



# **PLAN OF CONSERVATION AND DEVELOPMENT**

**SOUTHINGTON, CONNECTICUT**

**ADOPTED AUGUST 1, 2006**



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# TABLE OF CONTENTS

<b>1. Introduction</b> .....	<b>1</b>
Guiding Principles .....	3
Using the Plan .....	4
<b>2. Tools For Change</b> .....	<b>5</b>
Issues and Considerations .....	5
Land Use Plan .....	9
Implementation Actions .....	12
Consistency with the State’s Plan .....	23
<b>3. In Perspective</b> .....	<b>27</b>
Who We Are .....	27
Geographic Location .....	30
Population .....	30
Socio-Economic Characteristics .....	31
The State .....	33
<b>4. Physical Setting</b> .....	<b>37</b>
Historical Perspective .....	37
Natural Features .....	39
Open Space .....	44
Land Use .....	46
Zoning .....	57
Development Patterns .....	58
<b>5. Economic Profile</b> .....	<b>65</b>
Southington Tax Base Analysis .....	65
Labor Force and Employment Trends .....	66
Industry Clusters and Employment Forecast .....	67
Market Assessment .....	68
<b>Appendices</b> .....	<b>75</b>
Appendix A – Demographic Trends .....	75
Appendix B – Connecticut Metropatterns .....	85
Community Classification Summary	

## TABLE OF CONTENTS (CONTINUED)

### List of Figures

Figure 1A	Future Land Use Plan
Figure 1B	Redevelopment Overlay Districts
Figure 2	Locational Guide Map
Figure 3	Slopes
Figure 4	Wetlands and Watercourses
Figure 5	Floodplains
Figure 6	Development Constraints
Figure 7	Open Space
Figure 8	Existing Land Use
Figure 9	Southington Enterprise Zone
Figure 10	Residential Construction Trends
Figure 11	Census Tracts
Figure 12	Commercial Property Construction Trends
Figure 13	Zoning

### Supporting Technical Studies (Under Separate Cover)

Community Inventory
• Town Facilities
• Recreation
• Infrastructure
• Transportation Network
Market Evaluation
Business Stakeholder Survey Analysis
Industrial Zoning Evaluation
Resource-Based Zoning
Costs of Community Services
Pratt and Whitney Initial Redevelopment Assessment

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# 1. INTRODUCTION

**S**outhington includes a diversity of land uses and densities within its six square mile area. Its development patterns reflect both the physical landscape on which it sits and a built environment that is the result of more than 300 years of living and working on the land. This rich history, from its agrarian roots and manufacturing heritage to its most recent commercial and residential additions, forms the place that is Southington.



The area continues to display many of its natural features, making it as good a place to live and work as it has been for so many previous generations. However, Southington has reached a critical crossroad. It is largely a built-out community, indicating that from a physical standpoint its growth options are becoming more limited. There is a growing sense of this in the community. In the period since preparation of the last Plan of Conservation and Development (1991) residents have become aware of things like increasing traffic volumes, loss of farmland and development on previously wooded hillsides. Residents have attributed these changes to the development that has occurred in the last 15 years. While development did continue at a higher than average rate for surrounding communities, analyses indicate that growth trends have actually slowed since the last Plan was prepared. The reality of what residents are observing is most likely the cumulative effects of development, exacerbated by the layout of the town's road network (the "all roads lead to Queen Street" factor), the spread of suburban residential development into more sensitive areas (hills, forested lands and ridgelines) and exponential increases in house size.

Accommodating continued growth and maintaining economic stability will be increasingly challenged by the limitations which come into play as a community matures: environmental sensitivity, infrastructure capacity, ability to provide services and the public's desire to maintain a high quality of life.



In preparing the 2006 Plan of Conservation and Development there is an opportunity to anticipate future trends and guide development patterns through a series of strategic planning activities that

- evaluate physical conditions and characteristics,
- problem solve around issues and concerns,
- discuss how to manage the positive and potentially negative impacts of development,
- identify strategies to achieve desired growth patterns, and
- provide for coordinated land use planning among the complex mixture of public and private stakeholders involved in community building and place-making.

The State requires that the Town's Planning and Zoning Commission prepare and maintain this Plan as a framework for development decision-making in terms of land use, densities and design standards, and as a guide to identifying public improvements, facilities and services.

### **Summary of Connecticut General Statutes Section 8-23 Plan of Conservation and Development**

#### **The Planning Commission**

- shall prepare (or amend) and adopt a plan of conservation and development at least once every ten years
- shall regularly review and maintain the Plan
- may adopt amendments to the Plan or parts of the Plan as it deems necessary
- may prepare/amend plans for the redevelopment and improvement of districts or neighborhoods containing special problems or opportunities

#### **The Plan Shall**

- state policies, goals and standards for physical and economic development
- promote, with efficiency and economy, coordinated development and the general welfare and prosperity of the people
- recommend the most desirable densities of population and uses of the land
- promote housing choice and economic diversity in housing
- note inconsistencies with the state plan of conservation and development

#### **The Plan May**

- recommend locations for conservation and preservation of natural resources; road networks; extent of public utilities; and public buildings and grounds including parks and playgrounds
- recommend schedules, programs, projects and plans for implementation of the Plan include other recommendations which will benefit the municipality

Southington describes itself as a “progressive city with a small town atmosphere;” as a community that has achieved “harmony between business and quality of life.” This self-image, with emphasis on maintaining quality of life, was affirmed again and again by local commissions, residents and representatives of the business community during the year-long planning process that culminated in the preparation of this document. The Planning and Zoning Commission invited public input via two public forums, provided open-ended comment and issues identification forms, PZC workshops, public agency questionnaires and business stakeholder interviews. The Commission found that residents were primarily concerned with maintaining a balanced tax base, managing growth and development, and minimizing all aspects of the potential impacts of future development. These concerns and the following three critical factors impacted the direction of the Plan that emerged from the planning process: the limited amount of undeveloped land available, the extent of commercial/industrial stock in need of revitalization if not redevelopment, and the need to make wise use of the Town’s natural and man-made resources in order to maintain the Town’s quality of life.

## GUIDING PRINCIPLES

The land use issues that emerged from the public planning process have been summarized in six core planning categories, which serve as the focus of the 2006 Plan of Conservation and Development. In each case a Guiding Principle has been developed to identify objectives and strategic approaches to addressing these issues in the future. Taken together these Guiding Principles essentially form a Mission Statement for the Planning and Zoning Commission for the next ten year planning period.

### ■ **Development Patterns**

Achieve a balance among residential growth, economic development and resource protection to maintain our quality of life.

### ■ **Development Consequences**

Consider direct and cumulative impacts to public health, energy consumption, environmental quality and town character when evaluating development proposals.

### ■ **Economic Development**

Nurture sustainable economic development that does not overburden town resources or infrastructure and gives back to our community.

### ■ **Physical Environment**

Encourage improvements to public and private properties that will contribute to an attractive and inviting image while enhancing function.

### ■ **Community Needs**

Anticipate the changing needs of our population when planning and funding public programs and community facilities.

### ■ **Resource Management**

Respect our natural resources to preserve the intricate link between our community and our air, land and water.

## **USING THE PLAN**

The 2006 Plan of Conservation and Development focuses on fulfilling the public desire to absorb future growth into Southington's natural and built environments in a positive way. It is organized to focus on the future while giving a clear understanding of present and past conditions. The Land Use Plan and a set of actions recommended to achieve the diverse goals of the Plan embodied in the Guiding Principles are presented at the beginning of the document as the community's Tools For Change. The data and technical analyses that form the basis for the Guiding Principles and Land Use Plan are summarized in the following chapters, appendices and attachments.

As the Planning and Zoning Commission and its fellow commissioners complete individual actions outlined in the Plan, new and related actions as yet unidentified will be added so that the Plan will be maintained as a current and relevant tool for decision-making until the next major reexamination of its policy provisions.



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## 2. TOOLS FOR CHANGE

One of the most important components of the document referred to in Connecticut as a town's Plan of Conservation and Development is the section that will be the framework for guiding continuing growth in the community. This section is the Land Use Plan and it incorporates the past and the future, the natural and the man-made, the reality and the envisioned. The Land Use Plan is a picture of Southington today and lays out how Southington would like to grow in the future. The Plan is developed by identifying and analyzing issues as well as the community's strengths and challenges.



### ISSUES AND CONSIDERATIONS

#### ■ Residential Trends

The construction of I-84 in the 1960s opened the development floodgate. Though the access the highway provides has generated economic development as well, market forces and an attractive physical setting have driven residential development to predominate. The Town's peak periods of residential development occurred in the mid-1950s, 1960s and, particularly, the 1970s when multi-family housing development began. Though substantial and often occurring in construction spikes that added units at a rate of 400 and even 500 per year, this growth was seemingly absorbed. In recent years, however, residential development has become a hot issue, one that is raised again and again in discussions ranging from future development, to schools, to taxes, to services. What residents and local officials are struggling with is the cumulative impact this substantial residential development has had on the tax base, the community's ability to keep pace with sustained growth, and changing market factors such as

dwelling size and number of cars per household. Because residential development continues to be the main component of Southington's growth, it has the potential to have the greatest impact. Its management will be a critical component in planning for the future.

### ■ Retail Trends

Regional retail development will always be an important component of Southington's tax base because of the visibility and access to commercial locations provided by I-84. Competition for regional retail has changed significantly, however, with recent construction/expansion of malls in nearby communities. Queen Street, Southington's traditional regional shopping area, is dated by comparison and has begun to revert to discount and low rent space. As a result, in recent years the focus has shifted from Queen Street to Exit 28 on the Waterbury-Meriden Turnpike, and most recently to the West Street interchange area, as developers seek alternative locations offering the prized features of access and visibility. This shift creates two land use issues for the Town: how to maintain the economic viability, job and tax producing benefits of its main retail area on Queen Street, and what are the most desirable as well as sustainable uses for West Street. Maintaining the provision of local goods and services in attractive and efficient locations in the Town's traditional village centers and commercial corridors is also a component of future retail development.

### ■ Town Character

As development, whether residential or non-residential, increasingly becomes "mega-sized," automobile-oriented threats to community character increase. For Southington, this becomes a particular issue because of the natural and cultural sensitivity of the limited amount of undeveloped land remaining, and the lack of design standards in local regulations. In addition, while it has made significant strides in the last few years, for too long and in the face of tremendous growth pressures the Town did not actively pursue an open space preservation program that would have provided a balance to development and protection to those areas that contribute greatly to Southington's character, such as water resources, steep slopes, wooded hillsides and agricultural lands. Current policies and regulatory provisions need to be significantly expanded and supported by commitments of local resources necessary to fulfilling their implementation.

### ■ **Brownfields**

Because of its manufacturing heritage Southington has an inventory of properties dubbed “brownfields,” defined as real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Much of the property is no longer producing positive benefits such as jobs and taxes for the Town because it is underutilized or even vacant. Landowners are often afraid of attempting to reuse or redevelop these properties because they don’t know how to assess the environmental status, are facing clean-up costs that render financial feasibility questionable, or simply don’t know what to do with the site.

This problem is common in the industrialized areas of Connecticut and many advances have been made at the State and federal levels in dealing with the liability issues associated with reuse of these properties. Legislation and funding assistance have provided opportunities to revitalize historic centers by redeveloping these properties in uses, scales and designs that make them assets to the community. Public funding assistance for clean-up, the area where brownfield projects often experience a gap in financing capability, flows through the local municipality. It is therefore critical that Southington familiarize itself with brownfield assistance programs and commit to assisting innocent landowners in returning these properties to productive uses.

### ■ **Downtown**

In the familiar pattern of suburbanization that came with construction of the interstate highway system much of the retail focus that once was located in the downtown relocated to the Queen Street corridor, leaving the downtown with the primary function of civic node. Like so many other communities, Southington’s downtown has had to reinvent itself, search for its own niche and devise ways to successfully compete. Downtown has stock on which to build and business and property owners who are committed to improving the area. The Renaissance program is a good example of the committed, cooperative spirit that exists in the downtown. This momentum needs to be sustained so that new businesses will be attracted, existing businesses will have incentives to reinvest and creative approaches to revitalization will be encouraged and implemented.



It is important that the downtown be able to compete with outlying retail uses in Southington and surrounding mall and shopping center competitors in the critical area of parking. There appears to be an adequate supply of parking to meet current needs but it is poorly organized, poorly maintained and very poorly marked by identification and directional signage. These conditions confuse and frustrate patrons and discourage use. Making existing parking more efficient, instituting a coordinated signage program, stopping the practice of parking waivers to assure an adequate supply, and integrating new parking areas in an efficient and attractive manner will enhance downtown's competitive position.

### ■ **Aesthetics**

Part of a community's overall ability to compete, be it for business, industry or residents, is to put forth an attractive image. First impressions count for communities too. The impression some people have about Southington may be based on a single visit or a certain part of town. What different impressions would be derived if the visit is to Queen Street or Exit 28 versus Plantsville, Karabin Farms or Rogers Orchard. Each of these locations plays an important role in Southington and contribute to what makes Southington the diverse place it is. The Town should always seek to make a positive statement about itself, not only to impress the visitor or future resident or businessman, but for the benefit of current residents who want to be proud of their hometown. At present the Town's regulations are weak on the types of design standards and minimum requirements for items such as commercial architectural treatment, landscaping, lighting and buffers to minimize land use conflicts, factors that greatly impact the aesthetics of development. Gateways are particularly important to establishing a community's image and should be improved in a coordinated manner at public instigation and, if necessary, financing.

### ■ **Strengths And Challenges**

Every community has characteristics and conditions, advantages and disadvantages that impact its development. Identifying key factors and determining whether they represent positive attributes (strengths) or potentially negative attributes (challenges) is an important baseline element in preparing strategies and actions to achieve desired planning objectives. The following is a summary of strengths and challenges for Southington.

STRENGTHS	CHALLENGES
Town character	Lack of image
Location	Outdated regulations
Access	Open space planning and acquisition
Active business community	Difficulty utilizing Enterprise Zone
Scale	Using CIP for POCD implementation
Greenway civic node	Lack of design guidelines
Village centers	Lack of design/performance criteria
Strong public education system	Pedestrian provisions
Capital Improvement Program (CIP)	Access management
Regional shopping mecca	Traffic calming
Stable residential base	Pockets of blight
Strong industrial base	Brownfields
Well defined, walkable downtown	
Agribusiness	

The goals for the Plan of Conservation and Development are to build on the Town's strengths and to pursue opportunities these strengths provide while pursuing strategies and actions that will turn the challenges into strengths.

## LAND USE PLAN

Figure 1A depicts the town's Future Land Use Plan, which envisions development patterns that respect existing development, protect sensitive lands and the Town's aesthetic assets, and provide for expansion of the Town's economic base. The Plan is a general guide to use, density and design goals for various areas within the community in categories appropriate to Southington's vision for the future.

### ❖ VILLAGE CENTER

Infill development compatible with existing scale, architectural style and historic heritage character

### ❖ DOWNTOWN

Infill development/mixed use redevelopment that supports the downtown's civic/institutional functions, contributes to a pedestrian-friendly environment and is consistent with the scale and amenities that currently exist

- ❖ **INTERCHANGE DEVELOPMENT DISTRICT**  
Cohesively designed commercial or business development immediately adjacent to I-84 that is consistent in scale and form with natural features and provides ample buffers from adjacent uses
- ❖ **REGIONAL COMMERCIAL**  
Large-scale commercial developments, strip shopping centers, hotels, restaurants and goods and services that draw people from outside the community into Southington
- ❖ **GENERAL NEIGHBORHOOD COMMERCIAL**  
Smaller scale retail that provide goods and services to meet the everyday needs of town residents
- ❖ **BUSINESS/INDUSTRIAL REDEVELOPMENT AREAS**  
Obsolete or underutilized sites offering opportunities for adaptive reuse or compatible redevelopment (Figure 1B)
- ❖ **BUSINESS GROWTH AREAS**  
Light industrial, office and other uses that provide economic benefit and are supported by sufficient infrastructure with adequate capacity
- ❖ **TRADITIONAL NEIGHBORHOODS**  
Preservation of the development patterns, human scale, architectural characteristics and diversity of housing types that characterize Southington Center
- ❖ **RURAL RESIDENTIAL/SENSITIVE RESOURCE DEVELOPMENT AREAS**  
Single-family detached development in patterns that compatibly coexist with natural and cultural resources
- ❖ **SUBURBAN RESIDENTIAL**  
Single-family in detached, semi-detached and townhouse configurations
- ❖ **AGRICULTURAL LAND**  
Active farming, agri-business and undeveloped lands that reflect the Town's agrarian heritage



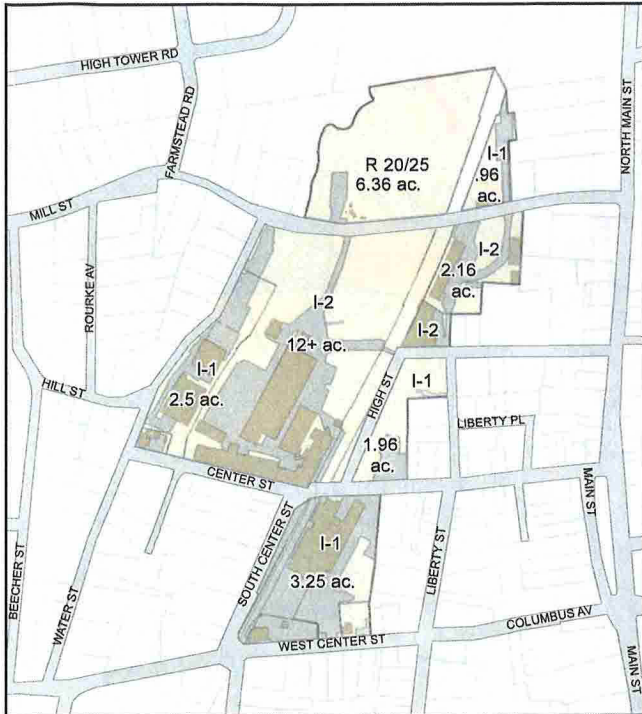




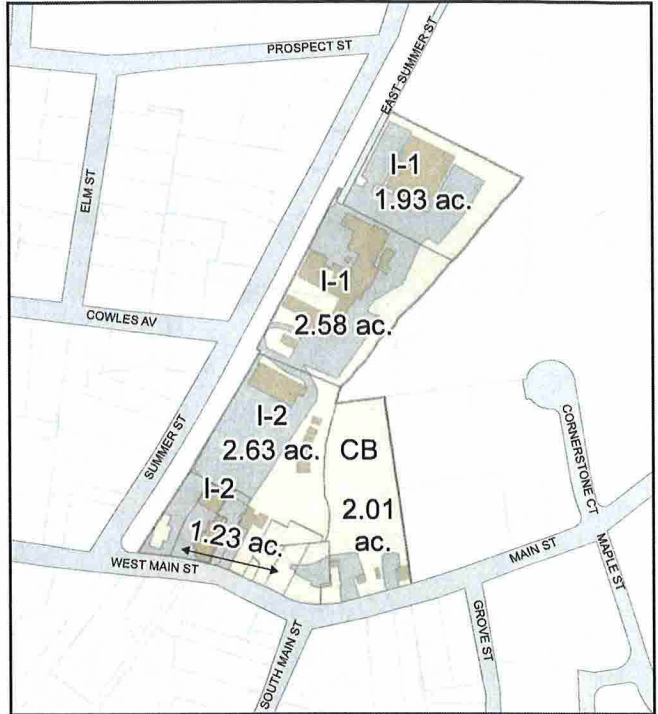


# Plan of Conservation and Development Southington, Connecticut

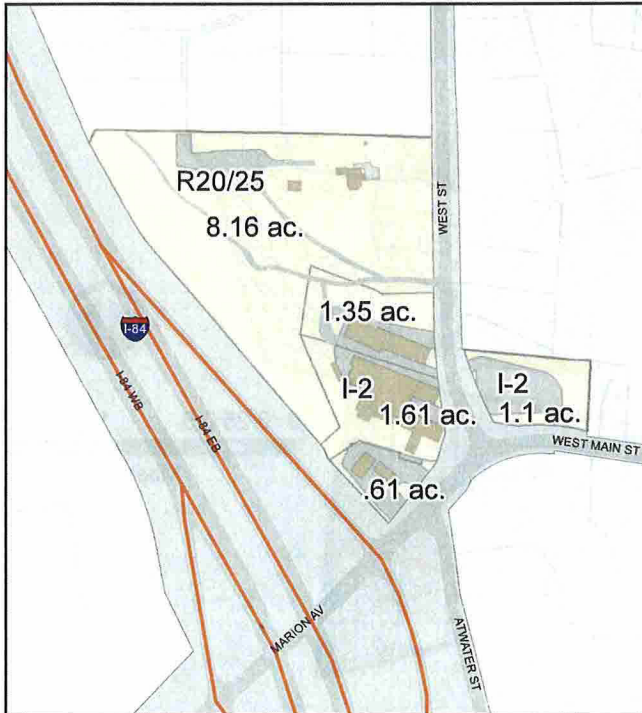
SOUTHINGTON CENTER



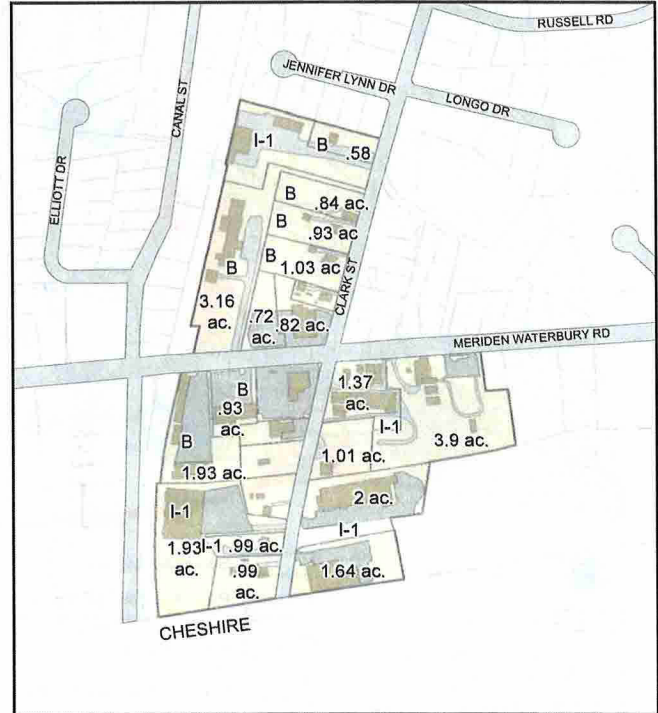
PLANTSVILLE CENTER



WEST & WEST MAIN STREETS



MILLDALE



These categories link the Planning and Zoning Commission's Guiding Principles to the land and built environment that comprise the Town of Southington. Because Southington is a maturing community with limited undeveloped land resources, these principles and land use categories emphasize preservation of character, redevelopment to take maximum advantage of the investment in infrastructure that the town has made, and protection of the Town's natural, historic and aesthetic assets. They reflect community desires identified by the public during the planning process:

**Preserve Town Character** — Preserve the character-defining aspects of Southington such as the wooded hillsides, watercourses, scenic vistas, historic areas and open space. New development should respect both the natural and built environments.

**Promote Efficient Development** — Manage growth to assure the availability of adequate, cost-effective infrastructure and public service systems to accommodate growth.

**Encourage Revitalization/Redevelopment** — Continue revitalization/beautification efforts in the downtown and expand visual improvements to areas such as Queen Street and the Waterbury-Meriden Turnpike; support clean-up of contaminated properties to enhance reuse/redevelopment opportunities that will produce economic value to the community.

**Support Business Development** — Maintain a competitive, business-friendly atmosphere to encourage business development, sustain existing businesses and support local agri-business.

**Improve Quality of Development** — Review zoning provisions and standards to identify ways in which the aesthetic and functional aspects of development can be improved and the overall quality of development enhanced.

**Preserve Open Space** — Develop a coordinated open space program that links preservation of environmentally sensitive areas, watershed protection, recreational opportunities, historic preservation, ecosystem protection, farmland preservation and protection of geologic resources.

## IMPLEMENTATION ACTIONS

### ■ Guiding Growth and Managing Consequences

1. Benchmark regulations from other towns with desirable development patterns to gain an understanding of the mechanisms being used, including the following:
  - a. Maximum density vs. minimum lot size system
  - b. Performance zoning or form-based codes promoting flexible development patterns
  - c. Net buildable area or minimum buildable land
  - d. Village district provisions that regulate new construction and rehabilitation in areas having distinctive characteristics, architectural motifs or historic structures
  
2. Encourage site-sensitive development that protects character-defining features by considering the following requirements:
  - a. Submission of an Existing Conditions Analysis in areas identified as having prominent or sensitive physical characteristics, cultural features or open space value.
  - b. Provide evidence of checking existing public databases such as the Natural Diversity Database, State Historic Preservation Office or Office of the State Archaeologist for the presence of sensitive resources.
  - c. Preparation of a Vegetation Preservation/Restoration Plan to minimize or mitigate land clearing in certain sensitive or scenic areas.
  - d. Prohibition of land clearing within a prescribed setback or cutting of trees of specific diameter at entrances to new subdivisions.
  - e. Requirement of vegetated buffers or screening requirements between incompatible land uses, transmission lines or other apparent detractions.
  
3. To avoid protracted discussions between Applicants and the Commission and to facilitate legally-defensible decisions, create clear and specific design standards and performance criteria such as the following:
  - a. Lighting, landscaping, buffer and pedestrian access standards applicable to Site Plan and Special Permit applications including full cut-off lighting, minimum plant material sizes, sustainable plant selection (use of native



- species and prohibition of invasive species), visual screening and pedestrian connections to desirable destinations or properties.
  - b. Standards for architectural materials, landscaping, lighting, signage, parking, and accommodation of vehicular and pedestrian traffic and circulation for commercial developments.
  - c. Sign regulations incorporating contemporary standards for the number, size and types of signs to be permitted.
  - d. Siting criteria for multi-family development
  - e. Consistency criteria for land use and zoning decisions.
  - f. Performance criteria for activities within public water supply watersheds and aquifer recharge areas.
  - g. Functional characteristics of internal traffic circulation, interconnections with adjacent properties and ingress/egress from major streets.
4. Monitor transportation and parking patterns and effectively address indirect, direct and cumulative impacts to land use:
- a. Explore scenic road designations for roadways that abut areas of historic, agricultural, scenic or natural features that contribute to Town character.
  - b. During subdivision and site plan reviews avoid creating additional traffic choke points by requiring that to the greatest extent feasible, layouts are designed to disperse rather than collect traffic.
  - c. Revise Town road standards to incorporate context sensitive provisions.
  - d. Utilize the services of an on-call traffic planner/engineer to establish baseline conditions of traffic flow and patterns on all arterial roadways and to recommend actions/improvements to mitigate traffic related problems such as congestion, speed and accident incidence and access management.
  - e. Adopt a fee-in-lieu of parking regulation pertaining to redeveloped properties that increase parking demand.
  - f. Refrain from issuing parking waivers until a downtown parking study has been done to document utilization and identify potential improvements.
  - g. Track State Traffic Commission (STC) submissions as a means of evaluating overall impact on the town's roadway and circulation patterns, identifying Town recommendations for improvements and determining project-specific impacts.
5. Examine the feasibility of requiring underground utilities in certain areas having aesthetic or natural characteristics.

6. Monitor growth annually (amount, type, location and relationship to historic trends) to assess the cumulative effect on the town, remaining undeveloped areas and critical resources.
7. Establish a firm boundary on Queen Street to serve as the southerly limit for big box commercial development.
8. Evaluate zoning designations, provisions and incentives applicable to adaptive reuse of period homes along North Main Street between Flanders and High streets to continue to encourage this practice and ensure that new construction is compatible with the existing context in terms of siting, scale and style.
9. Establish a mechanism to guide changes of use along Queen/North Main Street from Loper Street to Hart Street to incorporate access management, parking, signage and other physical and functional improvement provisions.

### ■ Compatible Economic Development

1. The Town should proactively participate with property owners to return vacant, underutilized or potentially contaminated properties to productive reuse that also yields positive benefits to the Town.
  - a. Invite the U.S. EPA to meet with Town officials to discuss its continued role in brownfields assessments within Town.
  - b. Compile a list of potentially contaminated properties using publicly available information.
  - c. Hold a workshop for property owners to discuss the types of technical and financial assistance the Town can potentially provide, and establish a follow-up action program to work with willing property owners.
  - d. Explore state and federal funding opportunities to assess contamination and use funds as leverage for private development.
  - e. Consider establishing a non-profit entity such as a redevelopment agency or community development corporation to oversee brownfield redevelopment.
  - f. Examine the need for zoning modifications to provide incentives for redevelopment.
  - g. Participate in highest and best use analyses with property owners.
  - h. Explore the development of incubator space for start-up and niche businesses

- i. Assist property owners with improving parking, loading, code compliance and other functional aspects that may be limiting marketability
  - j. Monitor the Town's redevelopment overlay zones to evaluate effectiveness in meeting the goals of reclaiming underutilized properties and encouraging private investment; modify locations and/or regulations as appropriate.
2. Working with the Southington Enterprise and Economic Development Committee (SEED), review market trends and identify land use patterns and zoning regulations needed to implement specific economic development strategies.
  - a. Geographic extent and capacity to adequately serve industrial and high-intensity uses
  - b. Town sponsored industrial park development
  - c. Mechanisms to increase development within the Enterprise Zone
  - d. Town-Applicant communications and expectations
  - e. Public costs of private development (direct and indirect)
3. Thoroughly review the Town's existing industrial and commercial zoning regulations in terms of the recommendations of the Land Use Plan, available market data and input by the SEED Committee. Modify existing regulations to establish new provisions, standards and guidelines as appropriate to meet market demand and achieve implementation of economic development goals.
4. Improve the Queen Street commercial corridor
  - a. Assemble an inventory of structures and businesses.
  - b. Track ownership and occupancy changes as a means of identifying emerging trends and planning for continued economic sustainability.
  - c. Convene a Queen Street Area Business Association.
  - d. Work with ConnDOT and private property owners to prepare a Queen Street Improvement Plan to address access management, aesthetics, pedestrian connections, shuttle bus feasibility and reuse considerations.
5. Continue downtown revitalization efforts:
  - a. Develop a list of priority streets to extend the downtown "renaissance" program.
  - b. Conduct a downtown parking study to assess the existing mix of uses, the locations and layout of existing parking areas, update the inventory of

- spaces, identify features that may prevent optimal utilization of parking, i.e., dumpsters and signs, evaluate physical condition, document utilization and recommend improvements (e.g., signage, striping, linkage, etc.). Availability of parking is a critical competitive component of downtown revitalization.
- c. Conduct a comprehensive analysis of traffic volume and circulation.
  - d. Examine the feasibility of creating a business improvement district (BID) in the downtown to support maintenance, development and marketing/promotion of the district.
  - e. Encourage developers/property owners to provide meaningful pedestrian linkages among businesses, parking resources, the linear trail, the Quinnipiac River, and civic/public uses when redeveloping or improving properties.
  - f. Monitor the adequacy of present locations of key civic and public facilities such as Town Hall, the library and the post office to anticipate expansion needs and plan for accommodating expansion within the downtown area.
  - g. Explore programs and incentives to assist property owners (residential as well as commercial) in targeted areas with property maintenance, code compliance, façade improvements, etc. to upgrade the existing building stock.
  - h. Identify development parcels suitable for public-private partnerships and, working with property owners, identify appropriate reuses in an effort to attract developers or assist with redevelopment.
  - i. Develop an appropriate “branding” of downtown, augmented by events and programs, such as the Apple Festival, to draw residents and visitors throughout the year.
  - j. Develop a pedestrian circulation plan for downtown, placing special emphasis on connecting business and core uses with surrounding neighborhoods and on improving safety, comfort and attractiveness.
  - k. Develop a consistent directional signage program for both pedestrian and vehicular traffic.
6. Prepare a West Street Corridor Development Plan
- a. Convene a West Street Corridor Committee consisting of members from the Economic Development Commission, Planning and Zoning Commission, Town Council and local land owners.
  - b. Examine opportunities and challenges of development for the area between Jude Lane and the Bristol Town Line.



- c. Evaluate the effectiveness of current zoning designations to meet identified opportunities, challenges and economic goals, and develop regulatory changes and modifications as needed.
  - d. Explore creation of an interchange zone and design standards to attract compatible development at the I-84 interchange within well-defined boundaries and with adequate buffers.
  - e. Adopt the corridor plan as part of the POCD.
7. Conduct a Meriden-Waterbury Turnpike development feasibility analysis to examine the two distinct growth patterns that have emerged to the east and west of Route 10 to identify the need for zoning modifications, infrastructure improvements, aesthetic improvements, redevelopment potential and cooperative planning opportunities with Cheshire.
8. Optimize development opportunities in the vicinity of Meriden-Waterbury Road's interchange with I-84 while limiting encroachment into the Marion section of Southington.
9. Review standards for development in and around the I-84 interchanges to ensure that the proximity of land available for development and redevelopment optimizes location, accessibility and visibility.
10. Continue to pursue opportunities to provide property owners with assistance to redevelop and improve Plantsville, Milldale and Marion as village centers.
11. Monitor market demand for commercial and industrial uses and periodically adjust development controls such as bulk requirements and permitted uses to maintain a competitive position.
12. Expand business assistance to small businesses, niche business and agri-business segments of the local economy.
13. Help to sustain the critical services provided by neighborhood-level and locally-owned businesses by establishing well-defined communication links among the Town, businesses, and larger corporate/national-level users.
14. Encourage the Chamber and/or the EDC to organize business and property owner associations in each of the Town's commercial areas in order to encourage coordinated marketing, image enhancement, mutually beneficial activities and

events, and a point of contact for working with the town on issues and public improvements.

15. Consider expanding the definition of home occupations and the uses permitted in business and industrial zones to create an opportunity for local residents to incubate and grow their businesses in town.

### ■ Open Space and Resource Management

1. Conduct joint local commission/department workshops with the Quinnipiac River Watershed Association, UCONN's Nonpoint Education for Municipal Officials (NEMO) Program, the Center for Watershed Protection, Trust for Public Land, Nature Conservancy, American Farmland Trust and similar organizations working to educate the public and assist communities to develop appropriate tools to strengthen land use decision-making and resource protection.
2. Revise the town's Aquifer Protection Regulations to be consistent with the Regulations of Connecticut State Agencies – Section 22a-354i-9. Best Management Practices for Regulated Activities.
3. Revise the Town's stormwater management plan to include best management practices and emerging low impact development provisions for storm water management.
4. Working with the Water Department, review state-mandated aquifer mapping, stratified drift deposit locations and the source protection measures currently set forth in the Water Supply Plan to identify land use implications and determine the need for additional provisions.
5. Work with the Quinnipiac River Watershed Association in monitoring non point discharges and developing effective land use measures to improve water quality.
6. Monitor the presence of invasive species and consult with the Connecticut Department of Environmental Protection for guidance on proper mitigation.
7. Expand the ridgeline protection requirements currently within the Zoning Regulations to include other areas at specific elevations that display unique or significant features.

8. Establish a Greenbelt Implementation Committee to identify potential properties along the Quinnipiac River that would provide additional access points.
9. Build on the success and popularity of the Farmington Canal linear trail and work for its expansion to link with Cheshire and Plainville.
10. Strengthen the Town's open space program.
  - a. The Open Space and Land Acquisition Committee should formalize its goals and consider strategies for acquisition of lands that reflect a cross-section of land types and values.
  - b. Continue to work jointly with other commissions, the Town Council and the Water Department to maintain a confidential, prioritized list of potential sites to be acquired
  - c. Encourage the Southington Land Trust to become an active participant and resource in open space planning, acquisition and management.
  - d. Annually review the functional classification system for existing town-owned public space that categorizes property as follows: preservation, conservation (passive use), recreation (active use) or future municipal facility use.
  - e. Examine existing distribution and size of existing open space lands to identify opportunities for expansion and linkage to the Metacomet Trail, the existing Greenway, downtown and other civic destinations and existing open space.
  - f. Enlist the assistance of the Trust for Public Lands, The Nature Conservancy and other advocacy organizations in evaluating the full spectrum of tools available for open space acquisition.
  - g. Prepare an Open Space Plan and adopt it as part of the POCD.
  - h. Increase the mandatory open space "set-aside" to 20%.
  - i. Evaluate the various physical parameters used by other communities in accepting open space and develop modifications that are suitable to Southington.
  - j. Enhance the open space acquisition fund through annual contributions in the budget and/or by bonding to have a more immediate effect.
  - k. Convert unprotected and perceived open space into protected open space by acquiring land or easements.
  - l. Educate owners of targeted properties about the merits of donating open space and the sale of development rights.
  - m. Contact the Trust for Public Lands, The Nature Conservancy and other land preservation organizations to determine interest/eligibility of parcels.





### ■ Quality of Life and Community Enhancement

1. Expand the Town's Community Development program.
  - a. Evaluate the existing program and identify roles and responsibilities for residential code violations, health and safety issues, grants administration.
  - b. Identify target areas and types of assistance needed.
  - c. Evaluate the need for programs to assist with increasing homeownership, improving property conditions, and educating residents about property maintenance in the targeted areas and identify the need for funding assistance.
  - d. Develop a communication link with social services agencies and public schools to provide coordinated services.
  - e. Evaluate the need for an ordinance to address occupancy limits in rental housing units.
  - f. Evaluate the administrative support and management required to sustain the program.
2. Monitor the Town's residential "affordability index" (unit size, tenure, rental costs, construction costs, resale values) to determine if zoning incentives such as inclusionary zoning or allowing modest density bonuses or design flexibility in exchange for affordable units are needed in order to maintain reasonable housing costs.
3. Seek regional assistance from the Central Connecticut Regional Planning Agency in expanding rideshare opportunities and encouraging alternative modes of transportation
4. Perform a survey of Queen Street businesses and patrons to ascertain the interest and support for a shuttle bus.
5. Expand dial-a-ride services to youth and other residents.
6. Monitor capacities of individual schools to determine if additional space will be needed. If growth cannot be accommodated in place, appropriately located land should be secured before it is lost to development.
7. Consider bicycle accommodations in all road improvement and large scale site development projects.

8. Monitor Board of Education proposals and mandates affecting the siting of schools and other educational facilities to determine PZC's role and to identify potential land use/zoning issues.
9. Develop a community facilities plan to anticipate demand for new facilities and anticipate maintenance, replacement or expansion of existing facilities.
  - a. Inventory existing facilities and town-owned municipal land.
  - b. Begin financial programming and critical path analysis for evaluation of space needs and expansion potential at the library and Town Hall.
  - c. Determine compliance of public facilities with Americans with Disabilities Act, including a survey of crosswalks in the core downtown area.
10. Prepare a Master Recreation Plan.
  - a. Update the inventory of active and passive recreation areas.
  - b. Examine demographic data to compare existing facilities with the current profile of residents.
  - c. Conduct user surveys.
  - d. Conduct a liability assessment of publicly-owned playgrounds.
  - e. Identify needed improvements and new facilities.
  - f. Prepare a Master Plan and cost estimates for improvements.
  - g. Adopt the Plan as part of the POCD.
11. Address needs for moderately priced single-family homes and housing for the Town's senior citizens, which may include non-profit, Town sponsored or co-ventures between the public and private sectors.
12. Encourage continual monitoring of development patterns and demographic changes so that facilities and programs reflect the needs and wants of the population.
13. Convene a "Pathways" Committee to develop a plan for connecting scenic, cultural, commercial, civic and open space nodes.
14. Establish a coordinated Town signage program to help convey the desired image and "brand" for Southington.

- a. Identify suitable locations such as gateways, village centers, points of interest and town properties.
  - b. Determine ownership and identify the need to acquire easements or negotiate use/maintenance.
  - c. Procure initial funding.
  - d. Engage the services of an experienced signage designer to assist with creating an image, developing prototypes for arrival, municipal and way-finding signs and estimating costs.
  - e. Develop specifications for sign placement and landscaping.
  - f. Establish maintenance plan and schedule.
  - g. Identify volunteer groups to assist with maintenance and seasonal plantings.
15. Improve the appearance and function of existing commercial corridors.
- a. Conduct a windshield survey of commercial areas and develop an inventory of properties in need of improvement.
  - b. Solicit participants in public-private improvements to key properties.
16. Establish a consistent design template for all public facility signage, lighting and other amenities.

### ■ **Coordination and Communication**

1. Monitor residential development by tracking the number of approved lots, building permits and certificates of occupancy issued on an annual basis.
2. Hold a biennial PZC planning retreat dedicated to examining progress on POCD implementation, identifying emerging trends, and establishing the Commission's goals and work program for the upcoming two year period.
3. Establish mechanisms to improve communication/interaction among the Town's volunteer and elected representatives, opportunities to share information, coordinate studies and monitor emerging trends.
4. Include a line item in the annual budget to provide for professional assistance in reviewing development proposals when necessary.
5. Arrange educational workshops with prospective developers, real estate specialists, and others that may have potential involvement with development.

6. Monitor Board of Education proposals and mandates affecting the siting of schools and other educational facilities to determine PZC's role and to identify potential land use/zoning issues.
7. Work with the Town Council to strengthen the Town's Capital Improvement Program (CIP) process, an important tool for managing and providing fiscal planning for implementation of the POCD. The CIP should be funded and updated annually to identify, prioritize, coordinate the scheduling of and determine the best method of paying for the community's capital needs. This fiscal management is critical in order to meet needs in areas such as schools, municipal buildings and facilities, and open space acquisitions.
8. Prepare local emergency response plans as necessary
9. Review the location of public utilities and require any lot without public sewers and water conform to the requirements of an R-40 zone.
10. Examine the regulatory and advisory roles of agencies and commissions affecting land use decisions on an annual basis by assembling a Working Group consisting of staff and agency/commission members.
11. Review development trends and land use implications every two years and determine the need to revise or amend the Plan of Conservation and Development.

## CONSISTENCY WITH THE STATE'S PLAN

Every five years the State Office of Policy and Management prepares a statewide Conservation and Development Policies Plan. This Plan is used to outline the state's development, resource management and public investment policies for state agencies. The Plan establishes the framework within which the State internally reviews state agency actions and funding requests to determine if proposals are consistent with state policies prior to moving state projects forward. The local link into this process is provided by the statutory requirement that each community's local plan of conservation and development include information on its consistency with State policies and planning.



As is the case with Southington's 2006 Plan, the 2004-2009 State Plan is built around Growth Management Principles (GMPs) and geographical designations of development and conservation areas, with corresponding policies. The state requires that communities and regional planning organizations consider these GMPs and geographical designations when completing their Plans of Conservation and Development, and to note any inconsistencies. This consistency review is important for two reasons. First because of the influence that state infrastructure improvements, capital investments and property acquisitions can have on local land use and densities of development, impacting growth and potentially contributing to sprawl. Secondly, state-funded projects over \$100,000, whether proposed by a State agency, a municipality or a private developer, are reviewed for consistency with the strategy policies of the State Plan. The likelihood of receiving funding for a project may therefore depend on whether the State funding agency can determine that this consistency exists. The Southington town plan, particularly its Guiding Principles, Land Use Policies and Future Land Use Map have been reviewed for consistency with the State Plan and found to be consistent with the GMPs and generally consistent with the State's Locational Guide.

The six Growth Management Principles, with associated policies that provide the context and direction for state agency actions, are:

- Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
- Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
- Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options
- Conserve and Restore the Natural Environment, 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

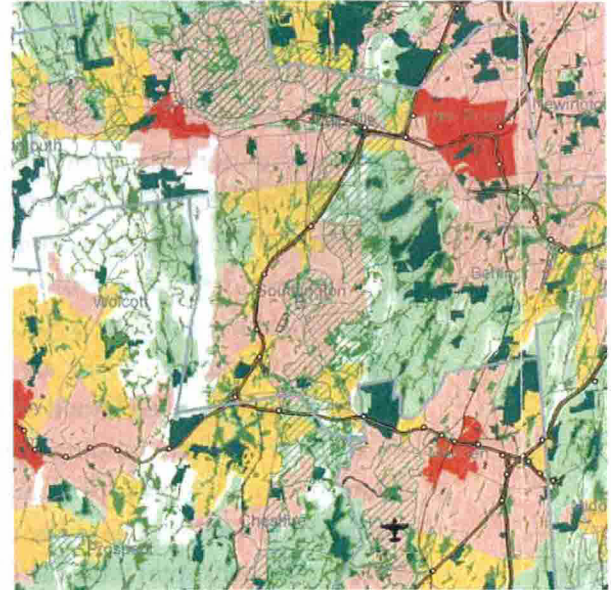
The second policy element of the Plan is related to an area's potential to fulfill and balance the State's conservation and development priorities. These priorities are presented in development and conservation categories and represented on the Locational Guide Map (Figure 2) by categories within these general designations. The priority for public investment that has been assigned to each category is summarized



# Plan of Conservation and Development Southington, Connecticut



1987



2004

### URBAN AREAS

- Urban Centers
- Urban Conservation Areas
- Urban Growth Areas
- Long Term Urban Potential

### AREAS OF ENVIRONMENTAL CONCERN

- Existing Preserved Open Space
- Preservation Areas
- Conservation Areas

### RURAL AREAS

- Rural Community Centers
- Rural Land

### URBAN AREAS

- Regional Centers
- Neighborhood Conservation Areas
- Growth Areas

### AREAS OF CRITICAL ENVIRONMENTAL CONCERN

- Existing Preserved Open Space
- Preservation Areas
- Conservation Areas
- Level A/B Aquifer Protection Areas
- Historic Areas

### RURAL AREAS

- Rural Community Centers
- Rural Land

below. The development and development-related categories that apply to Southington are highlighted in bold.

### ■ **Development Area Policies (in order of priority)**

- **Regional Centers** — Redevelop and revitalize the economic, social, and physical environment of the state’s traditional centers of industry and commerce.
- **Neighborhood Conservations Areas** — Promote infill development and redevelopment in areas that are at least 80% built up and have existing water, sewer, and transportation infrastructure to support such development.
- **Growth Areas** — Support staged urban-scale expansion in areas suitable for long-term economic growth that are currently less than 80% built up, but have existing or planned infrastructure to support future growth in the region.
- **Rural Community Centers** — Promote concentration of mixed-use development such as municipal facilities, employment, shopping, and residential uses within a village center setting.

### ■ **Conservation Area Policies (in order of priority)**

- **Existing Preserved Open Space** — Support the permanent protection of public and quasi-public land dedicated for open space purposes.
- **Preservation Areas** — Protect significant resource, heritage, recreation, and hazard-prone areas by avoiding structural development, except as directly consistent with the preservation value.
- **Conservation Areas** — Plan for the long-term management of lands that contribute to the state’s need for food, water and other resources and environmental quality by ensuring that any changes in use are compatible with the identified conservation value.



- **Rural Lands** — Protect the rural character of these areas by avoiding development forms and intensities that exceed on-site carrying capacity for water supply and sewage disposal, except where necessary to resolve localized public health concerns.

The recently approved State Plan continues the State policy of giving highest priority, and thereby targeting its public investment resources, to the redevelopment and revitalization of “Regional Centers.”

Most of Southington is designated as “Neighborhood Conservation Areas,” involving a strategy of maintenance/intensification of development. “Growth Areas” are designated at Exit 4 from Route 691, at I-84 exits (except Exit 30), and in the industrial areas in the northern part of Town west of I-84. These designations are indicative of Southington’s physical infrastructure and access to major transportation networks, and the State’s desire to encourage building on existing resources in order to discourage sprawl. These designations are generally consistent with Southington’s zoning with the exception of the I-691/Exit 4 area, which is zoned for residential development at densities of one-quarter acre and 1 acre per unit.

The western edge of Town is classified as “Rural Lands,” a conservation area category with development potential but where careful management is needed to assure that development is commensurate with the protection of rural character and does not exceed the carrying capacity of the land. This area has been a focus of development in recent years. The eastern edge of Town is primarily classified as “Preservation Areas” because of the presence of the reservoirs and trap rock ridges. The Town’s current Ridgeline Zoning provisions apply only to certain areas on the easterly ridgeline defined as traprock ridgelines, leaving most of the Town’s two prominent ridgelines unprotected by regulatory documents.



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# 3. IN PERSPECTIVE

One way to assess “how Southington is doing” is to establish its current development status, examine growth trends and identify demographic characteristics. Knowing who we are and where we are then allows benchmarking to compare Southington to other communities on the basis of shared characteristics such as geographic location, population size and socioeconomic conditions.



## WHO WE ARE

### ■ Population and Household Trends Summary

Data reviewed includes actual census data for 1990 and 2000 with estimates for 2005 and projections for 2010 provided by ESRI, a leading source of demographic information. The data is presented in Appendix A. The following is a summary of findings and trends.

#### ❖ HOUSEHOLD/POPULATION

- Southington’s population during the 1990s grew at a steady 3.1% which was slightly below the 4.5% of the 1980s. Southington’s overall population expansion was generally on par with the state but well below suburban neighbors of Berlin (11.9%), Cheshire (11.13%), Farmington (14.7%) and Wolcott (11.1%).
- Over the next decade, the town’s population growth rate is expected to increase slightly translating to an overall gain of 5.6% by 2010.
- Household formation in Southington grew by 9.5% over the past decade, or

1,317 households, in comparison to 12.8% in previous decade (1980-1990). In contrast, the County and the State recorded a more moderate increase of 3.2% and 5.7%, respectively.

- Family households continue to be an important component in Southington accounting for nearly 75% of the household base. However, non-family households are projected to expand by 2.5% annually in Southington over the next five years, or nearly five times the rate of growth for family households.
- A notable decline in married couples with children is observed indicative of the impact of recently developed age-restricted housing in town. Between 1990 and 2000, married couples with children declined by -3.2% compared to county with -0.6% drop and a net increase of 3.1% within the state.
- Southington's household population is getting slightly older with 26.1% of Southington's households 65 and older as compared to 21.7% in 1990. Southington's median age is also somewhat older than the state at 41.6 years as compared to 38.8 for Connecticut.
- ESRI age projections indicate that Southington can be expected to follow State trends and experience an overall decline in the number of school age children (5-14 years) between 2000 and 2010, particularly in the 5 to 9 age group.

### ❖ INCOME

- Households in Southington are relatively affluent with 30.1% of its households earning above \$100,000 as compared to 24.6% for the County and 28.1% for the state.
- Median income in Southington is \$70,789 (2005 estimate) as compared to \$59,492 for the County and \$64,462 for the state.
- Median income in Southington has kept healthy pace with inflation over the 2000 to 2005 period averaging 3.4% a year.
- Per capita income is growing at even a slightly faster pace of 4.5% but lags behind the state indicative of the greater share of households with families in town (77%) versus Connecticut (67%).

- Although growing in affluence, Southington continues to display significant income diversity with even distribution of households earning incomes between \$35,000 and \$150,000.

#### ❖ HOUSING TRENDS

- Southington is a significant source of new housing in the region with housing production averaging 207 housing permits a year between 1997 and 2004 for a total of 1,660 units in the 8 year period.
- Southington accounted for 22% all permits issued within the immediate region between 1997 and 2004, with nearly double the total number issued in Bristol, Farmington or Berlin which followed Southington in permit activity.
- Consistent with past housing trends, single-family homes continues to dominate new product in Southington with 74% of new housing permits in 2004 associated with single-family units (both fee simple and detached condo). However, condo permits, both attached and detached, appear to be on the rise accounting for one-third of the permit total in 2004.
- Home ownership has increased from 77.8% to 78.9% that has resulted from a rise in single-family housing which increased from 68.5% to 70.9%.
- According to 2000 census, more than 51% of Southington's residents are new to the town having relocated to the community between 1990 and 2000. One-third of those residents moved to Southington between 1995 and 2000.

#### ❖ EDUCATIONAL ATTAINMENT

- Southington residents are well educated to meet a wide range of job opportunities with 54% reporting a high school degree and some college which is slightly above the county and on par with the state. Meanwhile nearly a third of Southington's adult population reported a bachelor's degree or better. Only 14% lacked a high school degree as compared to 17.7% for the region and 16% for the state.

### GEOGRAPHIC LOCATION

Southington is one of the seven communities that comprise the Central Connecticut Regional Planning Area. The others are Berlin, Bristol, Burlington, New Britain, Plainville and Plymouth. Though small, this region has a diversity of development patterns, ranging from urbanized to rural. Physically the largest town in the region in land area, Southington falls in the mid-range based on population. It is the third largest community behind New Britain (71, 538) and Bristol (60,062) and has more than twice the population of Berlin (18,215) and Plainville (17,328). The most rural community in the region is Burlington, with a 2000 population of 8,190.

Southington and Plainville probably have the most in common of the Towns in the region. They are linked historically by a shared origin in Farmington and physically by Route 10 and a common boundary that visually merges in development patterns. Plainville is more densely developed than Southington, accommodating 44% of the population and 50% of the housing units in only 27% of the land area. Reflective of its small size and dense development pattern, Plainville's population growth has been relatively stable since 1970, hovering around 17,000. Southington's population steadily increased during the same period, experiencing a 28.4% increase overall.

### POPULATION

Of the state's 169 towns only 6 are "comparable" to Southington in terms of total population as reported in the 2000 Census — that is, within a 5,000-person range in either direction, or a population between 35,000 and 45,000. These communities are the Town of Groton (39,907), Middletown (43,167), Norwich (36,117), Shelton (38,101), Torrington (35,202) and Wallingford (43,026). Of these towns, Groton, Shelton and Wallingford have been selected as peer towns because they are generally comparable in land area, access and external influences on development (e.g., high-ways, market pressures, etc.)

When compared with these towns Southington's population growth between 1990 and 2000 was moderate, coming in the lowest of the four towns. In all four of the Towns the rate of growth in housing units exceeded that of population, with Southington showing the second highest rate of growth in housing units. In spite of this Southington is the least dense per square mile in housing units. Since 2000 (through 5/24/05) housing permits for 937 units have been issued; 211 (23%) of



**Table 3-1**  
**Peer Town Comparisons: Population**

POPULATION SIZE	SOUTHINGTON	GROTON	SHELTON	WALLINGFORD
Population 2000	39,728	39,007	38,101	43,026
Growth 1990-2000	3.1%	-11.6%	7.6%	5.4%
Housing Units 2000	15,557	16,817	14,707	17,306
Growth 1990-2000	9.1%	1.3%	13.3%	8.6%
Land Area Sq. Mile	35.99	31.3	30.57	39.02
Density/Sq. Mile				
Population	1,103.8	1,275.2	1,246.4	1,102.7
Housing	432.2	537.4	481.1	443.5

Source: U.S. Census Bureau, 2000 Census

these have been for duplex, condominium and apartment units, higher density types of housing. The rate of increase in this five year period is 72% of the total housing unit increase that occurred between 1990 and 2000 of 1,299 units.

## SOCIOECONOMIC CHARACTERISTICS

The State Department of Education developed Education Reference Groups (ERGs) to provide perspective in terms of district-level resources/expenditures and student achievement when comparing school districts. The criteria used to determine peer communities include

*socioeconomic status* as determined by

- median family income
- percentage of children with at least one parent with a bachelor's degree of higher, and,
- percentage of children's parents holding jobs in executive, managerial or professional occupations;

*indicators of need*, as reflected in

- percentage of children living with a single parent or non-family household,

- school-age children receiving Aid To Families with Dependent Children as a percentage of total enrollment, and
- percentage of children whose families speak a language other than English at home; and

*enrollment.*

On this basis the state’s school districts are divided into nine Education Reference Groups or ERGs.

Southington’s ERG (ERG D) is comprised of 20 communities, that is, nineteen other communities with which Southington can be compared based on the indicators above. These communities are (in alphabetical order with 2000 population figures):

TOWN	POPULATION	TOWN	POPULATION
Berlin	18,215	North Branford	13,906
Branford	28,683	North Haven	23,035
Clinton	13,094	Old Saybrook	10,367
Colchester	14,551	Rocky Hill	17,966
Columbia	4,971	Shelton	38,101
East Hampton	13,352	<b>Southington</b>	<b>39,728</b>
East Lyme	18,118	Tolland	13,146
Hamden	56,913	Watertown	21,661
New Milford	27,121	Wethersfield	26,271
Newington	29,306	Windsor	28,237

As can be seen, the populations of these communities range from a low of 4,971 to a high of 56,913. Southington is the second largest town in the ERG, followed by Shelton, Newington and Windsor. Shelton and Windsor have been selected as peer towns for comparison purposes.

The summaries on Tables 3-3 and 3-4 indicate that Southington maintains a strong socioeconomic position among its peer communities. It has a low percentage of

children under age 5 living in poverty and ranks well in median income, per capita taxes and median home sales. Two indicators where Southington ranks lower, however, are in the related categories of employment growth and percentage of the grand list in commercial/industrial uses. Southington ranks above average within its ERG on per pupil expenditures at the elementary school level but below average in secondary school expenditures.

## THE STATE

Recent state-wide studies have found that development in Connecticut has become highly decentralized, a phenomenon also known as sprawl. This manifests itself in traffic congestion, disinvestment in cities and poorer urbanized towns, pollution and loss of agricultural land and open space. All of these affect quality of life, which in turn impact a community's and the state's economic vitality and competitive position.

**Table 3-3**  
**Peer Town Comparisons: ERG D**

	SOUTHINGTON	SHELTON	WINDSOR
Children Under 5	2,399	2,347	1,692
% in Poverty	3.0%	4.1%	5.4%
Children Under 18	9,470	8,972	6,955
Preschool Attendance	87.3%	84.5%	82.9%
First Language Not English	10.3%	14.7%	12.9%
Husky Total	1,036	981	1,253
Births	457	418	323
<b>Per Pupil Expenditures (2004)</b>			
Elementary	\$9,501.64	\$8,064.33	\$11,165.81
Secondary	\$8,763.24	\$11,935.35	\$10,632.63
<b>ERG Average</b>			
Elementary			\$9,235.69
Secondary			\$10,091.64

Source: Connecticut State Department of Education



	SOUTHINGTON	GROTON	SHELTON	WALLINGFORD	WINDSOR	PLAINVILLE
Median Income	\$65,037	\$49,490	\$72,980	\$62,543	\$69,179	\$51,867
Per Capita Tax (2002)	\$1,568	\$1,140	\$1,710	\$1,676	\$1,920	\$1,597
<b>Median Home</b>						
Sales (2003)	\$191,400	\$181,750	\$280,000	\$190,000	\$175,000	\$144,900
<b>Indebtedness as %</b>						
Expenditures*	45.7%	24.6%	37.0%	23.6%	71.2%	31.8%
<b>Employment Growth</b>						
(1992 - 2001)	-0.7%	-1.5%	4.1%	1.5%	0.7%	1.6%
<b>Equalized Net Grand</b>						
List (2001)(in 000's)	\$3,698.5	\$3,891.3	\$4,575.1	\$4,391.1	\$3,108.2	\$1,514.5
<b>% Grand List</b>						
Comm/Ind (2001)	14.0%	24.2%	16.8%	20.2%	22.6%	21.1%

\* Total debt in town divided by total expenditures in town for the same year.

Source: CERC Town Profiles 2004: Data for 2004 unless otherwise noted

Using public data sources, the areas of fiscal capability, service needs and costs for services and infrastructure were looked at in detail for all the Towns in the State in a report entitled "Connecticut Metropatterns." Municipalities were grouped using the following characteristics:

- property tax base per household (2000) and growth in property tax base per household (1995-2000) to measure fiscal capability;
- the percentage of elementary students eligible for free lunches (2000) to measure service "needs;"
- population growth (1990-2000) and population density (2000) to evaluate per person costs for services and infrastructure.

This classification system revealed that a diversity of fiscal and social conditions going beyond the simplistic "poor cities/affluent suburbs" categories exists in Connecticut. After analysis, clusters of six different community types were identified: Central Cities (4 communities), Stressed (12 communities), At-Risk (43 communities), Fringe-



Developing (31 communities), Bedroom-Developing (57 communities) and Affluent communities (22 communities). Communities by classification are summarized in Appendix B.

Southington is one of the 57 communities categorized as Bedroom-Developing, meaning “fast-growing communities of mostly low-density residential development.” These are the areas in which nearly one-half of the land that was developed in the State in the 1980s and 1990s was located, with resultant loss of open space and increases in traffic. On average the property tax bases in these types of communities are above the state average but growing slower. This classification contains the largest number of communities (representing 24% of the state’s population) of the six categories and includes several of Southington’s neighbors: Wolcott, Cheshire, Berlin and Farmington.



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# 4. PHYSICAL SETTING

## HISTORICAL PERSPECTIVE

**S**outhington is located on a terraced sand plain around the Quinnipiac River and its tributaries, with mountain ranges to the east and west. It was home to nomadic tribes of Tunxis and Metabesett Indians long before Europeans came to the area. Southington was the first of the sister towns of Southington, Bristol, Berlin, Burlington, Avon, New Britain and Plainville to break away from mother Farmington to form separate communities. Panthorn, a name still found in today's landscape, was the name given to the first European settlement (c. 1696) when, after several years of hunting and trapping in the area, Samuel Woodruff built a house near the modern intersection of Pleasant and Woodruff Streets. The establishment in 1722 of an official "South Division" or "South Farmington" (the derivation of the name Southington) encouraged other Farmington families to join Woodruff. The Town was incorporated and granted full powers of self-government in 1779.



The original survey set aside land for north-south highways which parallel the routes of modern day West Street, Route 10 and Flanders Road/East Street, as well as for east/west cross streets. Sometimes, as is the case with Route 10, these roads actually followed paths that had been established by the Indians. Route 10 was the most heavily traveled, even in the town's early days. Generally following the route of the Quinnipiac River, it provided a link to other settlements and later to towns and cities for the purposes of trading. Gristmills and sawmills harnessed water power to serve the steadily growing farming community. By the early 1800s, however, the land had been so intensively farmed for wheat, rye and Indian corn, that the soil was depleted and farmers turned to growing tobacco and apples. Population growth slowed until events within and outside the Town led Southington in another direction — toward industrialization.

In 1825 a blue limestone suitable for the manufacture of high-grade Portland cement was discovered and quarried from areas along Andrews Street. An active cement industry existed for a period of 35 years before the Civil War. The Farmington Canal (1828-1848) and the railroad really opened the door to commerce. Capitalizing on the water power of the Quinnipiac River, creative and farsighted local businessmen soon established an impressive industrial base in Southington. A variety of metal products such as tinware, carriage bolts, cutlery, nuts, bicycle parts, britannia ware and machinery soon joined the products being shipped from Southington.

The development of factory facilities was accompanied by improvements to the town's infrastructure in areas such as roads and water supply, as well as worker housing, commercial and service establishments, churches and schools. Small communities associated with the factories sprang up outside the town center. A Historic and Architectural Resources Survey completed in 1986 inventoried extant physical remnants of these villages and led to establishing the following historic districts:

- **Southington Center Historic District**  
The historic and current civic and cultural center of Town, the area includes buildings associated with the Town's development and in the surrounding residential area, the homes of many of Southington's "most illustrious citizens of the past."
- **Plantsville Historic District**  
During the mid-nineteenth century Plantsville rivaled Southington Center in commercial and social influence and this is reflected in the structures included in the district.
- **Marion Historic District**  
This village grew up around the intersection of the Meriden-Waterbury Turnpike and the north-south link between Bristol and New Haven (now known as Marion Road). The first bolt manufacturing shop in town and reputedly in America was located in Marion.
- **Meriden Avenue/Oakland Road Historic District**  
This district is a neighborhood of homes built between 1860 and 1925, including one of Southington's first subdivisions, "Oakland Park," built in the early twentieth century.



The survey also identified geographically separated buildings that are historically significant and are linked by age, architecture or function. These thematic resources have been grouped for listing on the National Register of Historic places as Colonial Houses (21 listings) and Historic Industrial Complexes (6 listings). Individual structures listed on the National Register include public buildings such as the former Southington Public Library building, the old West Street School and the Lake Compounce carousel, as well as houses.

Links to areas beyond its boundaries continue to be the most influential factors on Southington. The most recent and continuing influences have been highway construction, primarily I-84, which will continue to power the Town's development as a residential, commercial and industrial community.

## NATURAL FEATURES

### ■ Topography

Southington is located in the Central Lowlands, an area of gently rolling terrain between the State's western and eastern highlands. Located around the Quinnipiac River and its tributaries, the Town is surrounded by Southington Mountain, Bradley Mountain and the Hanging Hills in Meriden. The latter two are part of the Metacomet Ridge system, a "spine" of traprock ridges that extends along Southington's eastern edge as it runs from Suffield to Guilford. The Great Unconformity area of Triassic sandstone located on the western side of Town is probably the remains of a former mountain.

This variety of geologic features creates topographic conditions that range from approximately 100 feet above mean sea level to over 1,000 feet, configured in relatively flat to steep slope areas that create an identifiable space in which Southington nestles (Figure 3). The varied and attractive character of the land has made Southington an attractive place for development, over the years altering the natural character with a man-made character. These conditions have also facilitated construction of a major transportation corridor, opening the door to on-going development pressure.

### ■ Water Resources

Southington is largely within the South Central Coast Basin, one of eight major drainage basins in Connecticut. Most of the Town's land area is comprised of four watersheds, the Quinnipiac River, Tenmile River, Eightmile River and Misery Brook watersheds. The Town's water resources, including the Southington Reservoirs and groundwater aquifers, are located within the Quinnipiac River basin. The Quinnipiac River is Southington's principal stream; its major tributaries are the Eightmile and Tenmile Rivers and Patton and Misery Brooks.

The area along the eastern border of Southington, including the Shuttle Meadow and Wasel Reservoirs, is part of the Connecticut Basin, within the regional Mattabeset Basin.

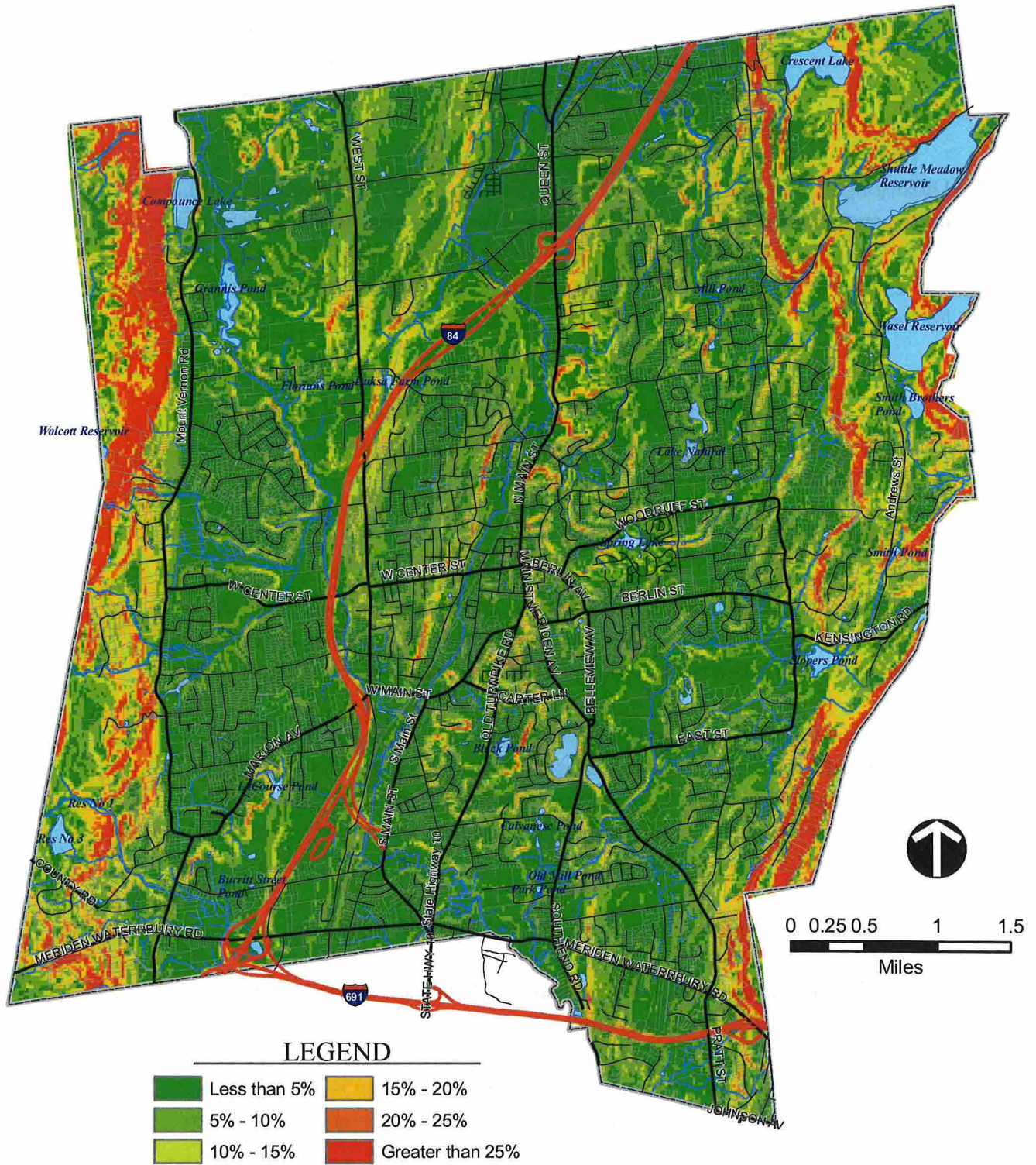
The Quinnipiac River originates at the borders of New Britain and Farmington and flows for 38 miles to New Haven Harbor where it empties into Long Island Sound. The elevation changes 350 feet from its origin to its tidewaters. "Quinnipiac" is a Native American description for "long water land."

Despite tremendous improvements over the past 30 years with implementation of point source pollution controls, water quality goals for the Quinnipiac River are still not being met. The plants and soils of the wetlands and forests that remain along the river serve to filter and purify runoff but in most sections, the biological community is characterized by a general lack of sensitive species and a low degree of diversity. A wide variety of habitats exist along the course of the river including stream corridors, brushland, farmland, wetlands and forested ridges. Each supports different plant and animal communities. As one of the headwater as well as one of the most urbanized communities, Southington is an important player in meeting water quality goals and maintaining the ecologic health of the entire riverine system, including tributaries. Maintaining watercourse corridors, natural and man-made water bodies supported by upland habitat areas, pockets of woods, unfragmented open space, brushland, farmland, forested ridges and wetlands provides a diversity of habitat for wildlife, healthy rivers and an attractive physical environment. Nonpoint pollution sources, stormwater runoff, industrial leachates, and industrial discharges continue to adversely impact water quality including raising nitrogen levels, decreasing oxygen, increasing siltation, and decreasing flows.

In 1979 the Quinnipiac River Watershed Association was organized as a grass roots advocacy group to conserve the River and its watershed. The Association has evolved



# Plan of Conservation and Development Southington, Connecticut



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Map Compilation: Fitzgerald & Halliday, Inc.  
August 2006

Slopes  
**FIGURE 3**



into a major player in the Quinnipiac Watershed Partnership, formed in 1998. With an average density of 1,400 people per square mile of its watershed, the Partnership recognizes that protecting and restoring the natural enhancement of the River is of critical importance to the welfare, economy and quality of life in the communities which share its watershed.

Urbanizing land use patterns within its watershed have resulted in significant volumes of stormwater runoff entering the Quinnipiac River. According to the Connecticut DEP's 2002 List of Connecticut Waterbodies Not Meeting Water Quality Standards, the Quinnipiac River is one of 3 rivers in the South Central Coast Major Basin having the most impaired river segments.

Under U.S. Environmental Protection Agency regulations that took effect in December 2002, many of the municipalities in the Quinnipiac Watershed, including Southington, must develop a comprehensive town-wide stormwater management plan addressing six specific measures to manage stormwater.

### ■ Wetlands

Based on the state soils map prepared by the Connecticut Department of Environmental Protection (CTDEP), of the Southington's total 23,376 acres, about 3,720 (16 percent) are classified as either water or wetlands (Figure 4).

Wetlands are characterized by varying levels of water saturation; the amount of moisture in the soil is the dominant factor influencing the plant and animal life present. Wetlands are evident by a water table at, near or above the ground surface. There are a number of wetland types including marshes, swamps, bogs, and flood plains.

Wetlands provide several important functions including the following:

- Flood control – ability of a wetland to reduce flood velocity and provide storage capacity for flood waters.
- Groundwater potential – ability of a wetland to collect runoff from surrounding areas and contribute to recharge the groundwater system, as well as acting as filters for polluted runoff.



- Community quality of life – aesthetic appeal, educational value, recreational value, buffer capacity.
- Ecological integrity – value to wildlife, wildlife diversity, habitat integrity; these values are driven by wetland size, type of site (streamside, lakeside, pondside), and vegetative diversity.

Because of these essential values, wetlands are a critical protected resource to prevent impacts due to land use change.

Southington regulates activities affecting wetlands at the municipal level through authority granted by the State's Inland Wetlands and Watercourses Act. As Figure 4 illustrates, most of the wetlands within the town are associated with the Quinnipiac River and its tributaries. Additionally, the U.S. Army Corps of Engineers has jurisdiction over certain levels of activities affecting wetlands under Section 404 of the Clean Water Act. The regulatory distinction between the local and federal agencies is most apparent in their respective definition of wetlands. At the local level, specific wetland soil types govern, whereas the U.S. Army Corps of Engineers uses a broader definition reflecting soils, vegetation types and hydrology.

Regardless of the delineation, avoiding and/or minimizing direct wetland impacts has become a standard of practice given that Connecticut's experience with regulations is approaching 30 years. In Southington, as in most of Connecticut's communities, it is the assessment of secondary impacts and defining cumulative effects of wetland modifications that remain a challenge to both the Applicant and the Commission.

### ■ Floodplains

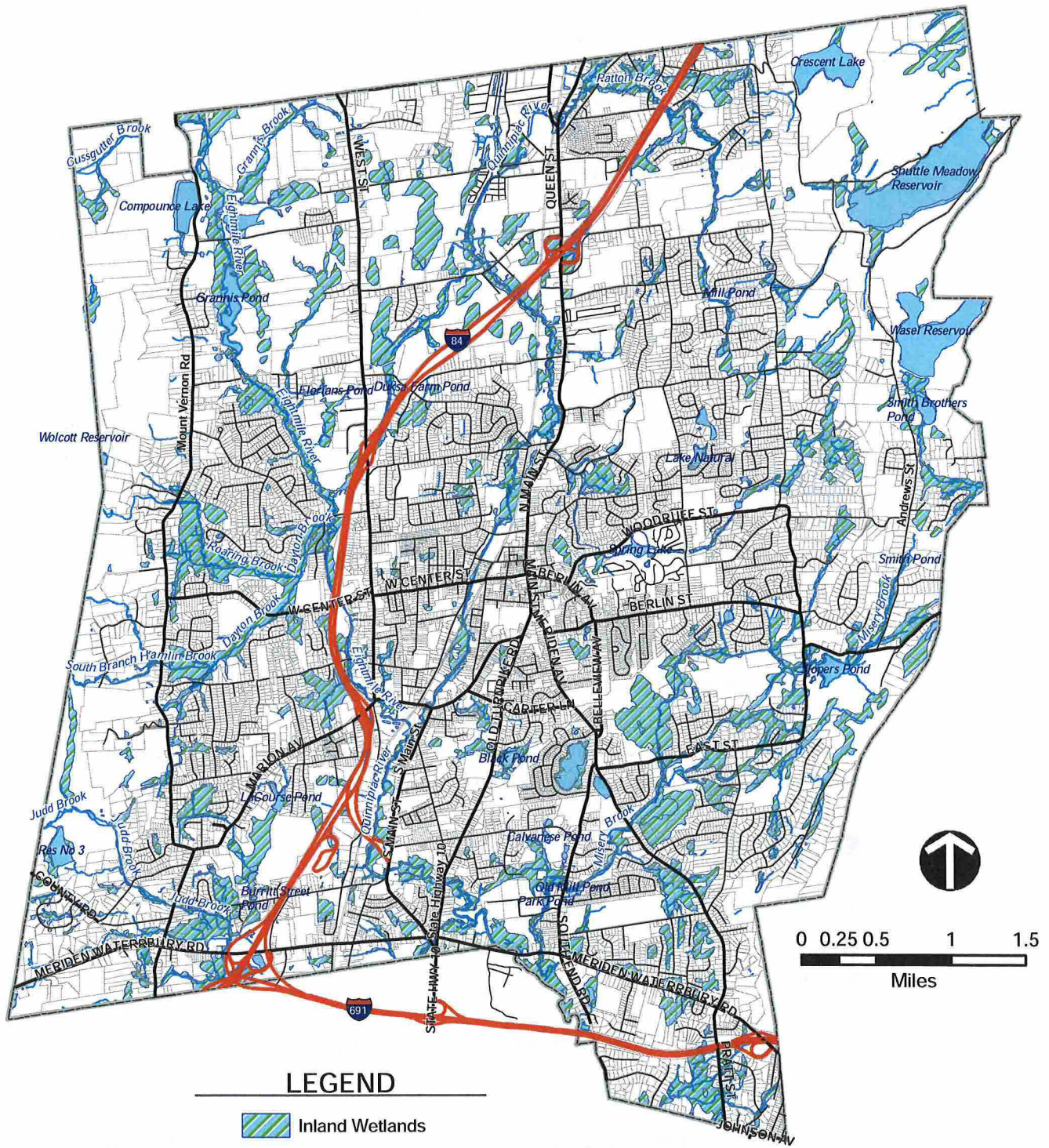
The floodplain areas of the Town are indicated in Figure 5. The floodplain areas generally surround the major rivers, streams, lakes and ponds in Southington, including the following:

- Quinnipiac River and tributaries – Patton Brook, Mill Pond, Spring Lake and Misery Brook
- Eightmile River and tributaries – Dayton Brook, Roaring Brook, South Branch Hamlin Brook, Grannis Pond and Grannis Brook
- Judd Brook and tributaries – Burrirt Street Pond and LaCourse Pond





# Plan of Conservation and Development Southington, Connecticut



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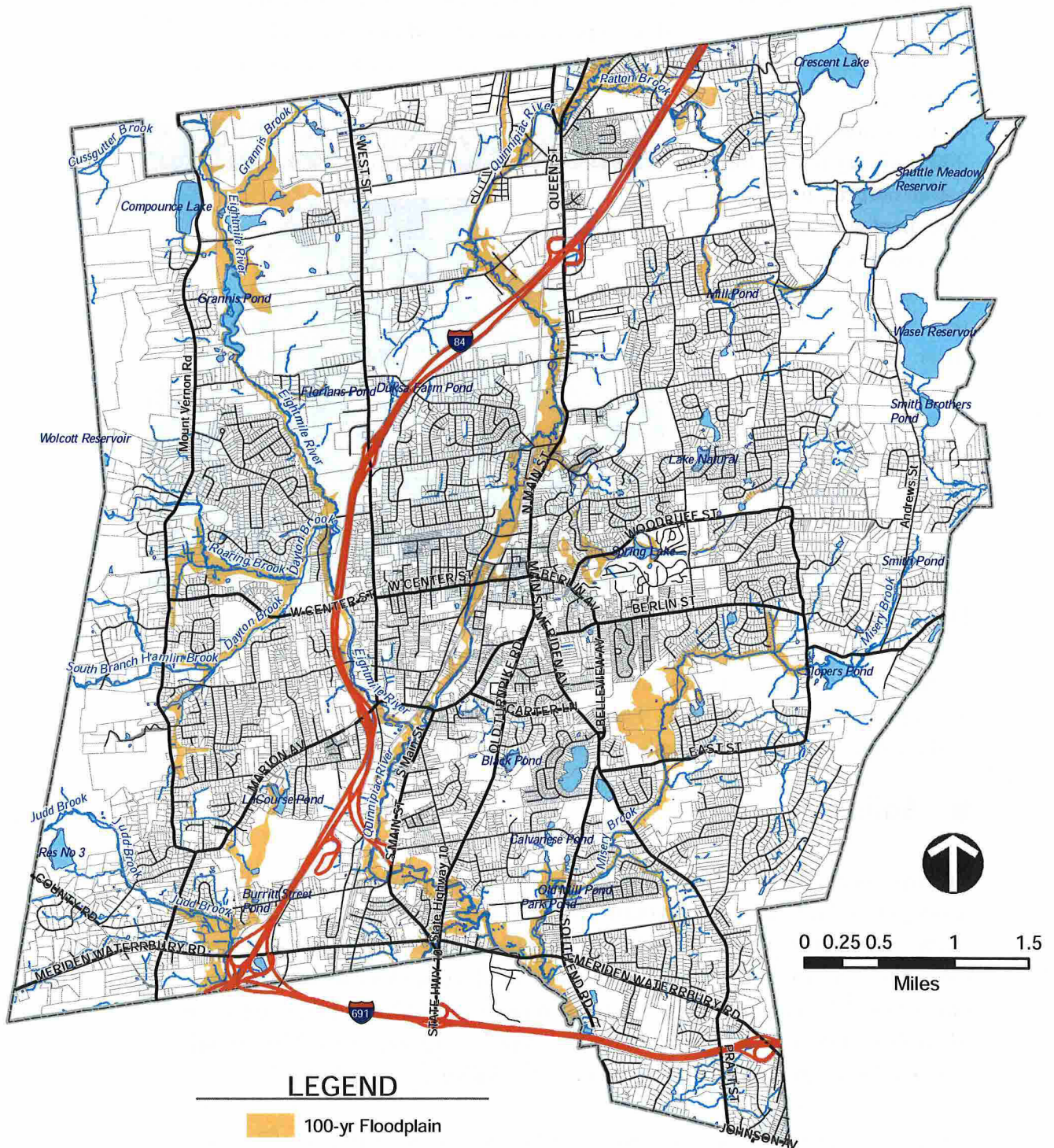
## Watercourses and Wetlands

FIGURE 4





# Plan of Conservation and Development Southington, Connecticut



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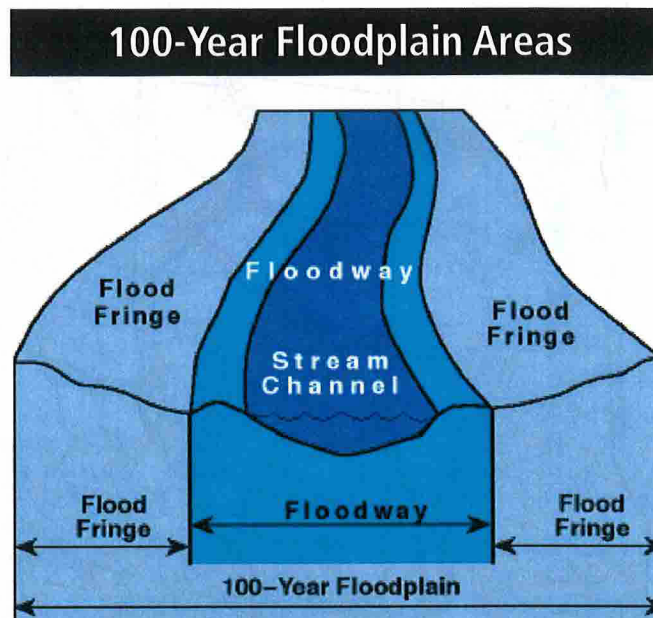
## Floodplains

FIGURE 5



These areas, depicted in the graphic below, provide floodwater storage and conveyance, reduce flood velocities and flood peaks, and curb sedimentation. The last 100-year flood (flood water volume predicted to occur once every 100 years) occurred in September 1938 as a result of a hurricane. In April 2005, a 3-day rainfall forecast of over five inches prompted warnings of potential flooding in homes and businesses located along the banks of the Quinnipiac River.

Floodplain management locally aims to reduce flood losses to life and property while simultaneously protecting the natural resources and functions of floodplains. Development within floodplains is generally not prohibited, but floodplain management involves regulatory measures and construction standards designed to avoid and minimize potential risk to development from flood hazards. There are currently no flood protection structures in the Town, but the zoning regulations include floodplain protection provisions.



## ■ Soils

The types of soils found throughout the town have the potential to impact future development. Soils range in suitability for development (Figure 6) based on wetland characteristics, drainage, flooding frequency, difficulty for excavation, and slopes. Site specific soils reports are used to identify specific soil types, characteristics and the extent to which limitations are present. Soil types can specifically influence lot sizes where development is dependent on on-site septic systems because of characteristics such as a high water table, rapid permeability or shallow depth to bedrock.

Based on the state soils map prepared by the Connecticut Department of Environmental Protection (CTDEP), of the Town's total 23,376 acres, about 9,415 (40 percent) are classified as either Prime Farmland Soils or Additional Statewide Important Farmland Soils. Areas of Prime Farmland Soils are largely concentrated along



West Street, near Belleview Avenue, near Marion Avenue at Judd Brook, and in an area between Lake Natural and the Shuttle Meadow and Wasel Reservoirs.

### ■ Areas of Natural Diversity

Southington contains some of Connecticut's most surprising and impressive natural habitats. These include the Traprock Ridges, the geological wonder known as the Great Unconformity at Roaring Brook and vast tracks of woodland found on Southington Mountain. The Connecticut Department of Environmental Protection designates areas of natural diversity based on the presence of state and federally listed Endangered, Threatened, and Special Concern species and significant natural communities. Exact locations have been buffered to produce generalized locations; individual developments which may affect these areas should be considered on a case-by-case basis. In Southington, these areas are located throughout the town, including along parts of the Eightmile River, Quinnipiac River and Compounce Lake.

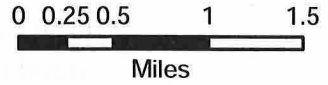
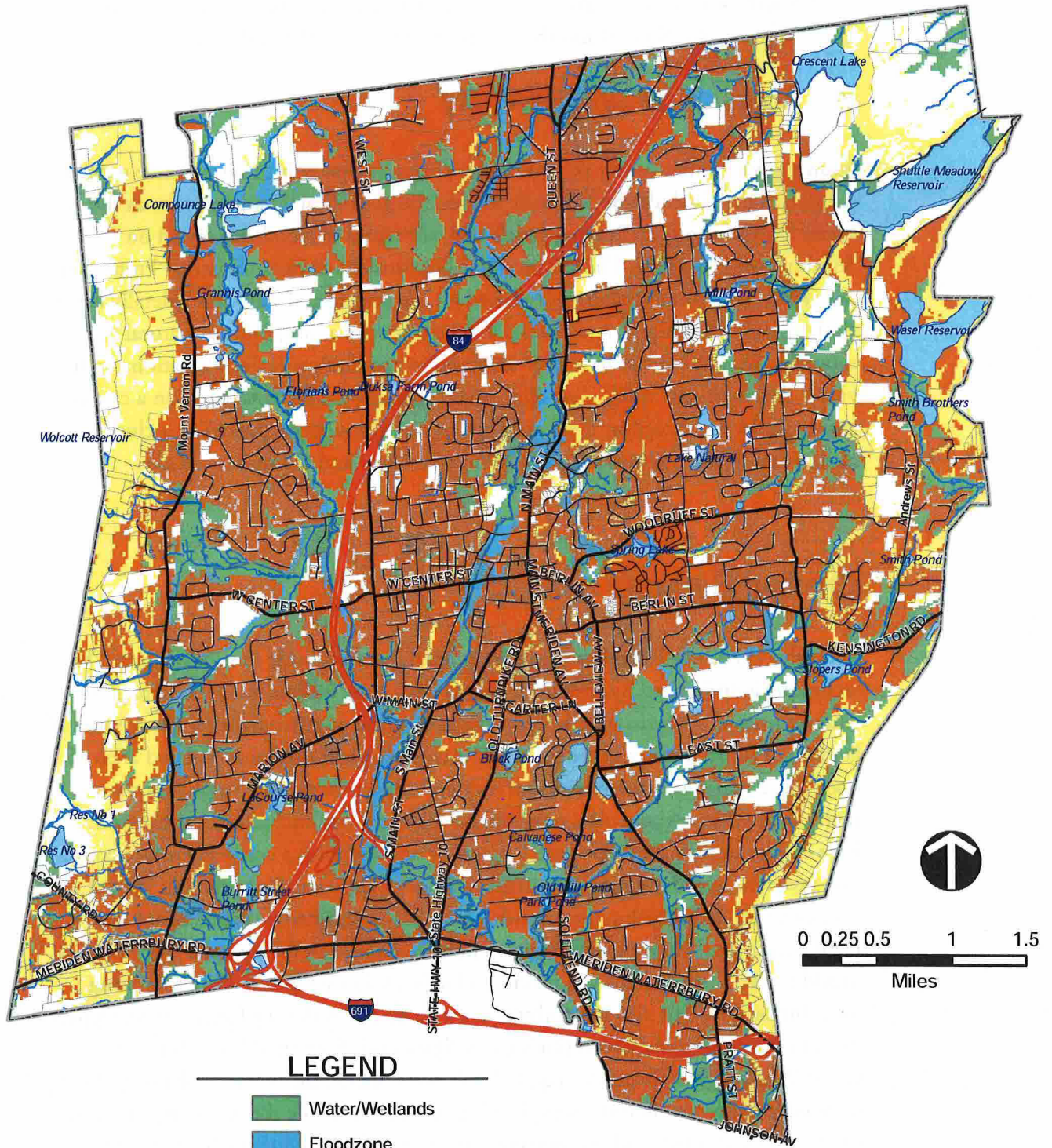
## OPEN SPACE

Since the 1970s the Town has required an open space set-aside in subdivisions. This technique is authorized by legislation and is one of the earliest tools the state gave communities as a way to acquire open space. Because of restrictions on the amount of land that can be required to be set-aside, it tends to yield small and isolated areas of open space which because of size and location impact immediate neighbors more than the town as a whole. As a result many communities, including Southington, have chosen to formalize open space planning and establish a comprehensive acquisition program in order to preserve larger areas of open space. Since the last Plan of Conservation and Development Southington has established an Open Space and Land Acquisition Committee (2000) to pursue acquisition of key open space parcels to add to the Town's extensive inventory of subdivision set-asides. Primarily using town funds alone but also in combination with grants under the Connecticut Department of Environmental Protection's Open Space and Watershed Land Acquisition Grant Program, the Town has acquired 455 acres, including character-defining pieces such as farms, orchards and reservoir lands (Figure 7). While the predominant acquisition technique used has been outright purchase, this total does include one land donation of 1.9 acres, and donations (in conjunction with the Korin Property) of cash (\$145,000 by the Southington YMCA) and credit to the seller. Table 4-1 is a summary of these recent open space acquisitions.





# Plan of Conservation and Development Southington, Connecticut



## LEGEND

- Water/Wetlands
- Floodzone
- Steep Slope (> 15%)
- Developed Land
- Unconstrained Land



Map Compilation: Fitzgerald & Halliday, Inc.  
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## Development Constraints

FIGURE 6







**Table 4-1  
Open Space Acquisitions**

PARCEL	LOCATION	SIZE
Crescent Lake Open Space	Shuttle Meadow Road	212.1 ac.
Curtiss Family Open Space*	South End Road	34.3 ac.
Korin Family Open Space*	Copper Ridge	67.1 ac.
Lewis Farms	Meriden Avenue	10.9 ac.
Marion Avenue Open Space	Marion Avenue	17.2 ac.
Nancy Brown Farm**	East Street	26.9 ac.
Novick's Orchard*	Flanders Road	84.4 ac.
Town of Southington Open Space***	Meriden-Waterbury Road	1.9 ac.
		<b>Total: 454.8 ac.</b>
* DEP Grant ** Being leased back for farming and leaf composting *** Donation		

*Source: Town of Southington*

This activity is the result of a referendum passed in 2000 to establish an acquisition fund for passive recreation. The Town Council appointed a six member Open Space and Land Acquisition Committee to plan for and oversee execution of the acquisition program. The committee is made up of the Town Manager, two members of the Town Council, one member of the Planning and Zoning Commission, one member of the Conservation Commission, and one member of the Board of Finance.

The Committee developed a general list of vacant land as well as a priority list of properties, and initiated an outreach program to property owners. The community has continued to show support for the open space acquisition program, approving a \$2 million referendum in 2003. This money is still available, however, as the Acquisition Committee has repeatedly found itself outbid by developers who are intent on participating in the highly competitive and active housing market that exists in Southington today. As a result five of the Committee's priority properties (some 162 acres) have been subdivided, resulting in 146 new housing lots where the town had hoped to preserve open space.



Two other municipal purchases may yield additional open space set asides. Seven acres of the 32 acre site on River Road purchased as a site for a third middle school have been designated for a municipal use yet to be determined. The former Southington Drive-In site was purchased with the intention of expanding Recreation Park. Plans have not yet been developed for facilities or activities to be included in this expansion and there may be an opportunity to incorporate some open space linkages when plans are developed.

To date the Southington Land Trust's activities have been focused on the Great Unconformity. Because the area is located on private property, the Trust has secured certain deed restrictions related to development rights as well as an easement allowing the Land Trust limited access to the area. The Trust has recently been having discussions about expanding its activities to include accepting gifts of land elsewhere in Town. This would provide the town with another tool and make the Trust a valuable partner in open space preservation efforts.

## LAND USE

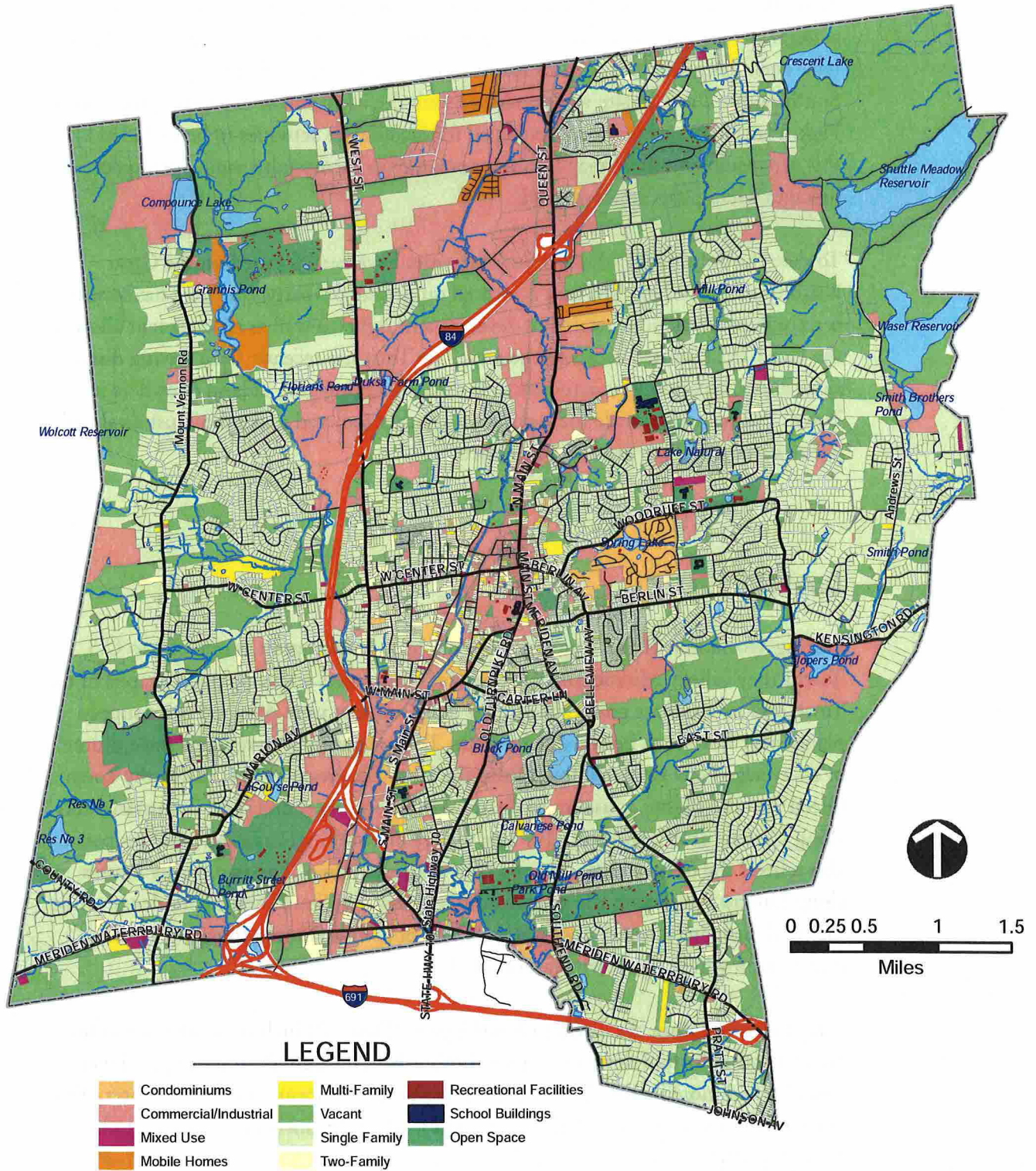
During World War II the War Department chose Southington as one of two U.S. Towns they called "Microcosms of America." Pamphlets featuring photographs of the Town and its residents going about their daily routines were dropped from supply planes over Europe to boost Allied morale. Today Southington remains the epitome of an average New England Town from the First Congregational Church, the Town Green and the Barnes Museum to the modern shopping centers and industrial parks along Queen Street and Route 10. The variety of Southington's residential properties also reflects the unique character of a New England Town. The two family houses along Liberty Street echo the diverse ethnic heritage of Southington's residents, while the rural farmlands found along the outskirts of town maintain the agricultural tradition on which the Town was founded.

The land uses within the Town of Southington (Figure 8) include residential, commercial and industrial developments in both urban and suburban settings. Higher densities and more intense levels of development are concentrated in the center of the town and along the major north-south routes, while the outlying areas tend to be less densely settled.





# Plan of Conservation and Development Southington, Connecticut



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**Land Use**

**FIGURE 8**

Southington benefits from the unique advantage of having five major interstate interchanges within the town. The areas immediately surrounding the interchanges along I-84 tend to have specific land use characteristics, as follows:

- The Queen Street interchange (Exit 32) provides access to Route 10 and the larger scale retail areas in the town.
- The West Street/Route 229 interchange (Exit 31) is surrounded by multiple gas stations and strip mall commercial areas. This exit also provides access to the office parks along West Street and to the City of Bristol. This area has the potential to foster additional office park development immediately north of the Interstate.
- The Plantsville interchange (Exit 30) features a few gas stations and provides direct access to the Plantsville commercial center via West Main Street and the surrounding residential neighborhoods west of I-84 via Marion Avenue.
- Exit 29 is a partial interchange providing northbound on and southbound off access only via Route 10.
- The Meriden-Waterbury Turnpike exit (Exit 28) provides access to an area of commercial development. This area has a high potential for redevelopment through re-use or replacement of existing buildings. Historically, the Meriden-Waterbury turnpike was a major east-west connection. With the construction of I-691, the use of Meriden-Waterbury Turnpike has diminished, which has led to a decline in commercial activity along the road.

The I-84 and I-691 Interchange provides an east/west connection between I-84 and I-91 cutting along the southern portion of Southington. There are two exits that serve Southington from I-691: the Exit 4 interchange with Route 322/Meriden-Waterbury Turnpike and Exit 3 on Route 10.

### ■ Residential

Southington has a vast array of residential developments from high density condominium complexes to rural farmsteads. Higher density residential developments in Southington include mobile home parks, condominiums, and multi-family homes. These developments tend to be clustered in the vicinity of downtown Southington, along Main Street from Mill Street to Carter Lane and west to West Street. This area

features a mix of housing intermingled with retail commercial, office and some industrial/manufacturing sites. Multi-family homes can be found in and near the Downtown area. Examples can be found on Liberty and Center Streets.

Suburban residential development surrounds the town center, comprised primarily of single-family homes at medium densities (one-quarter and one-half acre). This type of development runs west to Mount Vernon Road, south to Meriden-Waterbury Road, east to Andrews Street, and north to I-84 and Lanning Street. Small industrial and business areas are interspersed among the residential neighborhoods, especially along the I-691 corridor and near the rail line.

Subdivision development has increased on the rural and semi-rural lands located near the town borders. Increasingly during the past two decades, agricultural lands have been converted to residential development. Rural areas can still be found throughout town, including the areas west of Mount Vernon Road and east of East, Flanders and Savage Streets.

### ■ Commercial

Commercial development types throughout Southington vary from service facilities to neighborhood-scale retail shops within the Central Business Districts of Southington and Plantsville to larger commercial plazas found along Queen Street. Commercial development is largely concentrated in the following areas:

- Downtown Southington – This area is considered the central business district (CBD), and includes small retail stores and offices, town offices and age-restricted housing. The Downtown has recently undergone a “Renaissance.” The streetlamps, brick sidewalks and inviting storefronts and eateries all hope to draw people to the Downtown area.
- Plantsville – This is an area located on Route 10 in the southern part of Southington near I-84 that was a former manufacturing village. It is similar in character to downtown Southington in that it maintains the character and scale of a small New England town while incorporating a concentration of retail development.
- Strip Commercial Developments – Two strip commercial concentrations are located in Southington. One is on Queen Street/North Main Street from Darling Street to the Plainville town line. The other is found along



Meriden-Waterbury Road. Both areas include commercial plazas intermixed with some office and residential development. Specifically, the area along Queen Street has shown resilience as a successful retail area over the past decade, maintaining high occupancy levels even given some turnover in businesses. The area along Meriden-Waterbury Road has potential for redevelopment as some of the older buildings along that route may be targeted for reuse or replacement.

- Highway Commercial Areas – Two of the four I-84 interchanges in Southington feature this type of development - the Meriden Waterbury Road interchange and the Queen Street interchange. These areas include service stations, fast-food, motels and truck stops.
- Office Parks – The northern part of West Street features multiple office parks interspersed with other commercial facilities. This area is an opportunity for additional commercial development.

### ■ Industrial

Southington's economy has long been based in heavy industry and manufacturing. The area along the railroad near Main Street was the historic center of manufacturing, and buildings from that era remain in various stages of re-use. Many of Southington's residents were employed by various town industries during the first half of the last century. Even today, despite a State-wide decline in manufacturing, Southington maintains a comparatively high degree of industrial development. The town is evolving as it attracts and incorporates new industries and technologies into this proud industrial tradition.

Current industrial development is concentrated in two primary locations along a north-south corridor running through the center of Southington. In the northern part of Southington, one concentration is bounded by West Street, Queen Street, I-84 and the Bristol town line. Closer to the southern boundary, the other concentration is located in the vicinity of I-84 and the rail line near Canal Street. Most industrial development is on individual parcels, though there are a few consolidated industrial parks in Southington.

The Town's Enterprise Zone, the largest of Connecticut's 17 zones, is located in the northern part of town (Figure 9). The designated Enterprise Zone area encompasses the majority of the town's industrially zoned land so it is the target area for future

industrial and commercial development. To attract developers tax incentives are offered to those who choose to build within the Enterprise Zone. Southington has had several developments that have taken advantage of the Enterprise Zone Program. However, the Town has reportedly experienced some difficulty using the program in recent years because while the minimum sizes of developments stipulated by current zoning regulations make this area an outstanding option for businesses seeking larger facilities, current market trends and demand indicate the need for developments in the 2 acre range, which are not permitted by the current zoning designation in the area.

### ■ Vacant Land

As of January 2003 Southington had 6,036.44 acres of vacant land configured in parcels of 5 acres or more. The largest landholder in the inventory (accounting for nearly 20% of the total) is the New Britain Water Department with its extensive watershed landholdings totaling 1186.18 acres. The Town of Southington is the second largest owner of vacant land with total holdings of 858.48 acres, including 247.67 acres of water supply land. As the summary in Table 4-2 indicates, nearly two-thirds of this vacant land is privately-owned. Though some 400 acres of this land is presently owned by non-profits and open space friendly uses it is considered to be “unprotected” in terms of availability for development since there are no deed restrictions or formal agreements on future use of the land.

These vacant land areas are predominantly zoned for R-40 and R-80 residential development, with some 752 acres being zoned for industrial and business purposes (66% zoned I-1), and portions of an additional 125 acres zoned in part for industry or business in combination with a residential zone.

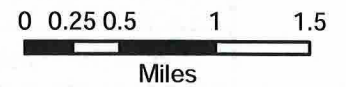
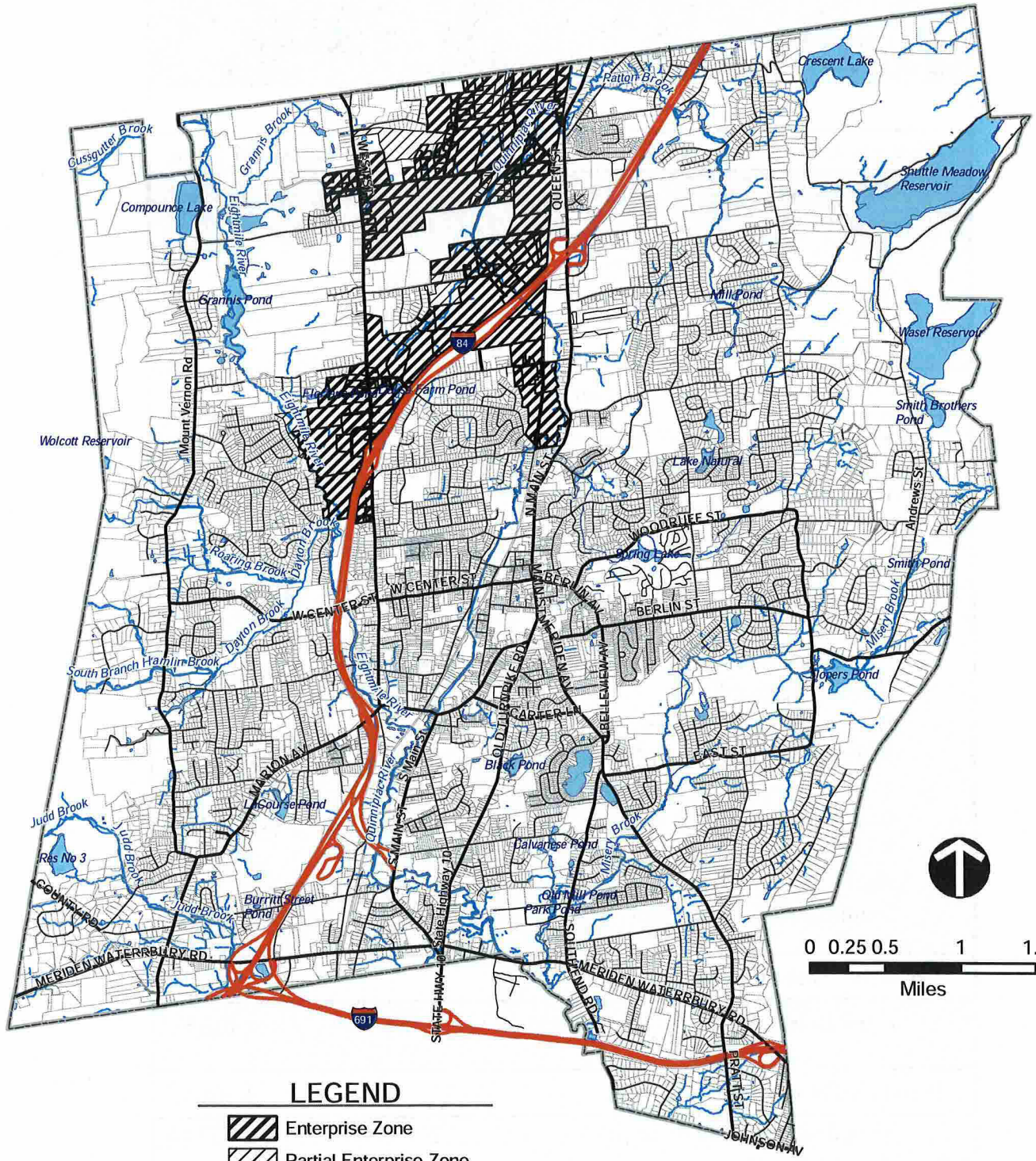
### ■ Land Use Trends

As can be seen from Table 4-3, Southington has traditionally had an active residential development market. The cumulative effects of this past growth — traffic, increasing infringement on environmentally sensitive and character-defining areas such as the surrounding hills and ridgelines, and growing demand for community services and facilities — have led to concerns about the ability of the Town to continue to accommodate such substantial growth and still maintain the desired quality of life.

As Table 4-3 indicates the mid-1950s, 1960s and 1970s were peak periods of single-family residential development in Southington. In spite of the sense by some residents



Plan of Conservation and Development  
Southington, Connecticut



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**Southington  
Enterprise Zone**

FIGURE 9

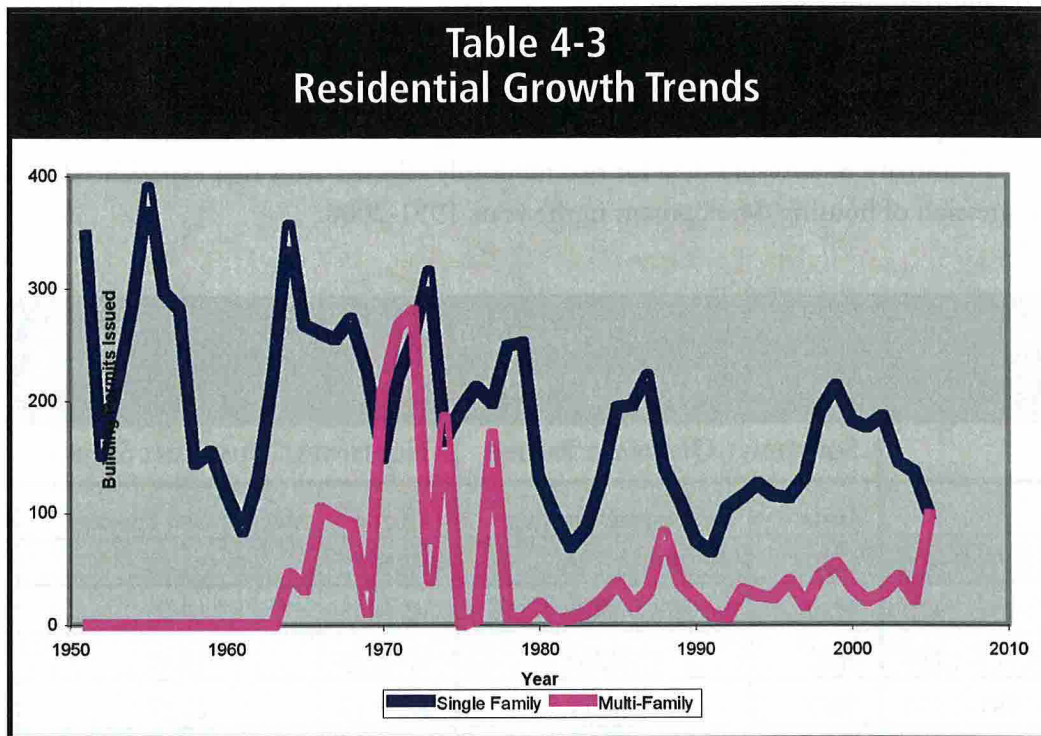


**Table 4-2  
Vacant Parcels Over 5 Acres**

	ACRES
<b>PUBLICLY-OWNED</b>	<b>2,146.44 (35%)</b>
New Britain	1,186.18
Southington	858.48
Meriden	49.57
State of Connecticut	17.45
Wolcott	15.68
CL and P	19.08
<b>PRIVATELY-OWNED/UNPROTECTED OPEN SPACE USES</b>	
<b>Fish/Game/Sportsmen's Associations</b>	<b>217.36 (4%)</b>
Bristol Fish and Game Association	122.87
Forestville Fishing Club	64.73
Southington Sportsmen's Association	29.76
<b>Cemeteries/Churches/Hospitals</b>	<b>131.06 (2%)</b>
Catholic Cemeteries Association	102.73
Quinnipiac Cemetery Association	8.84
Central Baptist Church	7.16
St. Thomas CC Corp.	6.76
St. Francis Hospital and Medical Center	5.57
<b>Golf Courses/Country Clubs</b>	<b>68.29 (1%)</b>
Pine Valley Golf Course	39.91
Highland Golf Range LLC	14.50
Southington Country Club	13.88
<b>PRIVATELY-OWNED/PROTECTED</b>	<b>10.82</b>
Doral Lane Property Owners Association	10.82 (0.2%)
<b>PRIVATELY-OWNED /UNPROTECTED</b>	<b>3,462.47</b>
(Including farms and orchards)	3,462.47 (57%)
<b>TOTAL: 6,036.44</b>	

Source: Town of Southington

that substantial residential development is a recent phenomenon, this is the period when suburbanization of the community occurred. Multi-family housing development began in approximately the mid 1960s, peaking in the first half of the 1970s when some 979 multi-family units were added to the Town's housing inventory in a five year period. In the 10 year period between 1970 and 1980 the total number of housing units in Southington increased from 9,073 to 12,437, an overall increase of 3,364 units in 10 years or an average increase of 336 units per year. By comparison, between 1980 and 1990 average annual increases were 182 units per year and between 1990 and 2000, 130 units per year. Condominiums have been the most popular form of multi-family development. In recent years age-restricted housing has dominated this market in Southington.



The 1991 Plan of Development contains a good summary of the evolution of Southington's overall development pattern.

“The 1968 Phase One Preliminary Plan of Development states that growth in Southington followed the path of least resistance. The historical pattern of growth occurred in the central lowlands. When the railroad was built, it followed the most easily traversed route through, along the Quinnipiac River. The mountainous east



and west ridges essentially served as barriers to development. In Southington, most urbanization occurred around the original settlements in the Quinnipiac Valley. Development pressures in areas further from the center occurred slowly, as adjacent properties were developed. During the early part of this century, however, development became more haphazard, as the popularity of the automobile made contiguity to developed areas less of a factor, since greater distances from the Town Center were more easily overcome.” Figure 10 shows the geographic distribution of this housing development by decade, starting from 1900. The trends are clearly discernible and reveal a pattern of suburbanization outward from the Town Center and outlying village centers, as well as the recent trend of infill development.

In terms of zoning this pattern translates into lowering the intensity of development (by requiring larger minimum lot sizes) as one moves out from the center and villages with the lowest densities in Southington reserved for the more environmentally sensitive and character-defining areas along its east and west borders. This progression of development has also been marked by increasing house sizes as illustrated in Table 4-4, a summary of assessor’s data for two randomly selected areas that experienced a progression of housing development in the years 1951-2000.

**Table 4-4  
Average House Size**

	SOUTHEAST QUADRANT SAMPLE		NORTHWEST QUADRANT SAMPLE	
	Zone	Av. Square Footage	Zone	Av. Square Footage
1951-1960	R12	865-1146	R20-25	—
1961-1970	R20-25	1582-1873	R20-25	1510
1971-1980	R40	1743-2251	R20-25	1935
1981-1990	R80	3011	R20-25	2227
1991-2000	R40	2831-2955	R20-25	2436

*Source: Southington Assessor Data, Sample Compiled by TPA Design Group*

A review of building permit data since 2000 indicates that housing development has continued at a vigorous rate. In the last five years, housing permits for 953 units have been issued — 73% of the total units built during the previous ten year period. Table 4-5 provides a summary of the increase in housing units each year from July 2000 to June 2005 based on approved building permits.



**Table 4-5  
Approved Building Permits by Type and Year Approved**

TIME PERIOD	SINGLE-FAMILY	DUPLEXES	CONDO UNITS	APT. UNITS
7/00-6/01	176	0	21	0
7/01-6/02	186	2	24	0
7/02-6/03	145	0	43	0
7/03-6/04	136	6	10	0
7/04-6/05	96	5	61	29

Source: Building Department, Town of Southington, 2005

In the period between the U.S. Censuses of 1990 and 2000 Southington added 102 more housing units than people. The Town showed an increase in population of 3.1% (1,197 people) and a rate of increase in total number of housing units of nearly three times that rate — 9.1% or 1,299 units. Comparing the distribution of these new people and housing units by census tract (Figure 11) shows that geographic shifts occurred within the community.

Although all the tracts experienced growth in housing units, three of the tracts actually lost population during the 10 year period: Tract 4302.02 (-153 people), Tract 4306.02 (-61 people) and Tract 4302.02 (-34 people). In the latter case this loss of population occurred while the area was experiencing a nearly 10% increase in housing units. The three tracts that experienced the largest increases in population and housing units (in descending order) were Tract 4305 (355 people, 248 housing units), Tract 4302.03 (354 people, 296 housing units), and Tract 4303.01 (201 people, 135 housing units). Tract data is summarized in Table 4-6.

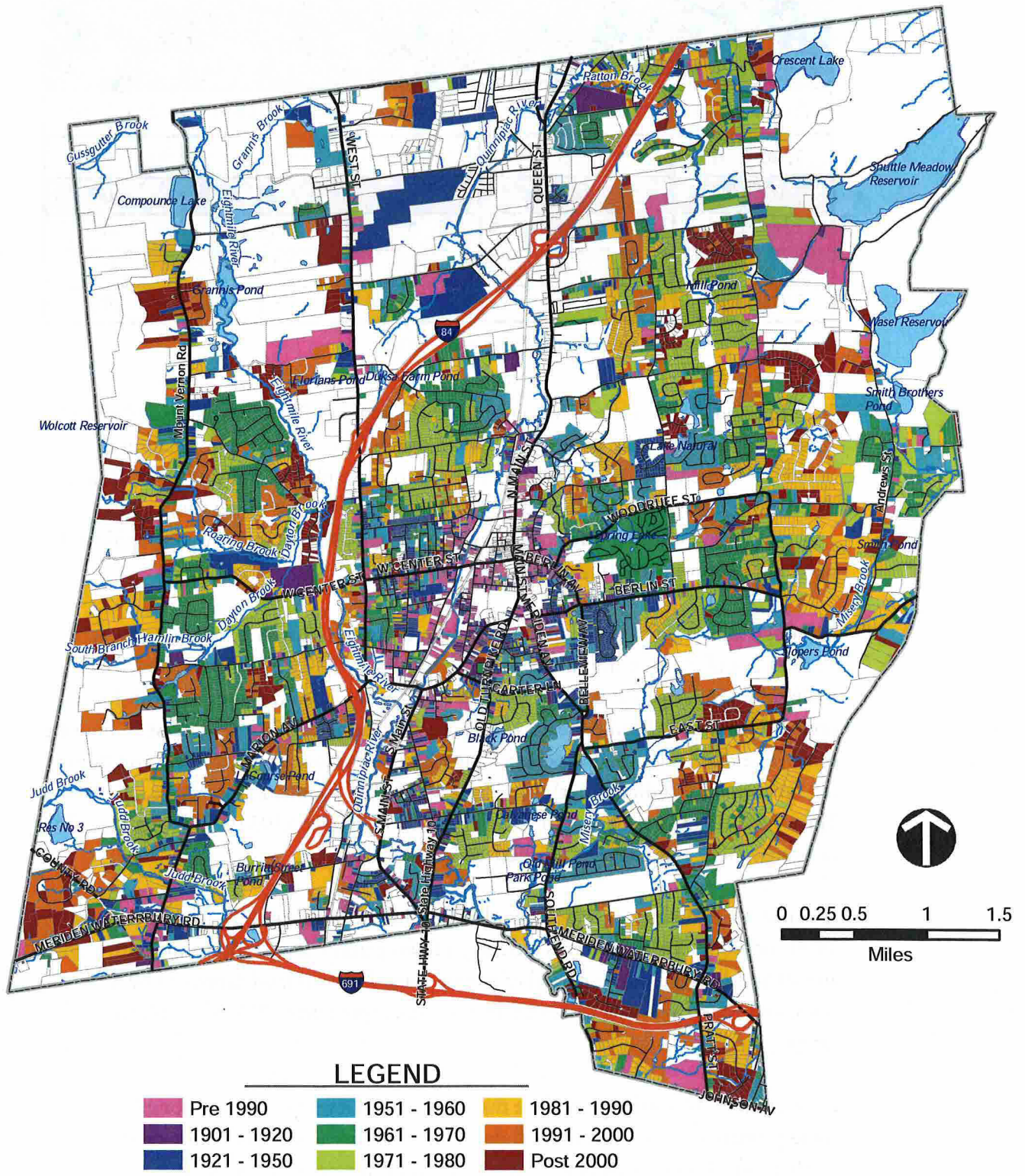
As Table 4-7 indicates, developed land in Southington increased by 455 acres between 1990 and 2002. This represents a change of two percent in relation to the entire land area of Southington over a period of twelve years. Forested land decreased by 495 acres, and water/wetlands decreased by 68 acres, representing 5% losses in each category.

Development in Southington since the last Plan of Development was compiled has come primarily in the form of infill development as well as single-family residential subdivisions. These developments can be found dispersed throughout the Town, including the following:





# Plan of Conservation and Development Southington, Connecticut



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Map Compilation: Fitzgerald & Halliday, Inc.  
August 2006

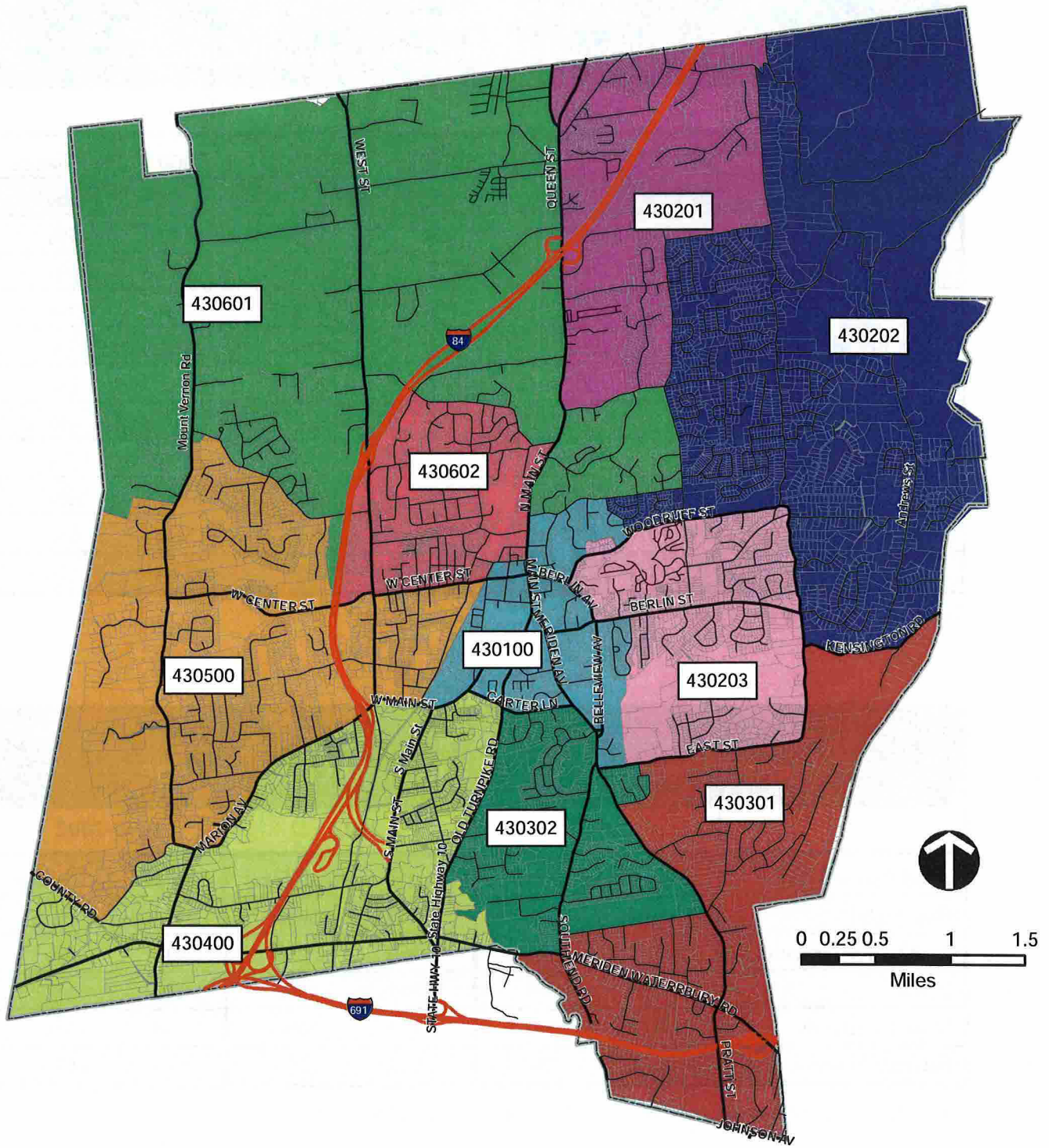
## Residential Construction Trends

FIGURE 10





# Plan of Conservation and Development Southington, Connecticut



**TPA**  
DESIGN GROUP

Map Compilation: Fitzgerald & Halliday, Inc.  
August 2006

## Census Tracts

FIGURE 11



**Table 4-6**  
**Southington Population and Housing Unit Changes**

Census Tract	POPULATION			HOUSING		
	1990	2000	%Change	1990	2000	% Change
4301	3873	4068	5%	1628	1756	8%
4302.01	3167	3270	3%	1227	1307	6.5%
4302.02	4142	4108	-0.8%	1328	1454	9.5%
4302.03	3708	4062	9.5%	1458	1754	20%
4303.01	2878	3079	7%	999	1134	13.5%
4303.02	2987	2834	-5%	1008	1032	2%
4304	4162	4205	1%	1557	1619	4%
4305	5703	6058	6.2%	1885	2133	13%
4306.01	4370	4564	4%	1881	2000	6%
4306.02	3541	3480	-1.7%	1287	1368	6%
<b>Totals</b>	<b>38,531</b>	<b>39,728</b>	<b>3.1%</b>	<b>14,258</b>	<b>15,557</b>	<b>9.1%</b>

Source: U.S. Bureau of the Census

**Table 4-7**  
**Southington Land Cover and Land Cover Change**

Land Cover Type	1990		2002		1990-2002	
	Acres	% of Total	Acres	% of Total	Acres	% Change
Developed	6,595	28%	7,050	30%	455	7%
Turf/Grass/Agriculture	5,075	22%	5,060	22%	-15	0%
Forest	9,713	42%	9,218	40%	-495	-5%
Water/Wetlands	1,414	6%	1,343	6%	-68	-5%
Barren/Utilities	531	2%	637	2%	106	20%

Source: University of Connecticut Center for Land Use Education and Research, 2005

- West of I-84 near Jude Lane
- West of Mount Vernon Road near Roaring Brook
- Churchill Street west of West Street
- Near Pleasant Street and Loper Street
- Flanders Road area
- East Street near Savage Street
- Rockwood Drive area
- Between County Road and Meriden-Waterbury Turnpike
- Marion Avenue east of Mount Vernon Road
- Hobart Street near North Main Street

Other significant developments that took place during this time frame include the construction of the police headquarters on Lazy Lane, and the expansion of commercial facilities near the I-84/I-691 interchange.

### ■ Recent Development Trends

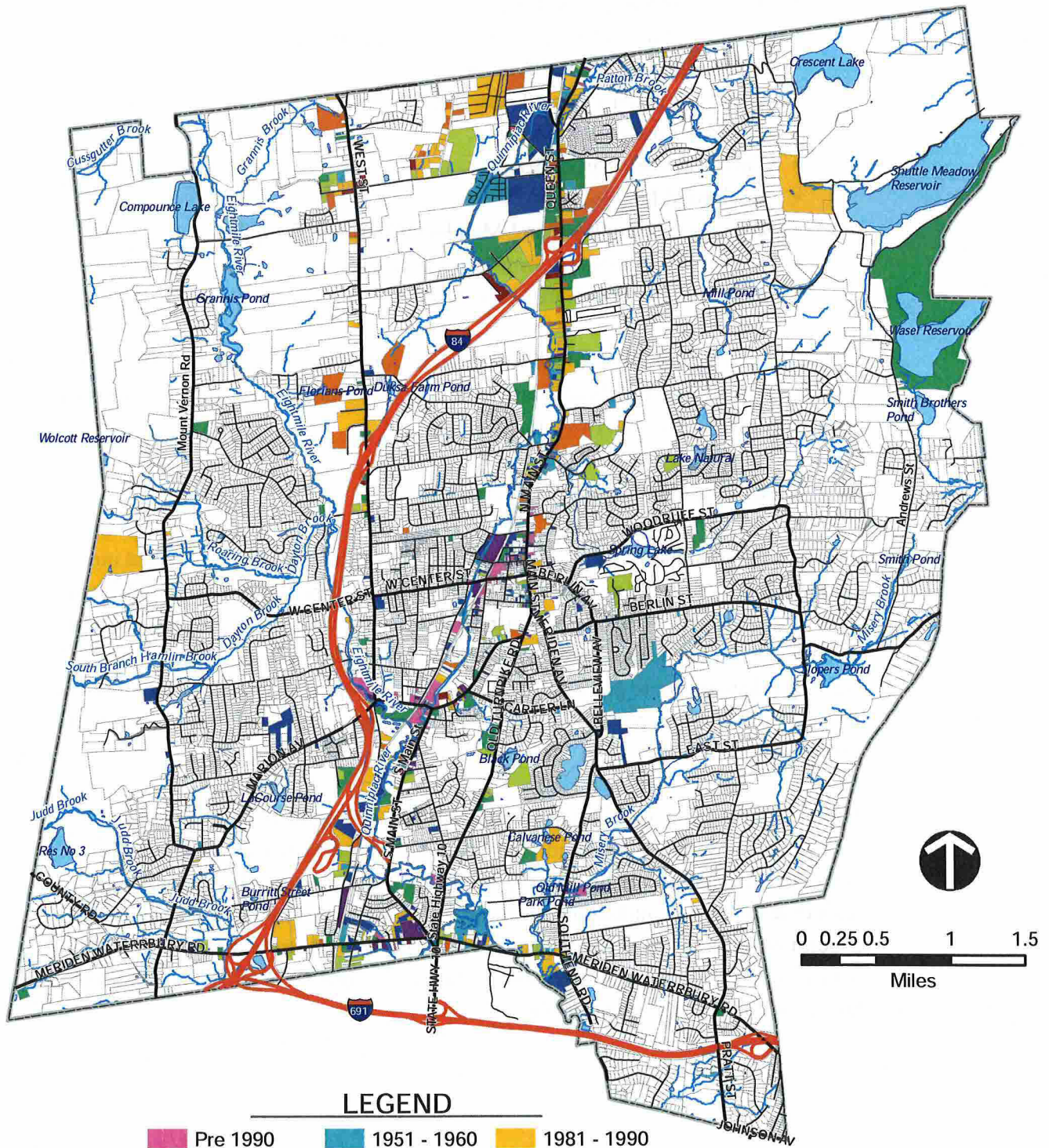
In recent decades many of the Town's agricultural lands have been subdivided into building lots. This trend accounts for much of the residential growth in Southington. This same kind of residential construction is expected to continue into the areas east and west of the town's developed core. Although the sloping lands of the eastern and western ridges appear to place natural limits on development, consideration of visual and environmental impacts will be needed to maintain the overall rural character of these areas.

Figure 12 provides a summary of commercial property construction by year. Non-residential development has begun to shift to the southern part of Town in recent years. The Meriden-Waterbury Turnpike at Exit 28 has become the focus of large scale development including the town's second Home Depot, Lowe's, Applebee's and a Comfort Suites hotel. Reuse of closed industrial facilities on Old Turnpike Road have bought new industrial and business uses to the corridor, now anchored at Main Street by a newly constructed Walgreen's.





# Plan of Conservation and Development Southington, Connecticut



### LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color: #e91e63; border: 1px solid black;"></span> Pre 1990	<span style="display:inline-block; width:15px; height:15px; background-color: #009688; border: 1px solid black;"></span> 1951 - 1960	<span style="display:inline-block; width:15px; height:15px; background-color: #ffc107; border: 1px solid black;"></span> 1981 - 1990
<span style="display:inline-block; width:15px; height:15px; background-color: #673ab7; border: 1px solid black;"></span> 1901 - 1920	<span style="display:inline-block; width:15px; height:15px; background-color: #4caf50; border: 1px solid black;"></span> 1961 - 1970	<span style="display:inline-block; width:15px; height:15px; background-color: #ff9800; border: 1px solid black;"></span> 1991 - 2000
<span style="display:inline-block; width:15px; height:15px; background-color: #2196f3; border: 1px solid black;"></span> 1921 - 1950	<span style="display:inline-block; width:15px; height:15px; background-color: #c8e6c9; border: 1px solid black;"></span> 1971 - 1980	<span style="display:inline-block; width:15px; height:15px; background-color: #a52a2a; border: 1px solid black;"></span> Post 2000



Map Compilation: Fitzgerald & Halliday, Inc.  
August 2006

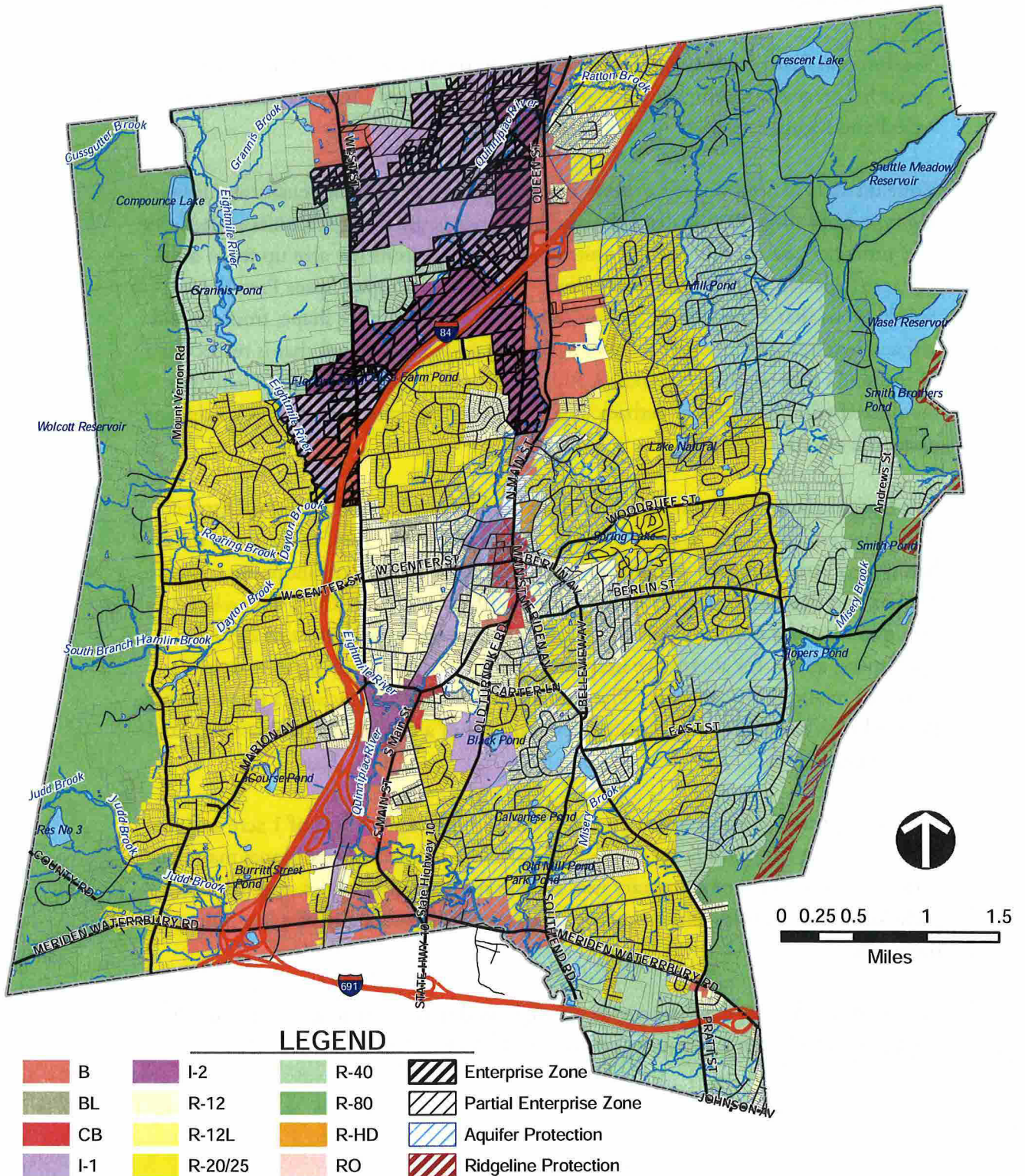
## Commercial Property Construction Trends

FIGURE 12





# Plan of Conservation and Development Southington, Connecticut



**TPA**  
DESIGN GROUP

Map Compilation: Fitzgerald & Halliday, Inc.  
August 2006

**Zoning**  
FIGURE 13



### ZONING

Southington first adopted its Zoning Regulations on May 20, 1957. Since then, the Town has created a number of Residential, Commercial and Industrial Districts to reflect and regulate a variety of land uses (Figure 13).

Zone districts in Southington include residential zones ranging in density and housing type from single-family detached dwellings on 2 acres, to duplex units at densities of 3 units per acre, to multifamily units ranging from 3 units per acre up to 14 units per acre (elderly). The Regulations include provisions for Open Space Preservation Subdivisions that allow for a reduction of lot area and certain lot shape, frontage and setback requirements in order to promote design and development that is respectful of the land's natural characteristics. A Ridgeline Overlay District regulates activities conducted within a ridgeline setback area established to protect the traprock ridgeline along the eastern edge of Town.

The business zones in Southington range from the dense Central Business District (CB) zone which permits a range of retail, service and mixed uses, to the more suburban type of strip commercial development (B zones) configured in shopping center, big box and freestanding structures. A Business Overlay Zone (BOZ), with a larger minimum lot area requirement and a minimum set-aside requirement of 25% for open space, allows for alternative uses not specified in the underlying zone to be approved on a case by case basis. The Zoning Regulations also include a provision for Planned Unit Development, allowing development of a mix of compatible residential and commercial uses.

The Town's two industrial zones, one requiring a minimum lot area of 1 acre and the other requiring a minimum lot area of 3 acres, allow a variety of traditional manufacturing uses as well as contemporary uses such as research laboratories, executive office parks/conference centers and mixed use conversion of functionally obsolete industrial buildings.

Two overlay zones are used to provide oversight and resource management of development in flood plain and aquifer protection areas of the community.

## DEVELOPMENT PATTERNS

### ■ Gateways

Gateways serve as a prominent indication of entry into a specific geographic location. They can take many forms, from notable architecture to way-finding signage. Gateways provide visitors with a first impression and also offer a familiar sight to residents. Southington's exceptional interstate access and predominance of State routes has created gateways into the community from every conceivable direction. At the present time, each of the gateways summarized below function as merely a physical arrival. The Town has yet to embark on a program to establish gateway signage to welcome visitors, direct traffic downtown or point out notable historic buildings.

#### ❖ Interstate 84/Exit 32-Queen Street

This is exclusively a vehicular entry on to Queen Street/State Route 10. Vehicles are placed in the thick of this regional shopping center dominated by "Big Box" retailers. From the west, vehicles at the signalized off ramp directly face Gold Roc restaurant; from the east the ramp faces a Chevrolet car dealership and large "Welcome to Southington" sign promoting business advantages to locating in Southington. At the light, vehicles either choose northbound, which is essentially a retail corridor leading eventually into Plainville, or southbound, Queen Street, leading directly into the heart of downtown.

#### ❖ Interstate 84/Exit 31-West Street

Off ramp(s) lead to a signalized intersection onto West Street/Route 229. From the south (or east), this brings northbound vehicles to a service station/Dunkin Donuts, then to the Hartford Insurance Complex and ultimately to Bristol and ESPN Headquarters. Southbound vehicles first approach a fairly new Residence Inn and a small strip shopping center.

#### ❖ Interstate 691/Exit 4-Route 322

Immediately at the interchange, vacant land eastbound on Route 322 is exclusively residential until its intersection with Meriden-Waterbury Turnpike/State Route 120. This signalized intersection is developed with newly constructed condominiums on the northwest side, and on the southwest side there is a Dunkin Donuts. A small business occupies the northerly quadrant and across from it is an abandoned gas station. Heading eastbound on Route 120 from this intersection, the road is lined with predominately single-family homes, along



with beautiful views from a few miles. The road leads to large, well cared for period homes just before arriving at the Hospital and entering into downtown.

### ❖ **Interstate 84/Exit 28-Route 322**

This exit is predominantly used by vehicles destined for the Marion section of Southington and to Wolcott further west, or to an emerging travel service area to the east. The area west of the interchange includes a visually dominant recreational vehicle sales/service operation, a retail strip, the Cornfield Estates subdivision, residential uses and the historic Marion Center area, which includes a post office and the Southington Community Theater. To the east, Showcase Cinemas, the American Travel Center truck stop, Days Inn, Dunkin' Donuts, a Mobile gas station and a Burger King form the core of a growing interchange commercial area.

On the eastern side of the interchange there are plans to add a three story, 79 room Comfort Suites hotel and an Applebee's restaurant; and a 130,000 sf Home Depot with garden center is under construction. The area on the downhill side moving east toward Route 10 is a hodge-podge of commercial and underutilized spaces.

### ❖ **Interstate 84/Exit 30-Plantsville/Mt. Southington**

This gateway has been under construction by the ConnDOT for quite some time and only recently has begun to return to normalcy. Marion Avenue westbound leads to picturesque residential settings of older homes, mature trees, historic cemeteries, the village center of Marion and Route 322/Meriden-Waterbury Turnpike. Eastbound passes through an industrial/commercial node at West Street surrounded by residential uses, or to West Main Street, proceeding through a mixed use area of old mill buildings and multi-family housing to Plantsville and the junction with Route 10.

### ❖ **Downtown's Gateways**

From the north, large period homes mostly converted to independent businesses line Queen Street just before the arrival downtown. These properties are well cared for and provide a positive impression. Nearly all of these buildings have retained their architectural context — improvements have not “modernized” their appearance and signage is thematically consistent.

From Plantsville, the arrival into downtown is marked by a more suburbanized land use pattern. Newly constructed retail pads on both sides of the intersection with Old Turnpike Road house CVS and Walgreen's. Immediately past the intersection there are a few underutilized properties and the Derynoski school.

### ❖ **Plantsville**

The Plantsville section once served as an industrial center and so has the feel of a small New England town. Nicely maintained homes surround a walkable (though via very narrow sidewalks) village center with a few small retailers. Dunkin' Donuts has established a certain prominence as the lone franchise retail operation in the area. This presence is balanced by the scale of the building and its proximity to the garden effect produced by the nursery next door. The style and scale of the newly constructed Clocktower Square office complex and its "green" blend nicely with the existing context. The value of the municipal parking available at Clocktower Square (a plus for this busy traffic area with limited parking) is diminished by the lack of directional/way finding signage to assist newcomers in locating off-street parking and invite them to stroll the area.

### ❖ **Marion**

Marked by a folksy post office, period homes and a community theater, Marion is an historic village setting that must co-exist with the busy Meriden-Waterbury Road traffic corridor. To date commercial development has not physically infringed on the area, though traffic volumes have been exacerbated by recent residential development along the Wolcott border.

### ❖ **Queen Street/South**

This regional shopping corridor rose from consumer demand for goods prior to expansions at Meriden, Westfarms and Brass Mill Center malls. The parcels around the I-84 ramps are typically deep and thus larger users have been accommodated. Heading south into downtown this pattern begins to change with footprints becoming smaller and lot depths becoming more shallow. Several auto related uses are clustered on the western side (Midas, Jiffy Lube, Firestone) across from a Mobil Gas Station. In a classic "leap frog" suburbanized pattern, new big box retail development has emerged. Price Chopper (replacing K-Mart) along with Ocean State Job Lot, Better Bedding, Friendly's, Hollywood Video is situated on the western side and gives way to the Wal-Mart anchored development on the eastern side.

From this point, the footprint shifts dramatically down once again. Steeper terrain on the eastern side limits developability. The road curves westward around the cemetery and a daycare center is sandwiched between Flanders Road and a CL&P transformer. The other side of the road is low, apparently wet and traversed by distribution lines from the transformer.

Stop & Shop disrupts this pattern. Traffic improvements required as part of this development provide 4 lanes and turn lanes. Traffic here is accommodated for the most part but beyond this point becomes sluggish. Bumper to bumper travel patterns are quite common as the road quickly shunts into one lane in each direction. Curb cuts are in abundance and ingress and egress of vehicles contributes to congestion.

Beyond another prominent curve, Northeastern Shaped Wire on the east side and the Fire Department along with the burned out shell of Beaton & Corbin on the west side mark the final transition to downtown.

### ❖ **Queen Street/North**

Similar to its southern leg, northbound Queen Street has its share of national retailers. Food establishments are more evident than automobile related uses in this section, however. In some cases, there is enormous frontage (e.g. Shaw's). A fair amount of the development occurs in larger strip centers located on deeper lots given the area's flatter topography.

Behind the retail uses on the western side, roads running perpendicular to Queen Street provide access to the Town's major industrial areas.

Beyond Patton Brook, the road comes eastward past several small retail strips sitting upon shallow slivers of land. Automobile uses once again emerge. Tired looking properties hint at low rents and/or marginally successful businesses as the transition northward into Plainville occurs.

### ■ **Brownfields**

Southington is well known for its rich manufacturing history beginning in the early 1800s. Over the years the entrepreneurs of Southington have produced everything from the first carriage bolt to the first cement able to dry under water. Following a regional decline in manufacturing during the 1960s, a number of former factory sites



have sat vacant for decades. These unused buildings, many of which were concentrated just north and west of the downtown area, create a blighted landscape that detracts from the Town's aesthetic character and limit the Town's economic viability.

A Brownfield is defined by the EPA as "a site or parcel the redevelopment or reuse of which may be complicated by the potential presence of a hazardous substance or contaminant." Many of Southington's former manufacturing sites carry a perception of contamination based on their history even if the site is not in fact contaminated with a hazardous substance. In the past it was often difficult to find developers interested in Brownfield projects because of unknown remediation costs and fear of assuming liability. In the last decade, the art of brownfields development has evolved significantly. There are federal and state funding avenues to assist with site characterization and clean up. Policies and legislation continue to be refined in order to deal with the reality of contamination and liability.

The U.S. Environmental Protection Agency (USEPA) maintains the CERCLIS Database (Comprehensive Environmental Response, Compensation and Liability Information System) of hazardous waste site, potential sites and remedial actions. This database stems from a congressional act commonly known as Superfund. The database includes short term actions or long term remedial response to sites listed on the National Priority List (NPL). This list was assembled by the EPA based on certain scoring criteria. Sites scoring higher than 28.5 are eligible for the NPL.

Several CERCLIS sites are found in Southington including 3 that appear on the NPL and 5 SANDS (Sites Awaiting an NPL Decision) as summarized in Table 4-8.

In addition, the State of Connecticut maintains a database of "Hazardous Waste Facilities" as defined by Section 22a-134f of the Connecticut General Statutes. According to this publicly available list there are two sites under Pollution Abatement Orders (Chuck and Eddies and Ideal Forging) issued from the Commissioner of the CTDEP. Four sites are undergoing voluntary remediation and 30 sites are involved with property transfer filings. In addition five sites are listed as Resource Conservation and Recovery Act (RCRA) corrective actions as shown on Table 4-9.

**Table 4-8**  
**Peer Town Comparisons: General Economic Characteristics**

SITE NAME	STREET	ACREAGE	PAST USE	STATUS
Beaton & Corbin Manufacturing	318 North Main Street	3.5	Metal finishing	Short Term
Mastrianni Gravel Pit	Flanders/Darling Streets	17.1	Excavation	SAND
Fansteel	389 Marion Avenue			—
Marek Property	371 North Main Street	16.4	Excavation	SAND
Lori Corporation	Old Turnpike Road			NPL
Angelillo Property	650 Old Turnpike Road	2.3	Metal finishing	SAND
Nickson Industries	8 West Street			—
Waterbury Centerless Grinding	611 Old Turnpike Road	2	Machining	SAND
R.P. Olson & Son Co.	241 Queen Street	28	Excavation/ Machining	SAND
Old Southington Landfill	Old Turnpike Road	11	Landfill	NPL
Solvents Recovery Service of New England	Lazy Lane	2	Waste Treatment & Storage	NPL
Torrey S. Crane Co.	492 Summer Street			—

Source: U.S. Environmental Protection Agency, 2005

**Table 4-9**  
**Resource Conservation and Recovery Act (RCRA) Sites**

SITE NAME	STREET	ACREAGE	PAST USE
Forestville Plating	811 Queen Street	Unknown	Metal finishing
Southington Landfill	DePaola Drive	28.4	Landfill
Light Metals Coloring	270 Spring Street	Unknown	Metal finishing
Southington Manufacturing	Aircraft Road	Unknown	Manufacturing
Pratt & Whitney Former Overhaul and Repair Operations	45 Newell Street	Unknown	Repair/Electroplating

Source: Connecticut Department of Environmental Protection, 2005







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# 5. ECONOMIC PROFILE

In conjunction with preparation of the 2005 Plan of Conservation and Development a detailed study was made of the Town's tax base, labor force, employment trends, occupational characteristics, commuting trends, major local and area employers, job sector employment projections and market conditions. The results of this study, available under separate cover, are summarized below.



## SOUTHINGTON TAX BASE ANALYSIS

- Southington's grand list has grown modestly since 2001 averaging 1.6% a year, for a total increase of 4.9% in the three years. Like many towns throughout Connecticut, the town grand list was essentially flat in 2003 but rebounded in 2004, in large part due to gains in motor vehicles and personal property assessment which had declined in value the previous tax year.
- Southington has witnessed a growing reliance on its residents to support its tax base. Between 2001 and 2004, residential property assessment grew from 79.8% to 81.4% of total real estate and or in terms of overall tax base: 67% to 70%. When adding motor vehicles (largely associated with households), the shift is even more dramatic jumping from 77% to 80.4% in three years.
- Meanwhile commercial real estate dropped a full percentage point between 2001 and 2004 from 13.3% to 12.3% and personal property (most often associated with taxable business property) declined in share of tax base from 5.9% in 1999 to 4.9%.

- According to a comparative tax study by Connecticut Policy and Economic Council, Southington's Equalized Mill Rate of 17.34 for 2002-2003 is competitive in the region, with only Cheshire and Berlin reporting lower rates.
- Equalized Grand Lists per capita are used in the Education Cost Sharing formula and is used as indicator of wealth. For 2001, Southington ranked only below Berlin and Cheshire among area towns with \$91,941 per capita.
- Southington's per capita local government spending ranked lowest in the region with the exception of Bristol.
- Property tax burden in Southington on a per capita basis was well below its suburban neighbors in 2003 at \$1,576 but above urban communities of Bristol, Meriden and Wolcott.
- Southington relies far more on property taxes for total revenue as compared to area towns with 74.3% in 2003. In part this is influenced by Southington's low per capita state aid (\$481) relative to the region with only Berlin reporting lower aid.
- Southington ranked near the bottom in the region in business assessment as percent of Grand List with 20.6% in 2003.

## LABOR FORCE AND EMPLOYMENT TRENDS

- Based on commuter data, Southington's residents have strong ties with two significant labor force market areas: Hartford and New Haven Labor Force market. Combined, the area represents a labor force market of 878,800 people. Southington's labor force is 21,435 in 2004 or a modest 2.1% increase from 1998.
- The town of Southington reflects a slightly higher unemployment rate than area suburban towns but substantially below nearby urban centers of Meriden, New Britain and Bristol. Present unemployment stands at 4.6%, which is equal to the region and the state.



- Manufacturing jobs rank high accounting for 13.9% of Southington's resident job base as compared to 11.8% for the region and 11.6% for state. This reliance on manufacturing jobs, however, has slipped considerably in the last decade from 20.8% in 1997 to its current level.
- Despite a relatively diverse employment base, overall job growth (non-farm employment) in Southington for the period 1997 to 2001 (the last year local data was tabulated) was negative with major losses in goods producing employment and only slight expansion in service jobs.
- Finance, Insurance and Real Estate sector reflects an important job source for Southington, in large part due to The Hartford Insurance Company accounting for 11.9% of Southington's job base as compared 14.7% for the Hartford region, and 10.7% for the state.
- Southington functions as both a bedroom community and a jobs center, with an edge going to the bedroom community profile according to commuting patterns in 2000. At that time, there were 9,624 inbound and 14,909 outbound commuters, *not* including 6,111 Southington residents who worked in town.
- Based on Location Quotient analysis which measures an area's economic strength in industry sectors, the Hartford Labor Market ranked highest in production of fabricated metals, transportation equipment, and industrial machinery and computer equipment. Significant strength was found in insurance carriers followed by health, legal and education services.

## INDUSTRY CLUSTERS AND EMPLOYMENT FORECAST

- Connecticut has identified nine cluster industries of importance to the state of which four — Agriculture, Insurance and Finance, Metal Manufacturing and Tourism — are represented in Southington. This has implications for Southington economic development strategy which can link to state initiatives and programs for supporting and promoting these industries.

- Projections for Connecticut Employment 2000 to 2010 indicate
  - slow job growth of less than 1% a year on average,
  - manufacturing decline of more than 11,000 jobs, although plastics and stone production are expected to increase,
  - service growth of more 105,000 jobs, concentrated most in business and health and education
  - modest growth in retail and wholesale trade adding 21,000 jobs
  - construction jobs expected to grow by a healthy 9.3%.

## MARKET ASSESSMENT

### ❖ Office

- Despite signs of improvement, the office market on a regional and state-wide basis is still in recovery mode from the collapse that followed the internet-high tech bust that occurred in 2000 and the sluggish economy that followed. Moreover, while there are encouraging signs of job growth in Connecticut beginning in 2005, according to a recent FDIC report, the state's employment growth is the slowest in the nation during the current economic expansion. Hartford's regional office market has been particularly hard hit by slow employment growth with vacancy rates still hovering in the 18 to 20% range.
- Farmington and to a lesser extent Avon and Simsbury, command much of the demand for high end multi-tenanted office space in the western region of Hartford area. Overall, these three towns account for more than 650,000 sf of available office space in the submarket, with Farmington commanding 78% of that space. Until such supply is meaningfully absorbed, office development will be minimal.
- Such office demand that exists in Southington is likely to be confined largely to smaller configurations associated with professional office and small businesses of under 5,000 square feet. The recent development of Clocktower Square capitalized on this demand with its 17,000 square feet office park. Users seeking larger floor plates of 5,000 to 10,000 square feet will gravitate towards Farmington, Avon or Hartford.

- While demand for limited amount of new professional office space is demonstrated in Southington much of it will be derived locally, producing the residual impact of vacancies in the lower end of the market — converted homes and Class C office space.
- One of the few office submarkets to see growth in the last three to four years is health centers, medical office space and diagnostic centers, where proximity to market is important. The presence of Bradley Hospital in Southington and nearby MidState Medical Hospital in Meriden provides some focus for this type of office growth as already witnessed by the proposal for medical office space in the downtown. Financial and professional services is also expected to be a good source.

### ❖ Retail

- Although there are extensive signs of over-retailing (increased vacancies, liquidations, consolidations, saturated markets), the retail market continues to gain strength from consumer spending that has not let up in the last five years despite a recession, jobless recovery and more recently high oil prices and rising interest rates.
- Southington's five-mile trade area is fairly substantial representing \$932 million in retail potential. While there is relative balance in supply and demand, an analysis of the market suggests a *local* capacity for additional space of between 150,000 to 300,000 square feet based on a 75% capture rate. This capacity could increase based on change in demand locally, with population in the trade area expected to increase by 5% in the next five years and median household income jumping from \$66,000 to \$77,500. This capacity for additional retail is exclusive of destination regional retail stores that could locate in Southington capable of pulling from markets as far as 10 to 15 miles.
- Southington's three interchanges on Interstate 84 with easy on and off access (Exits 28, 31, and 32) are presently the focus of strong regional retail interest that exemplifies Southington's strategic location in the middle of the state, within a relatively affluent market base and access to highway with 70,000 to 100,000 cars daily. Retail development pressures in these areas are likely to mount, primarily from big boxes, due to the lack of good sites



elsewhere in the region as well as the continued need for such chains to expand market penetration into the relatively untapped western Hartford region.

- Hotels and restaurants also seek out interchange locations and are appropriate, if not strong, candidates for sites around the interchanges noted above. Presently there are five motels, mostly low budget, located around the interchanges in Southington. The recent addition of Marriott's Residence Inn in 2002 raises the bar on the type of hotel supported in Southington. A potential market exists for an expanded hotel and conference center at either Exit 31 or 28. Notably, Comfort Suites is slated for development along with Applebee's on a parcel off Interstate 84 at Exit 28.
- Queen Street, which once served a regional market stretching from Cheshire to Farmington, is the center of much of the retail in Southington. However, with the expansion and re-configuration of retail in the region in the last ten years that has included the development of Brass Mill Center (Waterbury), Connecticut Commons in Plainville, growth of retail along Route 6 in Bristol, and expansion of Westfield Meriden Center, portions of Queen Street retail, mostly south of the Interstate 84 to Flanders Street, has begun to revert to discount and low rent space. Further softening of this section of Queen Street can be expected over the next several years as regional retail growth continues at its active pace with major projects planned for Bristol, Meriden and West Hartford.
- An expanding dining and entertainment opportunity, inclusive of specialty retail, exists for the downtown, which consists of 155 establishments representing a well-balanced mix between services, convenience, food and specialty retail. The town center is anchored by seven banks and financial service centers, a library, town hall, a full service YMCA, museum and post office. The downtown has benefited from a \$2 million dollar public investment in sidewalks, curbs, lighting and street furniture which has stimulated interest in available buildings or space from a number of businesses, particularly restaurants.
- Based on analysis of potential spending in the trade area, retail and commercial opportunities may exist for Southington in food away from home, electronic and appliance stores, apparel and shoes, sporting goods stores and auto related stores.

### ❖ Industrial

- Southington has always been a significant player in the regional industrial market. Proximity to I-84 and Route 691 provide easy access, especially in the industrially zoned northern tier. Advantages include competitively priced land and space, 4 interchanges off I-84 and two off Route 691, and a strategic location in the historically industrial center of the state, with very good access to labor force.
- Regionally and statewide, industrial growth and investment has witnessed a prolonged period of stagnation and decline in the last three years that has just recently begun to improve. Future growth potential for industrial uses in Southington and the region is expected to modestly improve with an economic rebound.
- In Southington, more than 28% of total employment was in manufacturing in the 1990s, compared to 19% for the rest of the state providing strong evidence of the town's linkage to industry. The percentage still hovers around 25% of total employment in manufacturing. Over 60% of Southington's manufacturing employment is in fabricated metals and aircraft - specializing in high-skilled precision manufacturing.
- Southington's aggressive pursuit of additional industrial land, combined with the reasonably healthy market for space make the town a very competitive location. Regional-national trends that include continued consolidation of much of the manufacturing industry are working in Southington's favor due to the availability (after re-zoning) of land for expansions and new development.
- The expansion of public water and sewer up West Street represents an asset for Southington in efforts to attract larger industry to the area. It is less of a marketing advantage for smaller users.
- Ready to build lot inventory for industrial uses is less than 50 acres and consists of under 10 lots in Southington, which could be absorbed in two to three years. Much of what remains zoned industrial is problematic in terms of land constraints or assemblage issues.

### ❖ Housing

- Due largely to historically low interest rates, the housing market regionally and nationally has been nothing short of extraordinary over the last five years.
- Southington's housing market has been extremely active averaging 380 single-family sales and 178 condo sales a year since 2000. Since 2003, the pace has accelerated even further averaging 500 single-family sales and 235 condo sales a year.
- The recent housing market surge has also impacted the cost of housing in Southington with median single-family home values appreciating by 47% between 2000 and 2004. Price appreciation has continued into 2005 with the most recent median sales price for single-family homes in June 2005 at \$280,000 up from \$163,000 in 2000 according to Warren Data reports.
- Housing production in Southington has been exceptional averaging 207 permits a year since 1997. Moreover, since 2000, Southington has led the region in production of new housing inventory with nearly 1,000 units, with Berlin and Farmington a distant second.
- While recent housing development activity in Southington has been prodigious, the peak of home construction in town was in 1999 with 265 permits and has dropped steadily since to 180 in 2004. Contributing to this decline was the inevitable reduction in supply of good sites available for housing.
- The proliferation of new single-family communities in Southington has had a significant effect on raising the price threshold in town with new construction prices close to \$500,000. Meanwhile, condo prices on new attached product are beginning to test absorption capacity at the \$300,000+ price level.
- Despite the rise in housing prices, Southington continues to be an attractive, if not competitive market for potential buyers seeking housing a step below Farmington and Cheshire but offering the advantages of good access to employment centers, a suburban setting and supporting a well



regarded school system. This would suggest Southington will continue to be a target for home developers seeking land sites for development even when the housing market eventually cools.

- Southington has already demonstrated its capacity to support age restricted, ownership housing targeting affluent move-down or empty nesters. Spring Lake Village constitutes one of the largest such age restricted projects in Connecticut with over 700 units where sales in 2004 have pushed past \$300,000. Recent entries into the age-restricted market include Ridgeview Estates off West Street with 60 units ranging in price from \$280,000 to \$360,000. The more successful developments are association-maintained communities configured as single-family homes on small lots, which translate into a sizable net fiscal benefit to the town.
- In part due to the strength of the current housing market environment and in part due to the town's effort to upgrade and beautify the downtown, an opportunity for supporting ownership housing in the town center exists. The presence of ownership housing downtown would likely infuse new activity and demand for services and retail that could have a dramatic impact on the vitality of this area.
- Luxury rental housing generally results in positive net fiscal benefit to the host community due to the fact most households who rent lack children. Southington, however, would not appear to be a logical place for new market-rate rental housing which typically needs to be in areas of concentrated employment where a transient, younger working population is in demand. However, exceptions do exist as was demonstrated by Manchester's growth of luxury rental housing as an alternative to Hartford. Southington may also be subject to such interest particularly along West Street if it were to be further developed into retail, which links well with rental. For the moment, however, the rental housing market is in a slump that has lasted more than three years due to the flight of renters to ownership housing, and the lack of job growth that often generates rental housing needs. This market should improve by 2007 in part due to a boomlet market (15 to 25) coming of age and creating new rental demand.



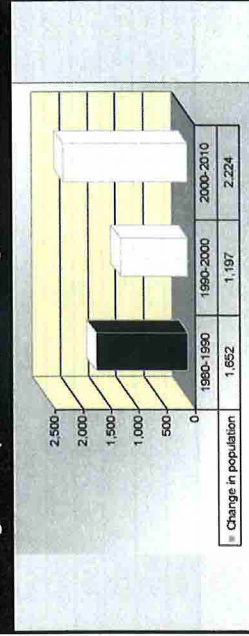
# APPENDIX A: SOUTHINGTON, CONNECTICUT DEMOGRAPHIC TRENDS

**Table A-1  
Population Changes 1990-2000  
Southington & Select Towns**

Town	1990	2000	% Change
Southington	38,531	39,728	3.11%
Berlin	16,787	18,787	11.91%
Bristol	60,640	60,062	-0.95%
Cheshire	25,684	28,543	11.13%
Farmington	20,608	23,641	14.72%
Meriden	59,479	58,244	-2.08%
New Britain	75,392	71,538	-5.11%
Newington	29,208	29,306	0.34%
Plainville	17,392	17,328	-0.37%
Wolcott	13,700	15,215	11.06%

Source: U.S. Census

**Table A-2  
Change in Population, Southington, CT: 1980-2010**



Source: U.S. Census, ESRI



**Table A-3  
Population & Household Trends — 1980-2010**

ATTRIBUTE	SOUTHINGTON	HARTFORD CITY	STATE OF CT
1980 Total Population	36,879	807,143	3,107,576
1990 Total Population	38,531	851,783	3,287,116
2000 Total Population	39,728	857,183	3,405,565
2000 Group Quarters	596	26,845	107,939
2005 Total Population	40,889	875,250	3,510,998
2010 Total Population	41,952	896,653	3,626,988
1990 - 2000 Pop Annual Rate	0.30%	0.06%	0.36%
2000 - 2005 Pop Annual Rate	0.58%	0.48%	0.66%
2005 - 2010 Pop Annual Rate	0.52%	0.48%	0.65%
1980 Households	12,199	289,658	1,093,068
1990 Households	13,766	324,691	1,230,479
2000 Households	15,083	335,098	1,301,670
2000 Average Household Size	2.59	2.48	2.53
2005 Households	15,761	345,378	1,349,820
2010 Households	16312	355,922	1,401,136
1990 - 2000 HH Annual Rate	0.95%	0.32%	0.57%
2000 - 2005 HH Annual Rate	0.90%	0.61%	0.74%
2005 - 2010 HH Annual Rate	0.70%	0.60%	0.75%
1990 Families	10,817	224,344	864,493
2000 Families	11,287	222,356	881,170
2000 Average Family Size	3.02	3.05	3.08
2005 Families	11,704	227,312	906,680
2010 Families	11,947	230,705	927,551
1990 - 2000 Families Annual Rate	0.43%	-0.09%	0.19%
2000 - 2005 Families Annual Rate	0.73%	0.44%	0.57%
2005 - 2010 Families Annual Rate	0.41%	0.30%	0.46%

Source: U.S. Census, ESR

**Table A-3  
Household Characteristics**

HOUSEHOLDS BY TYPE	TOWN OF SOUTHINGTON		ANNUAL RATE
	1990	2000	
<i>Total</i>	13,774	15,083	0.91%
<i>Family Households</i>	10,817	11,287	0.43%
Married-couple Families	9,260	9,484	0.24%
With Related Children	4,381	4,241	-0.32%
Other Family (No Spouse Present)	1,557	1,803	1.48%
With Related Children	723	969	2.97%
<i>Non-family Households</i>	2,957	3,796	2.53%
Householder Living Alone	2,447	3,132	2.50%
Householder not Living Alone	510	664	2.67%
Households with Related Children	5,104	5,210	0.21%
Households over 65	2,990	3,946	3.19%

HOUSEHOLDS BY TYPE	HARTFORD COUNTY		ANNUAL RATE
	1990	2000	
<i>Total</i>	324,691	335,098	0.32%
<i>Family Households</i>	224,344	222,356	-0.09%
Married-couple Families	172,448	164,796	-0.45%
With Related Children	75,546	75,059	-0.06%
Other Family (No Spouse Present)	51,896	57,560	1.04%
With Related Children	29,222	36,910	2.36%
<i>Non-family Households</i>	100,347	112,742	1.17%
Householder Living Alone	81,119	93,515	1.43%
Householder not Living Alone	19,228	19,227	0.00%
Households with Related Children	104,768	111,969	0.67%
Households over 65	74,279	86,255	1.61%

Source: U.S. Census

**Table A-5  
Population by Age/Southington**

AGE	1990	2000	2005	2010	TREND 2000-2010
<b>Total Pop</b>	<b>38,531</b>	<b>39,728</b>	<b>40,889</b>	<b>41,942</b>	
0-4	6.4%	6.0%	5.9%	5.9%	Stable
5-9	6.6%	6.5%	6.1%	5.5%	Decline
10-14	6.6%	7.2%	6.8%	6.8%	Decline
15-24	13.7%	10.0%	11.6%	11.8%	Increase
25-34	15.5%	12.3%	9.4%	9.5%	Big Decline
35-44	17.2%	17.0%	16.1%	14.0%	Big Decline
45-54	12.9%	15.4%	15.6%	16.6%	Increase
55-64	9.2%	10.8%	13.0%	13.5%	Increase
65-74	7.6%	7.5%	7.6%	8.4%	Increase
75-84	3.4%	5.5%	5.9%	5.6%	Stable
85+	0.9%	1.6%	2.1%	2.5%	Increase
18+	76.3%	76.2%	77.1%	77.9%	
65+	11.9%	14.6%	15.6%	16.5%	
<i>Median Age</i>	<i>35.7</i>	<i>39.7</i>	<i>41.6</i>	<i>43.0</i>	

Source: U.S. Census, ESRR

**Table A-11  
Southington Permit Activity**

Year	Total New Units	Total 1 Unit <sup>1</sup>	2 Unit ATTACHED	3-4 Unit	5+ Unit	DEMOLITIONS	NET GAIN
1997	183	149	0	0	34	2	181
1998	229	229	0	0	0	20	209
1999	265	231	0	0	34	3	262
2000	216	206	4	0	6	11	205
2001	202	195	0	0	7	11	191
2002	190	188	2	0	0	8	182
2003	195	188	2	0	5	8	187
2004	180	133	6	0	41	18	162
Totals	1660	1519	14	0	127	81	1579
avg.	207						

Source: U.S. Census, CT DECD, Town of Southington

<sup>1</sup>US Census and CT combine permit data on both single-family detached and single-family attached with ground to roof walls under category of 1 unit. Thus townhouses and semi-attached (side by side) are included with single-family. After 1996, the Census did not break out single attached separately.

**Table A-12  
2000 Population 25+ by Educational Attainment**

	SOUTHINGTON	HARTFORD COUNTY	STATE OF CT
<i>Total</i>	<i>27,942</i>	<i>579,839</i>	<i>2,295,617</i>
Less than 9th Grade	4.3%	6.5%	5.8%
9th - 12th Grade, No Diploma	9.7%	11.2%	10.2%
High School Graduate	31.6%	28.6%	28.5%
Some College, No Degree	19.0%	17.4%	17.5%
Associate Degree	8.2%	6.7%	6.6%
Bachelor's Degree	17.5%	17.6%	18.2%
Master's/Prof/D doctorate Degree	9.8%	12.0%	13.3%

Source: U.S. Census



**Table A-10  
Housing Characteristics — Southington Region  
Year 2003**

TOWN	TOTAL UNITS	SINGLE UNIT	2 UNIT	3/4 UNITS	5+ UNITS
Southington	16,117	12,431 (77.1%)	1,126	556	1,544
Berlin	7,350	6,319 (85.9%)	488	94	404
Bristol	26,424	15,097 (57.1%)	2,801	3,177	5,128
Cheshire	9,743	8,240 (84.6%)	189	313	983
Farmington	10,211	7,490 (73.3%)	449	869	1,393
Meriden	24,712	13,465 (54.5%)	3,441	2,907	4,757
Newington	12,410	9,704 (78.2%)	296	606	1,804
New Britain	31,100	10,693 (34.4%)	5,408	6,124	8,868
Plainville	7,789	5,017 (64.4%)	744	525	1,414
Wolcott	5,787	5,174 (89.4%)	157	96	352
<b>Total</b>	<b>151,643</b>	<b>93,630</b>	<b>15,099</b>	<b>15,267</b>	<b>26,647</b>

Source: CT DECD

**Table A-6  
Population by Age/Connecticut**

AGE	1990	2000	2005	2010	TREND 2000-2010
0-4	6.9%	6.6%	6.4%	6.3%	Stable
5-9	6.4%	7.2%	6.5%	5.8%	Decline
10-14	5.9%	7.1%	7.3%	7.0%	Decline
15-24	14.1%	11.9%	13.4%	14.4%	Increase
25-34	17.8%	13.3%	10.8%	10.3%	Big Decline
35-44	15.6%	17.1%	15.8%	13.6%	Big Decline
45-54	10.8%	14.1%	15.0%	16.3%	Increase
55-64	9.0%	9.1%	10.8%	12.2%	Increase
65-74	7.8%	6.8%	6.4%	6.8%	Increase
75-84	4.4%	5.1%	5.2%	4.8%	Stable
85+	1.4%	1.9%	2.3%	2.5%	Increase
65+	11.9%	13.8%	13.9%	14.1%	Increase
Median Age	34.4	37.4	38.8	40.4	

Source: U.S. Census, ESRI

**Table A-7**  
**2005 Income Distribution**

2005 HOUSEHOLDS BY INCOME	SOUTHINGTON	HARTFORD COUNTY	STATE OF CT
Household Income Base	15,735	345,377	1,349,814
< \$15,000	5.4	10.8	9.7
\$15,000 - \$24,999	6.9	8.9	8.2
\$25,000 - \$34,999	8.1	9.2	8.5
\$35,000 - \$49,999	11.3	13.6	13.0
\$50,000 - \$74,999	21.4	18.6	18.2
\$75,000 - \$99,999	16.9	14.3	14.3
\$100,000 - \$149,999	20.1	15.0	15.9
\$150,000 - \$199,999	6.5	4.6	5.2
\$200,000 +	3.5	5.0	7.0
Average Household Income	\$83,884	\$79,096	\$90,689

Source: U.S. Census

**Table A-8**  
**Income Characteristics**

2005 HOUSEHOLDS BY INCOME	SOUTHINGTON	HARTFORD COUNTY	STATE OF CT
Median HH Income			
1990	\$47,081	\$40,609	\$41,721
2000	\$60,453	\$50,777	\$53,915
2005	\$70,789	\$59,492	\$63,462
2010	\$82,954	\$68,770	\$74,938
Per Capita Income			
1990	\$19,960	\$18,983	\$20,189
2000	\$26,370	\$26,047	\$28,766
2005	\$32,485	\$31,642	\$35,311
2010	\$39,369	\$38,301	\$43,529

Source: U.S. Census

**Table A-9**  
**Southington Housing Characteristics**

	1990 NUMBER	PERCENT	CENSUS 2000 NUMBER	PERCENT	1990-2000 ANNUAL RATE
Housing Units by Occupancy					
<i>Total</i>	14,258	100.0%	15,557	100.0%	0.88%
Occupied Housing Units	13,774	96.6%	15,083	97.0%	0.91%
Owner Occupied Housing Units	11,099	77.8%	12,277	78.9%	1.01%
Renter Occupied Housing Units	2,675	18.8%	2,806	18.0%	0.48%
Vacant Housing Units	484	3.4%	474	3.0%	-0.21%
Housing Units by Units in Structure					
<i>Total</i>	14,258	100.0%	15,557	100.0%	0.88%
1, Detached	9,770	68.5%	11,037	70.9%	1.23%
1, Attached	701	4.9%	850	5.5%	1.95%
2	1,191	8.4%	1,122	7.2%	-0.60%
3 or 4	480	3.4%	556	3.6%	1.48%
5 to 9	497	3.5%	627	4.0%	2.35%
10 to 19	542	3.8%	523	3.4%	-0.36%
20+	343	2.4%	382	2.5%	1.08%
Mobile Home					
Year Householder Moved	575	4.0%	460	3.0%	-2.21%
<i>Total</i>			15,557	100.0%	
1999-2000				12.4%	
1995-1998				23.9%	
1990-1994				15.3%	
1980-1989				18.8%	
1970-1979				14.8%	
1969 and earlier				14.8%	

Source: U.S. Census

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# APPENDIX B: CONNECTICUT METROPATTERNS

## COMMUNITY CLASSIFICATION

❖ **Cities**: severely distressed areas with great social needs, less than average tax resources and high rates of poverty

Bridgeport  
New Haven  
Waterbury  
Hartford

❖ **Stressed**: significant and growing social needs and diminishing fiscal resources

Norwalk	Meriden
Stratford	New Britain
Ansonia	East Hartford
Derby	Windham
West Haven	Norwich
Bristol	New London

❖ **At-Risk**: stable in many respects but showing higher than average growth in poverty rates and below average growth in property tax base

Danbury	North Haven	Haddam	Sprague
Milford	Wallingford	Manchester	Eastford
Naugatuck	Plainville	East Windsor	Canterbury
Thomaston	Branford	Enfield	Brooklyn



Torrington	Newington	Vernon	North Stonington
Winchester	Bloomfield	Coventry	Griswold
Colebrook	Middletown	Stafford	Plainfield
Hamden	Wethersfield	Montville	Killingly
Prospect	Windsor	Chaplin	Putnam
Plymouth	Windsor Locks	Ashford	Thompson
East Haven	Clinton	Groton	

❖ **Fringe-Developing: experiencing most rapid population gains and associated infrastructure needs with below average growth in tax base**

Sherman	Durham	Ellington	Lisbon
Goshen	Rocky Hill	Salem	Scotland
Oxford	Killingworth	Lebanon	Hampton
Bethany	Old Lyme	Andover	Pomfret
Burlington	East Haddam	Tolland	Woodstock
Hartland	Colchester	Mansfield	Voluntown
Avon	Hebron	Union	Sterling
Granby	Bolton	Preston	

❖ **Bedroom-Developing: prototypical suburbs whose level of growth has resulted in loss of open space, traffic congestion and slow property tax base growth**

New Fairfield	Watertown	Berlin	East Hampton
Bethel	Seymour	West Hartford	Glastonbury
Brookfield	Beacon Falls	East Granby	Marlborough
New Milford	Harwinton	Guilford	Somers
Newtown	New Hartford	Middlefield	East Lyme
North Canaan	Barkhamstead	Suffield	Columbia
Trumbull	Orange	Madison	Willington
Monroe	Woodbridge	Cromwell	Waterford
Southbury	Wolcott	Portland	Bozrah
Woodbury	Cheshire	South Windsor	Franklin
Bethlehem	<b>Southington</b>	Westbrook	Ledyard

Morris	Farmington	Deep River	Stonington
Litchfield	Canton	Old Saybrook	
Shelton	Simsbury	Essex	
Middlebury	North Branford	Chester	

❖ **Affluent: have tax bases that are three times the state average and are growing more rapidly than other community types while having a small share of social strains**

Greenwich	Bridgewater
Stamford	Roxbury
New Canaan	Washington
Darien	Kent
Wilton	Warren
Ridgefield	Sharon
Westport	Cornwall
Weston	Salisbury
Redding	Canaan
Easton	Norfolk
Fairfield	Lyme

Southington is a town in the western part of the state, and is one of the most scenic and beautiful in the state. It is a town of great natural beauty, and is one of the most beautiful in the state. It is a town of great natural beauty, and is one of the most beautiful in the state. It is a town of great natural beauty, and is one of the most beautiful in the state.





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