

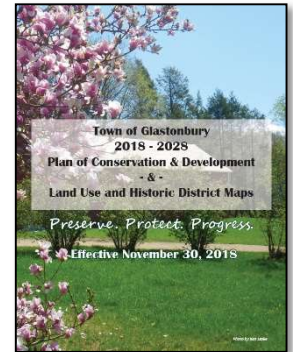
# OVERVIEW OF POCD HOUSING STRATEGIES



## Overview

The Town of Glastonbury is preparing a housing plan for the community as required by the Connecticut General Statutes (CGS Section 8-30j).

This booklet is intended to provide an overview of strategies contained in the 2018-28 Plan of Conservation and Development.



## Community Profile (pages 12-14)

- Across Town, housing densities range from high to medium and then to low as you proceed easterly and southeasterly from the Connecticut River.
- The western area of Glastonbury:
  - Has the highest housing densities, primarily due to the general availability of public water and sanitary sewers and easily-buildable terrain.
  - Provides a variety of housing types: apartments, single-family attached units or condominiums, duplexes and single-family homes.
  - [While] there is a demand for apartment living closer to the town center ... **the amount of developable land in this area is limited.**
  - With an **already overburdened street network**, development of multi-unit dwelling projects and single unit detached housing developments in this part of Town may be a challenge in the coming years.
- The medium density and low density areas:
  - Are primarily comprised of single-family homes on ... one acre [lots], with [some] dwellings on half acre lots along Main Street, Dayton Road, and their neighboring local roads.
  - Are served by on-site sewage disposal systems and private wells.
  - Contain the majority of the Town's ... protected open space.
  - Have [land characteristics which] ... make it difficult to extend public sewer and water services.
  - Land ... may prove difficult to develop due to topography, size, environmental concerns and availability of utilities.

May leave an impression that housing choices / options are not possible ...

## Town-Wide Policies (page 21)

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### 2. HOUSING

First housing strategy seems oriented more towards conservation than housing ...

Text regarding CRCOG and “ever-changing dynamics” may leave impression that issue is not ripe for action ...

The PAD regulation also has the potential to address housing choices / options ...

Text suggests possible limitations to Town Center housing:

- “where appropriate”
- “while maintaining”

- a. Promote non-traditional development design and open space subdivision layouts that will preserve large, un-fragmented tracts of land and significant natural resources.
- b. **Provide affordable housing for individuals and families and senior housing / housing for the disabled, to include rental and owner occupied units.** Work in partnership with the Capitol Region Council of Governments (CRCOG) to strengthen the objectives of affordable and senior housing, recognizing the ever-changing dynamics associated with affordable housing.
- c. In addition to **traditional senior housing** (or HUD subsidized housing), provide seniors with a **diverse range of housing opportunities** that address a variety of housing types and programs and allow for **aging in place**.
- d. Support projects that use Universal Design to create new housing units that provide living spaces that work for people of all abilities and promote intergenerational interaction.
- e. Continue to use the Adaptive Redevelopment Zone (ARZ) by **encouraging the adaptive reuse / redevelopment of historic structures for high-density housing and mixed use projects**.
- f. **Evaluate** the Planned Area Development (PAD) process to achieve open space preservation and enhancement objectives in conjunction with Open Space / Conservation Subdivision Regulation revisions.
- g. Identify significant watershed areas and enact regulatory changes that would **restrict residential development** (impervious surface) to 10% of the land area.
- h. **Continue to support** opportunities for the establishment of accessory apartments in order to allow for a variety of housing opportunities.
- i. Promote energy efficient housing designs, construction techniques and “green buildings” using the standards and rating system of the Leadership in Energy and Environmental Design (LEED) of the U.S. Green Building Council. LEED promotes a whole building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.
- j. Continue to support residential opportunities and mixed use retail / commercial / residential developments, where appropriate, within the **Town Center**, while maintaining the strong commercial base of the center.

# Policies and Planning Areas (pages 25-50)

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The POCD states that the policies listed for the different planning areas supplement the town-wide policies which apply to all planning areas.

## Planning Area 1 Suburban

### HOUSING

1. Encourage development of vacant properties zoned Residence A and AA, (**larger than five acres** and **serviceable** by public water and sewer), in accordance with Open Space Subdivision or Planned Area Development (PAD) regulations.
2. Develop **performance criteria** to identify locations for higher density affordable housing.
3. ***Consider a variety of housing types including non-traditional development designs with detached single-family homes, rental apartments, condominiums, townhouses, cooperatives and duplexes, as well as affordable housing and housing for the disabled and seniors.*** Be supportive of projects that incorporate Universal Design to create new housing units that provide living spaces for people of all abilities.

Could include redevelopment of built parcels ...  
Could consider parcels smaller than 5 acres ...

“Develop performance criteria to identify” could be strengthened ...

## Planning Area 2 Fringe Suburban

### HOUSING

1. Encourage non-traditional residential development on larger parcels of land, generally 10 acres or greater in size, where public water and/or sanitary sewer service is available and **where conservation of natural resource lands is a priority**. Such designs may include open space subdivisions and/or planned area developments including detached single-family homes, attached townhouses or condominiums.
2. If complementary to the goals of protecting flora and fauna, promote the use of solar resources by encouraging residential roadway and house layouts that maximize solar exposure and utilization. Encourage energy efficient house designs and construction techniques. Simultaneously, encourage overall development design compatible with acceptable Town engineering standards and environmental management policies.
3. Unless prohibited by topographic and soils conditions, permit residential development without public water and sewer on lots of 40,000 sq. ft. **or larger**. Allowances for **higher density developments** shall be dependent upon the existence of suitable infrastructure, (e.g. sewer, water, road improvements), or those which are funded and in progress.
4. Consider streetscape impacts in the evaluation of residential developments.

Could include redevelopment ...  
Could consider parcels smaller than 10 acres ...  
Could consider for reasons other than conservation of natural resources

Text may not clearly explain what is intended ...

### **Planning Area 3 Rural**

#### **HOUSING**

1. When feasible, use open space/conservation subdivisions and small single-family non-traditional developments to accomplish land conservation and/or recreational goals.

#### **ZONING, LOT SIZE AND DEVELOPMENT**

1. Require lots to be sized in accordance with natural resource constraints with increased lot sizes for areas containing shallow ledge, (less than 10 ft. from surface), steep slopes greater than 20%, significant aquifers or extensive wetlands. When favorable conditions exist, use open space / conservation subdivision designs if meaningful land conservation would result.
2. Protect the Diamond Lake watershed by continuing a density policy of one dwelling unit per two acres and seek maximum shoreline protection by additional conservation easements. Continue ongoing practice of septic system repair and replacement to current technical standards.
3. If consistent with the goals of protecting protect flora and fauna, promote the use of solar resources by encouraging residential roadway and house layouts that maximize solar use and exposure. Encourage energy efficient house designs and construction techniques. Simultaneously, encourage overall development design which is compatible with acceptable Town engineering standards and environmental management policies.
4. Identify significant watershed areas and enact regulatory changes that would restrict development (impervious surface) to 10% of the land area.
5. Review all development proposals adjacent to agricultural land for potential disturbances and conflicts that could potentially jeopardize farmers and their agricultural land. Require associated caveats with these developments to notify prospective owners of the existing farming activities. Promote developments designed to provide adequate land area between residential units and adjacent farmland.

## Planning Area 4 Town Center

### RESIDENTIAL AND MIXED USE

1. Support building upgrades which reflect key district characteristics such as streetscape preservation, parking to the rear of existing buildings, and the preservation of existing building architectural features, where appropriate, in the Town Center Mixed Use Zone (TCMU).
2. **Support the establishment of a variety of residential opportunities in the Town Center area, including new construction, adaptive reuse, accessory apartments, and upper level residential above street level retail uses,** where appropriate and as permitted by the Town Center regulations.
3. For the north end of Main Street and the adjacent neighborhoods, balance specific goals and needs with potential neighborhood impacts and traffic management, specifically regarding major traffic-generating retail centers.
4. Support/maintain the residential streetscape along Griswold Street, as well as east of Main/Griswold commercial properties (Griswold Mall and Walgreens).
5. **Promote affordable housing as a component of new residential development in the Town Center.**
6. **Consider rezoning the Sycamore Street Corridor as a mixed-use area that can accommodate retail office and residential uses.**
7. Protect, maintain and enhance the streetscape trees and plantings within the Town Center.
8. Encourage high quality design through methods such as **Form Based Zoning and Design Guidelines** that promote pedestrian friendly streetscapes and development in keeping with the size and architectural character of the surrounding neighborhood.
9. Support projects that incorporate Universal Design to create new housing units that provide living space for people of all abilities, thus increasing housing units available to seniors and those disabled of moderate means.

Language suggests possible limitations to Town Center housing:

- “where appropriate”

## Planning Area 5 South Glastonbury (Village) Center

### ARCHITECTURE AND LAND USE

1. Promote use of signs made of comparable size, style and aesthetics (e.g. wooden materials) to be consistent with the village-type architecture at retail areas within the Village.
2. Support renovation and expansion of existing businesses within the core area.
3. Maintain all existing commercial activities in, and limit further retail / commercial development to, the established Village Commercial Zone boundaries.
4. **Promote the construction of residential development to complement the natural setting and overall ambience of the Village.**
5. Protect and maintain streetscape trees and plantings within the South Glastonbury Village Commercial Zone.

## **Planning Area 6 Employment Area**

### **LAND USE AND DEVELOPMENT**

1. Continue to locate office, light manufacturing, warehousing, research and corporate center uses northerly of Hebron Avenue and locate heavier industrial / manufacturing uses southerly of Hebron Avenue.
2. To assist in the management of peak hour traffic volumes westerly towards the Town Center:
  - a. Provide for the development of architecturally-integrated food service operations within the Employment Area.
  - b. Explore shuttle service to the Town Center area for employees of office buildings in the Employment Area.
3. Continue to significantly and effectively buffer employment area land uses from adjoining residential development.
4. Incorporate park-like design features in the Employment Area with landscaped vistas, parking areas and internal roadways by a well-designed internal vehicular and pedestrian circulation system.
5. Continually evaluate actual parking demand at existing facilities in order to reduce the size of new parking lots. Encourage deferred parking in appropriate situations.
6. Where environmentally feasible, encourage development of the remaining Town-owned property in the Gateway Medical project area.
7. Support and encourage the construction of energy efficient “green buildings” by encouraging new construction that meet LEED standards.
8. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites.
9. **Support multi-story senior living / care facilities** that provide a range of senior services on lands that can provide buffering to adjacent residential districts that have commercial/industrial development limitations (i.e. wetlands, slopes, wildlife habitat).



## Notes & Comments

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**Town of Glastonbury**  
Community Development



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