



NEW HARTFORD

2015 Plan of Conservation and Development



POCD - IMPLEMENTATION PLAN

Planning and Zoning Commission

Context

The Plan of Conservation and Development (POCD) for the Town of New Hartford consists of:

- a “Strategic Plan”, and
- an “Implementation Plan.”

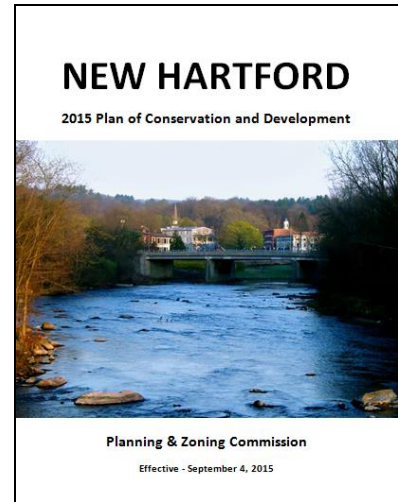
Strategic Plan

The primary part of the Plan of Conservation and Development – known as the “Strategic Plan” - is a statement of strategic directions considered important for preserving and enhancing those things integral to the vitality, livability, and quality of life in the community. It is “big picture” in nature; and is intended to be used by New Hartford residents, agencies, staff, and other community stakeholders to discuss and refine the major directions of the community.

It is envisioned the Strategic Plan will be reviewed periodically to ensure the overall strategies for New Hartford are appropriate for addressing issues facing the community and guiding New Hartford’s future. The Strategic Plan is also intended to fulfill the POCD requirements under CGS Section 8-23 for New Hartford.

Implementation Plan

This part – known as the “Implementation Plan” – is principally a compilation of implementation measures (i.e. tasks and active guiding principles) determined to help accomplish the overall strategies of the POCD. The implementation measures are presented in a series of tables organized according to the primary topic themes presented in the Strategic Plan that suggest “who” is responsible for doing “what” and the timeframe (“when”) over which the measure is intended to be implemented. The tables also allow for tracking implementation progress. As measures are implemented and results evaluated, it is intended that the Implementation Plan will be updated - on a regular, on-going basis - to remain current.



Implementation Overview

Implementation is critical to realizing the benefits of the planning process. While identification of desirable strategies is important, that effort will only bear fruit if identified measures are implemented to make it happen. It is intended that this Implementation Plan be an active working document.

In order to fulfill its planning and statutory function for New Hartford, the 2015 POCD must be consulted on a regular basis for a variety of purposes. For the POCD to remain effective in such use, it should remain current to the conditions of the Town and reflect its current state of implementation.

This POCD has been prepared with two components so that the Implementation Plan may be maintained and updated on a regular basis by:

- Assessing how implementation is proceeding,
- Adding new measures that will help accomplish the overall strategic goals outlined in the Strategic Element,
- Refining measures already under way in order to enhance their implementation or improve their effectiveness,
- Archiving tasks or actions completed satisfactorily, and
- Adding or deleting measures as the Strategic Plan is amended from time to time.

This process is intended to cultivate a culture of planning within New Hartford where the overall strategies are periodically reviewed and the supporting implementation measures are regularly revised to respond to changing conditions. This approach will help the POCD remain effective and relevant over its duration and create a meaningful transition to the next POCD update.

Implementation of the POCD will be a gradual and continual process. While some recommendations should (and will) be carried out in a relatively short time period, others may be long-term in nature. Further, since some recommendations will involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages. For the POCD to be successfully realized, it must serve as a guide to all residents, businesses, and individuals interested in orderly conservation and development within New Hartford.

Key Implementation Strategies

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

See inside back cover for a listing of "Leaders" and "Partners" and page 3 for "Priority" classifications.

Implementation In Action

Establish A Plan Implementation Committee

Experience in other communities has shown that POCD implementation can be much more effective if the Town establishes a POCD Implementation Committee (PIC) to oversee implementation. The PIC could be established by the Planning and Zoning Commission (PZC) or by the Board of Selectmen (BOS).

The PIC would be responsible for coordinating and monitoring implementation of the POCD and adjusting responsible parties and timelines as needed. The PIC would be tasked with assessing the status of specific recommendations, evaluating priorities, and suggesting new implementation techniques where appropriate. This document presumes the establishment of a PIC; if a PIC is not established, then references to the PIC should be interpreted as meaning whatever Town entity/entities is/are tasked with overseeing POCD implementation.

Use The Implementation Tables

The implementation tables on the following pages present a compilation of implementation measures (i.e. tasks and guiding principles) to help accomplish the overall strategies of the POCD. The tables will be used by the PIC, and other agencies to develop and refine more detailed work programs. In addition, this approach anticipates the Town will use the POCD to help develop the operational budget and the capital budget. The annual work program will then be shared and coordinated with other agencies.

The PIC will review these implementation tables on a regular basis and update them as needed to ensure that they reflect current thinking and sustainable approaches regarding desirable actions, projects, and programs for New Hartford.

Priority Key	
A	Task / action item to be addressed within 0-4 years (2015 – 2019)
B	Task / action item to be addressed within 2-7 years (2017 – 2022)
C	Task / action item to be addressed within 4-10 years (2109 – 2025)

O	Ongoing task/action item
G	Guiding Principle / Goal – to be implemented when applicable or as opportunity arises

Status Key	
NI	Not yet initiated
D	Development stage for the strategy/ task
P	Progress towards the strategy/ task realized
S	Successful implementation of the measure

H	On Hold – initiated, but no progress for past two years
U	Unsuccessful implementation of the measure
n/a	Not applicable – measure has a ‘G’ priority

Update The Zoning and Subdivision Regulations

The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan. Following adoption of the Plan, the Planning and Zoning Commission should undertake a comprehensive review of the Zoning Regulations, Zoning Map, and Subdivision Regulations and make revisions necessary to implement Plan recommendations and promote consistency between the Plan and the Regulations.

Prepare And Implement Annual Work Programs

The POCD should be used by the PIC, the Board of Selectmen and other boards and commissions to organize annual work programs including operating budget requests, capital planning, work efforts and commission activities. By using POCD implementation to help coordinate municipal efforts, there can be significant benefits in efficiency, economy, and results.

Use The POCD To Guide Decisions

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

Activities proposed in the Town of New Hartford can and should be reviewed for consistency with the major recommendations of the POCD. This can include:

- Town activities related to conservation, development or infrastructure projects,
- Applications being presented to a Town agency,
- Statutory referrals to the Planning & Zoning Commission (such as CGS 8-24),

Annual Operating Budget / Capital Improvement Programming

Communities that use the recommendations of their POCD to guide municipal spending priorities achieve the most benefit from plan preparation and greatest success in plan implementation.

The Annual Budget is the guideline for municipal spending over the fiscal year. POCD recommendations should be considered during formulation of the Town's Operating Budget so that the overall objectives of the POCD will be accomplished.

The Capital Improvement Plan (and associated Capital Budget) is a tool for planning major capital expenditures of New Hartford so that local needs will be identified and prioritized within local fiscal constraints. It is proposed that POCD recommendations be included in the Town's Capital Improvement Plan and that funding for them be included as part of the Capital Budget.

Maintenance of Implementation Tables

The PIC shall be tasked to review and update the implementation tables on the following pages regularly as circumstances change. The process of regular review and updating of the implementation tables may include the following considerations for the implementation measure:

It is understood that policies and strategies will evolve over time as implementation or new situations provide insight into desirable policy directions. The POCD is not a static document; it will continue to be reviewed and refined over time. The process of updating the implementation tables should be swift and purposeful so that outdated information does not impede POCD implementation.

Specific Task/Action Measures (A, B, and C priorities)

1. Which task/action measures have been initiated, furthered, or completed since the last review?
 - a. Are the results helping to achieve the strategic direction identified in the Strategic Plan?
 - b. Should any refinements be made to the measure?
 - c. Can the measure be marked as completed? (And, was it successful?)
2. Are there any new specific task/action measures (or changes to listed measures) which should be undertaken to help achieve the strategic direction identified in the Strategic Plan?

Guiding Principle/Goal and Ongoing Measures (G and O priorities)

3. Which measures are being implemented?
 - a. Are the results helping to achieve the strategic direction identified in the Strategic Plan?
 - b. Should any refinements be made to the measure?
4. Does the guiding principle/goal or ongoing measure remain relevant as stated?
5. Are there any new guiding principles/goal or ongoing measures (or changes to listed measures) which should be undertaken to help achieve the strategic direction identified in the Strategic Plan?

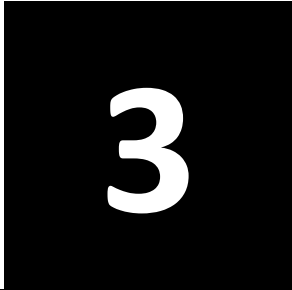
All Measures

6. Does the priority for the measure remain appropriate given available resources and current circumstances?
7. Do the lead and partner agencies remain appropriate to best implement the measure?

Consistency with Strategic Plan Updates

8. Are any new measures needed to address and implement updates to the Strategic Plan?

PROTECT NATURAL RESOURCES



Maintain a Current Natural Resources Inventory

Action Steps	Leader	Partners	Priority	Status
1. The Conservation Commission will regularly update the Natural Resources Inventory (NRI) possibly in cooperation with the: <ul style="list-style-type: none"> • Planning and Zoning Commission (PZC), • Inland Wetlands Commission (IWC), • Open Space Preservation Commission (OSPC), and • New Hartford Land Trust (NHLT) and other interested groups. 	CC	PZC OSPC NHLT FRCC FRWA	A	
2. The NRI should reference and relate to recommendations of: <ul style="list-style-type: none"> • the Regional Plan of Conservation and Development produced by the Northwest Hills Council of Governments, and • the State Conservation and Development Policies Plan. 	CC		A	
3. The Conservation Commission, Open Space Preservation Commission and NH Land Trust should work together to increase public awareness and understanding of natural resource values and to promote natural resource protection.	CC	OSPC NHLT	O	

See inside back cover for a listing of “Leaders” and “Partners”

Protect Surface and Groundwater Resources

Action Steps	Leader	Partners	Priority	Status
1. Modify the storm water regulations to require that all new developments and significant re-developments utilize LID measures to the greatest extent possible.	PZC	APA CC NWCD	A	
2. Ensure that New Hartford Zoning and Subdivision Regulations appropriately reference and require projects be designed according to the standards of key state guidance documents: 2002 CT Guidelines for Soil Erosion and Sediment Control and the 2004 CT Stormwater Quality Manual with 2011 Low Impact Development Appendix.	PZC	APA NWCD CC	A	
3. Recommend that adequate riparian buffers be preserved or established alongside water bodies and watercourses to the extent possible. Allow flexible design of the built structures to facilitate these as needed.	IWC	PZC CC	A	
4. Review road design standards and consider allowing narrower roads to reduce storm water runoff and other developmental impacts.	PZC	NWCD CC	A	
5. Strengthen and promote the Town Zoning Regulations pertaining to the Public Water Supply Watershed Overlay District (PWSWOD).	PZC	MDC	B	
6. Ensure proper management of sand and gravel operations in order to protect water quality.	PZC	PZ	O	

See inside back cover for a listing of “Leaders” and “Partners”

Protect The Farmington River Corridor

Action Steps	Leader	Partners	Priority	Status
1. Review and promote the Farmington River Overlay Protection District (FROPD).	PZC	FRWG CC	A	
2. Encourage projects within the FROPD be designed using LID methods and measures.	PZC	IWC C NWCD	O	
3. Work with partners to preserve or restore riparian buffers along the river and require adequate buffers on all riverfront projects.	IWC	FRWG PZC CC	O	
4. Authorize the Conservation Commission to act as liaison to the Farmington River Watershed Association, Farmington River Coordinating Committee, Connecticut Rivers Alliance, and other river entities.	BOS	CC FRWG IWC	A	
5. In New Hartford Center and the Nepaug watershed areas, require that all land use changes closely follow LID guidelines and best stewardship practices.	PZC	NWCD CC	O	
6. Along the river, encourage the re-use of existing buildings, the infill of existing vacant lots in developed areas and the re-use of brownfield sites for development, rather than disturbing new raw land sites.	Town	PZC	O	
7. Promote environmentally sound public access to the river whenever possible, especially when new development applications are received for lands along the river.	Town	CC IWC FRWG	O	

See inside back cover for a listing of "Leaders" and "Partners"

Protect West Hill Pond and Other Surface Waters

Action Steps	Leader	Partners	Priority	Status
1. Enact an overlay zone for the West Hill Pond watershed encouraging special protections, including changes to zoning regulations and process, as well as the use of LID, where feasible, in all land use changes.	PZC		A	
2. Monitor and upgrade or repair, whenever possible, current storm water drainage systems in the West Hill Pond watershed.	PW	WHP	A	
3. Develop and implement LID solutions to treat stormwater runoff before it reaches a waterbody.	PW	CC WHP	A	
4. Support the efforts of the West Hill Pond and West Hill Lake Shore Property Owner's Association and cooperate on lake protection efforts.	CC	BOS	O	
5. Encourage annual water testing by the West Hill Pond Association to monitor and assess water quality.	CC	FVHD WHP	O	
6. Develop systems for inspection of all watercraft entering West Hill Pond to control the introduction or spread of invasive plants and animals.	Staff	WHP	A	
7. Place a high priority on preserving any large watershed parcels.	CC BOS	OSPD CC	O	
8. Partner with the Farmington Valley Health Department to better monitor septic systems around the lake to protect water quality.	PZC	FVHD	A	

See inside back cover for a listing of "Leaders" and "Partners"

Protect and Enhance Wildlife Habitats

Action Steps	Leader	Partners	Priority	Status
1. Identify and map crucial wildlife habitats, including wildlife corridors, as part of the Natural Resources Inventory and require that applicants review and consider this map for any land use changes.	CC	PZC NHLT NWCD	A	
2. When reviewing applications, consider the effect the project may have on wildlife habitats and try to negate these effects.	PZC IWC	CC OSPC	O	
3. Involve the Conservation and Open Space Commissions in any preliminary discussions for subdivisions or commercial projects involving land development or significant re-development.	PZC	CC OSPC	O	
4. Encourage cluster developments where their application would preserve wildlife habitats.	PZC	CC NHLT	O	
5. Promote understanding and protection of our biodiversity including pollinators.	CC	NHLT	O	
6. Promote understanding and encourage use of native plants and organic/natural non-toxic, water-friendly practices for land/landscape management.	CC	PZC	O	
7. Support the use of native plants in all town landscaping projects and encourage adherence to “the CT DEEP best management practices” for any development occurring within designated watershed areas.	BOS	PZC IWC CC	O	
8. Promote understanding, identification, and control/removal of invasive species (plants, animals, and insects) according to the standards developed by Connecticut Invasive Plant Working Group (CIPWG), DEEP, and others.	CC	PZC IWC	O	

See inside back cover for a listing of “Leaders” and “Partners”

Preserve Scenic Assets

Action Steps	Leader	Partners	Priority	Status
1. Identify and map scenic resources.	CC	OSPC HDC	A	
2. Adopt zoning regulations to address vegetation protection, erosion potential, and other threats to ridgelines and hillsides with scenic and natural area value, including Jones, Yellow and Ratlum Mountains and Cotton Hill.	PZC		A	
3. Review site plan requirements and criteria and revise as necessary to strengthen ridgeline and hilltop protections.	PZC		A	
4. Consider subdivision viewshed and watershed mitigation standards.	PZC		A	
5. Consider adding requirements to the Zoning Regulations for Special Permits for any land use activity within the ridgeline protection area.	PZC		A	
6. Identify and map key scenic ridgelines and higher-risk slope gradient zones.	CC		A	
7. Actively promote the benefits of preserving steep slopes.	CC	NHLT OSPC	O	
8. Develop and implement tools to keep steep slopes intact.	PZC		A	
9. Research and develop guidelines for any land use changes on slopes in excess of 15%.	PZC		A	
10. Consider adopting a Scenic Road Ordinance.	BOS	PZC		

See inside back cover for a listing of "Leaders" and "Partners"

PRESERVE OPEN SPACE AND FARMLAND

4

Preserve More Open Space

Action Steps	Leader	Partners	Priority	Status
1. Continue updating OSPC's priorities for preservation including the goal to protect at least 30% of the Town as committed open space.	OSPC	CC NHLT	O	
2. Create an Open Space Planning Map that shows lands that are of the highest priority for preservation and highlight areas for greenways, trails, wildlife corridors, or agricultural clusters.	OSPC	CC NHLT	A	
3. Ensure the Planning and Zoning Commission uses the Open Space Planning Map information in approving any land use changes.	OSPC	PZC NHLT	O	
4. Place a conservation easement on Brodie Park South to protect the rich biodiversity of water resources, forests and wildlife while continuing the wide variety of passive recreational uses.	BOS	CC OSPC NHLT	A	
5. Establish greenways along the Farmington and Nepaug Rivers and tributary streams.	OSPC	CC RC NHLT	O	
6. Preserve steep slopes such as those on Jones, Yellow or Ratlum Mountains and other scenic hillsides.	PZC	CC OSPC NHLT	O	
7. Preserve wetlands systems and significant natural areas	IWC	CC OSPC NHLT	O	
8. Promote public access to open space and trails as appropriate by linking open spaces and conservation areas.	OSPC	CC RC NHLT	O	
9. Require that any parcel dedicated to open space via a subdivision be permanently restricted as such.	PZC	OSPC NHLT CC	O	
11. Consider adopting a Scenic Road Ordinance.				

See inside back cover for a listing of "Leaders" and "Partners"

Create Open Space Greenways and Trails

Action Steps	Leader	Partners	Priority	Status
1. Pursue opportunities to extend or improve open space greenways with walking trails, where appropriate.	OSPC	NHLT BOS CC	O	
2. Work with the DEEP, MDC, and private landowners to establish and improve a network of trails throughout Town.	OSPC	NHLT MDC DEEP CC RC	O	
3. Implement the vision for open space and greenway corridors through the subdivision open space set-aside process and future open space acquisitions by the Town and the Land Trust and other conservation organizations.	PZC	OSPC CC NHLT	O	
1. Identify roads and rights of way which are no longer used by motor vehicles and take steps to make these available for pedestrian and equestrian use (See CGS Section 13a-49 which provides a process whereby roads and rights-of-way may be abandoned and used for other purposes). Also, identify routes through more sensitive areas where minimal impact has priority over high-volume use, and design footpaths accordingly.	OSPC	BOS	A	
4. Pursue reversion of Marsh Road, Shady Brook Road, and Barilla Road to pedestrian and equestrian access and establish a trail from Brodie Park, through adjoining Town property, and along these roads to Route 202 at Bakerville.	OSPC	BOS	A	
5. Maintain communication and cooperation between Town Land Use Commissions, DEEP, NHCOC, FRWA, FRCC, MDC and other entities working on conservation issues in the region.	BOS		O	
2. Maintain active communication and collaboration amongst the Board of Selectman, Open Space Commission, the New Hartford Land Trust, and other organizations involved in protecting open space.	OSPC	ALL	O	

See inside back cover for a listing of "Leaders" and "Partners"

Enhance Tools for Preserving Open Space

Action Steps	Leader	Partners	Priority	Status
1. Consider establishing an annual appropriation in the Town budget to supplement existing sources contributing to the Land Preservation Fund and position the Town to engage more effectively in high priority open space preservation projects.	BOS	OSPC	A	
2. Continue to work with the Connecticut DEEP, New Hartford Land Trust, and other conservation organizations to pursue open space preservation projects and leverage the Town's open space preservation fund.	OSPC	NHLT DEEP	O	
3. OSPC should work with PZC and others to consider potential changes to the land use regulations to align with and support the Town's adopted Open Space Plan.	OSPC	PZC NHLT	A	
4. Consider revising the existing PA 490 use-based tax assessment program to allow parcels reserved by property owners as part of an approved open space process to retain their pre-existing PA 490 status.	BOS	OSPC	A	
5. Define eligibility standards and adopt processes for review, approval, land use recording, and notification of property improvements or sale for parcels reserved by property owners as part of an approved open space process.	OSPC	BOS	A	
6. Implement a tax abatement policy pursuant to the authority granted under PA 06-128, including development of a Town-approved ordinance and implementation of rules and regulations establishing tax abatement application and public approval processes.	BOS	OSPC	A	
1. Include inventory of existing farms in Natural Resource Inventory as a map layer.	CC			

See inside back cover for a listing of "Leaders" and "Partners"

Preserve Agricultural Lands and Support Farming

Action Steps	Leader	Partners	Priority	Status
1. Assign a high priority to farmland for open space acquisition.	OSPC	CC NHLT	O	
2. Include agricultural business support in the Town's economic development strategies.	EDC	CC	O	
3. Adopt "right to farm" ordinance as authorized by CGS 19a-341.	BOS		A	
4. Support agricultural events and farmers markets.	Town		O	
5. Require buffers for new residential developments abutting existing agricultural uses.	PZC		A	
6. Promote farm friendly regulations that permit compatible business activities ancillary to an existing agricultural operation, appropriate seasonal and off-site signage and parking standards for agriculture related businesses.	PZC		A	

See inside back cover for a listing of "Leaders" and "Partners"

PROMOTE ECONOMIC DEVELOPMENT



Develop a Comprehensive Business Plan

Action Steps	Leader	Partners	Priority	Status
1. Prepare a Comprehensive Business Plan.	EDC	PZC	A	

See inside back cover for a listing of “Leaders” and “Partners”

Coordinate Economic Development Efforts

Action Steps	Leader	Partners	Priority	Status
1. Hold collaboration meetings regularly with business leaders, groups and other stakeholders to review their action plans	EDC		O	
2. Have periodic meetings between the EDC and the Land Use Boards and Land Use Official(s).	EDC	PZC IWC Staff	O	
3. Evaluate municipal staffing and resources and identify ways to support economic development activities.	BOS	PZC EDC	A	
4. Provide appropriate economic development training for staff.	BOS		O	
5. Continue to promote New Hartford as a great place for business through a common branding theme and support its implementation through marketing. Look for funding opportunities to further these activities.	EDC	Staff	O	
6. Streamline and expedite the approval process for commercial development to the extent practical.	PZC	Staff	O	

See inside back cover for a listing of “Leaders” and “Partners”

Enhance Economic Development Capability

Action Steps	Leader	Partners	Priority	Status
1. Continue to work with the EDC on any activities that may have an impact on the businesses in Town.	BOS	EDC PZC Staff	O	
2. Continue to support the EDC financially so they have the funding required to carry out their work.	BOS	EDC Staff	O	
3. Explore the possibility of recruiting a dedicated Economic Development Director, perhaps through a cost-sharing arrangement, to help retain and attract new business to Town.	BOS		A	

See inside back cover for a listing of "Leaders" and "Partners"

Review Zoning Provisions

Action Steps	Leader	Partners	Priority	Status
1. Ensure that the use tables in the business zones are appropriately configured to allow the kinds of businesses we seek, including limitations on size and intensity, if that is desired	PZC	EDC Staff	A	
2. Review the design guidelines to assure they are as complete and accurate, as to the desired outcome, as possible.	PZC	EDC Staff	A	
3. Ensure the Town Staff and Architectural Review Committee is staffed by highly qualified persons who can effectively convey the Commission and Town's desired look and feel to the applicant.	BOS	PZC Staff ARC	O	
4. Allow flexible development to better allow new businesses to better fit onto existing lots and protect environment.	PZC	Staff	A	
5. Where appropriate, change Special Exception uses over to Site Plan Review Uses to better assure outcomes and streamline the permitting process.	PZC	Staff	A	
6. Explore allowing Senior Housing and/or mixed use in the Commercial Zone	PZC	Staff	A	
7. Explore developing an overlay zone to encourage adaptive re-use of the Collinsville Antiques / Waring building.	PZC	Staff	A	
8. Modify the buffer requirements for non-conforming businesses.	PZC	Staff	A	
9. Consider undertaking a "charrette" process to evaluate potential economic development sites to determine if business development is possible and/or desirable.	PZC	Staff	A	
10. Consider adding a provision to allow outdoor dining to the Zoning Regulations via Site Plan Review.	PZC	Staff	A	

See inside back cover for a listing of "Leaders" and "Partners"

CONTINUE TO ENHANCE NEW HARTFORD CENTER



Establish A “Village District”

Action Steps	Leader	Partners	Priority	Status
1. Promote land uses, infrastructure improvements and integrated planning for the New Hartford Center area to sustain the New England village character and build on its natural assets and economic opportunities.	PZC	ALL	O	
1. Work with all stakeholders to further refine and implement desired parts of the overall vision for New Hartford Center.	PZC	ALL	O	
2. Establish a “village district” as authorized by CGS Section 8-2j in New Hartford Center.	PZC	BOS	A	

See inside back cover for a listing of “Leaders” and “Partners”

GUIDE RESIDENTIAL DEVELOPMENT

7

Support Open Space / Conservation Subdivisions

Action Steps	Leader	Partners	Priority	Status
1. Continue to support open space/ conservation subdivisions.	PZC	Staff	O	
2. Consider allowing Open Space Subdivisions by-right	PZC	Staff	A	

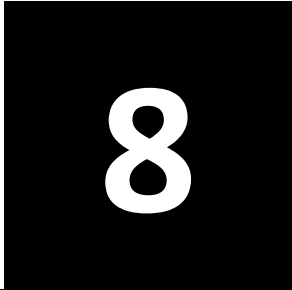
See inside back cover for a listing of “Leaders” and “Partners”

Promote Housing Diversity

Action Steps	Leader	Partners	Priority	Status
1. Seek to provide for a variety of housing types in New Hartford to meet the diverse housing needs of the future.	Town	PZC	O	
2. Consider allowing Age Restricted / Congregate housing in the commercial zone.	PZC	Staff	A	
3. Consider allowing accessory apartments by right to make it easier for elder parents and children to live together.	PZC	Staff	A	
4. Consider allowing higher density development in areas within the sewer service area.	PZC	Staff	A	
5. Consider the adoption of an “Incentive Housing Overlay Zone” as provided by CGS Section 8-13m.	PZC	Staff	A	
6. Consider the adoption of inclusionary zoning provisions.	PZC	Staff	A	

See inside back cover for a listing of “Leaders” and “Partners”

PROVIDE FACILITIES AND SERVICES



Address Identified Facility Needs

Action Steps	Leader	Partners	Priority	Status
1. Consider relocating the public works garage to a more suitable location	BOS	PW Staff	A	
2. Consider starting a study group to look into the options for a new senior center facility.	BOS	COA Staff	B	

See inside back cover for a listing of “Leaders” and “Partners”

Maintain a High Quality School System

Action Steps	Leader	Partners	Priority	Status
1. Monitor the number of students to determine if any school consolidations are appropriate	BOE		O	
2. Continue to seek savings within the budget to ensure excellent education opportunities despite the budget constraints	BOE	BOS	O	
3. Continue to seek legislation to provide additional funding opportunities for rising costs, especially in the area of special education	BOS	BOE	O	

Address Transportation Issues

Action Steps	Leader	Partners	Priority	Status
1. Continue to address locations where unsafe or hazardous conditions may arise.	PW CTDOT	Staff	O	
2. Utilize “access management” strategies in commercial areas to minimize curb cuts and maximize interconnections between properties.	PZC	Staff	O	
3. Maintain existing Town roads in terms of pavement quality.	PW	Staff	O	
4. Continue to encourage and support provision for walking and bicycles.	OSPC	PW CTDOT Staff	O	

See inside back cover for a listing of “Leaders” and “Partners”

Improve the Sewer System

Action Steps	Leader	Partners	Priority	Status
1. Develop rules and procedures to support sewer system expansion.	WPCA	Staff	A	
2. Inventory the condition of the existing sewer collection infrastructure and develop an appropriate action plan to address current and anticipated future needs.	WPCA	Staff	A	
3. Look at strategies to require connection of existing developed properties that abut sewer lines.	WPCA	PZC Staff	A	
4. Require new development in the sewer service area to connect to public sewers.	PZC	Staff	O	
5. Modify the zoning and/or subdivision regulations to require sewer extensions and connections for new development in the sewer service area.	PZC	Staff	A	
6. Evaluate, prioritize, and pursue sewer line expansion to meet community objectives.	WPCA	Staff	A	

See inside back cover for a listing of “Leaders” and “Partners”

Improve the Water System

Action Steps	Leader	Partners	Priority	Status
1. Continue to investigate the potential sale of water system assets.	WPCA	BOS Staff	A	
2. If sale of the water system does not occur, inventory the condition of the existing water infrastructure and develop an appropriate action plan to address current and anticipated future needs.	WPCA	Staff	A	
3. If sale of the water system does not occur, update the Water Supply Plan.	WPCA	Staff	A	
4. If sale of the water system does not occur, investigate potential water distribution system expansion.	WPCA	Staff	A	

See inside back cover for a listing of “Leaders” and “Partners”

Legend For Implementation Tables

Code	Description	Code	Description
ALL	All (or most) of the listed organizations	HDC	Historic District Commission
APA	Aquifer Protection Agency	IWC	Inland Wetlands and Watercourses Agency
ARC	Architectural Review Committee	MDC	Metropolitan District Commission
BOE	Board of Education	NHCOG	Northwest Hills Council of Governments
BOF	Board Of Finance	NHLT	New Hartford Land Trust
BOS	Board Of Selectmen	OSPC	Open Space Preservation Commission
CC	Conservation Commission	PIC	POCD Implementation Committee (NEW)
COA	Commission on Aging	PW	Public Works
CTDOT	Conn. Department of Transportation	PZC	Planning and Zoning Commission
DEEP	Conn. Dept. of Energy and Env. Protection	RC	Recreation Commission
EDC	Economic Development Commission	Staff	Town Departments / Staff
FRWG	Farmington River Watershed Groups	WHP	West Hill Pond Property Owners Association
FVHD	Farmington Valley Health District	WPCA	Water Pollution Control Authority



