



TOWN OF EAST GRANBY

INCORPORATED 1858

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2016 East Granby Plan of Conservation and Development Goals and Policies

Below are all of the Goals and Policies found within the 2016 East Granby Plan of Conservation and Development. Noted in parentheses after each major goal is the page number in which it is found within the Plan.

Goal: East Granby's natural features are an invaluable resource for the community and help to define the character of the Town; therefor this resource should be identified and protected. (p. 10)

Policies:

1. Steep slopes and ridgetops as identified in the Plan should be preserved where possible, so as to maintain the open, natural character of the town. Continue to enforce the ridgeline protection regulations. Review Zoning and Subdivision regulations and consider regulatory changes which place limitation on the regrading of steep slopes in order to create buildable lots.
2. Continue to prioritize and protect key parcels of open space.
3. Where practical, utilize cluster development techniques to preserve meaningful open spaces in East Granby.
4. Prohibit additional transmitting towers on Peak Mountain and other high elevation areas in East Granby in order to maintain the natural character of the area.
5. Continue to protect the town's fragile important natural features such as floodplains, wetlands, and watercourses through enforcement of existing regulations and continue to promote preservation of these areas.
6. Prepare a Town-wide storm water control plan in order to minimize the impacts of flooding and protect water quality.
7. Adopt regulations to protect existing and future public drinking water supplies.

Goal: Improve and Maintain Water quality – Improving and maintaining drinking water quality, both on the surface and below the ground, is central to sustaining residents and businesses. Clean water is also vital to the protection of wildlife, and recreational resources throughout the region. (p. 14)

Policies:

1. Evaluate and manage natural resources on a watershed basis.
2. Coordinate State and local agencies' efforts to improve water quality in the region.
3. Work with upstream groups such as the Moravia Nursery to reduce pollution loading from the lower reaches of the Salmon Brook in the Farmington River.
4. Consider downstream impacts and implications of pollution to the Connecticut River.
5. Support other agencies and organizations' efforts to develop or implement watershed-based plans for all the region's watershed.

Goal: Protect water supply and Increase Water Conservation Efforts – Future growth in East Granby will require maintenance and an adequate water supply for current and future populations. In addition, developing areas away from public water lines may reduce groundwater resources through the effect of paved surfaces and development on recharge. The State of Connecticut is working toward a coordinated plan for the state's water supply. (pp.14-15)

Policies:

1. Continue efforts to provide adequate, high quality water supply to East Granby.
2. Strongly support the preservation of existing reservoirs and other water supply sources.
3. Encourage ample water supplies in developing areas through minimizing development impacts on recharge, as well as through interconnections of existing water supply systems and intermunicipal cooperation.
4. Promote, in conjunction with local groups and water providers, educational efforts that encourage water conservation techniques.
5. Advocate for stronger regulatory protection of aquifer areas.
6. Consider promoting the limitation of potable water for non-potable uses.
7. Support State efforts to develop a coordinated water supply plan for the State.

8. As the quarry expands monitor the impact on water quantity and impact on neighboring wells.

Goal: Reduce Nonpoint Source Pollution - Urban, suburban, rural residential and agricultural land uses all contribute uniquely to the problem of nonpoint source pollution (polluted runoff). This is a difficult type of pollution to address because, by its nature, it originates from widely dispersed sources. The Clean Water Act and other legislation, however, identify this type of pollution as one of the most dangerous to water quality. (pp.15-16)

Policies:

1. Educate homeowners about the importance of reducing their individual impact on water quality by using less toxic fertilizers, proactively maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease.
2. Work with federal and state groups to promote best management practices on the region's farms to reduce nutrient and sediment loading to streams.
3. Strongly encourage developers to use best management practices in both the design and construction of new subdivisions.
4. Promote innovative approaches to protect streams and rivers from runoff from urban areas.
5. Assist in the implementation of Clean Water Act Phase II regulations for nonpoint source pollution control.
6. Encourage green infrastructure techniques in roadway and infrastructure design to control runoff.

Goal: Maintain sufficient open space in order to preserve community character and quality of life in East Granby, and to preserve areas for passive and active recreation. Develop and maintain adequate recreational facilities for East Granby's growing population. (pp.18-20)

Policies:

1. Conserve natural and scenic resources.
2. Continue the policy of creating open space corridors to connect larger open space tracts of land. Develop a more extensive trail network with the opportunities outlined in this chapter.
3. Protect streams and water supplies, as well as wetlands and floodplains.

4. Preserve an open space corridor along the Salmon Brook and Farmington River as shown on Open Space Plan.
5. Manage neighborhood parks, forests and other open spaces to enhance their value to the public. Implement a program of selective cutting and invest the proceeds from timber sales into trail construction.
6. Continue to enhance opportunities for public recreation.
7. Preserve historic sites and cultural resources.
8. Continue the policy of acquiring key open space parcels through fee simple purchase or purchase of development rights. In some instances, the recommendation may be to purchase a portion of one of these parcels rather than the entire parcel.
9. Continue to seek state and federal funds to acquire open space. The Commission should continue to be selective regarding the quality and usefulness of the open space dedicated through the subdivision process. Priority should be given to the acquisition of open space that would connect immediately, or in the future, with existing open space assets and land which has the ability to be used for active recreation without the need for a significant amount of regrading.
10. The Town should preserve open space in the following ways listed in order of priority:
 - a. Acquire fee-simple rights.
 - b. Acquire development rights.
 - c. Acquisition of public easements,
 - d. Deed restriction.
11. Inform residents of the available recreational opportunities in town. Work with the Recreation Department to create a single publication highlighting all Town parks and significant open space assets. Include maps of hiking trails.
12. Continue to expand East Granby's trail network, especially along the Farmington River, Salmon Brook, and Metacomet Ridge.
13. Add additional active recreation fields at East Granby Farms, Granbrook Park, and Schools as needed.
14. Implement the master plan for the East Granby Farms Recreation Area.
15. Work with National Park Service to help permanently preserve privately owned portions of the Metacomet Trail.
16. Revisit and refresh Granbrook Park Master Plan to help better revitalize the park.
17. Continue to support the national designation for the Lower Farmington and Salmon Brook for Wild and Scenic Rivers

18. Create a hierarchy of deregulated utility parcels to preserve for open space. Open dialog with utility companies to gauge interest in selling any undesired parcels.

Goal: Encourage Preservation of Farmland - Many parts of East Granby are still dominated by large, open tracts of agricultural land. Much of this land is used to grow forage crops, such as hay and silage, tobacco, vegetables, or nursery stock. Nearly all of the land in the town that is currently used for agriculture is in danger of being converted to residential uses. This results in a steadily shrinking agricultural identity as subdivision developments carve up farmland. Preserving existing farms can result in visual, historic, economic, and cultural benefits for the region. Currently, the State of Connecticut Farmland Preservation Program, which provides funds to purchase the development rights on farms, is only able to protect 10 to 15 farms per year. (p. 22)

While this program provides permanent protection of the land, this rate is certainly not enough to slow the development of viable agricultural land. Other programs, such as the P.A. 490 program (giving tax incentives to encourage landowners not to develop their land) and DEEP Land Acquisition grants need to be used on a more creative and widespread basis

Policies:

1. Encourage retention of existing farmland through public and nonprofit acquisition.
2. Encourage expansion of the Connecticut Farmland Preservation Program to allow for purchase of development rights from more farms annually.
3. Aid in establishing criteria for preservation that draws on Department of Agriculture Purchase of Development Rights (PDR) standards.
4. Develop and open space plan that supports farmland preservation.
5. Support and facilitate the use of a wide range of funding tools to acquire and preserve farmland including community supported agriculture.
6. Discourage zone changes of agriculturally zoned parcels for residential development.
7. Prioritize preservation of farmland to agricultural clusters and areas with a “critical mass” of working lands to improve the viability of individual farms.

Goal: Preserve East Granby Cultural and Historic Sites (p.25)

Policies:

1. Continue to encourage preservation of historic and archeological resources that may exist in East Granby.
2. Encourage completion of a comprehensive inventory and assessment of historic properties in East Granby.
3. Request information from the State Archeologist regarding the archeological potential of sites in East Granby.
4. Once information from the State Archeologist is received, incorporate provisions in the Zoning and Subdivision Regulations requiring an archeological assessment in identified sensitive areas.
5. Maintain standards and procedures in the Zoning Regulations which address the preservation and adaptive reuse of historically significant structures.
6. Review other provisions in the zoning and subdivision regulations to ensure that there is both flexibility and incentive to preserve historic properties and a basis for considering historic factors when making land use decisions.
7. Explore ways to encourage purchase and preservation of endangered and important historic properties through other organizations (a local Preservation Trust, government agencies, and other groups).

Goal: Increase Housing Variety and Affordability to Serve Changing Demographics - Promote development of smaller, denser, and more affordable housing units to help serve the needs of the aging Baby Boomers and young workforce that either don't have the need, don't want to maintain, or can't afford the single-family home with 3 + bedrooms. (p.28)

Policies:

1. Change the regulation to promote development of denser and smaller (less than 2 bedrooms) multifamily development in the sewer service area adjacent to or in the Village Center Zone.
2. Promote variety in development in future housing stock: Luxury Apartments, Affordable Apartments, Townhouses, Assisted Living, Garden Flats, Workforce Development Housing (Office Over Apartment)

Goals and Policies: Creating a Viable Village Center Zone (p. 34-35)

1. Engage the community and take an active role in sharing the vision for the Village Center - establish a widely shared vision of what the people want and broadly communicate it.

2. Section 8-2j of the Connecticut General Statutes, which deals with assuring compatibility of Village Districts with other uses in the surrounding neighborhood, should be one of the guiding principles in developing the Master Concept Plan for the area.
3. Equally important, the Master Concept Plan must reflect East Granby's vision of itself as set forth in the Town's Plan of Conservation and Development.
4. If East Granby seeks to improve its image, it must raise its expectations.
5. Hold meeting(s) with all sectors of the community and particularly invite participation from the school children and younger residents.
6. Use the Main Street approach (Organization, Promotion, Design and Economic Restructuring – (see <http://www.preservationnation.org/main-street/about-main-street/the-approach/> for more information) to guide development of the Village Center and Eastern Route 20 corridor and join the Connecticut Main Street Center
7. Create a public gathering place:
 - a. Retail and downtown experts increasingly see the presence of a free, multi-purpose activity space as a key element in drawing customers and visitors to retail neighborhoods
 - b. The town established a new town custom to light a tree in December in this area
 - c. Put in an ice rink for the winter season {easily created and taken down}
 - d. Ask civic organizations to participate in funding and managing this space.
8. Encourage residents and business employees to use the areas through
 - a. Walking, bicycling, and jogging
 - b. Picnics and recreation
 - c. Wedding photography
 - d. Concerts
9. Delineate the Village Center – East Granby's downtown – with banners such as those already in the municipal complex and place benches, trash receptacles, and hanging baskets in strategic locations.
10. Invite musicians/artists/craftspersons to participate in concerts and arts and crafts shows.
11. Continue use of the Village Center for the East Granby Farmer's Market.

Public Facility Goals and Policies (pp.36-37)

1. Acquire land adjacent to existing facilities to provide space for future expansion, if feasible and desirable.
2. Continue to create a municipal complex in the village center area as a focal point for the community.
3. Continue and enhance programs to promote volunteer recruitment and participation for the fire and ambulance services.
4. The current Town Hall is becoming too small for community needs (vault space, office space, and meeting rooms) and a building needs study should be undertaken during the planning period so that an expansion program can be defined and implemented.
5. Continue to support improvement and expansion of facilities at East Granby Farms, Granbrook Park, and the Cowles Property to meet local recreation needs.
6. Make improvements to the entrance and overall organization of the solid waste transfer facility.
7. Utilization of the Community Center should be monitored so that changing community needs can be addressed in a timely manner.
8. Consider the need for a dedicated Senior Center as age demographics change.
9. Maintain mutual aid arrangements for fire and ambulance services, especially since there are only two roads (Route 20 and Hatchet Hill Road) connecting the eastern and western sides of East Granby.
10. Continue to encourage local and regional coordination and cooperation in all areas of community facilities (equipment sharing, community services, and providing services and facilities). Continue to encourage appropriate Town boards and commissions to work jointly in sharing of Town facilities.

Public Utility Infrastructure Goals and Policies (pp.38-39)

1. Continue to serve desired growth areas with public water and public sewer.
2. Continue to rely on on-site wells and septic systems in most areas.
3. Improve the public water supply network by encouraging interconnection of water providers and extension of service lines.
4. Consider adopting a septic management program.
5. Encourage the Farmington Valley Health District to continue monitoring areas which are experiencing failed septic systems.

6. Encourage water and sewer expansion within the sewer agreement area, especially for economic development.
7. Work with the Town of Simsbury to extend sewer service into the Floydville Road and Herman Drive area.
8. Continue to encourage underground utilities whenever and wherever possible, especially in the village center area.
9. Come up with a long-term maintenance plan for our aging sewer infrastructure (particularly the Bradley Park Rd area).
10. Work with MDC (short term goal) to extend sewer and water service to the high density residential development on Seymour Rd.
11. Work with MOC (long term goal) to extend sewer and water service to Spoonville Rd area which carries the town highest concentration of single-family homes.

Vehicular Transportation Goals and Policies (p. 40)

1. Continue pavement management system to cost-effectively monitor roadway conditions and schedule improvements.
2. Pursue improvements to the arterial and collector road system in East Granby to address accident and capacity issues.
3. Where necessary, promote road connections in order to improve circulation within the community.
4. Seek to minimize and coordinate curb cuts for development and limit access to major streets where feasible.
5. Consider the desirability of a curb cut plan for arterial roads to guide future access locations.
6. Consider modifying road standards to move away from older standards (wider, straighter, flatter = safer) to newer standards (narrower, curvier, steeper = character) to reduce impacts on natural resources, reduce runoff, enhance community character, and help create the scenic roads of the future.
7. Participate in State and Federal transportation planning affecting East Granby.

Other Transportation Goals and Policies (p. 41)

1. Strongly encourage (or require) the provision of sidewalks, bikeways, and walkways in the village center, near schools, and in appropriate areas of the community.

2. Encourage transit service (of all types) when it serves local and regional needs.
3. Develop a plan for sidewalks, walkways and bikeways within road rights-of-way and work with developers and Town and State agencies on implementing the plan.
4. Seek opportunities for developing connecting walkways and bikeways in residential and commercial developments.
5. Encourage expansion of CT Transit busway connection to serve Commerce Park area both north and
6. south of Route 20 to better serve our largest employment area.

Quarry Management Goals and Policies (p. 43)

1. Manage quarrying operations in a manner that is in the best long-term interests of the Town.
2. Change the Quarry Regulations to cap elevation levels of the quarry to no lower than elevation 210.
3. Require preservation of the Metacomet Trail and an appropriate buffer area to ensure protection of the trail and the ridgeline (or donation to the Town, Land Trust, or other conservation organization).
4. Change quarry regulations to allow no further expansion of the quarry beyond what is currently permitted without the approval of a long term reclamation plan and a long term re-use plan for the property. The purpose of this is to ensure that prior to any new areas being opened up for quarrying activities the Town will be assured and have approved not only the reclamation and stabilization of slopes, but also the re-use and eventual future of the property.
5. Change regulations to require standards for bonding to include cost of reclamation, planning and implementation of re-use plan, demolition and removal of processing plant, environmental assessments to assure the property has been appropriately cleaned up.

Seymour Road Lot 44 Goals and Policies (p. 44)

1. Work with current land owner and East Granby residents to create a new commercial zone in between the Windsor industrial area on International Drive and the residential areas in and around Seymour Rd.
2. Newly created zone should allow for a flexibility of commercial uses that are sized at a smaller scale and provide smooth transition into residential area.
3. Special attention of the newly created commercial zone should include landscaping and buffer requirements that promote for attractive buffers between dissimilar land uses.

Creating an Economically Viable Village Center Goals and Policies (p. 45)

1. Expand the Village Center Zone North of Route 20 and East to East Street to replace the Business Zone
2. Create Commerce Park Transitional Zone to better connect Industrial area to the Village Center Zone
3. Maintain design scale and quality
4. Create cohesive village center signage and theme
5. Prepare a Village Center Master Plan to help set community expectations and vision for the Village Center
6. Consider creation of Special Service Districts or Tax and/or Tax Increment Financing District to help finance public improvements and maintain Village Center Plan
7. Promote Village Center to be a pedestrian friendly and inviting destination
8. Promote protection of East Granby's historic places and structures
9. Consider establishing a design advisory committee
10. Promote use of the Village Center for wide variety of events
11. Work toward Village Center getting accepted into the Mainstreet Program
12. Establish a forum for service and retail companies within the village center to work together to promote village center zone
13. Work to create facade improvement program to promote property owners help in addressing aging shopping centers to better fit the design principles of the Village Center
14. After establishing Mainstreet Program look to hire Village Center Downtown Coordinator to help work with existing businesses within the Village Center

Commerce Park Transitional Zone Goals and Policies (p. 46)

1. Rezone area per Conceptual Zoning Map to include newly created Commerce Park Transitional Zone in between Commerce Park and Village Center Zone
2. Consider allowing for high density residential development to help increase critical mass and provide variety of housing to address need of changing demographics
3. Work with vacant property owners within the zone to help market vacant parcels for desired uses that would best support adjacent Village Center

4. Provide pedestrian connections to Village Center
5. Work with owner of the large 129-acre parcel to develop master concept plan for property to promote and market desirable use to help support adjacent Village Center