conservation and Development* and to the Regional Growth Policy Map adopted by the Litchfield Hills Council of Elected Officials in 1996.

While the land use categories used are different, all three plans focus on the preservation of important natural resources and the focus on economic development in existing industrial areas and the Route 44 corridor. In addition, the Plans all suggest that development occur in harmony with natural resource constraints in order to preserve and conserve important resources.

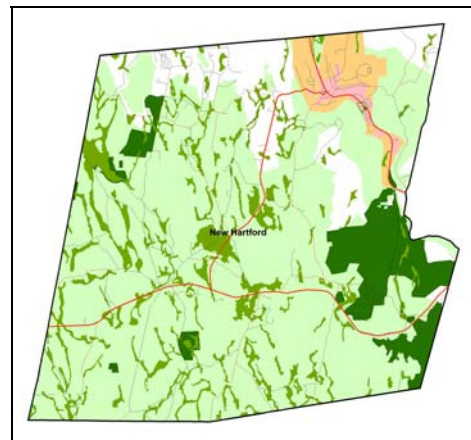
Although only this municipal Plan discusses commercial development on Route 202 at the Torrington border, the existing zoning already permits commercial uses at this location and the Plan's recommendations are to strengthen protections of the scenic vistas and watershed areas that characterize the Route 202 corridor. In addition, the recommendation to encourage additional commercial development at this site with stringent environmental performance standards and design criteria will provide maximum protection of community character, environmental quality, and water quality.

**Litchfield Hills CEO Regional Plan**



Contact LHCEO for more information

**State of Connecticut Plan**



[http://www.opm.state.ct.us/igp/cd\\_access/index.htm](http://www.opm.state.ct.us/igp/cd_access/index.htm)

# PLAN IMPLEMENTATION

# 10

## Overview

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Implementation is the main purpose of the planning process. Implementation of a Plan typically occurs in two main phases. Many of the major recommendations can and should be carried out in a relatively short period of time since they are critical to the implementation of the Plan. Other recommendations will be implemented over time because they may require additional study, coordination with or implementation by others, or involve the commitment of financial resources.

The Planning and Zoning Commission has the primary responsibility of overseeing the implementation of many of the Plan's recommendations. The Commission can implement many of the recommendations of this *Plan of Conservation and Development* through regulation amendments, application reviews, and other means.

Other recommendations may require cooperation with and action by other local boards and commissions such as the Board of Selectman or other agencies. If the Plan is to be realized to its maximum potential, it must serve as a guide to all residents, businesses, builders, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of New Hartford.



## Implementation Tools

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Several tools are available to implement the Plan's recommendations:

- establishing a Plan Implementation Committee;
- regular use of the Plan;
- updated Zoning and Subdivision Regulations;
- capital improvements programming;
- referral of municipal improvements (CGS 8-24);
- coordination and cooperation; and
- use of the implementation schedules.

### **Establish a Plan Implementation Committee**

Some communities establish a Plan Implementation Committee to oversee implementation of the Plan's recommendations. Such a committee typically includes representatives of different boards and commissions who coordinate the implementation of Plan strategies. New Hartford should consider such an implementation committee.

### **Use of the Plan of Conservation & Development**

Using the *Plan of Conservation & Development* as a basis for land use and other decisions will help accomplish the goals and objectives of the Plan. All land use proposals should be evaluated in terms of the Plan and its various elements.

### **Updated Zoning and Subdivision Regulations**

The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan.

Following adoption of the Plan, the Planning and Zoning Commission should undertake a comprehensive review of the Zoning Regulations, Zoning Map, and Subdivision Regulations and make revisions necessary to implement Plan recommendations and promote consistency between the Plan and the Regulations.



## **Capital Improvement Programming**

The Capital Budget or Capital Improvement Program (CIP) is a tool for planning major capital expenditures so that local needs can be identified and prioritized within local fiscal constraints. The Plan recommends that the Town continue to use the CIP process.

## **Referral of Municipal Improvements**

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning and Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements.

## **Coordination and Cooperation**

Regional and inter-town cooperation and coordination should continue to be encouraged since it will help implement the recommendations of the Plan and/or save resources (time, money) that could be used to implement Plan recommendations. Past efforts have shown that benefits can accrue from such efforts and these should be continued.

Local boards and agencies can also benefit from coordination and cooperation. Some communities have annual events where all boards and commissions get together to discuss issues of common interest. In some, local boards and commissions make brief presentations on their work efforts so that opportunities for coordination and cooperation can be explored. Such a program might be of interest in New Hartford.

## **Action Steps**

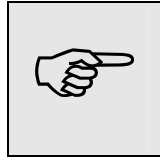
1. Use the *Plan of Conservation & Development* as a basis for land use and other decisions.
2. Continue to use the Capital Improvement Budget for planning major capital expenditures.
3. Ensure appropriate referral of municipal improvements to the Planning and Zoning Commission.
4. Continue seeking ways to encourage coordination and cooperation to help achieve municipal objectives.
5. Establish a Plan Implementation Committee with broad representation to oversee implementation of the Plan's recommendations.
6. Undertake a comprehensive review and update of the Zoning Regulations, Zoning Map, and Subdivision Regulations.

## Implementation Legend

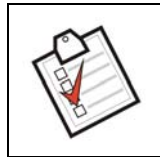
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## Implementation Schedule

The tables on the following pages summarize the recommendations of this Plan. As described below, the recommendations have been categorized as either strategies or tasks.



A **STRATEGY** is a long-term and continuing policy that does not readily lend itself to a specific schedule or measurement.



A **TASK** is a specific action that can typically be scheduled and measured.

Most work effort in pursuing the growth management strategies is dedicated to addressing the identified tasks. This can include further “consideration” of specific policy directions and does not necessarily include “adoption” of specific programs or policies.

The Plan’s recommended action steps are organized in tables to be used by the Planning and Zoning Commission (and an Implementation Committee if established) to develop work programs to address the strategies and tasks from the report.

The column labeled “page” refers to the page number where the recommendation appears.

The column labeled “who” refers to the organizations, which can assist in implementation of the recommendation. Generally, the organization with the primary responsibility is listed first. The letter codes for each organization are described in the sidebar.

The column labeled “done” provides a checkbox for indicating that a specific task has been completed (a checkbox has not been provided for a strategy since its implementation is ongoing)

## Protect Natural Resources

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### Protect Natural Resources

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TASK	Page	Who	Done
1. Regularly update the Natural Resources Inventory.	4-2	CC	<input type="checkbox"/>

### Protect Surface Water Resources

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TASKS	Page	Who	Done
1. Revise regulations referencing the most current soil erosion and sediment control guidelines.	4-3	IW	<input type="checkbox"/>
2. Consider requiring a zero percent increase in the rate of off-site stormwater run-off from new development.	4-3	IW	<input type="checkbox"/>
3. Review road design standards to allow narrower roads and to reduce impacts from new development.	4-3	IW	<input type="checkbox"/>
4. Revise road and drainage design standards to reduce run-off and promote infiltration.	4-3	IW	<input type="checkbox"/>
5. Consider zoning revisions to limit total impervious coverage on new developments, based on use districts.	4-3	IW	<input type="checkbox"/>
6. Revise Inland Wetlands and Watercourses regulations to incorporate new guidelines and statutory amendments.	4-3	IW	<input type="checkbox"/>
7. Update Inland Wetlands and Watercourses regulations to extend the upland review area from 50 to 100 feet.	4-3	IW	<input type="checkbox"/>
8. Revise Inland Wetlands and Watercourses regulations to add provisions related to vernal pools.	4-3	IW	<input type="checkbox"/>
9. Review Flood Plain Overlay District regulations for consistency with revised DEP guidelines.	4-3	IW	<input type="checkbox"/>
10. Review zoning regulations in watershed areas and revise as necessary.	4-3	IW	<input type="checkbox"/>
11. Update the Watershed Protection Overlay regulations to ensure the quality of potable water.	4-3	IW	<input type="checkbox"/>

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## Protect Ground Water Quality

	Page	Who	Done
<b>TASKS</b>			
1. Complete Level A mapping of the Town's aquifers and revise current aquifer protection standards as necessary.	4-4	WPCA	<input type="checkbox"/>
2. Revise road and drainage design standards to promote infiltration.	4-4	WPCA	<input type="checkbox"/>
3. Consider revising zoning regulations, based on use districts, to limit total impervious coverage on new developments.	4-4	PZC/ WPCA	<input type="checkbox"/>
4. Update the Watershed Protection Overlay regulations to ensure the quality of potable water..	4-4	PZC/ WPCA	<input type="checkbox"/>
5. Review the zoning regulations in watershed areas and revise as necessary to ensure adequate protection of this valuable resource.	4-4	PZC/ WPCA	<input type="checkbox"/>

## Continue River Corridor Protection

	Page	Who
<b>STRATEGIES</b>		
1: Continue participation on the Farmington River Coordinating Committee.	4-5	CC/OS
2: Authorize the Conservation Commission to act as liaison to the FRWA, DEP, Connecticut Rivers Alliance, and other entities.	4-5	PZC/ CC
3: Retain the Farmington River Overlay Protection District.	4-5	CC
4. In the New Hartford Center area, encourage development and redevelopment opportunities that are compatible with the goals of the FROPD as well as responsive to the needs of a vibrant Village Center.	4-5	PZC/OS/CC

## Protect Ridgelines and Steep Slopes

	Page	Who	Done
<b>TASKS</b>			
1. Explore and develop restrictions for development on slopes in excess of 25%.	4-6	PZC/CC	

## Increase Open Space Protection

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### Implement the Open Space Plan

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#### STRATEGY

	Page	Who
1: Continue to implement the <i>Open Space Plan</i> , including the goal to protect 30% of the Town in open space.	4-9	OS

#### TASK

	Page	Who	Done
1. Continue to preserve open space to preserve and protect important identified resources.	4-9	OS/BOS	<input type="checkbox"/>

### Aggressively Preserve Open Space

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#### STRATEGIES

	Page	Who
1: Continue to set aside funds in the Town budget for the preservation of open space.	4-12	BOS/OS
2: Continue to pursue grants and other funds for the preservation of open space.	4-12	BOS/OS/LU
3: Increase the open space set-aside standard (for new subdivisions) to 20 percent.	4-12	PZC/OS/LU
4: Pursue a strategy that will result in each subdivision making some provision for open space (land or fee).	4-12	PZC/LU

#### TASKS

	Page	Who	Done
1. Revise the PA 490 tax assessment program to allow property owners to subdivide parcels as future building lots without a requirement to building on the parcel or make any improvements. .	4-12	BOS/ BOF	<input type="checkbox"/>
2. Consider future bond issues to provide funds for the preservation of open space.	4-12	BOS/OS	<input type="checkbox"/>

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## Create Open Space Corridors

### STRATEGIES

	Page	Who
1. Pursue opportunities to extend or improve open space corridors and greenways with walking trails.	4-13	OS/CC
2. Work with the DEP, MDC, and private landowners to establish and improve linear trails throughout Town.	4-13	PZC/OS
3. Establish open space corridors by the subdivision set-aside process and through open space acquisitions.	4-13	PZC/OS

### TASK

	Page	Who	Done
1. Pursue reversion of abandoned roads and establish a linear pedestrian trail from Brodie Park to Route 202 at Bakerville.	4-13	OS/CC/ LU	<input type="checkbox"/>

## Partner With Supporting Organizations

### STRATEGIES

	Page	Who
1. Maintain communications with Town agencies and other entities interested in conservation issues.	4-13	BOS/OS/CC/LT
2. Encourage communication between the Land Trust and conservation organizations in adjacent communities.	4-13	PZC/LT/OS

### TASK

	Page	Who	Done
1. Establish a formal working arrangement between the Open Space Preservation Commission and the Land Trust.	4-13	BOS/OS /LT	<input type="checkbox"/>

## Prepare Strategies for Town-owned Land

### STRATEGIES

	Page	Who
1. Support private volunteer efforts to protect and enhance Town parks and open space.	4-14	BOS/OS/CC

### TASKS

	Page	Who	Done
1. Evaluate Town owned properties and classify as to current and potential use.	4-14	BOS/OS /CC	<input type="checkbox"/>
2. Develop and implement master plans for existing and future Town-owned land.	4-14	BOS/OS /CC	<input type="checkbox"/>



## Preserve Historic Resources

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### Retain Historic Village Character

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#### STRATEGIES

	Page	Who
1. Support efforts to promote historic awareness and preservation of historic structures and archeological resources.	4-16	HDC
2. Support Historical Society and other private efforts to preserve historic structures along Route 202.	4-16	HDC/ BOS
3. Strive to ensure that new or expanded uses in the village areas are compatible with the local village character.	4-16	PZC/ HDC

#### TASK

	Page	Who	Done
1. Establish a special overlay-zoning district for the Baker-ville and Nepaug areas on Route 202.	4-16	PZC	<input type="checkbox"/>

### Identify and Protect Historic Resources

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#### STRATEGIES

	Page	Who
1. Continue to identify and protect historic and archeological resources.	4-17	HDC/ PZC
2. Continue to preserve the historic character of the Pine Meadow Historic District.	4-17	HDC/ PZC

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## Preserve Scenic Assets

### Protect Scenic Resources

STRATEGY	Page	Who
1. Continue to identify scenic resources.	4-18	PZC/OS/CC

TASKS	Page	Who	Done
1. Adopt regulations to address threats to ridgelines and hillsides with scenic area value.	4-18	PZC/OS	<input type="checkbox"/>
2. Review site plan requirements and criteria and revise as necessary to strengthen ridgeline and hilltop protections.	4-18	PZC/OS	<input type="checkbox"/>
3. Consider subdivision viewshed/watershed mitigation standards.	4-18	PZC/ CC/ WPCA	<input type="checkbox"/>
4. Consider requiring a special permit for any land use activity within the ridgeline protection area.	4-18	PZC/OS	<input type="checkbox"/>

### Preserve Agricultural Land and Farming

STRATEGIES	Page	Who
1. Keep farmland a high priority for open space acquisition.	4-19	PZC/OS
2. Establish municipal policy for agricultural use of Town owned open space property.	4-19	BOS/ PZC
3. Include agricultural business support in the Town's economic development strategies.	4-19	BOS/ EDC

TASKS	Page	Who	Done
1. Adopt "right to farm" ordinances as authorized by CGS 19a-341.	4-19	BOS	<input type="checkbox"/>
2. Provide municipal space, such as the Town Hall parking lot, for agricultural events and farmers markets.	4-19	BOS/ EDC	<input type="checkbox"/>
3. Require buffer requirements for new residential developments abutting existing agricultural uses.	4-19	PZC	<input type="checkbox"/>
4. Review zoning regulations relative to farming to allow for compatible activities.	4-19	PZC	<input type="checkbox"/>

## **Preserve Scenic Roads**

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<b>TASK</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Adopt a Scenic Road Ordinance.	4-21	PZC/OS	<input type="checkbox"/>

## **Manage Sand & Gravel Operations**

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<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Establish effective enforcement efforts to manage sand and gravel operations while they are operating.	4-22	PW/ BOS	<input type="checkbox"/>
2. Ensure provision is made for reclaiming a site for future use at the conclusion of excavation operations.	4-22	PW/ PZC	<input type="checkbox"/>

## **Promote Economic Development Efforts**

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### **Continue Economic Development Efforts**

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<b>TASK</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Schedule regular focus group sessions to share information, identify opportunities, and set municipal priorities.	5-2	EDC/ BOS	<input type="checkbox"/>

### **Support Economic Development Commission**

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<b>STRATEGIES</b>	<b>Page</b>	<b>Who</b>
1. Continue to support the Economic Development Commission.	5-3	BOS/ EDC
2. Supports efforts to attract and retain activities that are appropriate for local economic development.	5-3	EDC
3. Consider incentives and assistance programs if integral to achieving economic development objectives.	5-3	EDC/ BOS/ PZC

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## Coordinate Economic Development Planning

<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Audit municipal resources and identify needs to support economic development activities.	5-3	BOF/ EDC/ BOS	<input type="checkbox"/>
2. Encourage appropriate staff to undertake training specific to economic development.	5-3	LU/BOS	<input type="checkbox"/>
3. Consider adding staff to support economic development programs and to help streamline regulatory process.	5-3	BOS/LU	<input type="checkbox"/>
4. Provide expedited approval process for redevelopment of existing sites in commercial districts.	5-3	LU/PZC	<input type="checkbox"/>

## Promote Appropriate Uses

### Develop a Recreation-Based Marketing Theme

<b>STRATEGY</b>	<b>Page</b>	<b>Who</b>
1. Develop promotional materials for river-based and recreation-based economic development.	5-4	BOS/OS/EDC

<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Inventory potential hospitality/conference center sites and develop and distribute promotional materials.	5-4	BOS/ EDC	<input type="checkbox"/>
2. Review municipal regulations or other policies that may constrain such developments at suitable sites.	5-4	PZC/ EDC	<input type="checkbox"/>

## Revise Business Zoning

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### Restructure Route 44 Commercial Zoning

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TASKS	Page	Who	Done
1. Revise the permitted uses to facilitate business expansion, senior housing, and other appropriate activities.	5-6	PZC	<input type="checkbox"/>
2. Review and revise coverage and setback standards.	5-6	PZC	<input type="checkbox"/>
3. Adopt zoning standards encouraging or requiring shared parking and access for adjoining parcels.	5-6	PZC	<input type="checkbox"/>
4. Adopt redefined district boundaries for commercial uses along Route 44 south of Pine Meadow.	5-6	PZC	<input type="checkbox"/>
5. Develop Design Guidelines and specific development standards for development along the Route 44 corridor.	5-6	PZC	<input type="checkbox"/>

### Establish Route 202 Commercial District

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TASKS	Page	Who	Done
1. Consider creating a consolidated Route 202 Commercial District.	5-9	PZC	<input type="checkbox"/>
2. Adopt use and development standards to maintain community character and protect environmental quality including a Design Overlay Zone for the 202 Commercial District.	5-9	PZC	<input type="checkbox"/>

### Evaluate Tarringford East Street

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TASK	Page	Who	Done
1. Appoint a task force to consider opportunities and constraints on Tarringford East Street.	5-10	BOS/ EDC/ PZC	<input type="checkbox"/>

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## Revise Standards for the Industrial Park Zone

TASKS	Page	Who	Done
1. Consider re-designating the current Greenwoods Industrial Park district as a planned business park district.	5-11	PZC/ BOS	<input type="checkbox"/>
2. Evaluate and revise the Zoning Regulations to allow additional uses for the planned business park district.	5-11	PZC	<input type="checkbox"/>
3. Evaluate properties abutting the existing Industrial Park District for business development potential.	5-11	PZC/ EDC	<input type="checkbox"/>

## Create a Business District at the RRDD Site

TASKS	Page	Who	Done
1. Consider rezoning the Regional Disposal District #1 property to a planned commercial district.	5-12	PZC/ EDC	<input type="checkbox"/>
2. Coordinate municipal zoning revisions, land transfers, and access and infrastructure improvements.	5-12	PZC/ BOS/ BOF	<input type="checkbox"/>
3. Research and prepare use and development regulations to apply to the planned commercial district.	5-12-	PZC/ BOS	<input type="checkbox"/>

## Support Home-Based Businesses

### Revise Regulations For Home Based Businesses

STRATEGIES	Page	Who
1. Encourage home-based businesses to register with the Town.	5-14	PZC/LU
2. Provide assistance to home based businesses.	5-14	BOS/LU

TASK	Page	Who	Done
1. Update Zoning Regulations pertaining to home based businesses.	5-14	PZC/LU	<input type="checkbox"/>

## **Promote Development of Age-Targeted Housing**

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### **Promote Age-Targeted Development**

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#### **STRATEGIES**

	<b>Page</b>	<b>Who</b>
1. Promote the development of age-targeted housing in appropriate areas in New Hartford.	5-15	PZC/ HA/CA

#### **TASK**

	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Develop a promotional program to promote the development of age-targeted housing.	5-15	HA/ EDC	<input type="checkbox"/>

### **Adopt Regulations to Guide Adult Housing**

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#### **TASKS**

	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Consider adopting zoning regulations for age-targeted housing.	5-16	PZC/ CA	<input type="checkbox"/>
2. Consider options and alternatives to encourage age-restricted developments.	5-16	PZC	<input type="checkbox"/>

### **Update Regulations for Senior Care Facilities**

---

#### **TASKS**

	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Consider revisions to the <i>Zoning Regulations</i> to permit age-targeted mixed-use developments.	5-16	PZC	<input type="checkbox"/>
2. Revise and update definitions and standards applying to specialty housing and care facilities.	5-16	PZC	<input type="checkbox"/>



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## Implement Village Design Guidelines

### Implement Village Design Guidelines

STRATEGY	Page	Who
1. Integrate the 1994 <i>Center Vision Plan</i> into this <i>Plan of Conservation and Development</i> .	6-3	PZC/ BOS

TASKS	Page	Who	Done
1. Revise current New Hartford Center Zone regulations to incorporate statutory provisions for Village Districts.	6-3	PZC	<input type="checkbox"/>
2. Evaluate and identify appropriate Village District boundaries.	6-3	PZC/ LU	<input type="checkbox"/>

## Prepare More Detailed Plans

### Prepare More Detailed Plans

TASKS	Page	Who	Done
1. Establish a working group to update the master plan for the Center Core area.	6-6	BOS/ PZC	<input type="checkbox"/>
2. Establish a working group to develop a more detailed master plan for the Riverside East area.	6-6	BOS/ PZC	<input type="checkbox"/>
3. Adopt appropriate use standards for the Riverside East area.	6-6	PZC	<input type="checkbox"/>
4. Adopt appropriate development standards in the Village Center area.	6-6	PZC	<input type="checkbox"/>
5. Develop architectural guidelines for all applicable projects to support consistency of the village character.	6-6	PZC/LU	<input type="checkbox"/>
6. Add the Architectural Review Commission report to the list of required considerations for Site Plan approval.	6-6	PZC/LU	<input type="checkbox"/>

## Establish a Riverwalk and River Access

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### Seek Opportunities to Extend the Riverwalk

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#### STRATEGIES

	Page	Who
1. Identify opportunities to extend and connect the Riverwalk.	6-8	OS/CC
2. Identify riverside properties as a high priority for open space and recreational acquisition.	6-8	OS/CC

#### TASK

	Page	Who	Done
1. Investigate location, design, structural, and funding options for a pedestrian crossing of the Farmington River.	6-8	BOS/OS/CC	<input type="checkbox"/>

## Promote Flexible Residential Development

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### Encourage Conservation Design Subdivisions

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#### STRATEGY

	Page	Who
1. Promote flexible residential development patterns.	7-2	PZC

#### TASKS

	Page	Who	Done
1. Revise regulations to promote flexible residential development patterns.	7-2	PZC	<input type="checkbox"/>
2. Require conservation design subdivisions in the R-4 Residential District.	7-2	PZC	<input type="checkbox"/>
3. Require conservation design subdivisions in the Public Water Supply Watershed Zone.	7-2	PZC	<input type="checkbox"/>
4. Consider establishing a greater open space set-aside requirement for conservation design developments.	7-2	PZC	<input type="checkbox"/>

## **Implementation Legend**

<b>BCL</b>	Beekley Community Library
<b>BOE</b>	Board of Education
<b>BOF</b>	Board of Finance
<b>BOS</b>	Board of Selectmen
<b>CA</b>	Committee on Aging
<b>CC</b>	Conservation Commission
<b>EDC</b>	Economic Develop- ment Commission
<b>FD</b>	Fire Departments
<b>HA</b>	Housing Authority
<b>HDC</b>	Historic District Commission
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## **Adopt a Developable Land Definition**

<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Adopt a definition of “developable land” that would apply to land being subdivided or otherwise developed.	7-5	PZC	<input type="checkbox"/>
2. Consider removing the definition of buildable land if it is determined to be redundant.	7-5	PZC	<input type="checkbox"/>

## **Adopt A Residential Density Regulation**

<b>STRATEGY</b>	<b>Page</b>	<b>Who</b>
1. Retain current lot size and dimensional standards for the R-30 and R-15 residential districts.	7-6	PZC

<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Adopt density factors for the existing R-1.5, R-2, and R-4 districts for new subdivisions of four or more lots.	7-6	PZC	<input type="checkbox"/>
2. Consider a reduced density standard for the Public Water Supply Watershed Overlay District.	7-6	PZC	<input type="checkbox"/>

## **Reduce Requirements For Lot Sizes**

<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. With adoption of the residential density program, consider eliminating the minimum lot size requirement.	7-7	PZC	<input type="checkbox"/>
2. Alternatively, consider allowing the reduction of lot size and other requirements as more open space is preserved.	7-7	PZC	<input type="checkbox"/>

## **Encourage Use Of Design Professionals**

<b>TASK</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Require that a licensed landscape architect or other design professional prepare plans for subdivisions of five lots or more.	7-8	PZC	<input type="checkbox"/>

## **Encourage an Interactive Design Process**

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<b>TASK</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Encourage an interactive design and approval process that will encourage appropriate conservation designs.	7-8	PZC	<input type="checkbox"/>

## **Promote Housing Diversity**

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### **Promote Housing Diversity**

<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Encourage the Housing Partnership to evaluate housing needs / opportunities and implementation techniques.	7-10	HA	<input type="checkbox"/>
2. If determined feasible, solicit volunteers to create, organize, and operate a non-profit Housing Trust.	7-10	HA	<input type="checkbox"/>

## **Modify Procedures For Accessory Apartments**

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<b>TASK</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Consider allowing simple accessory apartments to be approved by the Zoning Enforcement Officer.	7-10	PZC/LU	<input type="checkbox"/>

## **Permit Age-Restricted Housing**

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<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Adopt appropriate regulations for age-restricted housing development.	7-11	PZC/LU	<input type="checkbox"/>
2. Guide age-restricted housing consistent with infrastructure availability and core values of this Plan.	7-11	PZC	<input type="checkbox"/>
3. Evaluate availability of suitable sites meeting basic criteria.	7-11	PZC	<input type="checkbox"/>

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## Consider Inclusionary Zoning Provisions

STRATEGY	Page	Who
1. Retain current zoning standards that permit conversion to multi-family in the R-15 zoning district.	7-12	PZC

TASKS	Page	Who	Done
1. Consider requiring that provision be made for affordable housing as part of every residential development	7-12	PZC	<input type="checkbox"/>
2. Consider granting a density bonus for the provision of affordable housing.	7-12	PZC	<input type="checkbox"/>

## Address Identified Facility Needs

### Evaluate Municipal Needs

TASKS	Page	Who	Done
1. Establish a needs evaluation team to prepare an assessment of potential long-term municipal facility needs.	8-2	BOS	<input type="checkbox"/>
2. Initiate a search for properties meeting the identified site needs.	8-2	BOS/ BOF	<input type="checkbox"/>
3. Evaluate properties meeting the identified site needs.	8-2	BOS/ BOF	<input type="checkbox"/>

### Relocate the Public Works Garage

TASK	Page	Who	Done
1. Relocate the Public Works garage to an appropriate location.	8-2	BOS/ PW	<input type="checkbox"/>

### **Study Need for a New Senior Center**

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<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Initiate a needs- and site-assessment study for a new senior center facility.	8-3	CA	<input type="checkbox"/>
2. Consider available buildings for potential acquisition for a senior center and other municipal uses.	8-3	CA/ BOS	<input type="checkbox"/>

### **Coordinate Library Expansion**

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<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Establish formal communications between the Town and the Beekley Community Library Board of Directors.	8-3	BOS / BCL	<input type="checkbox"/>
2. Integrate Library expansion into plans for New Hartford Center.	8-3	BOS/ BCL	<input type="checkbox"/>

### **Prepare Master Plans for Town Parks**

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<b>TASKS</b>	<b>Page</b>	<b>Who</b>	<b>Done</b>
1. Complete and implement municipal park master plans.	8-4	OS/BOS	<input type="checkbox"/>
2. Include necessary park improvements in annual budgets and capital budgets, as appropriate.	8-4	OS/BOS	<input type="checkbox"/>

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## Plan for Longer Term Facility Needs

### Anticipate Future School Facility Needs

STRATEGY	Page	Who
1. Include future school facility site criteria in municipal facility and land acquisition planning.	8-5	BOE
2. Continue to monitor facilities planning by the local and regional school systems.	8-5	BOE

TASK	Page	Who	Done
1. Identify preferred locations for future school sites and monitor property availability for potential acquisition.	8-5	BOE	<input type="checkbox"/>

### Monitor Other Facilities for Potential Needs

STRATEGIES	Page	Who
1. Monitor Town Hall for possible future facility needs.	8-6	BOS
2. Monitor the police facility for possible future needs.	8-6	BOS
3. Monitor fire facilities for possible future needs.	8-6	BOS

## Address Transportation Needs

### Review Road Design Standards

STRATEGY	Page	Who
1. Maintain requirements that consider future road connections based on present and future land use patterns.	8-8	PZC

TASK	Page	Who	Done
1. Revise street design standards to permit narrower roads where appropriate.	8-8	PZC	<input type="checkbox"/>



## Evaluate Roads For Discontinuance

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TASK	Page	Who	Done
1. Evaluate Town roads for possible formal discontinuance.	8-9	BOS/ PZC	<input type="checkbox"/>

## Maintain and Improve Pedestrian Access

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STRATEGIES	Page	Who
1. Promote pedestrian amenities for greenway trails and sidewalks.	8-9	BOS/ PZC
2. Continue to seek State assistance with improving pedestrian access in the New Hartford Center.	8-9	BOS/ PZC

## Maintain and Improve Bicycle Access

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STRATEGIES	Page	Who
1. Integrate pedestrian and bicycle access into commercial site development standards.	8-10	PZC
2. Integrate bicycle access considerations into road programs and municipal facility planning.	8-10	PZC/ BOS

## Ensure Adequate Utility Infrastructure

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### Expand the Sewage Treatment Facility

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TASKS	Page	Who	Done
1. Undertake sewage treatment facility improvements	8-11	BOS/ WPCA	<input type="checkbox"/>
2. Identify areas designated for potential future sanitary sewer service and areas designated for sewer avoidance, including accommodations for economic development along Route 44.	8-11	BOS/ WPCA	<input type="checkbox"/>
3. Develop sewer capacity allocation policy, including economic development priority.	8-11	BOS/ WPCA	<input type="checkbox"/>

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## Encourage Adequate Public Water Service

STRATEGIES	Page	Who
1. Continue to maintain the water system.	8-13	BOS/ WPCA
2. Continue water system improvements to address system needs.	8-13	BOS/ WPCA
3. Develop additional storage capacity to increase storage volume and meet fire flow requirement in the downtown area.	8-13	BOS/ WPCA

## Promote Wireless Tower Site Preferences

TASKS	Page	Who	Done
1. Assign responsibility for tower siting to a municipal entity.	8-15	BOS	<input type="checkbox"/>
2. Inventory existing Town property for potentially suitable wireless communication tower sites.	8-15	BOS/LU /PZC	<input type="checkbox"/>

## Implement the Plan

### Implement The Plan

STRATEGIES	Page	Who
1. Use the <i>Plan of Conservation &amp; Development</i> as a basis for land use and other decisions.	10-7	PZC/ BOS
2. Continue to use the Capital Improvement Budget for planning major capital expenditures.	10-7	BOS
3. Ensure appropriate referral of municipal improvements to the Planning and Zoning Commission.	10-7	BOS/LU
4. Continue seeking ways to encourage coordination and cooperation to help achieve municipal objectives.	10-7	BOS

Tasks	Page	Who	Done
1. Establish a Plan Implementation Committee with broad representation to oversee implementation of the Plan's recommendations.	10-7	BOS/ PZC	<input type="checkbox"/>
2. Undertake a comprehensive review and update of the land use regulations (zoning and subdivision).	10-7	PZC/LU	<input type="checkbox"/>

# CONCLUSION

# 11

As stated in the Introduction, a Plan of Conservation and Development is a statement of goals, policies, and recommendations which reflect the community's vision for the future physical layout of New Hartford. While the Plan is an advisory document, the policies and recommendations in the Plan identify actions and strategies which are felt to be in the best interests of the community.

The residents of New Hartford have demonstrated their commitment to preserving the character and vitality of the community by their active participation in the preparation of this Plan. Strong volunteer efforts provide the Town with leadership and action to accomplish many of the strategies and recommended actions of this Plan. This community spirit will serve the Town well as it implements this *Plan of Conservation and Development*.



# ACKNOWLEDGMENTS

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## *New Hartford Residents and the Planning & Zoning Commission*

*James E. Steadman* Chairman  
*Anthony T. DeDominicis* Vice-Chairman

*Jonathan D. Hatch* Member  
*Frank Misiorski* Member  
*Theodore J. Stoutenberg* Member  
*Indrek Buttner* Member

*David M. Moon* Former Member/Chair

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## *Technical and Administrative Assistance*

*William F. Baxter* First Selectman  
*Karl Nilsen* Land Use Coordinator  
*Karen Nelson* Commission Clerk  
*Lynn Charest* Land Use Administrator  
*Christine Hayward* Assistant to the First Selectman's Office



*Glenn Chalder, AICP* Principal  
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