

**TOWN OF WOLCOTT
CONNECTICUT**

**PLAN OF CONSERVATION AND
DEVELOPMENT**



MAY 2011

Wolcott Planning and Zoning Commission

PLAN OF DEVELOPMENT UPDATE

TOWN OF WOLCOTT, CONNECTICUT

Prepared By:

Wolcott Planning and Zoning Commission

**Ray Mahoney, Chairman
Cathe Sherman
Pete Carmody
Chris Edquist
Bill Olmstead**

Richard Delpier, Alternate

Ex Officio

**Thomas G. Dunn, Mayor
David Kalinowski, Zoning Enforcement Officer**

With the Assistance of:

**Mark Possidento, P.E.
Consulting Town Engineer**

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“ I like to see a man proud
of the place in which he lives”.

Abraham Lincoln

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WOLCOTT PLANNING AND ZONING COMMISSION

Plan of Conservation and Development Update

PART A. PURPOSE, SCOPE AND ADMINISTRATION

1. Historical Overview

In the years before European settlement the area of what is today, Wolcott was the hunting grounds of the Tunxis Indians. It is believed that they probably did not permanently live in the area but according to early accounts they at times gathered at their Long Lodge near present day Coe Road. In April of 1684 settlers from Mattatuck (Waterbury) purchased an additional tract of land from the Indians that comprised a good portion of what is modern day Wolcott for a sum of eleven pounds in English currency. Early white settlers to Wolcott came from several other Connecticut settlements: New Haven, North Branford, Mattatuck (Waterbury), Tunxis (Farmington), Southington and New Cambridge (Bristol). There were no roads, only Indian trails. These eventually developed into foot paths, horse trails and finally wagon roads. Thomas Judd is the earliest known settler to come to what is now known as Wolcott, traveling up Southington Mountain around 1690 to establish a homestead just east of the King's Highway in the vicinity of today's Farview Avenue. Others arrived in the decades following and established homesteads throughout the area.

The territory of what is now Wolcott lay within the confines of Waterbury and Farmington. The exact boundaries were often in dispute and the two towns agreed to appoint representatives to establish a permanent border. Along this line a strip was reserved for a future highway. It was in this way that the original Bound Line Road was laid out. Piles of stones and blazed trees marked the way. Early settlers took what better lands were available adjacent to Bound Line and eventually the strip reserved for a future highway was developed.

In time, local inhabitants referred to their place of residence as Farmingbury. Fourteen men from the area served in the militia during the French and Indian War, 1755-1763. At this time there were several unsuccessful attempts by Farmingbury to petition the General Assembly of the colony of Connecticut for their own church parish. Waterbury and Farmington were both an inconvenient distance by foot or horseback to attend places of public worship. Finally, on October 2, 1770 the General Assembly granted Farmingbury to be a distinct and separate Congregational parish. A tax was created to support the building of a meeting house which would be located on "the Hill" which would eventually become Wolcott's Center.

Events in the next few years would propel the inhabitants of the region into the American Revolution. Farmingbury would send 102 men between the ages of 15 and 55 to serve in the fight for independence. Connecticut was known as the "Provision State" during the war, sending food and necessary items to support colonial armies. Present day Meriden Road, passing along the southern boundary of Wolcott, together with Pierpont Road was part of an important military highway extending from the Hudson Valley to Hartford.

In the years after the Revolutionary War ended the inhabitants of Farmingbury petitioned Waterbury to allow them to become a distant town. Waterbury was strongly opposed to losing any of its territory and denied the requests. Farmingbury then appealed to the General Assembly of Connecticut. In May of 1796 a vote was taken on the petition and the ballot ended in a tie. Lt. Governor Oliver Wolcott, presiding officer of the Assembly broke the tie by casting his ballot in favor of incorporation. The grateful petitioners changed the parish name from Farmingbury to Wolcott.

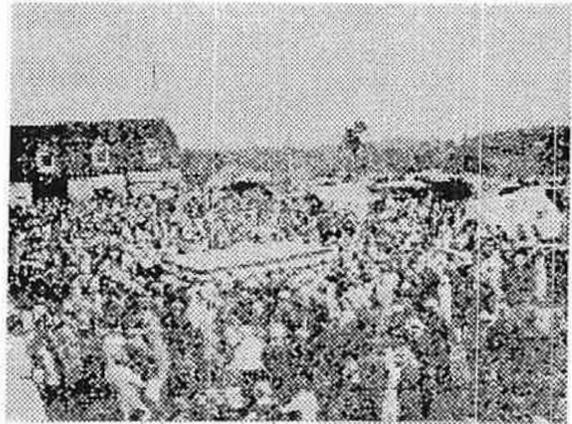
In 1800 Michael Harrison deeded to the Town of Wolcott a piece of land which is now the east part of the green. Four other citizens supplemented the original gift with additional tracts of land, all of which comprises the present green. By the early 1800's the area around Wolcott Center claimed two stores, a drug store, post office, public library, two inns, a blacksmith forge and two churches. Throughout the community there was evidence of industrial enterprise although much of this was on a small scale or carried out on a limited basis by farmers who supplemented their income during the seasons when the land required less of their labor. However, there is evidence at this time that Wolcott had saw mills, grist mills, a cider mill, cooper shop, a wooden ware mill, tanneries, a cording mill and at a later date a paper mill, three granite quarries, a cloth mill and cloth shop. In the first several decades of the 19th century the United States felt the first effects of the Industrial Revolution. Early manufacturing was powered by running water. Water power was available in Wolcott on the Mad River at the "Great Mill Place" below the falls on the current location at the corner of Center Street and Wolcott Road. Much of Wolcott's industrial enterprise was located in this area. However, as industrialization expanded in the first half of the 19th century Wolcott's geographic location, insufficient transportation, and in some cases lack of foresight, limited the town's success in developing long term progress in manufacture.

Seth Thomas was born on Spindle Hill in 1785. He started his trade as a carpenter and it is believed he made his first clocks in a house at Hitchcock's Corner which is the junction of Allentown and Spindle Hill roads. In the early 1800's he agreed to purchase a mill at the bottom of the falls providing the town fathers would improve the road from Wolcott to Cheshire. This would allow easy access to New Haven and the best means to market his clocks along the coastline. The town leadership would not provide the expenditure and Thomas located his operations in "Plymouth Hollow". Eventually that community would change its name to Thomaston in gratitude of the economic advantages he brought to that community. Inhabitants of Wolcott did receive some side benefits from the production of the Thomas factory by spinning flax for the cords and the cutting of Mountain Laurel which was used in the wooden gear mechanism. Wolcott would miss other opportunities to expand industry when in 1860 and again in 1912 town fathers allowed the Mad River Water Company to purchase lands throughout the Mad River watershed for the purpose of building storage reservoirs for Waterbury industry.

In 1800 the census reveals that Wolcott counted 948 inhabitants and that number held steady through 1830. Starting in 1832 "The Great Migration" began to impact the population numbers in Wolcott. Throughout New England youth tired of the hard life on hillside farms and were drawn by the lure of industrial jobs and wages in larger communities. At the same time cheap western land in the expanding nation drew even more people from the eastern United States. By 1870 the population of Wolcott had been

cut in half. Although there was some industrial expansion after the Civil War, the town experienced only minor growth in the late 19th and early 20th centuries.

There were significant developments in the early 19th century that would allow Wolcott residents better access to surrounding communities and provide the catalyst to a population increase in the following decades. The "Green Line" Trolley came into service about 1913 along the southern border of the town. It emerged from the Waterbury route by Byam and Meriden Roads and later was extended down Southington Mountain to Plantsville. The right of way is still visible along the southern boundary of Farmington Golf Club and along the north side of County Road between the golf course and Defashion Street in Southington. This caused a rapid development of Shelton Hitchcock's twin lakes and the creation of the "Morris Park Amusement Area" on the corner of East Street and Maple Lane. By the 1920's Wolcott offered bus service from "The Hill" (Wolcott Center) and Downtown Waterbury twice each day. The affordability of the automobile and numerous road building projects in the 1930's further contributed to the expansion of the town's population. Wolcott's population grew from 719 in 1920 to 3,553 by 1950. By 1970 the town would count 12,495 residents in the United States census. It is during these decades that the demographics of the town dramatically changed from a farming community to one of suburban developments where most residents worked in neighboring cities.



Typical Wolcott Park growth of the Twenties.

Today, Wolcott is a predominately suburban residential community with a strong orientation to Waterbury. The physical image one gets when traveling through Town on Wolcott Road (Route 69) is a distorted one of older, unattractive, marginal, strip development of mixed uses, extending out from Waterbury. That in fact is not the true characterization of Wolcott. You get an entirely different, attractive image of a pleasant, suburban community when you travel the residential routes of Town. Overall, the Town is attractively characterized by natural topography and other physical features, open spaces and watershed lands that combine to promote a rural flavor in many areas of the community. One of the most important goals of this Plan, then, will be to preserve and maintain this desirable quality and community character and to protect the integrity of its residential neighborhoods while still accommodating growth.

2. Purpose

Growth and development in Wolcott has been proceeding over the past 250 years, more or less, and Wolcott will continue developing well into the future. New growth and change is inevitable, with or without the benefit of a plan of development. A town's development, in the form of new and/or improved residences, streets, utility systems, schools and other public facilities, is not created by a comprehensive plan but rather it occurs as a result of numerous private and public development decisions. Each new home, store, road or institution is built within the framework of some kind of plan and it is the accumulation of these many and varied daily decisions of property owners and public officials that result in

a Town that is either desirable or chaotic. The purpose of a plan of development is to focus attention on the overall development needs of the Town, to point out significant interrelationships among daily development decisions and to set forth the best thinking of the Town as to its future physical growth and development. In doing so, a plan will give guidance and direction to this inevitable series of public and private development decisions to achieve a desirable goal. The objective of this planning effort is to update the Plan of Development for the Town of Wolcott that was originally developed and adopted in 1973 and revised in 1997.

3. Planning and Zoning Commission

The responsibility and function of comprehensive planning is exercised by the Wolcott Planning and Zoning Commission on behalf of present and future residents of the Town. It is impractical to expect each property owner of each municipal agency to prepare a reasonable and responsible plan for the entire community. The function of planning is continuing in nature, and in carrying out this statutorily delegated planning responsibility, the Commission serves in a purely advisory capacity.

4. Statutory Authorization

The Plan of Development Update for the Town of Wolcott is prepared under the provisions of and in accordance with Chapter 126 of the Connecticut General Statutes. In particular, Section 8-24 states that the planning commission of a municipality is authorized to *"...prepare, adopt and amend a plan of development for the municipality. Such plan shall show the commission's recommendations for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in several parts of the municipality."* The Plan Update pertains to the 20.6 square miles that constitute the jurisdiction of the Town of Wolcott and to the community of people residing in the Town. As presented herein, it records the best thinking of the Planning Commission and the Town as to its physical growth and attempts to channel future growth and change into a logical and desirable pattern.

5. Time Frame

The Plan Update provides a guide for growth, change and preservation activities to occur over the next 10 to 20 years. Goals and objectives are long range and necessarily general in nature. However, certain recommendations are capable of early implementation in concert with long range concepts and principles and can offer guidance for land use decisions upon adoption. Any short-term decisions that do not respect the long term purposes of the Plan will only work at cross purposes to the Plan and may possibly nullify the ultimate effectiveness and impact of the immediate solution.

6. Content of the Plan of Development Update

The Plan document represents the conclusions and recommendations arising from the Commission's Update process. During this process, the Commission has received valuable assistance from its local staff and the CNVCOG, in the form of background mapping and data collection, analysis and suggested alternatives. Valuable information was also provided from a review of the Plan of Conservation and Development from area communities. Although it was the Commission who compiled the information and materials, it is important to understand that it is the Town of Wolcott's Plan of Development Update and therefore it should reflect the general consensus of the community as to the direction of future growth and development in Wolcott.

In text and maps, the Plan Update makes recommendations concerning the location, character and extent of land use such as residential, commercial, industrial and open space areas, etc. and concerning public buildings, schools, roads, recreational facilities and utilities required in support of the various land uses as growth takes place. The Plan is based upon the enumerated goals and policies which deal with the overall growth and development of Wolcott. The Goals and Policies presented herein were arrived at by the Commission. The Commission devoted particular attention to these carefully stated Goals and Policies. The Plan Update also recognizes both the importance and the constraints of existing conditions. Proposals put forth in the Plan are concerned with both the preservation of existing sound development and the establishment of new or different land uses and facilities.

7. Use of the Plan Update

This Plan Update, which superseded the 1997 Plan, is an advisory document only, with no real power of its own. Unlike zoning and other Town Ordinances, the Plan is not a law or regulation. Rather it is used to provide the basis for formulating laws, such as zoning, but even when officially adopted by the Planning and Zoning Commission, the Plan is only a formal declaration of policy. The community is too complicated and changing for the Commission to regard the Plan as a legal instrument to be followed to the letter. However, the Plan gains its legitimacy through its use on an on-going basis and a guide for the coordinated, future development of the Town of Wolcott. The Plan provides a basis for these development actions as follows:

- a. by private individuals, groups and organizations who carry out development programs and will be responsible for most of the future construction in the Town;
- b. by the Wolcott Planning and Zoning Commission which has the other responsibilities with regard to establishing zoning, regulating the standards and pattern of land development, reviewing subdivision plans, street layouts, zoning amendments and municipal improvement projects;
- c. by Town agencies, the State of Connecticut and the Federal Government which may have responsibility to carry out development programs such as for roads, public buildings and open space preservation; and

- d. as a framework within which all development groups and agencies, including the Wolcott Planning and Zoning Commission, can prepare detailed programs and project designs in anticipation of their fitting into a reasonable pattern for the Town as a whole.

8. Adoption

The Plan of Development Update is designed to be adopted by the Commission and is intended to be amended and supplemented, to reflect the changing needs and goals of the community, as a continuing responsibility of the Commission. The Plan Update may be adopted by the Commission, in whole or in part, after due notice and public hearing as prescribed by Section 8-24 of the Connecticut General Statutes. The Plan shall become effective on the date established by the Commission and after due notice according to the Statutes.

9. Amendment

After its adoption, the Plan of Development Update should not remain a static, unalterable document to be followed without regard to the unfolding events or changes in the conditions and assumptions upon which it was based. On the contrary, the Plan can and should be periodically reviewed and updated to maintain its continued ability to provide guidance, as new information becomes available, new trends and problems are identified and the time arrives to make final development decisions. Section 8-24 of the Statutes in fact mandates that "... *The Commission shall review the plan of development at least once every ten years and shall adopt such amendments to the plan or parts of the plan, in accordance with the provisions of this section, as the commission deems necessary to update the plan.*" The Plan of Development Update may be amended from time to time so as to change the recommendations of the Plan. Amendments and supplements may be initiated by the Commission or by a petition by any Town or other governmental agency or by any person, firm or corporation. Amendments may be adopted by the Commission only after due notice and public hearing as prescribed for the original adoption of the Plan.

PART B. GENERAL GOALS

To develop the goals and policies for guiding Wolcott's growth over the next ten years, the Commission began by reviewing the goals and policies contained in the 1997 plan. After careful consideration, the Commission eliminated goals and policies that were no longer relevant and added new ones that evolved over the course of developing the new plan. These policies comply with the growth management principles of the State Plan of Conservation and Development, as described more fully below.



General Planning Goal

Establish a long-range planning program to anticipate and accommodate the town's needs for the next 10 to 20 years.

Policies:

- A) Create a pattern of existing and future land use that: (a) encourages economic growth; (b) maintains a diversity of housing opportunities; (c) protects Wolcott's small-town character as well as its historical and environmental resources; and (d) minimizes conflicts caused by incompatible uses.
- B) Accept local and regional growth as inevitable, but control such growth so that it is: (a) accommodated by the town's existing and planned infrastructure capacity (roads, sewers, drainage, parks, recreation, schools, fire and police) and (b) maintains the desirable character of the town.
- C) Encourage town agencies and departments to act on the objectives of the plan. All pertinent codes, regulations and ordinances should be reviewed, and where Applicable, enhanced and strictly enforced to support the goals of the plan.
- D) Promote greater citizen awareness of and participation in local planning efforts through appropriate meetings, publications and other mechanisms.

These policies are consistent with all of the State Plan of Conservation and Development growth management principles:

- Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.
- Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.
- Expand housing opportunities and design choices to accommodate a variety of household types and needs.

- Conserve and restore the natural environmental, cultural and historical resources and traditional rural lands.
- Protect and ensure the integrity of environmental assets critical to public health and safety.
- Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis.

PART C. DEMOGRAPHICS

C-1. Population Growth

The 2000 US Census reveals that in the year 2000, 15,215 people resided in Wolcott. In 2010 the population rose to 16,680. Between 1990 and 2000 Wolcott's population rose by 11% and between 2000 and 2010 by 5.6%.

Beyond 2010 recent estimates by CERC are that there will be a .4% reduction in population by 2014.

Table C-1 Population Estimates for Wolcott, CNVR and Area Towns: 1980-2010							
Geographic Area	Total Population				Percent Change		
	2010	2000	1990	1980	2000-2010	1990-2000	1980-1990
Wolcott	16,680	15,215	13,700	13,008	9.6%	11.1%	5.3%
CNVR	287,768	272,594	261,081	237,385	5.6%	4.4%	10.0%
Waterbury	110,366	107,271	108,961	103,266	2.9%	-1.6%	5.5%
Cheshire	29,261	28,543	25,684	21,788	2.5%	11.1%	17.9%
Prospect	9,405	8,707	7,775	6,807	8.0%	12.0%	14.2%
Watertown	22,514	21,661	20,456	19,489	3.9%	5.9%	5.0%
Connecticut	3,574,097	3,405,565	3,287,116	3,107,576	4.9%	3.6%	5.8%
Source: U.S. Bureau of the Census, 2010 Census Redistricting Data (Public Law 94-171) Summary File P1.							

C-2. Race and Ethnicity

Wolcott's racial composition is described on Table C-2 below. Except for Waterbury, Wolcott's racial distribution is similar to our neighboring towns. The percentage of non-whites has decreased slightly to 96.2% in 2000 and 94.5% in 2010 as compared to 97.6% in 1990.

Table C-2. Total Population, by Race, of Wolcott, CNVR and Area Municipalities: 2010								
Geographic Area	Total	Single Race						Two or More Races
		White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islanders	Some Other Race	
	Population							
Wolcott	16,680	15,758	293	26	210	3	144	246
CNVR	287,768	228,562	26,545	917	6,435	68	17,534	7,707
Waterbury	110,366	64,864	22,138	626	1,989	38	15,610	5,101
Cheshire	29,261	25,503	1,461	30	1,489	12	350	416
Middlebury	7,575	7,096	73	4	287	2	32	81
Prospect	9,405	8,964	177	12	73	0	73	106
Watertown	22,514	21,249	315	58	376	1	213	302
Connecticut	3,574,097	2,772,410	362,296	11,256	135,565	1,428	198,466	92,676

Source: U.S. Bureau of the Census, 2010 Census Redistricting Data (Public Law 94-171) Summary File P1

C-3. Age Distribution

Wolcott is aging. In the CNVR the median age of residents in 2000 was 37.5. In 1990 it was 3 years younger. Recent 2010 census data reveals that Wolcott's median age is now 42.7 years.

Wolcott's median age of 42.7 in 2010 was one of the lowest of area towns, not counting Waterbury, but above the Connecticut median age of 40.6. The current median age however is 5 years above 2000, 8 years above 1990 and 15 years above 1980 median age. The age distribution of Wolcott and area towns is shown on Table C-3. As

described in the COGCNV Regional Plan of Conservation and Development 2008, "The aging of the baby boomers, born between 1946-1964, and the size of their age group will lead to increased demands for elderly services such as senior recreation, transportation, home health services and medical care into the future. At the same time, the growth of the retiree population will in turn reduce municipalities' abilities to pay for services. The decline of the number in adults ages 18-34 and preschool children may compound this problem. There will be fewer employed taxpayers and less economic vibrancy due to the lack of young workers and fewer entrepreneurs. If national trends towards couples marrying later and having fewer children continue, the lack of younger adults and fewer children could lead to a decline in regional population as the baby boomers begin to die off. The decline in the number of young adults could affect the region's economic growth".

Table C-3. Age Distribution of Wolcott, CNVR and Area Municipalities: 2010									
Geographic Area	Total	Under 5 Years	5-19 Years	20-24 Years	25-34 Years	35-44 Years	45-64 Years	65 years & over	Median Age
	Total Population								
Wolcott	16,680	736	3,604	870	1,363	2,439	5,128	2,540	42.7
CNVR	287,768	16,267	59,679	16,326	31,748	39,319	82,655	41,77	
Waterbury	110,366	7,920	23,669	7,771	15,600	14,647	26,816	13,94	35.2
Cheshire	29,261	1,291	6,659	1,442	2,443	4,187	9,137	4,102	42.2
Middlebury	7,575	355	1,652	287	514	1,125	2,340	1,302	43.9
Prospect	9,405	428	1,901	506	702	1,367	3,076	1,425	43.8
Watertown	22,514	1,047	4,303	1,107	2,186	2,983	7,251	3,637	42.7
Connecticut	3,574,097	202,106	713,670	227,898	420,377	484,438	1,019,049	506,55	40.0

Source: U.S. Bureau of the Census, 2010 Census Redistricting Data (Public Law 94-171) Summary File P1

C-4 Income Distribution

The median household income for Wolcott residents was \$77,482 in 2009, as displayed on Table C-4.1 below. As you will also note, Wolcott's median household income was greater than the states and the region but lower than neighboring towns. The distribution of income is shown on Table C-4.2 below.

Geographic Area	Median Household Income	Median Family Household Income	Per Capita Income
Wolcott	\$77,482	\$89,754	\$33,174
Waterbury	\$39,832	\$47,248	\$21,222
Cheshire	\$106,098	\$119,492	\$40,898
Middlebury	\$94,816	\$111,375	\$43,447
Prospect	\$85,517	\$95,833	\$36,981
Watertown	\$75,482	\$91,046	\$32,923

Source: U.S. Bureau of the Census, 2005-2009 ACS 5-year estimates, B19013, B19113, B19301

Geographic Area	Number of Households								
	Less than \$10,000	\$10,000 - 14,999	\$15,000 - 24,999	\$25,000 - 34,999	\$35,000 - 49,999	\$50,000 - 74,999	\$75,000 - 99,999	\$100,000 or more	Total
Wolcott	120	143	343	362	791	1,000	897	2,132	5,788
Waterbury	5,016	3,256	5,222	5,335	6,087	7,595	4,426	4,936	41,873
Cheshire	229	245	444	469	556	1,087	1,192	4,964	9,186
Middlebury	10	66	145	188	244	342	429	1,184	2,608
Prospect	62	70	127	198	336	531	624	1,278	3,226
Watertown	3448	279	435	494	1,154	1,380	1,457	2,697	8,244

C-5 Housing Units

Based on data tabulated by CERC, as of 2008, Wolcott had 6,021 housing units of which 90% are single family units. The median price of a Wolcott house was \$241,250 which was less than the county and the state.

Table C-5. Housing/Real Estate			
Housing Stock (2008)	Town	County	State
Existing Units (total)	6,021	351,745	1,449,440
% Single Units	89.9%	59.4%	64.8%
New Permits Auth. (2008)	24	920	5,220
As % Existing Units	0.40%	0.26%	0.36%
Demolitions (2008)	1	314	1,462
House Sales (2007)	189	7,111	32,395
Median Price	\$241,250	\$261,155	\$295,000
Built Pre 1950 share (2000)	16.9%	33.2%	31.5%
Owner Occupied Dwellings (2000)	4,768	201,349	869,742
As % Total Dwellings	86%	59%	63%
Subsidize Housing (2008)	442	41,649	149,355
Distribution of House Sales (2007)	Town	County	State
Number of Sales			
Less than \$100,000	0	155	495
\$100,000-\$199,999	44	1,602	5,866
\$200,000-\$299,999	90	2,612	10,094
\$300,000-\$399,999	26	1,340	5,655
\$400,000 or more	29	1,402	10,285

Data from the CDECD shows that the annual gain in housing units from 1980-1990 was 80 units, 1990-2000 was 67 units and from 2000-2008, 40 units with 2007 and 2008 registering only 26 and 23 new units per year.

C-6 Economic Characteristics

Wolcott has a labor force of 9,077 as of 2008, (8,225 in 1995). There are 341 establishments in Town, employing 3,164 people, with the largest sectors in Services (38%), Trade (22%) and Construction (18%).

According to CERC most workers commute out of Town, primarily to Waterbury. Unemployment rates remained the same over the last 20 years at 5.6%, which is lower than the County or the State. Various economic data is shown below on Table C-6.

Table C-6 Economics

Business Profile (2005)		% of Total	
Sector	<u>Establishments</u>	<u>Employment</u>	
Agriculture	3.5%	1.3%	
Const. and Mining	17.5%	9.6%	
Manufacturing	7.0%	24.3%	
Trans. and Utilities	3.5%	3.4%	
Trade	22.3%	15.9%	
Finance, Ins. and Real Estate	4.9%	3.2%	
Services	37.7%	37.5%	
Government	3.6%	4.9%	
Top Five Grand List (2006)		<u>Amount</u>	<u>% of Net</u>
Beach Building LLC		\$2,925,720	0.4%
Buell Industries LLC		\$2,849,210	0.4%
Silversword Prop Inc.		\$2,401,490	0.3%
Anstro Manufacturing Inc.		\$1,674,260	0.2%
Lakeside Assoc.		\$1,642,410	0.2%
Net Grand List (2006)		\$767,577,379	
Top Five Major Employers (2006)			
Devon Precision Industries, Inc.		Highland Manufacturing	
Wolcott View Manor Inc.		Anstro Manufacturing	
B&C Medical Services			
		Town	State
Retail Sales (2007)		\$182,053,224	\$136,936,194,241
<u>Labor Force</u>			
Place of Residence (2008)			
	Town	County	State
Labor Force	9,077	448,049	1,876,144
Employed	8,570	419,933	1,769,233
Unemployed	507	28,116	106,911
Unemployment Rate	5.6%	6.3%	5.7%
Place of Work (2008)			
# of Units	341	22,608	105,005
Total Employment	3,164	364,420	1,676,493
2000-08 Growth AAGR	0.1%	-0.1%	0.0%
Mfg. Employment	627	40,239	186,522

Table C-6 Economics
(continued)

Commuters (2000)			
Commuters into Town from:		Town Residents Commuting to:	
Wolcott	1,346	Waterbury	1,978
Waterbury	1,080	Wolcott	1,346
Naugatuck	157	Cheshire	401
Plymouth	104	Bristol	392
Watertown	93	Hartford	300
Bristol	79	Naugatuck	198
Meriden	53	New Haven	173
Southbury	49	Farmington	163
Southington	43	Watertown	157
New Haven	41	Southington	153

C-7 Education Achievement

An evaluation of Table C-7 below reveals an enigma. While Wolcott has one of the highest percentages of residents over 25 who have a high school degree (37.%) among area Towns, it has one of the lowest rates of college graduates (25%). The percentage of college graduates has actually improved since 2000 (19.3%). The current (2010) college graduation percentage is lower than the region (28.2%) and the state (35%).

The enigma, (puzzling question), is whether Wolcott students are not sufficiently prepared to meet the challenge of college or are they graduating at an acceptable rate and then leaving Town. Further evaluation of this question should be conducted.

Table C-7. Educational Attainment of Persons 25 Years Old and Over in Wolcott, CNVR and Area Municipalities: 2009

Geography	25 YRS AND OVER: Total	Less than 9th	High School			College		Associate Degree	% of Total	Bachelor Degree or Higher	% of Total
			No Diploma	Graduate	% of Total	Some College No degree	% of Total				
Number of Persons											
Wolcott	11,143	239	667	4,111	37%	2,195	20%	1,159	10%	2,772	25%
Waterbury	68,074	5,664	8,363	25,506	37%	11,668	17%	5,839	9%	11,034	16%
Remainder of Region	109,038	3,502	6,179	32,454	30%	19,031	17%	8,859	8%	39,013	36%
Beacon Falls	3,901	85	194	1,482	38%	773	20%	377	10%	990	25%
Bethlehem	2,649	0	156	635	24%	561	21%	239	9%	1,058	40%
Cheshire	19,150	427	684	3,994	21%	3,107	16%	1,245	7%	9,693	51%
Middlebury	4,971	135	166	1,044	21%	920	19%	421	8%	2,285	46%
Naugatuck	21,469	958	1,973	8,146	38%	4,124	19%	1,755	8%	4,513	21%
Oxford	8,536	121	404	2,854	33%	1,381	16%	700	8%	3,076	36%
Prospect	6,331	155	386	2,187	35%	1,149	18%	584	9%	1,870	30%
Southbury	14,695	910	568	3,710	25%	2,366	16%	905	6%	6,236	42%
Thomaston	5,379	103	339	2,049	38%	1,102	20%	556	10%	1,230	23%
Watertown	15,252	511	1,079	4,668	31%	2,647	17%	1,466	10%	4,881	32%
Woodbury	6,705	97	230	1,685	25%	901	13%	611	9%	3,181	47%
Connecticut	2,344,192	109,092	166,795	675,219	29%	400,524	17%	170,811	7%	821,751	35%
Source: U.S. Census Bureau, 2005-2009 ACS 5-year estimates, B15002											

PART D EXISTING LAND USE AND ZONING

The built environment (the type, location and intensity of existing and future land uses) defines the character of a town. The town's Zoning Code, subdivision regulations and wetland regulations are the major tools with which the town regulates land use and influences development patterns and practices. This chapter summarizes the existing pattern of land use in Wolcott.

D.1 Land Use

Wolcott contains 21.11 square miles (13,510 acres) of land, including 0.68 square miles of water, according to the U.S. Census Bureau. The town is for the most part a residential suburban community within the larger Waterbury metropolitan area. As of 2008 there were 6,021 (estimated) housing units. Population density is roughly 778 people per square mile or 1.22 persons per acre (see Figure D-1).

There are eleven land use categories used by the CNVCOG to identify generalized land use in the Town as shown on Figure D-2 and listed on Table D-1 Generalized Land Use. Below is a summary of CNVCOG's 2008 land-use estimates.

Table D-1. Generalized Land Use 2008

Land Use Class	Land Use Acres (GIS Calculated)	Land Use %
Agricultural	294	2.2
Commercial Facilities/Institutional	95	0.7
Commercial	161	1.2
Industrial	158	1.2
Recreation	112	0.8
High/Low/Medium Density Residential	4500	33.3
Resource Extraction	47	0.3
Transportation/Utilities	11	0.1
Undeveloped Land (includes water co. land)	7667	56.6
Water	497	3.7
Total Town Acreage	13,540	100.0

Described below is the Generalized Land Use estimates from the 1997 Plan of Conservation and Development.

Table D-2. Generalized Land Use 1997

Land Use	Total Acres	Percent of Total Land
Commercial	200	1.5
Industrial	100	0.8
High/Low/Medium Density Residential	4800	36.3
Undevel. Land (includes water co. land)	7700	58.4
Water	400	3.0
Total Town Acreage	13,200	100

What stands out as you review Table D-2 is that there is less residential land use now (4500) than 10 years ago (4800). The reason for this discrepancy is that the 1997 plan included, as developed, vacant lots in subdivisions in the calculation of current residential land use.

It is true, as suggested in the 1997 plan, that there was substantial residential growth between 1973 and 1997. Recently, however, residential growth has been more modest.

A comparison of land use from the 1997 Generalized Land Use information shows a modest increase in residential use in the areas of South Colman Rd. in the southeast, Eva's Terrace and Allentown Rd, in the northwest and Beach Rd. in the northeast.

Existing land uses generally conform to the 2005-2010 State Plan of Conservation and Development Locational Guide Map as well as the plans six growth management principles.

D-2 Land Use Guidelines

The Town encourages future residential and non-residential development that can be supported by existing infrastructure. Future development should be consistent with and enhance the existing character of the town. In addition, to the greatest extent possible, new development should avoid causing adverse impacts on the environment, particularly in sensitive areas.

To preserve open space and protect environmentally sensitive lands, (such as wetlands), the Town should consider a change to its regulations making cluster subdivisions "as-of-right" and conventional subdivisions a special use permit. (See Figure D-4). The promotion of cluster subdivisions would serve to combat urban sprawl and preserve the rural character of the community, protect natural features and promote more viable open space.

D-3 Zoning

The Town is under zoning authority of a five-member Wolcott Planning and Zoning Commission. Table D-3 lists the different zoning classifications for the Town and the associated minimum square footage of land required from each land-use category. Recently the Town Planning and Zoning Commission has added three (3) additional zones: R-30PRD, R30ARPRD and R40PRD. The existing zones and new zones are shown on Figure D-3, Draft Zoning, Town of Wolcott.

<u>DISTRICT CODES</u>									
	R-30	R-40	R-50	R-130	RC	GC	I	EDD1	EDD2
	R-30PRD	R-40PRD							
	R-30ARPRD								
Lot Size	30,000	40,000	50,000	130,000	40,000	40,000	40,000	80,000	80,000

D-4 Build Out Analysis

In order to get a general estimation of future growth potential a build out scenario has been conducted with the help of the CNVCOG. Using GIS information submitted by the Town, CNVCOG staff were able to develop Table D-4 (and shown on Figure D-5) which estimates total developed and undeveloped land by zone. From this information we divided the minimum lot size for each zone to determine the number of available lots for future development.

As a final step, we deducted 25% as undeveloped area not considered buildable. Undeveloped areas include land with environmental constraints, (wetlands and steep slopes), roadways and plot constraints. The 25% is a standard deduction estimate used by planners.

The size deduction is consistent with the minimally and moderately constrained area shown on the Natural Resource Constraints Map for Wolcott prepared by CNVCOG, (Figure D-6), and explained in Table D-5 below.

Table D-5 Natural Resources Summary Table

Development Constraint	Conservation Opportunity	Definition	Resource Condition
Minimal	Low	Having only few or slight environmental constraints to development. Most difficult to conserve from development.	Excessively drained soils Well drained soils, less than 15% slopes
Moderate	Modest	Having moderate or localized severe restrictions on development which may be overcome with environmental planning & mitigation. Difficult to conserve from development.	Well drained soils, 15-25% slopes. Well drained soils, high seasonal water table. Hardpan soils, less than 15% slopes. Shallow or rocky, soils, less than 15% slopes.
Severe	Important	Having some severe or very severe limitations on development which May be difficult to overcome with environmental planning & mitigation. Present many opportunities to conserve important natural resources and functions.	Any soil with slopes in excess of 25%. Shallow or rocky soils, 15-25% slopes. Hardpan soils, 15-25% slopes Hardpan soils, high seasonal water table. Floodplain (500-year, 0.2% probability).
Prohibitive	Significant	Having only severe or very severe limitations on development. Represent areas where it is most important to conserve natural resources and functions.	Watercourses and waterbodies Poorly drained soils (wetlands) Floodplain (100-year, 1.0% probability).

Theoretical Build-Out Numbers

Future development in Wolcott however is contingent upon a variety of factors including the availability of land and the state of the local economy. The theoretical build-out analysis is a potential saturation-point scenario that assumes all of the undeveloped land in Wolcott is developed according to the underlying zoning. This information is a guide and does not suggest actual building levels for the next decade.

As shown on Table D-4 (next page) there are 2,690 residential lots undeveloped in Wolcott. Using a current household size of 2.79* person per household a full build-out of Wolcott would add 7,505 additional residents for a maximum town population of over 23,500.

(* U.S. Census Bureau)

D-5 Growth Projection

It is highly unlikely that the theoretical build out of 2,690 lots would happen in the foreseeable future. The lands that are available for development are less desirable due to wetlands, slopes and septic system capabilities. Moreover short term future population estimates from the Connecticut Economic Resource Center, Inc. suggest a population reduction in Wolcott of .4% through 2014.

On the other hand, shrinking household size will require more housing just to meet the requirements for the same number of people. While short term future development in Wolcott would appear to be limited, this should not abrogate the need to establish zoning changes, (particularly in regard to allowable uses within zone), which will enhance Wolcott's future.

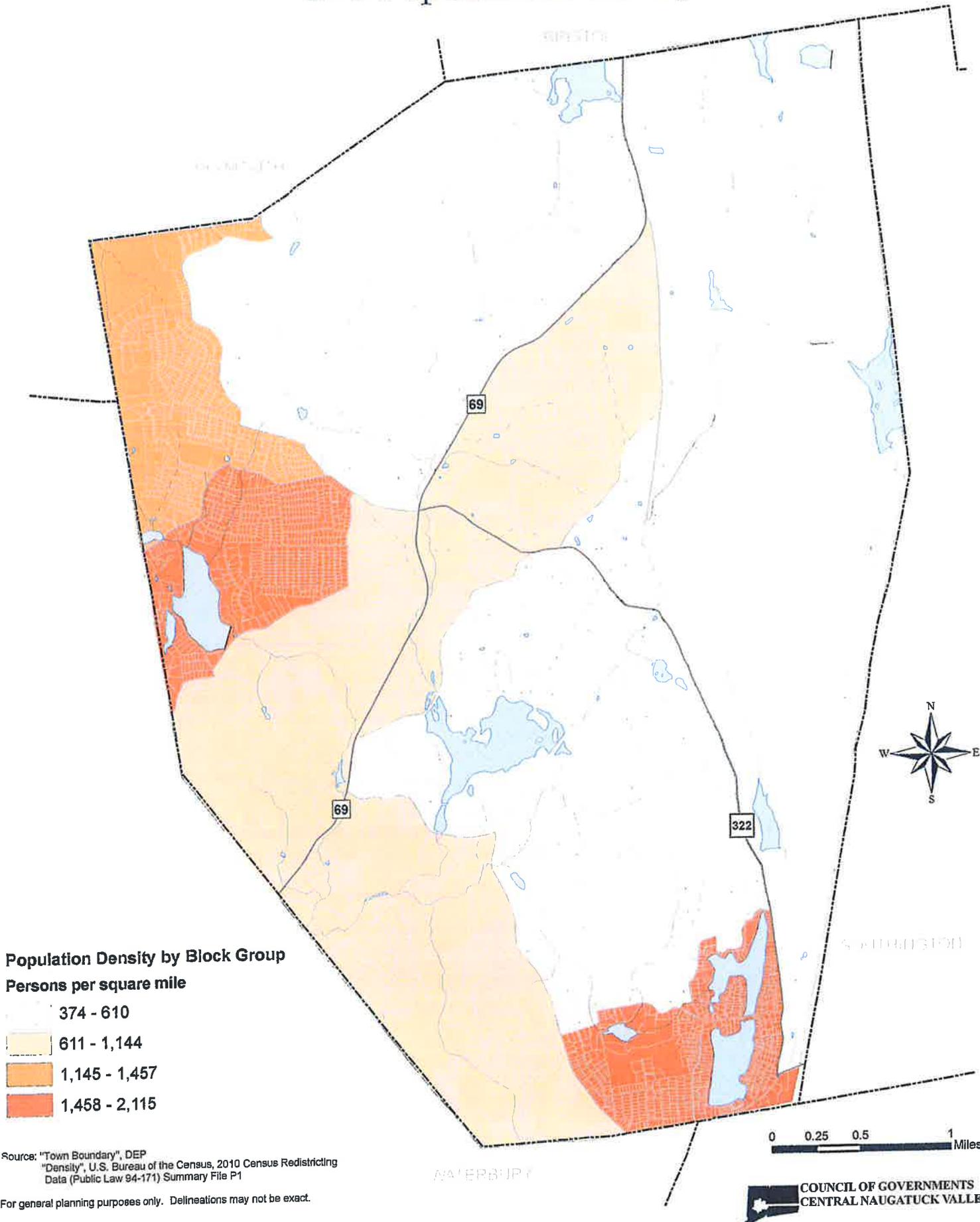
Figure D-4 (drawings reprinted by permission of Randall Arendt) provides a comparison of cluster or open space development principles and the conventional or standard subdivision design.

TABLE D-4 THEORETICAL DEVELOPMENT BUILDOUT

Zone Code	GIS Acres	Developed Acres	Undeveloped Acres	Undeveloped Acres (-25%)	Min. Lot Size	Available Lots
RESIDENTIAL						
R-130	4831	305	4526	3395	130000	1138
R-30	2766	2395	371	278	30000	404
R-30/ARPRD	43	20	23	17	30000	26
R-30/PRD	91	12	79	59	30000	86
R-40	2130	1419	711	533	40000	581
R-40/PRD	92	34	58	44	40000	47
R-50	1341	717	624	468	50000	408
TOTAL RESIDENTIAL	11295	4902	6393	4795		2690
BUSINESS						
Economic Development District 1	23	0	23	17	80000	9
Economic Development District 2	38	38	0		80000	
General Commercial	276	191	85	64	40000	69
Restricted Commercial	17	12	5	4	40000	5
TOTAL BUSINESS	354	241	113	85		83
INDUSTRIAL						
Industrial	967	344	623	467	40000	509
water	431					
Total Town Acreage	13047	5487	7129	5347		3362

*Calculated using COGCNV 2010 Landuse data and Wolcott draft zoning.
 All calculations are approximate and are intended for general planning use only.

D-1 Population Density



Population Density by Block Group Persons per square mile

- 374 - 610
- 611 - 1,144
- 1,145 - 1,457
- 1,458 - 2,115

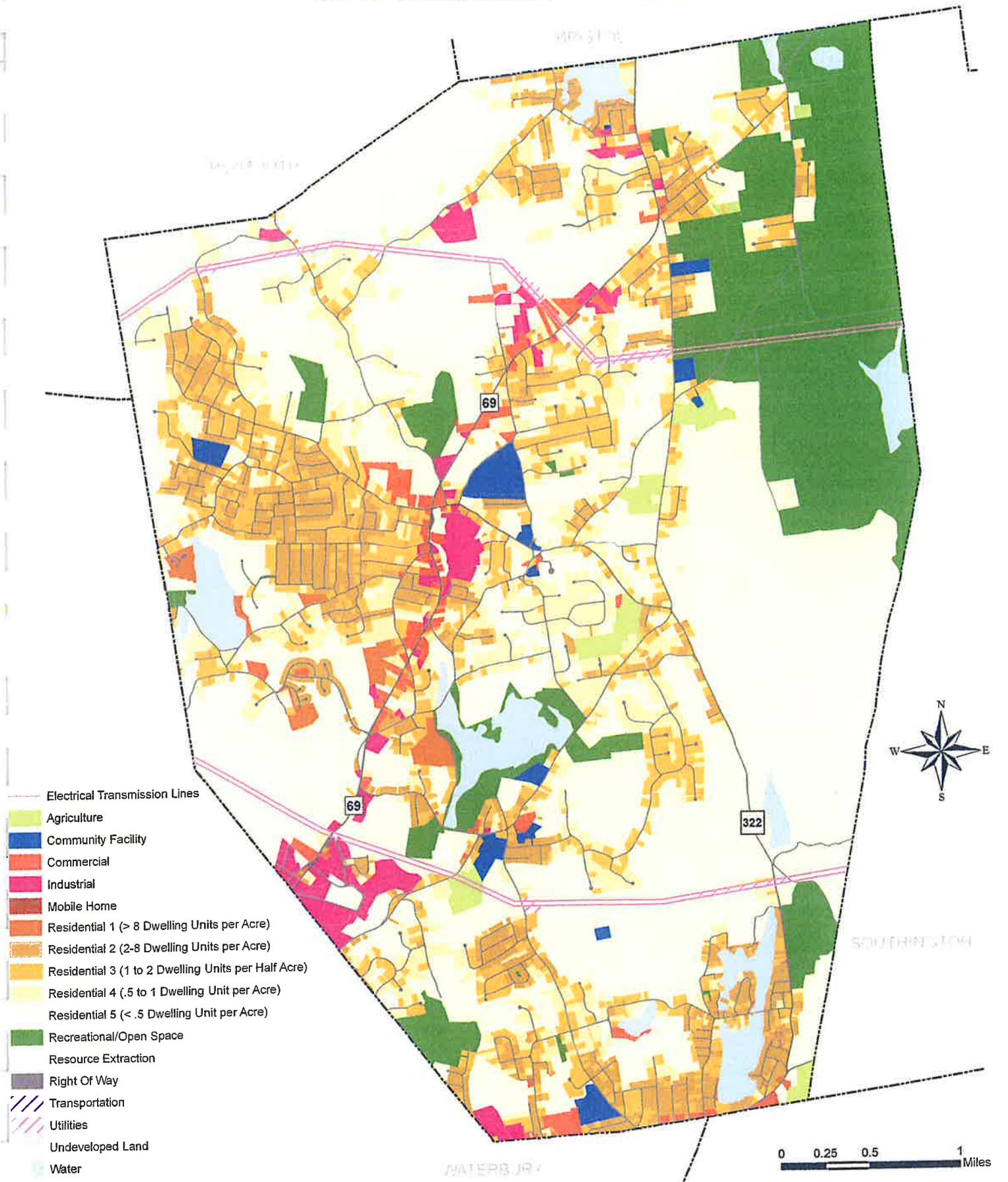
Source: "Town Boundary", DEP
"Density", U.S. Bureau of the Census, 2010 Census Redistricting
Data (Public Law 94-171) Summary File P1

For general planning purposes only. Delineations may not be exact.

0 0.25 0.5 1 Miles

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CENTRAL NAUGATUCK VALLEY

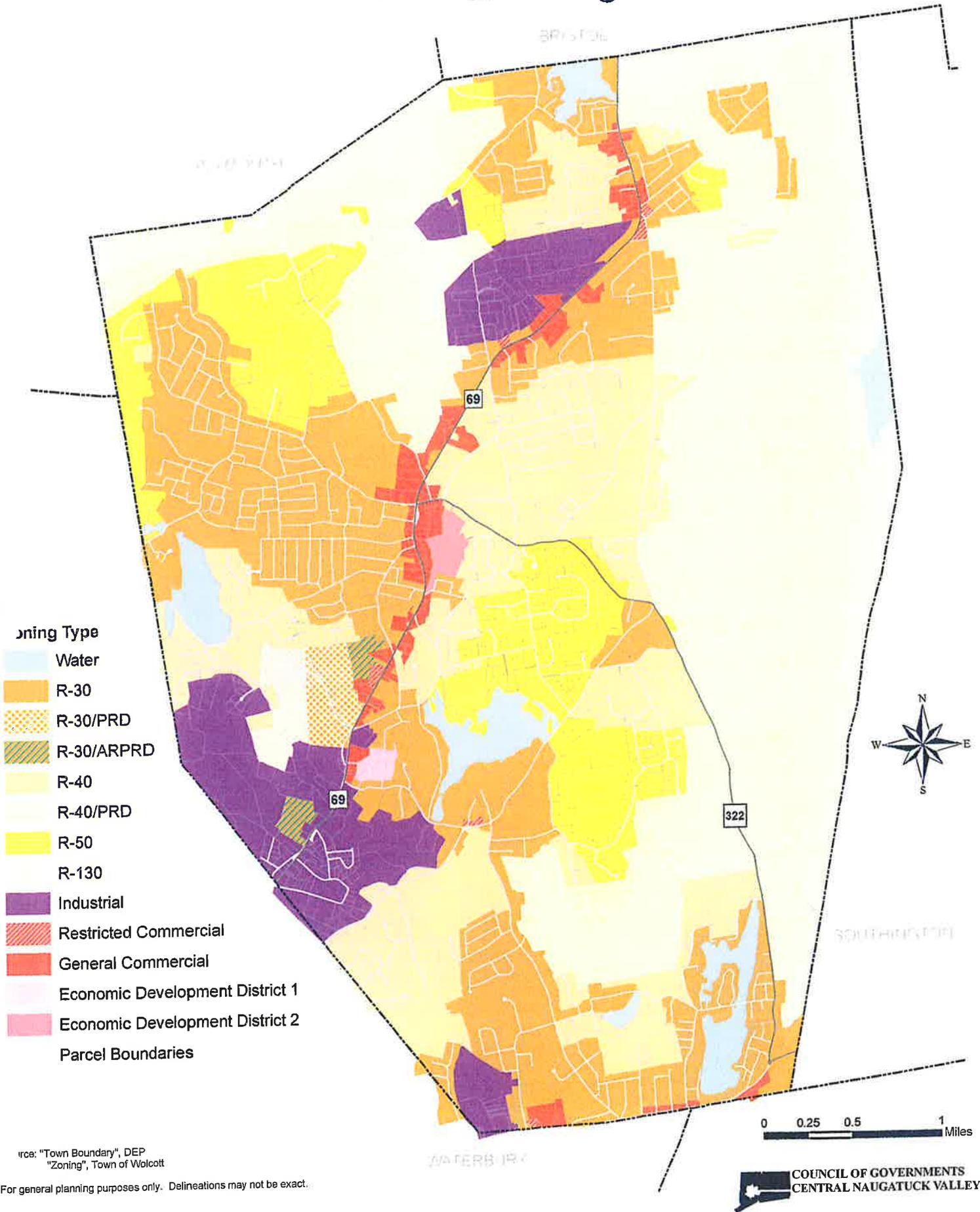
D-2 Generalized Land Use



Source: "Town Boundary", DEP
 "Land Use", COGCNV 2010

For general planning purposes only. Delineations may not be exact.

D-3 Draft Zoning



Source: "Town Boundary", DEP
 "Zoning", Town of Wolcott

For general planning purposes only. Delineations may not be exact.

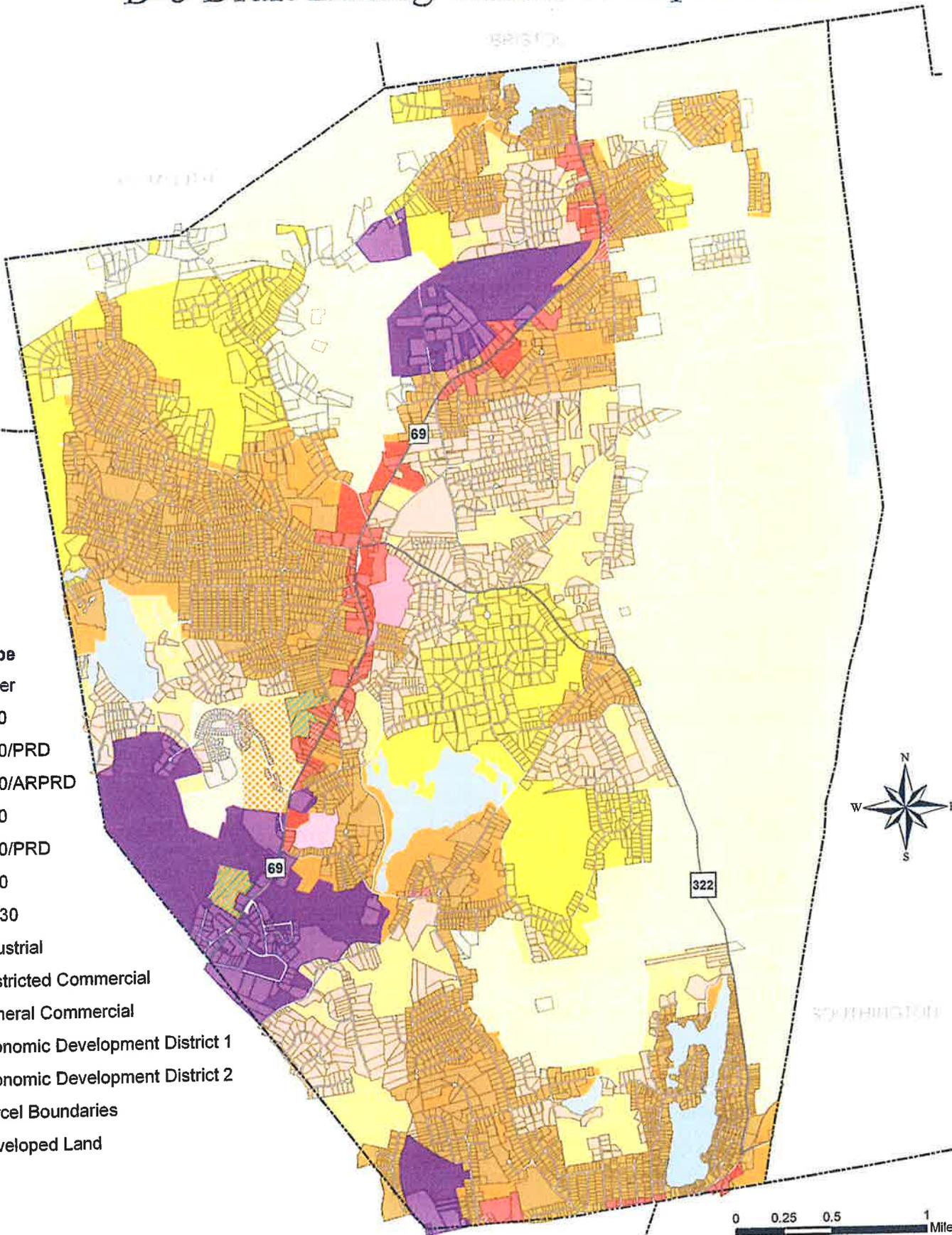
May 2011

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 CENTRAL NAUGATUCK VALLEY

D-5 Draft Zoning With Developed Land

Zoning Type

-  Water
-  R-30
-  R-30/PRD
-  R-30/ARPRD
-  R-40
-  R-40/PRD
-  R-50
-  R-130
-  Industrial
-  Restricted Commercial
-  General Commercial
-  Economic Development District 1
-  Economic Development District 2
-  Parcel Boundaries
-  Developed Land

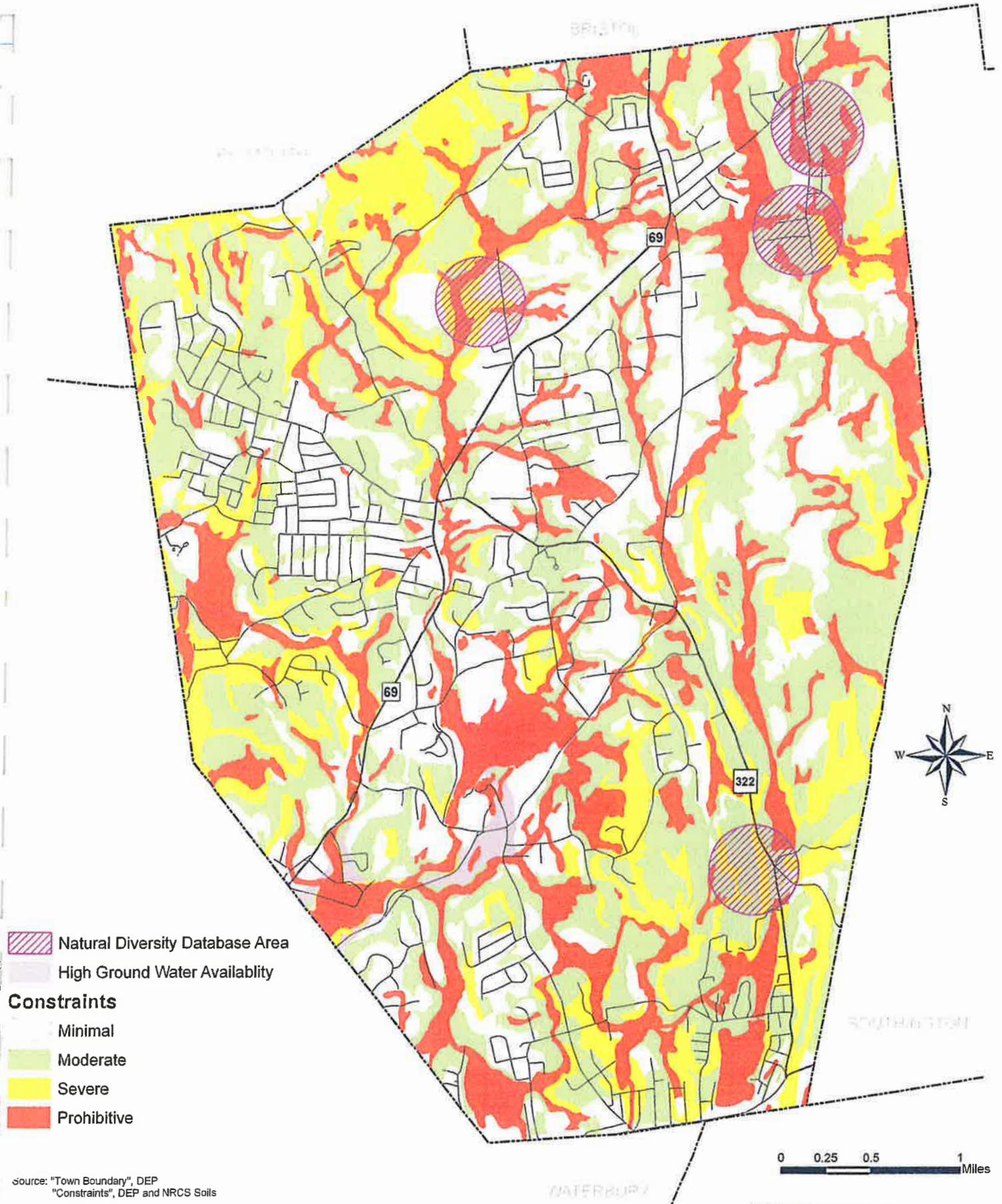


Source: "Town Boundary", DEP
 "Zoning", Town of Wolcott

For general planning purposes only. Delineations may not be exact.

May 2011

D-6 Natural Resource Constraints



 Natural Diversity Database Area

 High Ground Water Availability

Constraints

 Minimal

 Moderate

 Severe

 Prohibitive

source: "Town Boundary", DEP
"Constraints", DEP and NRCS Soils

For general planning purposes only.
Delineations may not be exact.

May 2011

0 0.25 0.5 1 Miles

 COUNCIL OF GOVERNMENTS
CENTRAL NAUGATUCK VALLEY

PART E. HOUSING

E-1 General

The predominant component of the land use plan for Wolcott, as with most communities, is housing. Its quantity, quality, type, condition and availability are major factors that affect the quality of life in a community. The vacant land analysis and calculations of potential residential development indicated that under the zoning pattern currently in effect, the available vacant land and undeveloped lots could accommodate approximately 2,690 additional dwelling units.



E-2 Existing Conditions

As shown on Table E-1 and E-2 the predominant housing form in Wolcott is the single family detached unit. Based on 2008 data from CDECD, single family homes accounted for almost 90% of all the housing units. All other unit types, ranging from attached townhouses to buildings with 5 or more units, only account for 10% of the total housing stock.

The total housing stock in Wolcott has grown steadily. After a growth spurt between 1960 to 1970, when it grew an average of about 30% per year, it then leveled off from 1970 to 1990 at an average rate of just under 20% per year. From 1990-2000 housing stock grew at a 13.8% rate. Actual numbers of housing units are shown on Table E-2.

	Number of Housing Units					
	Total Units	1 Unit	2 Units	3-4 Units	5+ Units	Mobile Homes & Others
Wolcott	6,021	5,412	157	92	352	8
CNVR	115,199	73,639	8,974	13,596	18,173	817
Waterbury	47,475	19,408	5,247	10,126	12,635	59
Cheshire	9,967	8,459	189	313	988	18
Middlebury	2,905	2,698	43	42	122	0
Prospect	3,353	3,128	56	22	17	130
Watertown	8,723	7,007	681	553	469	13
Connecticut	1,449,440	938,746	120,328	126,887	251,319	12,160

Source: Connecticut Department of Economic and Community Development, Housing Reports, Construction Report: Housing Production & Permits 2008, Inventory.

Table E-2. Total Housing Stock Wolcott, CNVR and Area Municipalities: 1960-2000							
Geographic Area	Total Housing Units					Percent Change	
	2000	1990	1980	1970	1960	1990-2000	1960-2000
Wolcott	5,544	4,870	4,071	3,415	2,633	13.8%	110.6%
CNVR	109,780	104,295	88,159	71,900	61,842	5.3%	77.5%
Waterbury	46,827	47,205	40,854	36,618	34,443	-0.8%	36.0%
Cheshire	9,588	8,590	6,996	5,482	3,784	11.6%	153.4%
Middlebury	2,494	2,365	2,168	1,749	1,533	5.5%	62.7%
Prospect	3,094	2,625	2,063	1,795	1,224	17.9%	152.8%
Watertown	8,298	7,522	6,618	5,586	4,566	10.3%	81.7%
Connecticut	1,385,975	1,320,850	1,158,884	981,603	818,544	4.9%	69.3%

Source: U.S. Bureau of the Census, Census 2000 Summary File 1 (SF 1). U.S. Bureau of the Census, Census 1960-1990.

In numbers of added units per year, (see Table E-3 below), the growth averaged 80 units per year in the decade of 1980 to 1990. From 1990-2000, this annual rate dropped on average to about 67.4 units and shows signs of decreasing slightly. Of interest is the fact that since 2008, 100% of the units added have been single family detached. This is due in larger part to the limited opportunities for attached and multi-family housing under the current zoning regulations.

Table E-3 ANNUAL GROWTH IN HOUSING STOCK: WOLCOTT 1990 - 1995		
Period	Annual Net Gain in Units	Total Number of Units
Avg. 1980/89	80	4,870
2000	60	5,544
2007	26	5,998
2008	23	6,071

Source: U.S. Census Bureau.
CDEC

As would be expected, Wolcott's housing stock is predominately owner-occupied, single family detached and is anticipated to remain that way. The 2000 Census indicated that 84% of Wolcott's housing units are owner occupied.

Housing statistics indicate that Wolcott's housing stock is in generally sound condition. Only 17% of the total housing stock was built before 1950, (County 33.2% and State 31.5%). There are no areas or concentrations of deteriorated housing in the community.

Wolcott reflected the trends of other Towns in the Region and State, (see Table E-4 and E-5), experiencing significant residential growth during the mid-1980's and 90's. Since then, however, adverse economic conditions in combination with reduced demands for housing has resulted in a significant softening of the market and the end of rapid appreciation of residential real estate values.

Table E-4. Annual Growth in the Wolcott Housing Stock and Area Municipalities: 1980-90, 1990-2000, 2000, 2007, 2008					
Geographic Area	Annual Net Gain in Housing Units				
	2008	2007	2000	1990-2000 average	1980-1990 average
Wolcott	23	26	60	67.4	79.9
CNVR	341	546	663	548.5	1613.6
Waterbury	27	123	19	-37.8	635.1
Cheshire	35	46	66	96.1	159.4
Middlebury	25	44	27	16.6	19.7
Prospect	57	39	64	47.0	56.1
Watertown	32	45	58	77.6	90.4
Estimated Number of Housing Units					
Geographic Area	2008	2007	2000	1990	1980
Wolcott	6,021	5,998	5,544	4,870	4,071
CNVR	115,199	114,898	109,780	104,295	88,159
Waterbury	47,475	47,488	46,827	47,205	40,854
Cheshire	9,967	9,932	9,551	8,590	6,996
Middlebury	2,905	2,880	2,531	2,365	2,168
Prospect	3,353	3,296	3,094	2,624	2,063
Watertown	8,723	8,691	8,298	7,522	6,618
Source: Connecticut Department of Economic and Community Development, Publications, Housing Reports, Construction Reports: Housing Production and Permits, 2007 & 2008, and Annual Housing Inventory by Town. U.S. Bureau of the Census, Census of Population and Housing: 1980-2000.					

E-3 Housing Demand

The bulk of housing demand will be filled by families with children living at home, looking for a single-family house. However, this well-established Wolcott market can expect a new component. Traditionally, elderly residents living in single-family homes have either chosen to remain in their single-family homes, downsize to smaller apartments or condominiums, relocate to smaller units in retirement communities or age restricted developments, or for some, assisted care facilities or convalescent homes. For older residents who opt to downsize, some relocate to warm southern and western climates. However, many choose to remain within their communities to be close to their family.

The 1997 Plan suggested, strongly, that single family housing produces a negative net fiscal impact on the Towns financing and that the Town should pursue older, "Active Adult" age restricted housing as a fiscal positive since it may limit the growth in school age children in the community. However, as stated in CNVR's Regional Plan of Development, (POD), as the residents of age restricted housing become older, municipalities could experience demands for new senior services and transportation. CNVR's Plan further suggests that Towns should limit the construction of age restricted housing to avoid future vacancies and pressure to lift age restrictions, as the proportion of elderly in the population declines.

In addition to the housing demand of existing elderly residents, a new housing market will likely emerge as a baby boom demographic bulge makes its way through the population. Baby Boomers are people who were born between the years 1946 and 1964 and who are now between 47 and 65 years of age. With their children grown and retirement near, aging baby boomers are starting to redefine the housing needs of empty nesters (couples whose dependents have moved out on their own). As many of the baby boom generation downsize from large single-family homes, there will likely be an increased demand for apartments, age-restricted communities and condominiums, at which exterior improvements (i.e. painting, snow removal, landscaping, etc.) are provided by the condominium associations.

An alternative to facilitate needs for: (1) age restricted elderly housing; (2) Baby Boomer downsizing; and (3) the trend for more and more single person dwellings, is modification of zoning regulations to promote "Universal Design" attributes in housing developments, which reduce barriers in the house and add little to the construction costs. Developments of this kind, although oriented to older adults, need not be age restricted. Many older adults may prefer to live in neighborhoods with a mixture of age groups if suitable housing is available.

Another alternative is to amend zoning regulations to promote accessory dwelling units. At present Wolcotts' zoning regulations allow accessory dwelling units however with many restrictions. The P&Z Commission should review the existing restrictions such as: (1) the dwelling must be in existence for over 3 years to be eligible; (2) expansion limitations; (3) additional parking requirements; and (4) other items which limit accessory dwelling opportunities. As discussed in the housing affordability section, accessory dwelling units qualify as affordable housing under Section 8-30 of CGS.

Table E-5. Changes in Housing Stock in Wolcott and Area Municipalities, by Type of New Construction, Other Gains and Losses: 2008

Geographic Area	Number of Housing Units							
	New Construction					Demolition	Net Gain	State Rank by Net Gain
	1 Unit	2 Units	3 & 4 Units	5 Units or More	Total Units			
Wolcott	24	0	0	0	24	1	23	30
CNVR	394	2	4	8	408	67	284	-
Waterbury	50	0	0	8	58	31	27	27
Cheshire	41	0	0	0	41	6	35	22
Middlebury	28	0	0	0	28	3	25	28
Prospect	57	0	0	0	57	na	na	na
Watertown	35	0	0	0	35	3	32	25
Connecticut	3,139	170	41	1,870	5,220	1,462	3,758	-

Source: Connecticut Department of Economic and Community Development Connecticut New Housing Authorizations in 2008.

na: Town did not provide demolition data

E-4 Housing Affordability

In a well-functioning housing market, the relationship between housing demand and supply should reasonably match not only household preferences, but also housing needs and the ability to pay. Ability to pay is largely determined by whether housing costs, associated with household preferences, represent an affordable percentage of household income. The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

There is a significant demand in the Connecticut housing market for affordable, entry-level housing. While affordability of home purchases has improved since the 1990 census, it is still difficult for low-income families to afford to own a home in many parts of Connecticut, including Wolcott. Wolcott is a relatively affordable town with a diversity of housing and housing costs. In general, moderate-income wage earners are able to live, work and participate in community life. However, while the town is relatively affordable, it has not

met the requirements of the state statutes for 10 percent of the total housing stock to be affordable. A total of 8% of Wolcott's housing stock meets the State's definition of affordability.

Section 8-30g of the Connecticut General Statutes defines affordable housing as: *Affordable housing units must be affordable to households earning no more than 80 percent of the lesser of the state median income or the local area median income. Affordable housing units are those that (1) receive financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing, and any housing occupied by persons receiving rental assistance, and/or (2) includes a forty-year deed restriction that guarantees that the unit will be sold or rented to families who meet income guidelines. These units include Housing Authority apartments, group homes, Section 8 certificates, homes purchased with CHFA mortgages, and those that are deed restricted.*

Exhibited on Table E-6 are the number and percentage of affordable housing units in Wolcott and area towns.

What Constitutes Affordable in Wolcott?

According to the 2010 CERC Town Profile, the median family income in Wolcott is \$76,390. This income level is above the state's median family income (\$61,329).

Geographic Area	Number of Housing Units					Percent Assisted
	Governmentally Assisted	CHFA/FMHA Mortgages	Deed Restricted	Total Assisted	2000 Census Housing	
Wolcott	311	133	0	444	5,544	8.0%
CNVR	8,759	3,321	443	12,523	109,780	11.4%
Waterbury	6,855	2,459	418	9,732	46,827	20.8%
Cheshire	237	80	17	334	9,588	3.5%
Middlebury	79	9	8	96	2,494	3.8%
Prospect	2	19	0	21	3,094	0.7%
Watertown	215	138	0	353	8,298	4.3%
Connecticut	120,071	26,463	4,904	151,438	1,385,978	10.9%

Source: U.S. Bureau of the Census, Census of Population and Housing: 1960-2000. Connecticut Department of Economic and Community Development, Affordable Housing Appeals List, 2009.

The following equation shows the maximum gross income for a family of four to qualify for affordable housing (the income limit is different for larger and smaller households).

$$\$76,390 \text{ (median family income)} \times 80\% = \$61,112 \text{ (income limit)}$$

A qualifying household cannot expend more than 30 percent of its income on household expenses, so the following equation shows the maximum amount a family of four could spend per month on housing costs:

$$\begin{aligned} \$61,112 / 12 \text{ months} &= \$5092 \text{ monthly income} \\ \$5092 \times 30\% &= \$1,528 \text{ maximum monthly household costs.} \end{aligned}$$

The above maximum housing costs apply to both rental and home ownership. For rental households, monthly costs also include utilities.

The \$1,528/month housing cost translates into a home price between \$178,600 (5% down payment) and \$212,100 (20% down payment), assuming a 6 percent interest rate and the remainder for utilities, taxes and mortgage insurance (See Table E-7).

Table E-7: Estimated Home Sales Price

Income	\$ 61,112	\$ 61,112
Max. Monthly Housing Cost	\$ 1,528	\$ 1,528
Mortgage	\$ 1,018	\$ 1,018
Utilities, Taxes and Insurance	\$ 510	\$ 510
5% and 20% Down Payment	\$ 8,930	\$ 42,416
Maximum Sales Price	\$178,600	\$212,100
*Median selected homeowner costs for specified housing units. Source: U.S. Bureau of the Census, 2000, Summary File 3		

Table E-8 shows the number of Wolcott residential home sales in different sales brackets in 2008 as compared to the rest of the county and state.

Table E-8: Sales Price Distribution (2008)

	Wolcott		County		State	
	#	%	#	%	#	%
Less than \$100,000	0	0	155	2	495	2
\$100,001-\$200,000	44	23	1,602	23	5,866	18
\$200,001-\$300,000	90	48	2,612	38	10,094	31
\$300,001-\$400,000	26	14	1,340	19	5,655	17
\$400,001 or More	29	15	1,402	30	10,285	32
Total	189	100%	6,956	100%	32,395	100%

Source: CERC Town Profile 2008

Wolcott is similar to the County and State in percentages of sales of homes in the \$100,000 to \$200,000 and \$300,000 to \$400,000. Sales of homes in the \$200,000 to \$300,000 are significantly above and homes selling for >\$400,000 are significantly below County and State percentages.

Based on the housing affordability calculation the majority of house sales in the \$100,000 to \$300,000 range is keeping with the \$178,000 to \$212,000 price range calculated.

One way the town could increase its supply of affordable units would be to engage in town-sponsored housing development. In this type of arrangement, a town purchases land for residential construction and then transfers the land to a non-profit group responsible for developing and managing the housing. This arrangement allows the town to receive grants to lower the cost of the land, which in turn, enables the non-profit group to offer units at affordable rents. The town's role is critical to the process since it is less likely that a non-profit organization could secure certain grants on its own.

PART F. ECONOMIC DEVELOPMENT

A successful economic development strategy requires that a community understand trends in the marketplace, considers the needs of existing businesses, promotes market segments that will enhance the Town's economic make-up and works to resolve issues that limit the marketability of the Town to future business.

This section provides data on Wolcott's last and current economic development trends and how that may affect future development and the method of preservation.

F.1 Regional Economy

According to CNVR since 1990 employment growth in the region, the state, and the Northeast has not kept up with the southern and western parts of the country. Outsourcing to other countries has also taken its toll. Fabricated metals, which has been the region's core industry, remain prominent, but employment continues to decline as the economy shifts to the service sector. In 2003, the leading employers were health services, business services, educational services and fabricated metal products. Viewed in terms of sales, the leading sectors were banking, chemicals, automotive retail and fabricated metal products. Precision manufacturing stays competitive in the region despite global competition. Recent trends in average annual employment by industry in Connecticut is shown on Table F.1.

After decades of growth, the region's labor force declined in the 1990's but returned to its 1990 level by 2006. Residents of the thirteen municipalities fill most jobs in the region, but the region is a net exporter of workers. More residents commute to jobs beyond the CNVR, than residents from other regions commute into the CNVR to work.

Over the past thirty years, the region has shifted from a manufacturing-based economy to a more service-based economy. Since 1970, manufacturing employment has decreased from about one-half to about one-quarter of all jobs, while service employment has increased from about one-eighth to about on third of all jobs. Despite the overall decline in manufacturing employment, precision manufacturing – particularly the eyelet and screw machine industries – is an important regional industrial cluster. The skill level of its workers has made the Central Naugatuck Valley Region a focal point for precision manufacturing.



**Table F-1: Annual Average Employment by Industry, Connecticut, 1997-2001 and 2002:2004
NAICS**

Industry Group	1997 Employment	2001 Employment	% Change	Industry Group	2002 NAICS Employment	2004 NAICS Employment (000s)	% Change
Connecticut Total	1,588,675	1,667,104	4.9%	Connecticut Total	1,623,800	1,612,100	-0.8%
Agriculture, Forestry & Fishing	15,590	18,194	16.7%	Agriculture, Forestry & Fishing	NA	NA	NA
Construction & Mining	56,822	66,136	16.4%	Natural Resources, Construction & Mining	641,200	66,500	3.6%
Manufacturing	274,809	253,784	-7.7%	Manufacturing	211,200	197,500	-6.5%
Transportation, Communications & Utilities	73,001	76,493	4.8%	Transportation, Warehousing & Utilities	49,000	49,400	0.8%
Wholesale Trade	82,686	78,470	-5.1%	Wholesale Trade	66,000	65,700	-0.5%
Retail Trade	268,450	280,845	4.6%	Retail Trade	19,200	193,200	-0.5%
Finance, Insurance & Real Estate (FIRE)	129,306	142,752	10.4%	Financial Activities	142,600	140,700	-1.3%
Services	471,452	514,851	9.2%	Services	647,300	656,700	1.5%
Government	216,559	235,579	8.8%	Government	249,300	242,400	-2.8%
Other	1,505	1,166	-22.5%	Other	41,100	39,300	-4.4%

Source: Dun and Bradstreet 1997, 2001 & CTDOL Covered Employment statistics for NAICS 2002 & 2004

F-2 Local Economy

As shown on Table F-2 below the total employment within the Town grew 40% from 1980-2000, but only 1% from 2000-2008. However, in both instances Wolcott was above the state averages. In the most recent period 2000-2008, only Wolcott and Cheshire showed an employment increase among area towns.

The distribution of business types and associated employment levels are shown on Table F-3. The major types of employment in Town are: Services (37%), Manufacturing (24%), Government (18%), and Trade (16%).

Table F-2. Total Employment* in the Wolcott, CNVR and Area Municipalities - 1980, 1990, 2000, 2007, 2008

Geographic Area	Covered Employment** Annual Average			Nonagricultural June Employment			Percent Change	
	2008	2007	2000	2000	1990	1980	2000- 2008	1980- 2000
Wolcott	3,165	3,077	3,144	3,140	2,690	2,250	1%	40%
CNVR	101,533	102,804	102,648	103,750	99,600	89,980	-1%	15%
Waterbury	41,163	42,484	41,902	42,640	48,510	49,230	-2%	-13%
Cheshire	16,501	16,127	14,194	14,350	12,060	8,100	16%	77%
Middlebury	3,556	3,417	3,557	3,640	3,660	4,170	0%	-13%
Prospect	2,052	2,062	2,092	2,210	1,800	1,360	-2%	63%
Watertown	8,614	8,784	10,478	10,610	8,040	6,650	-18%	60%
State	1,676,493	1,686,262	1,676,799	1,710,900	1,630,600	1,440,100	0%	19%

* Starting in 2002, data become available using the North American Industry Classification System (NAICS), which includes agricultural employment. The Standard Industrial Classification System had previously been used. Data before 2002 is not comparable to later years.

** Covered Employment is employment that is covered by unemployment insurance.

Note: Total Nonagricultural Employment excludes workers idled due to labor-management disputes.

Source: Connecticut Department of Labor, Office of Research and Information, Labor Market Information, "Connecticut Nonfarm Employment by Town" www.ctdol.state.ct.us/lm/ces/nfbytwn.htm

Connecticut Department of Labor, Office of Research and Information, "Labor Force Data by Town," www.ctdol.state.ct.us/lmi/laus/lmiftown.htm

Connecticut Department of Labor website, "Covered Employment & Wages by Industry," www.ctdol.state.ct.us/lmi/202/covered/htm

F-3 Wolcott Employment and Wage by Industry (2007)

	NAICS Code	Industry	Units	Annual Average Employment	Total Annual Wages	Annual Average Wage
Wolcott		Total - All Industries	332	3,077	\$113,236,370	\$36,802
	11	Agriculture, Forestry, Fishing and Hunting		*	*	
	23	Construction	67	400	\$18,513,091	\$46,341
	31	Manufacturing	37	633	\$26,771,291	\$42,285
	42	Wholesale Trade	24	93	\$5,235,588	\$58,550
	44	Retail Trade	38	261	\$5,530,626	\$21,210
	48	Transportation and Warehousing	5	43	\$951,274	\$22,123
	51	Information	3	11	\$793,736	\$70,036
	52	Finance and Insurance	12	44	\$1,657,213	\$41,692
	53	Real Estate and Rental and Leasing	16	37	\$1,074,753	\$29,245
	54	Professional, Scientific, and Technical Services	14	58	\$1,965,640	\$35,209
	55	Management of Companies and Enterprises	*	*	*	*
		Administrative and Support and Waste Management				
	56	Remediation	21	200	\$7,599,385	\$37,916
	61	Educational Services		*		
	62	Health Care and Social Assistance	84	462	\$12,412,909	\$30,884
	71	Arts, Entertainment, and Recreation	4	16	\$162,062	\$10,024
	72	Accommodation and Food Services	21	165	\$2,041,726	\$12,388
	81	Other Services (except Public Administration)	31	103	\$2,223,144	\$21,532
	99	Unclassifiable/unknown industry		*		*
		Total Government	7	568	\$25,548,969	\$44,967
		Federal Government	2	14	\$707,360	\$50,828
		Local/Municipal Government	5	554	\$24,841,809	\$44,820

Source: CT DOL.

The total labor force in Wolcott as of 2008 is 9,077 with unemployment at 5.6%. Estimated labor force status for Wolcott, CNVR and Area Towns is displayed on Table F.4 below.

Table F-4 Estimated Labor Force Status for Wolcott, CNVR and Area Towns by Place of Residence: 2000-2008				
Geographic Area	Labor Force	Employed Residents	Unemployed Residents	Percent Unemployed
	2008			
Wolcott	9,077	8,570	507	5.6%
CNVR	144,894	135,122	9,772	6.7%
Waterbury	50,107	45,436	4,671	9.3%
Cheshire	14,683	14,032	651	4.4%
Middlebury	3,912	3,738	174	4.4%
Prospect	5,278	5,005	273	5.2%
Watertown	12,291	11,580	711	5.8%
Connecticut	1,876,100	1,769,200	106,900	5.7%
	2000			
Wolcott	8,302	8,130	172	2.1%
CNVR	135,311	131,847	3,464	2.6%
Waterbury	48,084	46,417	1,667	3.5%
Cheshire	13,821	13,576	245	1.8%
Middlebury	3,472	3,404	68	2.0%
Prospect	4,911	4,819	92	1.9%
Watertown	11,826	11,590	236	2.0%
Connecticut	1,736,800	1,697,700	39,200	2.3%
<p>Source: Connecticut Department of Labor, Office of Research, Local Area Unemployment Statistics (TAUS), Labor Force Data by Town, Annual Averages, Not Seasonally Adjusted. 2000 data last updated 10/15/07 by Connecticut Dept. of Labor, Office of Research and benchmarked 2005; 2008 data Benchmarked 2008</p>				

F-3. Economic Policies

Wolcott's economic policies are the same as policies throughout the region and state:

- Give priority to businesses and industries that:
 1. Provide a higher tax base and higher number of job opportunities;
 2. Support existing business and industry; and
 3. Buffer local employment from negative efforts of cyclical trends by diversifying employment opportunities.
- Protect commercial and industrial land from residential encroachment. Residential and industrial uses are not compatible.

While residential uses should not be allowed in industrial areas, other non-residential uses may be allowed in an effort to strengthen the town's economic base. Therefore, the town should promote the industrial areas as locations for industrial uses but also consider additional businesses that will increase the town's economic vitality without undermining the operations of established and future industrial uses in the area.

F-4. Industrial Areas

As shown on Table D-5 previously there is a large amount of industrial zoned land available. Of the 967 acres available in Wolcott 623 acres are undeveloped. While the industrial base of these zones should be preserved, there are likely to be development pressures that would lead to a diversification of use within the existing zoning district.

Currently the following uses are prohibited (including residential) in industrial zones:

A-11	Forestry
B-4	Cemeteries
B-8-10	Day Care Facilities
B-12	Golf, Tennis, Swimming Clubs
B-17 & 18	Flea Markets
C-1	Retail Sales & Service
C-2 & 2a	Package Stores
C-4	Restaurants for Fast Food
C-5	Undertakers
C-7 & 7a	Laundromats & Laundries
C-9	Medical and Dental Clinics
C-10	Adult Oriented Businesses
C-11	Indoor Theatres
C-12	Veterinary Clinics

With the regional trend towards precision (light) manufacturing, many of the above uses would not conflict with the existing and future industrial base.

F-5. Industrial Site Constraints

In addition to economic and market conditions, undeveloped industrial land in Wolcott is also due to physical constraints. There is currently no public water or public sewer service in all of the industrial zones north of Center Street. Unless sewer and water extension to this area is provided it would appear to be foolishly optimistic to think that this area would develop under current restrictive industrial zone limitations. Modification of the industrial zone uses would be particularly beneficial for the northern industrial zones.

F-6. Education and Training

According to the COGCNV, there appears to be a mismatch between available job opportunities and the interests of the region's residents. While it is one of the region's strongest sectors, the labor force in the CNVR appears to have a negative view of the manufacturing industry. Many believe that positions in manufacturing are not well paid and involve undesirable working conditions, and security of jobs are at risk due to more favorable manufacturing market conditions outside Connecticut.

The region is facing a shortage of highly skilled workers because it is not attracting a portion of the workforce. Compared with the State of Connecticut, the CNVR region has a smaller proportion of highly educated residents. A lower percentage of the region's population over the age of 25 has a bachelor's degree (or higher) than in the state: 21.5 percent in CNVR compared to 27.2 percent in Connecticut. Several companies need to go outside of the region to recruit highly technical workers.

As described in the Mt. Auburn Associates report prepared for the COGCNV, many surveyed employers perceive that the region's workforce for entry-level jobs is deficient in basic skills. Survey results provide evidence that employers are facing increasing challenges in finding and keeping qualified employees. Employers believe that the secondary schools do not adequately prepare students for local entry-level jobs.

Regrettably Wolcott's workforce educational level is the worst in the region (except for Waterbury). Of Wolcott's population 25 years and older (see table C-7) only 29% have an Associates or Bachelor's degree compared to 32.2% for the region and 38% for the state.

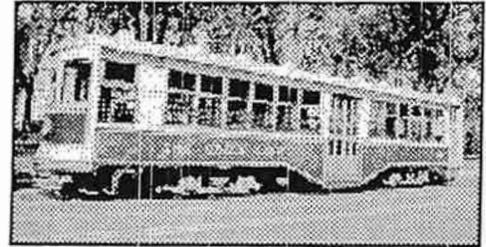
Wolcott's manufacturing businesses could benefit from the resources provided by The Connecticut State Technology Extension Program (CONNSTEP). CONNSTEP was established in 1994, with direct support from the Connecticut Department of Economic and Community Development (DECD), and now implements the state's Manufacturing Resource Center (MRC). The MRC provides the state's smaller manufacturers with the training they need to upgrade their operations and their workers' skills, in order to make their businesses more competitive.

F-7. Economic Development Strategy

Wolcott is part of the COGCNV and the Wolcott Chamber of Commerce. At the local level the Town has an Economic Development Commission of 7 members. The budget for the Commission appears to be limited and as a result not much can be achieved.

The Planning and Zoning Commission should meet regularly with the Economic Development Commission to consider future strategies to promote economic growth in Wolcott.

PART G. TRANSPORTATION



G-1. General

Coordination of the street system in a community is a major function of the Planning and Zoning Commission and an important element of a Plan of Development. A town's street system provides for the movement of people, goods and services both within the community and between the community and the surrounding region. An effective and safe street system is directly tied to the orderly growth of the Town in many ways. Automobile travel is our principle mode of transportation and will continue to be so in the foreseeable future.

Public transportation is very limited and is not anticipated to expand significantly during the planning period. There are two public transportation routes into Wolcott, (shown on Figure G-1). As a supplement to these routes the ADA Paratransit program will pick up eligible disabled residents who live within $\frac{3}{4}$ of a mile of the public transit route.

G-2. Existing System

Much of the existing road system has evolved from farm roads and country lanes and are now being asked to serve the daily needs of considerable residential subdivision development (see Figure G-2). Many of them were never designed or intended to handle the traffic volumes which now or eventually may be generated. While widening and resurfacing will often help, in many instances vertical and horizontal alignment, drainage and bridge problems dictate major reconstruction efforts. To understand the function of each road and to guide their future improvement needs, the road system has been classified into three (3) categories, namely arterials, major town roads and local streets.

Arterials

The arterials consist of the State Highways and typically they carry relatively large volumes of traffic in town. They primarily serve a regional function and much of their traffic is generated by other communities. The arterials included in this category are Route 69 (Wolcott Road), Route 66 (Meriden Road) and Route 322 (Center Street - County Road - East Street). Selected road improvements are performed by the State, as necessary to address maintenance, capacity and safety issues, such as the recently completed County Road (Route 322) work and the current improvement of Wolcott Road (Route 69) in the vicinity of Potuccos Ring Road. No new arterial roads are anticipated during the planning period.

Major Town Roads

Major town roads include the many, heavily traveled local roads that collect traffic from other local streets and feed it to the arterial streets, and/or serve to interconnect neighborhoods and arterial streets. Continued upgrading and selective improvements will be necessary and desirable to address safety and capacity issues throughout the

planning period. Included in this category are such roads as Spindle Hill Road, Woodtick Road, Todd Road, Central Avenue, Bound Line Road, Potuccos Ring Road, portions of County Road, Farview Avenue, Nichols Road, Mad River Road, Allentown Road, Andrews Road, and Todd Hollow Road. A new major town road is proposed as an upgrading and extension of Grilley Road, connecting from Lyman Road to Wolcott Road, opposite Nichols Road.

Local Streets

Local streets make up the balance of the roads in town and primarily provide the necessary access to individual lots and parcels. It is the intention of good roadway coordination to pursue the connection of local streets into a logical and cohesive network when such connections are necessary or desirable to provide convenience and improved emergency access and to minimize public works and public safety problems associated with lengthy dead-end streets. It will be desirable to avoid creating short-cuts that will unreasonably increase traffic on local residential streets.

The 1997 plan talked about the undesirability of creating thru streets that would increase traffic local streets. While recognizing that dead end streets (cul-de-sacs) are undesirable, the 1997 plan recommended the promotion of loop streets.

Although loop streets eliminate many of the traffic problems previously mentioned they also tend to limit the neighborhood. As discussed in the next section there are other techniques available to meet traffic concerns and promote neighborhood living.

G-3. Road Design Standards

The standards for new road construction are specified in the Town's Subdivision Regulations. A 50-foot right of way is required for all streets with required pavement widths of 30 feet for secondary streets, 28 feet for local residential streets and 24 feet for minor streets.

The Planning and Zoning Commission may want to consider the option of allowing narrower streets in new subdivisions. Studies have shown that 18-20 foot wide streets, in areas where on-street parking is not required, result in lower vehicle speeds.

Our peripheral vision informs us that 25-30 miles per hour is the maximum comfortable speed on residential streets that are about 20 feet wide, whereas we can reach speeds of 35-40 miles per hour on wider streets before we sense we are traveling too fast for road conditions.

The Planning and Zoning Commission may also want to consider requiring sidewalks for all new subdivision. At present sidewalks may be required for areas within a ½ mile of schools, retail areas, public bus stops and within 500 feet of public parks. Walking has become one of the most popular outdoor recreation activities in the U.S. Sidewalks provide a safe place for adults and children to walk and ties a development into a "neighborhood".

As one incentive to developers, Planning and Zoning can allow, for example, a reduced pavement width if sidewalks are installed.

G-4. Vehicular Circulation

Because they interrupt the pattern of connecting streets, thereby decreasing accessibility for residents, mail vehicles, rubbish trucks and school buses, cul-de-sacs should be strongly discouraged. The original tendency toward cul-de-sacs arose because excessive street design standards created virtual raceways through residential neighborhoods (Arendt 1994). Excessive speed can be controlled through street design, 3 and 4 way stop signs and other traffic calming techniques.

G-5. Accident Data

ConnDOT compiles accident data for all state owned and local roadways, intersections or road segments that have fifteen (15) or more accidents over a three (3) year period are considered "critical". ConnDOT used to publish an annual report known as the Suggested List of Safety Surveillance Sites (SLOSS). Due to a lawsuit, ConnDOT no longer provides said list. However, they do provide the raw data.

Based on a review of that data the intersections with the highest incident of accidents over a three (3) year period are as follows:

Rte. 69 – Woodtick Rd.	24
Rte. 322 – Woodtick Rd.	16
Spindle Hill – Forestview Dr.	15
Woodtick Rd. – Garthwait Rd.	14
Beach Rd. – Chasse St..	12

G-6. Traffic Volumes

Analyzing the existing traffic conditions on Wolcott's major arterials helps determine where capital improvements are needed. The general unit of measurement for traffic on a road is the annual average daily traffic (AADT), which is defined by the Connecticut Department of Transportation (ConnDOT) as an estimate of the number of vehicles passing through the defined section of highway on an average day for both directions of travel combined. ConnDOT continually gathers traffic volume data for State and interstate highways and selected local roads. Figure G-3 illustrates traffic volumes on the state roads in Wolcott in 2008.

As shown the greatest traffic volumes are as follows:

Rte. 69 at Beach Rd.	14,800
Rte. 69 at Long Swamp Rd.	11,300
Rte. 322 at County Rd.	8,800
Rte. 322 at Rte. 84	8,800
Rte. 322 at Woodtick Rd.	7,200

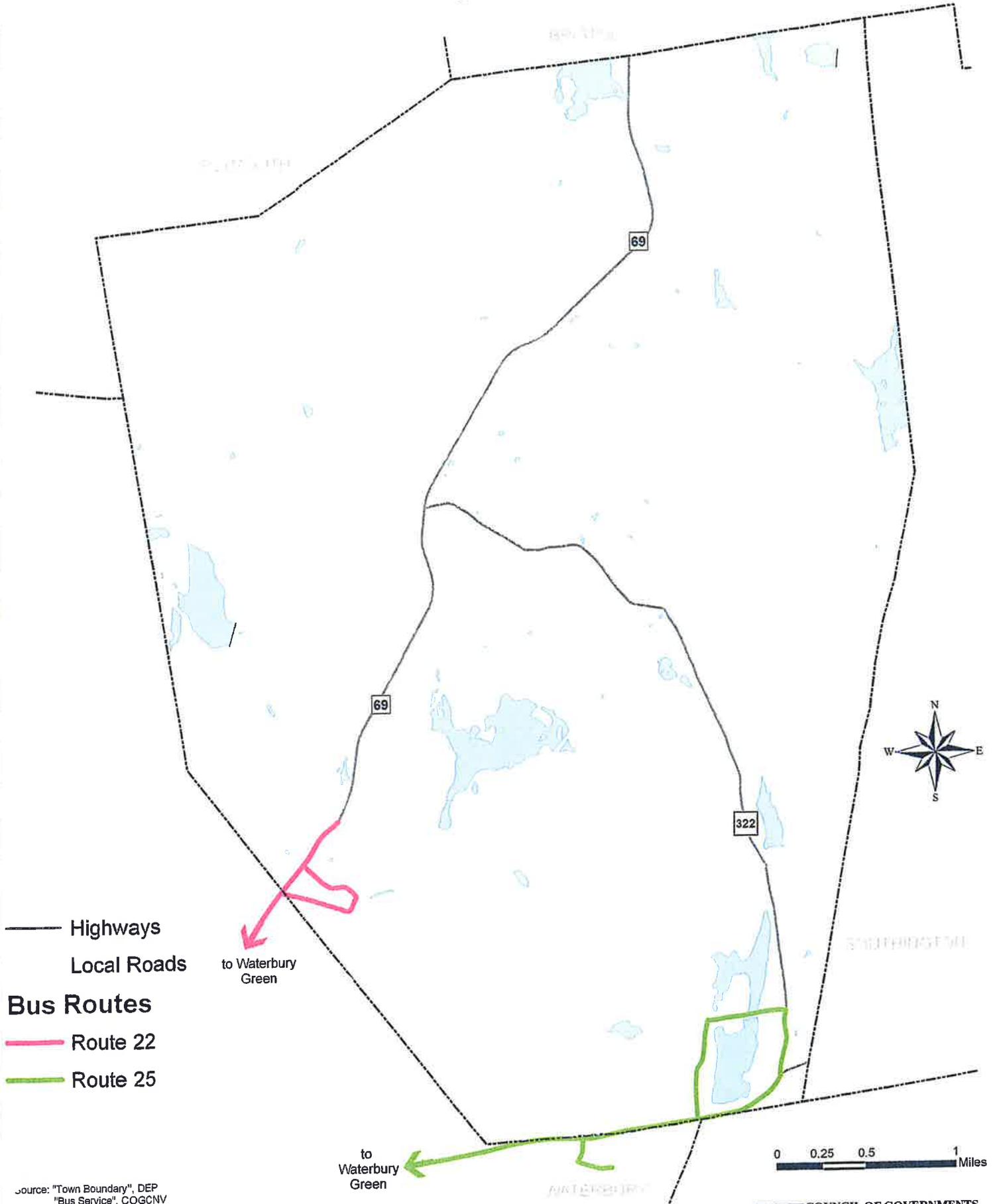
G-7. Bicycle Circulation

According to ConnDOT, a bicycle route is a system of on-street facilities such as shared roadways, wide-curb lanes, bicycle lanes and/or separate multi-use paths. The location and type of bicycle routes are dependent on factors such as accessibility, safety and the riding environment. Bicycle routes should be located where their use can be maximized. Factors that should be considered are the routes' ability to serve employment centers, commercial areas, shopping centers, education facilities, and parks and recreation areas. The location of bicycle routes should provide for adequate access points, and provide a route that connects origin and destination points in a direct manner.

Bicycle routes should be selected to minimize conflicts with motorists and pedestrians. They should also provide a riding environment that is aesthetically pleasing and commensurate with the physical ability of the average cyclist. Another important consideration is continuity. A bicycle route of alternating segments of separate bicycle paths and on-street bike lanes should be avoided. Such routes tend to encourage wrong-way bicycle travel beyond the end of a bike path where bicyclists are required to cross to the other side of the street to travel with traffic. If a route type change is necessary, the transitions from one type to another must be well marked.

Figure G-4 shows the state's bicycle route through Wolcott, as shown on the Connecticut Bicycle Map (2002). While these routes are shown on the state map, there is no signage in town identifying them as bicycle routes. All state roads should be designated as future bikeways so that when the state looks at making improvements to a state road, the roads will be designed to provide adequate bike lanes. In addition, the Town should designate certain local roads as bicycle routes, submit these bicycle routes to the State for inclusion on the State Map, and initiate the necessary roadway improvements for bicycle routes to be part of municipal projects.

G-1 Transportation Modes



- Highways
- Local Roads
- Bus Routes**
- Route 22
- Route 25

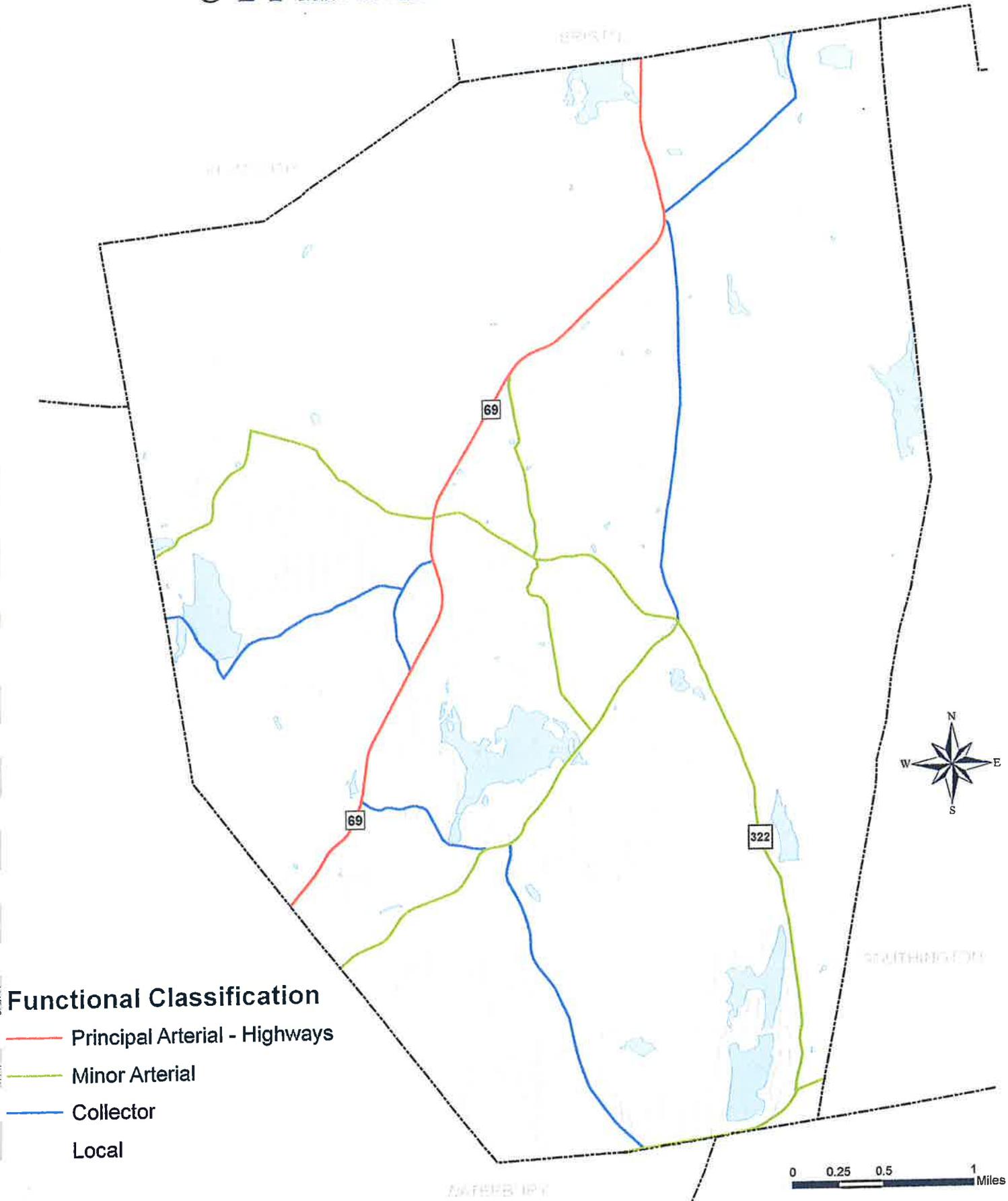
Source: "Town Boundary", DEP
"Bus Service", COGCNV

For general planning purposes only.
Delineations may not be exact.

May 2011

 COUNCIL OF GOVERNMENTS
CENTRAL NAUGATUCK VALLEY

G-2 Functional Classification of Roads

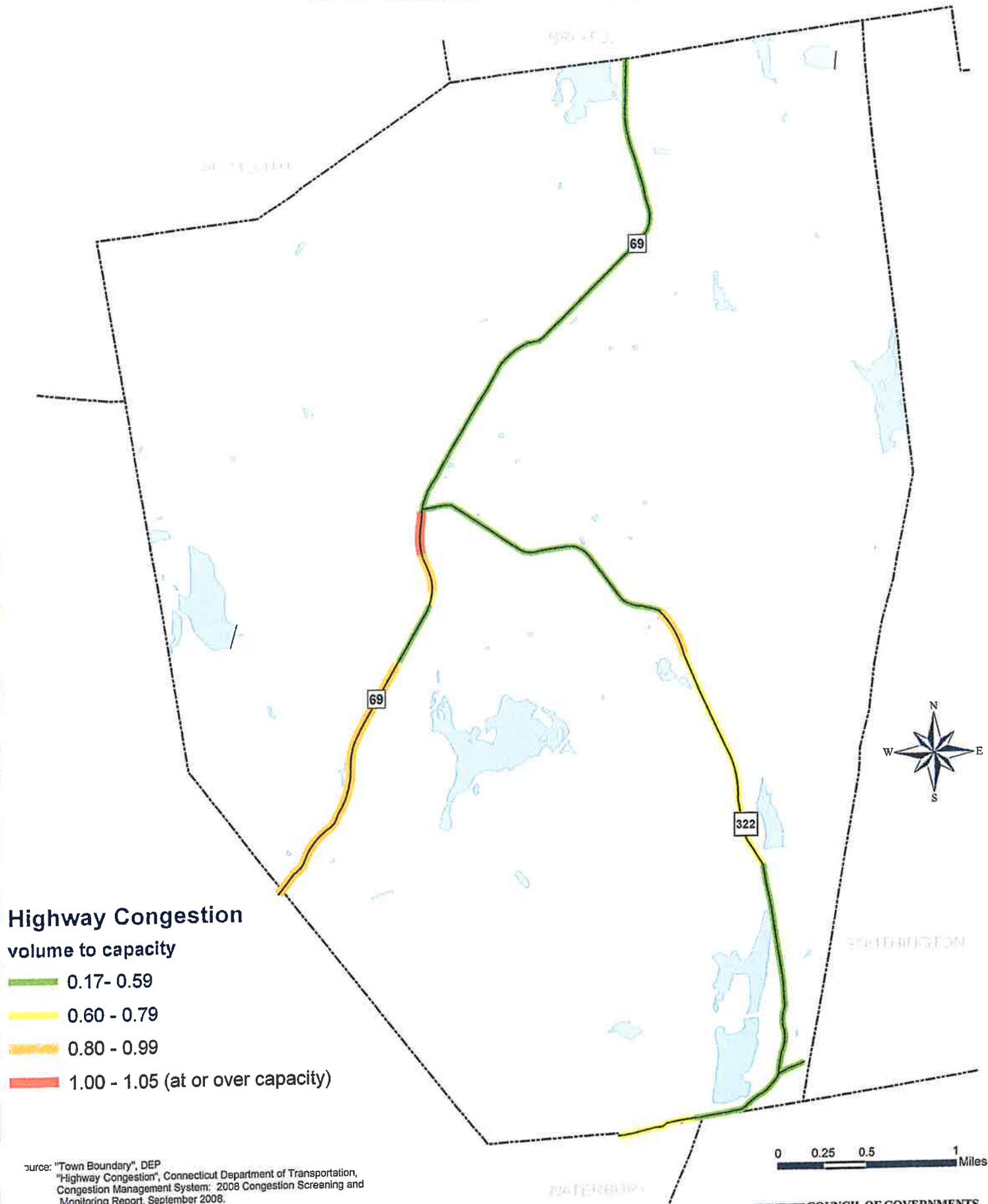


Functional Classification

- Principal Arterial - Highways
- Minor Arterial
- Collector
- Local

Source: "Town Boundary", DEP
"Functional Classification", CTDOT 2009
For general planning purposes only. Delineations may not be exact.

G-3 Traffic Volumes



Source: "Town Boundary", DEP
"Highway Congestion", Connecticut Department of Transportation,
Congestion Management System: 2008 Congestion Screening and
Monitoring Report, September 2008.

For general planning purposes only.
Delineations may not be exact.

May 2011

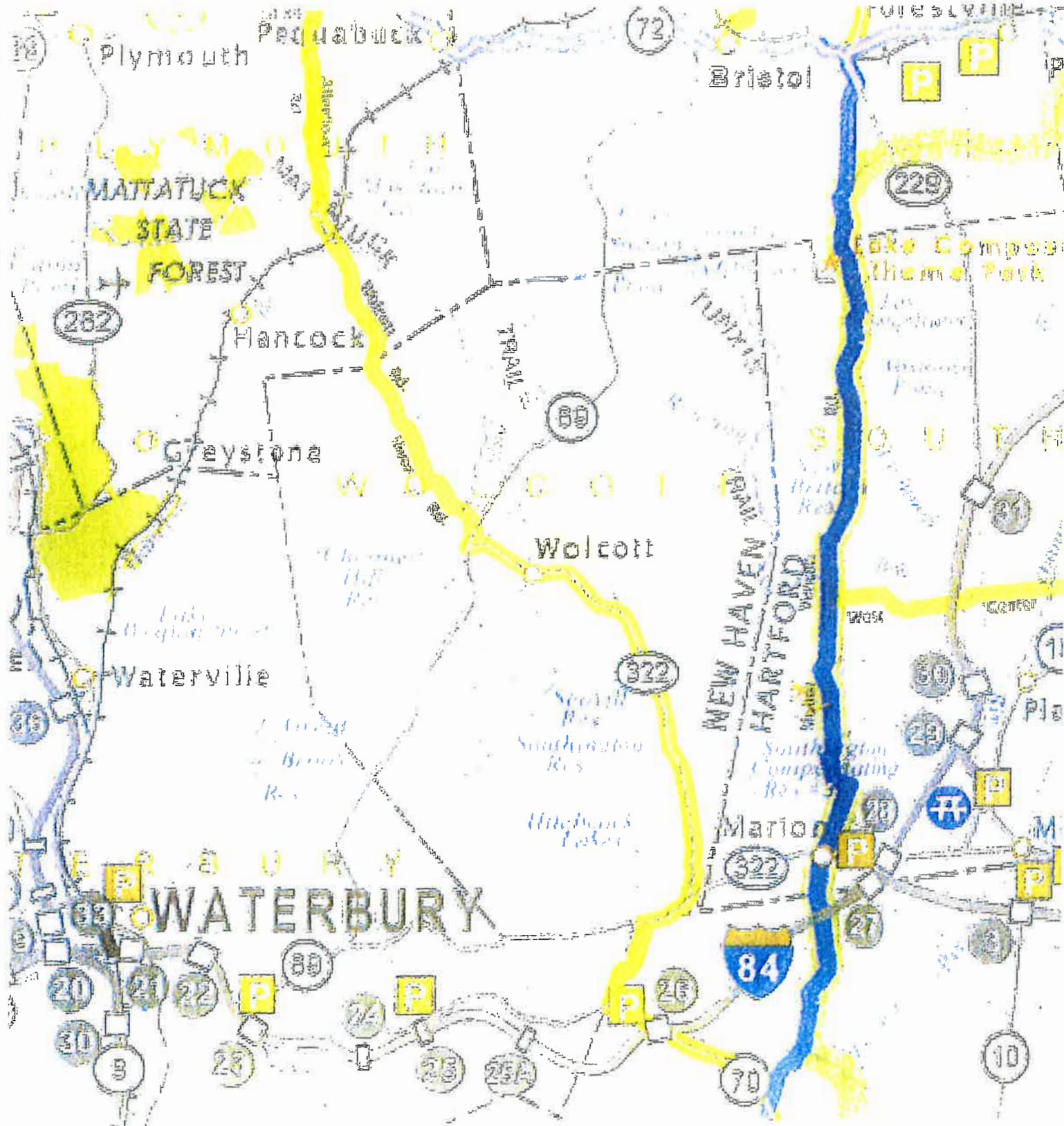


Figure G-4
State Bicycle Route

PART H. COMMUNITY FACILITIES AND UTILITIES

H-1. General

Community facilities encompasses the broad range of governmental services and functions, including public works, public safety, governmental offices and education as well as municipal sanitary sewer and public water supply services. This review evaluates, in general terms, their adequacy to meet community needs during the planning period and beyond. The location of current facilities is shown on Figure H-1.

H-2. Public Works

The Public Works complex is part of a multi-purpose facility located on a sizable site on Todd Road, adjacent and to the rear of Frisbie School. The site is also the location of the Ambulance Service building, the Police impoundment area and the Kiwanis and Lions Club storage building, for the Frisbie Field Fairgrounds. The Public Works offices and garage was originally constructed in 1971 to provide indoor space for public works equipment. It provides limited office space that is shared by Public Works and Sewer and Water Commission personnel. These activities are currently in need of additional space. The Highway Department has a salt barn storage shed and also located on the property is a new Youth Center which was approved in April of 2010.

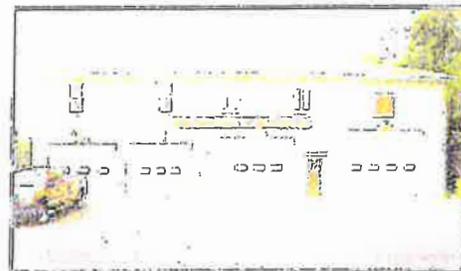
The recent acquisition by the Lions Club of a large tract of land on Wolcott Road will ultimately lead to relocation of their facilities to that location, facilitating expansion of other Town facilities at the Todd Road site.

H-3. Public Safety

The Wolcott Police Department is now housed in an attractive and adequate new facility, built in 1990. A new impound area has been installed at the Public Works location. It can accommodate just (8) cars and is protected by a roof and security fence. The Department believes that a garage structure with a capacity for at least 12 vehicles would satisfy their needs. The current location at the Public Works complex is advantageous because it is off site from the Police Station and yet is conveniently accessible. The 1973 Plan of Development noted a need for a pistol range. This need, however, has been served through the cooperation of local hunting clubs. Both the Wolcott Land Owners and the Bristol Fish and Game Club own extensive lands in Wolcott and the Police are currently using the Fish and Game Club facilities. The Dog Pound, which was renovated in 2009, is also operated by the Police Department. Renovations included a septic system, an office area and a paved, fenced in area, to accommodate unloading of animals. The site is located at the end of Bound Line Road, next to what was the old landfill site.

H-4. Fire Protection

The Town of Wolcott is currently well served by three (3) all-volunteer Fire Companies with well located and distributed firehouses. Company Number 1 is situated at the corner of Central Avenue and Samuelson Avenue, near East Street; Company Number 2 on North Street; and Company Number 3 on the corner of Lyman Road and Potuccos Ring Road. Since the previous Comprehensive Plan study in 1972, Company #1 and Company #2 have built additions to their stations and an addition is anticipated for Company #3. Typically, each Company owns its building and finances any necessary additions. With the assistance of a State grant, several tanker trucks were recently refurbished. At a time when many communities are finding it difficult to attract volunteers, especially in light of the special schooling now required, the Town of Wolcott is very fortunate to be able to maintain its able force of 20 to 30 fire fighters per company. The central water supply and new hydrants being proposed to serve the lower portions of Route 69 will be a welcome addition to their facilities. It is anticipated that these facilities will be adequate to accommodate the Town's needs during the planning period.



H-5. Town Hall

The general municipal administrative Town offices, other than those for Public Works and Sewer and Water, are located in the Wolcott Town Hall. Situated at the focal point of historic Wolcott Center, this attractive facility underwent a major expansion and remodeling in 1990. The site is adequate, with ample off-street parking provided. The facility should be more than adequate to accommodate the foreseeable future needs of the Town.

H-6. Sanitary Landfill

At one time, Wolcott had its own sanitary landfill/rubbish disposal area, located on Bound Line Road, north of Wolcott Road (Route 69). This facility, however, was closed 15 years ago and the Town is now served by the Bristol Regional Trash to Energy facility. It is expected that continued participation in this regional rubbish disposal facility will address the Town's needs during the planning period.

It is anticipated that the former landfill site may at some point be suitable for other purposes. One suggestion has been that it may be of some use to the adjacent fire training school.

H-7. Library

The Wolcott Public Library, located near the High School on Bound Line Road, was built in 1970. The building contains a childrens wing, meeting room and art gallery for the use of the Community. Ample off-street parking is provided. There are no known plans to expand this facility. It should continue to adequately serve the needs of the Town during the planning period.

H-8. Educational Facilities

The Plan of Development Update is primarily concerned with the adequacy of school facilities to serve future, long range community growth. The 1997 Plan of Development projected total school enrollment of 3,460 pupils by 2005-2006. Actual enrollment in the 2007-08 year was 2,916 pupils. Moreover future projections suggest a decrease in enrollment to 2,487 pupils by 2017-18. Past and projected Wolcott School enrollment by grade through 2017 is shown on Table H-1.

A study of projected enrollment was prepared by a consultant for the Wolcott Board of Education. The summary of that report is provided below:

"Total enrollment is projected to decline 14.7 percent, going from 2,916 students in 2007 to 2,487 students in 2017. Grade K-5 enrollment is projected to decrease by 7.3 percent from the October 2007 level of 1,177 students to around 1,090 students in 2017. Enrollment in Grades 6-8 is projected to decline by 23.2 percent from 758 students in the fall of 2007 to 582 students in 2017. High School enrollment is projected to decrease by almost 170 students (18.4 percent) to about 750 students over the next decade".

"These projections are based upon several other assumptions revolving around the notion that the recent past is a good predictor of the near future. The projection assumes that the following school policies will continue: kindergarten will remain full-day; retention policies will not change, families will choose to attend the Waterbury magnet schools and there will be no change in the drop-out rate. The projection assumes the following population growth factors will not change appreciably: births will average 144 over the 2008 to 2012 period; a 16.1 percent increase between the number of births and kindergarten enrollment; and a student migration of +1.23 percent".

Wolcott Schools

The Wolcott school system is composed of three elementary schools, grades K-5 (Frisbie, Tyrrell, Wakelee), one middle school, grades 6-8 (Alcott Middle School), and one high school, grades 9-12, which additionally accepts tuition students (Wolcott High School). This grade composition reflects a change in conditions since 1972 when the school system was composed of six elementary schools, grades K-8, including one church basement (Alcott, Frisbie, Lewis, Tyrrell, Wakelee, Woodtick, and the Congregational Church) and one high school, grades 9-12 (Wolcott High School). The Town of Wolcott responded to the needs of the growing school population and improved school facilities thereby reducing overcrowding so that quality education could continue to be offered.

Board of Education

With the expected reduction in enrollment no additional facilities are planned or needed in the foreseeable future. The Board of Education did purchase the property adjacent to the entrance to the High School which is expected to be used for parking. The only current needs expressed by the Board of Education are:

**Table H-1
Past and Projected Wolcott School Enrollment by Grade through 2017**

School Year	Birth Year	Births*	K	1	2	3	4	5	6	7	8	9**	10**	11**	12**	PreK	K-5	6-8	Resident 9-12	Reg. 16 9-12	Total
1997-98	1992	163	230	256	229	215	237	234	213	237	193	160	187	161	165	24	1401	643	673	209	2950
1998-99	1993	152	209	250	256	233	217	246	244	216	235	169	165	184	146	17	1411	695	664	216	3003
1999-00	1994	174	204	221	236	252	239	216	255	241	225	207	163	165	185	18	1368	721	720	213	3040
2000-01	1995	173	195	210	202	237	241	242	228	256	250	200	205	164	150	20	1327	734	719	219	3019
2001-02	1996	188	231	212	206	208	242	253	251	232	264	220	207	182	162	20	1352	747	771	97	2987
2002-03	1997	161	182	235	213	210	215	249	271	254	234	237	213	183	186	17	1304	759	819	39	2938
2003-04	1998	175	189	199	228	223	218	227	269	278	258	199	223	218	191	15	1284	805	831	0	2935
2004-05	1999	147	201	200	188	235	232	226	244	269	279	222	195	219	211	51	1282	792	847	0	2972
2005-06	2000	144	171	198	214	192	241	231	246	255	266	285	211	196	199	61	1247	767	891	0	2966
2006-07	2001	167	186	185	193	209	188	247	246	241	253	232	244	235	202	61	1208	740	913	0	2922
2007-08	2002	155	199	198	178	192	218	192	263	249	246	222	219	248	226	66	1177	758	915	0	2916
Projected																					
2008-09	2003	144	177	210	195	179	196	223	206	265	250	222	206	227	242	66	1179	721	896	0	2863
2009-10	2004	150	182	186	207	196	183	200	239	208	267	225	205	213	221	66	1153	713	865	0	2797
2010-11	2005	133	164	191	184	207	200	186	215	241	209	240	209	213	208	66	1133	664	869	0	2733
2011-12	2006	122	150	173	189	184	212	204	200	217	242	188	222	216	208	66	1112	659	834	0	2670
2012-13	2007	143	171	158	170	189	188	217	219	202	218	218	174	230	211	66	1093	639	833	0	2631
2013-14	2008	142	172	180	156	171	193	192	232	221	203	196	202	180	225	66	1065	656	803	0	2590
2014-15	2009	140	171	181	178	156	174	198	206	234	222	182	182	209	176	66	1058	663	749	0	2536
2015-16	2010	139	169	180	179	178	160	178	212	208	235	200	169	188	204	66	1043	655	761	0	2526
2016-17	2011	145	176	178	177	179	182	163	191	214	209	212	185	175	184	66	1055	614	756	0	2491
2017-18	2012	152	184	185	175	178	183	186	175	193	215	188	196	192	171	66	1091	582	747	0	2487

* 2006 data are preliminary. 2007 data estimated from town clerk's 2007 calendar year figures. 2008 to 2012 data are estimated 2005 fertility rates of women of child-bearing age in Wolcott.

** Wolcott residents only.

- 1) Public Water at High School. The N.E. Association of Schools and Colleges has indicated that Wolcott High School should be provided with a reliable water supply system and,
- 2) Recycling – While there is recycling throughout the Town, no provisions have been made to collect recycled materials at the schools.

Educational Achievements

As described in section C-7 previously Wolcott students in the middle grades excel in Mastery Tests as compared to statewide achievements. Alternatively, high school students are below state averages in SAT scores.

The Board of Education is well aware of this shortcoming and is implementing a "critical thinking" curriculum which emphasizes training which has direct application on the students' future whether it be college or directly into the work force.

H-9. Sanitary Sewer Service

The existing network of municipal sanitary sewers serves much of the older built-up areas of the Town and is connected to the treatment facilities in the City of Waterbury. The sewer service area includes southern and western portions of Town as shown on the accompanying Figure H-2 - Public Facilities. Since public funding for sanitary sewers is not generally available, extensions to the existing system are and will continue to be limited primarily to those serving new developments with all cost paid by those private developers. This is the means by which newer subdivisions such as Arvida Woods, Alcott Meadows, Beachwood Estates, Forest Hills, Hampshire Glen, Lindsley Brook, Oakwood, Park of Wolcott, Red Fox Run, The Preserve, Watercreek, Woodgaite and Wolcott Hills have extended sewers. While there are approximately 52 miles of sanitary sewer lines serving the Town, there are still areas which would benefit from expanded sewer service one being the Cedar Lake area to the north at the Bristol Town line via Witches Rock Road. A study was performed for that area followed by a residential survey that resulted in the majority of property owners not in favor of expansion.

Recommended Strategies

1. New developments in reasonable proximity to the sanitary sewer system should be required to connect to the system. All costs should be the responsibility of the developer.
2. Require all expansions be via public roadways instead of cross-country easements in order to acquire services to every existing structure and available property in the area.

H-10. Water Supply

The first public water supply service in Wolcott occurred in 1989 when the system was extended from Waterbury into the industrial area off Route 69. The City of Waterbury's water supply sources are two reservoir systems including the Shepaug Reservoir System and the Wigwam Reservoir System. The Town currently provides potable drinking water and fire protection to its southern and western portions. Two meters are located at the interconnection at the Waterbury-Wolcott municipal boundary. Use of the interconnection is authorized by the Sale of Excess Water Permit #07-04 authorizing transfer of up to 0.8 million gallons per day (gpd) and a total of 292 million gallons per year. The transfer of water through the interconnection is governed by the current Water Diversion Permit that limits such transfer to 500,000 gpd. The 13.9 mile distribution system, (see Figure H-2), includes two water tanks (Barry Avenue and Edgemont Lane, each with a capacity of 565,000 gallons) and two pumping stations (Sunrise Road and Beach Road) associated with the zones supplied by the tanks.

The 1997 South Central Connecticut Regional Water Authority (SCCRWA) began delivering potable water and fire protection to the eastern portion of Town through individual Service Area Agreements. Expansions of water supply service continued through the years. Today, SCCRWA is under agreement with the Town of Wolcott to service the Hitchcock Lake Area of town, a portion of Meriden Road, Chesterfield Avenue and Steele Avenue.

A water supply and distribution study for the Town of Wolcott was completed in September of 2009 and outlines a master water supply plan for the Town. The Master Plan will be used as a guide for the location and size of water transmission mains, booster pumping stations and water storage facilities.

Recommended Strategies

1. Future expansions of the water supply system should first be focused towards zones that can be serviced by the water tanks and pumping stations already in place.
2. Increase and sustain limitations in Agreements and Permits to ensure service to entire projected town population.

H-11 Energy Conservation

Is energy a local issue? Is energy used locally and are emissions produced locally? Do local budgets contain funds to heat and cool municipal buildings, power municipal computers, faxes and lights, and fuel municipal vehicles? One needs only to look at the price at the fuel pump, edging ever higher, to admit that energy conservation is necessary if for no reason other than to keep costs in check.

Section 8-23 (3) (d) (9) of the regulations for development of Plans of Conservation and Development require that town Plans consider the use of solar and other renewable forms of energy conservation. The existing Town of Wolcott's Planning and Zoning Regulations incorporate in Section 24 allowances for Wind Energy Conversion Systems", however there is no other formalized town initiative for energy conservation.

Many towns throughout Ct and New England have taken the initiative towards energy conservation by forming local Energy Conservation Committees. The State of New Hampshire, for example, has passed legislation requiring all towns to establish Energy Conservation Committees.

Closer to home the Towns of Cheshire and Wethersfield have established Energy Conservation Committees. An example of the "Mission" and "Goals" of the Wethersfield Energy Commission is shown below:

"Mission Statement

The Wethersfield Citizen's Energy Conservation Advisory Committee is committed to promoting significant reductions in energy usage and greenhouse gas emissions throughout the town, including town buildings, businesses, schools, and residences. This will be done through new energy management strategies, improved energy efficiency, renewable energy sources, reduced dependence upon fossil fuels, and education of town residents.

We will investigate financing capital expenditures that help the town achieve these goals through grants or other financial means so as to minimize the initial impact on residents and businesses. It is anticipated that improving our "energy balance" (as outlined in the following goals) will provide more financial resources for the town and its citizens, improve our environmental climate, and help attract new economic development.

Goals

1. Develop a measurable system/format to evaluate energy usage, impacts of projects/policies, and ability to determine success percentages. After evaluation/education, determine appropriate goals/successes/benchmarks for the town and its citizenry.
2. Reduce on-grid electricity usage during peak load periods.
3. Develop, implement, and monitor "green" and energy conservation/generation technologies and strategies.
4. Become a model of energy self-sufficiency through the creation of renewable energy sources and strategies.
5. Identify, develop, and apply resources, such as tax and other incentives, Grants, and favorable financing to implement energy peak load reduction, energy conservation, and energy self-sufficiency.

There are many resources available regarding energy conservation. The Wethersfield Citizen's Energy Committee has compiled this list of web sites with information on conserving energy and creating renewable energy.

Web Sites

NAME	<u>WEB SITE</u>	ABOUT PROGRAM
Alliance to Save Energy	http://www.ase.org	"Promote energy efficiency world-wide to Achieve a healthier economy, cleaner environmental & greater energy security.
Appalachian Mountain Club	http://www.ct-amc.org	Promote environmentally friendly activities.
AuctorVer no	http://www.buildingctgreen.com	On line resource for green businesses and green building in CT.
Clean Water Action	http://www.cleanwateraction.org/ct	Dedicated to protecting America's waters.
CT Clean Energy Fund	http://www.ctcleanenergy.com	"Work towards clean, renewable energy sources"
CT Climate Change	http://www.ctclimatechange.com	Goal is to decrease greenhouse gas emissions.
CT Dept. of Environmental Protection (DEP)	http://www.ct.gov/dep	"Mission is to conserve, improve and protect the natural resources and environment of CT."

CT Energy Info.	http://www.ctenergyinfo.com	Help consumers navigate energy-related resources. Has info on CT Energy Efficiency Fund.
CT Green Building Council	http://www.ctgbc.org	Non-profit organization that promotes construction of energy efficient buildings.
CT Green Scene	http://www.ctgreenscene.com	Educate people on how to incorporate practical sustainable living at home and work.
CT NOFA (Northeast Organic Farming Association)	http://www.ctnofa.org	"Non-profit educational organization. Community of farmers, gardeners, etc., cultivating an organic CT."
CT Resources Recovery Authority	http://www.crra.org	Info on waste disposal and recycling.
CT Sierra Club	http://www.connecticut.sierraclub.org	"Non-profit member supported public interest organization that promotes conservation of natural environment by influencing public policy decisions."
Sierra Club Green Home	http://www.sierraclubgreenhome.com	"Sierra Club Green Home was developed with a simple mission in mind: to help Americans make their homes more energy efficient, environmentally sustainable and healthy."
East Coast Greenway Alliance	http://www.greenway.org	Info on a developing trail system between Canada & Key West.
1000 Friends of CT	http://www.1000friends-ct.org	Work to stop sprawl.

Greener Cars	http://www.greenercars.org	"Info on green vehicles, green driving tips, etc."
Greener Living with Dr. Ginsberg	http://whats.toxic.org	Provides education about environmental toxins & healthier living.
Incentives for Renewables & Efficiency	http://www.dsire.usa.org	"Comprehensive source of info on state, local, utility & federal financing incentives."
Local Harvest	http://www.localharvest.org	Lists farmer's markets and co-ops.
Northeast Sustainable Energy Association	http://www.nesea.org	"Works to bring clean electricity, green transportation and healthy, efficient buildings into everyday use."
One Thing Campaign	http://onethingct.com	"Helping ensure a better energy future here in Connecticut one person, one thing at a time. Many ideas and resources for conserving energy at home, at work, at school, getting around and in your community. What's your one thing?"
PACE (People's Action for Clean Energy)	http://www.pace-cleanenergy.org	"Volunteer organization working towards energy efficiency, conservation & renewable energy."
Solar Energy Association of CT	http://www.solarenergyofct.org	Membership organization dedicated to widespread acceptance & use of sustainable energy in the Northeast.
Your Connecticut Energy Guide	http://www.conservateducation.org/energyguide.htm	The Connecticut League of Conservation Voters Education Fund guide for understanding your electric bill, increasing energy efficiency at home and work, knowing the major players in Connecticut's energy policy making and other resources.

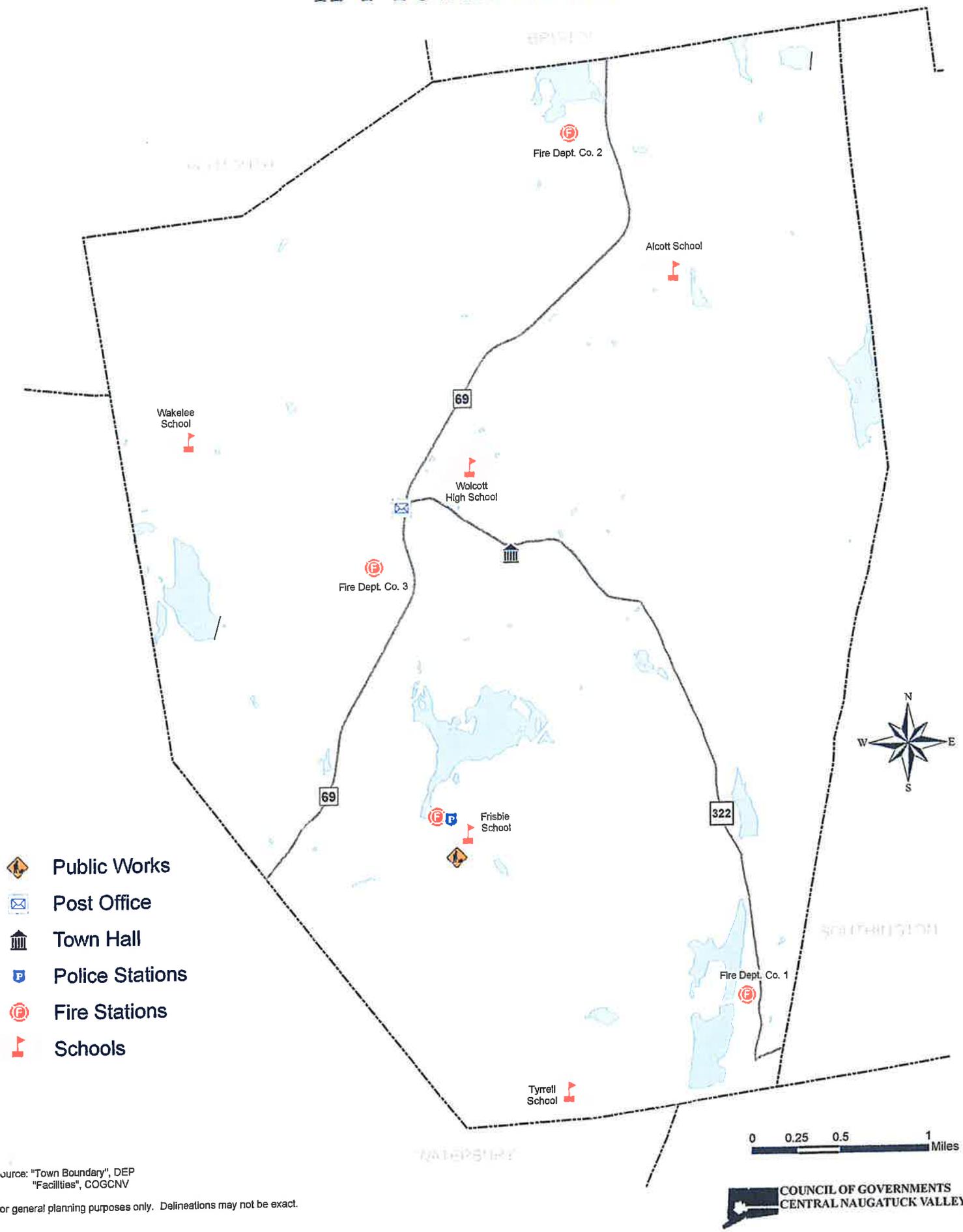
The Cool Coventry Club	http://webpages.charter.net/cool_coventry_club/home.htm	Goal is to decrease effects of global warming.
The Institute for Sustainable Energy	http://nutmeg.easternct.edu/sustainenergy/	"Program out of Eastern CT University that focuses on matters related to energy with an emphasis on educational resources, education solutions and policy."
The MDC (The Metropolitan District)	http://www.themdc.com	Info on clean water.
The Rideshare Co.	http://www.ride-share.com	Easy street van pools that reduce emissions.
U.S. Department of Energy: Energy Efficiency and Renewable Energy	http://www.eere.energy.gov	Information on energy efficiency and renewable energy technologies.
U.S. Department of Energy: Energy Savers	http://energy-savers.gov	Save energy and money at home: Learn ways to save energy and use clean, renewable technologies at home, while driving, and at work.
U.S. Environmental Protection Agency and Department of Energy: Energy Star	http://www.energy-star.gov	Energy-minded home improvement suggestions and information of Energy Star rated appliances and other household products.
U.S. Global Change Research Info Office	http://www.gcrio.org	"Provide info & data on climate change research, educational resources, etc."
We Can Solve It	http://www.wecan-solveit.org	Help solve the climate crisis.

Web Sites Good For Students & Teachers		
Carbon Free Kids	http://www.carbonfreekids.net	Kids dedicated to helping the environment
Climate Change Education	http://www.climatechangeeducation.org	Global warming and climate change education for everyone.
Climate Change for Kids	http://tiki.oneworld.net/global_warming/climate_home.html	Information for kids on the climate crisis and what they can do about it.
Energy Kid's Page	http://www.eia.doe.gov/kids/	Energy information for children.
NOOA Education	http://www.education.noaa.gov	"Environmental education specifically for teachers, students and "cool sites for everyone."
U.S. Environmental Protection Kid's Site	http://epa.gov/climatechange/kids/index.html	Educational information about climate change for teachers and students.
National Wildlife Federation's Climate Classroom	http://www.nwf.org/ClimateClassroom/	Information and educational materials to educate high school students about global warming.

There are also funds available for assistance in energy related programs. DECD Small Cities Program. (Wolcott is eligible) is available for energy related activities. The Ct. Council of Small Towns also has programs that, for example, install Solar Energy Systems in town office buildings.

The Planning and Zoning Commission should strongly endorse the establishment of an Energy Conservation Committee.

H-1 Town Facilities



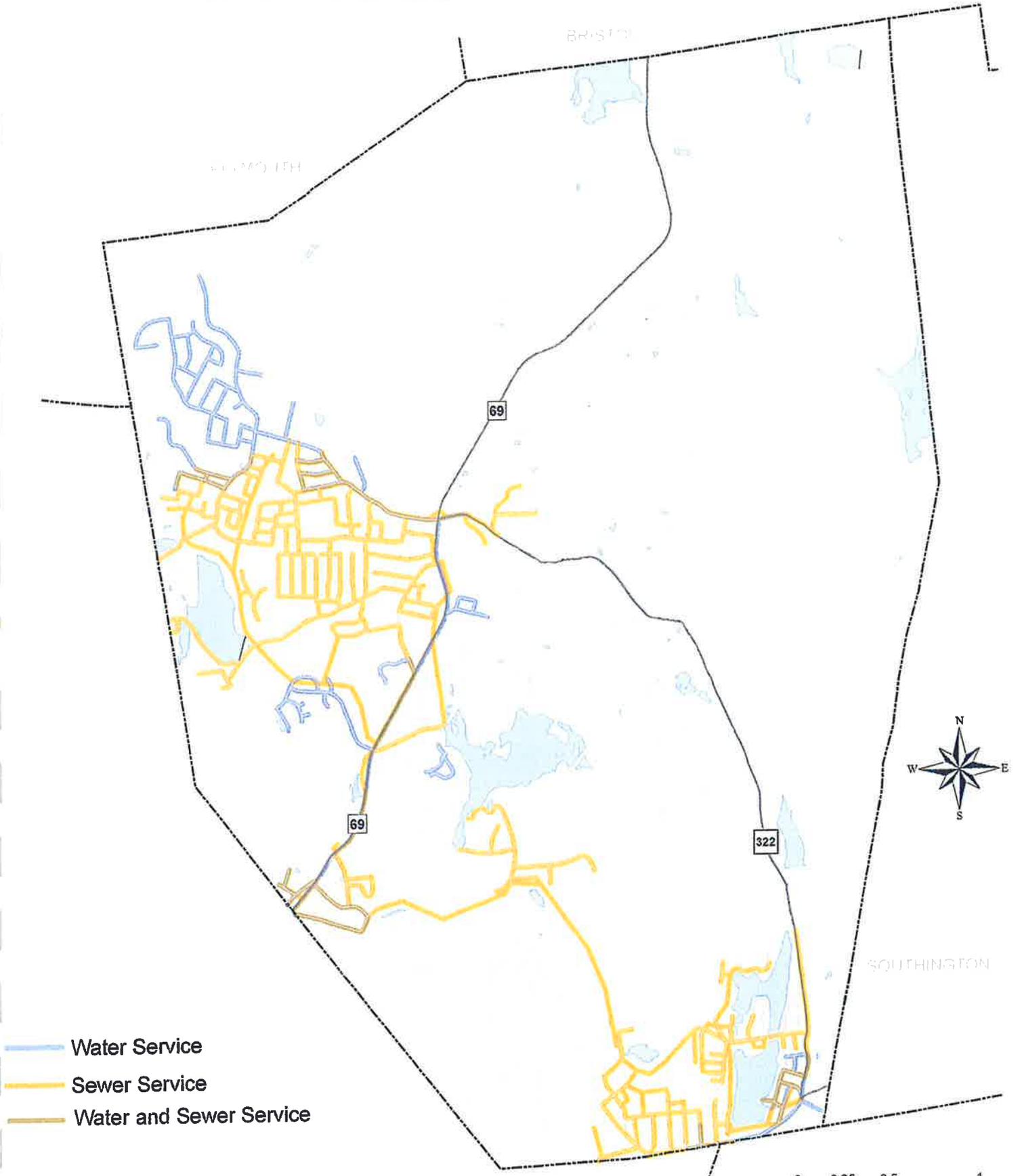
Source: "Town Boundary", DEP
 "Facilities", COGCNV

For general planning purposes only. Delineations may not be exact.

May 2011



H-2 Water and Sewer Service Areas



Source: "Town Boundary", DEP
"Water and Sewer Service Areas", COGCNV and Town of
Wolcott

For general planning purposes only. Delineations may not be exact.

May 2011

PART I. OPEN SPACE

I-1. General

The benefits of open space to a community are both economic and social. In terms of community benefits open space preservation can produce far reaching effects on the local economy in its effects on the local "quality of life". Study after study has shown that proper open space preservation increases property values and returns in municipal taxes. On the other hand lack of open space has a negative impact on water and air pollution and associated low density (sprawl) development will increase costs to the town. (It costs more to run school buses and emergency vehicles, to repair roads, and to collect garbage when houses are spread out over more miles of roads than when houses are located more closely together).

There are a variety of preservation techniques that may be used. Two commonly used programs, open space acquisition and cluster ordinances, are both economically viable methods of preserving open space. At a minimum, preparation of an Open Space Plan (recommended in the 1997 PCD) should be completed which establishes goals for open space, identifies key areas in the town to be protected and the method of preservation.

I-2. Definition of Open Space

What really is open space? It can include ballfields, linear trails, forested trails, untraveled woodlands, wetlands meadows, working agriculture lands and more. For purposes of the plan, open space is primarily assumed to be natural, relatively untraveled land and areas without active recreation, such as athletic fields.

Open Space is a unique land use in that it can increase the livability of all other land uses and smooth the transitions between them. Examples are the buffering ability of open space which enhances aesthetics and reduce impacts of noise. When adjacent to protected open space residential property values and desirability are increased flood storage capabilities of protected wetlands and low lands can insure against property damage.

The amount of open space desired or needed should be determined by the residents of the town, or more specifically, the taxpayers and voters. Some suggested guidelines are:

- 25% of all land (N.Y. Regional Plan Association)
- 10 acres per 1000 population (National Recreation & Park Association – Recreation Only).
- 78 acres of open space of all kinds for every 1000 residents.

The State of Connecticut has set a goal of 21% of the total land area be preserved by 2023 with 10% preserved by the State and 11% by municipalities. An inventory of "Existing Recreation and Open Space Areas in Wolcott" (Table I-1, below) reveals that currently there are 660 acres of town owned land and 2550 acres of semi-public/private land, (2,200 acres are Southington and New Britain Water Company land). The land totals do not include private undeveloped land.

Based on Table I-1, over 25% of the Town is, at present open space however, 17% is attributed to Water Company land, (Centralized Open Space is shown on Fig. I-1). The Town has enjoyed the conservation benefits of the large watershed land holdings of the New Britain Water Company and the Southington Water Company. These property holdings, in excess of 2,200 acres, are complimented by other lands of the Bristol Fish and Game Club, the Jacklin Rod and Gun Club, Hillside Equestrian Meadows and Wolcott Land Owners and in total they provide a large, wildlife habitat area and a prominent, visual open space of great significance. Although some of the Water Companies' land is excess land that could be disposed of, there is no current intention to do so since in most cases it abuts other undeveloped land. State Statutes mandate that prior notification be given to municipalities in the event of the intent to sell watershed land, together with a right of first refusal. Accordingly, should there be any plans for the disposition of excess lands, the Town would be given ample opportunity to acquire the property, normally at its fair market value.

In this comprehensive planning effort, the Planning and Zoning Commission should give careful attention to this entire easterly and northerly area and propose a land use pattern that will assure the continued existence of this area as a prominent, rural conservation and open space feature of the Town.



TABLE I-1

INVENTORY OF EXISTING RECREATION AND OPEN SPACE AREAS
WOLCOTT, CONNECTICUT

PUBLIC (Town-Owned)

<u>Facility/Ownership</u>	<u>Use/Development</u>	<u>Acreage</u>
Wakelee School	Play equipment, picnic tables, 2 ball diamonds, football field	7± of 17.0
Alcott School	Play equipment, picnic tables, 1 ball diamond 3± of 12.9	
Frisbie School	Play equipment, picnic tables, 2 ball diamonds,	3.5 of 10.3
Tyrrell School	Play equipment, play field	8.8 of 22.0
Wolcott High School	Football field, 1 ball diamond, track	14.7 of 25
Peterson Park	Play equipment, picnic tables, tennis and basketball courts, skating pavilion and trails	56.8
Woodtick Recreation Area	Swimming, picnicing, fishing, boating, pavilion, field sports incl. football, soccer and softball fields	358.7
Farmingbury Hills	9 hole golf course	55.9
Mattatuck Beach (Hitchcock Lake)	Beach area	0.15
Town Green	Passive, special events	0.4
Wolcott Hills P.R.D.	Open space	121

SEMI-PUBLIC/PRIVATE

Jacklin Rod & Gun Club	Hunting, fishing	48.5
Bristol Fish & Game Club	Hunting, fishing, shooting	158.8
Sandy Shores, Arrowhead, Bucks Hill, etc.	Private beach clubs, offering swimming and picnicing	27.9
Wolcott Landowners Protective Association	Archery, hiking	33.8
Baseball Assoc. of Wolcott	Baseball	
Grove Beach Association	Swimming	0.15
Wolcott Historical Society land	Open space	42.2
New Britain Water Company, Southington Water Company	Watershed land and reservoirs	2,200
Wolcott Sports Complex	2 soccer fields, 1 football field, lacross	32 ±

I-3. Open Space Preservation Strategies

While the Town presently enjoys an abundance of Open Space, in excess of any published State and National standards, a major portion of this space is in private and semi-private ownership and not normally available to the general public for use. To maintain and enhance the character of the Town and to guide the potential of Wolcott's significant open spaces the following strategies are offered:

A. Preparation of a Town Open Space Preservation Plan.

The plan should identify and prioritize undeveloped open space areas that have significant environmental, natural, scenic or recreational values and procedures through zoning or acquisition to insure preservation. The preparation of the plan should involve participation of town residents in identifying areas or aspects of the Town which makes Wolcott a special place. Other communities have conducted surveys where respondents are asked to locate "places of the heart" on a town map and to list landmarks, frequently visited or memorable places, aspects of the town that represent "home" qualities and feelings that represent the community.

B. Greenways

Greenways have emerged as a broad organizing principle in resource protection efforts in Connecticut. The Greenways Act (P.A. 95-355) declared the state's interest in creating a statewide greenway system. A greenway is a linear open space that can help conserve native landscapes and ecosystems by protecting, maintaining and restoring natural connecting corridors. A greenway is much more than a geographical linear open space. A greenway can reconnect people to their communities, water resources and fields, enhancing the sense of place that helps define the quality of life in Wolcott. They can provide opportunities for recreation, exercise and alternative transportation. Greenways can also contribute to the preservation of scenic and cultural assets.

Criteria for the designation of Connecticut Greenways

In 1995 the Connecticut General Assembly acted upon the recommendations of the Governor's Greenways committee and passed Public Act 95-335, which institutionalized Connecticut's greenways program. The Public Act defines greenway as a "corridor of open space" that:

- May protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or non-motorized transportation;
- May connect existing protected areas and provide access to the outdoors;
- May be located along a defining natural feature, such as a waterway; a man-made corridor, including an unused right-of-way; traditional trail

routes or historic barge canals; or may be a green space along a highway or around a village (town).

In order to meet the criteria for official designation as a greenway, open spaces and/or pathways must fit at least one aspect of this definition. The critical element, however, is connectivity. For example, while a loop trail in a public park may fit many recreational and open-space needs, it does not qualify as a greenway because it offers no opportunities to connect to a greater system. Conversely, a short segment of open space along a ridgeline or waterway may be deemed part of a greenway if it presently or in the future provides a linkage to a larger system. Potential candidates for greenways in Wolcott are the Mad River, the Mattatuck Trail and the Tunxis Trail.

C. Conservation Agreements, Restrictions and Easements

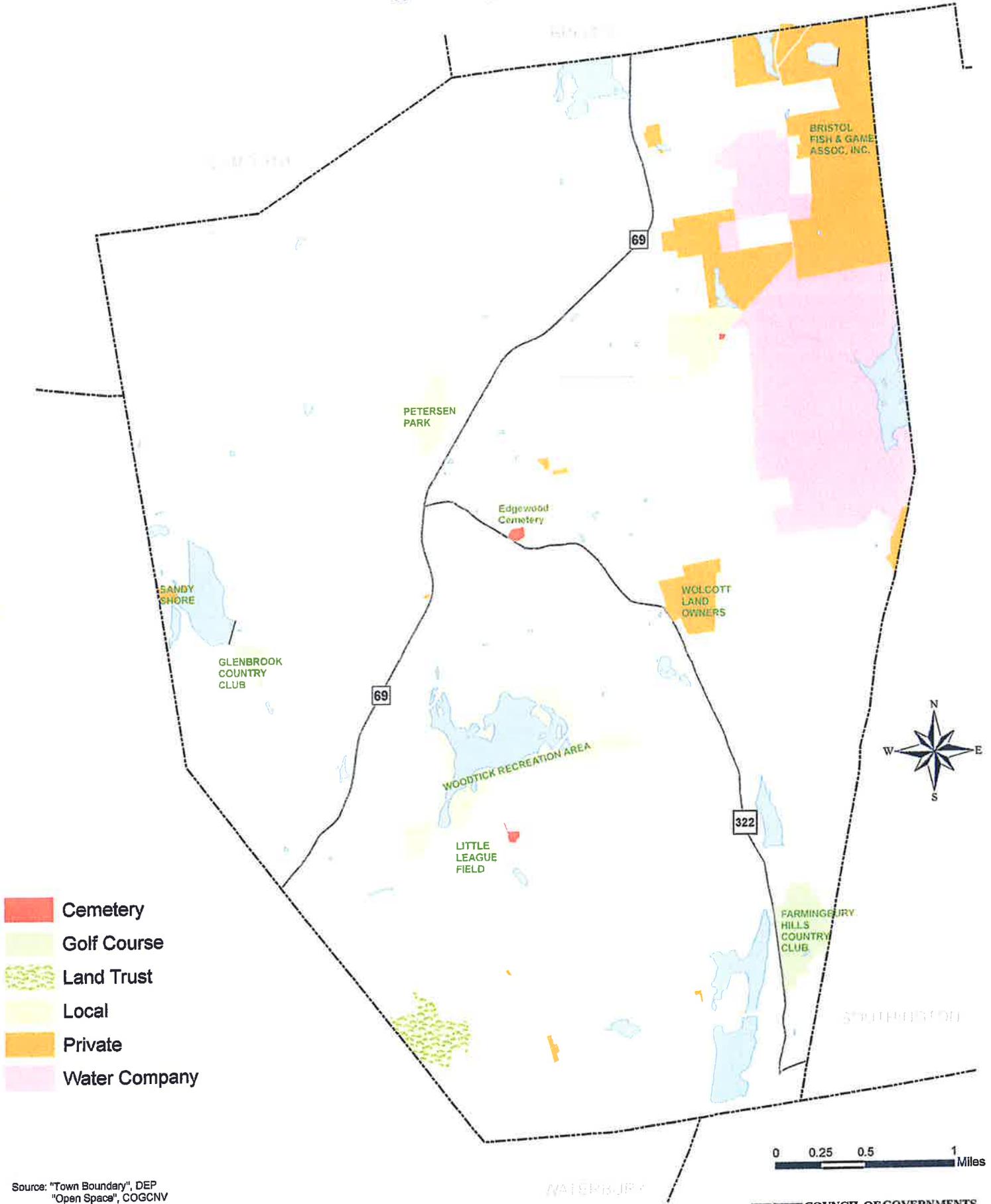
Conservation agreements are often used to provide permanent protection of open-space areas without the actual deeding of full property rights. Landowners agree to restrict the density and future development rights of their property, often in exchange for tax advantages from the reduction in its value. In many cases, the location of future development is restricted. Restrictions could be used for the preservation of scenic views and ridgelines.

D. Open Space Assessment Program

To preserve open-space land as long as possible and slow the pace of growth, Wolcott should consider adopting an open-space assessment program (also known as PA 490). Under the program, as allowed by Section 12-107 of the Connecticut Statutes, Wolcott could assess land by its use (farm, forest, or open space) rather than its market value. The use assessment reduces the tax burden on the properties and reduces the likelihood that land will be developed to a more intensive use as a result of economic pressure and inability to pay the taxes. The legislation includes a "recapture provision" for property developed or sold within ten years of its designation. Additional tax, interest and in some cases, penalties can apply.

An open-space assessment policy might include any portion of a parcel that exceeds the minimum lot size for the zone provided the area that receives the assessment is greater than the minimum lot size for the zone. Land that is used for business or utility purposes is excluded.

I-1 Open Space



- Cemetery
- Golf Course
- Land Trust
- Local
- Private
- Water Company

Source: "Town Boundary", DEP
 "Open Space", COGCNV
 For general planning purposes only.
 Delineations may not be exact.
 May 2011

PART J. PARK AND RECREATION

J-1. Existing Facilities

The quality of recreational opportunities offered by a community has become as important as other aspects of the educational, social and economic benefits associated with the quality of living in a municipality. The average American family with school-aged children relies on the after school and summer programs for the educational health and custodial benefits in a lifestyle where often both parents work. Parents too have become increasingly aware of their own fitness needs as well.

The Wolcott Park and Recreation Department coordinates all sports and recreational activities for the Town. Utilizing all the schools, town owned facilities and semi-public facilities, the Park and Recreation Department provides after school and evening activities for Wolcott toddlers through adults.

There are programs held at the library and of course at Peterson Park and the Woodtick Recreation Area. Special events such as music concerts are frequently held on the Town Green and the Park and Recreation Department also sponsors special trips and tours. Programs are also offered for infants, toddlers and preschoolers, age 3 and up. The summer programs are particularly well attended.

Complimenting the Town facilities and programs are private groups such as the Baseball Association of Wolcott which organizes Little League Baseball on Town owned land; and the new Wolcott Sports Complex which provides fields for soccer and football on privately owned land. The Town also owns and operates a 9 hole golf course managed by the Farmingbury Hills Golf Course Commission.

J-2. Future Needs

A) Facilities

While population growth in the Town is expected to be moderate, recreational needs of the town are expected to increase, possibly significantly. For example, traditional spring sports such as baseball and softball are now extending into the fall. Additional organized sports such as lacrosse are presenting further scheduling pressure on existing facilities. Although not in the immediate future, facilities for ice hockey and swimming may soon need consideration.

In the short-term two possible options to relieve recreational facility pressure are (1) expansion of facilities at the Woodtick Recreation Facility, and (2) utilization of the 30+ acres of land owned by the Town adjacent to the Farmingbury Golf Course.

B) Recreation Program Management

As the need to provide practice and game scheduling for the increasing number of sport activities, as well as coordinating all of the other parks and recreation programs, consideration should be given to establishing a more centralized management system.

Recently the town voted and approved combining the Parks and Recreation and Acquired Facilities into one Commission, which will facilitate future Parks and Recreational Facility Development.



PART K COMMUNITY CHARACTER

K-1 Historic District

In February of 2000, the State Historic Preservation Board evaluated the historical significance of the Wolcott Green and several surrounding properties and voted to approve it as a historic district, thus placing them on the National Register of Historic Places. Placement on this register identifies the property as "historically significant and encourages the preservation of the property". It also makes owners of these properties eligible to apply for federal grants-in-aid (when available) for preservation activities and provides protection from unreasonable destruction. The property may also be designated with a historical register marker. Placement on the register does not restrict the rights of the property owner in use, development, or sale of the property. It simply designates the property as historically significant. There are some towns and cities in Connecticut that have placed restrictions on historic properties, but Wolcott is not one of them. The historic district of Wolcott consists of the Wolcott Green, Edgewood Cemetery, the Congregational Church and parsonage, the Center School which houses the Superintendent's office, the Grange Hall, the Town Hall and five houses that are on or near the Green. Provided on Figure K-1 are the historic districts in Wolcott as well as the other historic sites described below.

Early Roads and Highways

The King's Highway: When the village site for ancient Waterbury was laid out in 1677 it was in accordance with Colonial law to lay out a road connecting that settlement with adjoining Farmington whose western boundary was the present Wolcott-Waterbury town line. Roads of this nature were called King's Highways or "common ways" and were necessary for constant communication and mutual protection. For a time this road was nothing more than a horse path but through the years the road was greatly improved. In the year 1754 the "Road to Farmington" was recorded as starting at East Main Street in Waterbury and proceeding easterly over what is now the Cheshire Road. At East Farms it turned northeasterly following the present Pierpont Road. Crossing over what is known as Putt Meadow, it entered Farmington at a point below the present Todd Road intersection where it continued easterly along the border of what is now southeast Wolcott. Dropping down the mountain it followed a course into the valley of the Quinnipiac where it merged with a highway connecting New Haven and Hartford.

Another road, shown on old maps as King's Highway, was also called the Back-bone Road. Running north and south, it apparently commenced in Hamden and followed along the high elevations. Entering present day Wolcott from Cheshire, it continued northerly on the crest of Southington Mountain passing through properties now making up the golf course and the Southington Water Company holdings. The present Beecher

Beecher Road in northeast Wolcott, appears to have been part of this highway which then probably dropped down into New Cambridge now Bristol. An historic burial ground and old foundations give evidence that some of Wolcott's earlier settlers lived along this road. Remains of the highway can still be found at the end of Beecher Road and part of an old road drops from this location down the ridge to Marion.

A "Second Road to Farmington", as it was called, began in Waterbury and proceeded northerly over Buck's Hill. It continued past Chestnut Hill and up over Spindle Hill. Then following the present Allentown Road, it continued along the side of Fall Mountain into what was then Farmington.

The Southington and Waterbury Turnpike: This route was incorporated in the year 1812. The section passing through south Wolcott followed the general path of the present Meriden Road. The western toll gate was located near Shelton Avenue. The toll collector's house stood nearby on an elevation appropriately called Gate House Hill. By 1860 the last toll was collected and the gate never again closed.

The Wolcott and Hamden Turnpike Company: In the year 1818 a corporation was organized for the purpose of building a toll road which would extend from the Plymouth line in northwest Wolcott then pass through Wolcott Center and connect with what was known as the "North and South" highway which paralleled the high ridge along the eastern boundary of Wolcott and finally into West Cheshire. A charter was granted by the General Assembly of Wolcott but support never materialized from investors and the road was never built.

Old Burying Grounds

Edgewood or Evergreen Cemetery: Located near the center of town and first referenced in 1764, this cemetery is still in use today.

Southeast Burial Ground: Established in 1772, this cemetery is located on Southington Reservoir property.



Pike's Hill Cemetery: This cemetery is located in the northeast section of town on "Rose Hill". It was established around 1774 and six stones still remain in the cemetery today. Several graves had been removed to Beecher Cemetery (Northeast) in 1805.

Northeast Cemetery: Located at the end of Beecher Road and originally referred to as the New Northeast Burial Ground, it was established in 1805 and used until the late 1920's. Much vandalism has occurred here and funds have been allocated by the Wolcott Historical Society recently for repairs.

Woodtick Cemetery: This cemetery is sometimes referred to as the Southwest Burial Ground. It is located at the corner of Woodtick and Todd Roads. Established in 1807, it is still in use today.

Early Schools

Prior to the establishment of an Ecclesiastical Society, the people of Farmingbury were allowed to have a winter parish which had its own schools and gave the residents exemption from paying taxes for schools in other towns. During the 1770 meeting of the Ecclesiastical Society, a school committee was chosen and it was decided to divide the town into districts. Historic school houses which still remain are listed below:



Southwest District: The earliest school in this district was located on Nichols Road. The original wooden structure was destroyed by fire and was replaced circa 1821 with the present stone structure that today houses the Wolcott Historical Society Museum. In 1982 the building was listed on the National Register of Historic Places. In 1930 the stone school was replaced with a new two-room brick school building called Woodtick School.

The Center School: The Center School was located on the Town Green near the Congregational Church and was built circa 1856. The original wooden structure was destroyed by fire in 1930. It was replaced with a larger brick structure soon afterward and today houses the offices of the Superintendent of Schools.

K-2 Historic Preservation

The Planning and Zoning Commission should consider modifications to zoning and subdivision regulations to insure that development in areas of Wolcott's Historic value described above are evaluated and preserved in the design and configuration of future development. The Town should embrace its historic significance and promote it as one of the reasons to reside in Town.

K-3 Route 69 Corridor

The 1997 Plan recommended establishment of the Route 69 Corridor in Section 35.1 of the Zoning Regulations. The intent of the regulations were to:

- Promote economic vitality and growth and encourage an orderly and harmonious pattern of development.
- Promote public health and safety, prohibiting uses that would intensify traffic congestion and
- Promote aesthetic quality

While the Town Hall area may be the original Town Center it is now Route 69 which distinguishes Wolcott. The Route 69 Corridor regulations should remain in force and Planning and Zoning should consider modification of these regulations to further promote improvement of the aesthetics of Route 69. For example, the regulations regarding submission of landscape plans should be more rigorous including submission by a licensed landscape architect and mandatory tree planting along the roadway.

Regarding existing development on the Route 69 Corridor the Planning and Zoning should recommend that the Town organize a voluntary tree planting program. The Town of Manchester, (Connecticut), has instituted a memorial tree planting program. For a minimum donation of \$25.00 you can have a tree planted in memory of a loved one, anniversary or other significant event.

It is also possible to obtain a grant from the State of Connecticut under the States America the Beautiful grant program. Last year thirteen (13) Towns received grants up to \$8000.00 for tree planting and related programs.

A final recommendation for community character is the aesthetic improvement of the defacto Town Center which is the intersection of Route 322 and Route 69. This area is within the proposed greenway for Mad River and is historically known as "Great Hill Place". The Town should pursue grants on other program assistance to evaluate and design an intersection incorporating sidewalks, lighting paths and sitting areas along the river in this historic and culturally significant area.

K-4 Preservation and Protection of Agriculture

According to Table D-1 there were 294 acres of agricultural land in 2008 in Wolcott. The 1997 Plan did not break out agriculture lands so no trends can be established. However based on the amount of development over the last 10 years it is not expected that much agricultural land has been lost.

A review of Figure D-2 "Generalized Land Use" indicates that there are five (5) agricultural parcels in town. According to Figure D-3 Draft Zoning, all of the agricultural sites are zoned residential.

Throughout New England, farms are celebrated for their scenic qualities, and provide area residents with open space and aesthetic relief, plus help to define our cultural identity. Farmland also provides a variety of environmental functions from which we all benefit such as a wildlife habitat, a flood control structure, a scenic vista and an area for groundwater recharge.

FARMLAND PRESERVATION STRATEGIES

The Town of Cheshire has a much larger agricultural base however many of these conservation techniques have applicability to Wolcott which are discussed below:

Creative tax and real estate arrangements have been proposed by environmentally concerned groups, and conservation-minded estate planning techniques are being tested. Some communities have chosen to implement agricultural zones, conditional use zones, and area-based allocation zones, all of which are designed to cluster houses on the land that is least suitable for agriculture and leave the prime farmland undisturbed. These zoning techniques have been most successful when used in conjunction with other farmland preservation techniques, such as transfer of development rights, tax incentives, and other programs which support the continued development of the agricultural economic base.

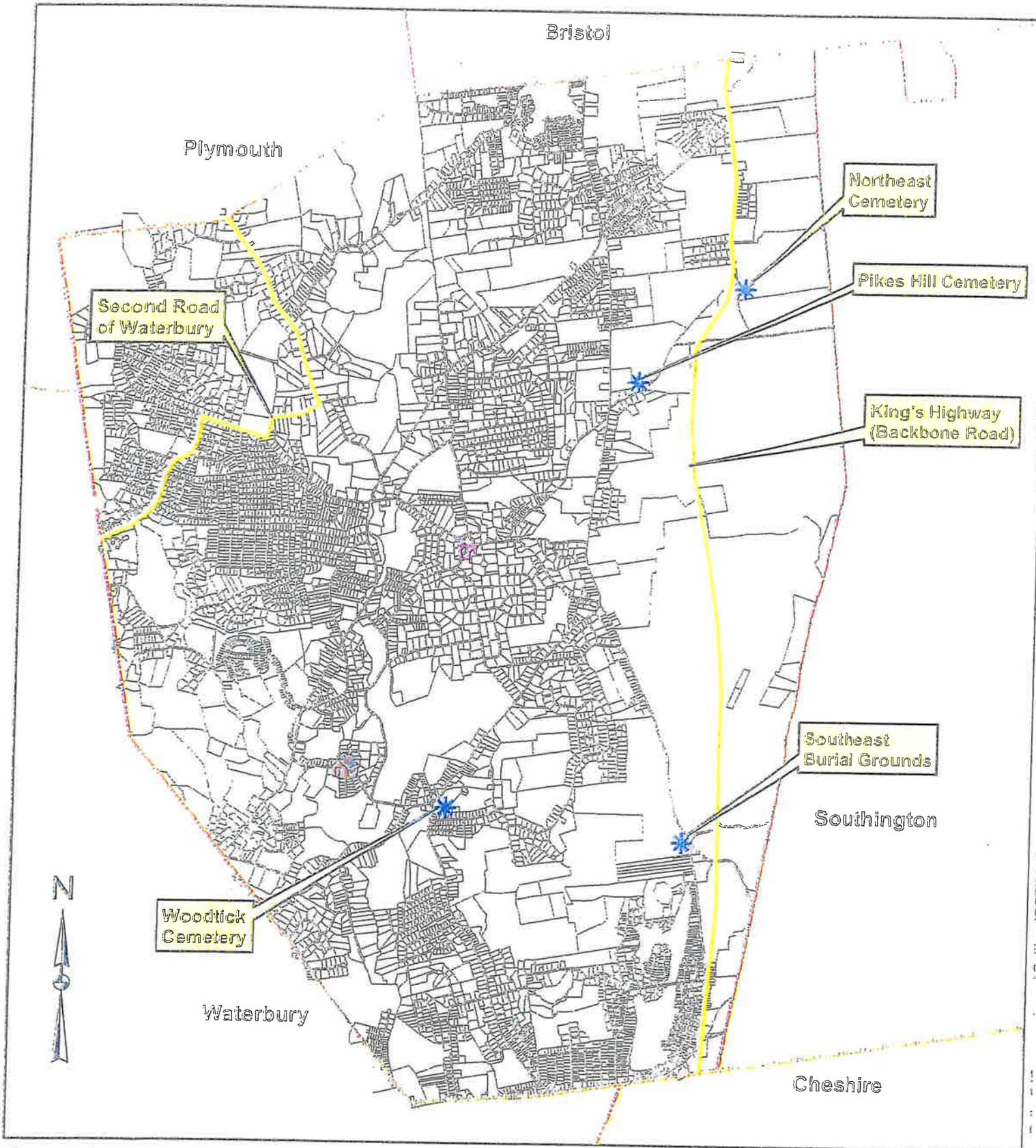
Connecticut's Farmland Preservation Program which began several years ago has had limited success in area Towns. The program is managed by the State Department of Agriculture and is an attempt to preserve farmland by acquiring development rights to agricultural properties. The farms remain in private ownership. A permanent restriction is placed on all nonagricultural uses of these properties. The program is voluntary on the part of the applicant and it gives farmers a realistic alternative to selling their farms for residential development.

The continued use of Public Act 490³ is vital to the preservation of agricultural land, open space and woodland.

³ PA 490 is an assessment classification given to land that qualifies as farmland by the local assessor. The assessor takes into account, among other things, the acreage of the property, how much is in actual use as farmland and the income derived from the farming activity.

In support of continued agriculture, the town should attempt to preserve productive agricultural land through a number of techniques, which could include encouragement of local, state and federal legislation, which offers assistance for preservation of farmland. Consider leasing town open space for temporary agricultural use when such use is deemed appropriate and not detrimental to the environment surrounding most properties. Consider acquisition of land or some interest in land for agricultural use when such use is deemed appropriate in conjunction with development review and approval. Where appropriate, review all development proposals adjacent to agricultural land for provision of effective buffers. Such buffers may include, but are not limited to, vegetation, conservation easements, open space and fences. Review all development proposals adjacent to agricultural land for potential disturbances and conflicts, which might jeopardize farmers and their agricultural land. For example, encourage cluster-type development to provide adequate spacing between residential units and adjacent farm.

K-1 Historic Areas



Legend

-  Southeast District School
-  Wolcott Green Historic District
(Includes Edgewood Cemetery, Congregational Church, Center School, George Hall, Town Hall, Firehouse)



PART L. THE PLAN

The Plan of Conservation and Development is a broad planning document – it provides guidelines for evaluating future land-use decisions and for developing new programs and regulations to direct the growth of the community. Included in the previous chapters are recommendations for the various functional elements of the plan, such as economic development and housing. This chapter summarizes the major recommendations developed using the set of goals and policies described in Chapter B.

L-1. Housing

The social fabric of communication can be disrupted if young families and the elderly are forced to move elsewhere to find suitable housing. Wolcott needs a range of housing types to maintain the Towns character and quality of life.

It has been the trend of area communities to promote elderly housing, by discouraging detached single family residences, as a panacea for Towns budgets, by reducing the influx of school age children. This policy, is however, short sighted. Communities need young families to energize and grow the town and to provide a tax base for the future. Providing for elderly housing of Wolcott's seniors should obviously continue however at the same time making provisions for affordable housing for young families should be of equal priority.

Policies

- A) Develop regulations that promote "Universal Design" in all housing developments regardless if they are not aged restricted housing.
- B) Modify zoning regulations to promote "accessory dwelling units" which will allow more seniors to live with their families.
- C) Encourage conservation subdivision design for new single-family units to preserve critical environmental features and/or create or preserve valuable open space.
- D) Develop regulations for conservation subdivisions to be, "as of right", and traditional single lot ownership to be regulated by a special use permit.
- E) Consider town-sponsored housing developments where the Town purchases the land and transfers the land to a non-profit group for development.

L-2. Development

Wolcott should strive to strengthen the town's economic base to preserve Wolcott as a desirable place to live, work and raise a family.

Policies

- A) While attracting new business and industry expands the tax base and increases employment opportunities it should be recognized that the majority of economic growth will most likely come from existing firms.
- B) Develop strategies to promote the Precision Manufacturing industry which is still competitive in the region.
- C) Explore training opportunities for Wolcott manufacturers to upgrade worker skills.
- D) Expand allowable uses in industrial zoned areas. There are many uses which are now excluded in industrial zones that are compatible with existing industrial businesses.
- E) Support business and industry retention and development. The Commission encourages periodic meetings with the Wolcott Economic Development Commission to discuss strategies.
- F) Keep major land uses distinct from one another: (a) protect existing residential neighborhoods from commercial encroachment by discouraging zone changes that would allow mixed uses in established residential areas, except at the borders where major streets are located and (b) protect industrial land from residential encroachment.
- G) Support municipal infrastructure maintenance and capital improvements including roads, storm water drainage, water and sewer projects.

L-3. Transportation and Circulation Goal

Provide for the orderly and efficient movement of people and goods into, out of and within the Town of Wolcott and provide reasonable access to places of employment, residential, commercial and recreational activity. The Plan recognizes that the automobile serves as the present primary means of transportation for the future however it will demand development of more energy efficient transportation modes.

Policies

- A) Promote and encourage the use of buses and other alternative means of transportation.
- B) Provide for adequate and convenient traffic circulation within and between all sections of the Town. Dead-end roads and cul-de-sacs should be discouraged. Zoning regulation changes should be considered which reduce road construction costs, such as allowing narrower roads and traffic calming techniques to facilitate through street construction.
- C) Encourage the Town and State to address transportation concerns and issues in a coordinated fashion.

- D) Mandate that land developers accommodate and comply with all road proposals and recommendations of the Plan of Development if a proposed road segment is located on the developer's land.
- E) Consider the need for the design of bicycle lanes in all new development roads and for reconstruction of existing roads.
- F) Require sidewalks in all new subdivision.

L-4. Community Facilities Goal

Continue to provide existing municipal services to best serve the needs and expectations of the Town's residents.

Policies

- A) Provide and maintain municipal infrastructure facilities including roads, sanitary sewers and storm drainage facilities throughout the Town, to prevent physical deterioration, consistent with the Town's Capital Improvements Program.
- B) Prior to the future development of various types of land uses, consider the feasibility that the development is efficiently and economically served with public facilities. Acknowledge that the responsibility for providing such facilities may rest with the developer.
- C) Provide an adequate range of educational, recreational and social facilities consistent with the population to be served, conveniently located and easily accessible to residents of all ages.
- D) Explore alternative and supplementary uses of educational facilities during non-school hours.
- E) Program capital improvements on the basis of a priority system, related to the needs of the Town, integrated with and reflective of the Plan of Development.
- F) Require all new developments that are close to existing water and sewer services to connect to towns system.
- G) Require all new water and sewer to be placed in roadways.
- H) Establish an Energy Conservation Committee.

L-5. Open Space

Wolcott should protect significant environmental resources and maintain the towns rural character.

Policies

- A) Prepare an Open Space Plan that should identify and prioritize undeveloped open space areas.
- B) Pursue the establishment of a greenway on the Mad River through the Greenways Act (PA 95-355).
- C) Consider use of conservation agreements to provide permanent protection of open space areas.

L-6. Recreation

Expand Wolcott's recreational opportunities by better coordination of recreational organizations and utilization of existing available Town levels.

Policies

- A) Evaluate expansion of Woodtick Recreational facility
- B) Utilize the 30 plus acres of land owned by the Town adjacent to the Golf Course.

L-7 Community Character

Maintain and improve those aspects of community development important to the quality of life.

Policies

- A) Promote the rural/suburban character of the Town by encouraging additional trees and shrubs along Town streets, in public spaces and in existing and new private developments, both commercial and residential.
- B) Identify and protect historically and architecturally significant buildings and places, physically unique sites and areas of particular natural beauty, utilizing a variety of preservation techniques including acquisition, conservation easements, purchase of development rights and other land development controls.
- C) Promote the significance of the Town's historic sites, trails and cemeteries through installation of historic markers and school programs.
- D) Upgrade and improve the aesthetic appearance and safety of Route 69 through continuation of the Route 69 Corridor regulations to include requirements for licensed landscape architects' plans and the strict regulation of signage, the planting of trees, the control of curb cuts, the improvement of personal safety and the provision of other functional and aesthetic improvements that will enhance those areas for both shoppers and the transient passers-by.

- E) Encourage the underground installation of utility lines for new, commercial, industrial and major single family developments.
- F) Protect and upgrade the quality of the Town's natural watercourses, ground water and air.
- G) Protect the quality of potable public surface water and ground water supplies through strict controls on the use, density of land development and other activities which pose a threat to watersheds and ground water resources.
- H) Carefully regulate development in sensitive ecological and environmental areas to preclude unnecessary damage to the land and the environment.
- I) Institute a townwide tree planting program.
- J) Pursue grants and other program assistance to upgrade "Great Mill Place", the defacto Town Center which is at the intersection of Route 322 and Route 69.
- K) Evaluate alternatives to preserve agricultural land.

L-8. Future Land Use

This update of the Plan of Development does not propose any changes in zoned areas. Rather it proposes changes to the regulations for various zones which will facilitate orderly development.

Implementation of the various policy changes described previously in this section will be established upon adoption of the Plan by the Planning and Zoning Commission.

WOLCOTT LEGAL NOTICE

At its regular meeting on November 2, 2011, the Wolcott Planning & Zoning Commission took the following actions:

1. ADOPTED the Plan of Conservation and Development, that was revised in October 2011 with the changes that were set forth in the public hearing and regular meeting from Sept. 21, 2011 with an effective date of Dec. 1, 2011.

2. ACCEPTED FOR REVIEW AND APPROVED #11-457 Mike Solla – Site Plan Application for a fitness training facility at 1261 Meriden Rd with the conditions that it meets all parking requirements under Section 42 and parking spaces are identified.

Details of the above actions are on file in the Planning & Zoning Office at the Wolcott Town Hall. Dated at Wolcott, CT, 4th day of November 2011

Wolcott Planning & Zoning
Commission
Ray Mahoney – Chairman
R-A November 5, 2011

RepublicanAmerican

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Wolcott Planning & Zoning
Commission
Ray Mahoney - Chairman
R-A November 5, 2011

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