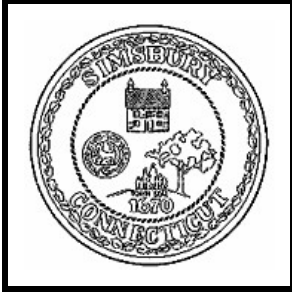


SIMSBURY



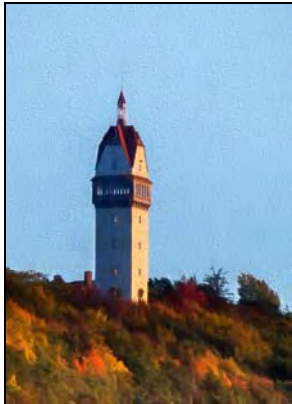
2017 PLAN OF CONSERVATION AND DEVELOPMENT



CONTENTS

POCD Pictures

The picture of the Heublein Tower on the front cover was taken by Lorraine Cosgrove and was submitted as part of a Photo Contest conducted by the Town of Simsbury.

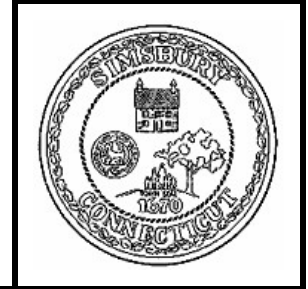


Most of the other photographs in the POCD were taken by Planimetrics or were obtained from the Town.

Introduction.....	1
1. Introduction	1
2. Plan Summary	3
3. Conditions And Trends.....	7
4. Community Issues And Concerns	17
What We Want To Protect	23
5. Protect Natural Resources	23
6. Preserve Open Space	31
7. Maintain And Enhance Community Character.....	39
How We Want To Grow	55
8. Promote Places With A Sense of Place	55
9. Promote Economic Development.....	79
10. Guide Residential Development.....	85
11. Promote Sustainability & Resiliency.....	93
What We Want To Provide	99
12. Enhance Community Facilities	99
13. Address Transportation Needs.....	105
14. Address Utility Infrastructure Needs	115
Looking Ahead	123
15. Future Land Use Plan	123
16. Implementation.....	127
17. Next Steps	131
18. Appendix	132

An index of maps and plans contained in the Plan of Conservation and Development is located inside the back cover.

WELCOME



September 26, 2017

The Town of Simsbury Planning Commission is pleased to present the adopted 2017 Plan of Conservation and Development to the community. In September 2016, our commission embarked on a yearlong journey, together with our planning staff and consultant, to complete the Plan before you today.

Along this journey, we had the wonderful opportunity to carefully engage members of our community in order to gather information, evaluate the information collected, and ultimately craft language to assist the community with determining the future needs and direction of the town from a land use perspective. During this journey, we utilized personal telephone surveys and online surveys to garner community input and ascertain community values. The Commission also solicited and received written and verbal input along the way at a multitude of public workshops and hearings.

Following a final public hearing on September 26, the Planning Commission voted to adopt the 2017 Town of Simsbury Plan of Conservation and Development with an effective date of November 1, 2017.

The development and adoption of the POCD is critical to the future of the Town and we anticipate that the implementation strategies and guidance offered in the document will bring the plan to life. I would like to thank all the people within our community for their involvement in the development of this plan which provides direction to the Town's policy makers and land use commissions on land use matters that will enhance our community character and quality of life in Simsbury and make Simsbury an even better place in the future.

Sincerely,

William F. Rice

William F. Rice, Chairman
Simsbury Planning Commission

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

The Planning Commission shall:

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

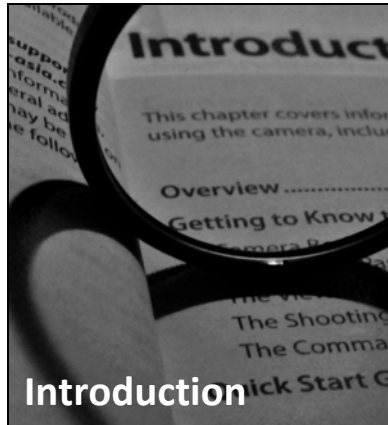
The Plan of Conservation and Development shall:

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

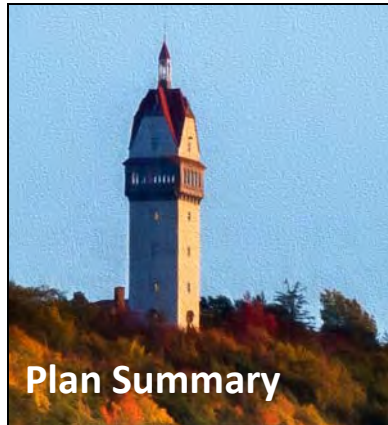
The Plan of Conservation and Development may:

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

INTRODUCTION



Introduction



Plan Summary



**Conditions
And Trends**



**Community
Issues & Concerns**

INTRODUCTION

1

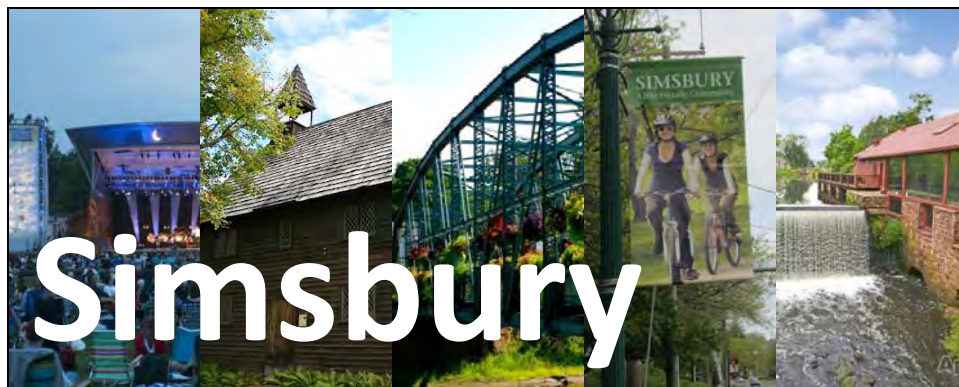
Overview

This document is Simsbury's 2017 Plan of Conservation and Development.

A Plan of Conservation and Development (POCD) is a document intended to establish a common vision for the future of a community and then recommend policies and action steps that will help attain that vision. While its key purpose and function is to address the physical development of a community, it will often address issues related to the economic development and social development.

The goals and recommendations of this Plan are intended to reflect an overall consensus of what is considered desirable for the town of Simsbury and its residents in the future. The POCD is not a regulation or a mandate but it is an important advisory document. It is intended to guide the community towards positive outcomes and to provide a framework for consistent decision-making with regard to conservation and development activities.

Implementation of the policies and action steps will only occur with the diligent efforts of the community. The Plan will only be effective if it is understood and supported by the people of Simsbury, and implemented by the Town's boards and commissions.



Introduction - Introduction

The following introductory text adapted from the 2007 POCD helps set the stage for this Plan and its meaning for the community:

For centuries people have left their mark, small and large, on this place we call Simsbury. Our community is what it is today partly because of its physical location and natural environment, and partly because of the choices made or not made, with both intended and unintended results. All have combined to create this unique and attractive place.

Just as the decisions of our predecessors shaped the Simsbury of today, current actions will shape the Simsbury of tomorrow. In evaluating possible directions for the next decade we ask a number of questions. What will Simsbury be in twenty, thirty, or fifty years? Will we secure our identity and build places we care about? In what ways can we manage our future? Answers to these questions begin with a vision, then a plan, and finally actions to secure our chosen direction.

Healthy and prosperous communities do not just happen. They are created by informed and intentional choices based on a comprehensive, long-term plan. The way we develop affects the quality of our lives and the vitality of our community. We seek an environment designed around the expressed needs of individuals, conducive to the formation of community and preservation of the town's landscape.

Planning is the process to secure our chosen destiny – a community by choice.

This 2017 POCD provides a framework within which to make informed decisions that will allow Simsbury to continue to be attractive, functional and economically healthy; and an increasingly desirable place to live, work, attend school, play, visit, shop, and invest in the development of the community. The goal is to build a community that remains healthy and prosperous over the long term, benefiting the local economy as well as the residents of the place where we live.

This 2017 POCD is the Town's statement of what we want our future to be and how we propose to achieve and manage it. Overall, the mission statement embodied in this POCD is:

POCD Mission Statement

Preserve the best from Simsbury's past ...

... Ensure the best for Simsbury's future.

PLAN SUMMARY

2

Overview

This Plan of Conservation and Development (POCD) is intended to guide:

- the current and future physical conservation and development of Simsbury,
- the current and future economic development of Simsbury, and
- the overall quality of life in the community.

By implementing policies and completing action steps identified in the POCD, we will make Simsbury a better community for all of us. Please consider joining your neighbors and other Simsbury residents in implementing the 2017 Plan of Conservation and Development.

Plan Organization

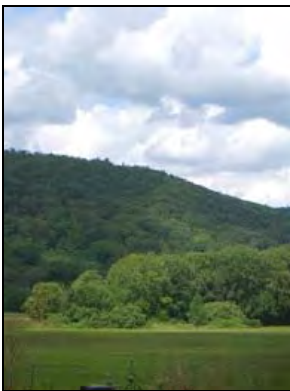
The POCD contains five main sections:

Introduction	An overview of planning, conditions and trends affecting Simsbury, and community concerns
What We Want To Protect	Strategies to protect the things that Simsbury residents have indicated are important to them (natural resources, open space, community character, etc.)
How We Want To Grow	Strategies to guide growth or change in ways that will help make Simsbury a better community in the future (Simsbury Center, Tariffville, business development, residential development, etc.)
What We Want To Provide	Strategies related to services and facilities that will help make Simsbury a better community in the future (community facilities and services, transportation, infrastructure, etc.)
Looking Ahead	A future land use plan illustrating the desirable future configuration of the community and a chapter promoting implementation of the POCD recommendations.



Introduction ...

1. **How Much Will We Grow (Or Not)?** – There has been visible housing growth in Simsbury in recent years so it is reasonable to expect the population to grow. At the same time though, there are changes in the 9,000 other housing units in Simsbury as the “baby boomers” get older (older households generally contain fewer people). The net effect of these two trends will become more apparent when the 2020 Census results are received. Beyond 2020, whether Simsbury grows and by how much will depend on the balance between new housing (and new residents) and changes in existing housing units.
2. **Room For Growth** - Simsbury has room for additional residential and business growth so the POCD focuses on how land is zoned and used since these two factors influence how communities grow in the future.
3. **Resident’s Concerns** - In a community-wide survey, residents indicated their top three concerns included:
 - Maintain and enhance community character.
 - Encourage additional business development.
 - Maintain and enhance community facilities.



What We Want To Protect

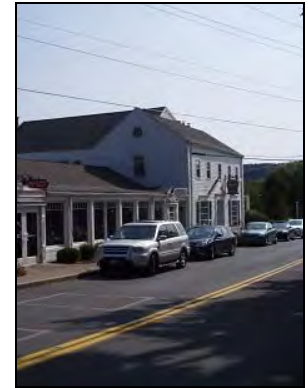
4. **Protect Natural Resources** – Simsbury will continue efforts to protect natural resources and will remain diligent in its efforts to protect water quality.
5. **Preserve Open Space** – Simsbury will focus on a strategic approach to preserving open space in order to create a meaningful overall open space system while preserving important natural resources and the overall character of the community.
6. **Maintain And Enhance Community Character** – Simsbury will seek to protect resources that contribute to community character and ambience:
 - historic resources (buildings and sites),
 - farms and farming,
 - scenic views and scenic roads, and
 - community spirit.

Simsbury will also promote community character by continuing to carefully review building and site design as part of new development.

7. **Promote Sustainability & Resiliency**– Simsbury will seek to be a more sustainable community and a more adaptable community in the future. Not only is this the right thing to do ecologically, it is the right thing to do fiscally and economically.

How We Want To Grow

8. **Promote Places With A Sense of Place** – Simsbury will seek ways to guide development so that it maintains and enhanced places with a “sense of place.” This means recognizing the special places that Simsbury already has and making them even better in the future:
 - Simsbury Center
 - Tariffville and Weatogue Center,
 - Hoskins and West Simsbury.
 - Other unique places in the community.
9. **Promote Economic Development** – Simsbury will encourage and promote economic development that benefits the community (jobs, goods and services, tax base). Some areas will be investigated for expansion of business zoning in order to take advantage of Simsbury’s locational advantages.
10. **Guide Residential Development** – Simsbury will guide residential development to protect existing neighborhoods, address housing needs, and promote places with a sense of place while maintaining and reflecting Simsbury’s history and special character.



Simsbury Center



Tariffville



Economic Development



Residential Development





What We Want To Provide

11. **Enhance Community Facilities**– Community services and facilities help make Simsbury such a great community. Simsbury intends to provide community services and facilities that meet community needs and enhance the quality of life as cost-efficiently as possible.
12. **Address Transportation Needs**– Simsbury intends to address transportation issues in order to address problem areas and enhance the overall quality of life in the community. The POCD also recognizes how much Simsbury has achieved in terms of bicycle and pedestrian improvements and seeks to continue this progress.
13. **Address Utility Infrastructure Needs**– Simsbury intends to encourage the provision of adequate utility infrastructure to meet community needs. In addition to water and sewer services, this also includes storm drainage and internet capacity.



Looking Ahead

14. **Implement The Plan**– Simsbury intends to implement the policies and complete the action steps identified in the POCD. Many recommendations can and will be implemented for little or no expense. Simsbury is considering establishing a “Plan Implementation Committee” made up of representatives of local boards and commissions as a way to promote and coordinate implementation of POCD strategies.

A glossary in the Appendix may help you understand some of the terms used in the POCD.

CONDITIONS & TRENDS

3

Overview

This section of the POCD provides a general overview of conditions and trends affecting Simsbury at the time this POCD was being prepared.

History of Simsbury

The landscape of the area we now know as Simsbury evolved over millions of years as a result of massive geologic forces. The advance and retreat of glaciers and fluctuations in climate created a riverine valley between two sets of ridges and hilltops. While there is no written record of their early habitation, Native Americans are believed to have lived in this area as early as 10,000 years ago.

European Settlement

Europeans “discovered” this part of North America in 1614 when Dutch explorer Adriaen Block sailed into what we now call Long Island Sound. For the next 20 years or so, the Dutch and English competed for trade with Native Americans. The British settled in Plymouth (Massachusetts) in 1620 and the Dutch settled in New Amsterdam (New York) in 1624 before settlement began in what we now know as Connecticut.

A trading post was established by the English about 1634 at the confluence of the Farmington River with the Connecticut River (present day Windsor). Even though trade was welcomed by both groups, there were occasional skirmishes between settlers and Native Americans that raised tensions. After the Pequot War of 1637, European settlement began to extend to other areas of what we now know as Connecticut.

Settlers from Windsor began to migrate up the Farmington River to establish new homesteads and this eventually led to settlement at an area called Massaco where broad flat meadows, rich soil, and stands of trees all seemed ideal for homes and farms.

Introduction - Conditions & Trends

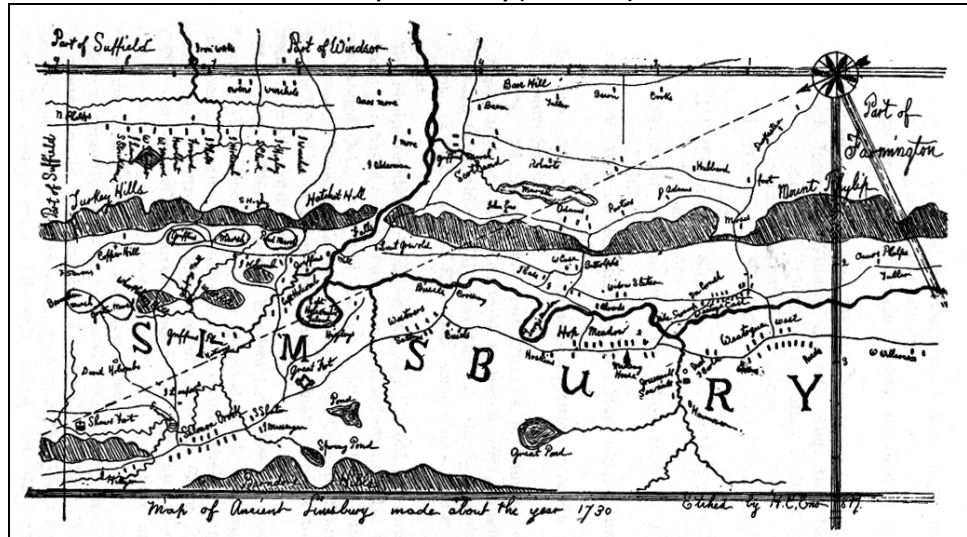
Formation Of A Town

Life was challenging for early settlers in this area and it was made more challenging by the customs of the time where settlers would travel every week to a “meetinghouse” for religious services regardless of season or weather.

By 1670, several settlements were in place and the Colonial legislature granted “town privileges”. The original land grant covered about 100 square miles of territory (10 miles by 10 miles) and included parts of what we now know as Granby, East Granby, Canton, and Bloomfield.

As concerns over safety diminished, new settlers came to this area and moved further out to create their own homesteads. Sawmills, blacksmith shops, and other communal amenities were established along brooks and streams to support the growing economy. Tar and pitch were created from local forests. Copper was extracted from local mines.

Map of Simsbury (after 1730)



1766 Map of Connecticut



Re-Enactment Of Colonial Agriculture



Introduction - Conditions & Trends

This growing settlement was resented by Native Americans. In 1676, Simsbury was the target of an organized Indian assault (one of the last of its kind in New England) where 40 houses were burned. This attack deterred some existing settlers and slowed the arrival of new settlers. However, taxes were abated for a period and settlement activity resumed.

Local ingenuity and resources combined to bring changes to the community. One of the first coins minted in America was made by Doctor Samuel Higley, a Simsbury resident. Local inventiveness led to the invention of the safety fuse and the growth of a specialized industry that later became the Ensign-Bickford Company. The unique climatic conditions of this area led to a tobacco farming industry which later specialized into "shade tobacco" grown for cigar wrappers.

The power of the Farmington River was harnessed for carpet manufacturing and what was known as Griswold Village was changed to Tariffville in recognition of the role of the Tariff Manufacturing Company. At the height of its economic strength, the population of Tariffville was almost as big as the rest of the community. Tariffville was also a social destination for people from other areas.

Economic advances also brought transportation changes. Between 1825 and 1835, an inland canal was constructed from Northampton Massachusetts, through Simsbury, to New Haven. Unfortunately, this canal was soon replaced by the advent of the railroad and several rail lines travelled through Simsbury bringing people and resources in and taking products out.

Age of the Automobile

After the turn of the century, the advent of the automobile and paved roadways supported the continued growth of Simsbury. Following World War II, Simsbury experienced the same surge of growth that affected other communities in the region. A cultural trend toward suburban living and the flexibility offered by the automobile supported the development of Simsbury. Former farms were subdivided and developed and the population more than doubled between 1950 and 1960 and almost quadrupled between 1950 and the "tri-centennial" celebration in 1970.

By 1980, Simsbury had grown to be a community of over 21,000 people and the overall pattern of the community was established.

While the amount of land available for new development is limited, there continues to be considerable interest in Simsbury because of its location, character, amenities, and the quality of life it offers its residents.

Simsbury's Population

1790	2,576
1800	2,956
1810	1,966
1820	1,954
1830	2,221
1840	1,895
1850	2,727
1860	2,410
1870	2,051
1880	1,830
1890	1,874
1900	2,094
1910	2,537
1920	2,958
1930	3,625
1940	3,941
1950	4,822
1960	10,138
1970	17,475
1980	21,161
1990	22,023
2000	23,234
2010	23,511

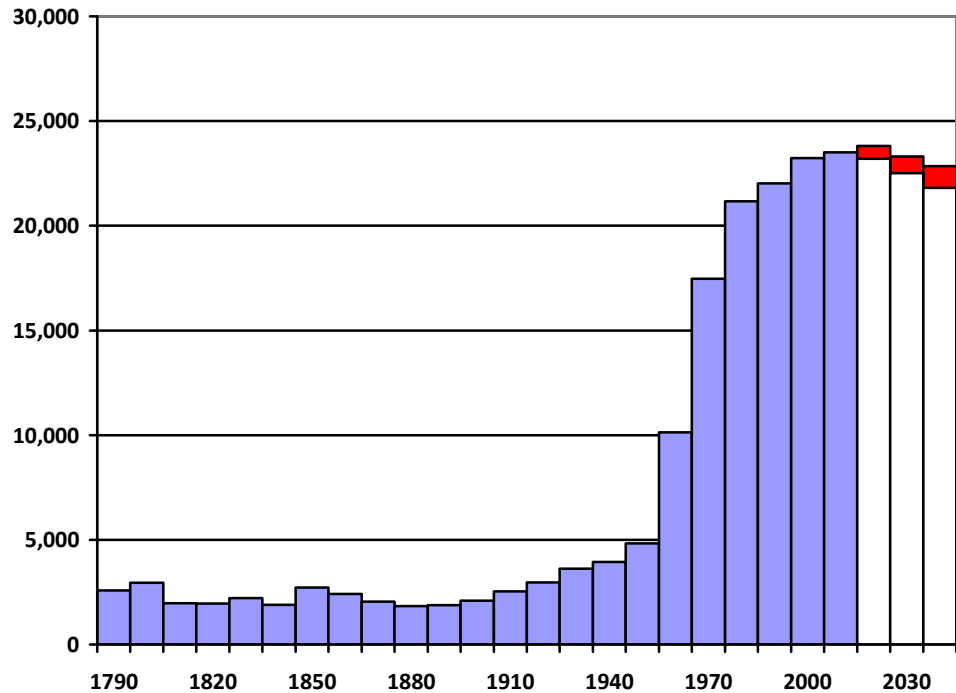
2020	23,206 – 23,810
2030	22,508 – 23,303
2040	21,810 – 22,850

US Census data for 1820 to 2010. Low projections from Connecticut State Data Center (do not reflect recent residential growth). High projections from Planimetrics account for reflect recent residential growth.

People Of Simsbury / Demographics

According to the Census, Simsbury had a year 2010 population of 23,511 persons. This represents an increase of 277 persons from the 23,234 persons reported in the 2000 Census. If pre-2010 trends had continued in terms of housing construction and migration, it is projected that Simsbury would likely have lost population in the coming decades due to an aging population.

Simsbury's Population (1790 – 2010)
(with projections to 2040 if past trends continued)



United States Census / Connecticut State Data Center

From 1950 to 1980, net in-migration was the main driver of population change in Simsbury. From 1980 to 2010, natural increase was the main driver of population change since there was net out-migration during this period.

Components of Population Change

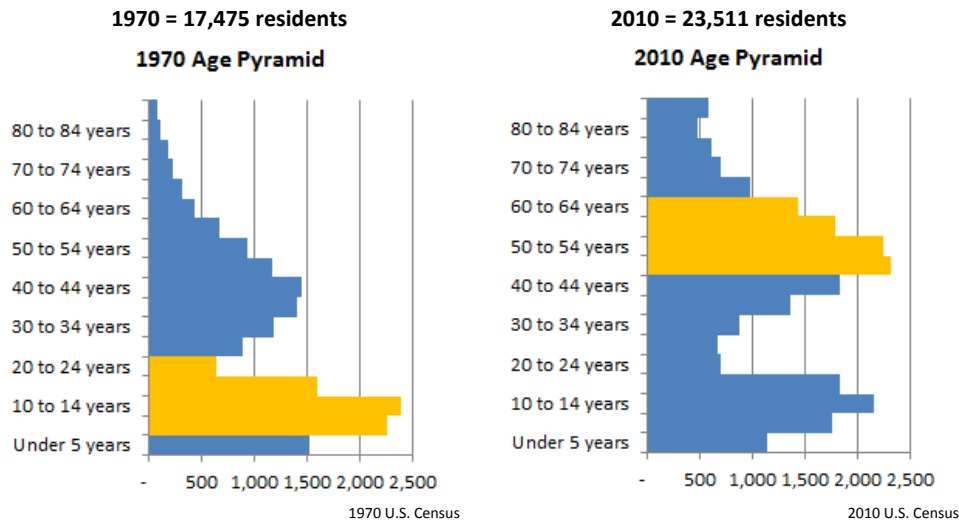
	1950s	1960s	1970s	1980s	1990s	2000s
Births	1,784	2,356	1,967	2,382	2,688	2,123
Deaths	499	713	954	1,182	1,496	1,480
Change Due To Natural Increase	+1,285	+1,643	+1,013	+1,200	+1,192	+643
Total Change (from Census)	+5,316	+7,337	+3,686	+862	+1,211	+277
Change Due To Net Migration	+4,031	+5,694	+2,673	(338)	(19)	(366)

US Census, Connecticut Health Department reports,

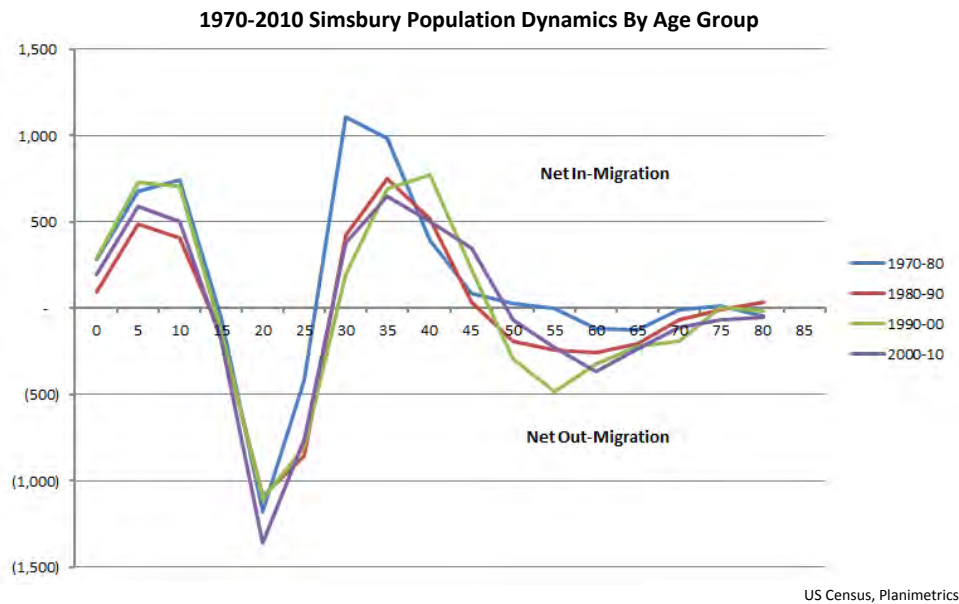
Introduction - Conditions & Trends

Age Composition

The age composition of Simsbury changes over time as a result of births, deaths, net migration, and natural aging. The following charts show the change in the age composition between 1970 and 2010 and the impact of the “baby boom” (people born between about 1945 and about 1965, shown in orange below).



When looked at in more detail, it can be seen that Simsbury has historically experienced *net in-migration* of families (ages 30 to 50) with children (ages 0 to 15). The following chart also shows a pattern of *net out-migration* of young adults (ages 15 to 25) and older adults (ages 50 and higher).



Migration Patterns

Simsbury probably attracts families with children due to:

- the overall attractiveness of the school system,
- community amenities,
- location, and
- Simsbury’s reputation as a family-friendly community.

The pattern of net out-migration of young adults (ages 15 to 25) and older adults (ages 50 and higher) likely reflects:

- young adults setting off to find their place in the world, and
- “empty nesters” and retired persons finding new places to live.

Even with these trends, it is anticipated that the number of people aged over 55 in Simsbury will continue to grow due to the number of people in the “baby boom” who are getting older and the fact that people are living longer.

Housing Units

1980	6,837
1990	8,175
2000	8,739
2010	9,123

US Census. Data for 1980 to 2010 reflects number of units. Due to data availability, data for 1960 and 1970 reflects number of households.

Average Household Size

1980	3.09
1990	2.69
2000	2.66
2010	2.57

US Census. Data for 1980 to 2010.

Housing Tenure

	Own	Rent
Simsbury	84%	16%
State	68%	32%

2010 Census

Percent Multi-Family

State	35%
Bloomfield	29%
Canton	22%
East Granby	20%
Simsbury	15%
Avon	17%
Granby	5%

2010 Census

Affordable Housing

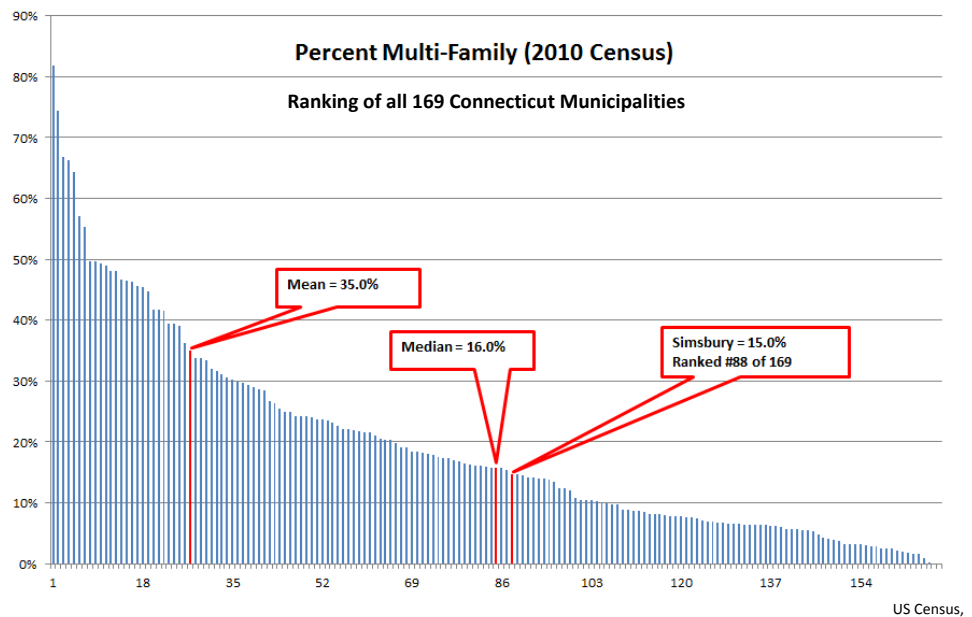
State	11.1%
Bloomfield	10.8%
Canton	7.0%
East Granby	5.1%
Simsbury	4.5%
Avon	3.8%
Granby	3.0%

CT Department of Housing, 2017

Housing In Simsbury

According to the U.S. Census, Simsbury had about 9,123 housing units in 2010. Between 1990 and 2010, Simsbury was adding an average of about 47 housing units per year. Prior to 1990, Simsbury had been adding an average of over 130 units per year.

The housing stock in Simsbury consists primarily of single-family detached homes. As a result, the vast majority of homes in Simsbury (84%) are owner-occupied. According to the 2010 Census, about 15 percent of the residential units in Simsbury were multi-family units at that time (in structures containing more than one dwelling unit).



Affordable Housing

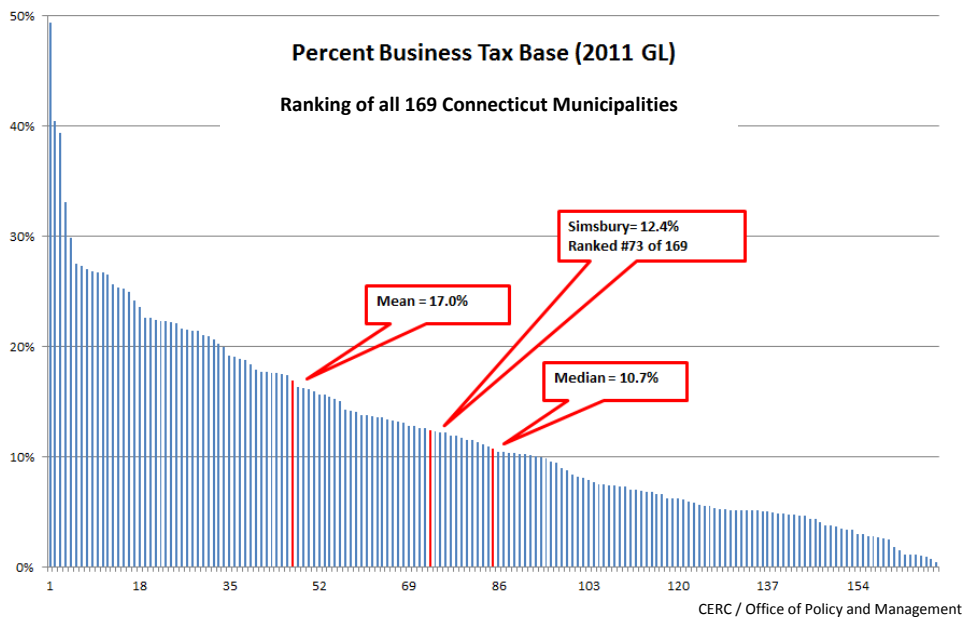
About 4.5 percent of the housing units in Simsbury meet the State definition of “affordable housing” (assisted housing, financed by Connecticut Housing Finance Authority mortgages, or sale price restricted by deed). Since less than ten percent of the housing units in Simsbury meet the State definition, Simsbury is subject to the State’s Affordable Housing Appeals Procedure (codified as Section 8-30g of the Connecticut General Statutes).

The Town has been working on increasing the number of affordable housing units in ways and locations appropriate for the community.

Economy of Simsbury

While Simsbury is not recognized as a major employment center, there are many jobs in the community. Even with the relocation of the jobs by Hartford Insurance, it is still possible that Simsbury will have more jobs than housing units and this supports the local economy.

Since Simsbury is predominantly a residential community, the Grand List (the value of taxable property) is heavily influenced by the value of residential real estate. According to data from the Connecticut Economic Resource Center, the business component of the tax base is about 12.4 percent. It is important to Simsbury to maintain a strong tax base with a solid business component.



1970	3,473
1980	5,050
1990	9,500
2000	11,080
2010	9,929

CT Labor Dept.

Bloomfield	19,272
Simsbury	9,558
Avon	8,013
East Granby	3,842
Canton	3,534
Granby	2,400

CERC, 2014

Bloomfield	22.3%
East Granby	15.3%
Canton	12.3%
Simsbury	11.3%
Avon	10.5%
Granby	4.3%

CERC, 2014

Simsbury	\$113,224
Avon	\$105,116
Granby	\$97,500
Canton	\$87,643
East Granby	\$77,596
Bloomfield	\$68,372
State	\$67,740

2010 Census

Providing Employment



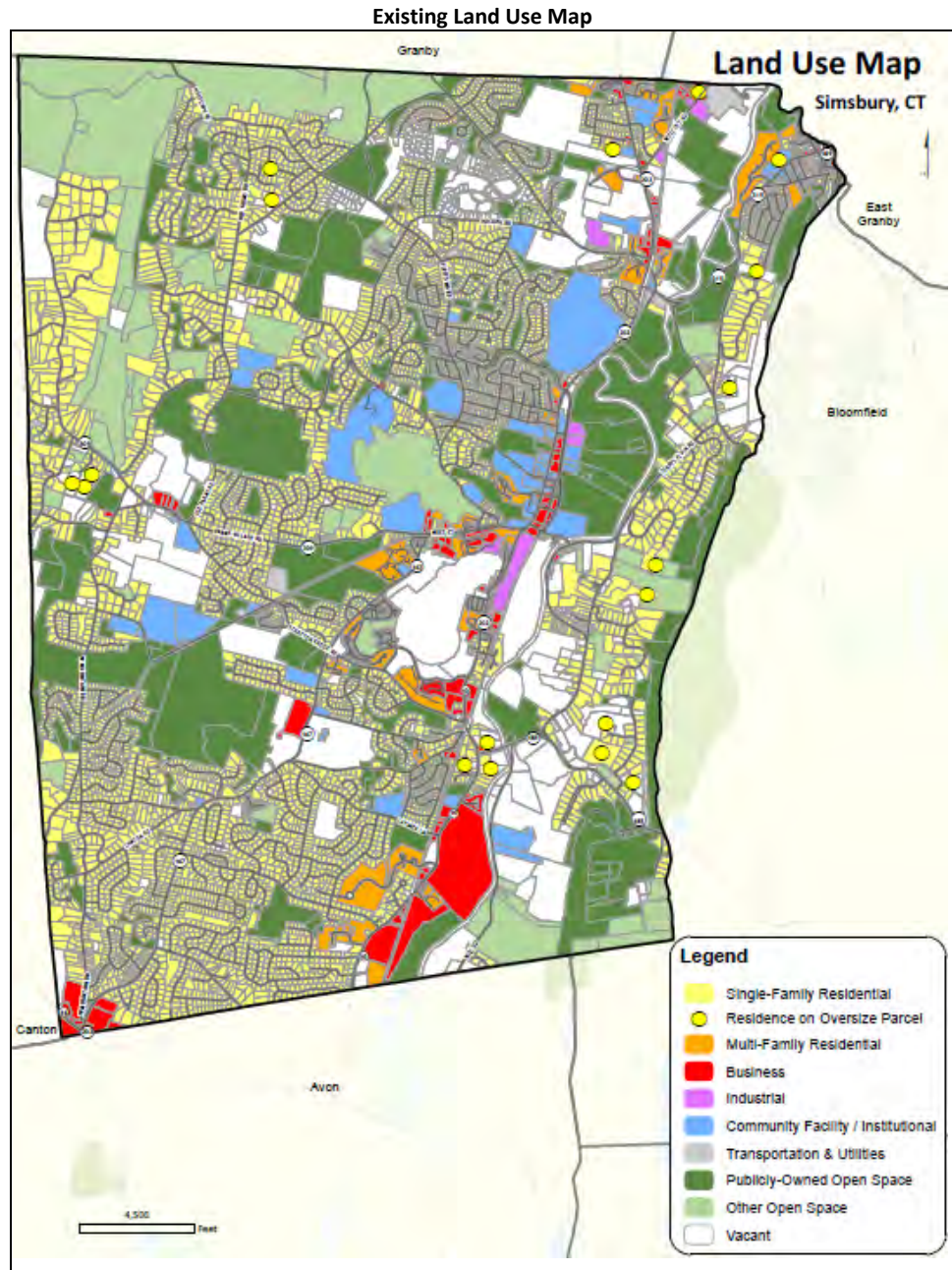
Providing Goods and Services



Land Use In Simsbury

In 2016, the Town had the following land use map prepared based on the assessor's database. Based on this analysis, about 88 percent of the land in town is:

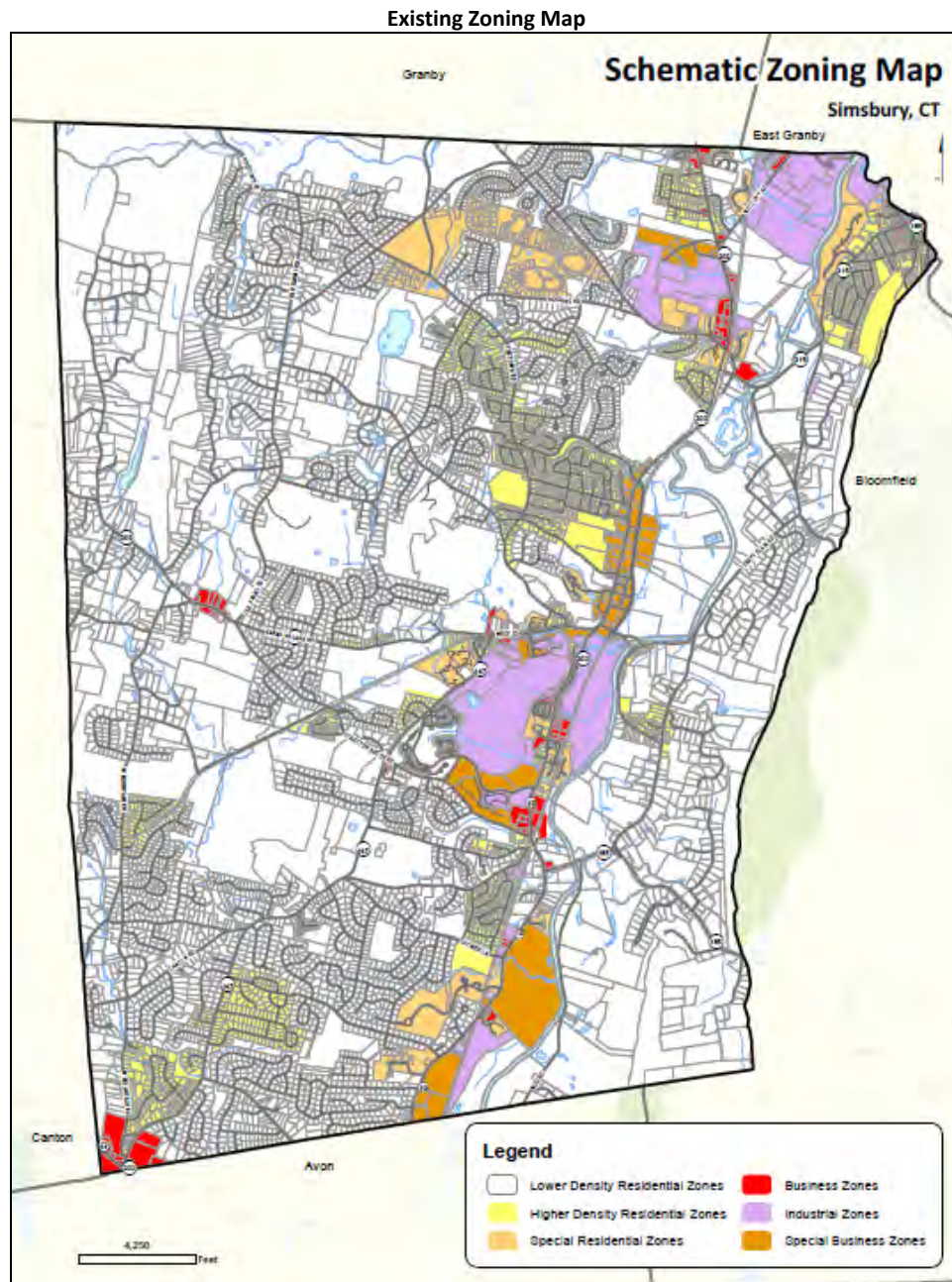
- developed for residential, business, institutional, or other uses, or
- committed to open space or other non-structural purposes.



Existing Zoning

Based on analysis of the zoning map,:

- about 91 percent of the land in town is zoned for residential use, and
- about 9 percent is zoned for business or industrial uses or for mixed use development.



Per Capita Tax Base (ENGL)

Avon	\$195,638
East Granby	\$154,279
Canton	\$148,941
Bloomfield	\$134,635
Simsbury	\$133,168
Granby	\$120,521

CERC, 2014

Per Capita Expenditures

Avon	\$4,427
Bloomfield	\$3,968
Granby	\$3,834
East Granby	\$3,794
Simsbury	\$3,683
Canton	\$3,537

CERC, 2014

Per Capita Tax

Avon	\$3,864
Simsbury	\$3,474
Bloomfield	\$3,414
East Granby	\$3,207
Canton	\$2,958
Granby	\$2,923

CERC, 2014

Effective Tax Rate

Bloomfield	34.85
Simsbury	26.09
East Granby	20.79
Canton	19.86
Avon	19.75
Granby	24.26

CERC, 2014

Fiscal Conditions

Fiscal conditions for Connecticut municipalities are going through a major change as the State seeks to reduce state payments and push state costs to municipalities. This issue is likely to continue during the planning period and will place greater importance on communities growing their tax base and refining services to what residents are willing to pay.

In terms of tax base, Simsbury's overall grand list (the value of all taxable property in the community) was almost \$2.3 billion in 2014. On a per capita basis, Simsbury's tax base is less robust than some adjacent communities.

In terms of expenditures, Simsbury's overall budget was \$98 million in 2014 for schools (about \$74 million) and general government (about \$25 million). On a per capita basis, Simsbury's expenditures are not as high as some adjacent communities.

Due to the tax base, Simsbury's revenue raised from taxes is higher than some surrounding communities. With the potential reductions in state aid, many Connecticut communities will need to adjust spending to tax revenue or raise local property taxes. This is why tax base growth may be a greater consideration in the future.

Finally, Simsbury's effective tax rate (property taxes as a percent of estimated market value) are higher than a number of surrounding communities.

COMMUNITY ISSUES & CONCERNS

4

Overview

This section summarizes issues and concerns which were identified as part of the POCD update. These issues and concerns were identified through:

- working sessions of the Planning Commission,
- input from a community meeting devoted to hearing from Simsbury residents,
- responses to a survey of members of local boards and commissions,
- responses to a survey of Town department heads,
- listening sessions dedicated to hearing from residents and agencies about planning issues,
- a joint meeting with the Planning Commission and the Zoning Commission,
- field trips around Simsbury,
- responses to an on-line survey, and
- responses to a telephone survey.

Community Meetings



Community Surveys

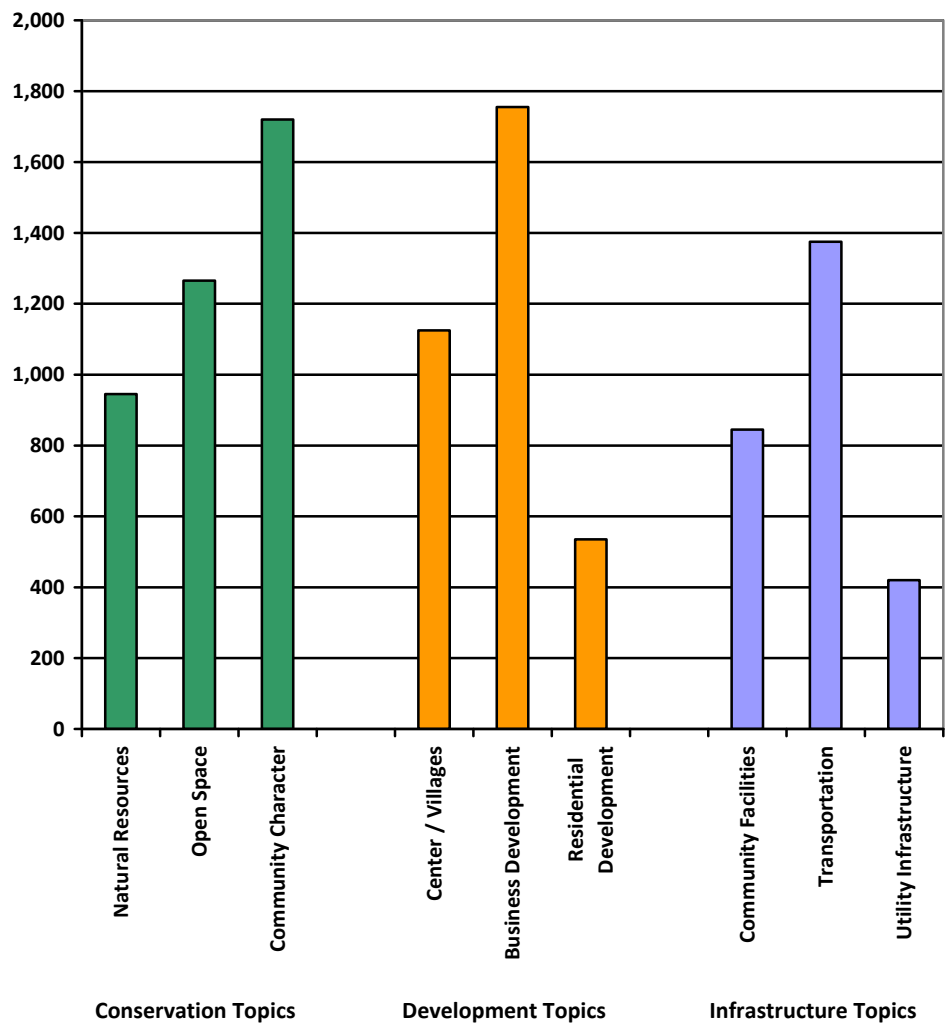


Key Issues and Topics

As part of the community meeting (November 2016) and the on-line survey, participants were asked to identify the issues most important to them as part of the POCD update. If the results of these separate exercises are combined (300 participants), the following priorities emerged among the various elements typically addressed in a POCD.

The potential planning priorities identified were business development, community character, transportation, open space, and Simsbury Center / villages.

Possible Planning Priorities



Telephone Survey

In order to further learn about issues important to Simsbury residents, a random sample telephone survey of residents was conducted in March 2017. A total of 400 surveys were completed by a professional survey firm using land-lines and cellular phones.

Quality Of Life

When asked how they would rate the overall quality of life in Simsbury, participants indicated the following:

Responses	Percent
Very good	77%
Good	23%
Poor / Very poor / Not sure	0%

When asked what was the ***one thing*** the Town of Simsbury could be doing to improve the quality of life, responses included:

Theme	Responses	Percent
Don't Know	Don't know	26%
Develop More	Increase the amount of businesses / jobs, develop downtown / town center, more shopping / restaurants, more affordable housing, redevelop empty buildings / existing buildings	16%
Fiscal	Lowering taxes / increasing tax base	13%
Nothing	Nothing, none, fine as is	10%
Enrichment	More entertainment / activities / events, more arts / culture	7%
Walk / Bike	Make town more walkable / more sidewalks, become more bicycle friendly	5%
Develop Less	Stop building / limit additional development, less apartment buildings / less housing development	4%
Traffic	Better roads, improve traffic flow, better transportation options	3%
Other		16%

Survey Participants

Careful attention was paid as part of the telephone survey to getting a representative response from different age groups and neighborhoods in Simsbury.

About 10 percent of participants were aged 20 to 34, about 69 percent were age 35 to 64, and about 21 percent of participants were age 65 or older.

About 30 percent of participants had lived in Simsbury for 10 years or less, about 28 percent had lived in Simsbury for 10-20 years, and about 42 percent of participants had lived in Simsbury 20 years or more.

When asked for the main reason why they moved to Simsbury, participants indicated the following:

Theme	Percent
Location (Close to work / family / highway)	41%
Amenities (Education system / recreation facilities)	25%
Legacy (Born here / parents moved here)	14%
Character (Character of town / neighborhood)	14%
Other	7%

Introduction – Community Issues



This icon is used throughout the Plan to direct attention to the results of the telephone survey.

Survey responses directly related to Plan topics are generally located in the relevant chapter.

A complete summary of the telephone survey results is on file at Town Hall.

Due to the random sampling and number of responses, the survey results are expected to be representative of the community with a margin of error of about 3.5 percent.

Key Issues

In terms of the most important issue facing Simsbury, participants indicated the following:

Theme	Responses	Percent
Fiscal	High taxes, Town budget, Town finances, loss of state funding, decreasing tax base	46%
Development	Overdevelopment of town, Town growth, Town zoning, preserving town character	11%
Education	Quality of the school system	9%
Other	Cost of living, traffic, etc.	21%
No Response	Not sure	13%

When asked what ***one thing*** they might want to change in Simsbury, responses included:

Theme	Responses	Percent
Nothing	Nothing / no improvements needed	25%
Fiscal	Lower taxes	16%
Don't Know	Don't know / refused	14%
Develop More	Encourage development / more business, more housing options, fill building vacancies / improve outdated buildings, improve downtown/town center	13%
Town	Improve town government, improve school systems, improve parks / recreation / activities, senior options / amenities, improve town services / amenities	12%
Transportation	More sidewalks / walkable areas, access to highways, bike friendly, less traffic, public transit	9%
Develop Less	Less development, less apartments	4%
Other		7%

These responses to these questions differ from the on-line survey / community meeting since the question was asked open-ended rather than from a list of pre-selected items normally addressed in a POCD.

POCD Approach

Following the introductory exercises, the Planning Commission decided to organize the 2017 POCD around the main thematic elements:



- **What We Want To Protect (Conservation-Related Strategies)** - Things Simsbury wants to protect or preserve in the future.



- **How We Want To Grow (Development-Related Strategies)** - How Simsbury wants to guide future growth and change.



- **What We Want To Provide (Infrastructure-Related Strategies)** - Facilities Simsbury wants to support the overall vision.



- **Looking Ahead (Implementation-Related Strategies)** - How Simsbury intends to accomplish the overall vision.

Additional POCD Guidance

In addition to following the general organization of the 2007 POCD, the Planning Commission expressed a desire to improve upon the user-friendliness of the 2007 POCD by:

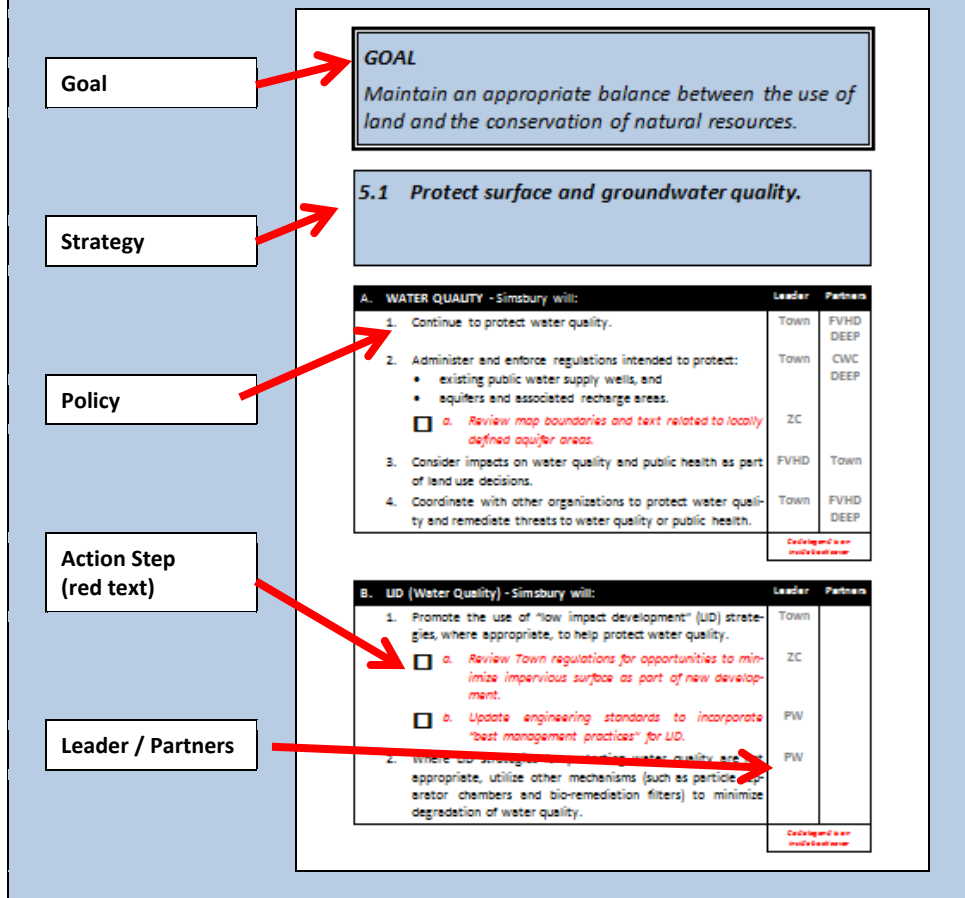
1. Crafting a shorter, well-illustrated POCD.
2. Providing an executive summary to summarize the main principles and recommendations.
3. Using a logical numbering system to be able to refer to policies and programs.
4. Adding an overall “mission statement.”
5. Reducing repetition by placing strategies in one logical place and providing cross-references where needed.
6. Coordinating and prioritizing the recommendations to avoid the appearance of a “laundry list” of items.
7. Providing guidance in the event of conflicts between recommendations.
8. Identifying who will be responsible for implementation of a specific recommendation.

POCD Recommendations

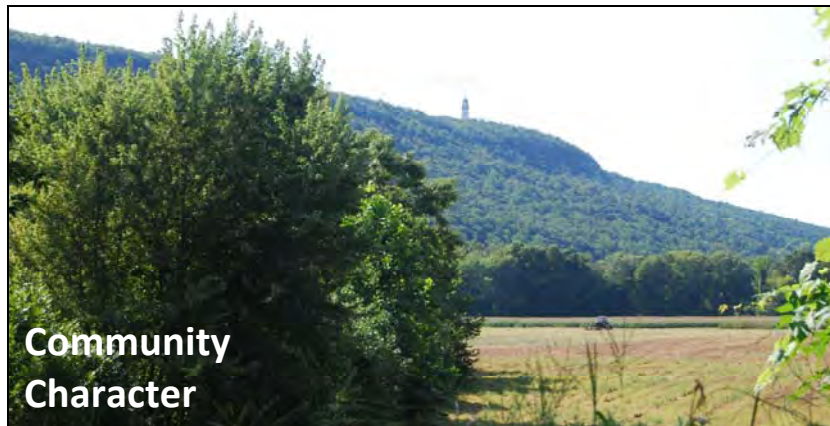
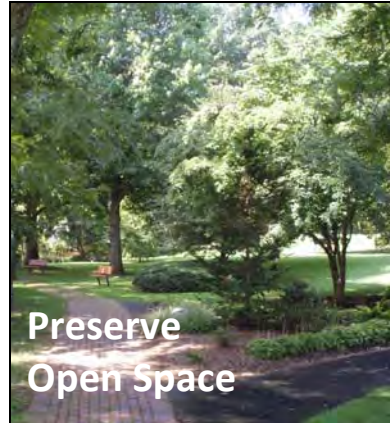
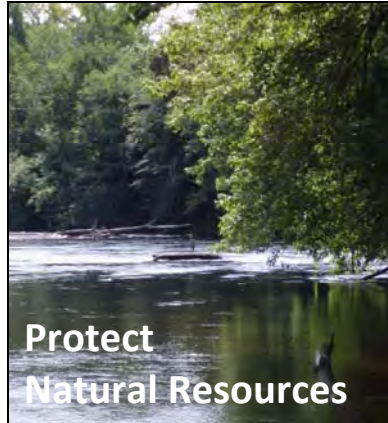
In the chapters that follow, the POCD identifies four types of recommendations:

- **Goal** – the overall purpose or outcome desired with regard to that topic.
- **Strategy** – a plan of action for accomplishing the goal.
- **Policy** - an *on-going* approach or position to help implement the strategy.
- **Action Step** – a *specific discrete task* which can be identified, initiated, managed, monitored, and completed to help implement the policy and/or strategy. The action steps are highlighted in red text to draw attention to the specific pro-active things that can be done to implement the POCD. The checkboxes are to highlight when they have been completed.

In addition, each policy and action step identifies leaders and partners. The top listed acronym is the “leader” and this is the organization with primary responsibility for implementation. The other acronyms are “partners” and these are other organizations involved in implementation. A legend for the acronyms used to identify leaders and partners is contained in the inside back cover.



WHAT WE WANT TO PROTECT



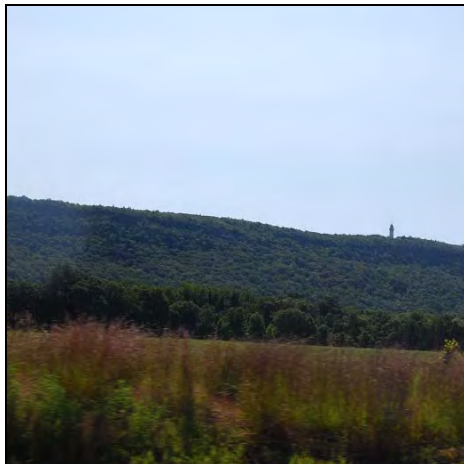
PROTECT NATURAL RESOURCES

5

Overview

Natural resources are a barometer of overall environmental health and contribute to the character and appearance of Simsbury. Protecting natural resources is important to residents and is a key part of the POCD. While the telephone survey revealed that about 89 percent of Simsbury residents feel the Town is doing a good job protecting natural resources, these efforts must continue.

Land Resources



Water Resources



Flora



Fauna



What We Want To Protect - Natural Resources



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Simsbury is doing a good job protecting its natural resources such as rivers, streams and wetlands.

Strongly agree	26%
Agree	63%
Not sure	7%
Disagree	4%
Strongly disagree	1%

Land Resources

In terms of landform, Simsbury contains several prominent features:

- The Talcott Mountain ridgeline on the eastern side of Simsbury,
- Onion Mountain / Sugarloaf / Hedgehog / West Mountain on the western side of Simsbury, and
- a broad valley between these two ridgelines containing the Farmington River.

Water Resources

The Farmington River is the main watercourse in Simsbury. It flows north through Simsbury before turning south and east through the Tariffville Gorge on its way to the Connecticut River and Long Island Sound. Simsbury has numerous other surface water resources (brooks, streams, ponds, wetlands, etc.).

Groundwater resources are just as important. Simsbury has large areas of aquifers (geologic formations capable of holding large amounts of water) and these provide drinking water to public water supplies and private wells.

Protecting water quality is one of the key recommendations of the POCD.

Water Resources



Water Resources



What We Want To Protect - Natural Resources

Air Resources

While there may be little that a Town can do directly with regard to air quality (air quality is regulated by State and Federal agencies), it is an important natural resource consideration. To the extent that it can, Simsbury should continue to promote policies and programs to maintain and improve air quality.

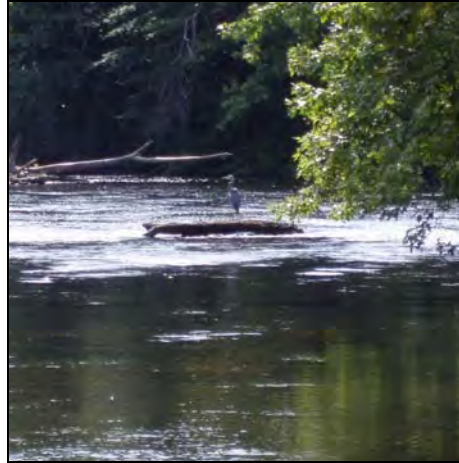
Biological Resources

Simsbury contains a number of diverse habitats that sustain a variety of plants and animals. Some areas in Simsbury are on the State's Natural Diversity Database meaning that such areas sustain rare or endangered species or support the species of special concern.

Spotted Salamander



Bird At Tariffville Gorge



GOAL

Maintain an appropriate balance between the use of land and the conservation of natural resources.

What We Want To Protect - Natural Resources

Groundwater Protection

In the 1980s, Simsbury was ahead of many other communities in Connecticut in terms of being concerned about aquifer protection. Simsbury worked with the United States Geological Survey to drill test borings and study aquifer potential.

Based on that work, Simsbury adopted some groundwater protection regulations which were advanced for their time.

Since then, the regulatory framework in Connecticut has changed and the tools to protect groundwater areas has also changed.

5.1 *Protect surface and groundwater quality.*

A. WATER QUALITY - Simsbury will:	Leader	Partners
1. Continue to protect water quality.	Town	FVHD DEEP
2. Administer and enforce regulations intended to protect: <ul style="list-style-type: none"> • existing public water supply wells, and • aquifers and associated recharge areas. <input type="checkbox"/> a. <i>Review map boundaries and text related to locally defined aquifer areas.</i>	Town ZC	CWC DEEP
3. Consider impacts on water quality and public health as part of land use decisions.	FVHD	Town
4. Coordinate with other organizations to protect water quality and remediate threats to water quality or public health.	Town	FVHD DEEP
<i>Code legend is on inside back cover</i>		

B. LID (Water Quality) - Simsbury will:	Leader	Partners
1. Promote the use of “low impact development” (LID) strategies, where appropriate, to help protect water quality. <ul style="list-style-type: none"> <input type="checkbox"/> a. <i>Review Town regulations for opportunities to minimize impervious surface as part of new development.</i> <input type="checkbox"/> b. <i>Update engineering standards to incorporate “best management practices” for LID.</i> 	Town ZC PW	
2. Where LID strategies for protecting water quality are not appropriate, utilize other mechanisms (such as particle separator chambers and bio-remediation filters) to minimize degradation of water quality.	PW	
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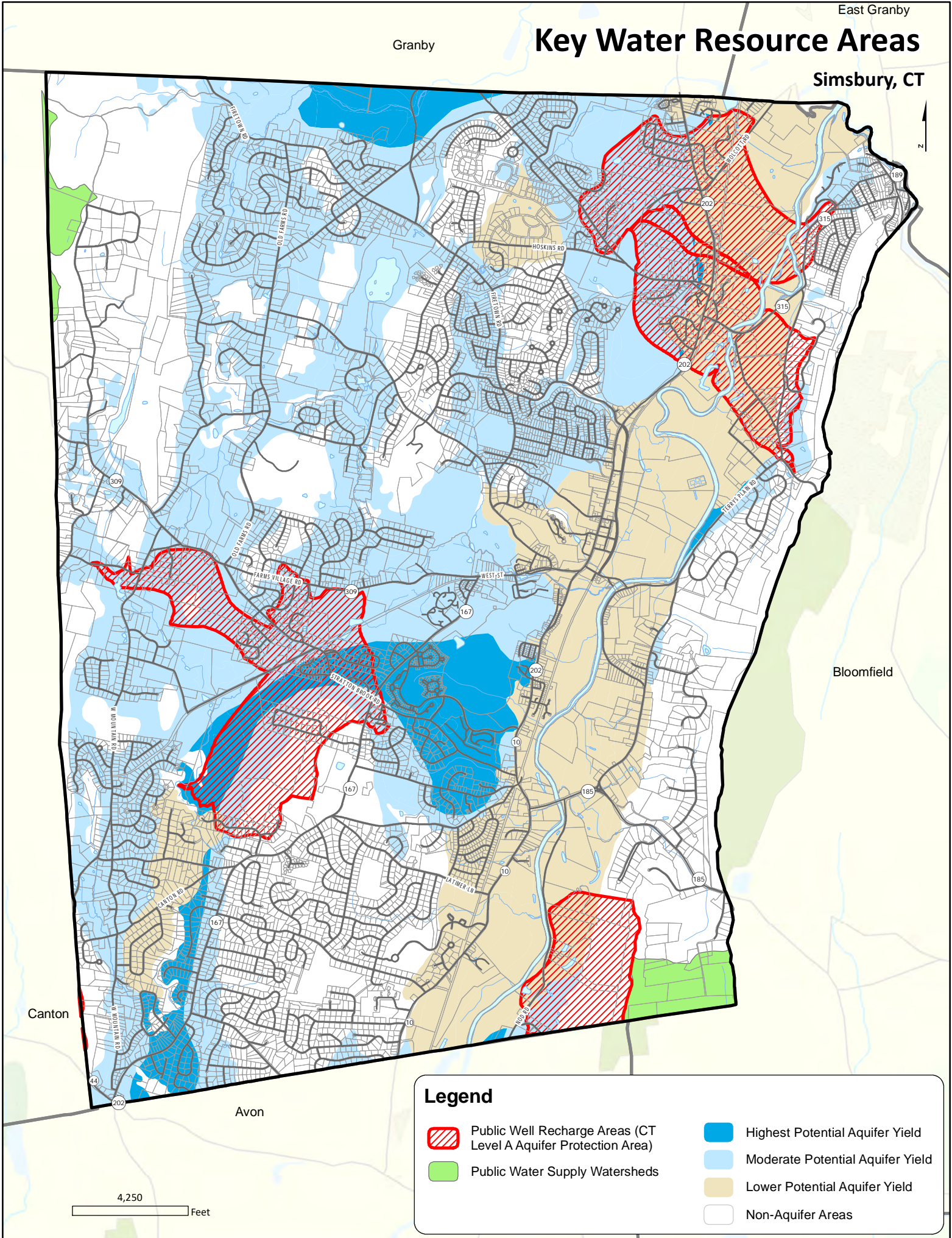
C. SEPTIC MANAGEMENT - Simsbury will:	Leader	Partners
1. Promote proper maintenance of on-site water and sewage disposal systems.	FVHD	CWC
2. Monitor the long-term impacts of septic systems on soil and groundwater.	FVHD	CWC
<i>Code legend is on inside back cover</i>		

Key Water Resource Areas

Granby

East Granby

Simsbury, CT



Legend



Public Well Recharge Areas (CT Level A Aquifer Protection Area)



Public Water Supply Watersheds



Highest Potential Aquifer Yield



Moderate Potential Aquifer Yield



Lower Potential Aquifer Yield



Non-Aquifer Areas

What We Want To Protect - Natural Resources

5.2 Protect other significant water-related resources.

A. WATER RESOURCES - Simsbury will:	Leader	Partners
1. Preserve and protect watercourses, wetlands, and floodplains and their functions.	CWC	ZC PC
2. Encourage or require appropriate setbacks along stream belts (riparian setbacks) and from wetland areas.	CWC	ZC PC
3. Coordinate with other organizations to protect water resources.	CWC	FVHD DEEP
<i>Code legend is on inside back cover</i>		

B. FLOODPLAINS - Simsbury will:	Leader	Partners
1. Continue to implement the provisions in the Zoning Regulation regulating activities in flood-prone areas.	Town	ZC
2. Participate in the National Flood Insurance Program.	Town	
<input type="checkbox"/> a. <i>Investigate the benefits of participating in FEMA's Community Rating System.</i>	Town	
<i>Code legend is on inside back cover</i>		

C. LID (Water Quantity) - Simsbury will:	Leader	Partners
1. Promote the use of "low impact development" (LID) strategies, where and when appropriate, to help manage runoff quantity and promote stormwater infiltration.	Town	CWC ZC PC
<i>Code legend is on inside back cover</i>		

5.3 Protect significant land-related natural resources.

A. LAND RESOURCES - Simsbury will:	Leader	Partners
1. Protect trap rock ridges from development.	Town	
2. Protect steep slopes (grade over 20%) from development.	Town	
3. Coordinate with other organizations to protect land resources.	Town	
<i>Code legend is on inside back cover</i>		

Natural Resources Plan

Granby

Simsbury, CT

East Granby

Bloomfield

Avon

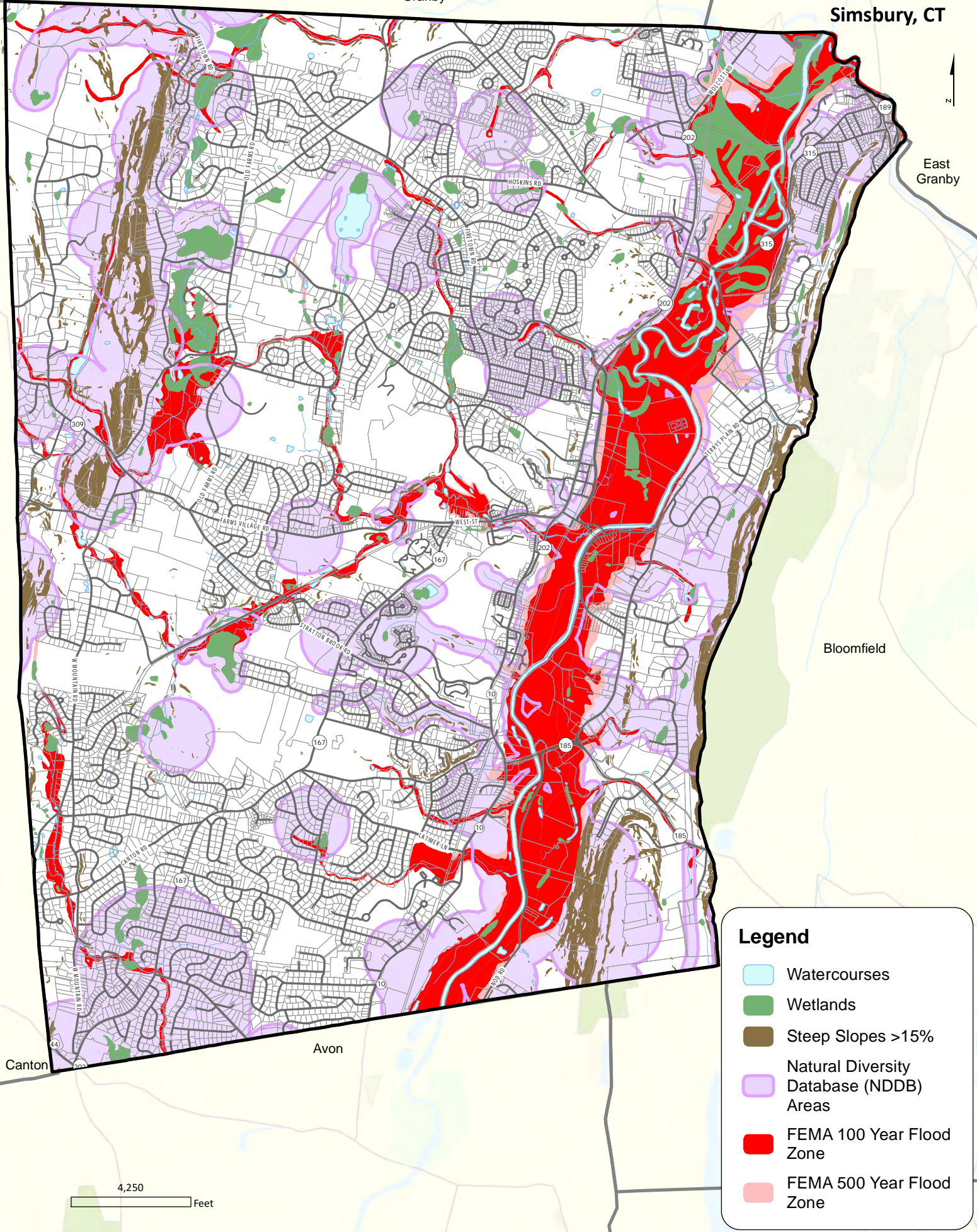
Canton

Legend

-  Watercourses
-  Wetlands
-  Steep Slopes >15%
-  Natural Diversity Database (NDDB) Areas
-  FEMA 100 Year Flood Zone
-  FEMA 500 Year Flood Zone

4,250

Feet



What We Want To Protect - Natural Resources

5.4 Protect the overall environment and other significant natural resources.

• NATURAL DIVERSITY - Simsbury will:	Leader	Partners
1. Seek to preserve environmentally sensitive areas identified: <ul style="list-style-type: none"> • by the Connecticut Department of Energy and Environmental Protection (DEEP) in their Natural Diversity Database, • by the Farmington River Watershed Association, • by the Simsbury Land Trust, or • in any similar comprehensive inventory. 	Town	CWC ZC PC
2. Encourage developments to use habitat-friendly design elements (such nesting structures, “turtle tunnels”, etc.), where appropriate.	Town	CWC ZC PC
<input type="checkbox"/> a. <i>Incorporate standards for the protection of vernal pool ecosystems into land use regulations.</i>	CWC	ZC PC
3. Encourage the use of native plant species.	Town	
4. Prohibit the use of invasive or non-native plant species	Town	
<i>Code legend is on inside back cover</i>		

• AIR QUALITY - Simsbury will:	Leader	Partners
1. Seek ways to implement best management practices to protect air quality.	Town	DEEP
<i>Code legend is on inside back cover</i>		

• DEVELOPMENT PROCESS - Simsbury will:	Leader	Partners
1. Encourage use of a “pre-application” process for proposed development within sensitive environmental areas.	Town	
2. Protect and preserve significant natural resources through acquisition of conservation easements, purchase of land / development rights, or cluster development techniques.	Town	ZC PC
<i>Code legend is on inside back cover</i>		

• COORDINATION - Simsbury will:	Leader	Partners
1. Coordinate with other organizations to protect other natural resources.	Town	
<i>Code legend is on inside back cover</i>		

PRESERVE OPEN SPACE

Overview

Open space helps protect community character, enhance the quality of life for residents, conserve important natural resources, provide wildlife habitat, provide fiscal and economic benefits, shape development patterns, and preserve lands for recreational uses. Preservation of open space is important to Simsbury residents and has been for many years.

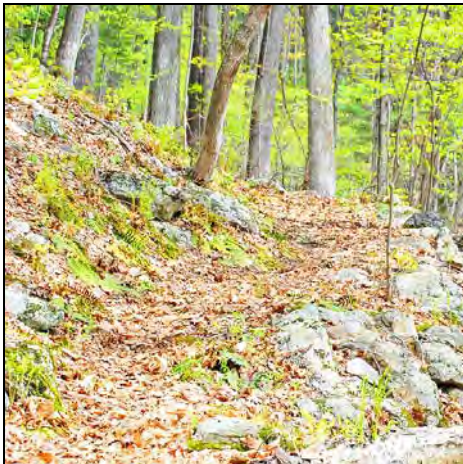
Town Park



State Park



Land Trust



Trails



What We Want To Protect - Open Space



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Simsbury should try to acquire more land for open space and parks.

Strongly agree	17%
Agree	43%
Not sure	8%
Disagree	27%
Strongly disagree	6%

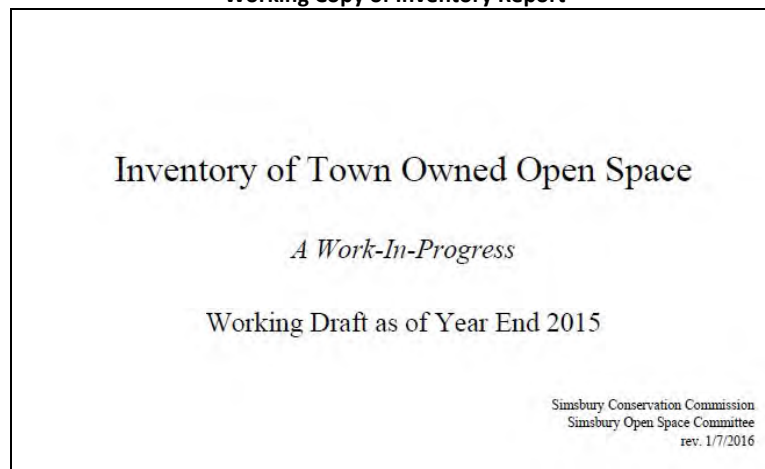
Simsbury has long recognized that acquiring and retaining open space will help maintain and preserve important local resources and community character. Simsbury has been very fortunate over the years to have had assistance in the preservation of open space by organizations such as the Simsbury Land Trust, McLean Game Refuge, the State of Connecticut, the Trust for Public Land, and other such organizations.

As part of the various meetings and workshops conducted as part of the planning process, residents expressed the following thoughts and concerns:

- Open space provides a number of benefits
- Preserving the open space we already have and acquiring more open space should be a high priority for the community
- We also need to maintain the open space we have
- Better walking paths and trails connecting existing and new development to open space areas will enhance values
- Simsbury should discontinue the practice of blindly acquiring open space as part of a residential subdivision if it doesn't add anything to the community.
- We need to prepare a Parks and Open Space Master Plan(s) to plan for the future maintenance needs of our parks and open space in town.
- We need to proceed with active management of selected forest parcels on town owned land.

Simsbury has established an Open Space Committee that has been working on an inventory of all Town-owned open space parcels in order to better understand the resources on each parcel and how the parcels relate to each other. These efforts should continue.

Working Copy of Inventory Report

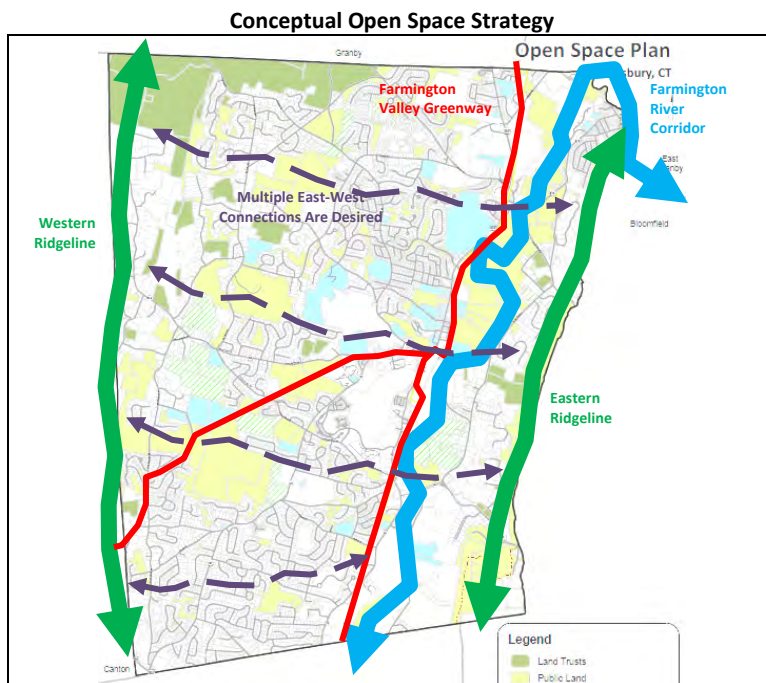


What We Want To Protect - Open Space

Overall, the concept of a “strategic” open space plan is an important future direction for Simsbury. This may involve establishing conservation easements on regulated areas and only acquiring land parcels when it protects an important resource or asset or adds to the overall open space system in Simsbury. Where open space is not preserved, the Town will seek to acquire a fee in lieu of open space in order to be able to acquire the open space it really wants or needs.

Overall, Simsbury’s “strategic open space vision” is to create a meaningful open space system consisting of:

- The eastern ridgeline / hillside (Talcott Mountain)
- The western ridgeline / hillside (Onion Mountain / Sugarloaf / Hedgehog / West Mountain)
- The Farmington River corridor
- As many east-west connections as possible to create wildlife corridors, greenway trails, riparian corridors, etc.



GOAL

Preserve open space to protect important resources, enhance community character, and enhance the quality of life.

What We Want To Protect - Open Space

6.1 *Preserve important areas as open space.*

A. PRO-ACTIVE APPROACHES - Simsbury will:	Leader	Partners
1. Actively seek to identify and preserve important open space properties.	OSC	SLT
<input type="checkbox"/> a. <i>Create a master plan that identifies and prioritizes open space for acquisition / preservation.</i>	OSC	SLT
<input type="checkbox"/> b. <i>Work with owners of land to explore means of preservation, including a right of first refusal.</i>	OSC	SLT
2. Utilize all potential funding sources (including a municipal “open space fund”) to preserve desirable open space.	Town	
3. Coordinate and collaborate with the Simsbury Land Trust and other entities to preserve open space.	OSC	
		Code legend is on inside back cover

B. RE-ACTIVE APPROACHES - Simsbury will:	Leader	Partners
1. Seek to preserve land or obtain a fee-in-lieu-of-open space payment as part of every development.	PC	ZC
<input type="checkbox"/> a. <i>Modify the land use regulations to require as much as 50 percent open space in association with an open space/cluster subdivision.</i>	PC	
<input type="checkbox"/> b. <i>Modify the Zoning Regulations to require as much as 20 percent more open space (perhaps) in new mixed-use <u>developments</u>.</i>	ZC	
<input type="checkbox"/> c. <i>Review the Subdivision Regulations to ensure the “proportionality” requirement for open space is clearly written.</i>	PC	
2. Where preserving land in that location may not make sense, seek a “fee in lieu of open space” payment.	PC	
<input type="checkbox"/> a. <i>Review the Subdivision Regulations to ensure the “fee-in-lieu-of-open space” requirement for open space is clearly written</i>	PC	
		Code legend is on inside back cover

What We Want To Protect - Open Space

6.2 Strive to create an open space system with inter-connected trails and other amenities, as appropriate.

A. GREENWAY/OPEN SPACE SYSTEM - Simsbury will:	Leader	Partners
1. Seek to interconnect open spaces to the greatest extent possible to establish an overall greenway system.	OSC	CPR
2. Encourage the extension of the Farmington Canal Heritage Trail to create a multi-town “greenway” along the Farmington River.	OSC	
<input type="checkbox"/> a. <i>Promote creation of a State Park at Tariffville Gorge.</i>	Town	OSC CPR
<input type="checkbox"/> b. <i>Create a broad, conceptual master plan for Simsbury Meadows (the land between Iron Horse Boulevard and the river) and create access to the riverbank via Helen’s Way.</i>	CPR	OSC
3. Seek to establish “greenway” systems along the trap rock ridges on both the east and west side of town.	OSC	
4. Seek to preserve parcels of open space that will provide linkage between the east and west ridgeline systems.	OSC	
<i>Code legend is on inside back cover</i>		

B. BLUEWAY - Simsbury will:	Leader	Partners
1. Promote a multi-town “blueway” along the Farmington River for canoeing, kayaking, tubing, rafting, and fishing.	OSC	
2. Increase public access to the Farmington River for launching and landing small boats, for fishing, and for other active and passive recreation.	OSC	CPR
<input type="checkbox"/> a. <i>Investigate the feasibility of increasing river access at Route #185 and Nod Road (canoe/kayak launch and parking).</i>		CPR
<input type="checkbox"/> b. <i>Provide a location for a canoe/kayak pullout near Simsbury Center, possibly with a publicly accessible picnic area.</i>		CPR
<input type="checkbox"/> c. <i>Improve the boat launch and access road in Tariffville Park.</i>		CPR
3. Support designation of the lower Farmington River as a Wild & Scenic River.	FRWA	OSC CWC
<i>Code legend is on inside back cover</i>		

What We Want To Protect - Open Space

Sidewalks

See Chapter 13 – Address Transportation Needs for discussion of sidewalks and other pedestrian and bicycle strategies.

C. TRAILS - Simsbury will:	Leader	Partners
1. Seek to create an interconnected network of multi-purpose trails and other public ways for residents and visitors.	BPA	
<input type="checkbox"/> a. <i>Establish a trail connecting the Farmington Canal Heritage Trail to Simsbury Farms, the Saddle Ridge Trails and the Owens Brook bike path.</i>	BPA	OSC CPR
<input type="checkbox"/> b. <i>Complete the extension of the Farmington Canal Heritage Trail to Tariffville.</i>	BPA	OSC CPR
<input type="checkbox"/> c. <i>Seek to more directly connect the Metacomet Trail Tariffville village.</i>	OSC	CPR
2. Investigate providing sanitary facilities at trails, as needed, to support users for as much of the year as possible.	CPR	OSC
3. Support efforts to designate the Metacomet Trail as a National Scenic Trail.	BPA	OSC CPR
<i>Code legend is on inside back cover</i>		

D. WAYFINDING - Simsbury will:	Leader	Partners
1. Seek to establish a “wayfinding” system for residents and visitors.	BPA	CPR
<input type="checkbox"/> a. <i>Erect markers at access points for all trails and include “wayfinding” information where needed.</i>	BPA	CPR
<input type="checkbox"/> b. <i>Publish maps with useful information about trails and access points for residents and visitors.</i>	BPA	CPR
<i>Code legend is on inside back cover</i>		

McLean Game Refuge



Woods Trail



Open Space Plan

Simsbury, CT

Granby

East Granby

Bloomfield

Canton

Avon

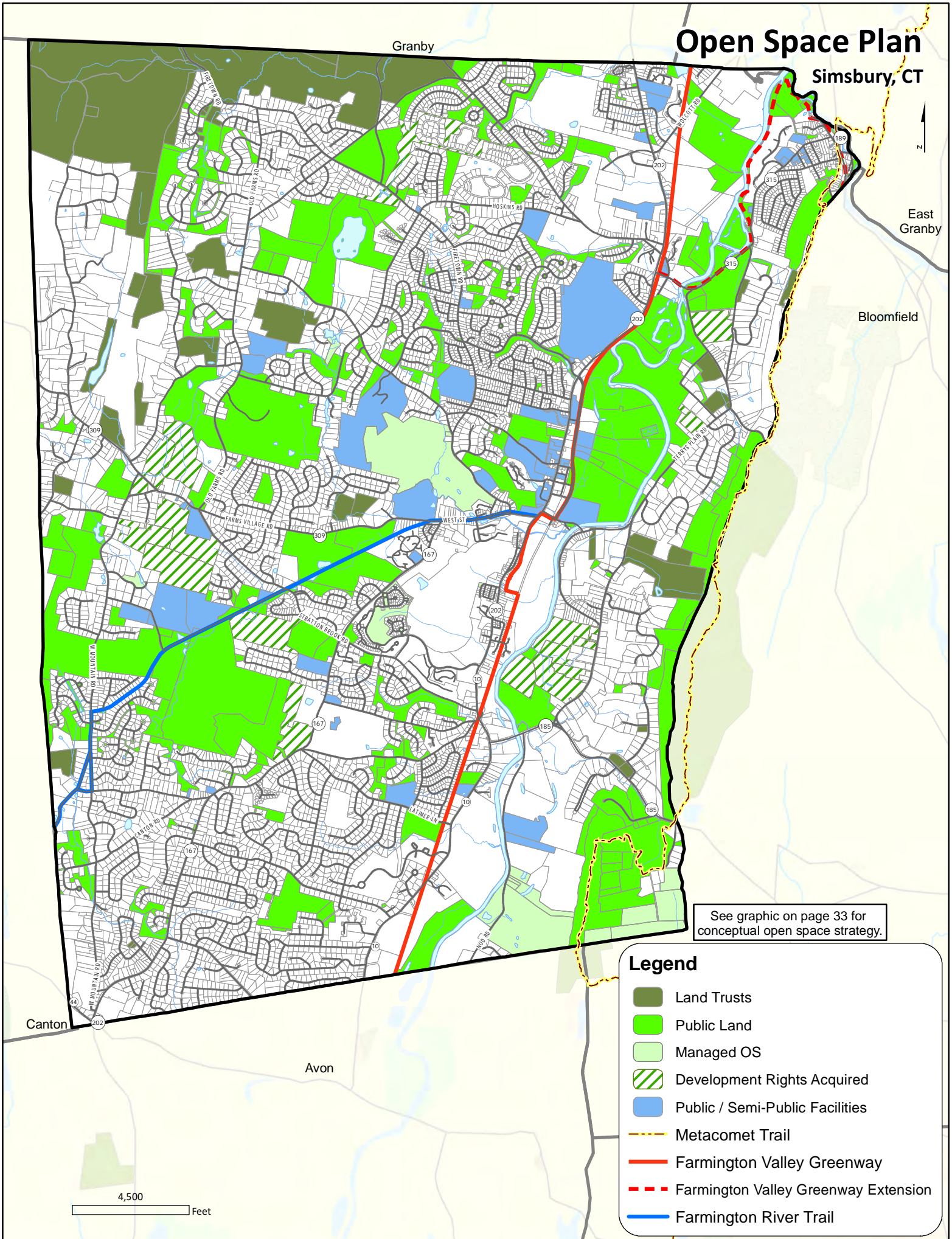
See graphic on page 33 for conceptual open space strategy.

Legend

- Land Trusts
- Public Land
- Managed OS
- Development Rights Acquired
- Public / Semi-Public Facilities
- Metacomet Trail
- Farmington Valley Greenway
- Farmington Valley Greenway Extension
- Farmington River Trail

4,500

Feet



What We Want To Protect - Open Space

6.3 Manage, maintain, and enhance open space areas.

A. OVERALL - Simsbury will:	Leader	Partners
1. Maintain a comprehensive database of information to address the unique needs of each area.	OSC	
<input type="checkbox"/> a. <i>Complete the inventory and evaluation of open space land in order to:</i> <ul style="list-style-type: none"> • <i>Categorize land owned by the Town, the State, and other entities permitting public access describing all current and expected future uses (such as “permanent open space”, “managed open space”, facilities, or other system),</i> • <i>Identify Town-owned parcels that may not contribute to an overall open space system and might be sold to abutters with a restrictive covenant placed on the land and funds designated solely to an open space acquisition / stewardship fund</i> 	OSC	
<input type="checkbox"/> b. <i>Create “management plans” for Town-owned open space areas in order to give them the attention they may need.</i>	OSC	
<input type="checkbox"/> c. <i>During the acceptance process, obtain “management plans” for open space dedications.</i>	Town	PC ZC
2. Monitor demand for, use of, and maintenance requirements of hiking and biking trails and waterway trails.	BPA	CPR
3. Provide adequate resources to maintain open space resources and monitor and enforce protective easements when used as a conservation tool.	OSC	
4. Where necessary, restrict public access and use of environmentally sensitive areas to educational or scientific purposes in order to minimize adverse impacts.	OSC	
		<i>Code legend is on inside back cover</i>

MAINTAIN AND ENHANCE COMMUNITY CHARACTER



Overview

Community character is consistently cited as one of the attributes which makes Simsbury special to residents. Maintaining and enhancing community character is an over-arching principle of this POCD.

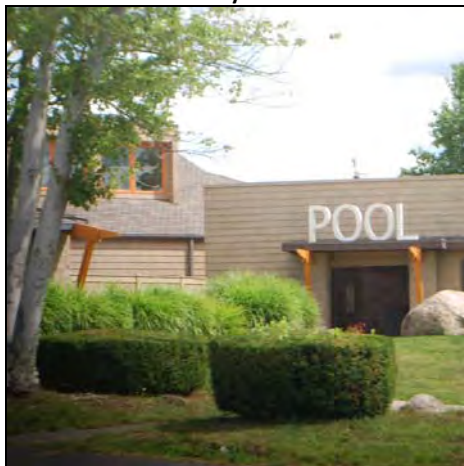
Sense of Place



Sense of Time



Community Amenities



Community Events



What We Want To Protect – Maintain And Enhance Community Character

“Sense of Place”

The concept of “place” is abstract, and defining it is elusive; however, you know it when you see it.

Place is found in the organizational patterns of the physical landscape, natural or built, i.e., ridgelines, signature brownstone buildings, winding secondary roads, etc., or in preserved historical land uses, such as farms, factories, mills, etc.

These patterns extend beyond the visual. It is more than just the way the town “looks”.

“Place” is also manifested in the interaction between human and habitat. The organizational pattern of a farmstead, for example, includes the familiar house, barns and fields. But it also includes the experience of a farm—the sounds (livestock and tractors), the smells (manure and freshly mown hay), and the history associated with the site (perhaps owned by the same family for generations or renowned for its organic produce).

Some of the attributes that contribute to community character in Simsbury include:

- Natural resources such as the topography of Talcott and the West Mountains and the Farmington River
- Open space resources
- Scenic views, scenic roads, and other scenic resources including views of the ridgelines, hillsides, and the river valley
- Farms and farming
- Historic buildings and sites
- Settlement patterns such as villages and other unique places
- Community services and facilities (such as schools and other Town services)
- Community amenities (such as the Farmington Canal Heritage Trail and Simsbury Farms)
- Community events (such as events at the Performing Arts Center)

A listing of some recognized character resources is contained on the following pages.

Yet, in reality, community character is not just any one of these things. It is the totality of all of these things. Simsbury has a “sense of place” because these elements (and many others) are all interwoven into the fabric of the community.

This “sense of place” is part of what draws people to Simsbury. People make a conscious choice to live here or visit here or stay here because of its small town character and sense of community and all of the elements that contribute to character.

Heublein Tower



Fountain in Weatogue



Town Clock



What We Want To Protect – Maintain And Enhance Community Character

Listing of Some Current And Former Character Resources

Buildings

1. Joseph Ensign House (corner of Drake Hill Road)
2. Simsburytown Shops – example of village style/scale center
3. Former Ensign Bickford complex
4. Railroad station buildings
5. Former Tobacco Barns on Route 10
6. Central School
7. Town Offices (Belden School)
8. Hop Brook Mill / Brownstone Building
9. Tobacco Fields / Barns / Dormitory
10. The Tariffville Mill
11. Former Pettibone’s Tavern (Abigail’s)
12. St. Mary’s Church
13. Methodist Church
14. Congregational Church
15. St. Bernard’s Church
16. Trinity Episcopal Church
17. “Courtyard Building”

Aesthetic Places

1. Hop Brook waterfall
2. King Philip’s Cave
3. Massaco Plantation
4. Militia Training Band Field
5. Sycamores along Route 10
6. Hillsides, ridgelines and escarpments
7. The Farmington River flood plain
8. Stone walls
9. Bartlett Tower
10. Sugarloaf Mountain
11. Patterson Park
12. Simsbury Meadows
13. Case Meadow Ethel Walker Woods
14. Simsbury Center
15. Garrett stairs at McLean Game Refuge
16. Heublein Tower
17. Intersection of Laurel Ln / Great Pond
18. Drake Hill Bridge
19. Farmington Canal Heritage Trail
20. Farmington River Canal
21. Fields across Route 10 from Blue Ridge / Lincoln / Old Meadow Plain
22. Fountain in Weatogue
23. Silo and Sycamore at Folly Farm
24. Pinchot Sycamore tree
25. Old quarry
26. Route 185 Bridge
27. Waterfall at McLean Game Refuge
28. West Simsbury Center
29. Barndoor Hills view
30. Grave site on East Weatogue Street (ox cart death)
31. Tobacco fields / barns: Firetown Road, Hoskins
32. Old barn on Terry’s Plain Road, formerly Bartlett Farm
33. Scenic road along East Weatogue Street, Terry’s Plain Road, Ferry Lane
34. Views of the Farmington River along Riverside Road, Terry’s Plain Road
35. Nod Brook field
36. Public school properties (see details on Community Facilities Plan)
37. Simsbury Farms recreation complex
38. Private school properties (such as Westminster, Ethel Walker, Masters)

Community Events

1. Talcott Mountain Music Festival (Hartford Symphony)
2. Performing Arts Center
3. Septemberfest
4. Simsbury Light Opera
5. Simsbury Summer Theater For Youth
6. Simsbury Fly-In
7. Simsbury Celebrates (First Night)
8. Luminary Night
9. Memorial Day Parade
10. River Run
11. Simsbury Bike Month (May)

(continued on next page)



In the telephone survey, participants were asked whether they agreed or disagreed with the following statements:

Simsbury should try to encourage more public events, such as concerts, festivals and other family-friendly events.

Strongly agree	24%
Agree	55%
Not sure	5%
Disagree	15%
Strongly disagree	1%

Does Simsbury offer enough entertainment options (music, movies, plays, etc.)?

Too many	1%
About right	49%
Too few	48%
Not sure	2%

What We Want To Protect – Maintain And Enhance Community Character

Volunteer Efforts

The importance placed on community character is pervasive in the community and supported by many local organizations.

For example, volunteers associated with the Beautification Committee maintain more than 60 flower gardens and planters on Town land throughout Simsbury including:

- Schultz Park
- Town Hall
- Simsbury Public Library
- Simsbury Farms recreation complex
- Welcome signs and brownstone pillars at gateways
- At various islands, intersections and triangles throughout town
- Eno Memorial Hall
- Entrance to the Flower Bridge
- Key corners

Listing of Some Current And Former Character Resources (continued)

Historic Districts

1. East Weatogue Historic District
2. Terry's Plain Historic District
3. Tariffville Historic District
4. Simsbury Center Historic District

Farms

1. Tulmeadow Farm
2. Flamig Farm
3. George Hall Farm
4. Joseph Hall Farm
5. Rosedale Farm
6. Pickin' Patch Farm
7. Town Farm
8. Folly Farm
9. Ryan's Flower Farm
10. Anthony's Farm

Watercourses / Waterbodies

1. Farmington River
2. Meadow Pond
3. Tariffville Gorge
4. Great Pond
5. Streams and brooks
6. Ponds

Parks and Recreation

1. Town Forest
2. Stratton Brook Park
3. Schultz Park
4. Tariffville Park
5. Tariffville Green
6. State Wildlife Management Area
7. McLean Game Refuge
8. Metacomet Trail
9. Curtiss Park
10. Memorial Park
11. Hopmeadow Country Club
12. Tower Ridge Country Club
13. Onion Mountain Park
14. Belden Forest
15. Talcott Mountain State Park
16. Penwood State Park
17. Metacomet Trail overlook
18. The Hedgehog
19. The Sugarloaf

Gateway Signage



Schultz Park



Rotary Park

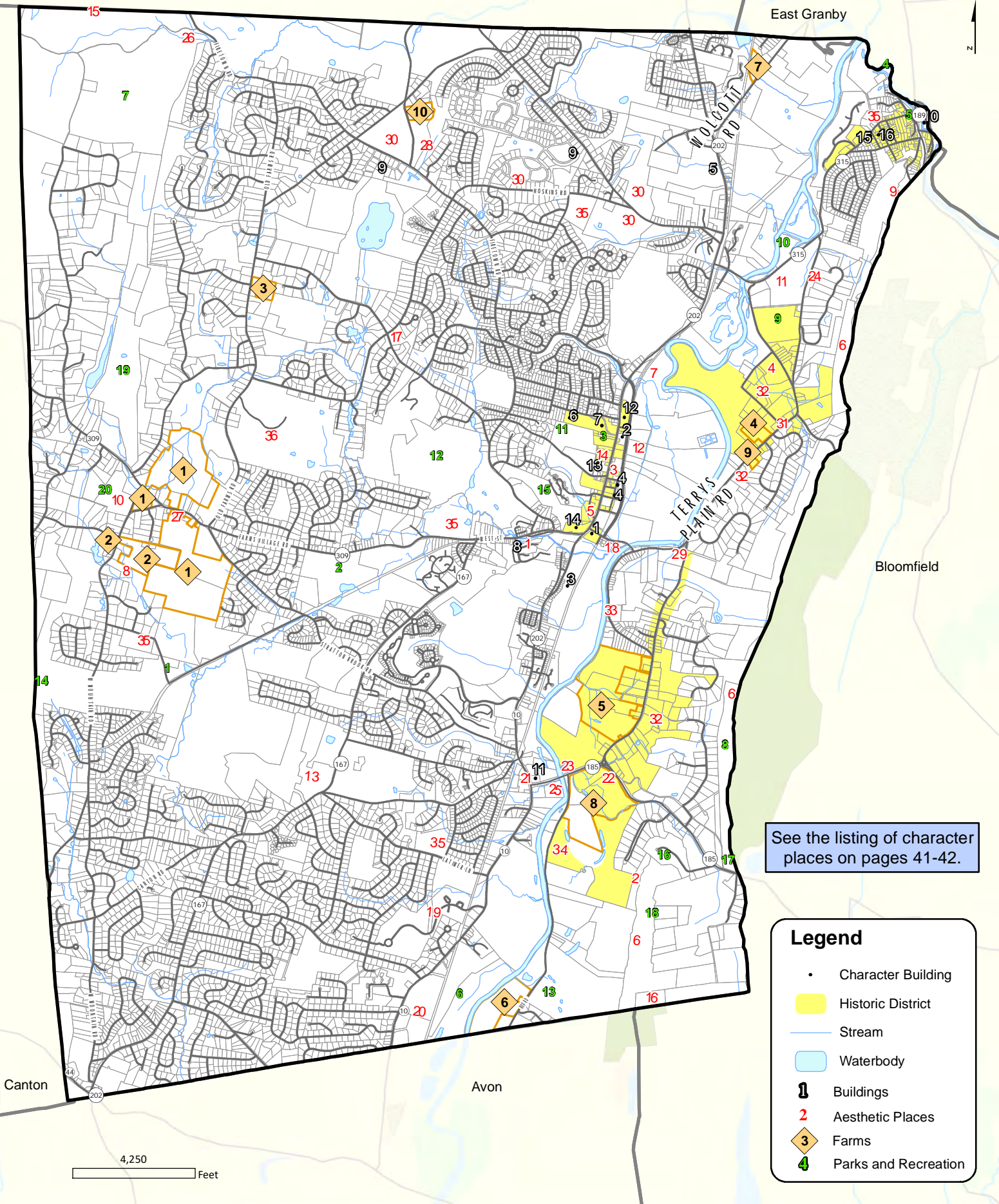


Character Places

Granby

Simsbury, CT

East Granby



See the listing of character places on pages 41-42.

Legend

- Character Building
- Historic District
- Stream
- Waterbody
- 1** Buildings
- 2** Aesthetic Places
- Farms
- 4** Parks and Recreation

4,250

Feet

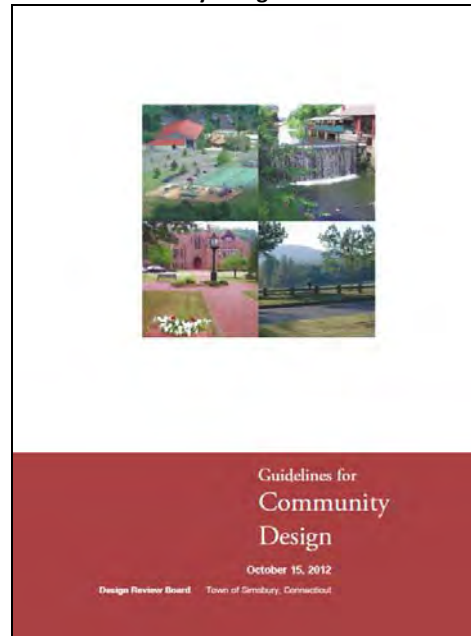
What We Want To Protect – Maintain And Enhance Community Character

Simsbury recognizes that the aesthetic aspects of development affect the overall ambience of our community and the quality of life of residents. If a development does not maintain or enhance community character in some meaningful way, it is actually detracting from community character in Simsbury.

Simsbury has had a Design Review Board for many years and the work of this Board should continue to ensure that new development fits into the community well. The Board has promulgated award-winning design guidelines that serve to guide its efforts and inform applicants of how to prepare applications.

The POCD takes the position that new development in Simsbury should maintain or enhance community character in some meaningful way. Design review is critical to maintain and enhancing community character and these efforts should continue and be strengthened as needed.

Community Design Guidelines



GOAL

Maintain and enhance the overall character of Simsbury by preserving and protecting the characteristics that contribute to its overall ambience and quality of life.

7.1 Identify and protect the resources, “sense of place”, and quality of life that contribute to the overall character of Simsbury.

A. NATURAL / CULTURAL RESOURCES –Simsbury will:	Leader	Partners
1. Preserve significant natural resources that contribute to community character.	Town	CWC
2. Preserve stone walls, burial sites, cellar holes, and other cultural resources that contribute to community character.	Town	
<input type="checkbox"/> a. Consider a Town ordinance to preserve stone walls.	BOS	CWC
3. Use techniques such as open space cluster zoning and view sector regulations to preserve character resources.	ZC	
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B. COMMUNITY DESIGN –Simsbury will:	Leader	Partners
1. Maintain and improve the design review process in Simsbury to ensure new developments reflect, complement and enhance the overall character of Simsbury.	DRB	
<input type="checkbox"/> a. Review and update the “Guidelines for Community Design.”	DRB	
<input type="checkbox"/> b. Tailor the design guidelines, as needed, to village centers and other special places in the community.	DRB	
<input type="checkbox"/> c. Investigate if there are ways to incorporate public comment into the design review process.	DRB	
<input type="checkbox"/> d. Consider ways to incorporate dynamic computer visualization tools (such as Sketchup) into the design review process so that all aspects of a proposed development are visualized and understood in the context of other buildings around them.	DRB	
2. Seek to ensure that new development complements, and is compatible with, the existing fabric of Simsbury and complements nearby historic structures and sites.	DRB	
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What We Want To Protect – Maintain And Enhance Community Character

“Dark Skies”

The term “dark skies” is used to draw attention to light pollution and its impact upon night skies. More information is available from the International Dark Sky Association.

Several decades ago, there was little night lighting being used so its overall impact was not particularly noticeable. Nowadays, excessive night lighting is having an overall impact on communities and the quality of life. It also wastes electricity.

A dark-skies ordinance or regulation typically:

- requires all outdoor light fixtures to shine downward only.
- prohibits light streaming up into the night sky, where it interferes with a clear view.

C. NOISE / LIGHT POLLUTION –Simsbury will:	Leader	Partners
1. Manage artificial lighting to maintain and enhance community character and help reduce light pollution.	ZC	
<input type="checkbox"/> a. <i>Incorporate “dark skies” principles into the zoning regulations in order to minimize negative impacts of artificial lighting.</i>	ZC	
2. Minimize impacts of noise on residential areas from commercial and industrial uses.	BOS	
<input type="checkbox"/> a. <i>Evaluate the regulatory issues associated with adoption of a noise ordinance.</i>	BOS	
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D. COMMUNITY SPIRIT –Simsbury will:	Leader	Partners
1. Seek ways to maintain and enhance community pride and spirit.	Town	
2. Encourage community and civic activities that promote and enhance community spirit.	Town	
3. Support concerts at the Performing Arts Center, fireworks, local parades, and other community events.	Town	
4. Maintain a community calendar to inform people of upcoming events.	Town	
5. Collaborate with Simsbury Community Television and other media formats (print media, social media, email blasts, etc.) to keep residents informed about community affairs.	Town	
6. Continue programs to recruit volunteers and recognize “hometown heroes” who have made a difference in the community.	Town	
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Simsbury Fly-In



Simsbury Celebrates



7.2 Protect historic and archeologic resources and celebrate their contribution to community character and sense of place.

A. OVERALL –Simsbury will:	Leader	Partners
1. Preserve and protect historic and archeologic resources since they contribute to Simsbury’s overall character and sense of place.	Town	HDC SHS
2. Maintain a Historic Resources Inventory in cooperation with the State Historic Preservation Officer (SHPO).	Town	HDC SHS
3. Use the Archeological Site Sensitivity Analysis of the Town of Simsbury to identify potential archeological sites.	Town	
4. Seek to create corridors or linkages between historic sites when possible (for example, the Rosedale Farm - East Weatogue Street - Tariffville corridor).	Town	HDC SHS
		<i>Code legend is on inside back cover</i>

B. RECOGNITION –Simsbury will:	Leader	Partners
1. Promote Simsbury’s historic sites, structures and districts.	Town	HDC SHS
2. Promote heritage tourism in Simsbury as part of our commitment to being a <i>Preserve America</i> community.	Town	HDC SHS
3. Increase public awareness of local historic resources through print / digital means (Town website, library, schools, etc.) and through other means.	Town	HDC SHS
<input type="checkbox"/> a. <i>Recognize the presence of the remnants of the historic Farmington Canal in Simsbury by installing signage and publicizing it.</i>	Town	HDC SHS
<input type="checkbox"/> b. <i>Consider enhancing the appearance of the Route 185 bridge by adding architectural lighting and other enhancements.</i>	Town	HDC SHS
4. Support the listing of qualified buildings, sites, structures, and districts on the National Register of Historic Places and the State Register of Historic Places.	Town	HDC SHS
		<i>Code legend is on inside back cover</i>

State / National Registers of Historic Places

The National Register of Historic Places (NRHP) identifies resources significant in the history of the nation. The State Register of Historic Places (SRHP) identifies resources significant in the history of the state.

These designations are not regulatory in nature and only directly affect activities involving federal and/or state funding. Property owners may be eligible for tax benefits for improvements to these resources.

The designations may be for districts (areas containing multiple properties) or for individual properties.

Local Historic Districts

A local historic district is regulatory in nature and a local Historic District Commission regulates exterior changes in view from a public street. A super-majority of property owners must consent to the establishment of a local historic district.

A local historic property may be similarly protected or may be protected by ownership, easement, or other means consented to by the property owner.

What We Want To Protect – Maintain And Enhance Community Character

Adaptive Re-Use

Since older buildings may outlive their original purposes, adaptive re-use is a process where older buildings are adapted for new uses while retaining their historic features.

For example:

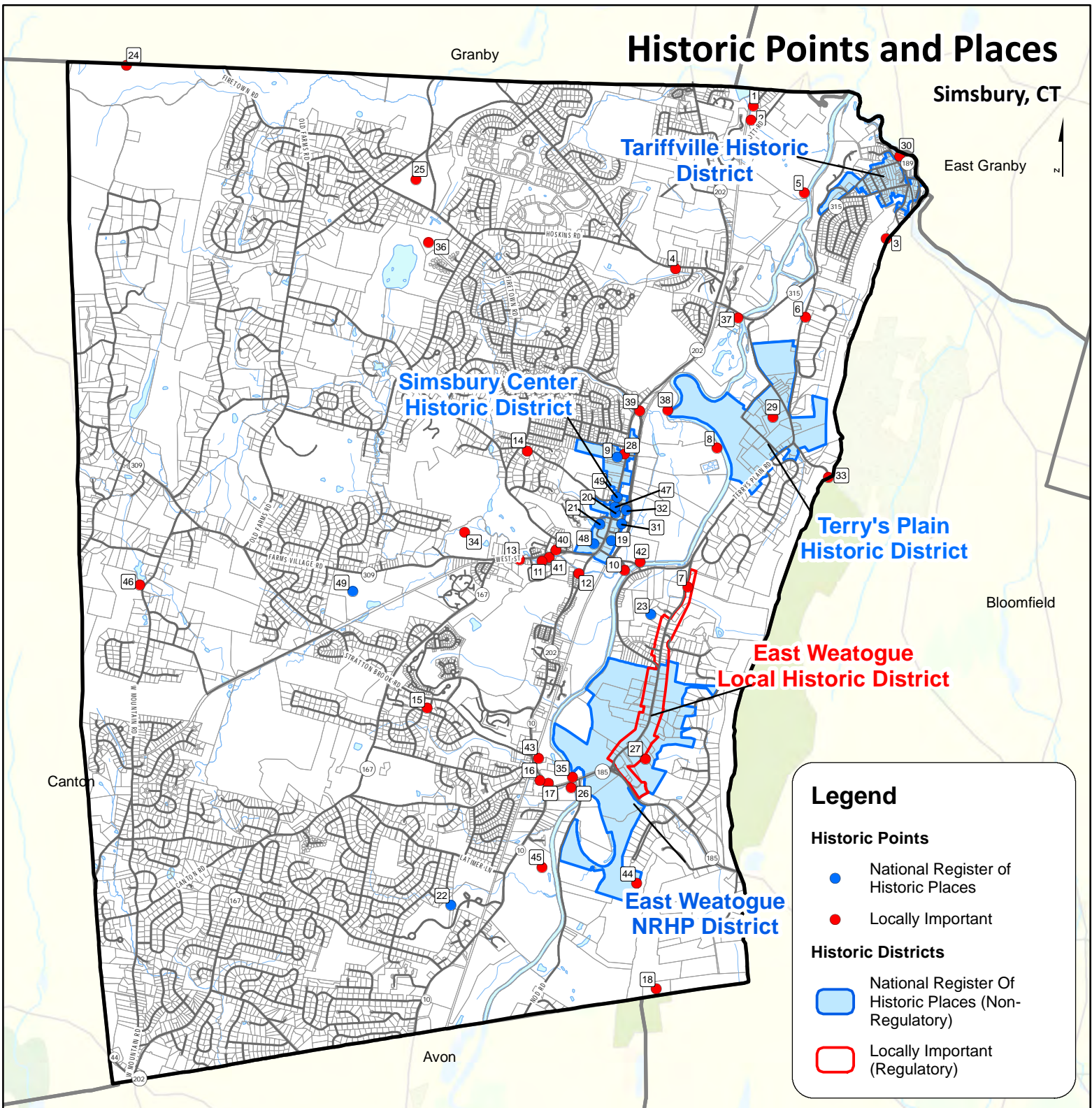
- an old factory may become an apartment building,
- a church may become a restaurant (or a restaurant may become a church),
- an old house may be converted to office use.

C. PROTECTION / REGULATION –Simsbury will:	Leader	Partners
1. Support efforts to protect historic sites and areas.	Town	HDC SHS
2. Consider historic and archeologic resources as part of land use applications.	Town	ZC PC
<input type="checkbox"/> a. <i>Amend the Subdivision Regulations to require consideration of historic and archeologic resources.</i>	PC	
<input type="checkbox"/> b. <i>Amend the Zoning Regulations to require consideration of historic and archeologic resources and preservation of such resources, where possible.</i>	ZC	
<input type="checkbox"/> c. <i>Adopt regulations to protect archeological resources.</i>	Town	
3. Support the establishment of local historic districts (a regulatory approach) where supported by affected owners.	Town	
4. Retain the Town’s Delay of Demolition Ordinance.	BOS	
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D. ADAPTATION / RE-USE –Simsbury will:	Leader	Partners
1. Consider allowing adaptive reuse of historic buildings (residential, commercial, governmental and industrial) if that will be instrumental in preserving them.	ZC	
2. Maintain the architectural integrity of historic structures and sites when adapted for re-use for commercial, industrial or residential purposes.	DRB	ZC HDC SHS
3. Encourage preservation of the historic character of structures and sites and the restoration / maintenance of such buildings in an appropriate way.	Town	HDC SHS
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E. PROGRAMS –Simsbury will:	Leader	Partners
1. Pursue and promote financial incentives for preservation (grants, tax incentives, loans, easements, assessment deferrals, etc.)	Town	
2. Use techniques such as open space cluster zoning to preserve historic buildings and sites.	Town	ZC PC
3. Maintain Simsbury’s designation as a Certified Local Government in the National Historic Preservation Program in order to be eligible for grants and other assistance.	Town	HDC
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Historic Points and Places



Legend

Historic Points

- National Register of Historic Places
- Locally Important

Historic Districts

- National Register Of Historic Places (Non-Regulatory)
- Locally Important (Regulatory)

Site

- | | | |
|---|---|---|
| <ol style="list-style-type: none"> 1. Town Farm Cemetery 2. Stone Railroad Arch at Town Farm 3. Bartlett Tower 4. Cullman Brothers Inc. Dormitory 5. Governor's Bridge Railroad Crossing 6. Stone Quarry at Quarry Road 7. Russell Marker 8. Pent Road Ferry 9. Horace Belden/ Central Schools - NRHP 10. Old Drake Hill Bridge - NRHP 11. Saw and Grist Mills at Hop Brook 12. Canal Arches Over Hop Brook 13. Cooper Smelter and Steel Mill 14. Mindwell Adams Marker 15. Jared Bradley Marker 16. Civil War Monument | <ol style="list-style-type: none"> 17. White Memorial Fountain 18. Heublein Tower - NRHP 19. Cannon Medical Center - NRHP 20. Eno Memorial Hall - NRHP 21. Englewood (Simsbury 1820 Home) - NRHP 22. Farmington Canal - NRHP 23. John Humphrey House - NRHP 24. Pilfershire Cider Mill 25. First Fairground 26. Manto Meadow 27. Old Fuse Factory 28. Militia Training Ground 29. Militia Training Ground 30. Carpet Company 31. Central New England Station - NRHP 32. New Haven and Northampton Station - NRHP 33. Wintonbury Road | <ol style="list-style-type: none"> 34. Wire Mill 35. 1734 Toll Bridge 36. Cullman Brothers Inc. Plantation 37. Bissell's Landing 38. 1788 Bridge 39. Probable Location of Potash Works 40. Stone Quarry 41. Calvin Barber Stone Quarry 42. Ferry Site 1673 43. Probable Location of Indian Fort 44. King Phillip's Cave 45. American Sumatra Tobacco Plantation 46. Stoddard Reservoir 1907 47. Simsbury Bank and Trust - NRHP 48. Boy Scout Hall - NRHP 49. Massaco Forest Pavilion - NRHP 50. Phelps Tavern - NRHP |
|---|---|---|

5,000

Feet

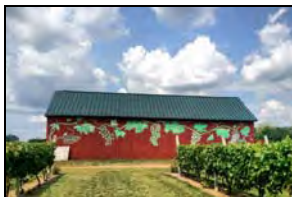
What We Want To Protect – Maintain And Enhance Community Character

Major Farms

1. Tulmeadow Farm
2. Flamig Farm
3. George Hall Farm
4. Rosedale Farm
5. Pickin’ Patch
6. Town Farm
7. Folly Farm

Other properties in Simsbury may also be farmed on a regular basis (including the former Culbro tobacco fields, fields in the Farmington River floodplain, and other areas).

Rosedale Farms



Tulmeadow Farm



Flamig Farm



Town Farm



7.3 Support the preservation of working farms and the availability of farmland soils.

A. WORKING LANDS – Simsbury will:	Leader	Partners
1. Work with local farmers and others to identify specific mechanisms to preserve agricultural lands. <input type="checkbox"/> a. <i>Create an Agricultural Subcommittee to create a plan for farm preservation.</i>	Town	AG
2. Promote the use of agricultural “best management practices.”	Town	AG
3. Lease Town-owned agricultural land to farmers on a multi-year basis to encourage investment in the fertility of the land and promote farming uses on those lands. <input type="checkbox"/> a. <i>Survey existing Town-owned open space to identify suitable parcels for additional agricultural use.</i>	BOS	AG
4. Seek to provide incentives to preserve agricultural lands.	Town	AG
5. Seek to provide incentives for reclaiming farmland that has fallen into disuse.	Town	AG
6. Encourage the retention of quality agricultural land in agricultural use.	Town	AG
7. Should such lands become available, give working farms and agricultural land high priority for “open space” acquisition or development rights acquisition.	Town	AG
8. Use techniques such as open space cluster zoning and view sector regulations to help preserve working farms and help preserve prime or important agricultural soils that could be utilized for commercial farming or community gardens.	ZC	Town AG
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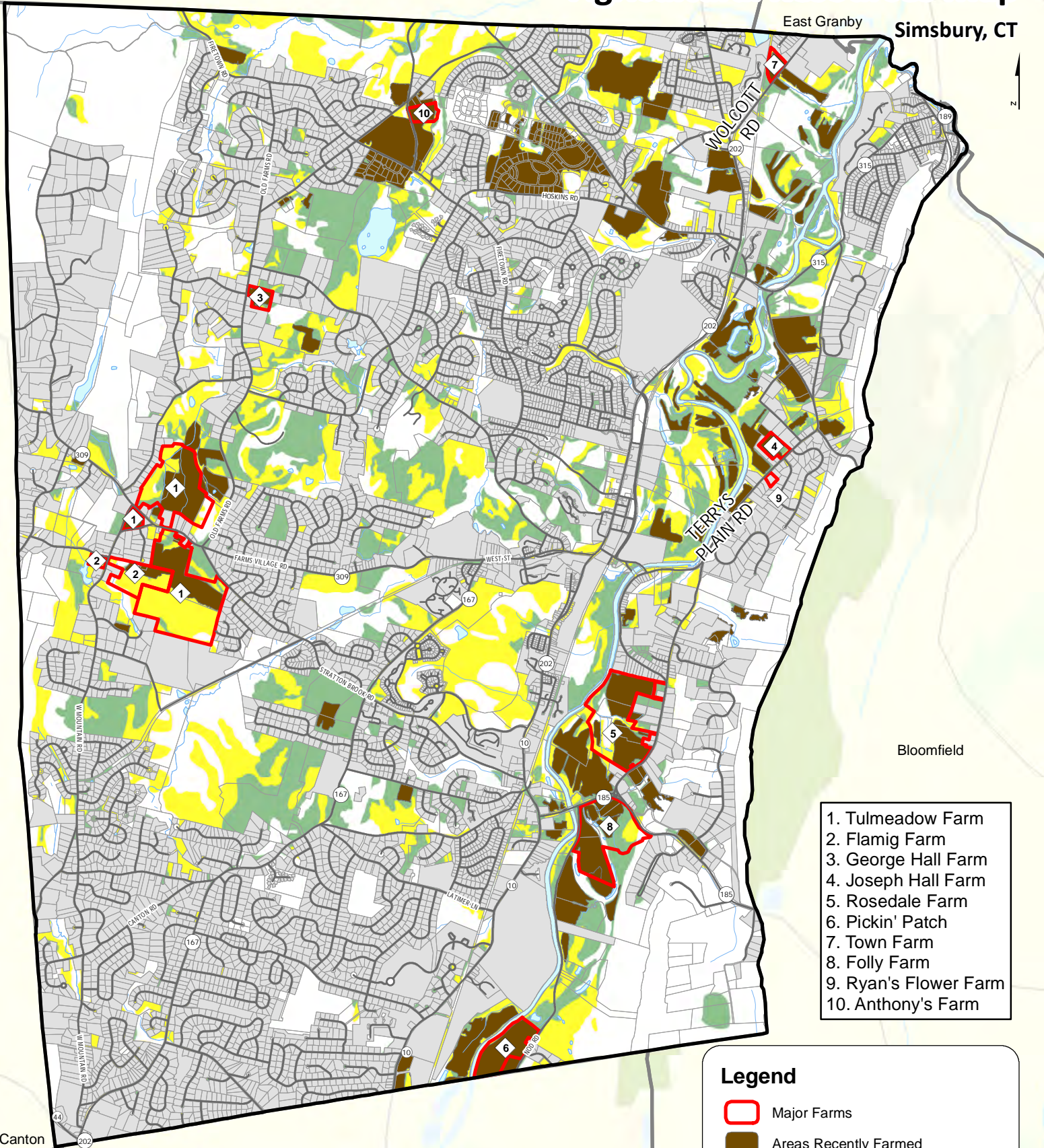
B. PRODUCE MARKETS - Simsbury will:	Leader	Partners
1. Encourage the formation of farming cooperatives to facilitate a mutually beneficial farming environment.	AG	
2. Encourage the purchase of products (such as milk, wine, and produce) from local farms. <input type="checkbox"/> a. <i>Strive to find a permanent location in Simsbury for a farmers market.</i>	AG	AG
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Agricultural Resources Map

Granby




East Granby

Simsbury, CT





- 1. Tulmeadow Farm
- 2. Flamig Farm
- 3. George Hall Farm
- 4. Joseph Hall Farm
- 5. Rosedale Farm
- 6. Pickin' Patch
- 7. Town Farm
- 8. Folly Farm
- 9. Ryan's Flower Farm
- 10. Anthony's Farm

Legend

-  Major Farms
-  Areas Recently Farmed
-  Developed Areas

Farmland

-  Prime Farmland Soils
-  Statewide Important Farmland Soils

4,250 Feet

Scenic Views / Vistas

- the Talcott and West Mountain hillsides and ridgelines;
- the Farmington River valley from the hillsides and ridgelines;
- the farm fields in West Simsbury;
- the Ethel Walker hillside and fields along Bushy Hill Road;
- vistas that embody the rural characteristics of Simsbury, such as those along Nod Road, East Weatogue Street and Terry’s Plain Road; the southerly portion of Old Farms Road; the intersection of Laurel Lane and Great Pond Road; vistas of the Farmington River; the Tariffville Gorge; and other vistas.

Scenic Road Ordinance

Simsbury’s Scenic Road Ordinance allows the Planning Commission to designate scenic roads in Simsbury, after receiving consent of the owners of a majority of lot frontage along the road.

Such designation helps protect that roadway from inappropriate changes.

The following Town roads have been designated since the establishment of the ordinance:

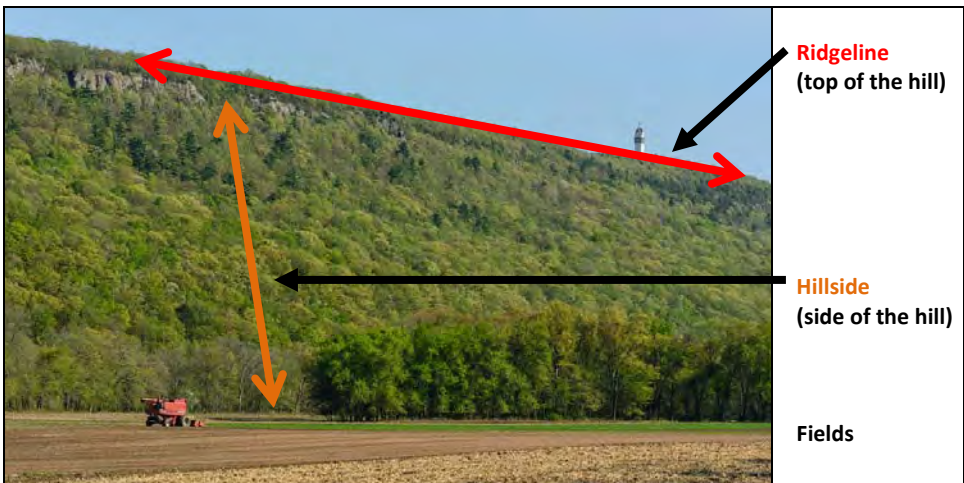
- Goodrich Road
- Ferry Lane
- Terry’s Plain Road
- East Weatogue Street
- Barn Door Hills Road

Currently there is no state highway within Simsbury designated as a Scenic Road.

7.4 Preserve and enhance the scenic characteristics of Simsbury.

A. SCENIC FEATURES –Simsbury will:		Leader	Partners
1.	Preserve scenic resources that enhance the overall character of Simsbury (partial list in the sidebar on this page and in the beginning of Chapter 7).	Town	SBC
	<input type="checkbox"/> a. Amend the Zoning Regulations to strengthen protection of scenic resources.	ZC	
	<input type="checkbox"/> b. Amend the Subdivision Regulations to strengthen protection of scenic resources.	PC	
2.	Maintain the Scenic Road Ordinance and designate additional scenic roads, where appropriate.	Town	
3.	Collaborate with the Simsbury Land Trust and similar organizations promoting preservation of scenic resources.	Town	SLT SBC
4.	As opportunities arise, seek to put wire utilities underground in Simsbury Center and other village centers in order to enhance community character.	Town	
		<i>Code legend is on inside back cover</i>	

B. RIDGELINES / HILLSIDES –Simsbury will:		Leader	Partners
1.	Establish, maintain and enforce regulations to protect hillsides and ridgelines and the scenic views to and from these areas.	Town	ZC PC
		<i>Code legend is on inside back cover</i>	



Scenic Resources Map

Granby

Simsbury, CT

East Granby

Bloomfield

Avon

Canton

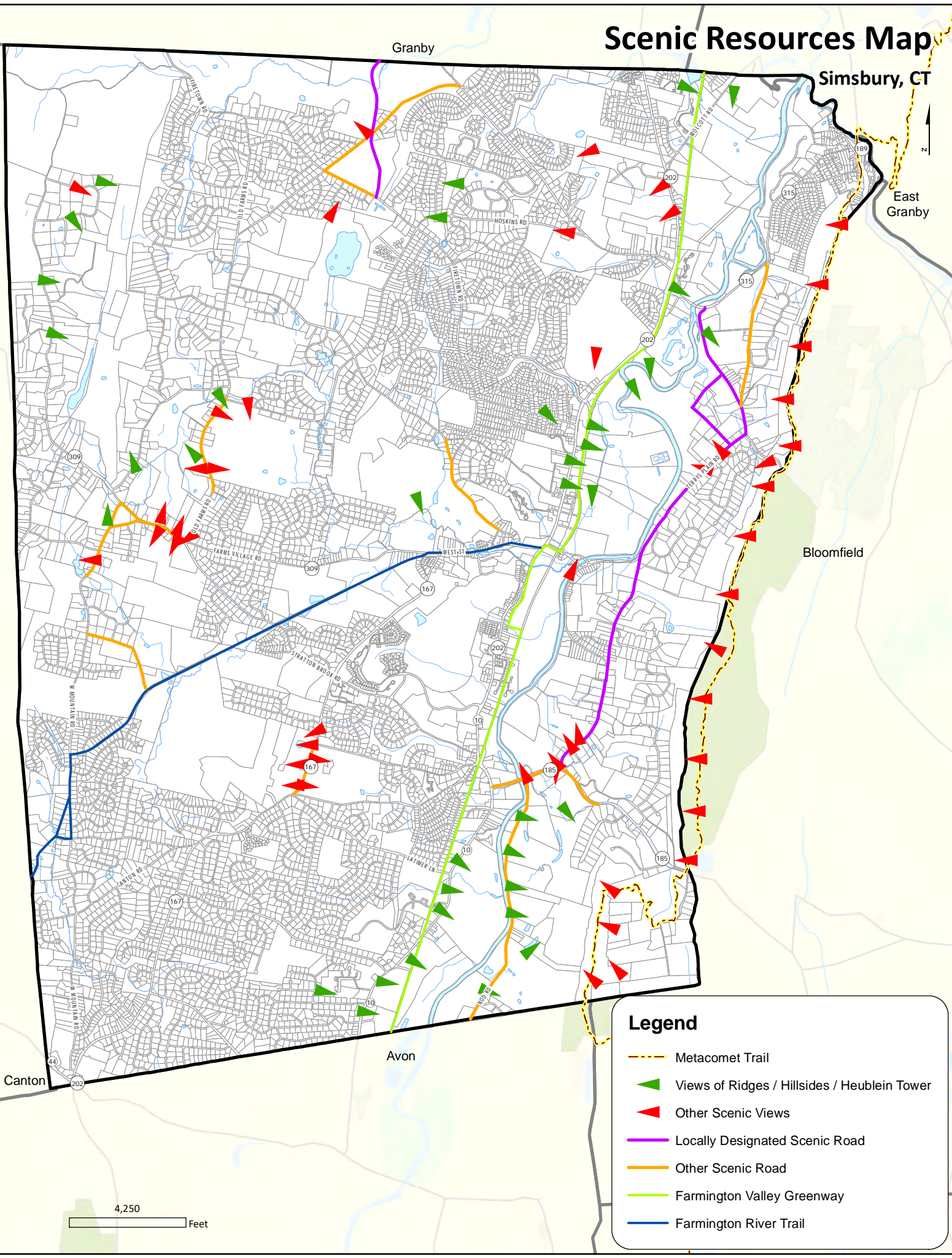


Legend

- Metacomet Trail
- Views of Ridges / Hillsides / Heublein Tower
- Other Scenic Views
- Locally Designated Scenic Road
- Other Scenic Road
- Farmington Valley Greenway
- Farmington River Trail

4,250

Feet



What We Want To Protect – Maintain And Enhance Community Character

PA-490 Program

The PA-490 program (codified in CGS Section 12-107) is an assessment reduction program that reduces taxes on certain types of land so that it is more likely to remain undeveloped.

The 2016 Grand List reports the following:

- 84 parcels used for farming (totaling 1,419 acres),
- 12 parcels of at least 25 acres kept as forest (totaling 861 acres),
- 12 parcels meeting the open space criteria (totaling 576 acres).

Gateway Approaches

The following locations could be considered as major gateways in Simsbury:

- The north and south entrance points of Route 10/202
- The intersection of Routes 167 and 44
- The intersection of Routes 315 and 189 in Tariffville
- The entrances at Route 185, Nod Road and Route 309
- The Wolcott Road area near East Granby
- The entrance points on the Farmington Canal Heritage Trail and other trails

Gateway Sign

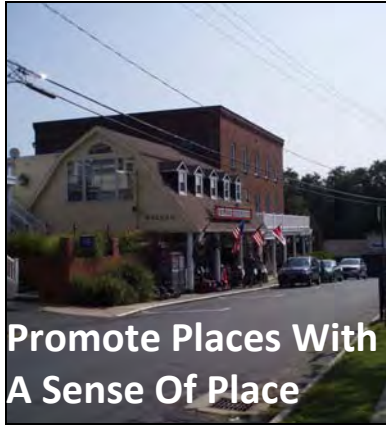


C. UNDEVELOPED LAND –Simsbury will:	Leader	Partners
1. Continue to use the “PA-490” assessment reduction program (CGS 12-107) to help preserve undeveloped land as long as possible.	Town	BOS PC
<input type="checkbox"/> a. <i>Review the criteria for the PA-490 “open space” assessment category to evaluate whether to extend incentives to residentially-zoned parcels less than 25 acres in size.</i>	Town	
		Code legend is on inside back cover

D. TREES / VEGETATION –Simsbury will:	Leader	Partners
1. Recognize the importance of trees and vegetation to Simsbury’s overall character and environmental health.	Town	SBC
<input type="checkbox"/> a. <i>Develop a comprehensive program for streetscape improvements along major streets.</i>	Town	PW
2. Preserve and maintain historic and significant trees such as the sycamores along Route 10 and Route 185.	Town	
<input type="checkbox"/> a. <i>Develop a maintenance / replacement plan for street trees, (especially the iconic sycamore trees along Hopmeadow Street in Simsbury Center).</i>	Town	
3. Emphasize the importance of landscaping (including berms) as part of any commercial development.	ZC	
<input type="checkbox"/> a. <i>Amend the Zoning Regulations to include a section outlining landscaping requirements.</i>	ZC	
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E. GATEWAYS –Simsbury will:	Leader	Partners
1. Seek to preserve and enhance the major “gateway” approaches to and within Simsbury (see sidebar).	Town	
2. Encourage the preservation of existing woodlands along the streetscapes, such as but not limited to Routes 185 and 309, to enhance the character of the gateway.	Town	
3. Through the site plan review process and other means, maximize landscaping and minimize pavement on public and private right-of-ways at the gateway approaches.	Town	ZC PC
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HOW WE WANT TO GROW



PROMOTE PLACES WITH A SENSE OF PLACE



Overview

As indicated in *Chapter 7 – Maintain and Enhance Community Character*, Simsbury is intent on maintaining and enhancing its “sense of place” (see the sidebar on page 40 for a discussion of the term “sense of place”). Nowhere is this more important than in Simsbury Center and the other village centers and unique places in the community.



GOAL

Guide future growth or change in Simsbury in ways that will promote places with a “sense of place,” strengthen Simsbury Center and other village centers and other unique places, and maintain and enhance the character of the community.

In the telephone survey, participants were asked whether they agreed or disagreed with the following statements:

I want Simsbury to promote walkable, pedestrian-friendly, village-type areas.

Strongly agree	31%
Agree	55%
Not sure	3%
Disagree	9%
Strongly disagree	2%

Simsbury Center



Tariffville



Weatogue Center



West Simsbury Center



8.1 Guide development in ways that reflects and respects historical development patterns and creates areas with a “sense of place.”

A. STRUCTURE - Simsbury will:	Leader	Partners
1. Promote and strengthen villages and other unique places to sustain and enhance quality of life and honor and respect the historic elements of Simsbury.	Town	DRB
2. Promote compatible development in Simsbury Center and recognize that development elsewhere could impede the ability to improve Simsbury Center.	Town	ZC PC
<input type="checkbox"/> a. Investigate ways to provide incentives for development in Simsbury Center.	Town	
3. Discourage utilization of the Planned Area Development approach in areas not zoned for business or industrial use unless the overall master planned concept is a significant improvement over other approaches.	ZC	
<i>Code legend is on inside back cover</i>		

8.2 Ensure that future development will reflect and/or enhance the form of its surrounding area as well as uses appropriate for that area.

A. FORM –Simsbury will:	Leader	Partners
1. Ensure the scale and form of new development is compatible with the surrounding areas and the architecture of new development complements or enhances the existing developed environment.	Town	DRB ZC PC
2. Where appropriate, employ form-based development criteria, together with use-based criteria.	ZC	
3. Continue to refer site plan applications to the Design Review Board for analysis and recommendations based upon the Guidelines for Community Design.	ZC	DRB
4. Encourage property owners/developers to work with Town Staff, Town commissions, boards, officials and citizens in the preparation of their developments so that they are of a scale and form that is in harmony with the community and surrounding areas	Town	
<i>Code legend is on inside back cover</i>		

Key Places In Simsbury

Simsbury, CT

Granby

East
Granby



Tariffville

Bloomfield

Hoskins

Simsbury
Center

West Simsbury
Center

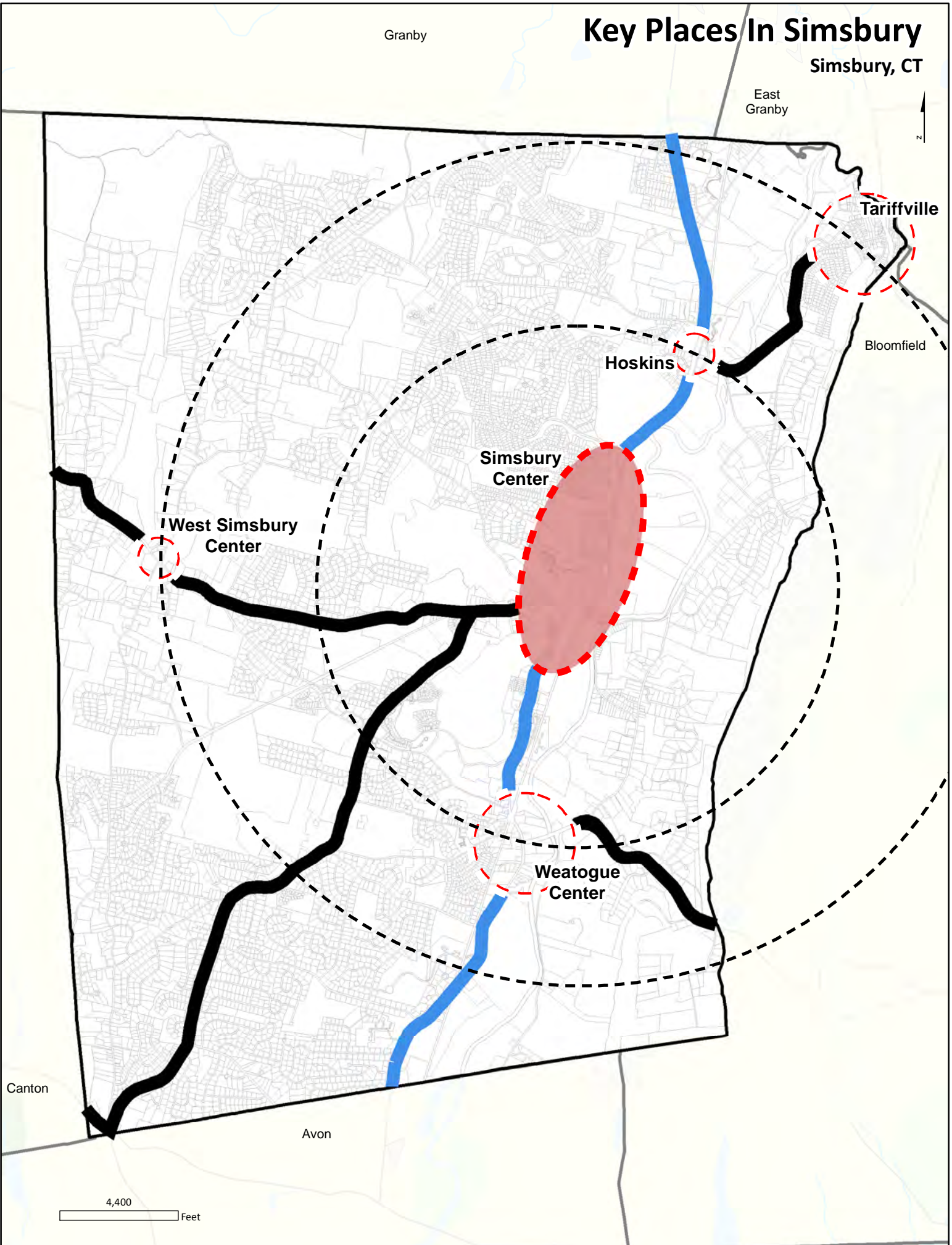
Weatogue
Center

Canton

Avon

4,400

Feet





Simsbury Center

Simsbury Center is a key focal point in the community.

In 2009, an intensive design-based study (a “charrette”) was conducted for Simsbury Center. Hundreds of residents participated in order to look at opportunities for encouraging appropriate development in the Center and strengthening its role in the community. Based on community input, conceptual plans were presented for discussion and feedback and an illustrated master plan was shared with the community.

In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Simsbury should encourage development in and near the town center to help make downtown stronger.

Based on the results of the charrette, a “form-based code” was prepared for Simsbury Center to guide development. The code focused attention more on the “form” of development (as in the design of new buildings) more than the uses that would occur within the buildings. Activities consistent with the code could be eligible for an expedited approval process.

Strongly agree	20%
Agree	53%
Not sure	5%
Disagree	20%
Strongly disagree	2%

Overall, Simsbury residents expressed support (at the charrette in 2009 and in the 2017 survey conducted as part of preparing this POCD) for development in and near Simsbury Center that would enhance and strengthen the Center ***provided*** the design of buildings and improvements will be consistent with the overall character of the Center. Graphics on the following pages illustrate this concept.

Charrette Process

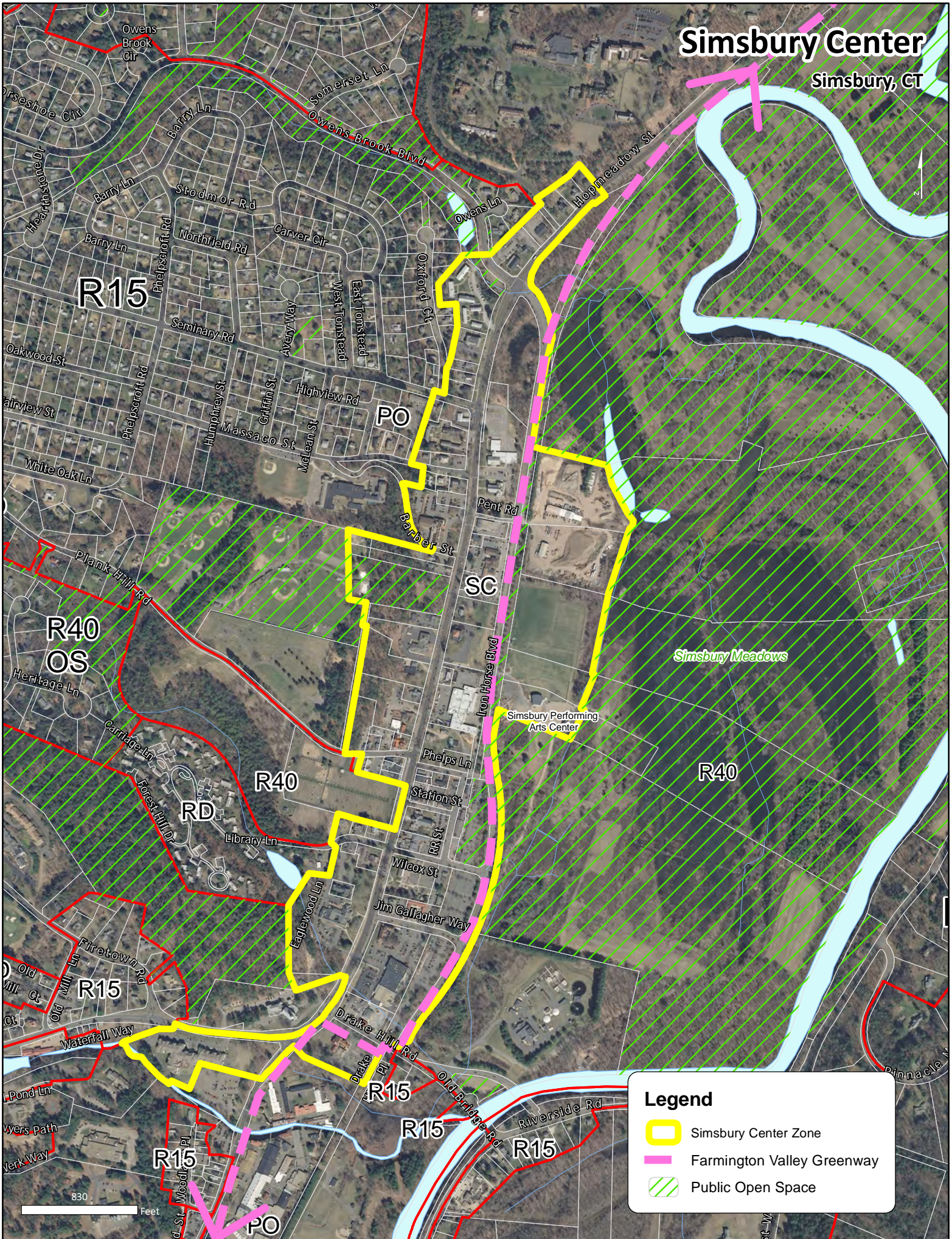


Charrette Product






Simsbury Center

Simsbury, CT



Legend

-  Simsbury Center Zone
-  Farmington Valley Greenway
-  Public Open Space

How We Want To Grow – Promote Places With A Sense of Place

Photo-Simulation
Looking South On Hopmeadow Street From Vincent Funeral Home

Existing



Stage One



Removal of overhead wires

Stage Two



Addition of partial brick sidewalks, "bumpouts" to narrow travel lanes, and crosswalks

Stage Three



Completion of brick sidewalks plus addition of streetlights, street trees, and on-street parking

Stage Four



Addition of new buildings on east side of Hopmeadow Street



Addition of new buildings on west side of Hopmeadow Street

All graphics prepared by UrbanAdvantage as part of the Simsbury Center charrette process

How We Want To Grow – Promote Places With A Sense of Place

Photo-Simulation

Looking West On Wilcox Street From Iron Horse Boulevard

Existing



Stage One



Addition of sidewalks, streetlights and street trees

Stage Two



Addition of new buildings on NW corner and behind, plus addition of on-street parking and street trees

Stage Three



Addition of new building on SW corner plus addition of street trees

Stage Four



Alternate buildings behind NW corner

Stage Five



Alternate building on SW corner

All graphics prepared by Urban Advantage as part of the Simsbury Center charrette process


How We Want To Grow – Promote Places With A Sense of Place

Simsbury Charrette (2009) Illustrative Concepts

(full report available at Town Hall and/or on Town website)

Drake Hill To Wilcox



- | | |
|---|---|
| <ul style="list-style-type: none"> (A) New welcome center and tourist information hub. (B) New bank with drive-thru, screened by signature corner building, gateway to downtown. (C) Existing commuter parking lot retained. (D) Stormwater pond based on original library plan. Allows for ice skating in winter. New connection to church. (E) Existing shopping center reconfigured. Opportunity for new grocery with office or residential above. New street connects Hopmeadow to Iron Horse and library. (F) To improve connectivity, formalize driveway as a street. (G) Building setbacks create a consistent street edge along Iron Horse. New sidewalk added on west side of street. Parking screened behind buildings. | <ul style="list-style-type: none"> (H) New extension of Railroad to the south. Opportunity for small office condos or live/work units. (I) Liner building screening parking lots. Deeper building setbacks preserve green, open feeling along Hopmeadow. Parking eliminated between buildings and street. (J) New residential with corner retail wrapping shared parking structure. (K) Wilcox designated as a key retail street. |
|---|---|
-
- | |
|---|
| <ul style="list-style-type: none">  New building  Existing building  Parking structure |
|---|

How We Want To Grow – Promote Places With A Sense of Place

Simsbury Charrette (2009) Illustrative Concepts

(full report available at Town Hall and/or on Town website)

Wilcox To Schultz Park



- A** New residential with corner retail. With the exception of corner sites, Iron Horse is primarily residential in character.
- B** Parking structure added to rear of Eno Hall, incorporates ground level entrance into building, senior center above.
- C** Station becomes two-way, sidewalk widened, on-street parking added and street trees planted.
- D** Shared surface parking serves surrounding buildings.
- E** Parking eliminated between buildings and street.
- F** Phelps becomes a two-way yield street with a shared parking/travel lane.
- G** Improve to allow for more frequent parking and to accommodate special events.

- H** New street links Iron Horse to Hopmeadow, improves visibility to Phelps Tavern Museum.
 - I** Reconfigure existing shopping center and replace gas station with mixed use development.
 - J** Upgrade driveway to a street, improves access between Hopmeadow and Iron Horse.
 - K** New residential development on vacant land behind funeral home.
 - L** Townhouses overlooking park, resulting in improved access and visibility. Topography allows for taller buildings tucked into hillside.
- New building
 Existing building
 Parking structure




How We Want To Grow – Promote Places With A Sense of Place

Simsbury Charrette (2009) - Illustrative Concepts

(full report available at Town Hall and/or on Town website)

Schultz Park To Seminary



- | | |
|---|---|
| <p>A New residential infill on vacant land behind ice cream shop. Grade change allows for shared structured parking with adjacent center.</p> <p>B Liner buildings screen parking structure and mimic historic character present along Hopmeadow.</p> <p>C Shopping center redeveloped to include a mix of higher intensity residential units. New street aligned with park street below, improves connectivity.</p> <p>D New one-sided park street preserves view to Simsbury Meadows.</p> <p>E Post office replaced, pedestrian way takes the place of Pent Road, enhances connectivity between elementary school and Simsbury Meadows.</p> <p>F New mixed residential development replaces Simscroft-Echo Farms. Pedestrian spine runs through development, linking Simsbury Meadows to Town Center.</p> | <p>G Trailhead and parking area. Paths extend through Simsbury Meadows to river.</p> <p>H Preserve green buffer along Iron Horse</p> <p>I New civic building provides expansion space for Town Hall. Parking hidden behind.</p> <p>J New street aligned with Massaco, links Iron Horse and Hopmeadow.</p> <p>K Multifamily residential project replaces St. Mary's school.</p> <p>L New office and residential buildings mimic the scale of original houses.</p> <p> New building</p> <p> Existing building</p> <p> Parking structure</p> |
|---|---|

How We Want To Grow – Promote Places With A Sense of Place

Simsbury Charrette (2009) Illustrative Concepts

(full report available at Town Hall and/or on Town website)

Seminary To Westminster School





A Storm pond, cleaned up and expanded.
Gazebo serves as overlook.

B Picnic shelters with small adjacent parking area.

C New multifamily project serves as a gateway to downtown.

D Potential site for relocation of Masonic Lodge.

 New building
 Existing building



In the telephone survey, participants were asked whether they agreed or disagreed with the following statements:

Simsbury should look at how to provide for more housing in Simsbury Center.

Strongly agree	7%
Agree	29%
Not sure	9%
Disagree	49%
Strongly disagree	6%

The design of buildings is an important consideration in any new development in Simsbury Center.

Strongly agree	36%
Agree	55%
Not sure	3%
Disagree	6%
Strongly disagree	1%

8.3 Strengthen and enhance Simsbury Center as the primary focal point in the community.

A. OVERALL INTENSITY / ACTIVITY –Simsbury will:	Leader	Partners
1. Encourage greater density and intensity in Simsbury Center to help create a larger “critical mass” and a greater sense of activity provided it enhances the character of the Center.	Town	ZC
2. Work cooperatively with the Simsbury Main Street Partnership to increase the economic success of Simsbury Center.	Town	EDC MSP
3. Encourage infill development between Hopmeadow Street and Iron Horse Boulevard.	Town	EDC MSP
<input type="checkbox"/> a. <i>Seek to make state-owned land in Simsbury Center available for local development purposes.</i>	Town	EDC
		<i>Code legend is on inside back cover</i>

B. BUILT FORM –Simsbury will:	Leader	Partners
1. Strengthen the “pedestrian-friendly environment” in Simsbury Center.	Town	DRB ZC
2. Maintain a “form-based” approach to development in Simsbury Center.	ZC	
<input type="checkbox"/> a. <i>Enhance the “form-based code” for Simsbury Center to add architectural and landscape guidelines.</i>	ZC	
3. Preserve historic buildings in Simsbury Center and guide the design of new buildings to fit into the fabric of the area.	ZC	DRB
<input type="checkbox"/> a. <i>Establish a “village district” (in accordance with CGS 8-2j), if needed, to help ensure development is consistent with the character of the Center.</i>	ZC	
		<i>Code legend is on inside back cover</i>

C. EXTENT–Simsbury will:	Leader	Partners
1. Consider extending the Simsbury Center zone to include the Ensign-Bickford complex in the future, if appropriate.	ZC	
<input type="checkbox"/> a. <i>Develop a preliminary adaptive re-use plan to prepare for the possibility that the former Ensign-Bickford complex might become a multi-user facility someday.</i>	Town	
		<i>Code legend is on inside back cover</i>

How We Want To Grow – Promote Places With A Sense of Place

D. MIXED USES –Simsbury will:	Leader	Partners
1. Encourage or require multi-story buildings in Simsbury Center, preferably mixed-use <i>buildings</i> .	ZC	
2. Maintain regulations that permit residential use, including a mixed-use <i>development</i> within the Simsbury Center area.	ZC	
<i>Code legend is on inside back cover</i>		

E. PEDESTRIAN-ORIENTED IMPROVEMENTS –Simsbury will:	Leader	Partners
1. Provide for a system of sidewalk, crosswalk, and streetscape improvements throughout Simsbury Center to establish a safe and welcoming pedestrian environment.	Town	
<input type="checkbox"/> a. <i>Improve wayfinding for pedestrians and vehicles.</i>	Town	MSP
<input type="checkbox"/> b. <i>Complete landscaping, lighting, signage, and gateway improvements recommended in the Simsbury Center Streetscape Study.</i>	Town	
2. Encourage or require new developments to provide pedestrian improvements and amenities.	ZC	
<i>Code legend is on inside back cover</i>		

F. OTHER IMPROVEMENTS –Simsbury will:	Leader	Partners
1. Promote the safe and convenient movement of traffic into and through the Town Center.	Town	DOT
2. Address infrastructure improvements (if any) needed to support the desired development program in the Center.	Town	
3. Continue to support other improvements in and near Simsbury Center (such as at the Performing Arts Center) that will help create a vibrant and interesting area.	Town	
<i>Code legend is on inside back cover</i>		

G. MANAGEMENT–Simsbury will:	Leader	Partners
1. Explore creation of a Special Services District in order to coordinate marketing, streetscape improvement, and other programs to benefit the Town Center.	Town	
2. Encourage improvement of “under-performing” business properties in Simsbury Center.	Town	EDC MSP
3. Reduce or minimize the impact of less attractive features (such as loading areas, mechanical equipment, etc.).	ZC	
4. Encourage the “undergrounding” of overhead utility wires as opportunities arise.	Town	
<i>Code legend is on inside back cover</i>		

Mixed Use

The term “mixed use” is used to refer to a situation where residential and business uses exist on the same site. For many years, zoning in suburban communities was focused on the separation of uses. In recent years, there has been interest in encouraging or requiring mixed uses as part of creating vibrant and pedestrian friendly environments in town centers and other areas.

There are two separate mixed use concepts expressed in the POCD:

- Mixed use ***buildings*** are where the two uses are in the same structure, typically with business uses at street level and residential uses above.
- Mixed use ***development*** is when the two uses are on the same site or in the same development but not in the same structure.

Tariffville

Tariffville became a village in the early 1800s when the Tariff Manufacturing Company built a mill along the Farmington River to harness the abundant water power. As employment grew, the company built housing to attract workers. At one time, Tariffville had the largest concentration of population (and employment) in Simsbury.

Maintaining and enhancing Tariffville is an important strategy in the POCD.

8.4 *Maintain and enhance Tariffville as a village center in Simsbury with a “sense of place.”*

A. OVERALL –Simsbury will:	Leader	Partners
1. Promote appropriate development of Tariffville while encouraging preservation of its village character.	Town	TVA EDC MSP
<input type="checkbox"/> a. <i>Consider undertaking a special study of Tariffville to evaluate issues and opportunities in the area.</i>	Town	TVA EDC MSP
<input type="checkbox"/> b. <i>Upon completion of the study, consider establishing a new zoning district for Tariffville to implement recommendations (possibly including establishment of a “village district”).</i>	ZC	
2. Work cooperatively to increase the economic success of Tariffville.	Town	TVA EDC MSP
3. Encourage façade improvements for business buildings in Tariffville, including financial incentives.	Town	TVA EDC MSP
		<i>Code legend is on inside back cover</i>

B. PEDESTRIAN CIRCULATION –Simsbury will:	Leader	Partners
1. Seek to repair existing sidewalks in poor condition to overcome difficulties with pedestrian circulation in Tariffville.	Town	
2. Seek to install new sidewalks and safe pedestrian ways to interconnect destinations within Tariffville including Tariffville Park, Tariffville School, the mill, the village center, and similar locations.	Town	
		<i>Code legend is on inside back cover</i>

Tariffville

Simsbury, CT



I1

RD

AZ

R15

B2

R25

B1

I1

R25

I1



R15

R25

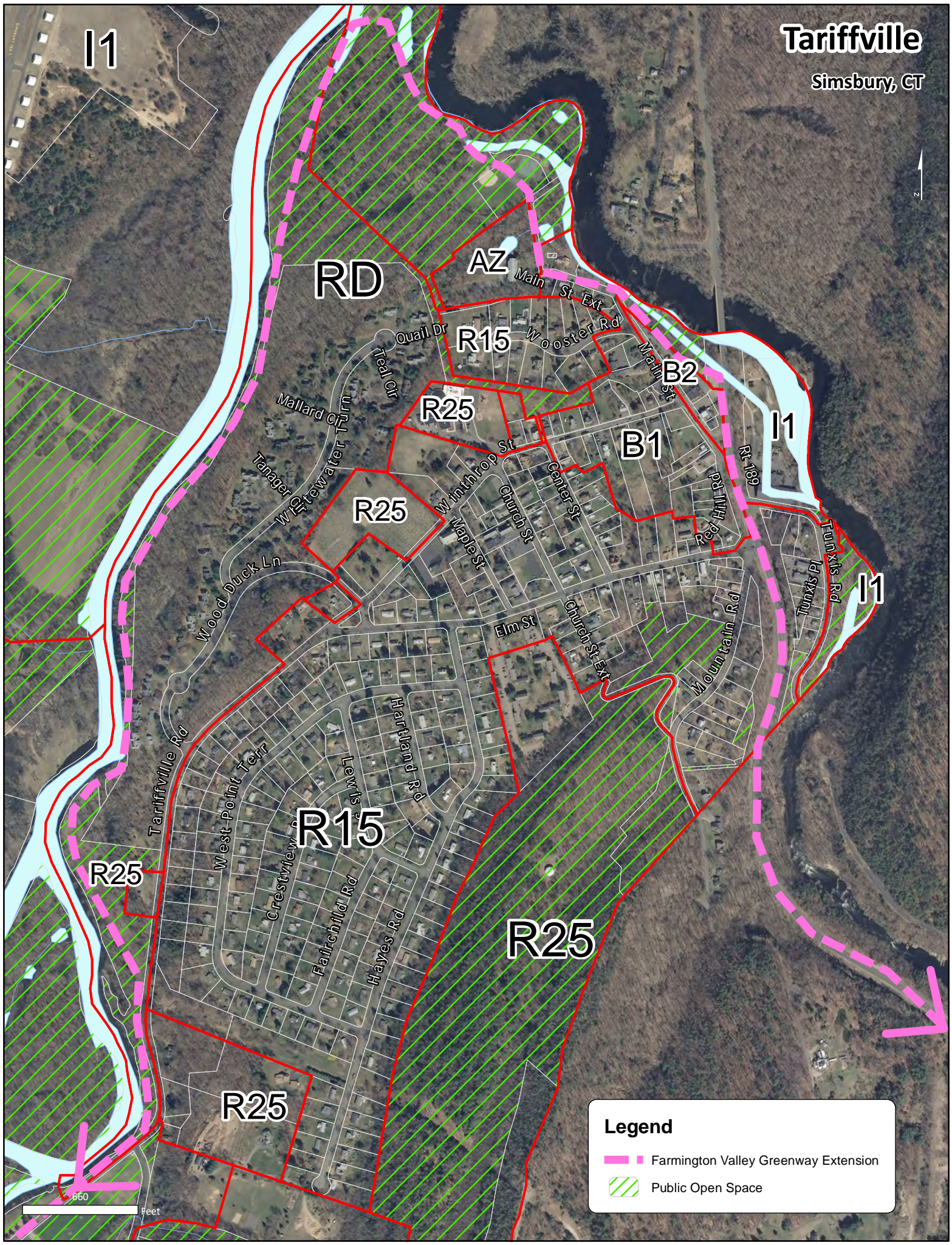
R25

R25

Legend

-  Farmington Valley Greenway Extension
-  Public Open Space

660 feet



Weatogue Center

Weatogue Center evolved as a small settlement area near what appears to be a river crossing on early maps. Over time, it became a focal point at the confluence of several roads and the site of a train depot.

Maintaining and enhancing Tariffville is an important strategy in the POCD.

8.5 Maintain and enhance Weatogue Center as a unique place in Simsbury with a “sense of place.”

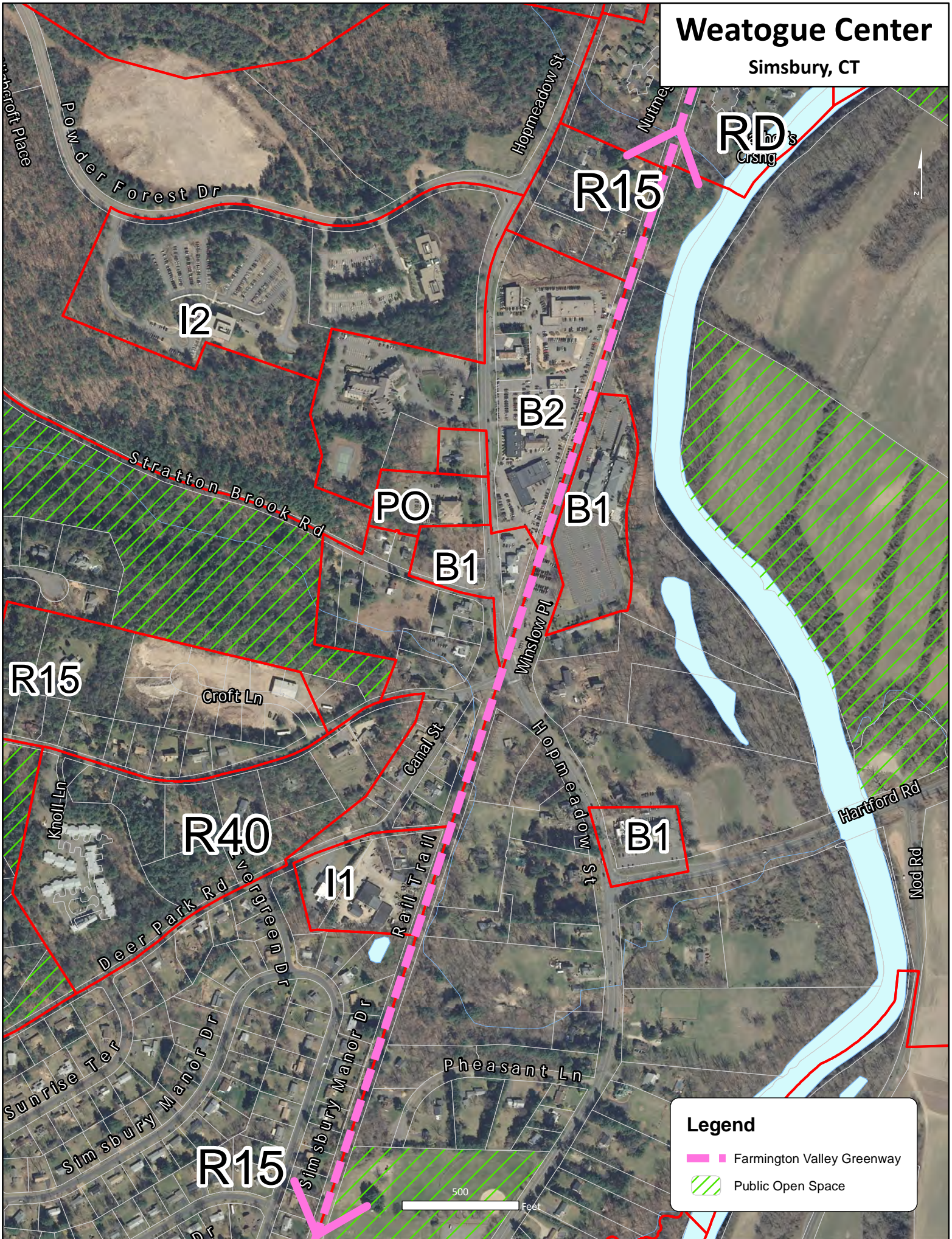
A. OVERALL–Simsbury will:	Leader	Partners
1. Promote appropriate development of Weatogue Center to establish a pedestrian-friendly place with a “sense of place.”	Town	EDC MSP
<input type="checkbox"/> a. <i>Consider undertaking a special study of Weatogue Center in order to evaluate the issues and opportunities in the area.</i>	Town	EDC MSP
<input type="checkbox"/> b. <i>Upon completion of the study, consider establishing a new zoning district for Weatogue Center to implement recommendations (possibly including establishment of a “village district”).</i>	ZC	
4. Work cooperatively to increase the economic success of Weatogue Center.	Town	EDC MSP
5. Encourage façade improvements for business buildings in Weatogue Center, including financial incentives.	Town	EDC MSP
Code legend is on inside back cover		

B. PEDESTRIAN CIRCULATION –Simsbury will:	Leader	Partners
1. Require new sidewalks as part of new development to interconnect destinations within Weatogue Center.	Town	
Code legend is on inside back cover		



C. TRANSPORTATION –Simsbury will:	Leader	Partners
1. Work with the Connecticut Department of Transportation to address traffic issues on Route 10 and Route 185 while utilizing “context-sensitive” design and other approaches to maintain and enhance the character of Weatogue Center.	Town	DOT
Code legend is on inside back cover		

Weatogue Center

Simsbury, CT



Legend

-  Farmington Valley Greenway
-  Public Open Space

West Simsbury Center

West Simsbury Center is a unique place within the overall fabric of Simsbury and is appreciated by most residents for its simple charm. The POCD recommends that this charm and ambience be maintained and/or enhanced.

8.6 Maintain and enhance West Simsbury Center as a unique place in Simsbury with a “sense of place.”

A. OVERALL–Simsbury will:

1. Promote appropriate development of West Simsbury Center to enhance “sense of place.”



Hoskins

The Hoskins area is a modest commercial node that built up around what was a former rail stop (Hoskins Station) along the New Haven and Northampton rail line. The POCD recommends that the Hoskins area be improved and enhanced as a place with a “sense of place.”

8.7 Seek to create a place with a “sense of place” in the Hoskins area of Simsbury.

A. OVERALL—Simsbury will:

1. Promote appropriate development of the Hoskins area to create a place with a “sense of place.”



Hopmeadow Street

Hopmeadow Street (CT Route 10) is the main north-south arterial road in Simsbury.

There are business, industrial and residential zones along the roadway and the character of the roadway changes quite a bit from the Avon town line to the south through Simsbury Center to the Granby town line to the north.

As a result, the POCD suggests some different approaches to different roadway segments.

Due to congestion and other issues along the roadway, this corridor was the subject of a special study funded by the Capitol Region Council of Governments (CROG) and the Connecticut Department of Transportation.

Example of Possible Improvements in Weatogue Center



Existing conditions in Weatogue



Short-term recommendations



Long-term recommendations

8.8 Ensure the appropriate development of the different areas along Hopmeadow Street.

A. AVON TO WEATOGUE CENTER—Simsbury will:	Leader	Partners
1. Retain Route 10 as a two-lane roadway to the extent practical and feasible.	Town	CRCOG DOT
2. Retain the residential zoning on the west side of Route 10 from the Avon town line to the greenway trail north of Old Meadow Plains Road.	ZC	
3. On the east side of Route 10, between Old Meadow Plain Road and Lincoln Lane, guide development to accomplish one of the following two objectives: a. Establish a greenbelt along the Route 10 frontage with an office park behind that (no larger in scale than the Avon Meadow buildings to the south), or b. Establish a greenbelt along the Route 10 frontage with small detached single-family houses in a walkable “new urbanist” or neo-traditional” configuration with garages served from rear alleys.	ZC	DRB
4. Promote appropriate use of the former Hartford Insurance site using the “form-based code” or other approach.	ZC	DRB
<i>Code legend is on inside back cover</i>		

See pages 70-71 for discussion of Weatogue Center.

B. WEATOGUE CENTER TO SIMSBURY CENTER—Simsbury will:	Leader	Partners
1. Promote the appropriate development of that section of Hopmeadow Street between Weatogue Center and Simsbury Center.	Town	DRB
<input type="checkbox"/> a. <i>Review the Route 10 Corridor Study for that section of Hopmeadow Street between Weatogue and Simsbury Center to see if additional controls are needed to address access management and pedestrian mobility in the corridor and to tie in with the Farmington Canal Heritage Trail.</i>	Town	PC
<input type="checkbox"/> b. <i>Consider overlay zoning or other techniques that would allow for adaptive re-use of residential houses to business uses while maintaining the character of the existing streetscape.</i>	ZC	
<i>Code legend is on inside back cover</i>		

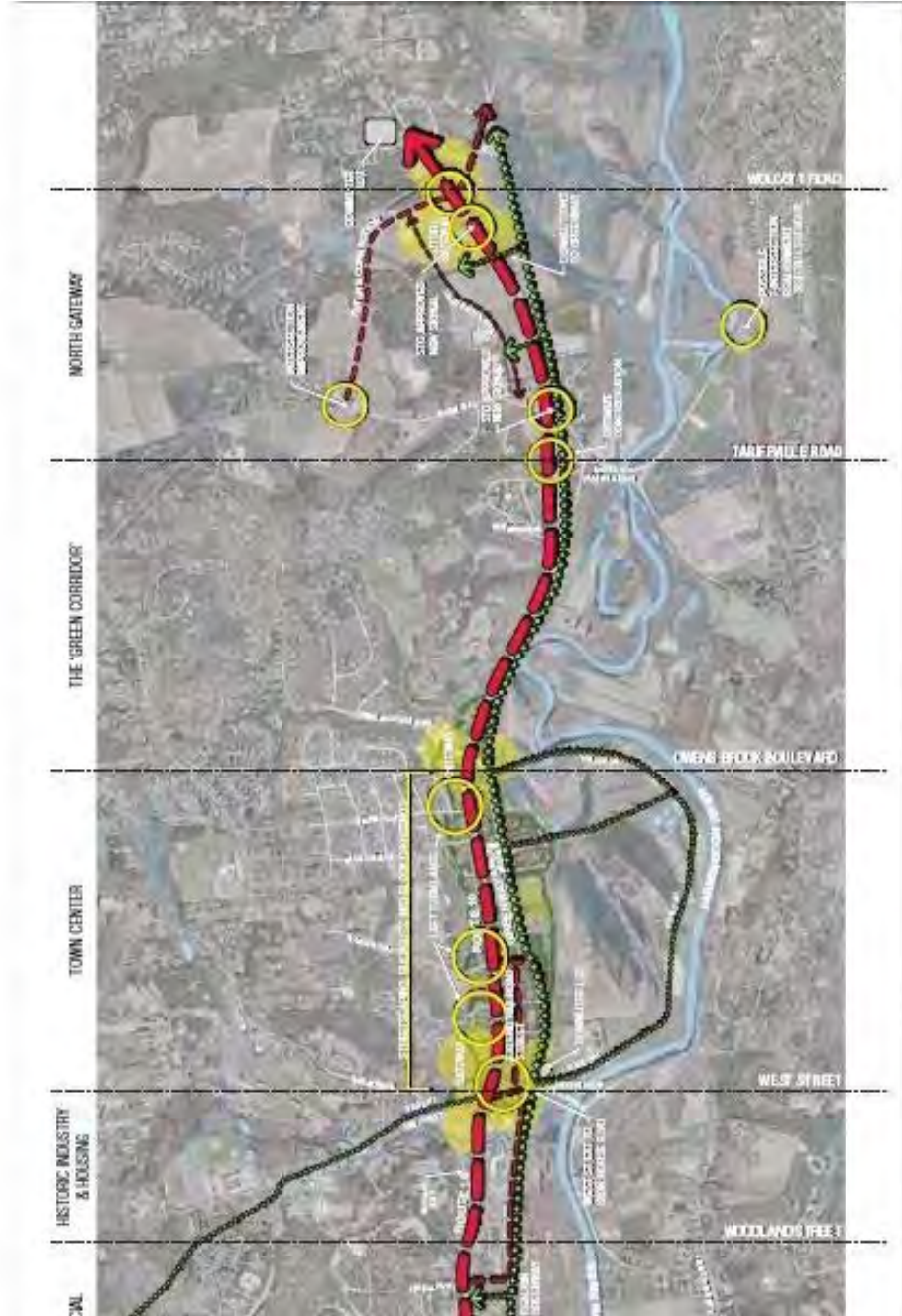
See pages 58-67 for discussion of Simsbury Center.

How We Want To Grow – Promote Places With A Sense of Place

Route 10 Study (2014) Illustrative Concepts

(full report available at Town Hall and/or on CROG website)

Wolcott Road To Ensign-Bickford Complex

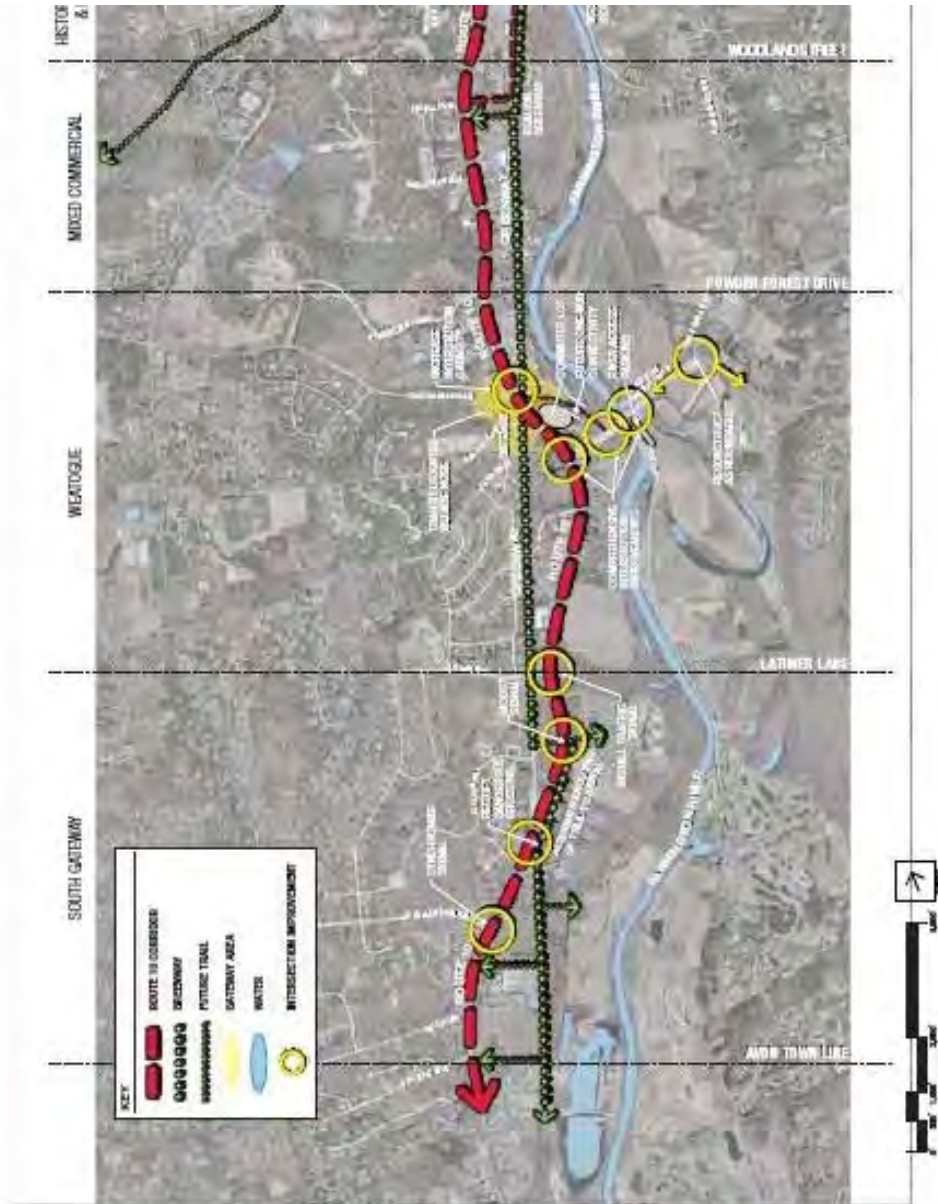


How We Want To Grow – Promote Places With A Sense of Place

Route 10 Study (2014) Illustrative Concepts

(full report available at Town Hall and/or on CROCOG website)

Ensign-Bickford Complex To Avon Town Line



How We Want To Grow – Promote Places With A Sense of Place

C. SIMSBURY CENTER TO HOSKINS–Simsbury will:	Leader	Partners
1. Discourage or prevent business uses in order to retain the rural character of this roadway segment.	ZC	
<i>Code legend is on inside back cover</i>		

See page 73 for discussion of Hoskins.

D. HOSKINS TO GRANBY–Simsbury will:	Leader	Partners
1. Continue to promote development of the Northern Gateway as a Planned Area Development (PAD) to encourage the appropriate development of this area using a master planned approach.	ZC	DRB
2. Continue to encourage or require completion of the road connection between Wolcott Road and Hoskins Road at the County Road intersection.	Town	PC ZC
3. Seek to retain the tobacco barns as part of any new development or relocate them on the property as part of the heritage of the community.	Town	DRB
4. Strengthen the architectural guidelines in this area.	Town	DRB
5. Promote open space/cluster techniques and “traditional neighborhood design” for residential development located in the northwest part of the Northern Gateway area.	ZC	
<i>Code legend is on inside back cover</i>		

PROMOTE ECONOMIC DEVELOPMENT

Overview

Economic development in Simsbury enhances the community by adding new jobs, providing for goods and services, and by increasing the grand list. Simsbury encourages and promotes the appropriate economic development of the community.

Shopping



Hospitality



Manufacturing / Technology



Corporate Office



How We Want To Grow – Promote Economic Development



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

The Town should try to do more to encourage the redevelopment of [underperforming] buildings.

Strongly agree	53%
Agree	39%
Not sure	2%
Disagree	5%
Strongly disagree	0%

The tax benefit of commercial and industrial property is important. Commercial and industrial uses relieve some of the tax burden on homeowners. In the telephone survey, 46 percent of participants felt that fiscal issues (revenue and spending) were ***the most important issue*** facing the town. Business and industrial development (and some other types of development) can help address this.

At the same time though, we should not just focus exclusively on business or industrial development. There are other uses that can also provide property tax relief for homeowners. Uses (such as assisted living facilities) pay more in taxes than they require in services and have a positive “net fiscal impact” (the revenues generated by a development over time netted against the costs incurred as a result of that development).

But residents have also indicated they don’t want economic development for the sake of taxes if it detracts from or dilutes community character. Simsbury has to attract the right kind of development. Development that fits in with the kinds of things Simsbury has to offer:

- Proximity to customers, suppliers, partners, and investors,
- A highly educated and skilled workforce,
- Unusually high quality of life for both employers and employees,
- Nationally ranked public and private schools, and
- Competitive cost of living when compared to some other regions of the country where these companies may be considering (lower Fairfield County, New York metropolitan area, Greater Boston, California, etc.)

Of course, many other communities are attempting to do the same thing so Simsbury must be aggressive in terms of finding approaches that produce results the community will admire and embrace. Simsbury must be proactive, not simply sit back and hope for things to happen.

Improving local land use regulations and the associated approval processes are ways that Simsbury can “set the stage” for future economic development. If we know what we want, we shouldn’t wait until people are evaluating locations to make modifications to local regulations.

Simsbury should also continue to provide incentives which will enhance Simsbury’s place in the market. Tax abatement and infrastructure reimbursement programs are used by a number of other communities and Simsbury may be at a competitive disadvantage if it does not offer similar tools.

How We Want To Grow – Promote Economic Development

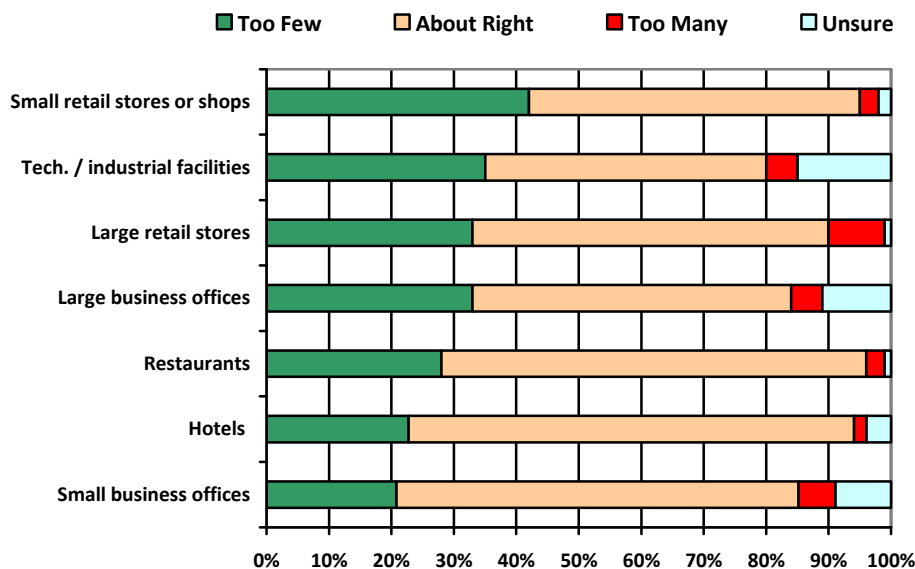
Telephone Survey Results

In the telephone survey, participants were asked whether they felt Simsbury had too many, about the right amount, or too few of different types of businesses. While residents most strongly supported more small retail stores or shops, no use got more than half of the participants saying there were too few such uses.



Some of the survey results relating to business development are presented on this page and the following page.

	Too Few	About Right	Too Many	Unsure
Small retail stores or shops	42%	53%	3%	2%
Technology / industrial facilities	35%	45%	5%	15%
Large retail stores	33%	57%	9%	1%
Large business offices	33%	51%	5%	11%
Restaurants	28%	68%	3%	1%
Hotels	23%	72%	2%	4%
Small business offices	21%	65%	6%	9%



GOAL

Foster a dynamic and prosperous climate for economic development in order to provide for goods and services, employment opportunities, and fiscal benefits to the community.

9.1 Promote economic development in Simsbury in order to provide jobs, goods and services, and net tax revenue.

A. OVERALL–Simsbury will:	Leader	Partners
1. Encourage economic development that is consistent with the POCD and that harmonizes with: <ul style="list-style-type: none"> • Simsbury’s locational advantages, • the natural environment, and • surrounding structures and uses. 	Town	EDC
<input type="checkbox"/> a. <i>Implement the comprehensive economic development strategy.</i>	Town	EDC
<input type="checkbox"/> b. <i>Review and maintain the comprehensive economic development strategy so that Simsbury can adapt to changing economic conditions.</i>	EDC	Town
<input type="checkbox"/> c. <i>Periodically review / amend land use regulations to adapt to changes in economic conditions and the marketplace.</i>	ZC	
<input type="checkbox"/> d. <i>Consider consolidating the number and types of non-residential zones in order to simplify the zoning regulations and facilitate economic development.</i>	ZC	
2. Celebrate and publicize economic development successes.	Town	EDC
<i>Code legend is on inside back cover</i>		

B. ENTERPRISES –Simsbury will:	Leader	Partners
1. Maintain positive relationships with local businesses.	Town	EDC
2. Retain existing businesses and support their growth and expansion in Simsbury.	Town	EDC
3. Support the start-up of new enterprises in Simsbury.	Town	EDC
4. Seek to attract new businesses to Simsbury.	Town	EDC
<i>Code legend is on inside back cover</i>		

C. LOCATIONS –Simsbury will:	Leader	Partners
1. Consider rezoning land to commercial in the Bushy Hill Lane area (across from Simsbury Commons) contingent upon the submission of a unified master plan that includes all the land this area and demonstrates good access management.	ZC	
<i>Code legend is on inside back cover</i>		

Economic Development Plan



East Granby








Bloomfield

Canton

Avon

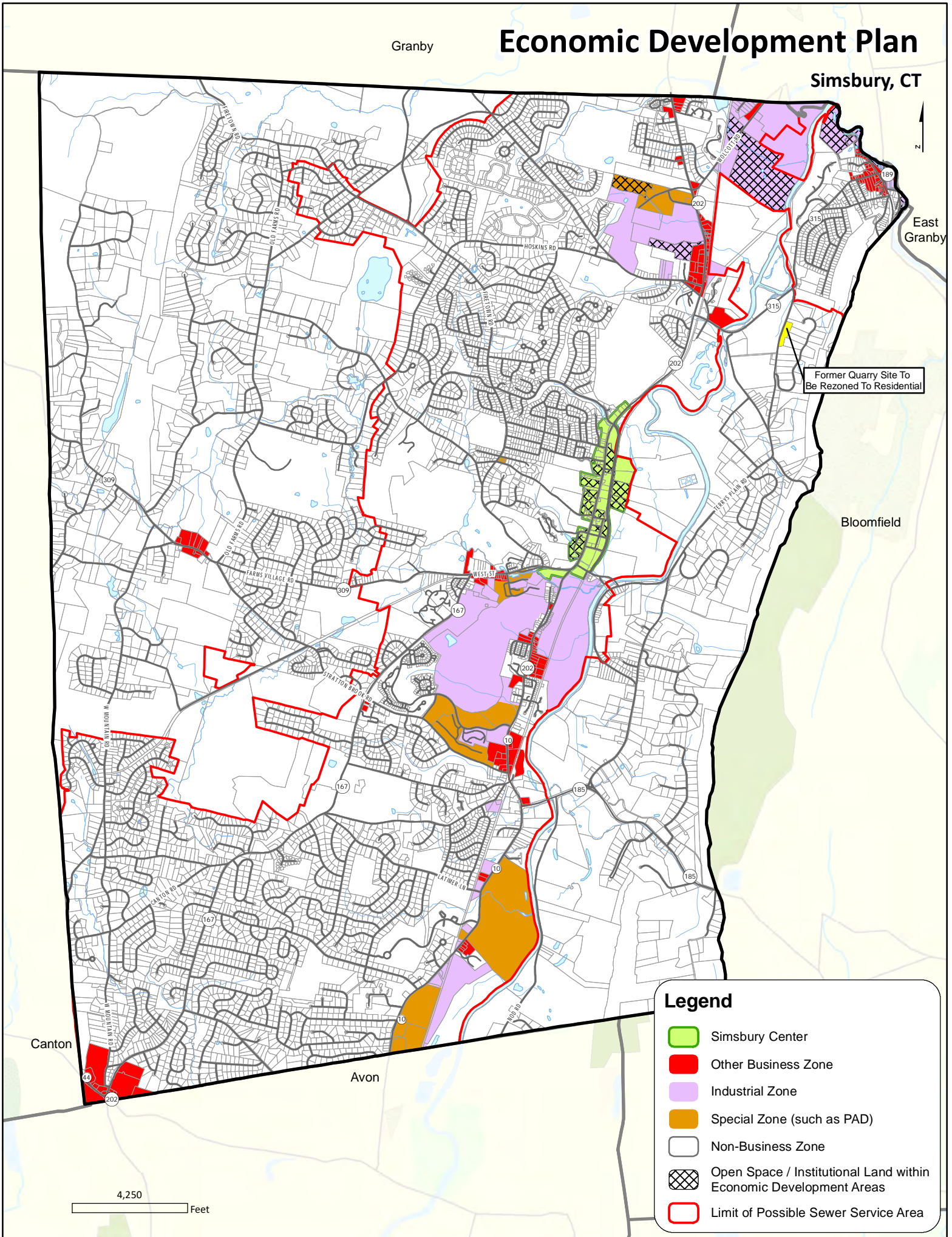
Former Quarry Site To Be Rezoned To Residential

Legend

-  Simsbury Center
-  Other Business Zone
-  Industrial Zone
-  Special Zone (such as PAD)
-  Non-Business Zone
-  Open Space / Institutional Land within Economic Development Areas
-  Limit of Possible Sewer Service Area

4,250

Feet



How We Want To Grow – Promote Economic Development

D. TOURISM –Simsbury will:	Leader	Partners
1. Promote Simsbury as a cultural, educational, historic, recreational and tourist destination.	Town	EDC MSP
2. Support the efforts of the Simsbury Tourism Committee and the Farmington Valley Visitors Association.	Town	
3. Expand the number and level of tourism resources available to visitors to Simsbury (cultural, recreational, etc.).	Town	EDC MSP
4. Promote recreational and cultural opportunities such as at the Performing Arts Center.	Town	
		<i>Code legend is on inside back cover</i>

E. FISCAL –Simsbury will:	Leader	Partners
1. Strive to maintain Simsbury’s strong financial situation and reduce the tax burden on property owners by continuing to: <ul style="list-style-type: none"> • grow the grand list, • diversify the tax base, • attract uses that pay more in taxes than they require in services. 	Town	BOS BOF
2. Foster discussion among local boards about how to increase revenues and manage expenses.	Town	BOS BOF
3. Employ incentives for new and expanding businesses, such as property tax abatements and the infrastructure reimbursement fund.	Town	EDC
		<i>Code legend is on inside back cover</i>

F. IMPLEMENTATION –Simsbury will:	Leader	Partners
1. Seek grants that will support economic development efforts.	Town	EDC
2. Participate with state and regional economic development agencies to foster economic development for the benefit of Simsbury.	Town	EDC
		<i>Code legend is on inside back cover</i>

GUIDE RESIDENTIAL DEVELOPMENT

10

Overview

Whether counted by population or by land area or by overall impression, Simsbury is a primarily residential community. The POCD recommends that Simsbury remain a primarily residential community and recommends strategies to guide residential development so that it meets local housing needs and enhances overall community character.

Simsbury will continue to strive to find a balance between a traditional residential community and one that encourages appropriate-scaled new development that respects the traditional development patterns.

Smaller Single Family



Larger Single Family



Condominiums



Apartments



How We Want To Grow – Guide Residential Development



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

I am concerned about the pace of new multi-family units being built in Simsbury.

Strongly agree	25%
Agree	33%
Not sure	8%
Disagree	30%
Strongly disagree	4%

I am concerned about the location of new multi-family units being built in Simsbury.

Strongly agree	18%
Agree	32%
Not sure	9%
Disagree	36%
Strongly disagree	6%

The 2007 POCD recognized that the primary use of Simsbury’s residential land had historically been single-family neighborhoods. Even though apartments and condominiums had been added over the years, apartments, condominiums, and other non-single family dwelling units accounted for only about 14 percent of all housing units.

Due to the changing age composition of the community, the interest in a more diverse array of housing types, and the need for housing that is more affordable, the 2007 POCD recommended enabling:

- more multi-family housing options in appropriate places,
- mixed-use ***developments*** in the North Gateway area and the South Gateway area, and
- mixed use buildings in Simsbury Center.

Economic conditions after 2007 slowed housing development, particularly single family housing development and housing demand built up during that period. Now, in recent years, approximately 1,200 new housing units have been authorized, many in multi-family developments. Some of the units have been built in very visible locations.

However, it is important to realize that these units are intended to address the changing housing needs of the community. As Simsbury residents age, they may no longer want to maintain a single-family home. If there were no units available in Simsbury, these older households might relocate to other communities. By allowing them to remain in Simsbury, they can continue to be productive members of the community. As “baby boomers” continue to age and want to remain in Simsbury, having a diverse portfolio of housing choices can help Simsbury be an attractive community for people like them.

Such housing can also provide a step on the “housing ladder” for many people – young and old. These people are attracted to Simsbury for the same reasons that existing residents were. Many of the companies that Simsbury is hoping to retain and attract have employees who may want or need a diverse array of housing choices. Once here, renters may become future home buyers.

Such housing can also be economic development to Simsbury. Multi-family developments generally result in far fewer school-children per unit than single-family homes and this means that these developments pay more in taxes than the residents require in terms of services. At a time when Simsbury is losing its largest taxpayer (Hartford Insurance), the new housing development is expected to have a positive net fiscal impact and may replace or even increase the Grand List.

How We Want To Grow – Guide Residential Development

Housing Affordability

Housing affordability is a concern in Simsbury and many other communities for at least two reasons.

One reason is that people need housing that meets their needs. Housing that is priced beyond people's ability to afford it creates a challenges for people seeking to find housing, companies trying to find workers, and other issues. When people have to live one place and work in another, it creates congestion on the roadways and contributes to pollution. It affects the quality of life for the families directly affected and others.

Another reason is that a lack of affordable housing can result in a community being subject to the "affordable housing appeals procedure" (codified as CGS Section 8-30g).

Historic Affordable Housing

It is worth noting that Simsbury's history has at least two examples (Tariff Manufacturing and Ensign-Bickford) where affordable housing was made available to meet company and community needs.

Affordable Housing Appeals Procedure (CGS 8-30g)

Section 8-30g of the Connecticut General Statutes provides that a private developer may be able to over-ride local zoning regulations if less than 10 percent of the housing stock in a community meets State criteria as:

- Governmentally assisted housing (241 units in Simsbury),
- Financed by housing programs for low income occupants (19 rental and 79 mortgages in Simsbury), or
- Deed-restricted to sell or rent at affordable levels (0 units).

State criteria only count 339 housing units in Simsbury as being affordable (3.72%). Since less than 10 percent of the housing stock in Simsbury meets the State criteria, Simsbury is vulnerable to such applications.

To over-ride local zoning, at least 30 percent of the units must be deed-restricted to affordable levels for at least 40 years. Half of the affordable units must be set aside for persons or families earning 80 percent or less of the area median income and the other half must be set aside for persons or families earning 60 percent or less of the area median income.

How We Want To Grow – Guide Residential Development

To address the issue of affordable housing, some communities have:

- Encouraged the conversion of existing housing to “deed-restricted” affordable units,
- Found ways to obtain a four-year moratorium by acquiring enough “housing unit equivalent points” as provided in CGS Section 8-30g,
- Established an incentive housing program, and/or
- Established an inclusionary housing program to require:
 - all developments make provision for affordable housing,
 - any zoning permit include an additional fee where the funds go to a dedicated affordable housing fund

Inclusionary Zoning (CGS 8-2i)

Section 8-2i of the Connecticut General Statutes provides that a community may, by regulation, establish a requirement which promotes the development of housing affordable to persons and families of low and moderate income, including, but not limited to:

- the setting aside of a reasonable number of housing units for long-term retention as affordable housing through deed restrictions or other means;
- the use of density bonuses; or
- the making of payments into a housing trust fund to be used for constructing, rehabilitating or repairing housing affordable to persons and families of low and moderate income.

Incentive Housing Zones (CGS 8-13m)

Section 8-13m of the Connecticut General Statutes provides that a community may choose to establish an incentive housing zone program where the community has more input into the design and siting of the development provided:

- the development meets some minimum density standards, and
- the development is approved through an administrative-type approval (a site plan or a subdivision but not a special permit or a zone change).

While the State originally intended to provide financial incentives for the adoption and construction of such housing, that portion of the program was never fully funded.

Simsbury participated in this program but eventually decided not to complete the program in strict compliance with State requirements. Instead, the Zoning Commission elected to establish a “Workforce Housing Overlay Zone” but later established a moratorium.

How We Want To Grow – Guide Residential Development

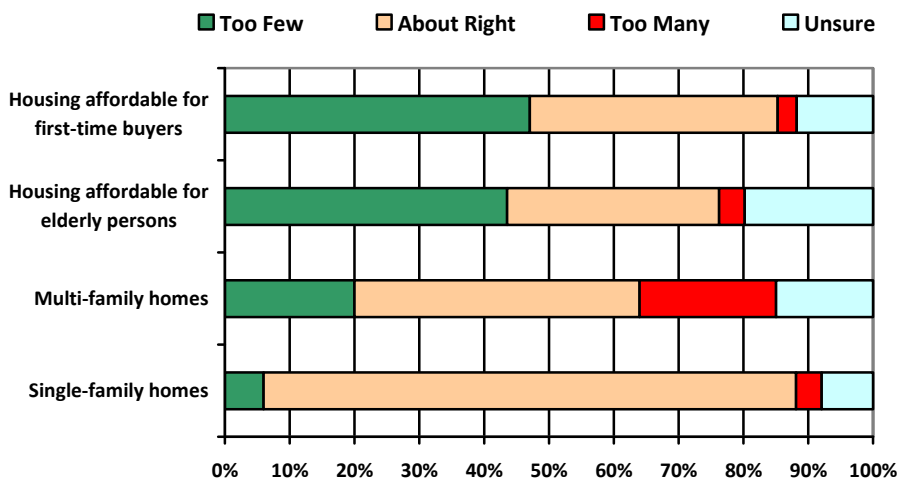
Telephone Survey Results

In the telephone survey, residents were asked whether they felt Simsbury had too many, about the right amount, or too few of different types of housing. Overall, it seems that participants feel there may be too few affordable housing units for elderly persons and for first-time buyers.



Some of the survey results relating to residential development are presented on this page and the following page.

	Too Few	About Right	Too Many	Unsure
Housing affordable for first-time buyers	48%	39%	3%	12%
Housing affordable for elderly persons	44%	33%	4%	20%
Multi-family homes	20%	44%	21%	15%
Single-family homes	6%	83%	4%	8%



GOAL

Maintain and enhance the safe, healthful, aesthetic and distinctive living environment in Simsbury while providing for a range of housing choices for people of all ages and economic circumstances.

10.1 Maintain and protect the quality of residential neighborhoods.

A. RESIDENTIAL CHARACTER—Simsbury will:		Leader	Partners
1. Maintain residential character.		Town	
<i>Code legend is on inside back cover</i>			

B. NEIGHBORHOOD INTEGRITY –Simsbury will:		Leader	Partners
1. Maintain the integrity of existing residential areas.		Town	ZC
2. Minimize negative impacts on residential areas from non-residential development or other activities through: <ul style="list-style-type: none"> • vegetative buffering, • transitional uses (a use of intermediate intensity between a business use and a residential use). 	Town	ZC	
<i>Code legend is on inside back cover</i>			

10.2 Seek ways to help meet the diverse housing needs of present and future residents.

A. DIVERSITY –Simsbury will:		Leader	Partners
1. Seek to provide for housing choices for seniors who wish to live in Simsbury, including those of limited means.		Town	ZC SHA
2. Seek to support seniors who wish to “age in place” in their current home.		Town	ZC SSS
3. Provide for appropriately scaled accessory apartments within or attached to a single-family dwelling so long as one living unit remains owner-occupied.		ZC	
4. Promote smaller housing which could be “starter housing” for first time home buyers or “step-down” housing for seniors or meet other housing needs.		Town	ZC
5. Consider allowing two-family dwelling units by Special Permit in appropriate locations where public water and sewers are available.		ZC	
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Residential Densities Plan

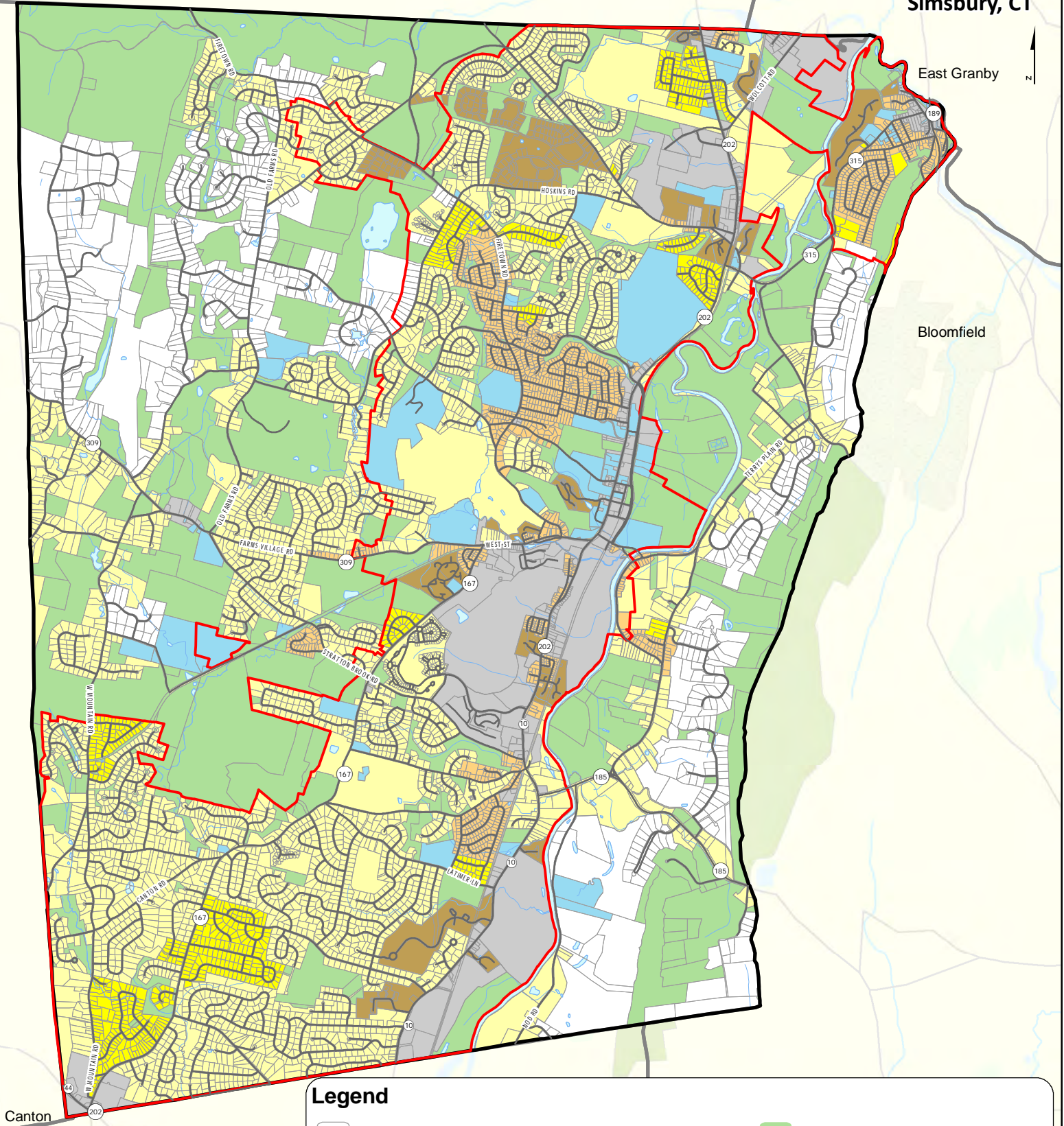
Granby

Simsbury, CT

East Granby

Bloomfield

Canton



Legend

- | | | |
|------|--|--------------------------------------|
| Avon | Lowest Density Residential Zone (R-160, R-80), R-80 OS | Open Space Land |
| | Low Density Residential Zone (R-40, R-40 OS, CZ) | Institutional Land |
| | Moderate Density Residential Zone (R-30, R-25) | Limit of Possible Sewer Service Area |
| | Higher Density Residential Zone (R-15) | |
| | Special Residential Zone (AZ, RD, HOD, WHOZ) | |
| | Non-Residential Zone | |

4,500

Feet

How We Want To Grow – Guide Residential Development

B. LIMITED MEANS –Simsbury will:	Leader	Partners
1. Seek to promote housing choices for persons of limited economic means.	Town	SHA
2. Encourage new residential development to include units for lower-income families.	ZC	
3. Seek to obtain grants and loans in order to help persons and families of limited means provide for: <ul style="list-style-type: none"> • rehabilitation of existing housing units; or • construction of new units. 	Town	SSS SHA
Code legend is on inside back cover		

10.3 Relate residential zoning to the desired overall structure of the community.

A. RESIDENTIAL DENSITY –Simsbury will:	Leader	Partners
1. Consider whether undeveloped residential areas <i>outside the sewer service area</i> should be rezoned to R-80 in order to assure adequate water supply and sewage disposal.	ZC	
Code legend is on inside back cover		

B. OPEN SPACE PATTERNS–Simsbury will:	Leader	Partners
1. Evaluate all proposed residential developments for their feasibility as open space cluster development in order to recommend the more appropriate development pattern.	PC	
2. Support open space cluster development where such development will help preserve important resources.	PC	
Code legend is on inside back cover		

C. CONCURRENCY–Simsbury will:	Leader	Partners
1. Require concurrency as part of any mixed-use development so business development occurs on a pro rata basis with any residential units.	ZC	
<input type="checkbox"/> <i>a. Amend the Zoning Regulations to require concurrency of as part of a mixed use development.</i>	ZC	
Code legend is on inside back cover		

PROMOTE SUSTAINABILITY & RESILIENCY

Overview

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.

The term “resiliency” refers to the community’s ability to adapt to new circumstances and/or recover from sudden changes or adversity.

Sustainability



Resiliency



Sustainability



Resiliency



How We Want To Grow – Promote Sustainability And Resiliency



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Simsbury should be a leader in promoting energy efficiency and renewable energy in Town buildings.

Strongly agree	25%
Agree	59%
Not sure	6%
Disagree	8%
Strongly disagree	1%

Simsbury should encourage residents and businesses to be energy efficient and use renewable energy.

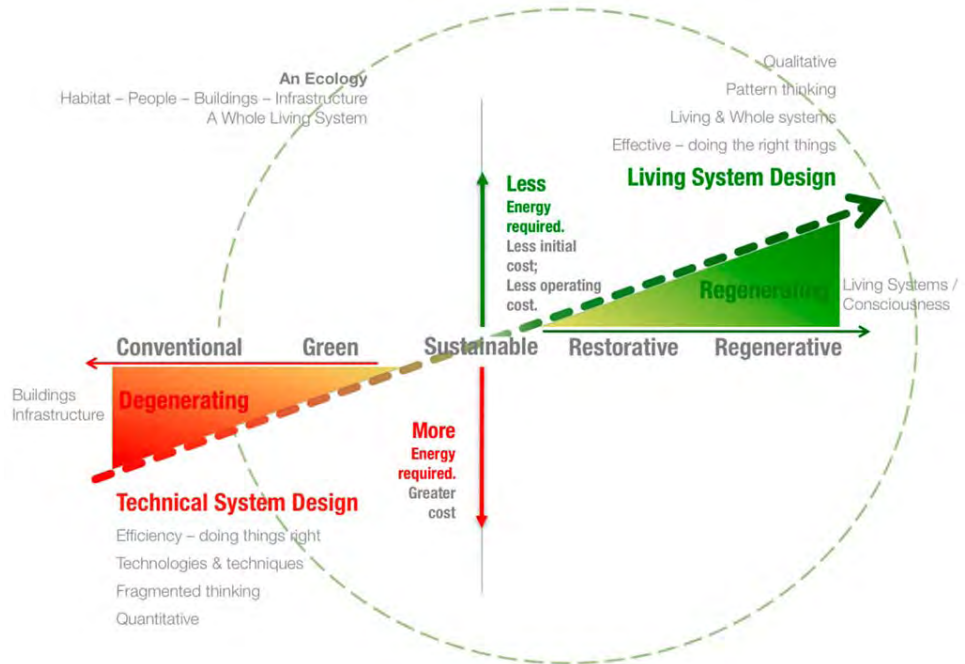
Strongly agree	25%
Agree	61%
Not sure	4%
Disagree	8%
Strongly disagree	2%

Sustainability

Energy Conservation / Sustainability - In terms of sustainability, Simsbury is making great progress in promoting clean energy and energy conservation. Since 2008, when the Clean Energy Task Force (CETF) was created to advise the Board of Selectmen on energy issues, the CETF has undertaken a number of initiatives and had a number of accomplishments:

- reducing energy consumption in town buildings by 20 percent.
- acquiring 20 percent of the town’s energy through renewable sources.
- promoting the installation of residential solar arrays.
- converting streetlights to more efficient LED fixtures.
- an electric vehicle charging station at Town Hall.

The CETF is interested in helping Simsbury residents, businesses and government move from conventional approaches to energy to sustainable and even regenerative.



The POCD recommends the Town build on this progress in the years ahead with the aim of improved health, lower energy costs as well as greater resiliency and security of energy supplies. This can include use of fuel cells and micro-grids to provide for emergency energy availability and for energy security.

How We Want To Grow – Promote Sustainability And Resiliency

Looking ahead, the CETF is already working on a number of initiatives and programs to continue these efforts such as:

- integrating comprehensive energy conservation into municipal plans, policies, operations and maintenance (facilities, vehicles and equipment).
- demonstrating that State targets for reducing greenhouse gas emissions are both achievable and economically beneficial.
- transitioning Simsbury to 100% renewable energy by 2050 by reducing utilization and changing energy sources.
- collaborating with Eversource to explore the modernization of the local electric grid.
- informing and educating residents, businesses and government on clean energy issues, opportunities and programs.

Water Conservation – Even though Connecticut has typically received 48 inches or so of rainfall annually, the state recently experienced a drought and water restrictions were established into a number of communities. There has been a growing awareness for many years about the need for water conservation and building codes now require and appliance manufacturers now provide low usage fixtures.

The next major area of improvement comes from changing individual behavior. Simsbury should continue to promote water conservation among residents, businesses and government to be as sustainable as possible.

Waste Reduction / Recycling – Simsbury has made great strides in recent decades in terms of transitioning from a “Town dump” to participating in a waste management process that focuses on converting trash to energy and recycling many waste materials.

The next major area of improvement comes from changing individual behavior and some areas are exploring new approaches (such as paying for the amount or weight of what is thrown away). Simsbury should continue to promote waste reduction / recycling among residents, businesses and government to be as sustainable as possible.

Overall Sustainability – Becoming more sustainable will be enhanced by educational efforts in all areas. People (and businesses) learn and practice behaviors over long periods of time and so it will take multi-pronged efforts to instill new behaviors. Simsbury should continue educating residents about sustainability concepts and how to be as sustainable as possible.

Distributed Approaches

The POCD recognizes that “microscale” energy projects on multiple individual sites have the potential to make a huge difference in how Simsbury achieves its sustainability goals. This could include:

- passive solar installations on hundreds or thousands of individual homes,
- the use of geothermal approaches to heating and cooling,
- expanding the use of electric vehicles.

The POCD recommends these types of approaches.

How We Want To Grow – Promote Sustainability And Resiliency

Resiliency

As recurring storms and other events continue and as the world continues to change in ways that we cannot fully envision today, it is important the Simsbury address the issues raised and learn to become an even more resilient community in order to be able to adapt to new challenges and opportunities.

Simsbury should continue to identify possible hazards so preparation (and mitigation, if possible) can be made beforehand. Simsbury participated in the preparation of a regional hazard mitigation plan (CRCOG, 2014) and this plan identified the following goals and objectives:

- 1. Reduce the potential for loss of life and property as a result of flooding.**
 - a. Incorporate hazard mitigation strategies into new/existing projects.
 - b. Correct undersized drainage systems in repetitively flooded areas.
 - c. Ensure the protection of private properties at greatest risk.

- 2. Reduce the potential for loss of life and property as a result of winter storms.**
 - a. Continue to trim/remove hazard trees.
 - b. Provide planning and equipment for traffic rerouting.
 - c. Minimize risks vulnerable to populations as a result of power failure.

- 3. Reduce the potential for loss of life and property as a result of wind.**
 - a. Continue to trim/remove hazard trees.
 - b. Provide planning and equipment for traffic rerouting.
 - c. Coordinate back-up communications.

- 4. Future: Improve access during flood events.**
 - a. Raise road elevations to assure access.
 - b. Co-ordinate efforts with Connecticut DOT.

The same approach of identification and preparation holds for longer term issues as well (such as possible global climate change and more extreme storm events).

GOAL

Strive to become a more sustainable and resilient community.

11.1 Encourage sustainable development practices.

A. ENERGY –Simsbury will:	Leader	Partners
1. Encourage the Clean Energy Task Force to continue their efforts promoting energy conservation, energy efficiency, and the implementation of sustainable energy solutions for the Town and local residents and businesses.	Town	CETF
2. Encourage the use of “green” strategies for Town buildings and for new and redeveloped properties using recognized best practices.	Town	CETF
3. Initiate transition to renewable energy for Town vehicles (natural gas, electric, biofuels, and hybrids).	Town	CETF
<i>Code legend is on inside back cover</i>		

B. WATER CONSERVATION –Simsbury will:	Leader	Partners
1. Encourage water conservation especially since most areas of Simsbury rely on groundwater for domestic use.	Town	
2. Support the Aquarion Water Company, the Tariffville Water District, and the Avon Water Company in their efforts to encourage town-wide water-conservation.	Town	
3. Promote the use of drought resistant plant materials.	Town	
<i>Code legend is on inside back cover</i>		

C. WASTE MANAGEMENT –Simsbury will:	Leader	Partners
1. Support solid waste disposal practices that minimize environmental impacts and encourage reduction of the waste stream.	Town	
2. Promote recycling and reduction of the waste stream.	Town	
3. Promote efforts to collect and compost biodegradable material (brush and small trees) and provide compost for community use.	Town	
<i>Code legend is on inside back cover</i>		

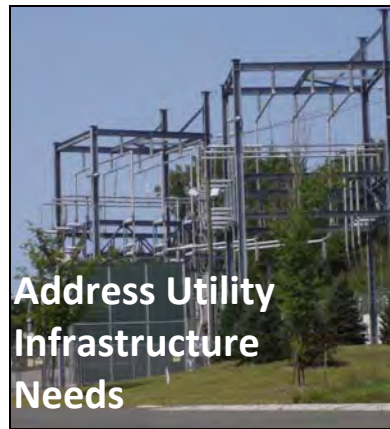
11.2 Enhance efforts to be a resilient community.

A. EMERGENCY RESPONSE –Simsbury will:	Leader	Partners
1. Continually review and improve emergency response in order to ensure that public safety services (police, fire, and emergency medical) are trained and equipped to respond to emergencies in the community.	Town	PD FD SVA
<i>Code legend is on inside back cover</i>		

B. AVOIDANCE / MITIGATION –Simsbury will:	Leader	Partners
1. Seek to identify recurring hazards or threats (such as hurricanes, flooding, winter storms, etc.) and prepare to avoid, mitigate, or respond to such events.	Town	PW
2. Participate with local organizations and regional agencies on updating and refining “hazard mitigation” strategies in order to identify and then reduce or eliminate risk to human life and property resulting from natural hazards.	Town	CRCOG
<i>Code legend is on inside back cover</i>		

C. EVOLUTION –Simsbury will:	Leader	Partners
1. Monitor changing temperature, climate patterns, and/or storm frequency or intensity before they become a threat to the community.	Town	
2. Over time, consider ways to assess the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop adaptation strategies.	Town	
<i>Code legend is on inside back cover</i>		

WHAT WE WANT TO PROVIDE



ENHANCE COMMUNITY FACILITIES

12

Overview

Healthy and prosperous communities like Simsbury are supported and enhanced by community facilities that directly influence “sense of place” and the quality of life of its residents.

**General Government
(Town Hall)**



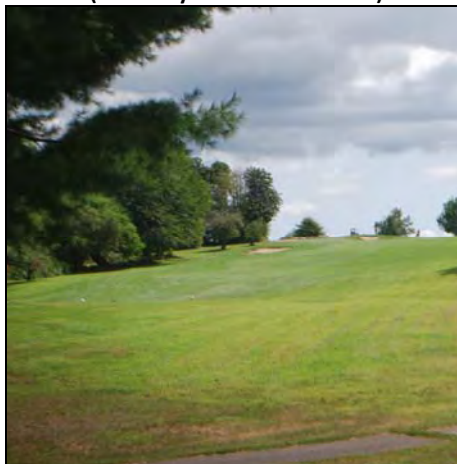
**Education
(Simsbury High School)**



**Public Safety
(Fire Equipment)**



**Recreation
(Simsbury Farms Golf Course)**



What We Want To Provide - Enhance Community Facilities



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

The Town's educational facilities are adequate.

Strongly agree	27%
Agree	59%
Not sure	3%
Disagree	9%
Strongly disagree	2%

The Town's recreation facilities are adequate.

Strongly agree	18%
Agree	72%
Not sure	4%
Disagree	6%
Strongly disagree	1%

The Town's police and fire services are adequate.

Strongly agree	34%
Agree	60%
Not sure	3%
Disagree	3%
Strongly disagree	1%

Community facilities typically include buildings and sites used for:

- General government (such as Town Hall).
- Educational facilities.
- Public safety facilities (police, fire, ambulance).
- Public works facilities.
- Indoor and outdoor recreational facilities.
- Other facilities (such as the library).

The POCD looks at these facilities to ensure they reflect community needs and are adequate to meet community needs into the future in order to sustain the excellence of our library, public schools and other Town-owned facilities.

Participants in the telephone survey generally felt that the Town's educational facilities, recreational facilities, and police / fire facilities were adequate.

The following community facility needs are expected to be considered by the Town in the coming years:

- The adequacy of the senior center to meet community needs (whether at Eno Memorial Hall or at a new "community center" facility).
- The adequacy of the emergency medical response (ambulance facility and staffing and equipment) to meet community needs.
- Redesigning and upgrading the Transfer Station on Wolcott Road.
- Improving the Town Office Building to:
 - Better accommodate current and future space needs (departments, meetings, storage, parking, etc.).
 - Provide better public meeting and gathering spaces.
 - Improve ADA-compliance in terms of overall accessibility, counter heights, etc.
- Evaluate the needs associated with providing adequate space for the Police Department.
- Expanding the technological capacity of the Town to provide more (and better) services on-line and support municipal departments.
- Investigating ways to make reasonable accommodations for people with hearing impairments so that they may fully participate in public meetings and other community programs.

What We Want To Provide - Enhance Community Facilities

**Public Works
(Highway Garage)**



**Recreation
(Simsbury Farms Complex)**



**Other
(Simsbury Library)**



**Main Fire Station
(Taxing District)**



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Simsbury is doing a good job maintaining its public buildings and other community facilities.

Strongly agree	22%
Agree	69%
Not sure	2%
Disagree	7%
Strongly disagree	1%

Maintenance of existing and future community facilities at a high level is also important. Residents appreciate that good community facilities are important to the overall quality of life and character of the community and want to ensure the Simsbury's facilities are well-maintained.

GOAL

Provide for and maintain community facilities that sustain and enhance community character and the social, mental, educational, and physical well-being of the community.

What We Want To Provide - Enhance Community Facilities

12.1 Provide community facilities to meet community needs and desires as effectively and efficiently as possible.

A. GENERAL—Simsbury will:		Leader	Partners
1.	Seek to provide facilities to meet present and future needs of the community.	Town	BOE
<input type="checkbox"/>	<i>a. Develop a town-wide master plan for community and recreational facilities including:</i> <ul style="list-style-type: none"> • <i>evaluating the ability of existing facilities to meet present and future needs.</i> • <i>Identifying strategies to meet needs including acquiring land or easements.</i> 	Town	BOE
2.	Maintain information on the utilization of existing community facilities (including schools).	Town	BOE
3.	Seek ways to make more efficient use of existing public facilities such as making school facilities available for community groups, utilizing woodshop facilities for residents, etc.).	Town	BOE
		<i>Code legend is on inside back cover</i>	

B. MAINTENANCE—Simsbury will:		Leader	Partners
1.	Maintain existing facilities as efficiently and effectively as possible in order to maintain community character and protect the capital investment in public buildings and facilities.	Town	BOE
		<i>Code legend is on inside back cover</i>	

C. DESIGN / SITING—Simsbury will:		Leader	Partners
1.	Strive to adapt and reuse existing buildings for new purposes rather than create new buildings on new sites.	Town	BOE
2.	If new buildings and/or sites are required, seek sites where the facility could enhance commercial vitality as well as the aesthetic environment.	Town	BOE
3.	Strive to ensure that the design of public buildings and facilities reflects the recommended design standards for lighting, landscaping, signage, handicapped, and vehicular and pedestrian circulation.	Town	BOE
4.	Modernize Town buildings to improve handicapped accessibility	Town	BOE
		<i>Code legend is on inside back cover</i>	

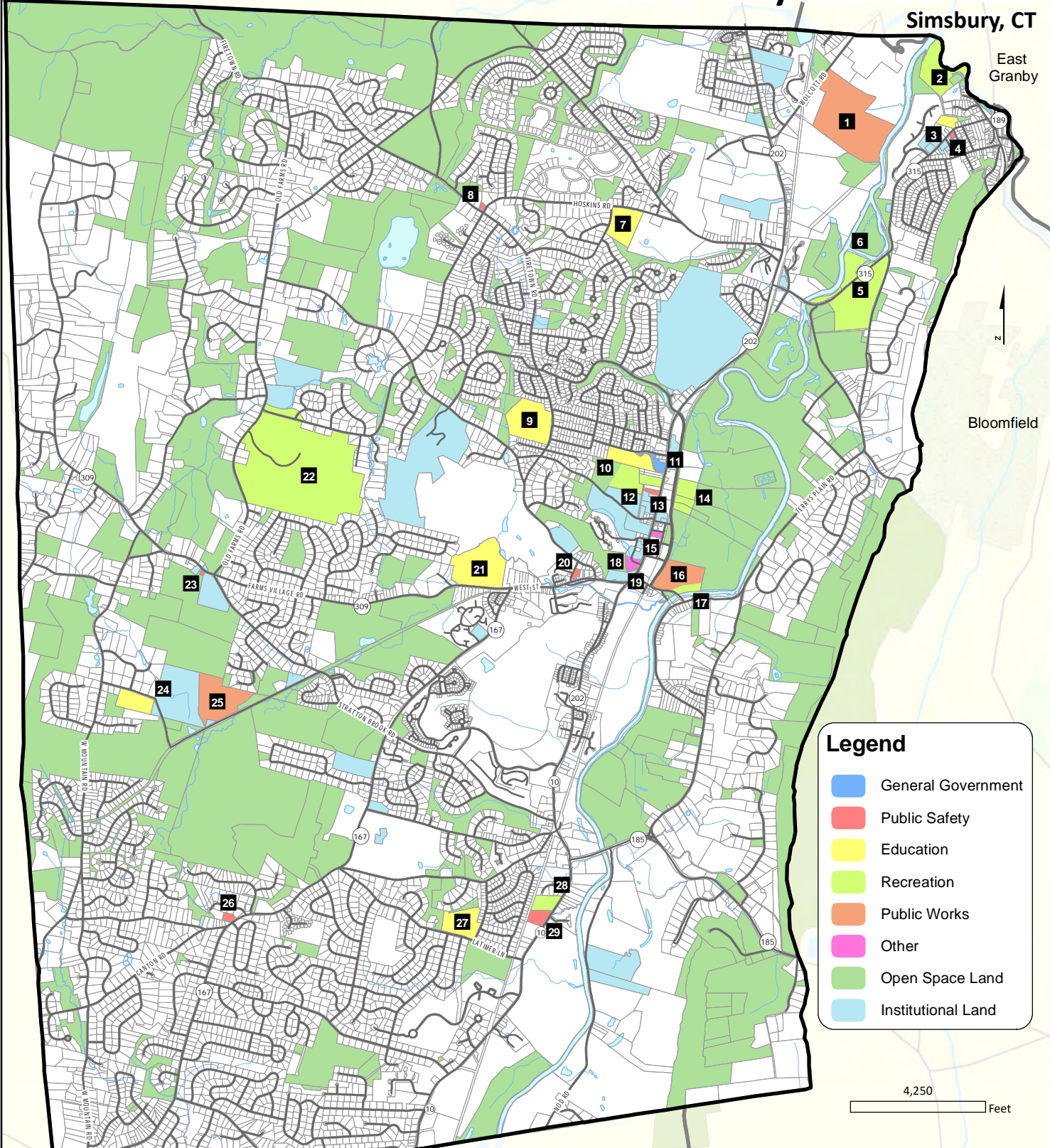
Community Facilities Plan

Simsbury, CT

Granby

East Granby

Bloomfield



Legend

- General Government
- Public Safety
- Education
- Recreation
- Public Works
- Other
- Open Space Land
- Institutional Land

4,250 Feet

- | | | |
|------------------------------|----------------------------------|---------------------------------|
| 1. Transfer Station | 11. Town Office Building | 21. Simsbury High School |
| 2. Tariffville Memorial Park | 12. Memorial Park / Schultz Park | 22. Simsbury Farms Rec Complex |
| 3. Tarriffville School | 13. Main Fire House | 23. West Simsbury Fire District |
| 4. Tariffville Fire Station | 14. Simsbury Meadows | 24. Tootin Hills School |
| 5. Patterson Park | 15. Eno Memorial Hall | 25. Public Works Campus |
| 6. Curtiss Park | 16. Water Pollution Control | 26. Brushy Hill Fire Department |
| 7. Squadron Line School | 17. Boat House | 27. Latimer Lane School |
| 8. Firetown Fire Station | 18. Town Library | 28. Weatogue Park |
| 9. Henry James Middle School | 19. Boy Scout Hall | 29. Weatogue Fire Station |
| 10. Central School | 20. Simsbury Volunteer Ambulance | |

Canton Avon

What We Want To Provide - Enhance Community Facilities

12.2 Address specific community facility needs.

A. EDUCATION –Simsbury will:	Leader	Partners
1. Provide education facilities to meet community needs.	BOE	
2. Promote educational excellence in the Simsbury Public School system.	BOE	
<i>Code legend is on inside back cover</i>		

B. RECREATION –Simsbury will:	Leader	Partners
1. Provide recreation facilities to meet community needs.	Town	CPR
<i>Code legend is on inside back cover</i>		

C. PUBLIC SAFETY –Simsbury will:	Leader	Partners
1. Provide fire protection to all areas of town (provided by the Simsbury Volunteer Fire Company, an independent taxing district).	Town	FD
2. Provide police protection to all areas of town.	Town	PD
3. Provide emergency medical response to all areas of town.	Town	SVA
<i>Code legend is on inside back cover</i>		

D. OTHER –Simsbury will:	Leader	Partners
1. Support and help sustain the Simsbury Public Library.	Town	SPL
2. Evaluate the former landfill for adaptive reuse, including solar collectors, open space, and/or recreation.	Town	PW
<i>Code legend is on inside back cover</i>		

ADDRESS TRANSPORTATION NEEDS

13

Overview

The transportation systems in Simsbury are functionally important to the day-to-day life of residents, visitors, and businesses as well as being an important component of its character and self-image. From the community input received early in the planning process, transportation issues were identified as one of the top three issues of concern to residents.

This section of the POCD looks at the overall configuration of the vehicular transportation network and other transportation modes (pedestrian, bicycle, bus, etc.).

Vehicular Circulation



Pedestrians



Bicycle



Transit



What We Want To Provide - Address Transportation Needs



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

The roadway network in Simsbury is adequate for meeting community needs.

Strongly agree	14%
Agree	69%
Not sure	2%
Disagree	13%
Strongly disagree	2%

How would you rate the overall condition of Town maintained roads in Simsbury? Is the overall condition of local roads excellent, good, fair or poor?

Excellent	26%
Good	61%
Fair	11%
Poor	2%
Not sure	1%

Simsbury should seek ways to increase transit services for residents and businesses.

Strongly agree	16%
Agree	50%
Not sure	8%
Disagree	24%
Strongly disagree	2%

Vehicular Transportation

Simsbury has a good road system in place to meet the basic circulation needs of residents and business users. The main challenges to the road system are that travel patterns can be heavily oriented to the east (Hartford, Bradley International Airport, Interstate 91) and there are only three roads leading in that direction in Simsbury:

- Hartford Road (Route 185) over Talcott Mountain
- Tariffville Road (Route 315) through Tariffville
- Wolcott Road past Simsbury Airport.

As a result, traffic congestion can be an issue on some of these roadways at certain times of the day. For example, the Route 10 / 185 intersection can have considerable backup in the morning as traffic tries to weave its way through Weatogue Center. Widening of these roadways is not recommended but spot improvements at major intersections could be.

A special study of Route 10 was completed in 2014. This study, prepared by Fuss & O’Neill and funded by the Capitol Region Council of Governments (CRC-OG) and the Connecticut Department of Transportation, suggested some possible improvements along Route 10 to address vehicular, pedestrian, bicycle, transit, and other improvements. Study recommendations should be reviewed and implemented as opportunities arise.

Roadway Connections - In terms of roadway connections, the POCD recommends establishment of a collector road connecting from the Route 10 / Wolcott Road intersection westerly to Hoskins Road near the intersection with County Road. The POCD also suggest the possible extension of Iron Horse Boulevard to the south through the Ensign Bickford campus to Route 10 if it will aid overall circulation and relieve congestion.

Pavement Management - The POCD recommends that Simsbury continue to promote a “pavement management” philosophy and approach so that the roadway system (pavement quality) can be maintained as efficiently and economically as possible. By basing roadway maintenance on the depreciation characteristics of similar roadways, funds can be applied “just in time” to minimize the lifecycle cost of maintaining the roadway system.

Access Management - The POCD recommends that Simsbury continue to promote an “access management” philosophy and approach to maintain capacity along major roadways. History has shown that a proliferation of driveways (especially in commercial areas) decreases the overall capacity of the roadways and leads to more accidents. If Simsbury can reduce and minimize the number of driveways that are created in such areas, overall traffic safety will be enhanced.

What We Want To Provide - Address Transportation Needs

Bicycle / Pedestrian Transportation

Simsbury has made considerable strides in bicycle and pedestrian awareness and activity over the past ten years or so. For example, Simsbury is well known around Connecticut for the Farmington Canal Heritage Trail and the BikeShare program. Other communities are also aware that Simsbury was designated as a Bicycle Friendly Community at the Bronze level in 2010 and the Silver level in 2014 (the only Connecticut community to achieve the silver designation).

Simsbury residents understand that this has enhanced the community and made it a better place. Participants in the telephone survey clearly demonstrated their belief that having a safe, walkable and bikeable community will continue to enhance the quality of life for Simsbury residents.

The POCD recommends that these activities and other initiatives of the Simsbury Bicycle Pedestrian Advisory Committee be embraced and continued. A Bicycle-Pedestrian Master Plan should be prepared in order to help continue and focus those efforts.

“Complete Streets” – The POCD recommends that Simsbury continue to promote a “complete streets” philosophy and approach to roadways – treating them as corridors and places for all transportation modes (pedestrians, bicycles, transit, people) , not just places for exclusively moving vehicles.

While Simsbury has endorsed “complete streets” through a Board of Selectmen resolution, the next step might be to adopt a “complete streets” policy that indicates the Town’s intention of integrating the need of people and places in the planning, design, construction, operation, and maintenance of transportation networks.

Other Transportation

The POCD also recommends that Simsbury seek to expand transit and other transportation options available to Simsbury residents, workers and visitors.

GOAL

Enhance the efficiency, safety, environmental and character-defining aspects of the systems transporting persons and goods within and through the community



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Having a safe, walkable and bikeable community enhances the quality of life for Simsbury residents.

Strongly agree	43%
Agree	52%
Not sure	2%
Disagree	3%
Strongly disagree	1%

Simsbury should continue to improve the pedestrian system such as sidewalks and trails.

Strongly agree	31%
Agree	58%
Not sure	2%
Disagree	9%
Strongly disagree	1%

Simsbury should continue to improve the bicycle circulation system.

Strongly agree	21%
Agree	56%
Not sure	7%
Disagree	14%
Strongly disagree	2%

What We Want To Provide - Address Transportation Needs

13.1 Provide for and maintain a safe and efficient road-way circulation system to meet community needs.

A. OVERALL –Simsbury will:	Leader	Partners
1. Seek to maintain and improve vehicular transportation within and through Simsbury.	Town	DOT
2. Seek to implement the recommendations of the Route 10 study prepared by Fuss & O’Neill.	Town	DOT CRCOG
3. Encourage or require completion of connecting roads as suggested in the POCD.	Town	ZC PC
4. Advocate for 11 foot lane widths on State and Town roads in order to provide space for other users (such as bicycles) and to calm traffic.	Town	DOT
<i>Code legend is on inside back cover</i>		

B. CHARACTER –Simsbury will:	Leader	Partners
1. Maintain or enhance the aesthetic and environmental qualities of the community when improving roads.	Town	PW
2. Maintain or enhance the aesthetic and environmental qualities of dirt roads (such as a portion of Nimrod Road).	Town	PW
3. For State roads, coordinate improvements with State and Regional agencies to minimize pavement expansion.	Town	DOT CRCOG
<i>Code legend is on inside back cover</i>		

C. CAPACITY –Simsbury will:	Leader	Partners
1. Implement access management techniques to help control the location and design of driveway access onto roadways.	Town	DOT
2. Encourage joint access management planning between abutting uses.	ZC	
<i>Code legend is on inside back cover</i>		

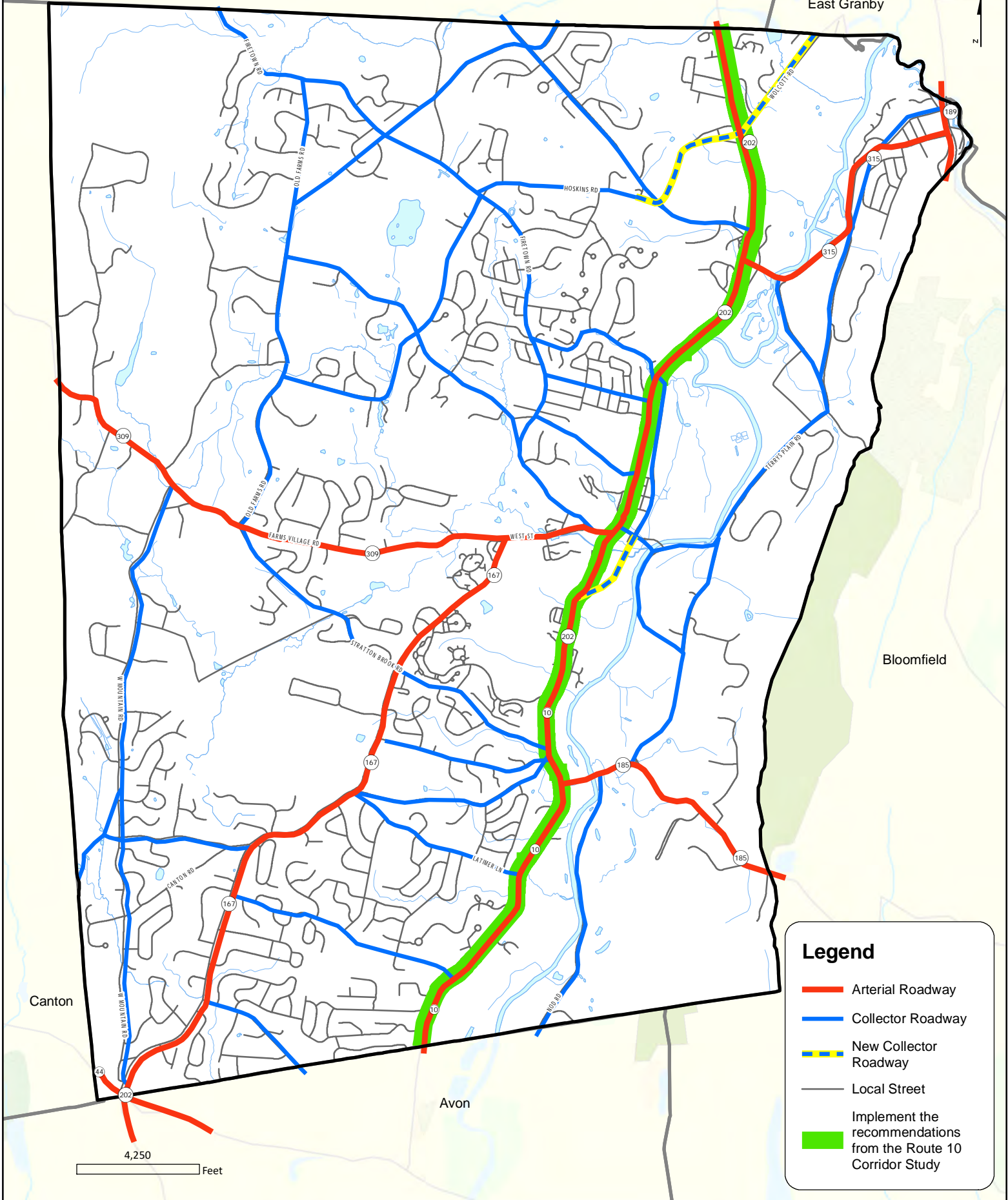
D. FUNDING –Simsbury will:	Leader	Partners
1. Utilize a “pavement management system” to ensure cost-effective maintenance and safe operation of roadway surfaces.	PW	BOS BOF
2. Relate transportation facilities maintenance or expansion to a Capital Improvement Program.	BOS	PW BOF
<i>Code legend is on inside back cover</i>		

Granby






Vehicular Circulation Plan

Simsbury, CT

East Granby



Legend

-  Arterial Roadway
-  Collector Roadway
-  New Collector Roadway
-  Local Street
-  Implement the recommendations from the Route 10 Corridor Study

What We Want To Provide - Address Transportation Needs

East Coast Greenway Trail

Part of the East Coast Greenway travels through Simsbury. The East Coast Greenway is a 3,000 route from Maine to Florida. It is the country's longest biking and walking route.

Off-Road Trails

See [Chapter 6 – Preserve Open Space](#) for discussion of off-road trails for pedestrians and bicycles.

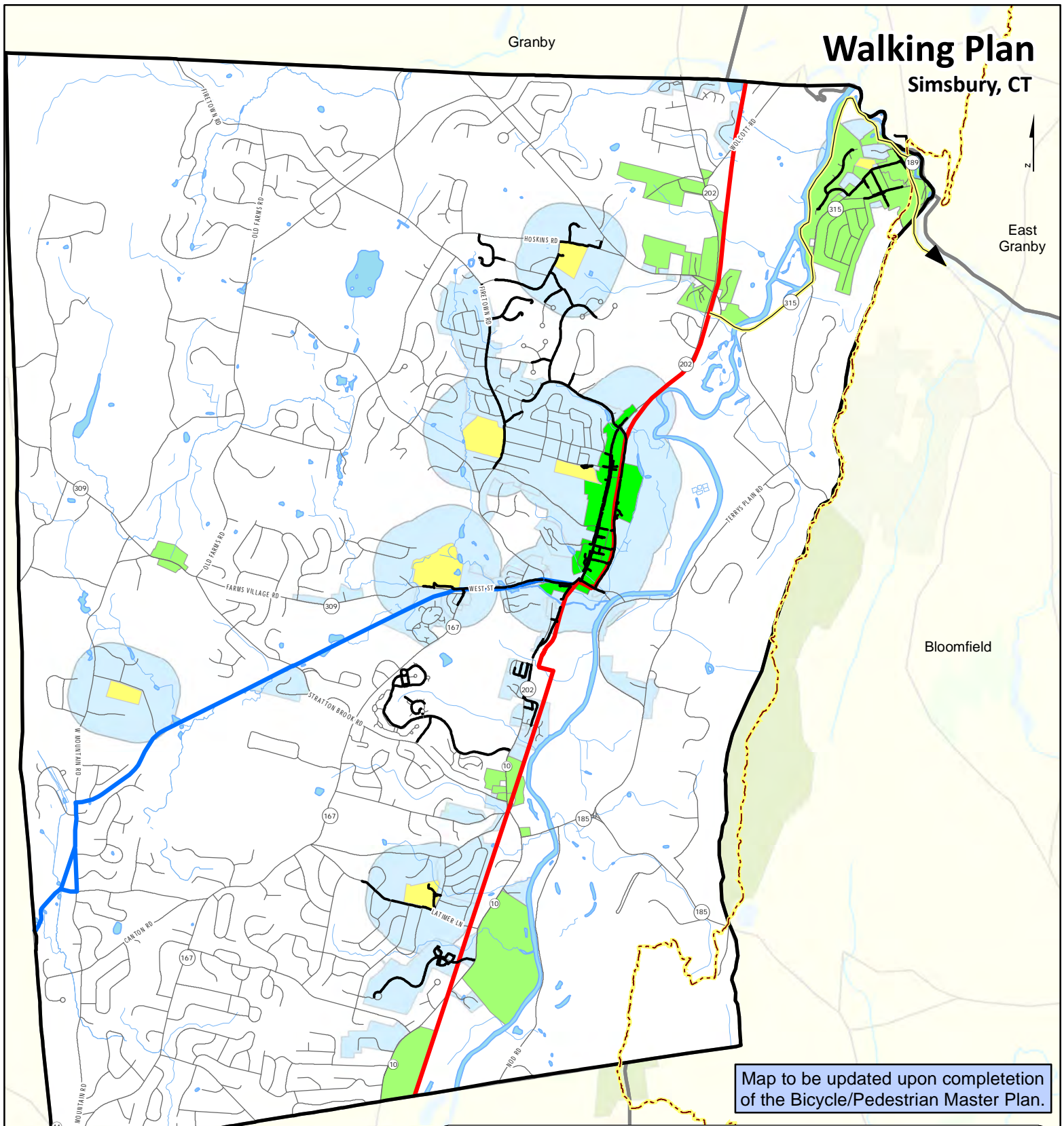
13.2 Provide for and maintain safe and efficient circulation systems for pedestrians and bicycles.

A. OVERALL—Simsbury will:	Leader	Partners
1. Seek to expand the pedestrian and bicycle transportation options available to residents, workers and visitors.	Town	BPA
<input type="checkbox"/> a. <i>Once the Bicycle / Pedestrian Master Plan is completed, implement recommended improvements.</i>	Town	BPA
2. Advocate for an interconnected town-wide network of multi-purpose trails and other public ways for pedestrians and bicycles, with safe street crossings.	Town	BPA
<input type="checkbox"/> a. <i>Once the Bicycle / Pedestrian Master Plan is completed, adopt a “complete streets” policy.</i>	Town	BPA
3. Promote community wellness and physical activity by promoting pedestrian and bicycle activities.	Town	BPA
4. Coordinate with adjacent communities to extend and connect trails and bikeways.	Town	BPA
<i>Code legend is on inside back cover</i>		

B. PEDESTRIAN-SPECIFIC –Simsbury will:	Leader	Partners
1. Encourage or require pedestrian sidewalks and/or trails, where appropriate, as part of new development.	ZC	PC BPA
2. Review the sidewalk maintenance and repair policy and amend if necessary.	BOS	BPA
3. Study the feasibility of implementing a program where off-site sidewalks could be offered by a developer and accepted as part of a zoning or subdivision approval.	ZC	PC
<i>Code legend is on inside back cover</i>		


C. BICYCLE-SPECIFIC—Simsbury will:	Leader	Partners
1. Give consideration to bicycle lanes and/or markings whenever roads are improved or striped.	Town	PW BPA
2. Seek to maintain and upgrade Simsbury’s designation as a bicycle-friendly community.	BPA	
<input type="checkbox"/> a. <i>Modify the Zoning Regulations to allow the Town to require bike racks and other facilities as part of new developments.</i>	ZC	
<i>Code legend is on inside back cover</i>		

Walking Plan Simsbury, CT



Map to be updated upon completion of the Bicycle/Pedestrian Master Plan.

Legend

-  Existing Sidewalks
-  Metacomet Trail
-  Farmington Valley Greenway
-  Farmington Valley Greenway Extension
-  Farmington River Trail
-  Schools
-  Highest Priority Sidewalk Areas
-  Priority Sidewalk Areas
-  Areas Where Sidewalks Are Desired

4,500
Feet

Bicycling Plan

Granby

Simsbury, CT

East Granby

Bloomfield








Canton

Avon



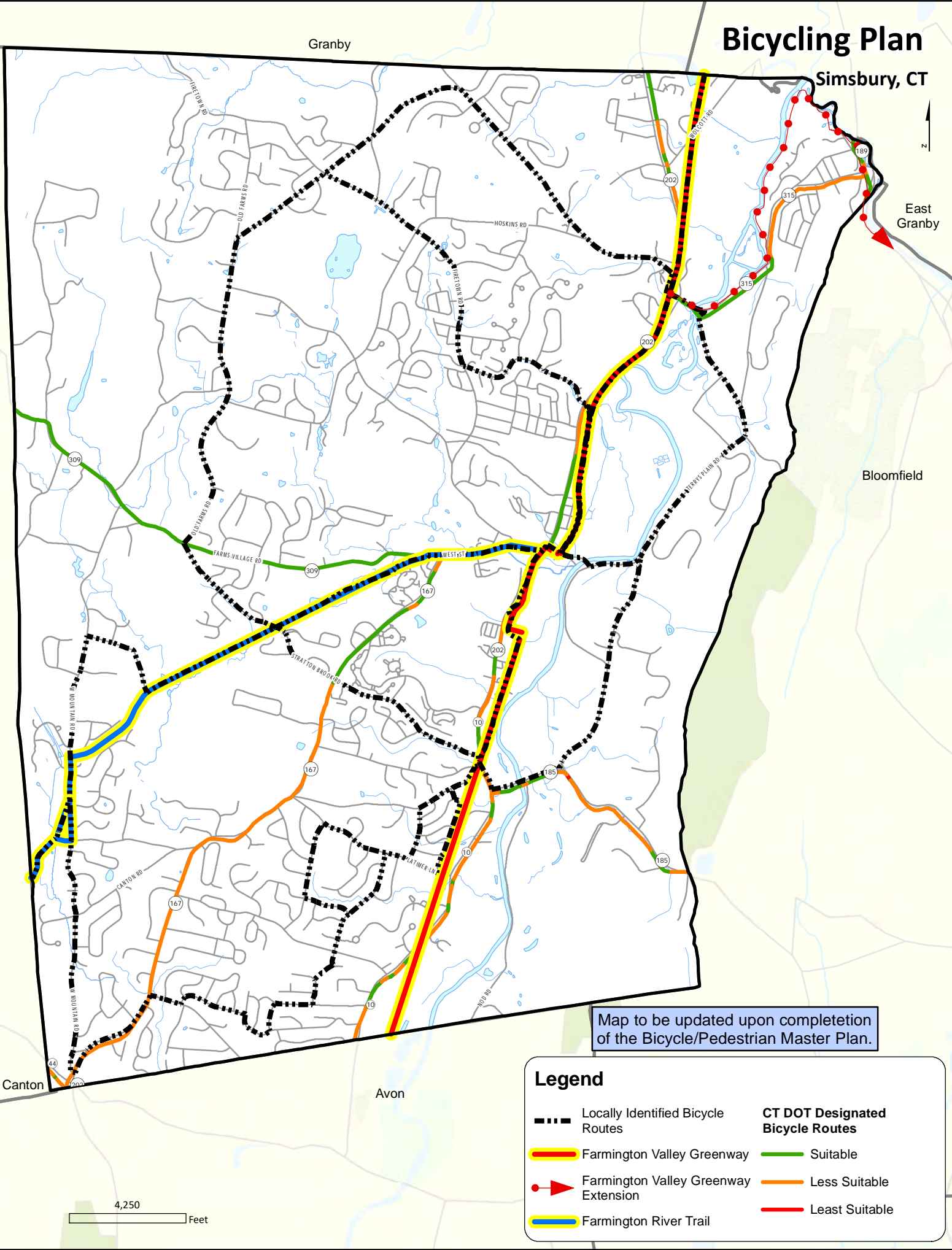
Map to be updated upon completion of the Bicycle/Pedestrian Master Plan.

Legend

- | | |
|--|---|
|  Locally Identified Bicycle Routes |  CT DOT Designated Bicycle Routes - Suitable |
|  Farmington Valley Greenway |  Less Suitable |
|  Farmington Valley Greenway Extension |  Least Suitable |
|  Farmington River Trail | |

4,250

Feet



Other Transportation

Granby

Simsbury, CT







East Granby

Bloomfield

Avon

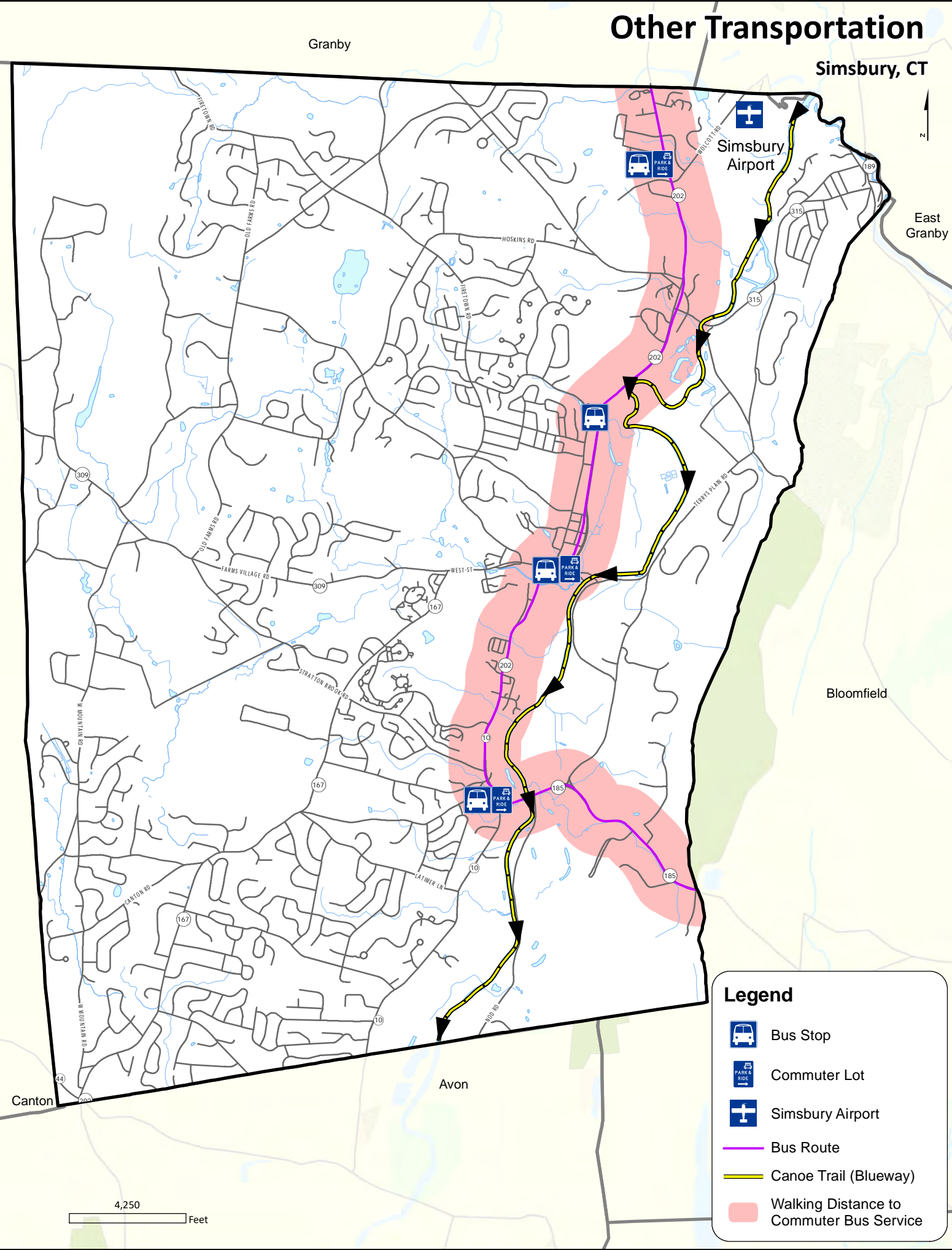
Canton

Legend

-  Bus Stop
-  Commuter Lot
-  Simsbury Airport
-  Bus Route
-  Canoe Trail (Blueway)
-  Walking Distance to Commuter Bus Service

4,250

Feet



13.3 Support transit and other transportation-related facilities within Simsbury.

A. OVERALL–Simsbury will:	Leader	Partners
1. Seek to expand transit and other transportation options available to Simsbury residents, workers and visitors.	Town	DOT
<i>Code legend is on inside back cover</i>		

B. TRANSIT–Simsbury will:	Leader	Partners
1. Seek to retain and expand the commuter bus service and establish other bus services.	Town	DOT
2. Seek to retain and expand commuter parking lots.	Town	DOT
3. Encourage carpools, vanpools, shuttle buses, and other forms of shared transportation by residents and by local employers.	Town	DOT
4. Continue operation of the Simsbury Dial-A-Ride Program.	Town	SSS
5. Support after-school transportation opportunities for children.	Town	BOE
6. Encourage establishment of commuter bus service to Hartford on Route 189 through Tariffville.	Town	DOT
7. Encourage establishment of bus service to Bradley International Airport.	Town	DOT
<i>Code legend is on inside back cover</i>		

C. SIMSBURY AIRPORT –Simsbury will:	Leader	Partners
1. Support preservation of Simsbury Airport by private entities.	Town	EDC
2. Support an expansion of, and other improvements to, the Simsbury Airport as needed.	Town	EDC
<i>Code legend is on inside back cover</i>		

ADDRESS UTILITY INFRASTRUCTURE NEEDS

Overview

Simsbury's infrastructure—from water mains and sewer pipes to wired utilities and telecommunications—are very important to meeting the needs of residents and businesses and enhancing the overall quality of life in the community.

Piped Utilities



Piped Utilities



Wired Utilities



Wireless Utilities



What We Want To Provide - Address Utility Infrastructure Needs



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

The storm drainage system in Simsbury is adequate.

Strongly agree	8%
Agree	61%
Not sure	20%
Disagree	10%
Strongly disagree	1%

Simsbury should encourage improvements in internet speed and cell phone service.

Strongly agree	29%
Agree	47%
Not sure	7%
Disagree	16%
Strongly disagree	2%

In Simsbury, utility services are provided by:

Piped Utilities / Services	Water	<ul style="list-style-type: none"> • Aquarion Water Company • Tariffville Water Commission • Avon Water Company • Private wells
	Sewer	<ul style="list-style-type: none"> • Water Pollution Control Authority (Town) • Private sewer systems • Private septic systems
	Natural Gas	<ul style="list-style-type: none"> • Connecticut Natural Gas (some areas) • Private propane systems
	Storm Drainage	<ul style="list-style-type: none"> • Town of Simsbury (Town roads and properties) • State of Connecticut (State roads and properties) • Private drainage systems
Wired Utilities / Services	Electricity	<ul style="list-style-type: none"> • Eversource • Private systems (solar, wind, fuel cell, etc.)
	Communications	<ul style="list-style-type: none"> • Comcast / Xfinity • Frontier
Wireless Utilities / Services	Cellular / PCS	<ul style="list-style-type: none"> • Numerous providers

Many of these utility services are provided by private companies and are outside direct municipal control. However, the Town wants to ensure that adequate capacity (and quality) is available to meet local needs.

Available information indicates that most utility services have adequate capacity to meet anticipated community needs through to 2027. However, the following utility infrastructure issues are expected to be the focus of some attention in the coming years:

- Storm Drainage – As was discussed in *Chapter 5 – Protect Natural Resources*, storm drainage systems are being converted from “catch and carry” where the water is put into drainage pipes to be discharged downhill to “catch and release” where the water is infiltrated as close as possible to where the raindrop falls. In addition to being required by state and federal stormwater management programs and permits, it makes strong environmental sense. This approach (called “LID”) is already being applied to new development and, over the coming years, efforts will be devoted to retrofitting existing drainage systems where it makes sense.

What We Want To Provide - Address Utility Infrastructure Needs

- Sewer Allocation Approach – For many years, Simsbury has operated the municipal sewer system within a defined “sewer service area” and on the basis of a “flow allocation scheme” where pipes and pump stations were sized based on zoning in effect around 1970.

Since the sanitary sewer system in the ground does not change when zoning is changed or when land use is intensified, the Water Pollution Control Authority (WPCA) reviews the ability of the system to handle the anticipated flows. Any changes to the sewer service area or increase in land use intensity require proof of system capacity and approval by the WPCA and the Connecticut Department of Energy and Environmental Protection (DEEP). The WPCA is in the process of re-evaluating the flow allocation protocol and policy, and expects to have a revised protocol and policy in the near future.

- Wired Communications Capacity – There is growing demand from both residential and business users for internet speed / capacity. As the world becomes more technologically advanced, the lack of speed / capacity is a hindrance and affects the overall quality of life. Simsbury is involved with other communities in Connecticut in evaluating the “Gigabit project” and these efforts should continue.
- Wireless Capacity – Similarly, there is growing use of “smart phones” and other wireless technologies yet it seems that the performance of the wireless systems has not kept pace. Since there are some households in Simsbury that no longer use “land lines” and rely on cell phones, Simsbury wants to work with the Connecticut Siting Council and service providers to expand cellular service (coverage and capacity) in ways that best preserve and enhance the character of the community. Large towers in visible areas or along roadsides are not generally compatible with Simsbury’s character or desired streetscape.

Telecommunications Policy Preferences

Since 2004 or so, Simsbury has had wireless telecommunications policy preferences intended to guide the location and design of telecommunication facilities, especially new towers, in Simsbury.

These policy preferences are contained in the Appendix of the POCD.

GOAL

Encourage the provision of adequate utility infrastructure to meet community needs.

14.1 Seek to ensure adequate utility services are available within the community.

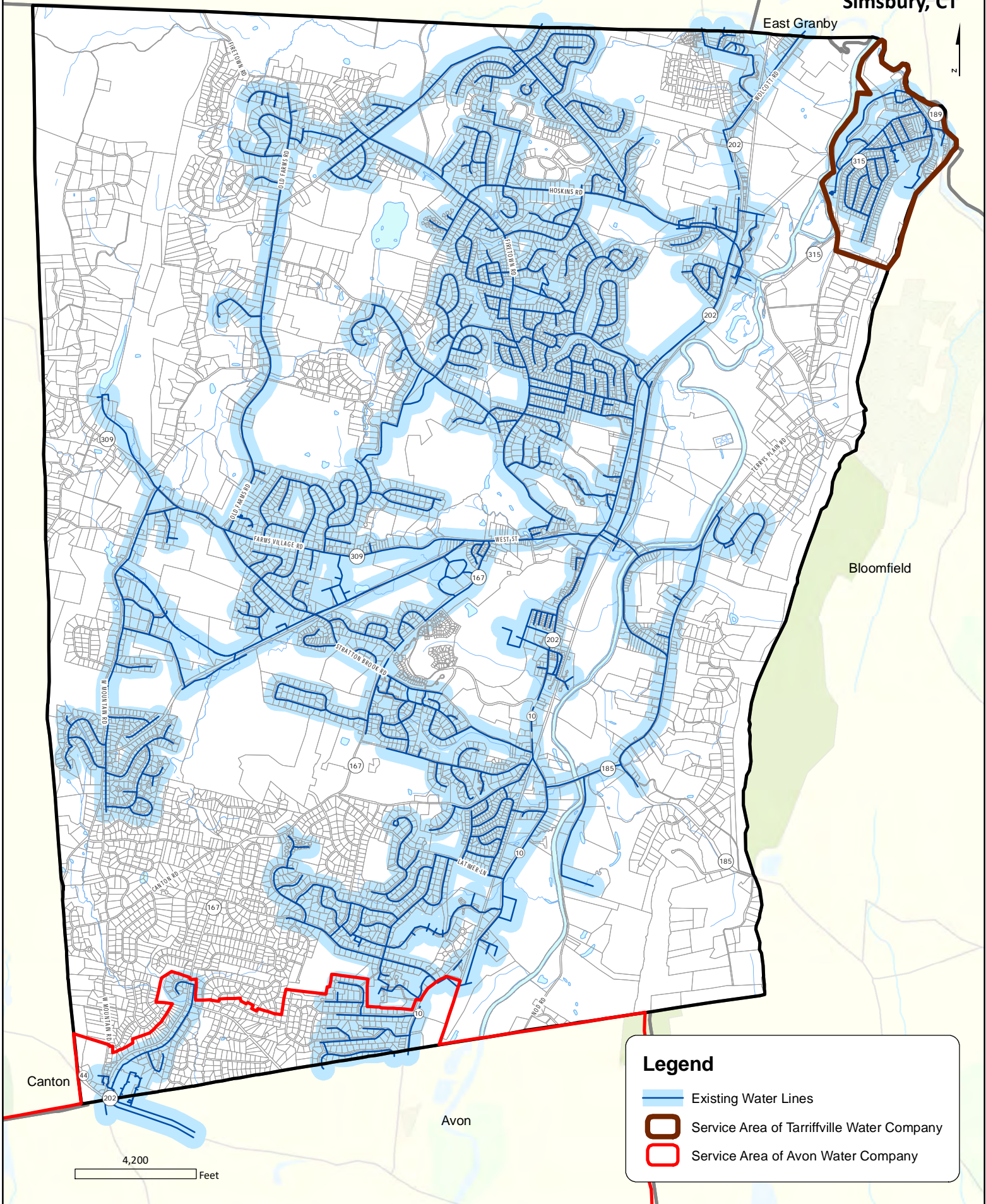
A. PUBLIC WATER –Simsbury will:	Leader	Partners
1. Encourage the Aquarion Water Company, the Tariffville Water District, and the Avon Water Company to maintain a safe and adequate water supply and distribution system (domestic consumption and fire protection) for current and future users.	Town	
2. Encourage the extension of public water supply systems to meet current and future needs.	Town	
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Granby

Water Service Plan

Simsbury, CT

East Granby






Bloomfield

Canton

Avon

Legend

-  Existing Water Lines
-  Service Area of Tarriffville Water Company
-  Service Area of Avon Water Company

4,200

Feet

What We Want To Provide - Address Utility Infrastructure Needs

B. PUBLIC SEWER—Simsbury will:	Leader	Partners
1. Maintain the existing sewer treatment facilities to meet state and federal water quality guidelines.	WPCA	Town
2. In accordance with the Water Pollution Control Authority Plan, limit sewer service to the general area identified in the Plan of Conservation and Development Sewer Service Area, as further designated and delineated by the WPCA in the WPCA Plan and approved by DEEP.	WPCA	
3. Collaborate with the Water Pollution Control Authority to coordinate the vision expressed in the 2017 POCD and the water pollution control plan for the municipality (CGS 7-246(b)).	Town	WPCA
<input type="checkbox"/> a. <i>Review the general location and extent of the sewer service area (and the sewer avoidance area).</i>	Town	WPCA
<input type="checkbox"/> b. <i>Review the sewage allocation program (amounts and policies) and revise if necessary.</i>	WPCA	Town
		Code legend is on inside back cover

Sewer Service Plan

Granby

East
Granby

Simsbury, CT

Sewer
Avoidance
Area




Sewer
Avoidance
Area

Bloomfield

Avon

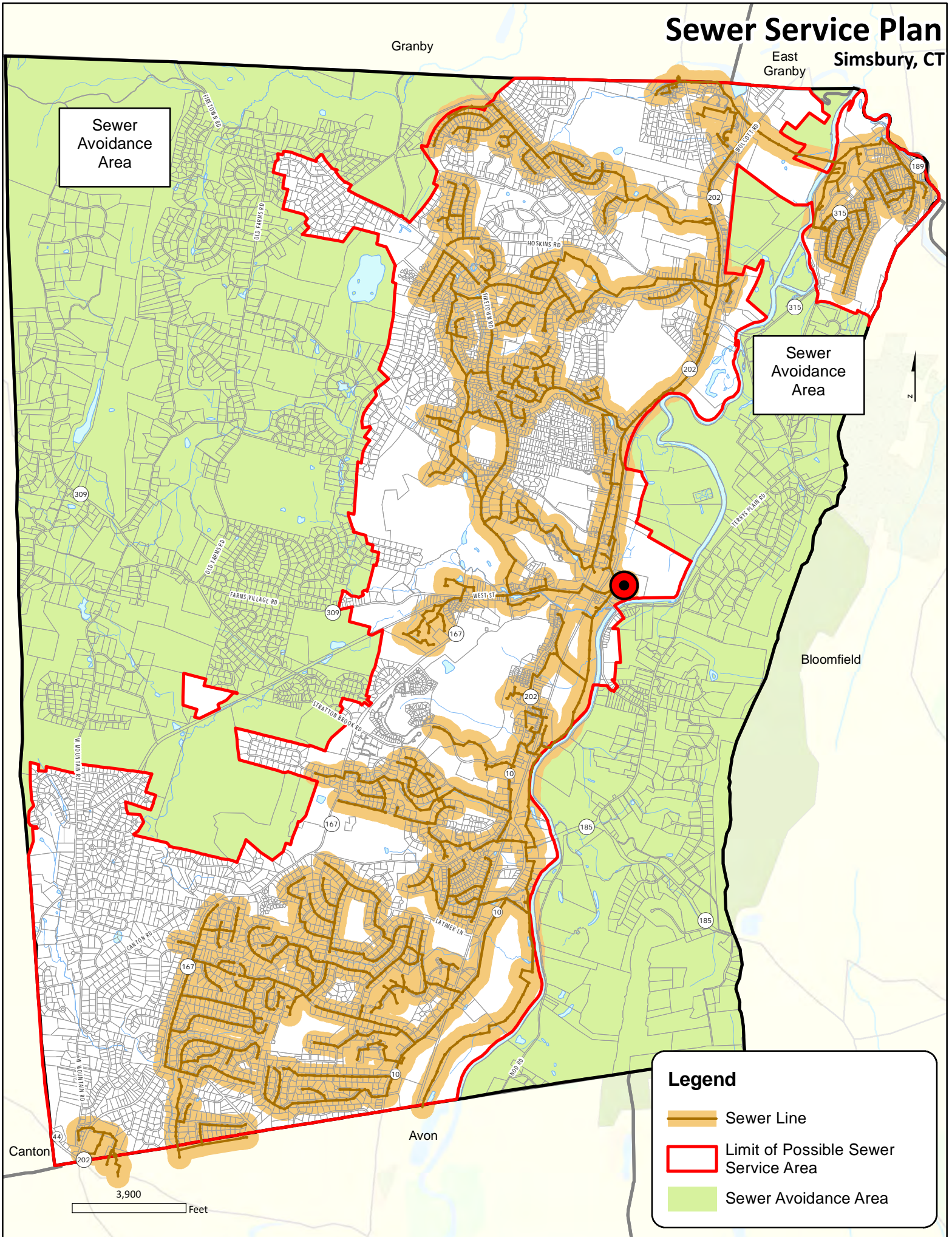
Canton

Legend

-  Sewer Line
-  Limit of Possible Sewer Service Area
-  Sewer Avoidance Area

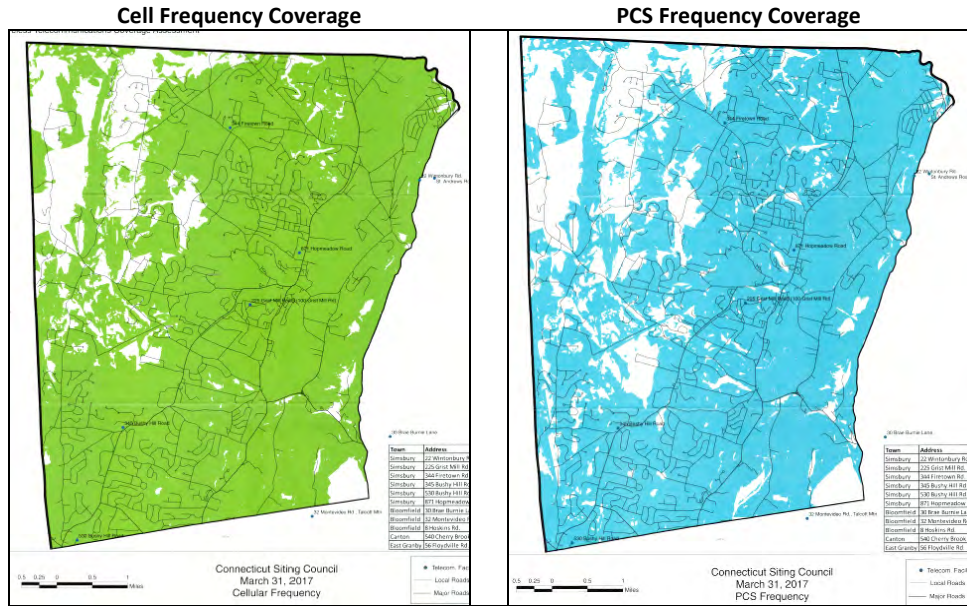
3,900

Feet



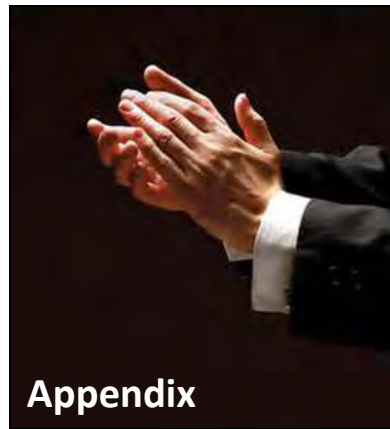
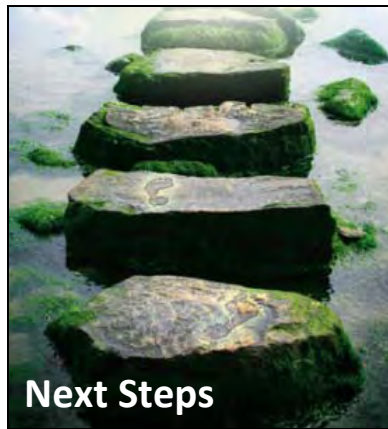
What We Want To Provide - Address Utility Infrastructure Needs

C. COMMUNICATIONS —Simsbury will:	Leader	Partners
1. Encourage the improvement and expansion of digital and wireless communication technologies throughout Simsbury.	Town	
2. Collaborate with State Agencies, public service utilities, and other providers to enhance communication services in ways that are appropriate to the character if Simsbury.	Town	
		Code legend is on inside back cover



D. OTHER —Simsbury will:	Leader	Partners
1. Encourage the extension of natural gas lines to outlying areas of town currently served by propane tanks.	Town	
2. Encourage the continued improvement of electrical capacity and reliability within Simsbury.	Town	
3. Seek ways to bury overhead wired utilities whenever and wherever possible.	Town	
		Code legend is on inside back cover

LOOKING AHEAD



FUTURE LAND USE PLAN

Overview

The map on page 125 illustrates the location and intensity of *future* land uses that are desired in Simsbury based on the recommendations of this POCD. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for Simsbury.

Conservation



Places With A Sense of Place



Other Development



Infrastructure



Plan Comparison

Section 8-23 of the Connecticut General Statutes requires comparison of Simsbury's Plan of Conservation and Development with:

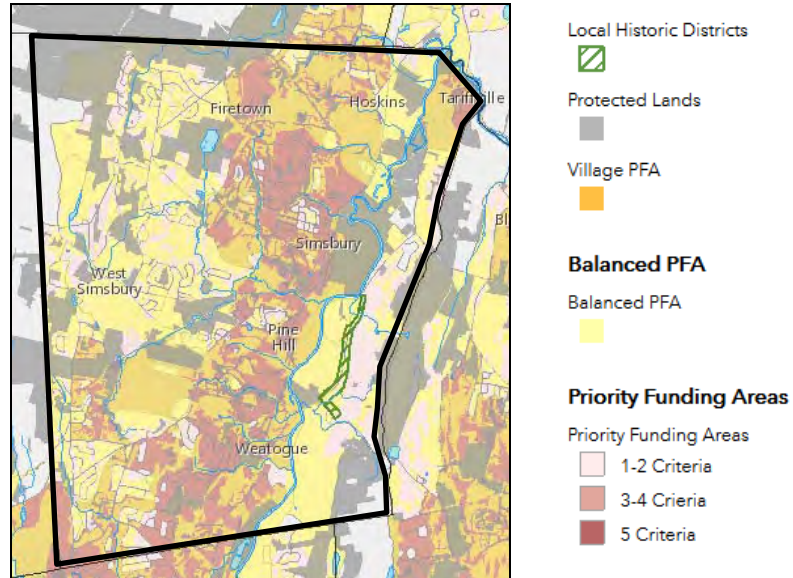
- the Locational Guide Map in the Connecticut Conservation and Development Policies Plan, and
- the Regional Plan of Conservation and Development prepared by the Capitol Region Council of Governments.

As part of the 2018 update of the State's Conservation and Development Policies Plan, Simsbury will request that Simsbury Center, Tariffville and Weatogue Center be designated as "Village Priority Funding Areas" in order to promote their continued improvement and enhancement as "centers and areas of mixed land use with existing or planned physical infrastructure."

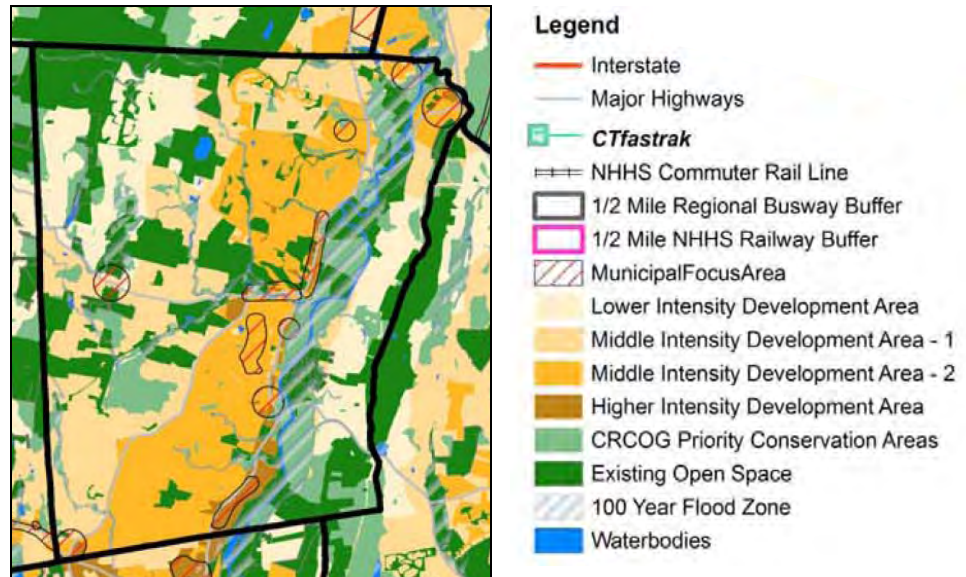
Consistency With State and Regional Plans

Simsbury's Future Land Use Plan was found to be consistent with State and regional plans in terms of identifying areas for conservation and development and relative intensities.

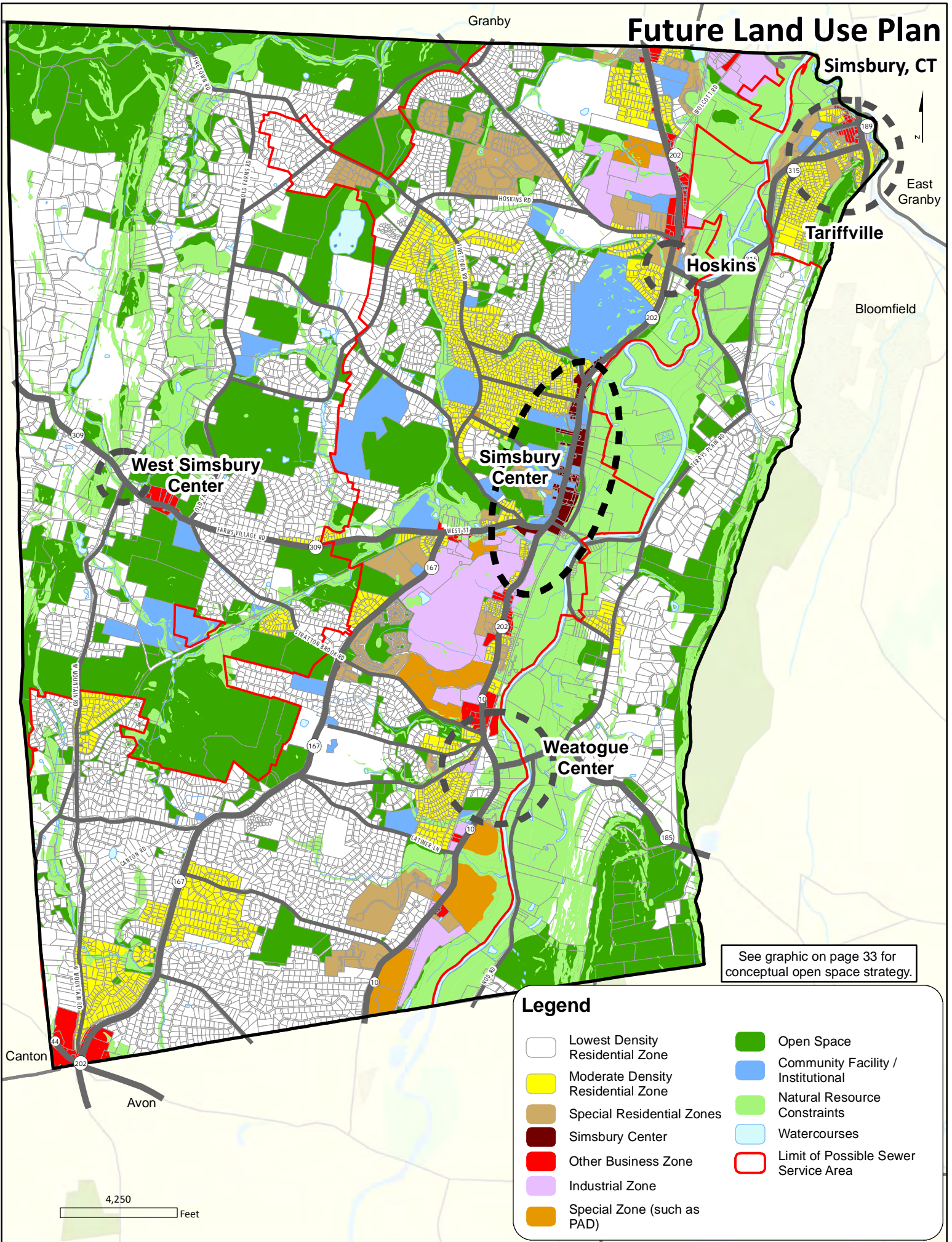
State Plan of Conservation and Development



Regional Plan of Conservation and Development















Future Land Use Plan



See graphic on page 33 for conceptual open space strategy.

Legend

- | | | | |
|---|-----------------------------------|---|--------------------------------------|
|  | Lowest Density Residential Zone |  | Open Space |
|  | Moderate Density Residential Zone |  | Community Facility / Institutional |
|  | Special Residential Zones |  | Natural Resource Constraints |
|  | Simsbury Center |  | Watercourses |
|  | Other Business Zone |  | Limit of Possible Sewer Service Area |
|  | Industrial Zone | | |
|  | Special Zone (such as PAD) | | |

4,250 Feet

Consistency With Growth Management Principles

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

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

IMPLEMENTATION

Overview

Implementation of the strategies and recommendations of the Plan of Conservation and Development is the main purpose of the planning process. Implementation of a Plan typically occurs in two main phases:

- some of the recommendations can and should be given high priority 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 significant financial resources.

The Planning Commission has the primary responsibility of promoting the implementation of all of the Plan's recommendations. The Commission can also implement some of the recommendations of the Plan of Conservation and Development through amendments to the Subdivision Regulations, application reviews, and other means.

Since many of the Plan recommendations address issues related to the use of property, the Zoning Commission will need to implement many of the recommendations of the Plan through amendments to the Zoning Regulations and/or Zoning Map, application reviews, and other means. Other recommendations may require cooperation with and action by other local boards and commissions such as the Board of Selectmen, Conservation and Inland Wetlands and Watercourses Commission, and similar agencies.

However, if the Plan is to be realized, it must serve as a guide to all residents, businesses, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of Simsbury.

GOAL

Implement the recommendations of the 2017 Plan of Conservation and Development.

Looking Ahead - Implementation

Plan Implementation Committee

A Plan Implementation Committee (PIC) to be appointed by the Planning Commission and to be organized as soon as feasible shall include representatives of various boards and commissions and would:

- prioritize, coordinate, and refine implementation of the Plan,
- initiate efforts with other organizations to complete the implementation plans (see tables on pages 156-170), and
- follow up on a semi-annual basis to monitor implementation and make adjustments, if needed.

The Committee could meet two to four times a year to establish priorities and guide implementation of the Plan's recommendations.

In addition, the Committee could assess the status of specific recommendations, establish new priorities, and even suggest new implementation techniques.

16.1 Implement the POCD.

A. ORGANIZATIONS— Simsbury will:	Leader	Partners
1. Establish organizations to implement the recommendations of the Plan of Conservation and Development.	PC	
<input type="checkbox"/> a. <i>Establish a Plan Implementation Committee to coordinate POCD implementation.</i>	PC	
2. Maintain cooperation and communication among Simsbury's land use boards.	Town	
<input type="checkbox"/> a. <i>To promote continued cooperation and communication, hold an annual meeting of local boards:</i>	Town	
• <i>Planning Commission,</i>		
• <i>Zoning Commission,</i>		
• <i>Conservation / Inland Wetlands Commissions,</i>		
• <i>Design Review Board,</i>		
• <i>Zoning Board of Appeals,</i>		
• <i>Economic Development Commission,</i>		
• <i>Open Space Committee,</i>		
• <i>Board of Selectmen.</i>		
3. Involve other Town organizations in implementing the Plan.	PIC	
4. Coordinate with other municipalities and state and regional agencies in accomplishing POCD recommendations.	Town	PIC
5. Consider new approaches (such as reducing the number of Boards and Commissions or staff approvals of certain types of applications) to increase the efficiency of the land use approval process.	Town	
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B. REGULATIONS— Simsbury will:	Leader	Partners
1. Update local regulations, as needed, to implement the recommendations of the POCD.	PIC	
<input type="checkbox"/> a. <i>Complete the updating of the Zoning Regulations to implement the recommendations of the POCD.</i>	ZC	
<input type="checkbox"/> b. <i>Update the Subdivision Regulations, as needed, to implement the recommendations of the POCD.</i>	PC	
<input type="checkbox"/> c. <i>Update other Town regulations, as needed, to implement the recommendations of the POCD.</i>	Town	
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Looking Ahead - Implementation

C. APPLICATION REVIEW – Simsbury will:	Leader	Partners
1. Encourage the Zoning Commission to consider the recommendations of the POCD when reviewing Special Permit applications as well as text change applications and zone change applications.	ZC	
<input type="checkbox"/> a. <i>Revisit the “fee ordinance” regarding land use applications and hiring peer review consultants.</i>	Town	
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D. MUNICIPAL RESOURCES – Simsbury will:	Leader	Partners
1. Commit adequate budgetary resources to accomplish the goals of the Plan and to continue overall planning for Simsbury.	BOS	BOF
2. Encourage consistency between the annual operating budget and the long term goals of the POCD.	BOS	BOF PIC
3. Strive to ensure that spending on capital projects reflects the priorities and recommendations of the Plan.	BOS	BOF PIC
<input type="checkbox"/> a. <i>Review the Capital Improvement Program each year to ensure it reflects community needs and is consistent with the recommendations of the POCD.</i>	PC	PIC
4. Commit adequate staff resources to accomplish the goals of the Plan and to continue overall planning for Simsbury.	Town	PIC
5. Allocate the necessary funding to conduct the studies and engage the professional consultants essential to an integrated planning and development process.	Town	BOS BOF
		Code legend is on inside back cover

Groundbreaking When We Start



Ribbon Cutting When We Finish



Looking Ahead - Implementation

E. MAINTAIN THE PLAN – Simsbury will:	Leader	Partners
1. Maintain the Plan in small incremental steps over a ten-year period rather than in one major initiative.	PIC	PC
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Maintaining The Plan

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

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

1. holding a public meeting to review the Plan recommendations in that thematic area and receive feedback from the community,
2. holding a workshop session to discuss new Plan strategies and suggest alternative language,
3. revising Plan sections including any changes to the Future Land Use section, as appropriate, and
4. re-adopting the Plan (thereby refreshing the OPM 10-year date).

A preliminary schedule might be as follows:

Year	Update Focus
2019	How We Want To Grow
2020	What We Want To Protect
2021	What We Want To Provide
2022	Review Conditions and Trends From 2020 Census
2023	How We Want To Grow
2024	What We Want To Protect
2025	What We Want To Provide
2026	Decide if continue with regular updates or issue Request For Qualifications for 10-year update per CGS 8-23

NEXT STEPS

17

Overview

Planning is an ongoing process. It never stops. For Simsbury, this 2017 Plan of Conservation and Development (“The Plan”) is a milestone on that journey.

Simsbury’s Plan is a dynamic document that is intended to be updated and maintained so that it incorporates ideas that are deemed to advance the Town’s long-range best interests. Even while the Plan is in its early years of implementation, the Planning Commission will continue to encourage Town-wide discussion of the Plan recommendations and will seek suggestions of ways to make the Plan even better.

In the quest to achieve what is best for Simsbury, we also must answer the question, “How are we doing?” The Planning Commission intends that there will be an annual assessment. With the support and participation of Town officials, civic organizations, and residents, the Planning Commission will evaluate and report on progress in implementing the Plan’s recommendations. Among the scores of questions to be answered are these:

- What progress has the Zoning Commission achieved in updating the Town’s Zoning Regulations?
- Similarly, what progress has the Planning Commission achieved in updating the Subdivision Regulations?

Looking ahead, the Planning Commission, in conjunction with the Plan Implementation Committee, will:

- seek input for POCD reviews and updates (see page 128), and
- evaluate implementation of the POCD (i.e., determine how effectively the Plan’s recommendations are being implemented).

By paying attention to Plan input and keeping a close eye on Plan output, the Commission is convinced that Simsbury’s special qualities will be preserved and enhanced.

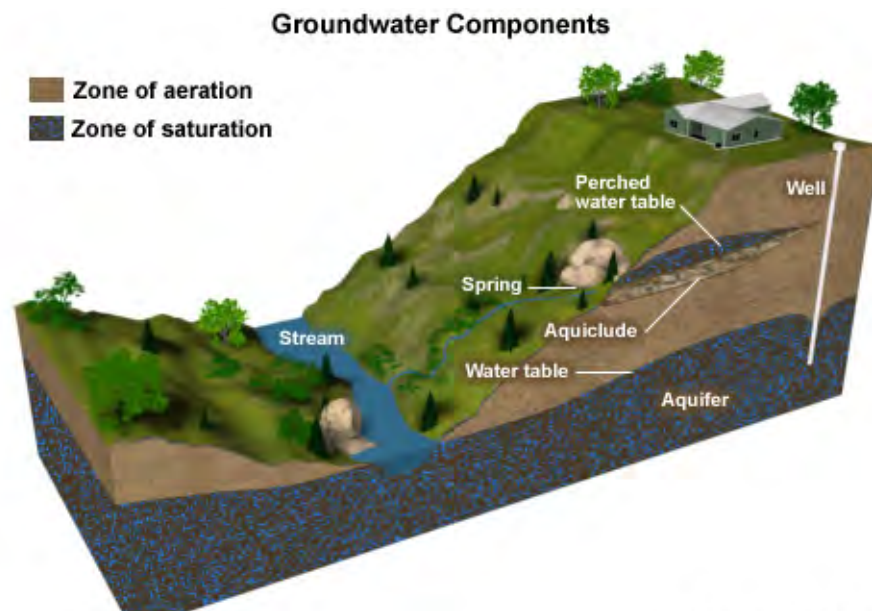


APPENDIX

Glossary

Access Management - Managing access to developed land (shared driveways, curb cuts, property connections, etc.) while preserving the flow of traffic on the surrounding road system.

Aquifer - A geologic formation, group of formations, or part of a formation that contains sufficient saturated, permeable materials to yield significant quantities of water to wells and springs. (CGS Section 22a-354h[6])



Aquifer Protection Area (APA) - An area delineated by a water utility company encompassing the groundwater recharge area for an active public drinking water supply well or for well fields serving more than 1,000 people that are set in stratified drift deposits.

Arterial Road - A roadway carrying large traffic volumes specifically for mobility, with limited or restricted service to local development.

Appendix

“Baby Boomer” - A term used to refer to persons born between 1946 and 1964. These age groups are often called out due to the number of people born during this period and the effect they have had on society due to the sheer number of people.

CERC - Connecticut Economic Resource Center

CGS - Connecticut General Statutes

Collector Road - A street whose function is equally divided between mobility and access, linking local streets to arterials.

Complete Streets - A transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, cycling, driving automobiles, riding public transportation, or delivering goods.

CRCOG - The Capitol Region Council of Governments – the regional planning agency that includes Simsbury.

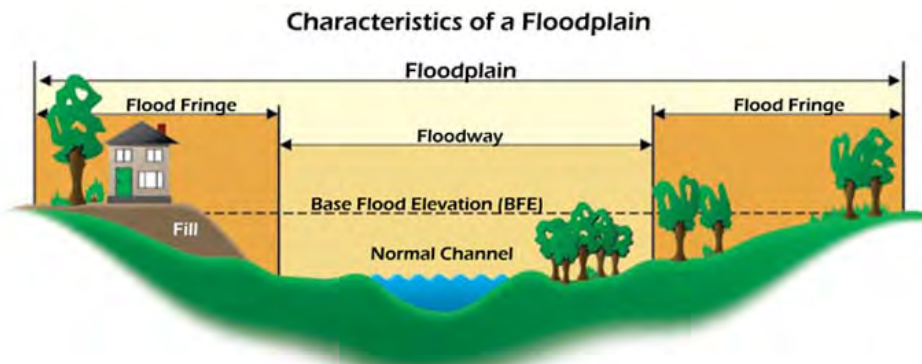
DEEP - Connecticut Department of Energy and Environmental Protection

DOT - Connecticut Department of Transportation

FEMA - Federal Emergency Management Agency

Floodplain - An area land susceptible to being partially or completely inundated by water from any source.

Floodplain Zone - An area which has had a statistical probability of flooding calculated by the Federal Emergency Management Agency (FEMA), typically expressed as a recurrence interval (i.e. – a 100-year floodplain is an area with a 1 percent chance of being flooded in any given year).



Appendix

Geographic Information System (GIS) - A combination of computer software, hardware and data used to create maps and analyze and present data.

Green Infrastructure –An approach that highlights the importance of the natural environment and open space in decisions about land-use design.

Impervious - A surface (such as a road, driveway, parking lot, outdoor patio, or building footprint) or other barrier to infiltration of water into the ground.

Infill Development - New construction that occurs on scattered, vacant, or underutilized lots in areas which are already predominantly developed. Infill sites are typically already served by public infrastructure, such as roads, water and sewer lines.

Invasive Species - Non-native plant or animals that exhibit an aggressive growth habit and can out-compete and displace native species.

Local Street - A street whose primary function is to provide access to a residence, business or other abutting property.

LID – Low-impact development, a term used to describe an approach to managing stormwater runoff which emphasizes conservation and use of on-site natural features to protect water quality by infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.

Mixed Use - A situation where residential and business uses exist in the same development or in the same area.

Mixed Use Buildings - Where residential and business uses exist in the same structure, typically with business uses at street level and residential uses above.

Mixed Use Development - When residential and business uses exist on the same site or in the same development but not in the same structure.

NDDB - The Natural Diversity Database maintained by CT-DEEP.

“NIMBY” - An acronym that stands for “not in my backyard”, NIMBY is the tendency for people to oppose certain developments near their home or in their neighborhood, even if they might consider them socially beneficial in general. Usually this fear is based on perceived quality of life or property value concerns.

Place Making - An approach to the planning, design and management of public spaces that capitalizes on a local community’s assets, inspiration, and potential, ultimately creating good public spaces that promote people’s health, happiness, and well-being.

POCD - Plan of Conservation and Development.

Point Sources - Fixed sources of pollution (such as an wastewater outlet pipe).

Appendix

Smart Growth – An approach to development that generally seeks to avoid sprawl by concentrating growth in compact walkable areas. Smart growth goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health..

Sprawl - A multi-faceted concept centered around the expansion of low-density development. Topics range from the outward spreading of a city and its suburbs to its logical limits, to low-density and auto-dependent development on rural land, examination of impact of high segregation between residential and commercial uses, and analysis various design features to determine which may encourage car dependency.

Sustainability - The capacity to endure. For humans, sustainability is the long-term maintenance of responsibility, which has environmental, economic, and social dimensions, and encompasses the concept of stewardship, the responsible management of resource use.

Walkability - A measure of how friendly an area is to walking with a concentration on the health, environmental, and economic benefits and the presence or absence of quality footpaths, sidewalks or other pedestrian right-of-ways, traffic and road conditions, land use patterns, building accessibility, and safety, among others.

Watercourses - Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water.

Wetlands - Land, including submerged land, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and flood plain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Soil Conservation Service of the U.S. Department of Agriculture (USDA).

Local Hearings

For applications to the Siting Council, the Town will seek to schedule a public informational meeting so that the wireless telecommunications provider can explain the need for and the impact of the proposed wireless telecommunications tower.

Based on the input received at this meeting and other information collected, the Town will prepare and provide testimony to the Siting Council for use during the permitting process.

Telecommunications Policy Preferences

Statement of Purpose

The Town of Simsbury recognizes that wireless communication services have become an important means of communication. The Town wishes to allow for the availability of adequate wireless communications service in Simsbury while seeking the least obtrusive means of having such services available.

The following policy preferences are intended to provide guidance to wireless telecommunications providers, the Connecticut Siting Council (which regulates the siting of new towers), and the Zoning Commission in terms of the siting of new wireless telecommunications facilities.

General Siting Preferences

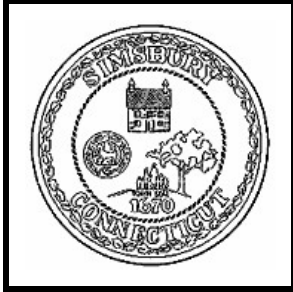
The Town of Simsbury seeks to encourage or require the siting of wireless telecommunications facilities in ways that will:

1. Allow for permitting of locations which are:
 - a. the least visually obtrusive.
 - b. least disruptive to the public health, safety, and welfare, and
 - c. consistent with the Plan of Conservation and Development.
2. Protect the Town's visual quality and minimize any adverse visual impacts through proper design, siting, and screening.
3. Minimize the number of towers, especially ground-mounted towers, and instead encourage siting on office buildings or other tall structures such as silos.
4. Restrict the height to that needed to establish opportunities for co-location of multiple carriers.
5. Provide for the orderly removal of abandoned antennas and towers.

Appendix

Specific Siting Preferences For Towers

Location	<ol style="list-style-type: none">1. Towers should be located to serve areas lacking adequate wireless telecommunication service identified by the Connecticut Siting Council.2. Applications should evaluate suitable locations already identified by the Town and/or larger properties which can allow for more effective screening.
Protection of Important Resources	<ol style="list-style-type: none">3. The location should preserve the integrity of environmentally sensitive areas including unique wildlife habitats, wetlands, and historic and archaeological resources.4. A location within or adjacent to any officially designated historic areas including any resource on the National Register of Historic Places should be avoided.5. In order to evaluate potential impact to any scenic resource, especially those noted in the Plan of Conservation and Development, parties wishing to locate towers within Simsbury should fly a balloon from the proposed location so that visual impacts may be evaluated from various locations.
Design Considerations	<ol style="list-style-type: none">6. Tower locations should include an adequate fall zone that will protect public safety.7. The use of stealth technologies should be employed whenever possible.8. Signage and lighting should be clearly disclosed and should not exceed what is clearly necessary for public safety.9. Site development should minimize impervious surfaces, avoid soil erosion and runoff problems, maintain natural buffers, and provide for security and safe access.



ACKNOWLEDGEMENTS

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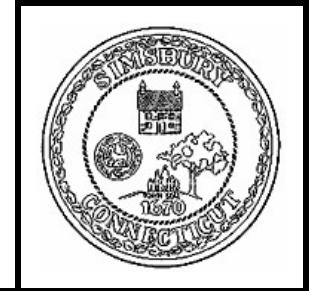
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LEGEND FOR LEADERS / PARTNERS



Code	Entity
APA	Aquifer Protection Agency
AG	Agricultural Subcommittee
BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectmen
BPA	Bike / Pedestrian Advisory Comm.
CETF	Clean Energy Task Force
CPR	Culture, Parks, and Rec. Comm.
CWC	Conservation / Wetlands Comm.
DEEP	CT Dept. of Energy / Env. Prot.
DOT	CT Dept. of Transportation
DRB	Design Review Board
EDC	Economic Development Comm.
FD	Fire District
FRWA	Farm. River Watershed Assoc.
FVHD	Farm. Valley Health District
HDC	Historic District Commission
LU	Land Use Staff

Code	Entity
MSP	Main Street Partnership
OSC	Open Space Committee
PC	Planning Commission
PD	Police Department
PIC	Plan Implementation Committee
SBC	Simsbury Beautification Comm.
SHA	Simsbury Housing Authority
SHS	Simsbury Historical Society
SLT	Simsbury Land Trust
SPL	Simsbury Public Library
SSS	Social Services
SVA	Simsbury Volunteer Ambulance
Town	Town Agencies and Departments
TVA	Tariffville Village Association
WPCA	Water Pollution Control Auth.
ZBA	Zoning Board of Appeals
ZC	Zoning Commission

New entities recommended in the POCD are highlighted in yellow in the above table.

SUMMARY OF ADOPTION PROCESS

Endorsed by Board of Selectmen: September 16, 2017
 Adopted by the Planning Commission: September 26, 2017
 Effective Date: November 1, 2017



MAP / PLAN INDEX

Plan Chapter	Map	Page
Conditions And Trends	Land Use	14
	Zoning	15
Protect Natural Resources	Key Water Resource Areas	27
	Natural Resources Plan	29
Preserve Open Space	Open Space Plan	37
Maintain And Enhance Community Character	Character Places	43
	Historic Points and Places	49
	Agricultural Resources Map	51
	Scenic Resources Map	53
Promote Places With A Sense of Place	Key Places In Simsbury	57
	Simsbury Center	59
	Center Charrette Concepts	62-65
	Tariffville	69
	Weatogue Center	71
	West Simsbury Center	72
	Hoskins	73
	Route 10 Concepts	76-77
Promote Economic Development	Economic Development Plan	83
Guide Residential Development	Residential Densities Plan	91
Enhance Community Facilities	Community Facilities Plan	103
Address Transportation Needs	Vehicular Circulation Plan	109
	Walking Plan	111
	Bicycle Plan	112
	Other Transportation	113
Address Utility Infrastructure Needs	Water Service Plan	119
	Sewer Service Plan	121
Future Land Use Plan	Future Land Use	125