

# **NEW HARTFORD**

**2015 Plan of Conservation and Development**



**Planning & Zoning Commission**

**Effective - September 4, 2015**

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June 2015

To the New Hartford Planning and Zoning Commission,

I am pleased to submit this DRAFT of the 2015 New Hartford Plan of Conservation and Development (POCD) for your further review and discussion. This document reflects the work conducted to date by the Planning and Zoning Commission.

Please let me know if I can be of further assistance.

Sincerely,

Glenn Chalder, AICP  
Planimetrics



# INTRODUCTION

# 1

## Overview

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A Plan of Conservation and Development is a statement of goals, policies, and recommendations which reflect the overall vision for the future physical layout of a community.

This document is New Hartford’s Plan of Conservation and Development (POCD) for the period from 2015 to 2025. While the Plan is an advisory document, the policies and recommendations in the Plan identify actions and strategies which are felt to be in the best interests of the community.

New Hartford has regularly undertaken community planning efforts in order to help manage issues associated with growth and change. While past comprehensive plans typically focused on environmental stewardship and managing residential growth, this POCD is also focused on the desire for enhancing economic development and the anticipating impacts of the changing age composition of the community.

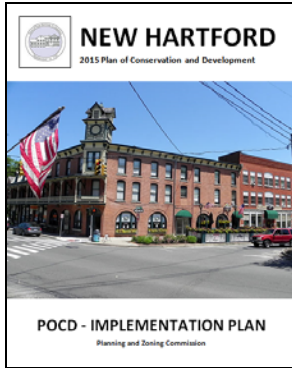
Welcome!



## Implementation Plan

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A separate element has been prepared to help organize and facilitate implementation of the strategies and recommendations in this Plan.



## Why Plan?

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Change is inevitable. Even in times with less development, change is still occurring throughout Town – sometimes in ways that are less apparent. This is particularly evident in the changing age composition of New Hartford.

One reason why New Hartford prepared this Plan is to manage this inevitable growth and change in order to help ensure that it will be compatible with the community. Well planned growth can add to the community by providing new housing opportunities for people of all income levels, good paying jobs and locally provided goods and services. Unplanned growth could threaten the very things that make New Hartford special.

Another reason why New Hartford prepared this Plan was to promote efficiency and economy with regard to municipal activities. This Plan can be used to prioritize municipal programs and projects so that the most important projects or the most beneficial programs are undertaken first. In addition, an up-to-date Plan that is consistent with State and regional objectives can help New Hartford obtain state grants and other discretionary funding. Such funding can help the community implement important projects such as sewer line expansions, open space purchases or road improvement projects at lower cost to taxpayers.

## Key Strategies

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New Hartford residents have indicated they favor the following strategies:

1. Continue to protect New Hartford's valuable environmental resources, especially the Farmington River and West Hill Pond.
2. Continue to promote economic growth, especially in the New Hartford Center Zone, to create jobs and increase the tax base for the Town.
3. Continue to preserve the rural and historic character of New Hartford by preserving more open spaces, historic structures and scenic vistas.
4. Promote ecologically sound housing opportunities for all residents, especially for senior citizens and lower income persons.

This Plan is intended to help achieve these goals.

# CONDITIONS AND TRENDS

# 2

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## Overview

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The information in this chapter is intended to describe the issues of interest to New Hartford at the time this Plan was being prepared.

## A Brief History

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Much of New Hartford’s history and overall organization can be traced back to its natural resources (such as the rivers) and by transportation (such as the railroads and roads). The Farmington and Nepaug Rivers and the soils and forests supported Native American settlements and early Colonial settlers.

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

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

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

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

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

Abraham Lincoln

Population Change

Year	Population
1800	1,753
1810	1,507
1820	1,685
1830	1,766
1840	1,703
1850	2,643
1860	2,758
1870	3,078
1880	3,302
1890	3,160
1900	3,424
1910	2,144
1920	1,781
1930	1,834
1940	1,836
1950	2,395
1960	3,033
1970	3,970
1980	4,884
1990	5,769
2000	6,088
2010	6,970

	Low	High
2020	7,326	7,980
2030	7,701	9,136
2040	8,095	10,459

1800 – 2000 US Census  
 High projections are based on continuation of 2000-10 growth trend. Low projections are based on average growth of 0.5% per year.

People

According to the United States Census, New Hartford had a population of 6,970 people in the year 2010. This is an increase of 882 people (over 14 percent) from the Census population in 2000.

According to this information, New Hartford grew more than twice as fast between 2000 and 2010 as it had in the prior decade. *However, there have been some indications that the Census Bureau undercounted the 2000 population.* As a result, it may be important to keep the long term trends in mind and evaluate the overall growth trend over a longer period.

Still, the fact that there may have been an undercount in the 2000 Census poses a problem for a couple of reasons. The most significant issue is that population projections for the future are based on understanding the trends of the past and estimating what might happen if those trends continue. If the Census count in 2000 was unreliably low, then much of the change between 2000 and 2010 is considered as net in-migration and it will be unrealistic to assume that this growth will continue at the same rate.

Because of the uncertainty of the available data, a range of population projection estimates was prepared for planning purposes using the 2010 Census as a baseline:

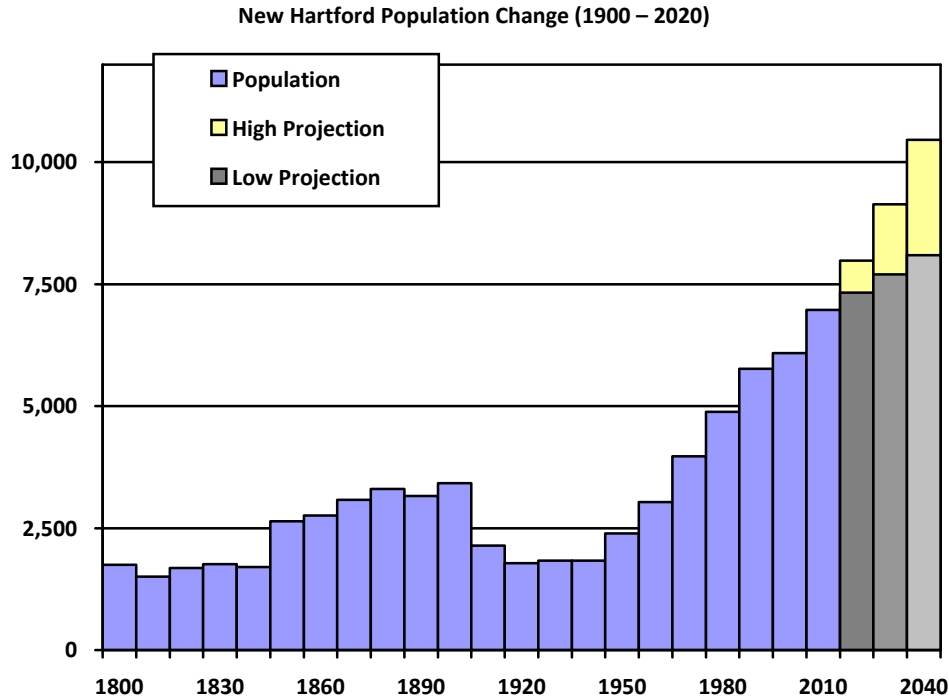
Population Growth Scenarios

Growth Assumption	Population Est. 2020	Population Est. 2030	Population Est. 2040
Average 0.5% growth per year (slower growth assumption)	7,326	7,701	8,095
Planimetrics Cohort-Survival Projections	7,552	8,068	8,429
Connecticut State Data Center Cohort-Survival Projections	7,556	8,045 (extrapolation)	8,580 (extrapolation)
Average 0.95% growth per year (based on 1990 – 2010 Census)	7,661	8,421	9,256
Average 1.36% growth per year (based on 2000 – 2010 Census)	7,980	9,136	10,459

Source: US Census, Connecticut Census Data Center, Planimetrics

**Since there have been concerns about the validity of the 2000 Census data, it is challenging to project New Hartford’s population and age composition. This is because the age breakdown from the Census is used to project future births and deaths and to understand migration patterns.**





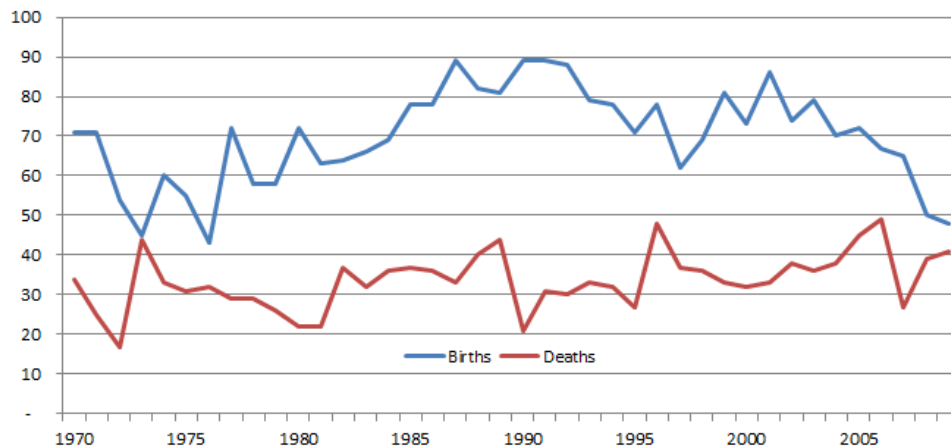
**Population Projections**

The population projections for the future include simple extrapolations of the past as well as a “cohort-survival” methodology even though there are questions about the validity of the underlying Census data for the year 2000.

**Natural Increase** - Between 1970 and 2010, the Census reports that New Hartford grew by 3,000 people. Since there were 2,797 births during this period and 1,345 deaths according to the Connecticut Department of Public Health, the growth due to “natural change” was 1,452 people. In other words, about 48 percent of New Hartford’s growth over the past 40 years was due to natural change.

Between 1970 and 2009, New Hartford averaged about 70 births per year. However, due to recent economic conditions, the number of births has been lower since 2006. If this trend continues, it will affect future population projections and future school enrollments.

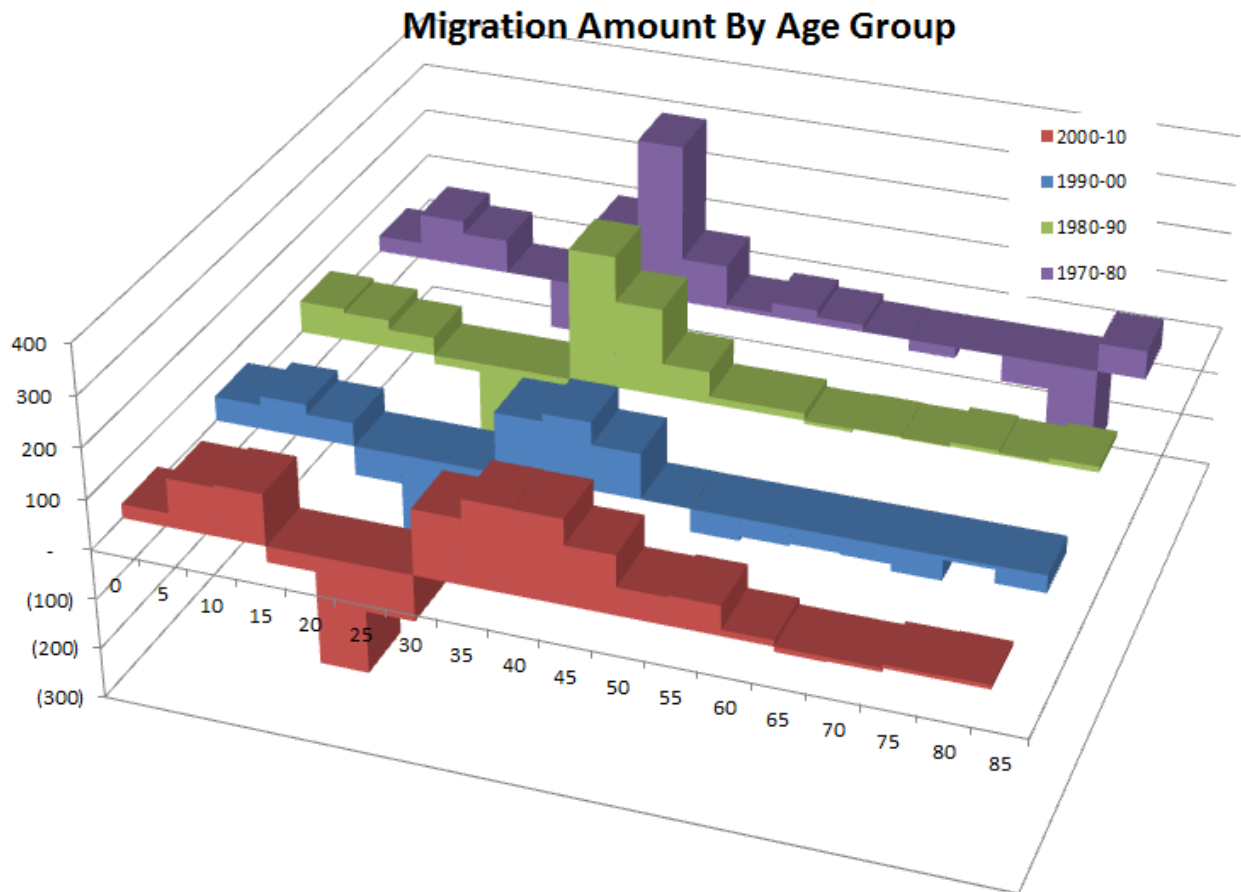
**Births & Deaths**



**Net Migration** - When we compare the actual number of people in a Census cohort (a 5-year age group) with the number of people that were 10 years younger a decade earlier, we can get a sense of migration patterns.

Since 1970, New Hartford has tended to attract younger families with school age children. As is to be expected, New Hartford lost younger residents as they left home for educational, occupational, or independence reasons.

If the Census counts are accurate, New Hartford attracted some older adults (aged 45 to 60) in the last decade. This would be a change from earlier decades. However, this could also be an indication that the year 2000 Census data did not accurately reflect the age composition of New Hartford at that time.



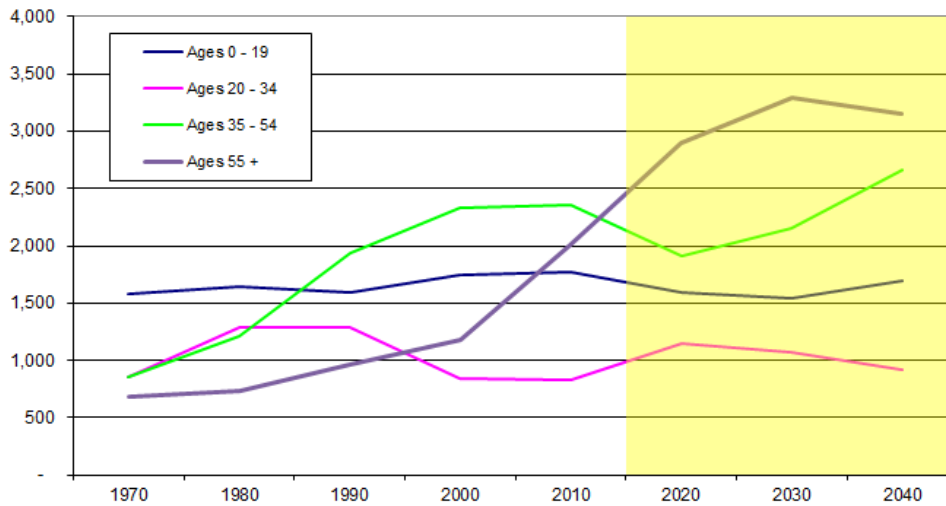
**Age Composition** - Over the last 40 years, the age composition of New Hartford has been changing due to natural aging, the net effect of natural change, and net migration. Much of the change is attributable to people in the “baby boom” (people born between about 1945 and about 1965).

The net effect of all of these changes might be slower population growth in the future due to:

- Aging “baby boomers’ continuing to age-in-place and occupy housing (and these households tend to get smaller as they age)
- Recent economic conditions which have dampened migration rates and the number of births

As a result, the future population of New Hartford may look a lot like the existing population of New Hartford, only older.

As shown in the charts below, the main demographic change in the future will be the anticipated rise in the number of residents aged 55 and older. This will reflect the aging of residents already here and the size of the “baby boom” generation.



On a percentage basis, New Hartford will “flip” from being a community where the largest demographic group in 1970 was children (aged 0-19) to a community where, in 2020 and beyond, the largest demographic group will be residents aged 55 and over.

## Housing

New Hartford has added over 1,000 housing units since 1980. Due to the suspected miscount in the 2000 Census, the amount of housing growth in the 1990s seems far lower than other records would seem to indicate.

Housing In New Hartford

Year	Units	Units Added	Percent Change
1980	1,903	-	-
1990	2,319	+416	22%
2000	2,368	+49	2%
2010	2,923	+555	23%

Source: 1980-2010 Census

Most housing in New Hartford is owner-occupied, detached housing. New Hartford has less multi-family housing (which might be of interest to an older household) than surrounding communities.

Percent Multi-Family

Torrington	42%
Canton	22%
<b>New Hartford</b>	<b>7%</b>
Barkhamsted	6%
Burlington	4%
Harwinton	2%

Source: Partnership For Strong Communities (ACS)

According to the Connecticut Department of Housing, there are approximately 70 housing units in New Hartford which are considered “affordable housing” because they are:

- Governmentally assisted housing (12 units)
- Tenant rental assistance (1 unit)
- CHFA/USDA mortgages (42 units)
- Deed restricted to sell or rent at affordable prices (15 units)

This translates to about 2.39% of the total housing stock. Since less than 10 percent of the housing in New Hartford is governmentally assisted or deed-restricted to be affordable to persons earning up to 80 percent of the area median income, New Hartford is subject to the “affordable housing appeals process” (CGS Section 8-30g) whereby an affordable housing development may be proposed in almost any location, regardless of current zoning.

## Economy

New Hartford is not a major employment center. There are about 1,500 jobs locally and about 3,835 New Hartford residents in the labor force. As a result, many New Hartford residents travel to other towns for employment (such as Torrington, Hartford, Farmington, and Winsted).

### Jobs In New Hartford

	#	Jobs Added	Percent Change
<b>1970</b>	876	-	-
<b>1980</b>	1,360	+484	+55%
<b>1990</b>	1,360	0	0%
<b>2000</b>	1,400	+40	3%
<b>2010</b>	1,439	+39	3%

Source: CT Labor Department

At \$85,598, New Hartford' median household income is similar to the State of Connecticut and similar to surrounding communities.

## Fiscal Overview

Key fiscal indicators for New Hartford and surrounding communities indicate that, on a per capita basis, New Hartford has a lower tax levy than the State average and several surrounding communities. The tax base in New Hartford is similar to that of most of the surrounding communities on a per capita basis although slightly lower than the State average

The percent of the tax base which is provided by business and industrial development is about one-third of the state average. While New Hartford is more reliant on residential taxpayers than Torrington and Canton, it is less reliant on residential taxpayers than other surrounding communities.

Town (ranked by tax levy)	Per Capita Tax Levy	Per Capita ENGL Tax Base	Business Tax Base
Canton	\$2,907	\$152,085	12.2%
Burlington	\$2,700	\$133,563	1.8%
<b>New Hartford</b>	<b>\$2,500</b>	<b>\$138,012</b>	<b>5.2%</b>
Harwinton	\$2,453	\$133,125	2.5%
Barkhamsted	\$2,228	\$140,184	4.8%
Torrington	\$2,107	\$90,530	16.9%
<b>State Average(est.)</b>	<b>\$2,580</b>	<b>\$145,275</b>	<b>17.0%</b>

Source: Connecticut Economic Resource Center, 2014

Past studies of places like New Hartford have found that residential development typically requires more in service costs than it provides in tax revenue.

### Median Household Income

Source: American Community Survey, 2008-12

Burlington	\$106,756
Harwinton	\$89,429
Canton	\$86,136
<b>New Hartford</b>	<b>\$85,598</b>
Barkhamsted	\$84,861
Torrington	\$50,548

### Equalized Net Grand List

Equalized net grand lists are the estimated full market value of all taxable property in a municipality and are developed by the Connecticut Office of Policy and Management from sales/assessment ratio information.

Actual sales are compared to assessed values. For example, a home that sells for \$140,000 and has a sales assessed value of \$70,000 has a sales/assessment ratio of 50%.

## Land Use

The following table summarizes how land is used in New Hartford based on the Assessor's database.

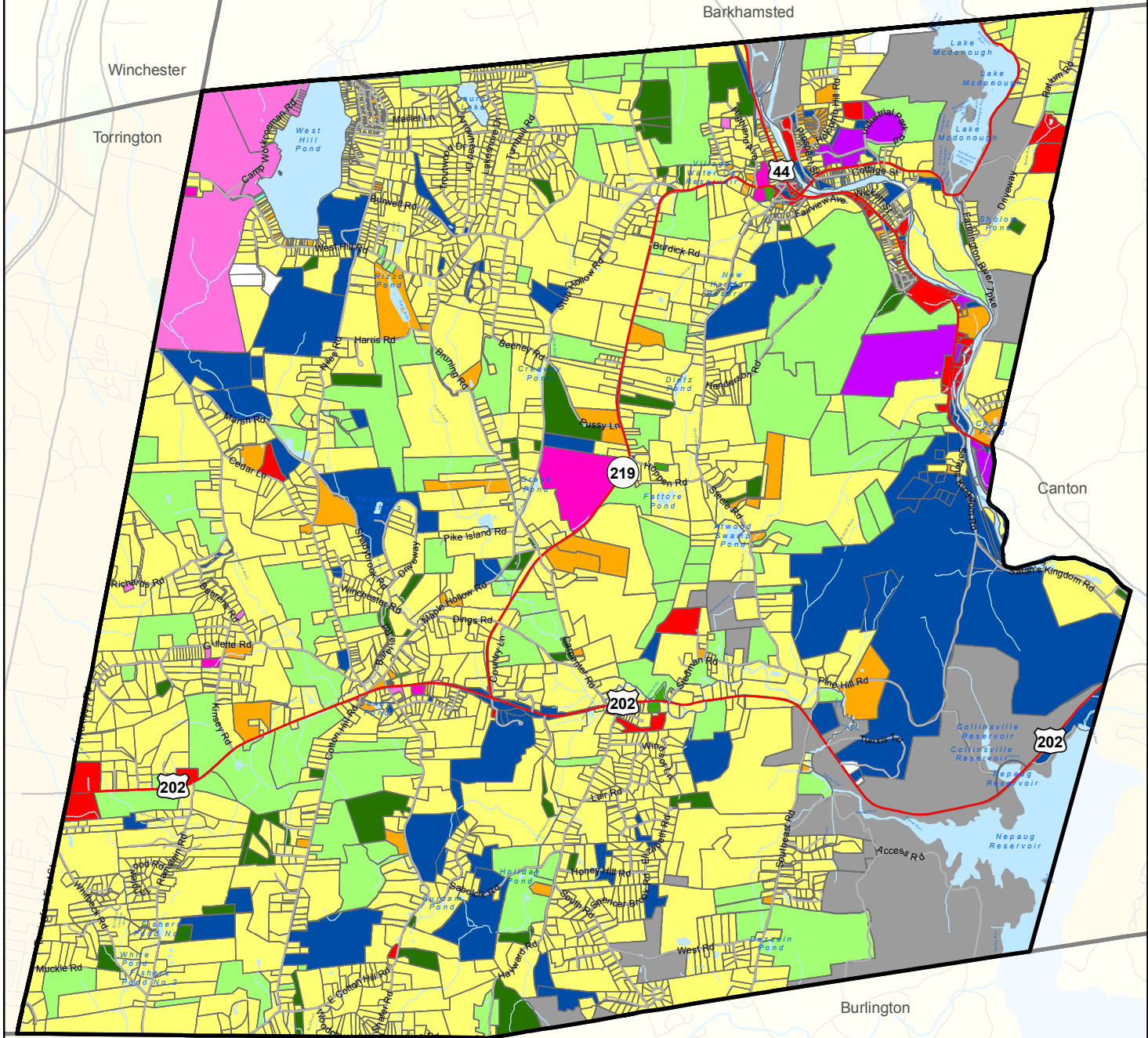
Approximately 59 percent of New Hartford is developed (residential and commercial) or used for a specific purpose such as open space or municipal use. As summarized in the table below, about 10,000 acres of land, virtually all of which is zoned residential, is available for development in New Hartford.

Land Use	Acres	Percent of Total Area
<b>Residential</b>	<b>5,931</b>	
Single Family Residential	5,018	
Single Family Portion Of Oversized Parcel (189 parcels)	379	
Multi-House	437	
2-3 Family Residential	72	
Multi-Family Residential	25	
<b>Business / Industrial</b>	<b>262</b>	<b>1%</b>
Business	94	
Industrial	168	
<b>Open Space / Recreation</b>	<b>5,033</b>	<b>21%</b>
Dedicated Open Space	1,958	
Managed Open Space	3,017	
Private Recreation	58	
<b>Facilities / Institutions</b>	<b>968</b>	<b>4%</b>
Facility	128	
Institutional	156	
Town	684	
<b>Other</b>	<b>2,102</b>	<b>9%</b>
Farm	1,080	
Earth Excavation	146	
Utility	1	
(blank)	875	
<b>Developed / Committed (Subtotal of above)</b>	<b>14,296</b>	<b>59%</b>
<b>Vacant / Undeveloped</b>	<b>10,045</b>	<b>41%</b>
Vacant Parcel	4,938	
Vacant Portion Of Oversized Parcels (189 parcels)	5,107	
<b>Total Area</b>	<b>24,366</b>	<b>100.0%</b>




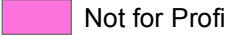

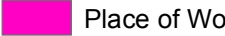
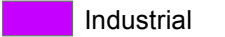


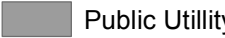

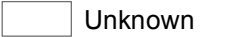

Source: New Hartford Tax Assessor's database. Totals may not add due to rounding and approximations

# Land Use Map

New Hartford, CT



## Legend

- |   |  |
|---|--|
|  Residential  |  Open Space       |
|  Multi Family |  Not for Profit   |
|  Commercial   |  Place of Worship |
|  Industrial   |  Government owned |
|  Recreational |  Public Utility   |
|  Agricultural |  Unknown          |
|  Cemetary     |  |



3,700 Feet

## Zoning / Development Potential

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The vast majority of New Hartford (88%) is zoned for residential use and most of this land has been designated for lots of 1.5 acres or larger. This low-density residential zoning is considered appropriate since so much of the community is located within public water supply watersheds (areas that drain to reservoirs that provide potable water to other areas) and such densities are recommended for protecting groundwater quality.

### New Hartford Zoning

Zoning Districts	Acres	Percent of Total Area
<b>Residential</b>	<b>21,406</b>	<b>88%</b>
R-15 (15,000 SF minimum lot size)	308	
R-30 (30,000 SF minimum lot size)	172	
R-1.5 (1.5 acre minimum lot size)	1,709	
R-2 (2 acre minimum lot size)	18,486	
R-4 (4 acre minimum lot size)	731	
<b>Business / Industry</b>	<b>459</b>	<b>2%</b>
NHCZ (Center Zone)	49	
B (Business)	42	
C (Commercial)	171	
I (Industrial)	57	
IP (Planned Industrial Park)	140	
<b>Other</b>	<b>2,501</b>	<b>10%</b>
PS/UD Public Service / Utility)		
<b>Total Area</b>	<b>24,366</b>	<b>100.0%</b>

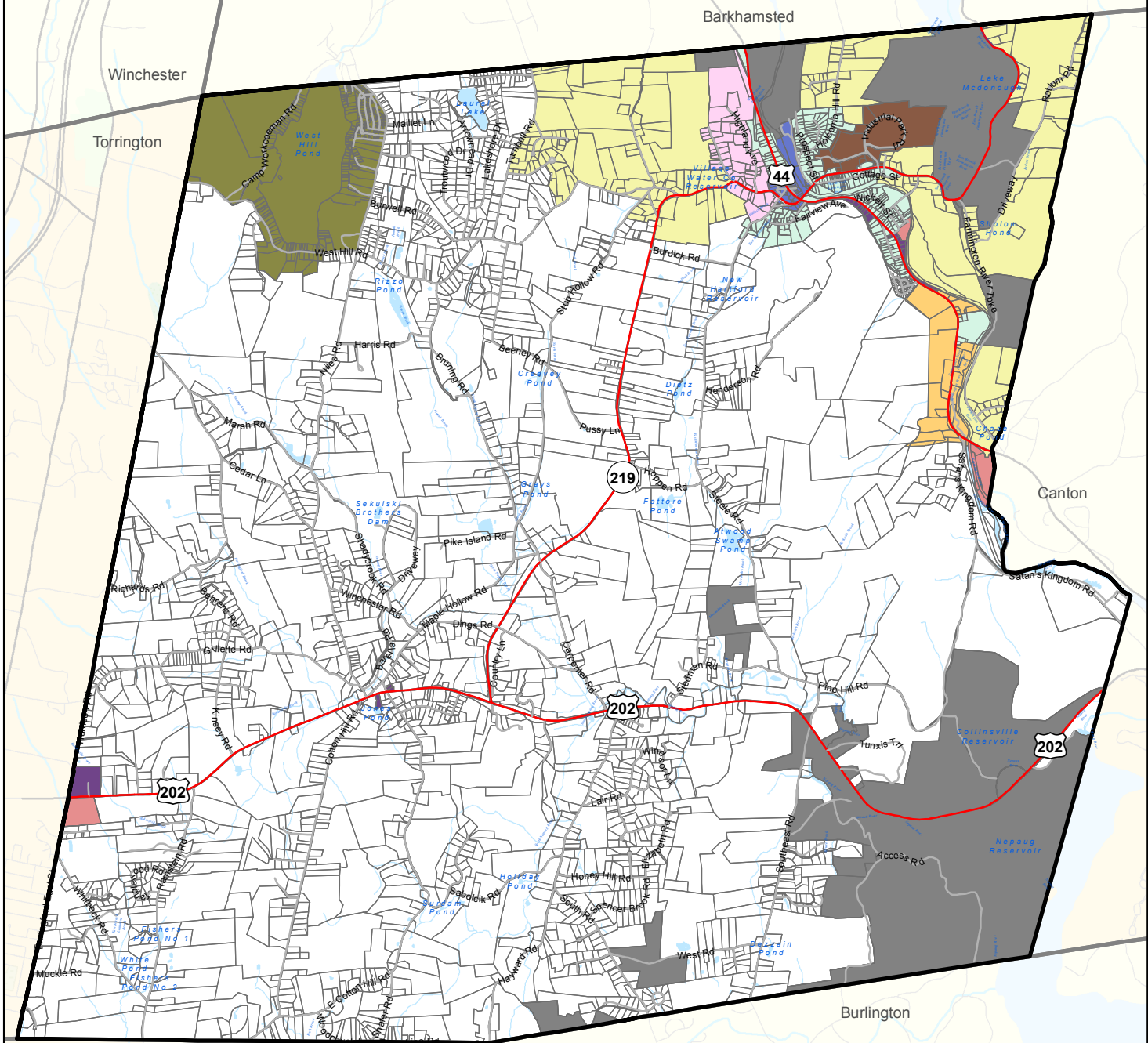
There are considerable land areas in New Hartford which are potentially developable in the future. If all of the residentially-zoned land was developed in accordance with current zoning (and at current household sizes), it is estimated that New Hartford could be a community of about 14,000 people.

This is not a goal or a prediction but simply an assessment of what might occur if all of the potentially developable land was developed under current zoning.



# Zoning Map

New Hartford, CT



## Legend

- PS/UD Public Service/Utility District
- B Business
- C Commercial
- I Industrial
- IP Industrial Park
- NHCZ New Hartford Center Zone
- R-1.5 Residential, 1.5 Acre Minimum Lot Size
- R-15 Residential, 15,000 Square Feet Minimum Lot Size
- R-2 Residential, 30,000 Square Feet Minimum Lot Size
- R-30 Residential, 2 Acre Minimum Lot Size
- R-4 Residential, 4 Acre Minimum Lot Size



3,600 Feet

## Findings

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The data and analyses provided in this chapter focus the Plan of Conservation and Development on key issues that New Hartford must address over the next ten to twenty years. Those key issues are:

- The Town’s population is growing.
- The age distribution of Town residents is changing.
- The physical character of the community may be at risk from development.
- The fiscal stability of the community may be at risk from residential development.

This Plan strives to provide appropriate tools and guidance to help the community address these issues and meet the challenges and opportunities it will inevitably encounter in the future.

**Main Street**



**Open Vista**



# PROTECT NATURAL RESOURCES

# 3

## Overview

Protecting natural resources an important part of this Plan of Conservation and Development. Most New Hartford residents were attracted here because of the unique natural beauty of the landscape and want to retain this overall character and ambiance. Natural resources contribute to the environmental health, community character, and quality of life in New Hartford.

Natural resources conservation strategies are also important because a large part of the economy in New Hartford is natural-resource-based. The Farmington River attracts many fly fishermen, ardent whitewater boaters and casual tubers. Although exact numbers are not available, it has been estimated that New Hartford and four upstream towns along the portion of the Farmington River which has been designated as “wild and scenic” by the National Park Service benefit from over \$3.5 million dollars spent annually by consumers on outdoor recreation, lodging, and meals.

West Hill Pond is a draw for residents and visitors. Ski Sundown is a popular skiing destination. Preserved open spaces reinforce the overall character and provide opportunities for passive recreation such as hiking. Many local farms and orchards produce fresh fruits and vegetables, eggs, meat and even holiday trees! Historic buildings evoke the New England heritage and enhance the overall character of the community.

## A Town for All Seasons

As its motto indicates, New Hartford truly is “a town for all seasons.”

With winter skiing at Ski Sundown, spring fly fishing on the Farmington, summer swimming at West Hill Pond and fall leaf-peeping on Jones Mountain, the town offers exciting activities all year round.

The common denominator in all of these activities is New Hartford’s pristine natural resources.

**Bald Eagle Standing Watch**



*Dan Jerram*

**Fly Fishing On The Farmington River**



## Maintain a Current Natural Resources Inventory

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New Hartford contains many significant natural features including waters and wetlands, floodplains, panoramic views and ridgelines, working farms and mature forests.

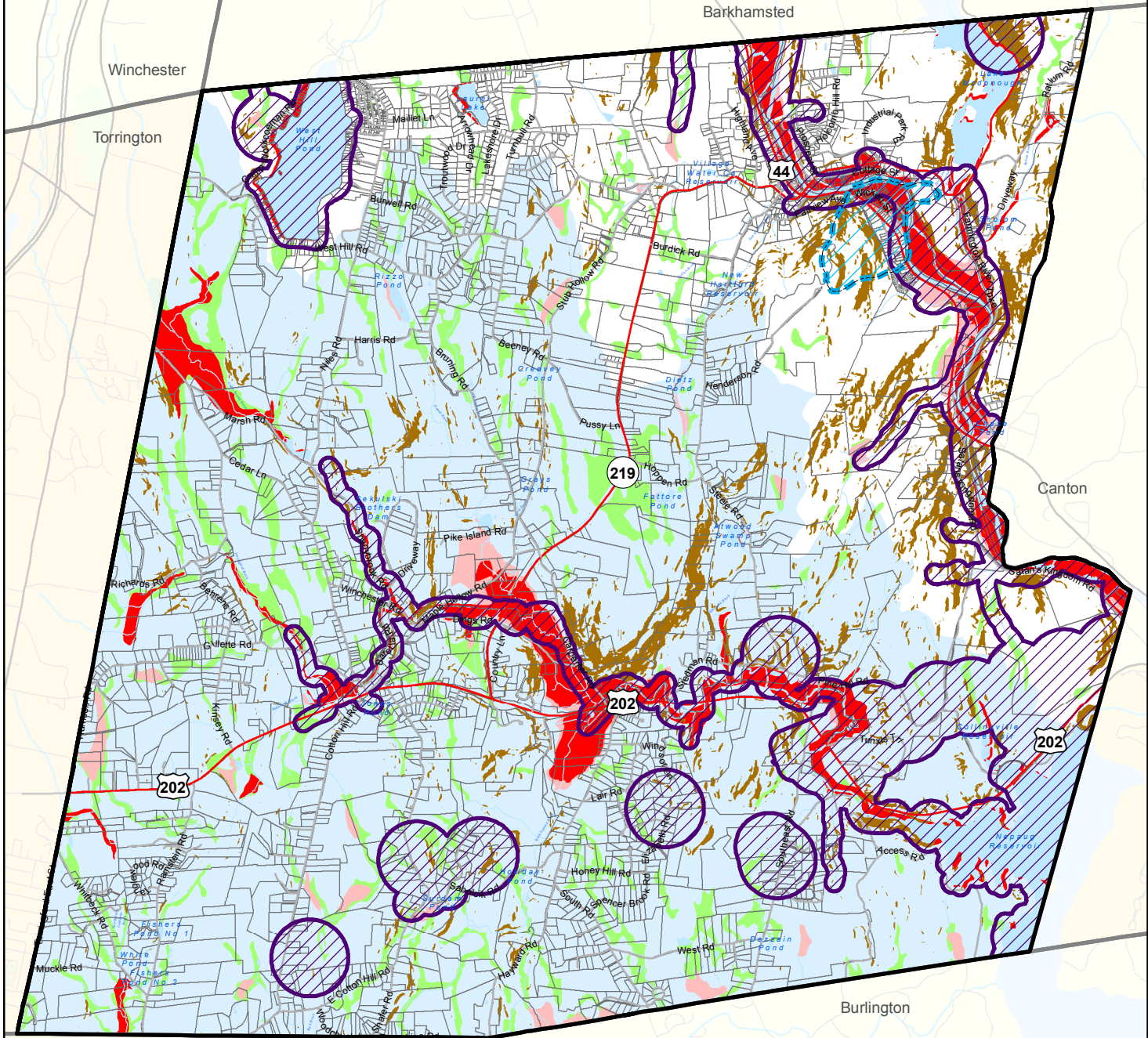
New Hartford should continue its efforts to inventory these important natural resources and identify additional strategies to preserve them. Ideally, the update of the Natural Resources Inventory (NRI) should occur every five years. At a minimum, the Conservation Commission must complete an NRI at least one year before each 10 year update of the Plan of Conservation and Development so that the NRI can be used in formulating the new plan.

Having an up to date natural resources inventory will provide the land use commissions the resource based information they need in reviewing land use changes, so the best decisions can be made efficiently at the time of the application. Keeping a current inventory of natural resources and understanding their value is a basis of their continued conservation and wise use.








Action Steps
1. The Conservation Commission will regularly update the Natural Resources Inventory (NRI) in cooperation with the: <ul style="list-style-type: none"><li>• Planning and Zoning Commission (PZC),</li><li>• Inland Wetlands Commission (IWC),</li><li>• Open Space Preservation Commission (OSPC), and</li><li>• New Hartford Land Trust (NHLT) and other interested groups.</li></ul>
2. The NRI should reference and relate to recommendations of: <ul style="list-style-type: none"><li>• the Regional Plan of Conservation and Development produced by the Northwest Hills Council of Governments, and</li><li>• the State Conservation and Development Policies Plan.</li></ul>
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.

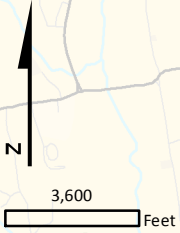
# Natural Resources

New Hartford, CT



**Legend**

-  Aquifer Protection Areas
-  Critical Habitats
-  Slopes > 10%
-  100-year Floodplain
-  500year Floodplain
-  Wetlands
-  Public Water Supply Watershed Area (GAA)



## Water Quality Importance

Access to safe drinking water has become a global challenge.

Even in the United States, the Environmental Protection Agency (EPA) has found water quality to be an issue. For example, an EPA index of watershed indicators shows that only 16% of the nation's watersheds exhibit good water quality. The main cause of these impaired waters is pollutants carried by stormwater runoff.

Water quality issues have also been exacerbated by a "feast or famine" approach to dealing with runoff. By diverting rainfall from infiltrating, the water table has been depleted while downstream flooding increased. This has been worsened in the northeast United States by an increase in the severity and frequency of major rainfall events leading to problems of stormwater runoff pollution, erosion and flooding.

## Protect Surface and Groundwater Resources

New Hartford contains the Farmington and Nepaug Rivers, Nepaug Reservoir, Lake McDonough, West Hill Pond, and other significant surface water resources. Much of New Hartford is located in a public water supply watershed draining to the Nepaug Reservoir (a water supply reservoir operated by the Metropolitan District Commission which serves the City of Hartford and surrounding region).

Due to the sensitivity of these water resources and their importance to residents of New Hartford and the entire region, the Town should maintain and enhance "best management practices" to protect the water quality in rivers, streams, and other surface waterbodies as well as groundwater. While the large lot zoning in New Hartford is a good first step to protecting these sensitive resources, additional safeguards are recommended.

One approach for New Hartford to implement is "low impact development" (LID). LID is an approach to stormwater management approach that strives to remove pollutants in runoff and then infiltrate as much of it into the ground as possible. The goal is to retain a site's pre-development hydrology by using techniques that infiltrate, filter, store and evaporate stormwater runoff close to its source. The LID design approach has been widely proven to be more protective of clean water, more attractive in the landscape and less costly to install.

In 2010, New Hartford received grant funding from the Connecticut Department of Energy and Environmental Protection (DEEP) to incorporate LID approaches into local land use regulations. As a result, improvements to New Hartford Zoning regulations were made. The POCD recommends that these types of approaches continue.

**Reference documents which can and should be used to protect water resources include:**

- **CT Guidelines for Soil Erosion and Sediment Control (2002)**
- **CT Stormwater Quality Manual (2004)**
- **Low Impact Development appendix to CT-SQM (2011).**

Riparian buffers are another essential tool to keep our water bodies and watercourses clean and healthy for fish and aquatic life. These buffers are naturally vegetated filter strips alongside water bodies. Buffers filter stormwater pollution, lessen thermal effects and lessen erosion and flooding. They also serve as natural wildlife corridors.

Action Steps
1. Modify the storm water regulations to require that all new developments and significant re-developments utilize LID measures to the greatest extent possible.
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.
3. Require 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.
4. Review road design standards and consider allowing narrower roads to reduce storm water runoff and other developmental impacts.
5. Revise Inland Wetlands and Watercourses Regulations to add protection of vernal pools and their surrounding uplands.
6. Ensure proper management of sand and gravel operations in order to protect water quality.

**Water Quality Protection**

Water quality can be protected by removing pollutants from water runoff and then by infiltrating as much as possible into the ground.

This was demonstrated by the Jordan Cove development in Waterford where two parts of a subdivision were developed using alternative stormwater treatment methods.

The “low impact development” (LID) test site in Waterford proved that stormwater run-off could be reduced by over 40% and storm-water pollution greatly reduced by using simple, attractive neighborhood designs to infiltrate and clean water on site.

**Pervious Pavers At Jordan Cove Site**



*UConn / NEMO*

**Rain Garden**



**Water Quality Basis**



## **Protect The Farmington River Corridor**

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The Farmington River warrants special attention in this POCD because of its importance to the community for environmental, scenic, recreational, historic, and economic reasons.

The nationally-designated “wild and scenic” Farmington River is a key part of New Hartford. With world-class fly fishing opportunities, a tubing operation through Satan’s Kingdom that is enjoyed by thousands each summer and a wide variety of wildlife, including magnificent Bald Eagles, this river epitomizes New Hartford’s rural character.

The river has also continuously provided economic vitality to the Town; historically through its water power and more recently through its natural, scenic and recreational opportunities that attract tourists who frequent local outfitters and retail shops, restaurants and lodging establishments.

The designation of the upper Farmington River as a Federal Wild and Scenic River provides specific protections and opportunities for enhancing public access. New Hartford should demonstrate its support for the Farmington River by continuing to work with the Farmington River Coordinating Council (FRCC) and the Farmington River Watershed Association (FRWA).

The town should place a high priority on acquisition and protection of open space near the River or its tributaries. Community outreach is needed to educate residents and visitors as to the purpose and importance of these protections and promote best stewardship practices.

New Hartford’s Zoning Regulation have already established a Farmington River Overlay Protection District (FROPD) that is intended to control land use activities within 100 feet of the Farmington River. Activities such as erecting new buildings, septic systems, or doing excavation are examples of activities that are not allowed in this zoning district. In addition, the cutting of trees is also limited to the removal of invasive or dangerous ones.



Action Steps
1. Strengthen and promote the Farmington River Overlay Protection District (FROPD).
2. Require projects within the FROPD be designed using LID methods and measures.
3. Work with partners to preserve or restore riparian buffers along the river and require adequate buffers on all riverfront projects.
4. Encourage the Conservation Commission to act as liaison to the Farmington River Watershed Association, Farmington River Coordinating Committee, Connecticut Rivers Alliance, and other river entities.
5. In New Hartford Center and the Nepaug watershed areas, consider requiring that all land use changes closely follow LID guidelines and best stewardship practices.
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.
7. Promote environmentally sustainable public access to the river.

**Recreational Tubing**



**Fishing**



**West Hill Pond**

West Hill Pond is an important part of New Hartford’s history and character.

Generations of some families grew up on the pond, either in a camp owned by a family member or friend, or in one of the larger camps located along its shores.

Since the 1920’s, thousands of young scouts have forged lifelong memories at Camps Workcoeman and Sequassen.

The water in West Hill Pond is some of the cleanest in the state. In fact, the History of Camp Sequassen states,

*“Scouts could see a coin on the bottom at a depth of ten feet or more!”*

There is not another pond in Connecticut like West Hill.

**Protect West Hill Pond and Other Surface Waters**

Protecting water quality in lakes, ponds, rivers, streams, and other surface water bodies is also important. The quality of surface water is threatened by development since surface water runoff (and groundwater) drains to the waterbody. Development brings increased impervious surfaces such as roads, drives, roofs, patios that increase polluted stormwater runoff. Septic systems and fertilizer use also degrade water quality.

The threats can be even more pronounced in small watersheds like West Hill Pond where more intensive development and year round use can overwhelm the natural environment. Homeowner groups on most of Connecticut’s lakes and ponds have organized and are actively working to preserve and improve water quality. New Hartford should partner with the West Hill Lakeshore Property Owner’s Association on the following actions.

**Fun On West Hill Pond**



*Camp Workcoeman*

**Summer Scene**



Action Steps
1. Enact an overlay zone for the West Hill Pond watershed requiring special protections and the use of LID in all land use changes.
2. Inventory current storm water drainage systems in the West Hill Pond watershed.
3. Develop and implement LID solutions to treat stormwater runoff before it reaches a waterbody.
4. Support the efforts of the West Hill Pond Property Owner’s Association and cooperate on lake protection efforts.
5. Encourage annual water testing by the Lake Association to monitor and assess water quality.
6. Develop systems for inspection of all watercraft entering West Hill Pond to control the introduction or spread of invasive plants and animals.
7. Place a high priority on preserving any large lakefront parcels that become available in order to minimize impacts to the pond.

## Protect and Enhance Wildlife Habitats

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The State of Connecticut is currently revising its Wildlife Action Plan to establish a framework for proactively conserving fish and wildlife, including their habitats. New Hartford should evaluate and use these plans to guide local wildlife conservation.

Following responsible development practices that protect wildlife habitats will offer significant benefits to residents and visitors.

**Pollinator Conservation** - Pollinators are essential to our environment. The ecological service they provide is necessary for the reproduction of over 85 percent of the world's flowering plants, including more than two-thirds of the world's crop species. The United States alone grows more than one hundred crops that either need or benefit from pollinators, and the economic value of these native pollinators is estimated at \$3 billion per year in the U.S. Beyond agriculture, pollinators are keystone species in most terrestrial ecosystems. Fruits and seeds derived from insect pollination are a major part of the diet of approximately 25% of all birds and of many mammals. In many places, the essential service of pollination is at risk from habitat loss, pesticide use, and introduced diseases.

Wildlife Habitat



Pollinator



## World Wide Web

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A number of recent studies have shown that rivers and forests and the spectrum of wildlife that inhabit them are not separate things. Rather they are diverse interwoven biologically active components of a whole system.

When in balance and allowed to flourish, they represent an adaptive network capable of restoring and healing itself much like human immune systems. These natural systems are highly sophisticated and evolutionarily advanced beyond current understanding. They provide essential benefits to human health and resource sustainability. Intact natural systems also form a resiliency buffer against the damages associated with notable increased magnitude and frequency of weather related events due to climate change.

Conversely, when weakened by poor development practices, these systems lose their ability to restore themselves, or provide sustainable long term benefits to the natural resource base. A compromised "eco immune system" becomes prone to predation by non-indigenous invasive varieties of insects, animals, and vegetation – dramatically increasing the requirement for costly human intervention.

<b>Action Steps</b>
1. Identify and map crucial wildlife habitats as part of the Natural Resources Inventory and require that applicants review and consider this map for any land use changes.
2. When reviewing applications, consider the effect the project may have on wildlife habitats and try to negate these effects.
3. Involve the Conservation and Open Space Commissions in any preliminary discussions for subdivisions or commercial projects involving land development or significant re-development.
4. Encourage cluster developments where their application would preserve wildlife habitats.
5. Promote understanding and protection of our biodiversity including pollinators.
6. Promote understanding and encourage use of native plants and organic/natural non-toxic, water-friendly practices for land/landscape management.
7. Require use of native plants in all town landscaping projects and require adherence to “best management practices” for any development occurring within designated watershed areas.
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.

## Preserve Scenic Assets

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

### Scenic Areas

Steep slopes (>15%) are a defining characteristic of New Hartford requiring adequate protection. Slopes of 15 to 25 % can be used for development at low densities, only if appropriate design and construction practices are used. Slopes in excess of 25% are only suitable for development at very low density.

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

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

Viewshed and watershed protection standards for subdivision developments are another tool for maintaining the quality of these environments. These standards require identification of site-specific viewshed and watershed impacts from proposed developments and specify mitigation steps that may be necessary. It is possible to include additional review criteria in the Subdivision Regulations that requires consideration of the following: disturbance of slopes, vegetation clearing, building materials, conservation easement areas and location, height, and mass relative to vegetation and viewshed.

Lake McDonough



Scenic Field



**Scenic Roads**

New Hartford has scenic roads that enhance rural character. The scenic qualities of these roads should be preserved to the extent feasible. As authorized by Connecticut State Statutes (CGS Section 7-149a), New Hartford should consider adopting a scenic road ordinance to protect designated scenic roads. To qualify for scenic road designation, roads must be free of intensive commercial development and intensive vehicle traffic and must meet one or more of the specific criteria listed below.

- Unpaved
- Bordered by mature trees or stone walls
- Travelled portion no more than 20 feet wide
- Offers scenic views
- Blends naturally into terrain
- Parallels or crosses brooks, streams, lakes or ponds.

Action Steps
1. Identify and map scenic resources.
2. Adopt zoning regulations to address vegetation protection, erosion potential, and other threats to ridgelines and hillsides with scenic and natural area value, including Jones, Yellow Mountain and Cotton Hill.
3. Review site plan requirements and criteria and revise as necessary to strengthen ridgeline and hilltop protections.
4. Consider subdivision viewshed and watershed mitigation standards.
5. Consider adding requirements to the Zoning Regulations for Special Permits for any land use activity within a ridgeline area.
6. Identify and map key scenic ridgelines and higher-risk slope gradient zones.
7. Actively promote the benefits of preserving steep slopes.
8. Develop and implement tools to keep steep slopes intact.
9. Research and develop guidelines for any land use changes on slopes in excess of 25%.

# PRESERVE OPEN SPACE AND FARMLAND

# 4

## Overview

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New Hartford’s rural character is also dependent on our preserved open space. Jones Mountain, a 156 acre open space parcel acquired by the town in 2006, offers breathtaking views of the New Hartford Valley. Protecting these valuable environmental resources requires community dedication and action. This section will look at our Natural Resources, how they add to our community’s character and how we can protect them for generations to come.

New Hartford also has a wide variety of historic buildings and sites including homes dating back to the 1700’s. These structures are the history of New Hartford and strongly promote our historical heritage. Preservation and adaptive reuse should be encouraged to preserve these structures for future residents and visitors.

View From Open Space



Local Farm



**Perceived vs. Preserved**

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

However, in reality, less than 20 percent of New Hartford is actually permanently preserved as committed open space.

In other words, about one-half of the land in New Hartford that presently contributes to the rural scenic character treasured by residents and visitors is not protected, and could be developed based on current land use regulations.

This disconnect is one of the major issues facing New Hartford. If these 10,000+ acres of developable land are developed, the community is at risk of losing the character and beneficial natural resource base it has enjoyed for so long.

The lands at risk include the treasured scenery of hilltops, ridgelines, valleys and fields that residents have identified as important. These lands sustain regional bio-diversity, air and water quality. They form the very essence of community character that makes New Hartford attractive to businesses, residents and visitors.

**Preserve More Open Space**

There is no better way for New Hartford to promote environmental health, protect community character and enhance quality of life than to preserve high priority parcels of undeveloped, unprotected land as committed open space. Contiguous open space makes positive contributions to:

- Water quality - improved infiltration and purification
- Air quality - ability of healthy forests to mitigate pollution and reduce our carbon footprint
- A vital support system for beneficial species - birds, bees, insects, mammals, microbes, etc.
- An attractive landscape essential to the character of New Hartford that we rely on to attract visitors and residents
- Natural renewable resources that offer economic benefits - sustainable forestry/resource management for lumber, bio-fuels, soil restoration
- Improved agricultural quality and abundance
- Healthy, sustainable recreational resources

Open space also provides significant economic benefits to a town. Studies show that open space can increase the value of neighboring properties by 10-20%. Open space lands also require very little in community services. Preserved land requires very little in community services. Many studies have been done in CT and nationwide comparing the Cost of Community Services (COCS) required by residential, commercial and open space lands. Residential development can often be a net fiscal loss for communities. Preservation of open space can be a smart strategy to help ease the fiscal stresses that towns experience.

In the last decade or so, the Open Space Preservation Commission has worked to protect three major open space preserves.

- Goula Open Space Preserve of 118 acres in 2006
- Jones Mountain Open Space Preserve with 158 acres in 2006
- Phillips Farm, a 59 acre working farm, in 2008.

The Goula and Phillips projects completed a 300 acre greenway with trails stretching from Antolini School to Cotton Hill Road.

New Hartford’s Open Space Preservation Commission is working to implement the 2002 Open Space Plan. The Open Space Plan is hereby incorporated by reference into this Plan of Conservation and Development. The goals of that plan are to preserve open space to protect the environment and quality of life in New Hartford, promote economic development and fiscal balance and protect farmland and archeological sites.



The Open Space Plan includes a specific goal of protecting at least 30% of the Town’s land area as committed open space. Currently, only about 18 percent is committed open space. This includes land protected as open space by the Town, the Metropolitan District Commission, the State DEEP, the New Hartford Land Trust, and other conservation organizations.

The main strategies of the Open Space Plan are to conserve wetland systems and significant natural areas, protect valuable habitats and wildlife corridors, establish or restore riparian buffers, preserve scenic hillsides, reduce natural area fragmentation, increase opportunities for walking and nature experience by providing access to and connections between open space areas.

Reaching New Hartford’s goal of 30% preserved open space will not be easy. Grants and other funding sources are limited and very competitive. However, by working diligently to implement the vision in the Open Space Plan, much can be accomplished.

<b>Action Steps</b>
1. Continue updating OSPC’s priorities for preservation including the goal to protect at least 30% of the Town as committed open space.
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.
3. Ensure the Planning and Zoning Commission uses the Open Space Planning Map information in approving any land use changes.
4. Place a conservation easement on Brodie South to protect the rich biodiversity of water resources, forests and wildlife while continuing the wide variety of recreational uses.
5. Establish greenways along the Farmington and Nepaug Rivers and tributary streams.
6. Preserve steep slopes such as those on Jones, Yellow or Ratlum Mountains and other scenic hillsides.
7. Preserve wetlands systems and significant natural areas such as the floodplain / wetland system between Nepaug Center and Maple Hollow Rd.
8. Promote public access to open space and trails as appropriate by linking open spaces and conservation areas.
9. Require that any parcel dedicated to open space via a subdivision be permanently restricted as such.

**CASE STUDY**

**Brodie Park South**

New Hartford is very fortunate to already own a large, rare intact natural area. Brodie Park South, located at the top of the Nepaug Watershed, provides many benefits to New Hartford: clean air and water, healthy forests, critical habitats including meadows and vernal pools for a host of important species.

An in-depth professional study of the natural resource values of Brodie South was conducted by the Northwest Conservation District in 2010:

*“Brodie Park South captures a large block of an ecologically important landscape. The variety and richness of its habitats fulfill the niche requirements of many species and contribute to the robustness of populations beyond its boundaries. Its riparian units provide the highest water quality and support woodland and aquatic wildlife. The parcel’s location within a larger forest block allows for the existence of larger-bodied animals with large home ranges, adding complexity and thereby enhancing ecosystem resilience. Brodie Park South is a unique place that provides both a refuge for nature and opportunities for passive recreation.”*

In 2013 and 2014, The Brodie South Park Study Committee representing the Recreation Commission, Youth Sports, Friends of Brodie, Conservation and Open Space Commissions with input from the surrounding neighborhood studied the park. The Study Committee voted unanimously to preserve Brodie South. New Hartford should place a Conservation Easement on Brodie South to protect the rich biodiversity of water resources, forests and wildlife. The easement document should also gather community input and detail the wide variety of recreational benefits the town would continue to enjoy at a preserved Brodie South.

**Brodie Park Beach**

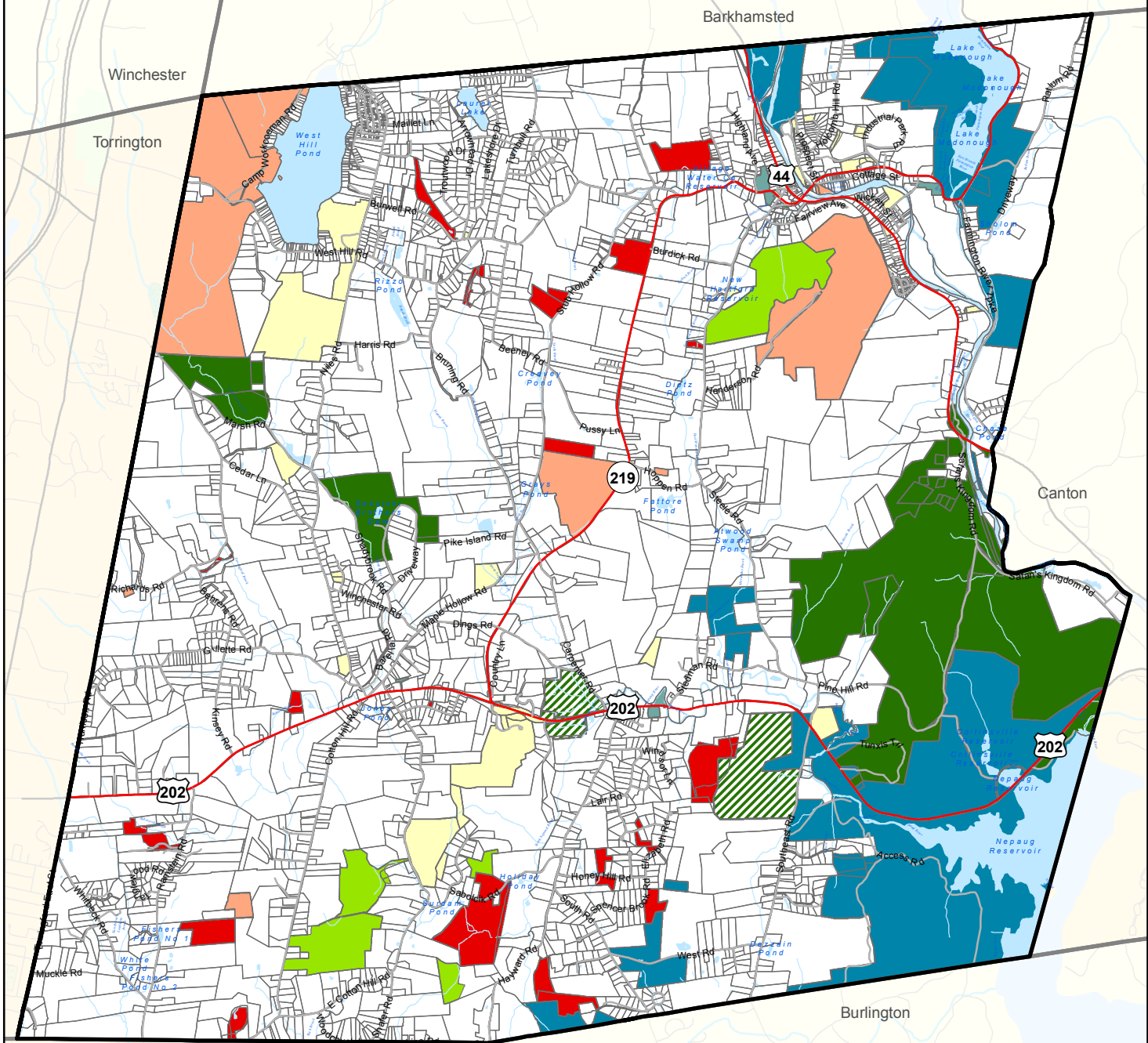


**Brodie Park**











# Open Space Map

New Hartford, CT



**Legend**

 Permanent Agricultural Easement	 Non-Profit
 Cemetery	 State Owned
 MDC Land	 Town Open Space
 New Hartford Land Trust	 Town Owned

## Create Open Space Greenways and Trails

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Creating open space greenways is one of the main priorities of the *Open Space Plan*. Connecting open space areas into greenways with trails increases the recreational value of the open space system to residents and is a cost-effective way to increase open space lands. New Hartford already has created open space corridors over lands of the MDC and DEEP and along the Farmington and Nepaug Rivers. Linking and extending these greenways should be a high priority. These connected lands also contribute to critical wildlife habitats.

Action Steps
1. Pursue opportunities to extend or improve open space greenways with walking trails.
2. Work with the DEEP, MDC, and private landowners to establish and improve a network of trails throughout Town.
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.
4. 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).
5. 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.
6. Maintain communication and cooperation between Town Land Use Commissions, DEEP, NHCOC, FRWA, FRCC, MDC and other entities working on conservation issues in the region.
7. Maintain active communication and collaboration between the Open Space Commission, the New Hartford Land Trust, and other organizations involved in protecting open space.

## Enhance Tools for Preserving Open Space

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The Town of New Hartford can use a combination of tools for preserving open space, including regulatory tools, incentives, and land or property rights acquisition.

**Subdivision Set-Aside** - The primary regulatory tool available to the Town is the requirement established in the Subdivision Regulations that up to 15% of the total area of a subdivision be set-aside as open space or a payment be made to the Town of not more than 10% of the fair market value of the land prior to subdivision.

The PZC should consider revisions to the open space set-aside process, such as:

- Increasing the set-aside requirement to 20%, consistent with the regulations adopted by other communities in Connecticut pursuant to CT General Statutes 8-25;
- Developing guidance that clarifies that land otherwise excluded from development by New Hartford regulations (e.g., steep slopes, land in buffer areas) shall not be included in the calculation of the set-aside percentage; and
- Requiring, creating incentives, and/or implementing other changes to the subdivision approval process that would encourage constructive pre-application design review meetings to review open space set-aside and other requirements.

Open Space



Open Space



### Land Preservation Fund

To support land and/or development rights acquisition, the Town established the Land Preservation Fund in 2002 pursuant to the authority granted by CT General Statutes 7-148(c)(2)(K) and 7-131r.

The Fund was established for the protection and preservation of open space, agricultural land, and New Hartford's rural character.

Principal sources of funding for open space to date have included: fees collected in lieu of the requirement to provide open space set-asides in new subdivisions; penalties paid under Public Act 490; and proceeds from sale of Town-owned land.

The Land Preservation Fund can also be funded through Town appropriations and monetary gifts, grants, bequests, and loans. In addition, the Town held a referendum in 2004 that authorized borrowing of up to \$1.5M for open space and/or development rights acquisition.

**Open Space Development Patterns** - The Zoning Regulations include incentives to encourage the use of "open space subdivisions" that allow for more compact lot configurations in exchange for preservation of open space.

The PZC should consider revisions to local regulations to encourage greater use of open space development patterns, such as:

- Revisions to the Zoning Regulations, including adoption of new requirements, incentives, and/or other changes, to encourage greater use of open space subdivisions.
- Revisions to the Subdivision Regulations, to facilitate use of open space subdivisions.

**Land Preservation Fund** –Since 2002, the Town has had a special Land Preservation Fund to accumulate funds for open space. These funds (in addition to funding and other assistance from the State of Connecticut's Open Space and Watershed Land Acquisition Grant Program, local taxpayer bond initiatives, the New Hartford Land Trust, and the Trust for Public Land) were very effective in helping establish the Goula and Jones Mountain Open Space Preserves and acquire a conservation easement and access rights on the Phillips Farm property.

**Use Assessment** - In addition, the Town has established a use assessment program pursuant to Connecticut Public Act 490 (PA 490) to encourage privately held land to remain undeveloped. Although this does not result in permanently preserved land, it does help preserve rural character. New Hartford's current PA 490 Program allows for a reduced property tax assessment for private properties that satisfy the requirements for "farm use," "forest use," or "open space," as defined and verified by the New Hartford Assessor. In exchange for a reduced assessment, landowners are required to maintain the land in a manner consistent with the designation (e.g., as forest land as classified by a certified forester) for at least 10 years (or be subject to penalty). The program is intended to discourage development by helping lower the cost of owning undeveloped land. As of 2015, nearly 2,800 acres in New Hartford received a reduced assessment under the PA 490 Program.

New Hartford could consider revising the existing use assessment policy to remove disincentives for open space preservation. The Town's experience over the last several years suggests that it is common for landowners to "survey off" a parcel of land prior to entering into an agreement to preserve land as open space. This is done to reserve the parcel for their children or future sale. Under the present policy, if the reserved parcel would no longer qualify under its existing use designation (e.g., if the parcel would no longer meet the requirements for its current PA 490 designation), the parcel could be assessed on a higher per acre basis, creating a disincentive to open space preservation.

To remove this disincentive, the Town could adopt a policy that would allow parcels that are surveyed off as part of a future preservation project to retain their pre-existing assessment basis until such time that the parcel is improved (e.g., roads are built, the land is cleared) or sold. The policy would establish eligibility standards and implementation processes.

**Tax Abatement** - In 2006, the Connecticut General Assembly passed Public Act 06-128, which provided cities and towns a new tool for preserving open space. The law gives municipalities the authority to abate, or waive, taxes for property owners in exchange for preservation of their land as open space. The amount of the abatement is negotiated between the municipality and the property owner and cannot exceed the market value of the land preserved as open space. This statute provides cities and towns with a new option for acquiring land and/or development rights for open space preservation. Rather than needing to raise funds at the time of the preservation project (e.g., through bonding), the approach allows cities and towns to acquire land and/or development rights by abating future taxes. To take effect, the Town would need to adopt an ordinance implementing the authority granted by the state law.

Action Steps
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.
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.
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.
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.
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.
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.

## **Preserve Agricultural Lands and Support Farming**

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Agriculture is a defining element in New Hartford’s landscape and history. In addition, preserving farmland for food production is also becoming increasingly important. Since residential development in recent decades has consumed many acres of former farmland, specific action is needed to preserve New Hartford’s heritage and protect farmland soils and active farming.

In 2014, The Town of New Hartford represented by the Open Space Preservation Commission entered into a cooperative agreement with the State Department of Agriculture to carry out a farmland preservation program. This program is designed to preserve small farms and to protect prime and important farmland soils by joint purchase (State and local) of the development rights. To carry out the Community Farms Program, the OSPC will:

- Develop, update and maintain a list of parcels appropriate to preserve
- Manage the Land Preservation Fund
- Implement and annually update the Open Space Plan and the parcel map.
- Develop for review and approval by the BOS appropriate standards and regulations for the use of parcels acquired pursuant to the provision to assure that their use is consistent with the Open Space Plan.

<b>Action Steps</b>
1. Assign a high priority to farmland for open space acquisition.
2. Include agricultural business support in the Town’s economic development strategies.
3. Adopt “right to farm” ordinance as authorized by CGS 19a-341.
4. Support agricultural events and farmers markets.
5. Require buffers for new residential developments abutting existing agricultural uses.
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.



# PROMOTE ECONOMIC DEVELOPMENT

# 5

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## Overview

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Economic development can be defined as actions taken by a group or individual which, over time, improve the standard of living and overall economic health of an area. New Hartford desires economic development in order to:

- provide employment,
- make goods and services available, and
- provide tax revenue to support local services.

New Hartford’s economic development strategy is to retain existing businesses and attract new ones. The overall goal is to retain and attract high quality, good paying and environmentally responsible businesses in New Hartford.

In terms of tax revenue, New Hartford desires uses which provide more in tax revenue than they require in service costs. Since many types of residential development consume more services than they provide in tax revenue, new residential developments can actually increase the taxes for existing property owners. On the other hand, business and industrial development (and some types of residential developments such as elderly housing or assisted living facilities) provide more in tax revenue than they require in service costs. Overall, such uses provide “net tax revenue” which supports local services.

Some of the accomplishments in the last 10 years include the following:

- Expansion of the sewer plant (providing ample capacity for future economic growth)
- Revision of the Zoning Regulations to make them clearer and more “business friendly”
- Expansion of the New Hartford Center District and text amendments to allow more uses
- Acceptance of “A Town for All Seasons” marketing theme
- Upgrade of the Town website to include visitor attractions and business listings
- Installation of welcome signs on arterial roads entering Town
- Began process to bring Rails to Trails to New Hartford

**Important Factors**

Businesses typically consider economic factors and quality of life factors when considering business relocation or expansion.

Economic factors include:

- **Labor Force:** costs, also skill level and availability
- **Facility:** the cost of land and construction, or rent, plus utilities
- **Taxes / Fees:** taxes and permitting or licensing fees
- **Raw Materials:** items and supplies needed to do the work
- **Transportation:** shipping costs and time, availability of supplies
- **Market:** is there a demand for the products produced or provided

Quality of life factors include:

- **Housing:** quality, quantity, cost and variety
- **Schools:** quality of education / variety of programs available
- **Recreation:** fun things for the weekend, fitness opportunities
- **Services:** local availability of medical, personal and other services
- **Shopping:** local availability of needed goods
- **Safety:** crime rate and emergency services quality

One strategy to promote economic development involves minimizing the costs of “economic factors” while expanding the “quality of life” list.

**Develop a Comprehensive Business Plan**

To ensure that its economic development efforts are focused and coordinated, New Hartford should prepare a Comprehensive Business Plan. Such a plan will provide a solid understanding of the current business climate and the necessary steps to help strengthen in the future.

In particular, it will:

- Identify the steps to follow to foster economic development and capitalize on New Hartford’s unique attributes
- Help focus the use of scarce resources
- Better coordinate the activities of different groups
- Involve the community in the decision making process
- Increase the public’s knowledge of economic development practices

One aspect of this theme might include recreation, as it is a big part of the New Hartford business community. Specific activities that could be considered and/or pursued include:

- Continue to promote Rails to Trails or other trail opportunities especially along the Farmington River which could connect to other communities and/or trails
- Better signage promoting visitor attractions in Town
- Develop a mountain bike trail or facility to further attract this demographic
- Explore the feasibility of a full sized golf course, or perhaps a smaller executive course (par 3)

Action Steps
1. Prepare a Comprehensive Business Plan.

**Machines at Syntac Coated Products**



*Syntac*

**Supine Stander Made In New Hartford**



*Prospect Designs*

## CASE STUDY

# Comprehensive Business Plan

A Comprehensive Business Plan for New Hartford might include the following components:

### Inventory:

- Businesses that exist
- The benefits of operating a business in New Hartford
- An inventory of available space / land for business development

### Assessment:

- An analysis of strengths, weaknesses, opportunities, and threats
- Identification of the kinds of businesses that may be lacking
- An evaluation of . this helps the decision makers develop plans that emphasize the best aspects of a community and improve the others.

### Recommendations:

- Creation of a theme to bind New Hartford businesses together
- Marketing materials to attract customers (and other business owners) to come to New Hartford

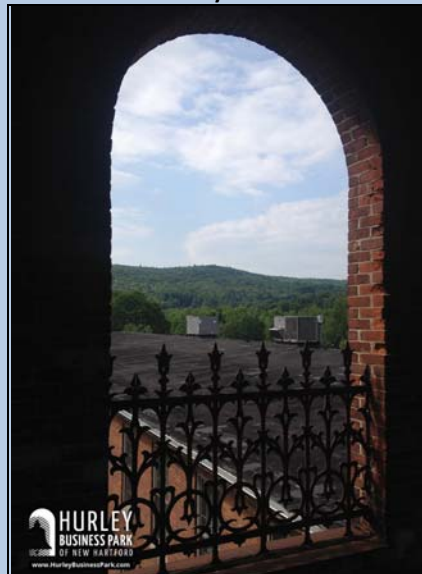
### Implementation:

- Attainable steps that the Town can take to become more business friendly

Such a study would be prepared by (or overseen by) the Economic Development Commission (EDC). Once the study was completed, a portion of the EDC budget should be dedicated to this effort each year, so this plan can be continually updated and refined as needs change and feedback is received.

This information should then be made available on a website, or other easily accessible source, for people or companies that are interested in investing in New Hartford.

View of Hurley Business Park



## Coordinate Economic Development Efforts

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Coordination and collaboration are key to successful economic development efforts. All parts of the Town government, business leaders and groups and other stakeholders should communicate regularly with each other about the initiatives that are working, any issues that they are having and to brainstorm for new opportunities.

Regular meetings should be held where stakeholders meet to discuss their activities and any issues that businesses may be experiencing. At these meetings, guest experts in various business creation roles can also attend to speak to their expertise. The three Land Use Commissions regulate the development of businesses in Town, and are therefore a part of this process as well. All three Boards (Planning and Zoning, Inland Wetlands and Zoning Board of Appeals) should meet with the EDC periodically to review their efforts in business development and discuss any issues or opportunities for improvement.

The Town and other stakeholders should continue to promote New Hartford as a business-friendly Town by creating and promoting a common branding theme for the Town. Events, literature and signs should also be created to support this theme and it should be utilized and supported by all stakeholders. Grants are often available for this kind of work from groups such as the CT Main Street Center and should be sought aggressively.

Action Steps
1. Hold collaboration meetings regularly with business leaders, groups and other stakeholders to review their action plans
2. Have periodic meetings between the EDC and the Land Use Boards and Land Use Official(s).
3. Evaluate municipal staffing and resources and identify ways to support economic development activities.
4. Provide appropriate economic development training for staff.
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.
6. Streamline and expedite the approval process for commercial development to the extent practical.

## Enhance Economic Development Capability

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The Economic Development Commission (EDC) is the key municipal agency that promotes economic development. Their mission is to “encourage and promote appropriate and sustainable economic activity that provides tax base and services while enhancing community character.”

They do this through a variety of actions including:

- Working with the local land use boards to assure the regulatory framework is business friendly and to provide support to applicants where necessary
- Promoting new businesses development and existing business retention and expansion through assistance to owners, promotions, events and training
- Working with the Town to expand sewer service and other infrastructure improvements to aid local businesses
- Installing welcoming signage, maintaining an EDC website with information for businesses and visitors

Since the EDC members are volunteers, it may make sense to enhance the overall economic development “capacity” in New Hartford. Establishing a position for an economic development staff-person might help focus more attention on retaining existing businesses and attracting new businesses through marketing assistance, outreach, business training, advocacy during the permitting process, and special events. Such staff-person would also work with the Town’s EDC and other organizations to help coordinate and focus efforts.

Since it might be challenging initially to support a full-time position, a part-time position shared through the Northwest Hills Council of Governments or another approach might be considered. The aim would be to generate more tax revenue than the cost of the position with the revenue stream continuing to grow over time.

Action Steps
1. Continue to work with the EDC on any activities that may have an impact on the businesses in Town.
2. Continue to support the EDC financially so they have the funding required to carry out their work.
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.

## Approval Types

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The Special Exception process, which involves a public hearing, gives the Commission more control over uses that may have a larger impact to their neighborhood.

Site Plan Reviews, however, give the Commission less leeway as they must be approved if the application meets current zoning requirements.

## Senior Housing Types

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Independent living facilities are separate apartments where people live independently.

Congregate living facilities feature individual apartments, but have communal dining and recreational facilities.

Assisted living facilities are similar to congregate, but include provisions for personal or medical help, as needed.

## Review Zoning Provisions

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### Overall Business Approach

Land use regulations are a balancing act between standards intended to ensure that development is appropriate and fits into the character of the community versus the inadvertent result where those same standards exclude a business the community might otherwise want. Regulations are also a balancing act between a quick and predictable process for a new business versus a more discretionary process that takes more time and may be less predictable.

The Planning and Zoning Commission should review the zoning regulations to ensure that New Hartford's regulations find the right balance and are clear and business friendly. One approach which seems to address the concerns of a municipality (environmental protection, citizen participation, building and site design) with the desires of a business (timeliness and predictability of outcome) may lie in "by-right" permitting with strict development guidelines.

Comprehensive design guidelines and standards can help New Hartford "pre-define" the development it wants (size, parking, signage and other site design aspects) and then approve such businesses via a simple "Site Plan Review" when it meets these requirements. For a development that does not comply with the standards, there could then be a "Special Exception" process where the Planning and Zoning Commission reviews such requests on a case-by-case basis.

### Housing In The Commercial Zone

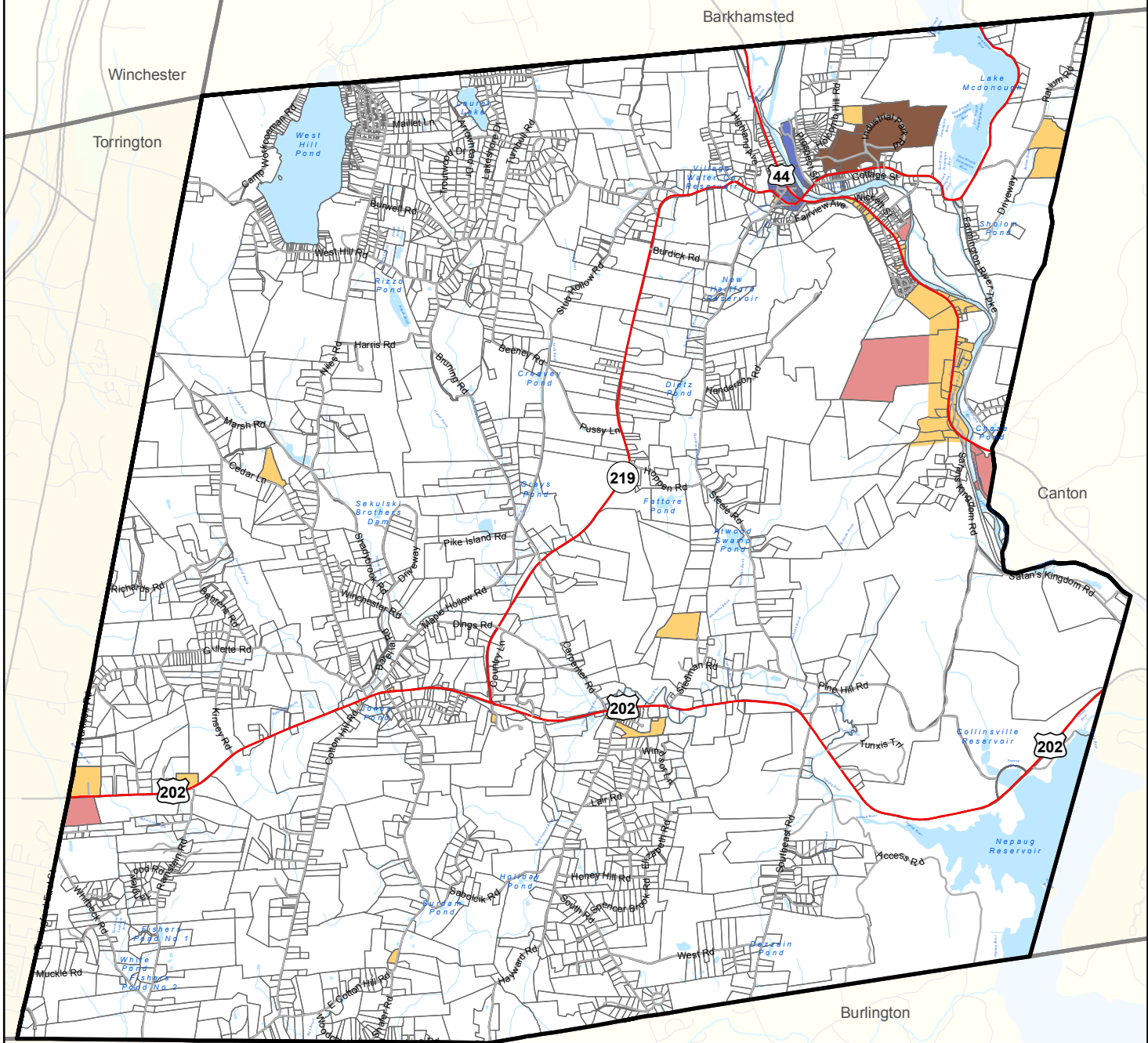
As the age composition of the community changes in the future, a number of residents of New Hartford (and surrounding communities) will be considering other housing options (independent, congregate or assisted living). New Hartford should consider capitalizing on this opportunity by looking for opportunities to allow mixed-use or senior housing in appropriate locations. This type of residential development is considered economic development since it produces more in tax revenue than it requires in service expenses.

The area on the west side of Route 44 (north of Marandino's Market) could be a good location for such housing and the residents could help support nearby businesses. This location is also within the sewer service area.

Allowing mixed-use, residential uses over commercial uses on the first floor, could also be considered. Historically, this is how New England developed, with small family run businesses on the first floor with the owners, typically, living on the second floor.

# Economic Development Plan

New Hartford, CT



## Legend

- |   |                          |   |                               |
|---|--------------------------|---|-------------------------------|
|  | B-1 Business, Restricted |  | I Industrial                  |
|  | B-2 Business, General    |  | IP Industrial Park            |
|  | C Commercial             |  | NHCZ New Hartford Center Zone |



3,700

Feet

## Adaptive Reuse

The Collinsville Antiques / Waring property is unique. The building has over 200,000 square feet of floor area and is one of the only large, high clearance industrial building of its kind in New Hartford. It is also underutilized, considering its size and capability. An adaptive re-use provision, such as what exists for the Hurley Building in the New Hartford Center Zone, could be devised that will allow a list of uses outright within this existing building. In addition, industrial uses, such as wholesaling, warehousing, and manufacturing could be allowed as well – whereas they are not allowed within the Business Zone it sits in currently.

**An Antique Shopper's Paradise**



*Collinsville Antiques*



## Buffer Requirements

There is a requirement in the Zoning Regulations for new business development to provide a 50-foot wide buffer if it abuts residential uses. While this is appropriate for new development, the rigidity of this requirement may not work in all situations or for historic businesses on smaller lots that wish to expand.

New Hartford should consider allowing for a flexible buffer requirement where alternative buffering arrangements (such as berms, fences, landscaping, etc.) might be used to provide an effective buffer and allow for business development. The regulation might also allow, through a “Special Exception” process, for building improvements or expansions where:

- The exterior of the business is improved to fit in better with the neighboring properties
- The layout is changed to, for example, move loading docks or storage areas away from the neighboring residences
- Hours of operation are modified to lessen the impacts



## Opportunity Sites

There are some areas in New Hartford with potential for future economic development – yet they are not zoned for economic development. New Hartford should consider undertaking a process to evaluate some of these sites to determine if business development is possible and/or desirable.

A number of communities have undertaken “design-based” approaches with significant community input (also called a “charrette”) to evaluate what may be appropriate in certain situations. In this kind of approach, designers, property owners, developers, public officials, environmentalist, citizens and other interested persons work together to evaluate opportunities and determine if an agreeable compromise can be found. This can then become the zoning for the parcel.

This process has been effective in other communities and has worked in even some of the most challenging situations. In New Hartford, this approach might even help to evaluate opportunities along Route 202 in the vicinity of the Home Depot. New Hartford may wish to consider this approach as well.

## Outdoor Dining

Many people like to eat outdoors on a nice summer day and allowing this, especially in picturesque areas such as along the Farmington River, can add a great deal to the dining experience. A carefully crafted regulation can allow this use while protecting against any unintended consequences. Having these clear regulations will also make it easier for restaurants who consider adding this feature to gain the needed approvals.

Because this is an accessory use to an existing (or to be approved) restaurant, this use could be approved via Site Plan Review.

Local Winery



Jerram Winery

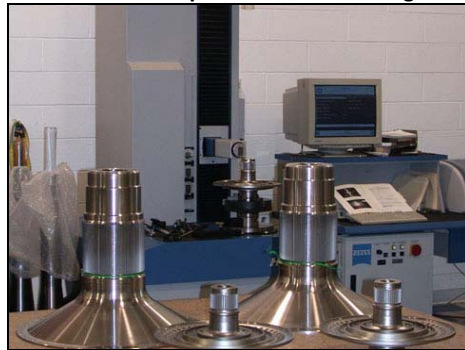
Dining Opportunities



Quercibella Wood-Grilled Foods

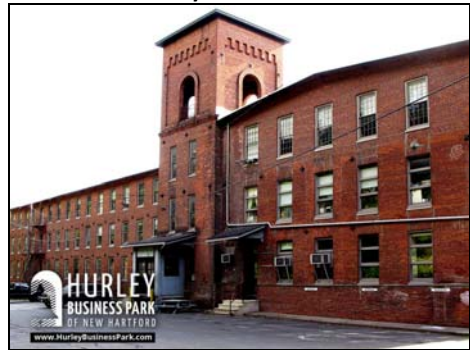
Action Steps
1. Ensure that the use tables in the business zones are appropriately configured to allow the kinds of businesses we seek, including limitations on size and intensity, if that is desired
2. Review the design guidelines to assure they are as complete and accurate, as to the desired outcome, as possible.
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.
4. Allow flexible development to better allow new businesses to better fit onto existing lots and protect environment.
5. Where appropriate, change Special Exception uses over to Site Plan Review Uses to better assure outcomes and streamline the permitting process.
6. Explore allowing Senior Housing and/or mixed use in the Commercial Zone
7. Explore developing an overlay zone to encourage adaptive re-use of the Collinsville Antiques / Waring building.
8. Modify the buffer requirements for non-conforming businesses.
9. Consider undertaking a “charrette” process to evaluate potential economic development sites to determine if business development is possible and/or desirable.
10. Consider adding a provision to allow outdoor dining to the Zoning Regulations via Site Plan Review.

**Turbine Component Manufacturing**



*Perry Technologies*

**Hurley Business Park**



# CONTINUE TO ENHANCE NEW HARTFORD CENTER

# 6

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## Overview

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New Hartford Center is an essential part of the community. It contributes immense scenic, institutional, historic and economic vitality to our Town. Being a quintessential New England town center, it helps define the rural and scenic qualities that the Townspeople cherish.

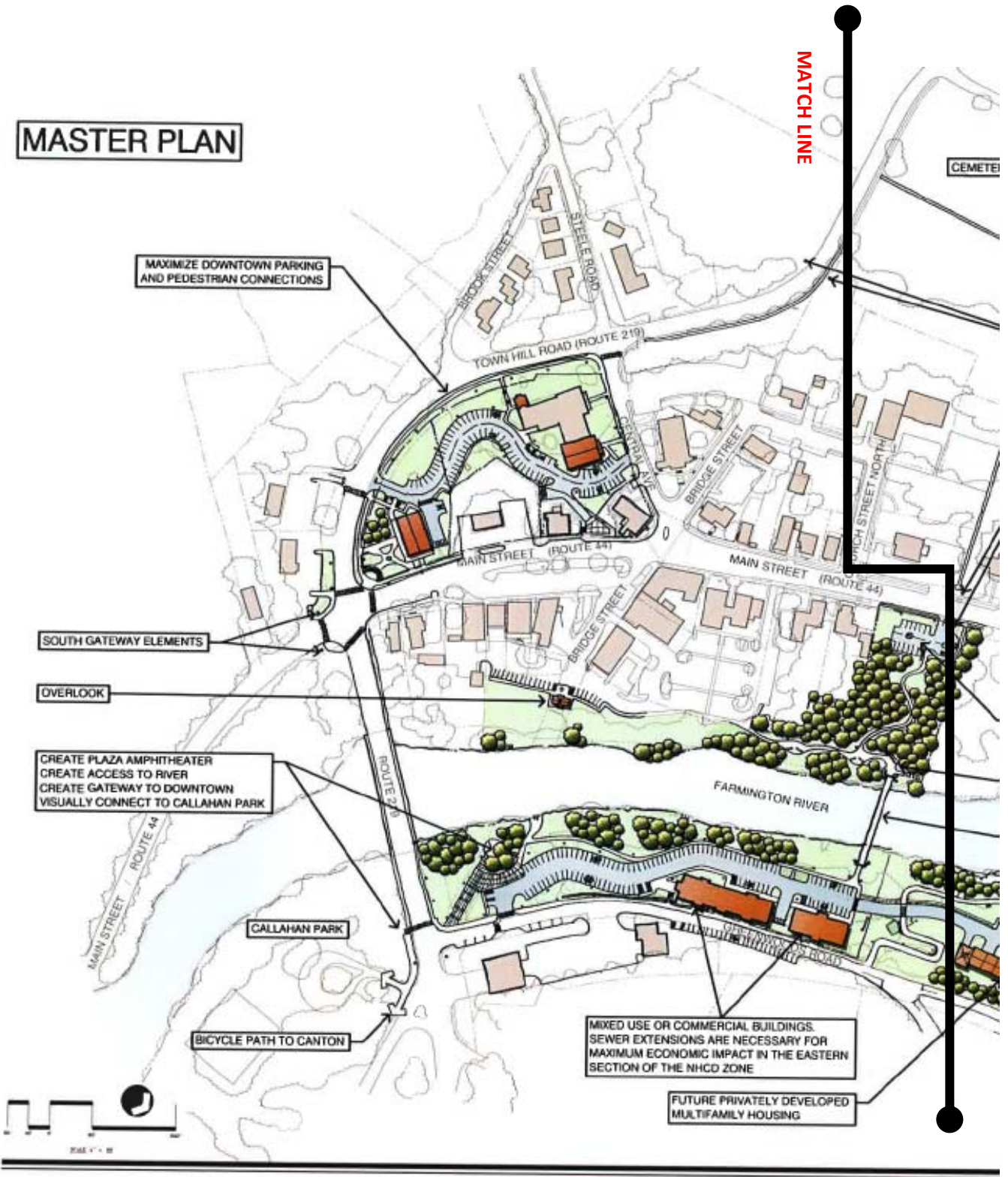
An overall vision for New Hartford Center was prepared in 1995 and this vision guided a number of projects over the past two decades including construction of a new library, expansion of Town Hall, new parking layout, river access behind Town Hall, streetscape improvements and unified lighting installed along Main Street and development of Riverview Park.

An update to this overall vision was commissioned in 2015 to reflect work completed and to refine future directions. Some of the elements incorporated in the updated vision include:

- Creating an overlook at the base of Bridge Street to attract visitors to the scenic riverfront area
- Install granite columns at the three gateways into town with sculptors depicting outdoor pursuits common in the area
- Visually enhance the gateway corner at Town Hill and Main Street with a new gateway plaza including possible future outdoor dining restaurant
- As part of the planned library expansion, better pedestrian and parking connections
- Add parking and other improvements to Riverview Park and install gateway elements along Main Street at this location
- Provide for a river crossing (foot bridge) at Riverview Park to the existing Town Garage complex
- Re-locate the Town Garage use and replace it with mixed use or commercial buildings with public spaces including a possible amphitheater
- Development of higher density housing, possibly rental units or condos, in the field between the Town Garage and the Hurley Building to add a vitality to the downtown businesses

The conceptual master plan showing these concepts is on the following pages.

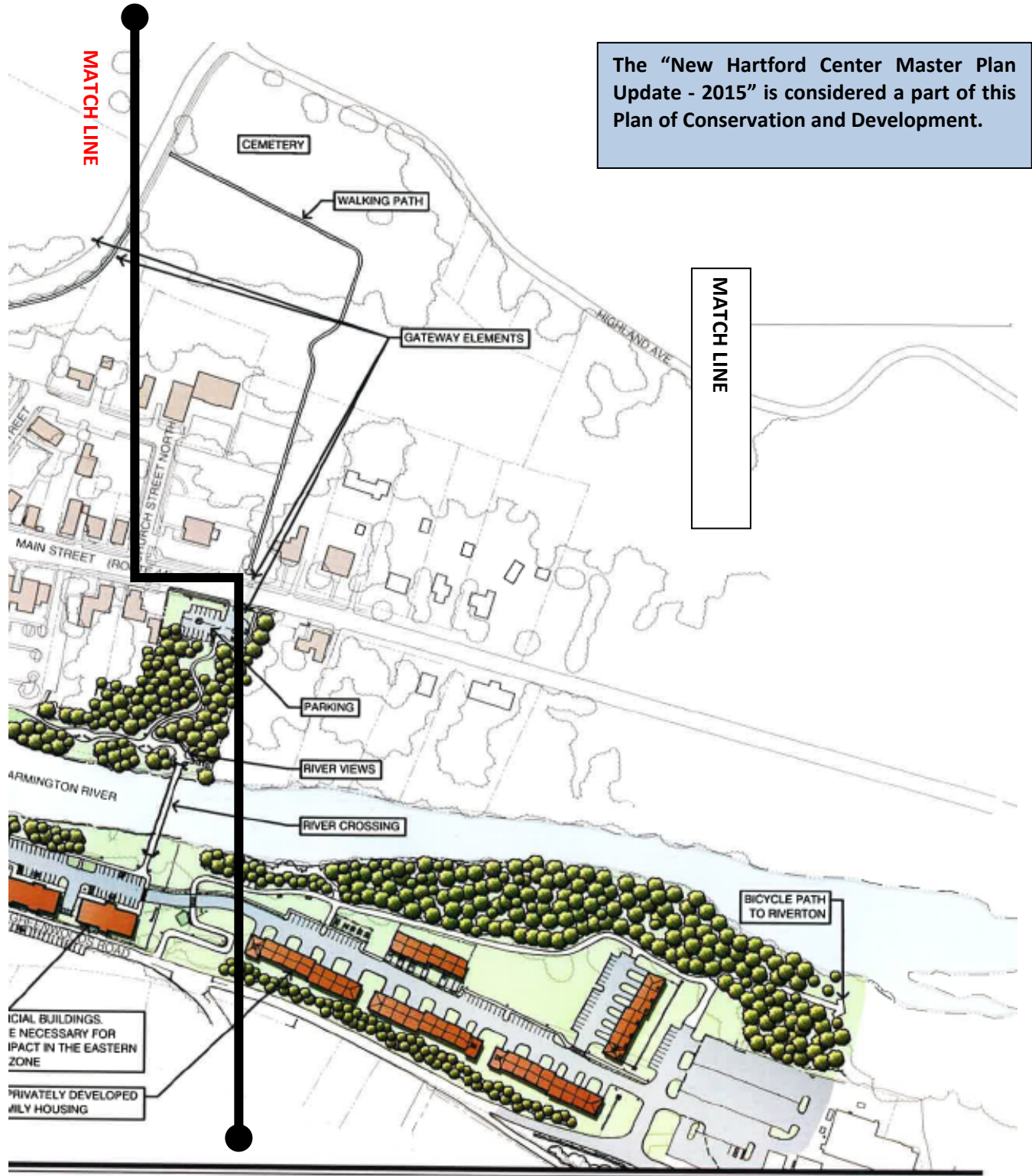
# MASTER PLAN



# NEW HARTFORD CENTER MASTER PLAN UPDATE

ATTORNEYS AT LAW, REAL ESTATE BROKERS, ARCHITECTS, ENGINEERS, PLANNERS, AND LANDSCAPE ARCHITECTS

The “New Hartford Center Master Plan Update - 2015” is considered a part of this Plan of Conservation and Development.



## Establish a “Village District”

The architecture of New Hartford Center is one of the things that make it so special. Yet, there are no regulations in place to preserve this character or ensure that new development or other activities is compatible with this character.

Due to its unique character, landscape, and historic character, the Planning and Zoning Commission should establish a “village district” as authorized by CGS Section 8-2j. Such a district allows the community to have significant review of the architecture of new buildings and designs of new sites in the designated area in order to ensure they enhance the overall character.

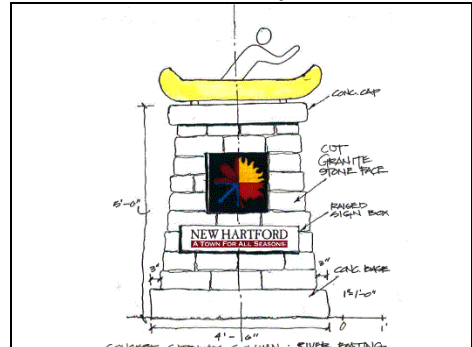
The process involves the adoption of regulations that can protect, to the extent desired by the community, the visual elements of a property which can be seen from the street. These can include the design and placement of buildings, landscaping, the protection of public views, and even the design of public streets.

Action Steps
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.
2. Implement the overall vision for New Hartford Center.
3. Establish a “village district” as authorized by CGS Section 8-2j in New Hartford Center.

Mixed-Use building on Main Street



Possible Gateway Feature



# GUIDE RESIDENTIAL DEVELOPMENT



## Overview

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Since so much of New Hartford is zoned for residential development, when and how that land is conserved or developed will have a significant impact on the community, both visually and fiscally.

Residents have indicated they want to maintain the overall character of the community and they want to manage the overall fiscal impacts of residential growth.

**Historic Home**



**Starter Home**



**Multi-Family Homes**



**Large Estate Home**



## Support Open Space / Conservation Subdivisions

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Open Space Subdivisions allow smaller lots than usual, but in the same numbers that would be allowed with full-sized lots, allowing approximately half the land to be left as open space. These developments are a great tool to preserve farmland, important environmental features or even view sheds, while still allowing some level of development on these parcels. The alternative, a standard subdivision, would cut up the entire parcel into building lots, leaving only the required open space set-aside.

Currently, an applicant has to file a Special Exception to propose the use of an Open Space / Conservation subdivision. This allows the Commission more leeway in approving the project, but also adds a level of unpredictability and effort to the applicant. Making this a by-right method of subdividing land may encourage more of these application in the future.

Action Steps
1. Continue to support open space/ conservation subdivisions.
2. Consider allowing Open Space Subdivisions by-right

## Promote Housing Diversity

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### Housing Options

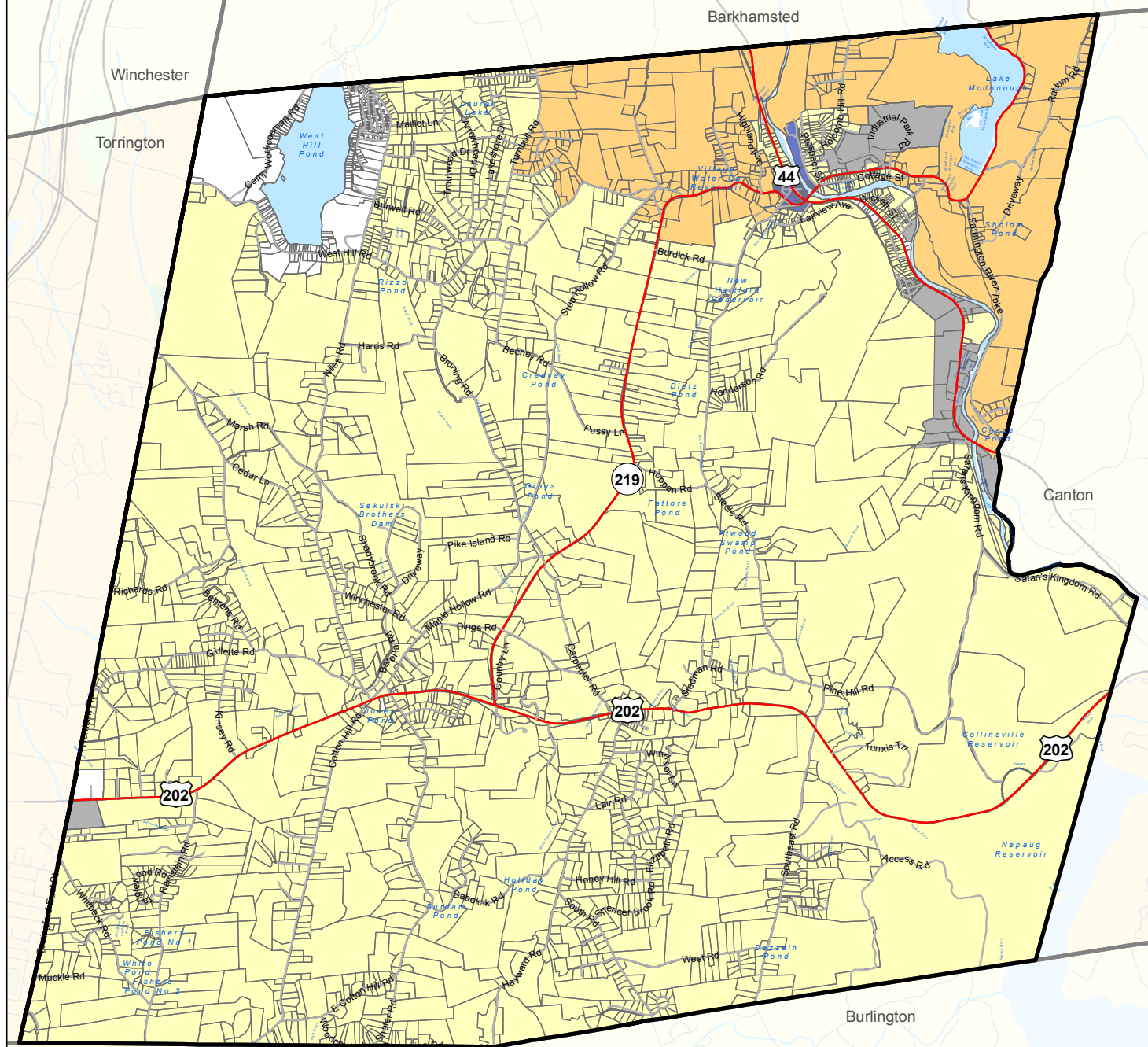
While many residents wish to live in a single family home on a large lot, there are many for whom this scenario is not practical. Seniors, for example, may wish to have a more compact home on one floor where maintenance is much less. For them, perhaps an apartment or condominium, or even a congregate housing situation may be a better fit. Similarly, young families and single people may not be able to afford a larger home or may want a different type of living arrangement.

Young professionals also have different needs; they desire maintenance free living which is convenient to their work and play. Many prefer apartment or condo living that is downtown, within walking distances of restaurants, retail and working establishments.



# Residential Development

New Hartford, CT



**Legend**

- Low Density Residential (R-4)
- Medium Density Residential (R-2, R-15)
- High Density (R-30, R-1.5)
- NHCZ New Hartford Center Zone
- Non-Residential Areas



**Housing Approaches**

The Affordable Housing Appeal Act (CGS Section 8-30g) essentially allows a developer to propose a housing development that may not comply with adopted regulations and have a legal presumption of validity should it go to court.

The Home Connecticut program (CGS Section 8-13m) encourages communities to adopt zones which allow affordable housing by right in higher densities. New Hartford was awarded a planning grant to investigate the adoption of an “incentive housing zone” in 2015.

Inclusionary zoning (CGS Section 8-2i) is a regulatory approach specifically designed to promote affordable housing. Some examples are:

- To require on site or off site affordable units with each new residential development
- To require either a land donation or fee-in-lieu payment to the Town or a Housing Authority to use in creating more units

**Higher Density Housing**

Having public water and sewer allows New Hartford to accommodate higher density development in appropriate areas. The Commission should look into allowing higher density residential development in and near New Hartford Center in areas such as:

- the downtown area,
- on vacant or underutilized parcels along Main Street,
- the east side of the Farmington River (also known as Riverside East).

**Workforce Housing**

Studies have shown that most Connecticut municipalities lack the number of affordable housing units that they need; and with each growth cycle of the economy, this number declines even further. The Connecticut Legislature has enacted several laws and programs to help reverse the tide on this problem including the Affordable Housing Appeal Act (CGS Section 8-30g), the Home Connecticut program (CGS Section 8-13m), and inclusionary zoning (CGS Section 8-2i).

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

# PROVIDE FACILITIES AND SERVICES

# 8

## Overview

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Providing facilities and services is a primary responsibility of municipalities such as New Hartford. The role of the POCD is to identify and prioritize anticipated community needs so they can be addressed efficiently and economically.

Significant investments made in the past ten years include:

- Construction of a new waste water treatment plant
- Major repairs to the Maple Hollow and Winchester Road bridges
- Reconstruction of Steele Road and several sections of sidewalk
- Two new salt sheds and multiple pieces of highway equipment
- Major improvements to Brown’s Corner and Antolini fields
- Two major sewer line repairs

Due to Town growth and the aging of its infrastructure, major projects being planned now include:

- Major expansion and trunk line replacement for the Sewer System
- Roof replacement of the Antolini School
- Replacement of the Carpenter Road bridge

**Fire Department**



**Recreation Fields At Brown’s Corners**



## Address Identified Facility Needs

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### Relocate The Public Works Garage

The current Public Works Garage is becoming inadequate for community needs. The site is too small to accommodate the material and equipment needed for the projects undertaken and the buildings need renovation and expansion. Since the site is too small and the public works function has the potential to adversely affect the Farmington River, a new location is being investigated. Relocation of the Public Works Garage could also allow for redevelopment of this riverfront with a more appropriate use.

For a new Public Works Facility, it is important that the site be conveniently located, suitable in size to allow expansion, and have no environmental constraints that would be incompatible with this use. It would also be desirable if it were big enough include other municipal uses in the future.

### Address Senior Center Needs

Currently, the third floor of the Town Hall is used as a senior center. However, this third floor space has access and egress limitations (even with the elevator), lacks a commercial kitchen, and has no room for expansion. With the anticipated increase in the number of older residents in the future, the need for a new facility should be investigated. The Commission on Aging prefers a stand-alone facility designed specifically for the needs of seniors.

It would be optimal if a senior center facility were located on a main road so that can be easily accessed, had a well-lit parking area near an ADA-compliant access, and have a kitchen that is sized to be able to prepare meals that conform to State Public Health Regulations for senior lunch programs and community special events.

Action Steps
1. Consider relocating the public works garage to a more suitable location
2. Consider starting a study group to look into the options for a new senior center facility.

## Maintain a High Quality School System

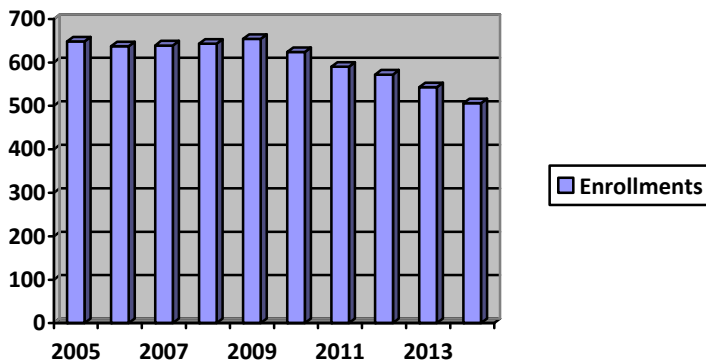
New Hartford provides excellent educational opportunities for the town's children. Students in grades K, 1 or 2 attend either New Hartford Elementary or the Bakerville Consolidated School. Grades 3, 4, 5, and 6 attend the Ann Antolini School.

New Hartford is part of the Northwestern Regional School District No. 7 - students attend starting with 7th grade. Regional 7 is comprised of students from New Hartford, Barkhamsted, Colebrook and Norfolk.

Approximately 71% of New Hartford's budget is dedicated to education.

Since the last plan update, the numbers of students attending schools in Town has decreased. A study was completed in 2013 to see whether the Town should close one of its elementary schools. The answer at the time was to keep them both open for now, however, enrollments continue to decline and it is likely that this question will again be visited.

As with most school districts, it is becoming more challenging to provide a high level of educational excellence with very limited resources.



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

## Support our Fire Districts and EMS

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New Hartford has three fire districts:

1. New Hartford Fire and Rescue (AKA -New Hartford Village Fire)
2. Pine Meadow Volunteer Fire Company
3. South End Volunteer Fire Department (AKA - Nepaug Fire Department)

These Departments are separate taxing districts and not part of the Town of New Hartford general government. They are self- sustaining through fire taxes and fundraising and donations.

New Hartford Volunteer Ambulance provides EMS service to New Hartford, Barkhamsted and West Hartland. Their funding comes from the Towns they support, fees for services and donations.

The Fire Districts do not have any major pressing issues that need to be mentioned in this document; however, the New Hartford Volunteer Ambulance has outgrown their current facility. In addition to storing their ambulances (four bays required), they also require meeting space for training and four bedrooms for the on-call staff to occupy. The current space is too small and does not provide the privacy that is required with co-ed crews.

Rescue 3 – South End F.D.



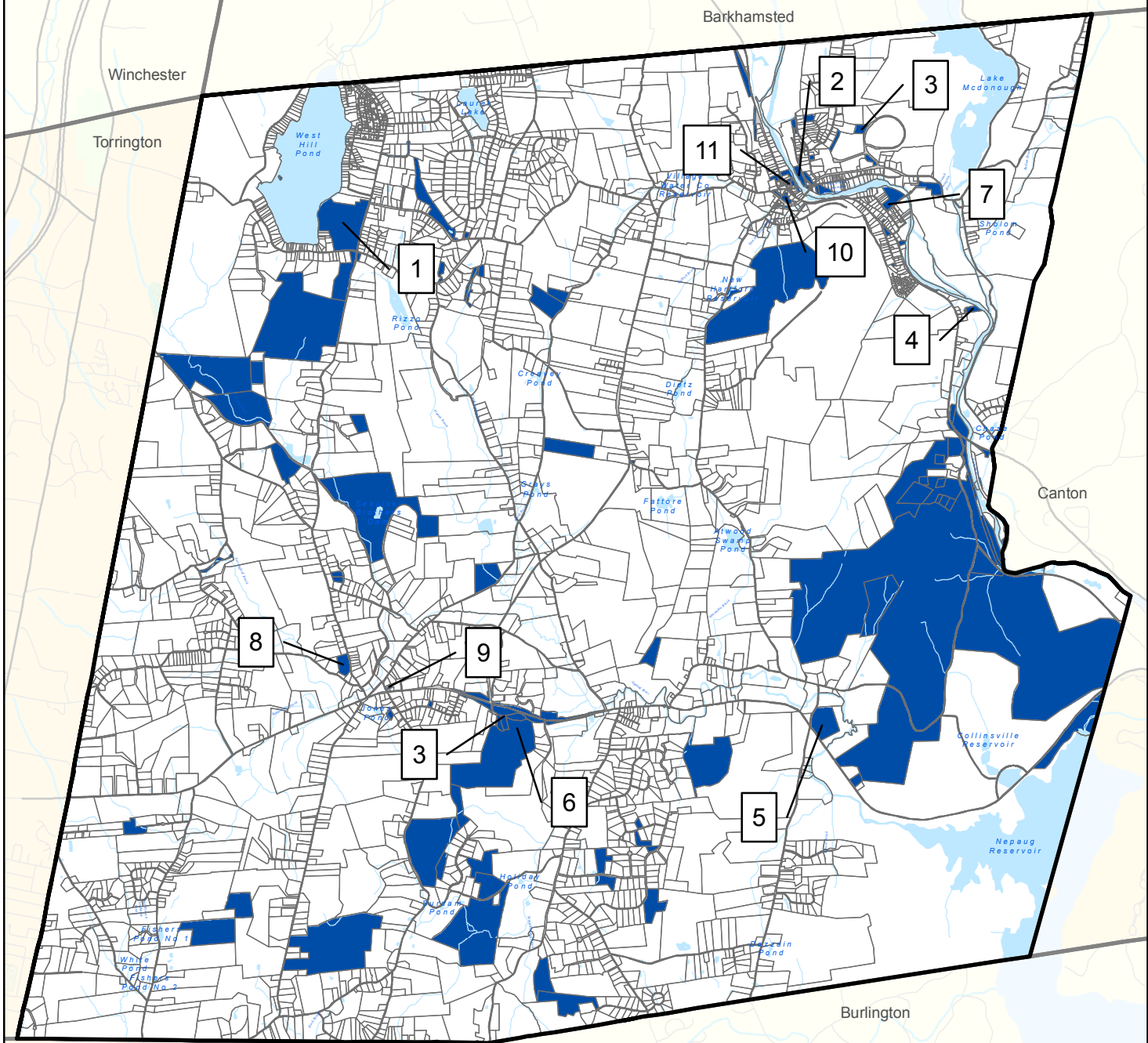
Fun at Big Wheels



New Hartford Volunteer Ambulance

# Community Facilities

New Hartford, CT



- 1 - Brodie Park
- 2 - Main Public Works Facility (across river from Town Hall)
- 3 - Salt Shed (X2 – in ind park and near antolini school)
- 4 - Waste Water Treatment Plant
- 5 - Brown's Corner Athletic Fields
- 6 - Antolini School (3-6)
- 7 - NH Elementary K-2
- 8 - Bakerville Elementary K-2
- 9 - Bakerville Library
- 10 - Beekley Library
- 11 - Town Hall

**Legend**

Government Owned



## Address Transportation Issues

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### Roadway Network

The road system in New Hartford is functionally important to the day-to-day life of community residents, visitors, and businesses as well as being an important component of its character and self-image.

New Hartford has a good overall system of major roads providing access to and between all parts of the community. While topographical constraints result in some situations where these roadways are not optimally configured, the basic circulation needs of the community are met.

### Walking / Pedestrians / Bicycles

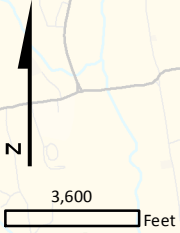
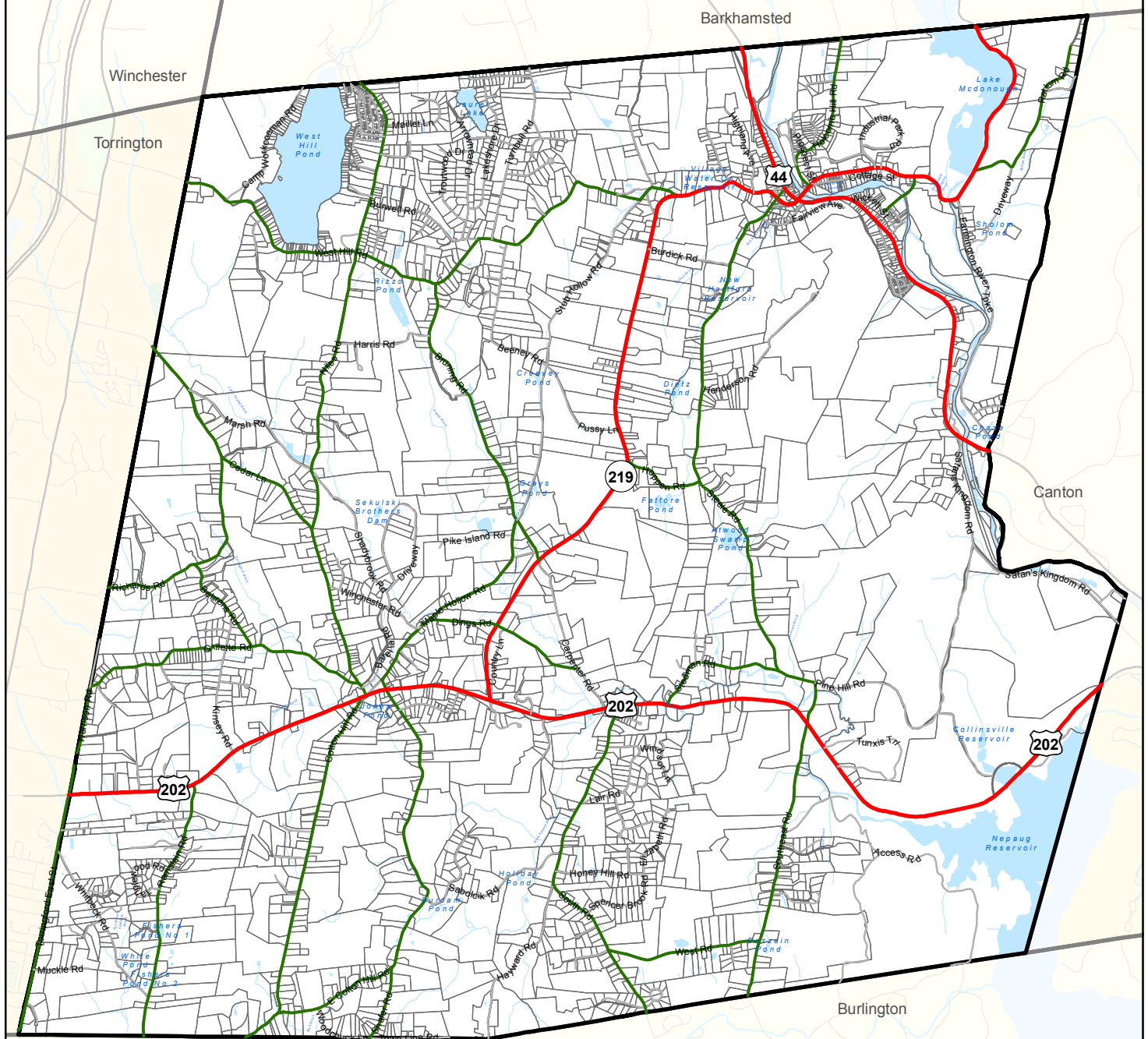
The POCD strongly encourages and supports provision for walking and bicycles. While sidewalks may only be appropriate in New Hartford Center and some business areas, pedestrian paths and trails are appropriate most everywhere. Encouraging more pedestrian and bicycle use (and creating an overall system) is strongly encouraged since this can encourage additional economic development.

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



# Road Classification

New Hartford, CT



**Legend**

- Arterial Street
- Collector Street
- Local Street

## Improve the Sewer System

---

New Hartford is fortunate to have a sewer system to support village growth and economic development. However, the system is hampered by several situations:

- A small user base results in high costs to support operation and maintenance of the facilities.
- Aging sewer lines that are requiring more frequent repairs.
- The desire to expand the sewer service area to Pine Meadow to protect the water supply wells in that area.
- The desire to expand the sewer service area to Cottage Street

The Water Pollution Control Authority has been studying these issues.

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

## Improve the Water System

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New Hartford also has a sewer system to support village growth and economic development. However, the water system experiences some of the same issues as the sewer system.









The Water Pollution Control Authority has also been studying these issues. Due to the small size of the water system, the Town has been exploring the possible sale of the water system to an entity which may be better equipped and/or have economies of scale to manage a water system.

Action Steps
1. Continue to investigate the potential sale of water system assets.
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.
3. If sale of the water system does not occur, update the Water Supply Plan.
4. If sale of the water system does not occur, investigate potential water distribution system expansion.

# 9

## PLAN CONSISTENCY

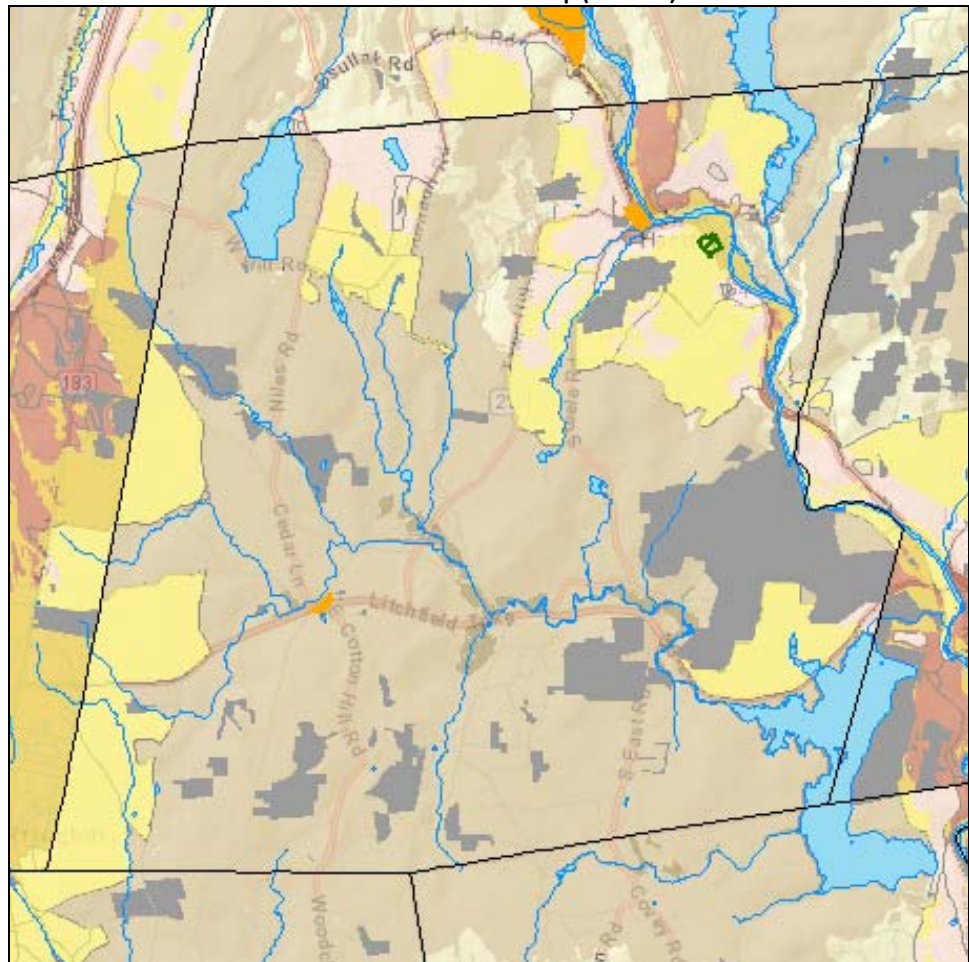
### State Plan Categories

-  Municipal Boundaries
-  Busway Stations
-  Rail Stations
-  Ferry
-  Sea Ports
-  Rail Lines
-  Ferry Service
- Airports**
-  Commercial Service
-  General Aviation
-  Reliever
- Primary Highways**
-  Interstate
-  U.S. Route
-  State Route
-  Regional Centers
-  Water
-  Protected Lands
-  Local Historic Districts
-  Village Priority Funding Area
-  Balanced Priority Funding Area
-  Undesignated Lands
- Priority Funding Areas**
-  1-2 Criteria
-  3-4 Criteria
-  5 Criteria
- Conservation Areas**
-  1-3 Conservation Factors
-  4-5 Conservation Factors
-  6-7 Conservation Factors

### State Locational Guide Map

In accordance with CGS Section 8-23, this POCD was compared with the Locational Guide Map contained within the State of Connecticut Conservation and Development Policies Plan – 2013-18 and found to be generally consistent with that Plan.

State Locational Guide Map (2013-18)



## State Growth Principles

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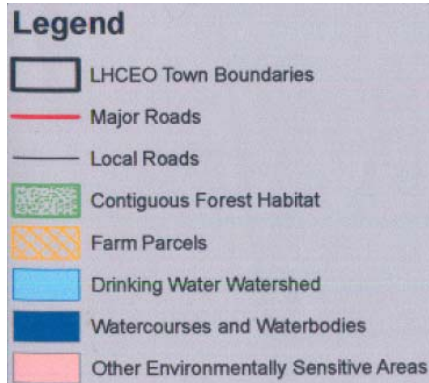
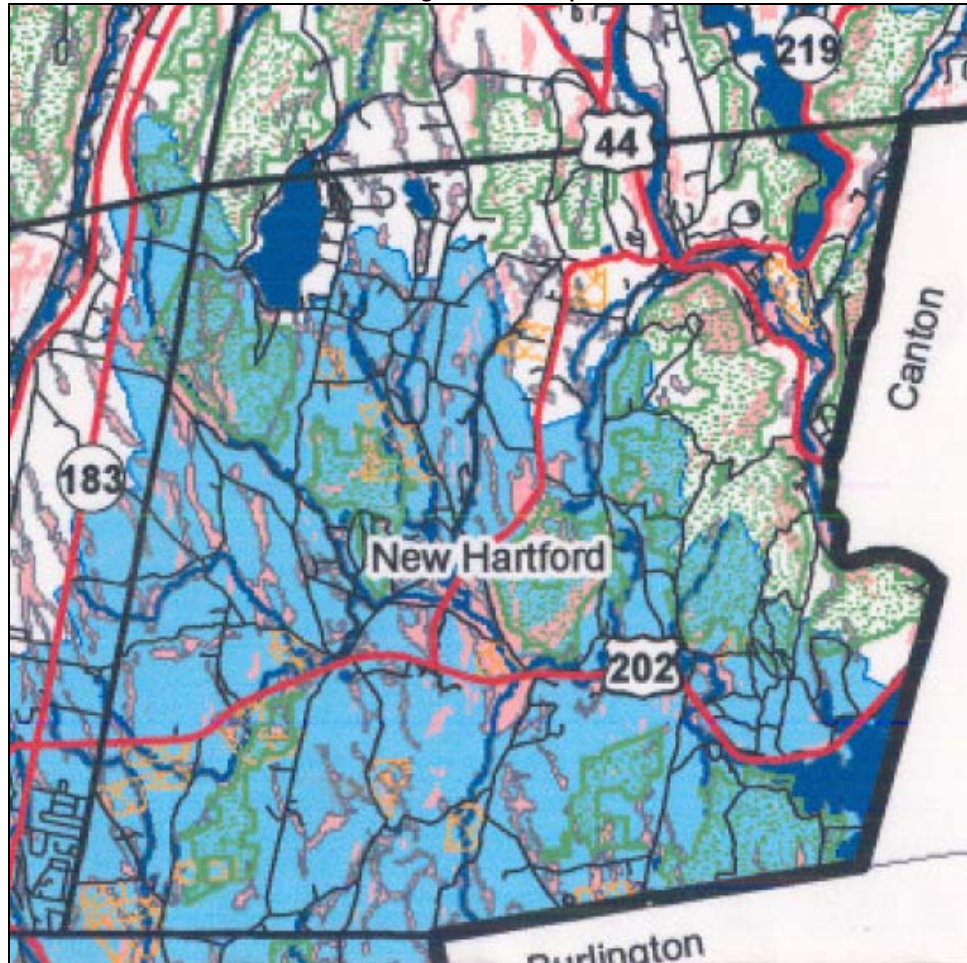
In accordance with CGS Section 8-23, the Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles and found to be generally consistent with those principles.

<p><b>Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.</b></p>	<p><b>FINDING – Consistent</b></p> <p>New Hartford is actively working to adaptively re-use and re-develop areas in the Village Center and the POCD also proposes higher density housing in areas within the sewer service area.</p>
<p><b>Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The POCD recommends that New Hartford seek to expand affordable and workforce housing within New Hartford.</p>
<p><b>Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.</b></p>	<p><b>FINDING – Consistent</b></p> <p>This POCD provides that more intensive development will occur along major transportation corridors.</p>
<p><b>Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The Plan identifies the importance of protecting important community resources such as the natural environment, farm land, open spaces, and historic resources.</p>
<p><b>Principle 5 – Protect environmental assets critical to public health and safety.</b></p>	<p><b>FINDING – Consistent</b></p> <p>The Plan contains recommendations to protect environmental assets critical to public health and safety. In particular, the Plan stresses the importance of protecting water quality.</p>
<p><b>Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.</b></p>	<p><b>FINDING – Consistent</b></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"> <li>• adjacent communities,</li> <li>• regional organizations, and</li> <li>• state agencies.</li> </ul>

## Regional Plan

In accordance with CGS Section 8-23, this POCD was compared with the Growth Map contained within the most recent Regional Plan of Conservation and Development (2009) and found to be generally consistent with that Plan.

Regional Plan Map



# PLAN IMPLEMENTATION

# 10

## Overview

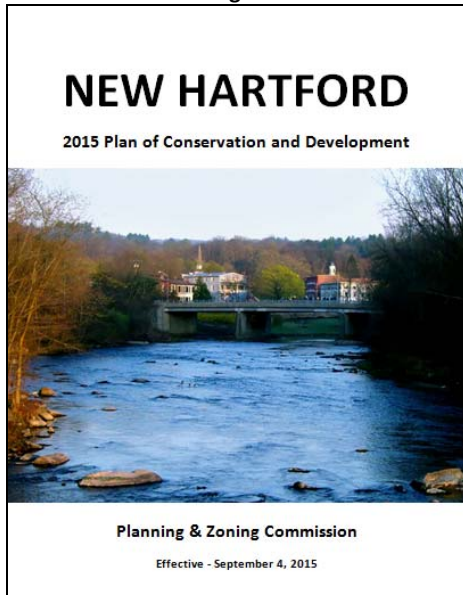
Implementation is the main purpose of the planning process.

While the “Strategic Plan” (the “Plan of Conservation and Development”) outlines the strategic directions considered important for preserving and enhancing those things integral to the vitality, livability, and quality of life in the community, the “Implementation Plan” assigns priorities and responsibilities to those recommendations.

The “Implementation Plan” contains tables that identify “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.

Strategic Plan



Implementation Plan



# 11

## NEXT STEPS

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### Overview

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

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

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



# ACKNOWLEDGMENTS

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## Planning & Zoning Commission

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Theodore Stoutenberg *Chairman*  
David Krimmel  
Daniel LaPlante  
Robert Moore Jr.  
James Steadman

Thomas J. McLoughlin *Alternate*  
Martin Post *Alternate*  
Peter Ventre *Alternate*

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## Project Support

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Zoning Enforcement Officer*

Alfredo Herrera

