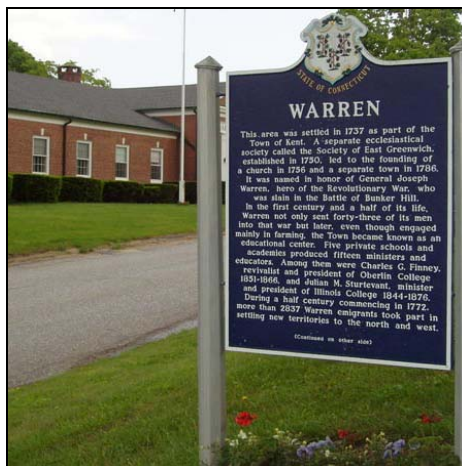


WARREN



2009 Plan of Conservation and Development



**Town of Warren
Planning and Zoning Commission**

Table of Contents



1	Introduction	1
2	Conditions And Trends	3
3	Enhance The Town Center	11
4	Preserve Rural Character	21
5	Guide Residential Development	35
6	Support Community Needs	45
7	Future Land Use Plan	59
8	Implementation	63
9	Conclusion	74

Introduction

1



Overview

This Plan of Conservation and Development is a guide to the future of Warren. It suggests ways to enhance the overall community and improve the quality of life of present and future residents. While the Plan is primarily focused on the physical development of Warren, it also considers the economic and social aspects of the community.

The goals and recommendations of this Plan reflect an overall consensus of what is considered desirable for Warren and its residents in the future. Based on information collected and opinions expressed during the planning process, the following overall goal for Warren emerged:

Protect and enhance Warren's rural character and desired quality of life while providing opportunities for safe and orderly growth.

This overall goal has its roots in prior planning efforts undertaken by the Town of Warren (1974, 1989, and 1999) and, thus, has been a guiding concept in Warren for more than 30 years.

Protect Rural Character



Enhance Quality of Life



The Planning Process



The Planning Process

The Plan was prepared by a Plan Update Committee with the assistance of Warren residents. All participants sought to identify a common vision for the future of Warren and then determine policies that will help attain that vision.

The planning process used to prepare the Plan is illustrated in the sidebar. The Plan was prepared in accordance with Section 8-23 of the Connecticut General Statutes.

The Plan Update Committee conducted a public meeting to learn about issues important to Warren residents. Initial research involved identifying local issues and preparing an inventory and assessment of conditions and trends in Warren. From group discussions, the overall vision for Warren emerged.

Then, Committee members reviewed and discussed policies, strategies, and outcomes in major thematic areas related to the physical development of Warren. Following these discussions, a draft Plan was prepared and reviewed by the Plan Update Committee. A public meeting was held to get community input into the planning strategies. The Plan was then forwarded to the Planning and Zoning Commission for review and adoption.

This Plan of Conservation and Development is an advisory document, not only to the Planning and Zoning Commission, but also to all other Town boards and commissions and Warren residents. It is intended to guide local activities and to provide a framework for consistent decision-making with regard to conservation and development activities in Warren over the next decade or so.

Following a public hearing on March 10, 2009, this Plan was adopted on March 10, 2009 with an effective date of April 9, 2009.

Implementation, the most important part of the planning process, takes place after the Plan is adopted and the various recommendations are put into action and evaluated. While the Planning and Zoning Commission has the lead role in promoting the Plan's implementation, implementation will only occur with the diligent efforts of Warren residents and officials. As a result, responsibility for implementation rests with all boards, agencies, and individuals in Warren.

In due course, it will be time for the Plan of Conservation and Development to be updated in order to reflect emerging issues and priorities and to ensure that Warren continues to address the needs and desires of the community.

Conditions And Trends

2



Overview

The area known as Warren has been inhabited by humans for the past 10,000 years or so. The early inhabitants of this area were Native Americans who hunted in the woods, fished in the waterbodies, and grew crops on the land.

Documented European discovery and settlement of North America began in the early 1600s. Over time, European settlements spread to new areas and the area we now know as Warren was first settled around 1737. These early inhabitants had affiliations with both Kent and Litchfield. The first religious parish was organized in 1750 and eventually, the residents decided to seek the establishment of a separate municipality. In 1786, the Town of Warren was incorporated and named for Gen. Joseph Warren, a Revolutionary War hero, who lost his life at Bunker Hill.

Warren has primarily been an agricultural community. Even as the “industrial revolution” and other economic events transformed communities around the nation, Warren remained largely agricultural. Population declined in Warren from 1810 to 1930 as people moved to take advantage of greater economic opportunities available in other locations.

However, in the last 70 years or so, the availability of the automobile and the growing mobility of the population made it possible to live in Warren and work in other areas (New Milford, Litchfield, Torrington, Danbury, etc.). This has resulted in the growth of Warren’s year-round population from about 300 people in 1930 to about 1,300 people today. In addition, in the last two decades or so, there has also been growth in the seasonal and weekend population – people who come to enjoy the rural and scenic character which Warren has to offer.

Population growth in Warren (both permanent and seasonal) is expected to continue. This Plan has been prepared to help Warren prepare for how this growth may affect the community.

Our strategies for the future are rooted in our understanding of where we are and where we are going ...

This Plan has been prepared to help Warren prepare for how anticipated growth may affect the community.

Population Over Time

Year	Population
1790	790
1800	1,083
1810	1,096
1820	875
1830	986
1840	872
1850	830
1860	710
1870	673
1880	639
1890	477
1900	432
1910	412
1920	350
1930	303
1940	328
1950	437
1960	600
1970	827
1980	1,027
1990	1,226
2000	1,254
<hr/>	
2010	1,282
2020	1,327
2030	1,367

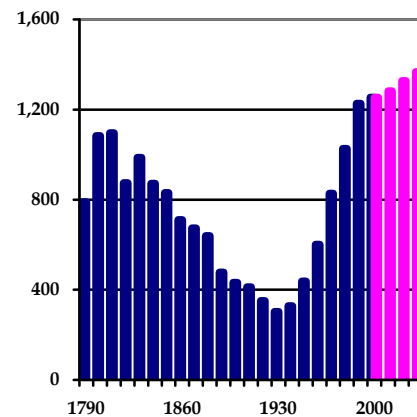
Historic - 1900 - 2000 Census.
Projections - www.ctsdc.uconn.edu

A Changing Population ...

As indicated earlier, Warren's population has been increasing for the past 70 years or so. While the 2000 Census seems to indicate that the number of new residents slowed during the 1990s, growth is expected to continue.

Historic information indicates that the main component of growth over the last 50 years or so has been net migration (people moving into Warren from other places). Had there not been an economic slowdown in the early 1990s, population growth during the 1990s could have been higher than was actually experienced.

Population Growth (1790 - 2030)



Net Population Change Due to Births / Deaths

	1950s	1960s	1970s	1980s	1990s
Births	87	96	94	109	101
Deaths	59	78	72	103	91
Natural Change	+ 28	+ 18	+ 22	+ 6	+ 10

Connecticut State Department of Health

Net Population Change Due to Migration

	1950s	1960s	1970s	1980s	1990s
Total Change (Census)	163	227	200	199	28
Natural Change	+ 28	+ 18	+22	+ 6	+10
Net Migration	+ 135	+ 209	+ 178	+ 193	+ 18

US Census, Connecticut State Department of Health

Analysis of Census data since 1980 indicates that people moving to Warren have tended to be younger families (ages 30-49) with young children (ages 0-19). The same data indicates that people moving out of Warren have tended to be young adults (ages 20-29) and older persons (ages 60 and over). Younger persons may be seeking other opportunities in other areas while older persons may be seeking lifestyles not available or support services not felt to be available in Warren.

However, age-specific population projections prepared by the Connecticut State Data Center (csdc@uconn.edu) seem to suggest that the 55 and over age groups will be the age groups growing the most over the next twenty years. This is due to the aging of "baby boomers" (people born between 1945 and 1965). The "baby boomers" were ages 15 - 35 in 1980, ages 35 - 55 in 2000, and will be ages 55 - 75 in 2020.

Even though there has been net out-migration in the older age groups in the past, these age groups are expected to grow in Warren due to the sheer numbers of “baby boomers” who will be entering these older age groups and the fact that people are living longer and healthier lives.

In simple terms, the number and proportion of older residents is expected to increase in Warren in the future. In the following chart, each symbol (“•”) represents 10 people and the shaded boxes illustrate the age of “baby boomers.”

Age Range	1980 Census	2000 Census	2020 Projection
0 - 4	••••• •	••••• ••	••••• ••
5 - 19	••••• ••••• •• ••••• •••••	••••• ••••• ••••• ••••• •••••	••••• ••••• ••••• ••••• •••••
20 - 29	••••• ••••• ••	••••• •••••	••••• ••••• ••
30 - 54	••••• ••••• ••••• ••••• ••••• ••••• ••	••••• ••••• ••••• ••••• ••••• ••••• ••••• ••••• ••••• ••••• ••	••••• ••••• ••••• ••••• ••••• ••••• ••••• ••••• •••••
55 - 64	••••• ••••• •	••••• ••••• •••••	••••• ••••• ••••• •••••
65 +	••••• ••••• ••••• ••	••••• ••••• ••••• •••	••••• ••••• ••••• ••••• ••••• ••••• ••••• ••••• •••••

Since America has never experienced the anticipated increase in older age groups, it is difficult to assess how this may affect a small community such as Warren. At some time in the future, the changing age composition may lead to a reconsideration of the type of programs and services desired in Warren.

Possible Life-stage Needs

Description	Age Range	Needs / Wants
Infants	0 to 4	<ul style="list-style-type: none"> • Child care • Pre-school programs
School Age	5 to 19	<ul style="list-style-type: none"> • School facilities • Recreation programs and facilities
Young Adults	20 to 34	<ul style="list-style-type: none"> • Rental housing / Starter homes • Social destinations
Middle Age	35 to 54	<ul style="list-style-type: none"> • Starter homes / trade-up homes • Family programs / school programs
Mature Adults	55 to 64	<ul style="list-style-type: none"> • Smaller homes / Second homes • Leisure programs and facilities
Retirement Age	65 +	<ul style="list-style-type: none"> • Lower upkeep / higher service housing • Elderly programs / transportation / tax relief

Seasonal Occupancy

The 2000 Census found that 153 housing units were unoccupied at that time and that, of those units, 132 of them were being kept for recreational or occasional use by persons living elsewhere.

This represents about 20 percent of the all housing units in Warren.

The significance of this could be that if these units were to be occupied on a year-round basis, the population of Warren could jump by 20 percent to about 1,500 people.

A Range of Housing ...

According to Connecticut Economic Resource Center (www.cerc.com), Warren had 716 housing units in 2005. This is an increase of ten percent (66 units) from the actual 2000 Census count of 650 housing units. Of the 650 housing units counted in the 2000 Census, 621 units (about 96 percent) are single-family dwellings.

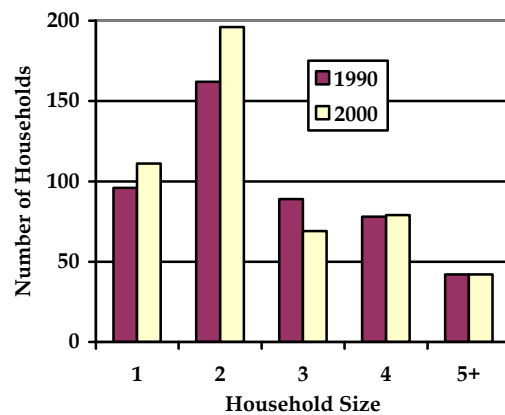
Housing growth in Warren has been accelerating. Of the housing units in Warren in the year 2000:

- 198 units (30%) had been built before 1940,
- 88 units (14%) had been built from 1940 to 1959,
- 145 units (22%) had been built from 1960 to 1979, and
- 219 units (34%) had been built from 1980 to 1999.

Census data shows that 62 percent of all occupied housing units in Warren in the year 2000 were occupied by one or two people.

During the 1990s, it almost seems as if the net effect of housing growth was to accommodate one- and two-person households. If this continues, more housing units will be needed in Warren in the future to house the same number of residents.

People per Household (1990 - 2000)



Housing affordability is an increasing concern in Warren. According to CERC, the median sale price of a house in Warren in 2006 (based on 21 sales) was \$435,000. This is higher than the county median of \$247,000 and the state median of \$275,000. This makes it harder for younger persons and families to afford to purchase a home in Warren.

Rural Estate



Seasonal Home



Access To A Regional Economy ...

According to Connecticut Economic Resource Center (www.cerc.com), the median household income in 2006 was \$72,280. This is higher than the county median household income of \$64,421 and the state median household income of \$61,879.

According to CERC, Warren has 719 residents in the labor force (people willing and able to work). Since CERC reports that there are 158 jobs in Warren, it can be seen that Warren residents rely on other communities in the region for employment. While 114 Warren residents work in the community, other residents travel to New Milford (107), Washington (55), Litchfield (45), Kent (44), Danbury (38), Manhattan (34), Torrington (34) and other locations.

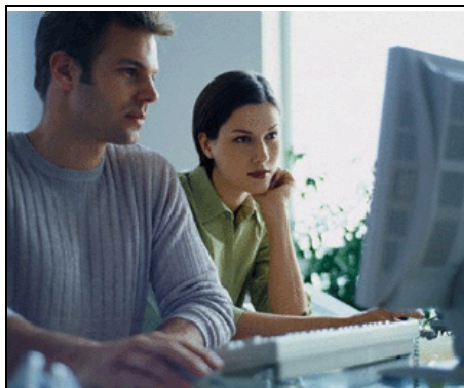
The major employers in Warren include the hospitality business (Hopkins Inn, Boulders Inn), government (Town of Warren, Regional School District #6), and agriculture (Hopkins Winery).

Not surprisingly for a rural community, there are 47 Warren residents in the 2000 Census who reported that they worked at home. This represents over seven percent (7.3%) of all workers in Warren and this is roughly double what was reported for Litchfield County (3.9%) and for the state as a whole (3.1%).

Still, the 2000 Census also reports that Warren residents were more reliant on construction jobs (19%) at that time than residents of Litchfield County (11%) or Connecticut (8%). Warren residents were less reliant on production- and transportation-type jobs (7%) than are residents of Litchfield County (14%) or the state as a whole (12%). The reliance on other occupational categories (management, professional, service, sales, office) are similar for all three geographic levels.

Due to Warren's location, the median journey to work by residents was longer (24.6 minutes) than was reported in the 2000 Census for Litchfield County (22.0 minutes) and for Connecticut (20.7 minutes). The vast majority of residents commute to work by private car, truck, or van (89%) and reported that they drove alone (82%).

Work At Home



Hopkins Inn



Zoning

Warren consists of three zoning districts:

- the “North Zone” -- primarily a residential zoning district with a two-acre minimum lot size,
- the “Center Zone” -- allows residential and non-residential uses in the area around the northern junction of Routes 341 and 45, and
- the “South Zone” -- the area around Lake Waramaug which is primarily a residential district but where certain uses may be permitted by special permit (hotel, church, non-profit club, restaurant, school and multiple-family affordable housing)

All zoning districts have a two-acre minimum lot size requirement.

Buildability

While the land use analysis estimates that there were about 7,738 acres which were vacant or uncommitted, not all of this land is easily developable. In fact, about 2,003 acres contain some type of significant physical constraint:

- Wetlands
- Watercourse
- Slopes > 25%
- 100-year flood zone

Available Land ...

According to an analysis of assessor records, about 56 percent of all of the land area of Warren has been developed (such as with a residential house or a church) or committed (such as agricultural land or dedicated open space).

What this means is that about 44 percent of the land area of Warren (about 7,738 acres) is not developed or committed at the present time. When this land area is combined with the 29 percent of Warren that is considered open space and the 10% used for agriculture, it can be seen that about 83 percent of Warren appears untouched by development. This contributes to the overall rural character of Warren.

A key issue for Warren to address as part of this Plan is the land that is undeveloped / uncommitted and/or potentially developable in the future. How growth is guided and managed on this property is important in terms of defining the type of community Warren will be in the future.

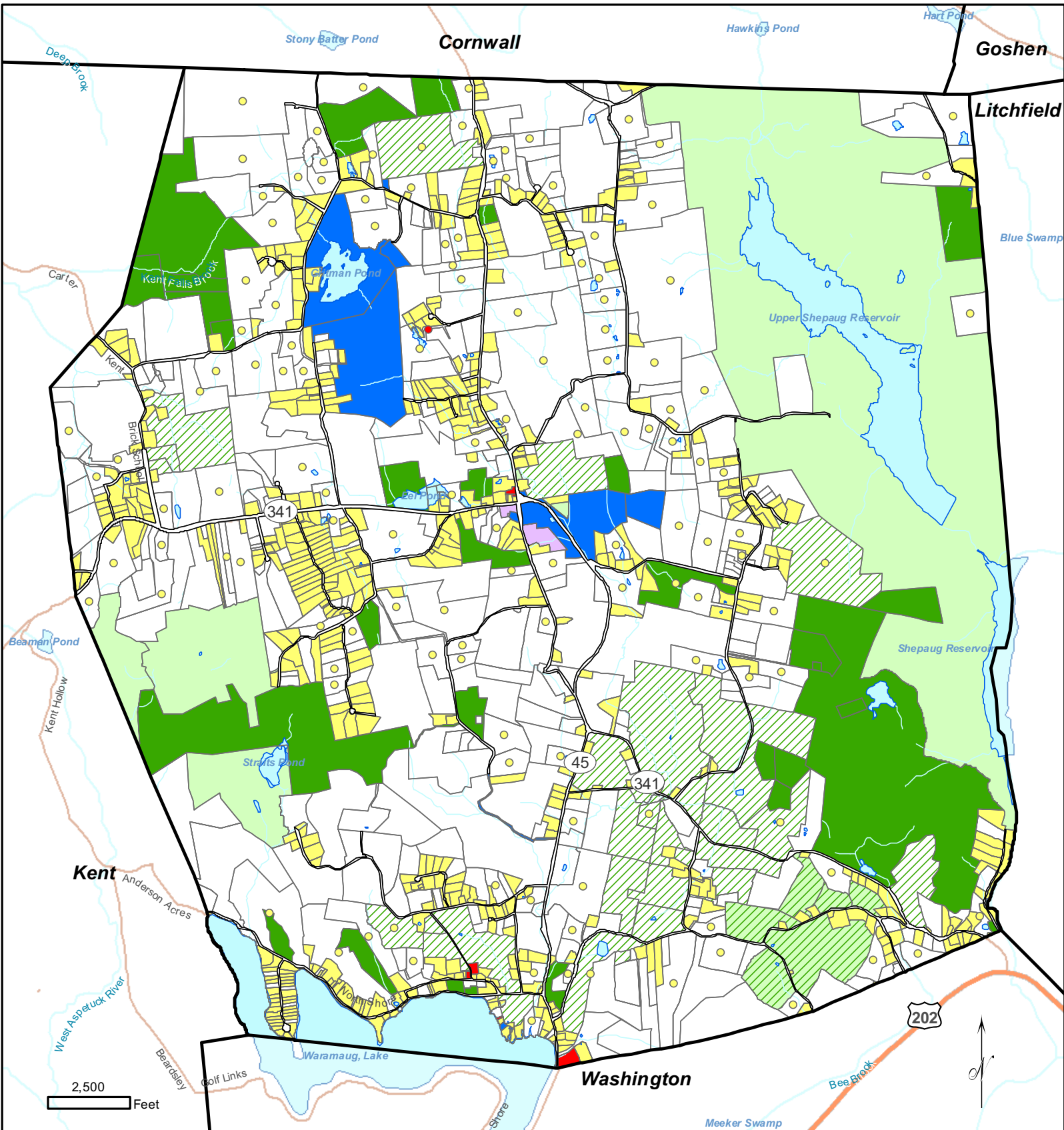
If we consider that Warren currently has about 700 housing units (and 1,300 people) on about 1,900 acres of residentially used land, we can estimate that the remaining 7,700 acres might support another 2,800 housing units and about 5,200 people. In other words, Warren could eventually be a community of about 3,500 housing units and about 6,000 people.

Of course, if Warren is able to preserve some of this developable land as open space (about 52% of currently developed / committed land is preserved as open space), then Warren may eventually be a community of about 2,100 housing units and about 4,000 people.

Use	Acres	Percent of Developed	Percent of Total Land
Residential Uses	1,921	19%	11%
Business Uses	13	<1%	<1%
Institutional Uses	457	5%	3%
Private Institutions	18		
Public Facilities	439		
Open Space	5,128	52%	29%
Dedicated Open Space	1,811		
Managed Open Space	3,317		
Agriculture (approximate)	1,734	17%	10%
Other Uses	699	7%	4%
Right of Way	366		
Water Features	333		
Utility	<1		
Developed / Committed	9,952	100%	56%
Vacant / Uncommitted	7,738		44%
Total	17,691		100%

Totals may not add due to rounding

Existing Land Use Map



Legend

- | | | | | |
|--|--|--|--|---|
| Residential | Dedicated Open Space | Town Owned Land | Agriculture | Vacant |
| Commercial | Managed Open Space | Institutional | Utility | Water |

People are Proud of:

Character – things that contribute to overall character (such as Lake Waramaug, wetlands, open space, farms, scenic vistas)

Community – facilities and services that contribute to quality of life for residents (such as Church, School, Library, Fire Company)

Traditions – things that link the community to its place in time and space (such as history and traditions)

An Involved Community ...

As part of the process of preparing the Plan, a series of activities were conducted to involve residents in the planning process.

At the Warren Fall Festival in October 2007, members of the Plan Update Committee provided information to Warren residents about the overall planning process.

Also in October 2007, the Plan Update Committee held a public information meeting to involve residents in identifying community issues. It is estimated that over 10 percent of all Warren residents attended this meeting – a remarkable event and a tremendous contribution to the overall planning process! Participants identified the following topics as most important to the Plan:

Top Tier Issues	Secondary Issues	Other Issues
Open Space	Village Enhancement	Special Resources
Natural Resources	Residential Development	Utilities
Community Facilities	Business Development	Traffic Circulation
Community Character	Housing Needs	Other Transportation

People are Sorry About:

Irritants – situations that complicate or inhibit the quality of life for residents (such as lack of post office, lack of zip code, lack of local businesses, no cell phone service)

Blemishes – things that detract from what residents perceive as the character (such as “suburban-style” subdivisions, lack of a business district)

Deficiencies – things that don’t exist which could enhance the community (such as bike trails / walk paths, “town dump”, tennis courts)

Identifying “Where You Live”



Residents at Meeting



In February 2008, the planning consultant assisting with preparation of the Plan met with local farmers in order to better understand their issues and concerns and how the Plan might be able to assist them.

In September 2008, the Plan Update Committee held a public meeting to get additional public input as the Plan was being finalized. Comments from this meeting were integrated into the Plan which was forwarded to the Planning and Zoning Commission for review and adoption.

Enhance The Town Center

3



Overview

Throughout the process of preparing this Plan of Conservation and Development, Warren residents have voiced strong opinions about three things:

- They want a “town center”,
- They want a general store, and
- They want a “post office”.

Enhancing the town center to provide desired services and amenities is a primary goal expressed by Warren residents

Warren Center



www.maps.live.com

Village District

Warren's desire for a town center does not mean that residents are prepared to accept any type of business or building that comes along. In fact, residents have been quite vocal that they want a town center that fits with the overall character of the community.

Section 8-2j of the Connecticut General Statutes allows a community to adopt zoning regulations which will give the Planning and Zoning Commission greater authority over the design aspects of an application in the town center area.

The statutes require that:

- such a district only be established in an area with a distinctive character, landscape, or historic value, and
- that the Commission retain a "village district consultant" to provide advice and guidance on design issues.

Getting A Town Center

When Warren residents say they want a "town center", they mean that they want something more than what they have today. Warren already has a "town center" around the intersection of Routes 45 and 341 which contains the Congregational Church, the Town Hall, the Library, the public works garage, the elementary school, a package store and an antiques shop.

What Warren residents mean is that they want a "town center" that contains activities which will help to make it part of their daily lives. Even with the activities currently located in the "town center" area, there is little reason for most residents to go there more than once a week or so and there is little to capture the interest of those driving by. In essence, the "town center" has become a location but not a destination contributing to a sense of community.

Warren needs to promote and encourage and support the concept of a Town Center if it is going to happen.

It would seem that the best strategy for Warren might be to focus on establishing a nucleus of a town center first and then evaluating ways to expand the town center (whether in terms of the number of uses, types of uses, geographic extent, or some combination) at a later date. If it is considered necessary or desirable, Warren could consider extending the business zone to the south side of Route 341 at Sackett Hill Road.

**Walkable, Village-Type Housing Appropriate For A Rural Area
West Cornwall Washington Green**



General Town Center Strategies

1. Support the enhancement of a "town center" at the intersection of Routes 45 and 341 where residents will be able to obtain goods and services locally.
2. Consider establishing a "village district" as authorized under CGS 8-2j in order to maintain aesthetic control over development in the town center area.
3. Encourage housing in and near the Town Center area (in a walkable, village-type configuration -- possibly including mixed uses in one building or on one site) so that business and residential uses can support each other.
4. Consider opportunities to create shared septic systems to support desired uses in the Town Center area.

Getting A General Store

Warren residents have indicated they want a general store which offers the kinds of goods they want to purchase without having to travel to New Milford or Litchfield or even to smaller stores in Cornwall or New Preston.

Warren used to have a general store where, many years ago, residents could do their regular grocery shopping. Even in recent times, there has been a small general-type store in Warren. However, with the evolution of “super-stores” in New Milford and Litchfield, smaller stores have had a more difficult time competing with the buying power (and advertising power) of larger chains and people have gotten used to shopping in other areas on their way home to Warren.

There are a couple of ways that Warren might get a general store:

- Wait for the private sector to establish / operate a general store,
- Establish / support a cooperative,
- Assist the private sector in establishing / operating a store, or
- Establish a store ourselves.

1. Wait For The Private Sector (market driven)

Warren may not be a particularly strong location for a general store (or other retail business) at this time. The resident population in Warren is modest as are the traffic volumes on Routes 45 and 341. In addition, competition is located in surrounding areas. Even if a general store were to locate in Warren, it might not be able to compete with the prices offered by larger operations in nearby areas. To succeed, a Warren location might need to be a “destination” rather than rely simply on local residents and traffic on adjacent roads.

Many years ago when people were less mobile and less likely to travel longer distances for food or other items, Warren supported a general store. However, with the evolution of major supermarkets in other communities and peoples willingness to travel longer distances, Warren may now be a less desirable place for the private sector to establish a general store or market.

Since a business seeks a return on its investment, it may be some time before the private sector would establish a general store in Warren. In the meantime, there may also be the possibility that competing stores would be located in other places first and this may capture whatever potential may have existed in Warren.

General Store

For the purposes of the Plan, the term “general store” is used to describe a store which:

- is small scale, and
- offers a variety of basic food items.

Traditional General Store



Contemporary General Store



Cooperatives

A consumers' cooperative is essentially a business owned by its customers. There are a number of consumer cooperatives throughout Connecticut and New England which can provide examples of what Warren could do.

- Big Deal Coop - East Hampton
- Friends Co-Op - Woodstock
- Granby Food Coop - Simsbury
- Lettuce Cooperate - North Stonington
- Manchester Co-Op - Vernon
- Niantic Co-Op - East Lyme
- Roaring Brook Coop - Stafford Springs
- Westfield Rd Coop - West Hartford
- Willimantic Food Coop - Willimantic

In Leverett, Massachusetts, there is a "Village Coop" cooperative that operates as a general store, deli, café, and community gathering place (for additional information, try leverettcoop.org). There is also a very active cooperative in Willimantic (see willimanticfood.coop).

2. Establish / Support A Cooperative (community driven)

In the absence of initiative by the private sector, Warren residents could get together to establish a cooperative of some type.

The cooperative could be just for the benefit of members or it could offer goods to others as well. It could be operated out of a local facility (such as a church or school) on one or two days a week or it could have a permanent location. It could be configured to offer lower prices to members (through bulk purchases of common items) or it could offer a wider range of items requested by the community. It could be run by volunteers (in Cambridge, NY, a resident who volunteered at the coop store for 3.5 hours per month got 20% off on grocery items) or it could provide part-time employment for residents and/or students. It could offer local farm products or organically grown produce from Connecticut farms.

3. Assist The Private Sector (incubator - public / private)

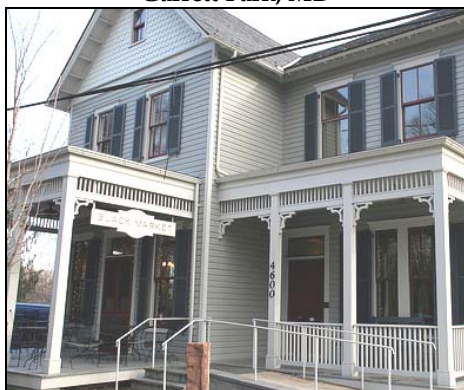
If the business is to be privately owned and operated, Warren may need to assist in helping reduce the risk of establishing or operating the business (essentially a public-private arrangement). Warren could do this by:

- owning or renting the real estate and leasing it to an operator at a below market rate, and/or
- owning or renting equipment (coolers, freezers, deli cases, produce bins, registers, etc.) and leasing it to an operator at a below market rate.

Gifts, grants, and loans might be available to help establish the incubator. Alternatively, Warren could establish a special services district (see facing page) which would provide a mechanism to fund a general store on the basis of taxes on real estate. With property owners paying to support the store, residents in Warren would feel "connected" to the general store and might be more inclined to shop there. This might help make the store more successful and reduce the long-term need for financial assistance.

Garrett Park, Maryland has owned a building which has been leased to operators of a café and general store (for additional information, search for "garrett park café store").

**Penn Place
Garrett Park, MD**



**Penn Place
Garrett Park, MD**



Special services districts

CGS Sec. 7-339m et seq.

Purpose - Any municipality may, by ordinance of its legislative body, establish a special services district ... to promote the economic and general welfare of its citizens and property owners through the preservation, enhancement, protection and development of the economic health of such municipality.

Powers - A special services district shall (have) such of the following powers as are provided in the ordinance (partial list):

- to acquire, hold and convey any estate, real or personal;
- to construct, own, operate and maintain public improvements; and
- to recommend (a tax levy) to the legislative body ..., the revenues from which may be used in carrying out any of the powers of such district.

Establishing special services district - An ordinance establishing a special services district shall not take effect unless:

- a referendum is held whether such ordinance shall take effect,
- a majority of owners shall respond affirmatively, and
- more than one-half of the total of assessments for all taxable interests in real property shall respond affirmatively.

Board of commissioners of district - The ordinance establishing a special services district shall provide that the business of such district shall be conducted by a board of commissioners and by such agents as the ordinance may authorize them to designate.

Tax levy for benefit of special services district - Once the special services district is established and the special services levy has been established, it shall be the obligation of the municipality to collect such levy for the benefit of such district and funds shall be deposited into an account for the benefit of the district.

Dissolution - At any time after a special services district has been established, such district may be dissolved by the adoption of an ordinance repealing the ordinance establishing such special services district or by other methods.

Special Provisions - An ordinance establishing a special services district may provide that:

- real property held by such district are not subject to the municipal property tax;
- all or certain of the personal property owned by such district is not subject to the municipal property tax; and
- that interests in real property held by such district, and personal property owned by such district, are subject to the municipal property tax but that any such tax may be abated by the legislative body of the municipality.

Overall Economics

With 716 housing units in Warren, if each homeowner was to pay \$100 per year, this would result in \$71,600 per year to subsidize the store.

This amount of money could be used to provide a "rent-free" location to a private operator of a general store since it would support:

- A lease payment of \$20 per square foot for a 2,780 SF store (including utilities)
- An equipment lease payment of \$1,500 per month

Alternatively, a payment of \$100 per housing unit per year could support repayment of a municipal bond of about \$900,000 repaid over a 20 year term.

A payment of \$100 per year per household is the rough equivalent of a payment of \$2 per week. If gasoline costs \$3 per gallon and a vehicle gets 15 miles to the gallon, people could save this much annually by avoiding a trip to New Milford or Litchfield for groceries or other items.

4. Establish A Store Ourselves (public/ community driven)

The community could also own and operate a general store. While this is not a common activity in Connecticut, there are examples in other areas where this has happened. For example, the November 26, 2007 edition of USA Today noted that Steele County North Dakota has a number of “restaurants, grocery stores and even a bowling alley that are being run by municipal governments because they aren’t profitable enough to attract private owners.”

In this scenario, the community would own the real estate and equipment and operate the business. The best way to do this might be through a special services district (see previous page) where residents help support the business financially. The advantage to a special services district is that residents would feel “connected” to the general store and might be more inclined to shop there. Again, government grants (such as a STEAP grant) may be available to help subsidize the cost. Other grants may be available from area foundations. Local residents may provide donations of money or equipment.

The community could also have input into the operation of the business. The business could offer local farm goods or organic produce. Workers could be local residents seeking part-time employment and students from the high school seeking work-study experience.

As an option, the community could accept proposals from a private operator to run a store in the space. The community could ask experienced merchants to provide expertise and assistance in store operation and merchandising for a fee.

While the community could eventually sell the business and/or the real estate once it was up and running, this should probably not be the primary motivation for pursuing this alternative.

Perinton, NY has a store at the Town Hall which sells some recreational items. Provincetown, MA has a Town Store at the Tourism Office selling arts and crafts items (including music CDs). Prescott Valley, AZ runs a small town store in conjunction with the local library.

Town Store?



Town Store?



There are typically three main reasons why residents might want business development in Warren:

- employment opportunities for residents,
- making goods and services available to residents, and/or
- providing tax revenue to support municipal services.

It seems clear that the desire in Warren is to obtain business development in the town center area primarily in order to make goods and services available to residents.

There has been support for the idea of additional commercial activity in the town center for several decades. A 1973 survey of residents as part of preparation of the 1974 Town Plan found that 59 percent of the people responding wanted to have additional convenience type shopping facilities and additional professional offices in the town center area.

General Store Strategies

1. Decide whether Warren should continue to wait for the private sector to establish a general store in Warren or participate in the establishment of a store in the town center area.
2. Consider inviting in guest speakers to explore the concepts of establishing a cooperative, assisting the private sector, or establishing a store ourselves.
3. If Warren decides to participate in the establishment of a general store, decide whether Warren should;
 - help subsidize the cost of establishing and operating a store through grants and loans, or
 - establish a special services district to fund a general store.

Sense of Community



Sense of Place



Getting A Postal Facility

Warren residents have indicated they want a postal facility since there is no postal facility in the community at the present time. Residents have indicated they want a postal presence and a postal facility in order to:

- conveniently mail letters or packages and purchase stamps,
- conveniently pick up letters or packages, and
- have a recognized “presence” in an increasingly geographic world.

In the language of the United States Postal Service, Warren does not exist as a separate community and must accept service from postal facilities in neighboring towns. While this may have been simply annoying as recently as 20 years ago, it has since become a more significant issue.

With increasing amounts of commerce taking place over the internet and with multiple databases linked to addresses, Warren residents suffer from being discriminated against in an increasingly digital world. Electronic filings by residents (both commercial and governmental) have been rejected since the zip code supplied by Warren residents has not matched information in other databases.

Since so many modern activities require a postal address that is accepted by merchants, credit card companies, and others, the lack of a postal presence means that activities that residents of other areas take for granted can become a marathon exercise for residents of places like Warren. For example, one resident indicated that a real estate closing had been terminated several days before the scheduled date for suspected mortgage fraud since there was a conflict between zip codes from different data sources. While these issues can be resolved, they take time and energy.

The lack of a postal presence also complicates modern “conveniences” such as Mapquest and GPS devices trying to determine which community a road name might really be in (and occasionally sending people to the wrong community). There is also conflict between United States Postal Service (USPS) zip codes and delivery by other services and couriers. While a resident might get their mail out of Cornwall Bridge and use that zip code on all their affairs, this might conflict with United Parcel Service (UPS) deliveries (out of Watertown or Brookfield) and could result in a delay of several days and the loss of perishable items.

**Post Office
Wainscott, NY**



**Post Office / Town Hall
Lockhart, AL**



At the present time, the USPS recognizes the following types of postal facilities:

		Outgoing Mail	Mail Delivery
"Post Offices" (USPS)	A main post office The primary postal facility in a community.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A post office station / branch A postal facility that is not the main post office.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A classified unit A station / branch operated by USPS employees in a facility owned or leased by the USPS.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A finance unit A station / branch that provides window services, but does not provide delivery.	<input checked="" type="checkbox"/>	
Contract Stations (private)	A contract postal unit A station / branch operated by a contractor, typically in a store or other place of business (requires minimum investment).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (Boxes)
	A community post office A contract postal unit providing services in a small community in which USPS-provided facilities have been discontinued (requires minimum investment).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (Boxes)
Non-Contract Facility (private)	A commercial mail receiving agency A facility operated by a private party typically in a store or other place of business which accepts delivery of the mail and holds it for pickup or re-mails it to the addressee, prepaid with new postage.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (Boxes)

Wikipedia, usps.gov

Warren is not seeking a USPS official facility staffed by USPS personnel (a post office) or even a contract station (a contractual arrangement with USPS). Rather, Warren can obtain the postal facilities and services it wants by:

- Being granted a unique "zip code", and
- Establishing a "non-contract facility" (perhaps as part of the general store).



Community Mail Facility

Garrett Park is a small Maryland community (917 residents) where, according to information in the internet, the residents purposely chose to reject mail delivery.

Residents wanted to know and see their neighbors and postmaster, so they all get their mail from the postal station. (Those interested in home delivery can get it, but their address would read Kensington, MD instead of Garrett Park.)

Contract Postal Units

Establishing a contract postal unit may not be a wise investment since (according to USPS sources) this requires compliance with a number of USPS criteria:

- minimum market of \$100,000 annually,
- local investment of \$20,000 in USPS supplies, and
- USPS investment of \$20,000 in equipment.

These two actions will not affect the operational efficiency of the USPS and will provide Warren residents the services they want. At one time, there was a limited service mail drop at the general store in Warren where stamps could be bought, letters sent, and mail delivered into mail boxes used by residents. The Plan simply recommends that this service be allowed to be re-established.

On the other hand, Warren could establish a “commercial mail receiving agency” by itself or could encourage that such a facility be provided as part of the general store. Such a facility might be like a “Mailboxes, Etc.” or similar facility that might offer the following types of services:

- **Incoming Mail / Fax** – receipt of mail / faxes, a mailbox for rent, and services for mail forwarding (for seasonal or vacationing residents).
- **Outgoing Mail / Fax** – postage for mail, sending faxes, and postal products and services (stamp purchase, package shipping, money orders, etc.).
- **Additional Services** – such a facility could also offer packaging supplies, moving supplies, photo-copying, internet services, and similar services.

Postal Facility Strategies

1. Apply to the United States Postal Service for a separate zip code for all or part of Warren.
2. Determine how to establish a “commercial mail receiving facility” in Warren that would also offer postal-type services on a consignment basis.

Outgoing Mail Option



Mail Delivery Option



Preserve Rural Character

4



Overview

The overall character of Warren and northwest Connecticut is one of the things that attracts people to the area and sustains their interest and civic pride. Preserving and enhancing community character is a major priority in Warren.

This section of the Plan is intended to outline strategies that will help to protect those things which Warren residents feel should be preserved or conserved while growth and change occurs in the future.

Conservation issues and strategies were given the highest importance by residents during public meetings as part of the planning process.

Preserving rural character is critical to protecting and enhancing Warren's desired quality of life ...

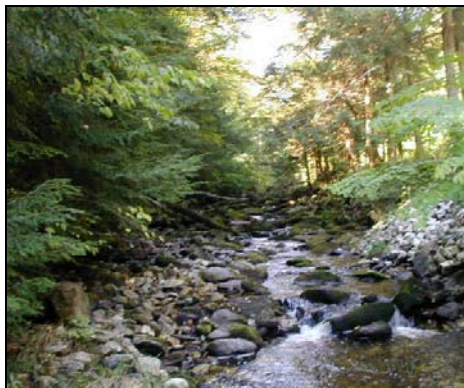
Agricultural Land



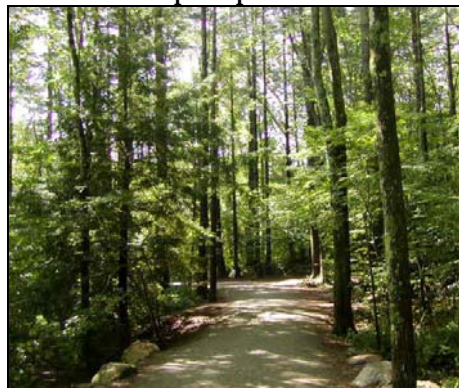
Scenic Resources



Natural Resources



Open Space



Support Farms and Farming

Since at least the 1700s, farms and farming have been major activities in Warren. While there are fewer farms today than there once were, these activities add significantly to community character and enhance the overall ambience of Warren.

However, maintaining farms and farming is becoming increasingly difficult throughout Connecticut. While some farms in Warren have converted from dairy farms to other uses (a vineyard, a tree farm, and using farm buildings for other purposes), some land has also gone fallow or been converted to residential development.

In Connecticut, challenges to farming include:

- rising land values (resulting in higher taxes, less ability to purchase new land, and succession tax issues),
- fluctuating market conditions (including lower price supports, higher fuel and fertilizer costs, higher energy costs),
- loss of support systems (farm equipment dealers, milk haulers, and farm labor),
- market risk where property needs to be put up as collateral or sold to fund capital needs,
- aging farmers, and
- fewer people interested in being farmers.

Meetings with local farmers identified the following strategies as being important for the Town to have available in order to help preserve farms and farming in Warren:

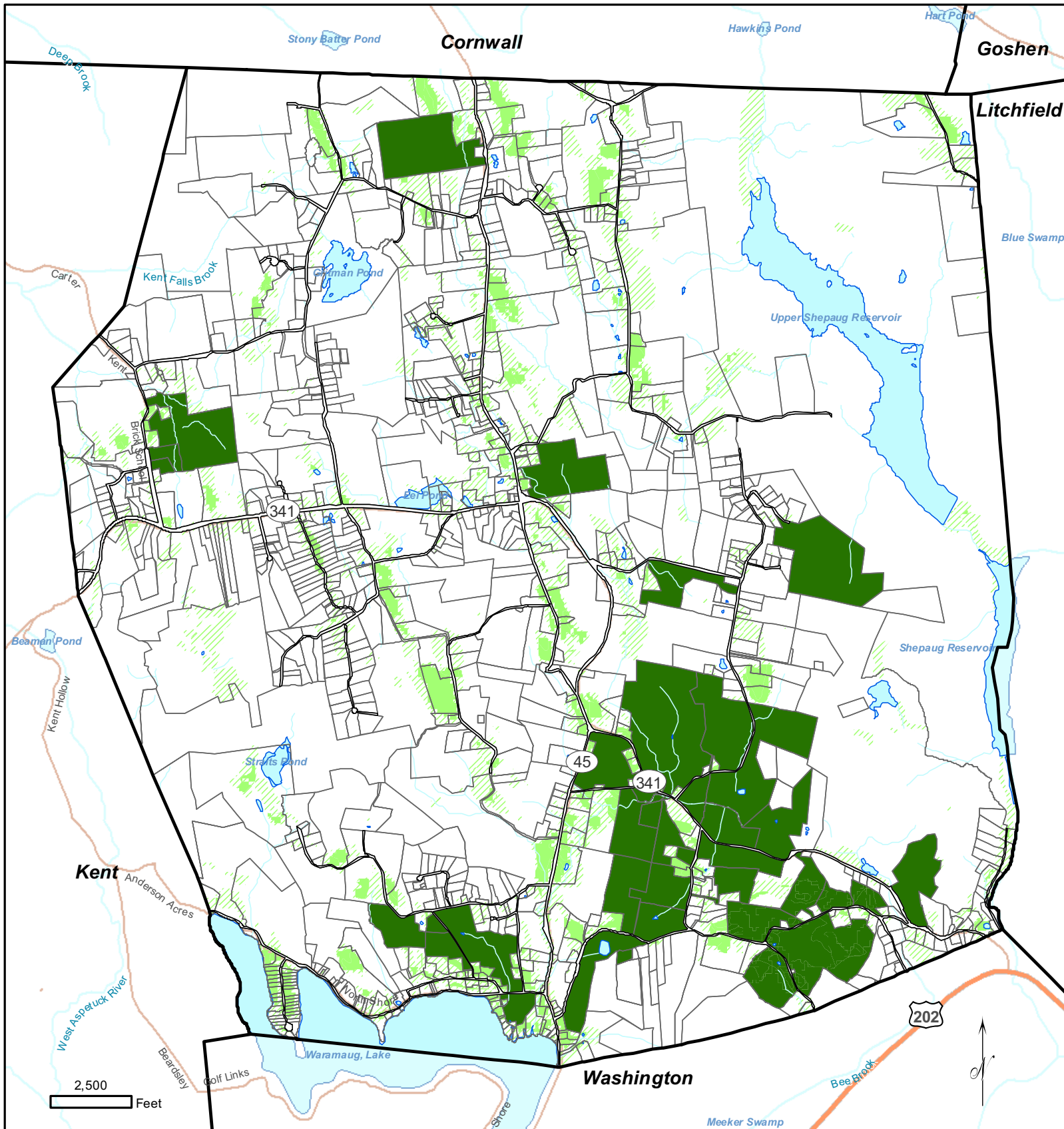
- maintaining the farm use assessment program (PA-490) since it reduces costs of ownership to farmers and is an incentive for people to lease land to farmers at reasonable rates,
- considering establishing lower PA-490 rates for farm land (making farm land cheaper to own or increasing the incentive for owners to lease it to farmers),
- ensuring that each parcel assessed for farm land does not get charged for a building lot (although it does make sense to have a building lot assessment for each farm business), and
- establishing a tax exemption for agricultural buildings.

Other strategies which were discussed by local farmers but are outside the jurisdiction of the Town of Warren include having a Warren Agricultural Society (or other organization) as a way to:

- lobby for reinstatement of a tax exemption for fuel purchases,
- recognize and address issues important to local farmers (such as programs to establish windmills and/or solar power), and
- investigate cost-saving opportunities (such as fuel purchases, electric rates, grain purchases, etc.).

While strategies to encourage the continuation of farming in Warren are difficult for a community to implement by itself, the importance of such activities to local character requires that such efforts be undertaken.

Agricultural Resources Plan



Highest Priority

- Properties with Existing Farms or Farm Use (not necessarily entire property)

Second Priority

- Farm Soils AND Cleared Land (grass, field) (not being farmed)

Other

- Farm Soils OR Cleared Land (grass, field) (not being farmed)

Water

Agricultural Preservation Strategies

1. Encourage residents, businesses, and visitors to purchase local farm products.
2. Encourage local farmers to consider:
 - a. Establishing a local agricultural society which could seek ways to share information and resources to help local farmers.
 - b. Establishing a local farmers market.
 - c. Expanding economic opportunities by selling “shares” of farm produce to reduce the risk to local farmers (community supported agriculture).
3. Support and encourage local farming by maintaining the farm use assessment program (CGS 12-107c).
4. Consider modifying the farm use assessment program to utilize the lowest farmland values as can be used under the program.
5. Investigate reducing the property tax assessment of any building used exclusively in farming by up to \$100,000 [CGS 12-91(c), PA 05-228].
6. Allow flexibility in the establishment of farm stands operated by the farmer (depending on the amount grown locally).
7. Support and encourage local farming by applying for a matching State grant to further agricultural viability (farmers market, land use regulations, land protection strategies) [PA 05-228].:
8. Investigate the desirability and/or feasibility of:
 - a. Adopting a “right to farm” ordinance or policy.
 - b. Establishing a local Agricultural Land Preservation Fund for acquisition of development rights in accordance with CGS Section 7-131q.
 - c. Bartering local property taxes on farms for a conservation easement or a sale with a lease back to the farmer or other strategies.
9. Encourage local farmers to participate in the:
 - a. Connecticut Farmland Preservation Program (purchase of development rights).
 - b. Farm Transition Program administered by the Department of Agriculture (CT-DOA) [PA 05-228].
 - c. Farm Link Program administered by CT-DOA [PA 05-228].
10. If agricultural use of a property ceases, seek to retain agricultural potential of the property for future farm use by:
 - a. Encouraging or requiring the use of flexible development patterns which will result in the preservation of agricultural land.
 - b. Purchasing land, development rights, or conservation easements of farmland parcels.

Protect Natural Resources

Natural resources (land, soil, water, air, plants, and animals) all contribute to the overall ecosystem and environment of Warren. Throughout the process of preparing this Plan, Warren residents made it clear that they value the preservation, protection, and/or conservation of natural resources and ecosystems (wetlands, forests, grasslands, shorelands, etc.) in Warren.

Such ecosystems and resources also contribute to the overall character and quality of life in Warren. Preserving and conserving natural resources is important in terms of protecting environmental functions, maintaining biodiversity and preventing environmental damage.

The main threats to natural resources in Warren include insensitive development and inappropriate activities. The recently adopted zoning regulation which requires that each lot contain at least 20,000 square feet of buildable area is an example of the type of action which will help protect natural resources.

While it is important to protect all natural resources and/or functions, protecting water resources and water quality is the key natural resource protection strategy in Warren. While the importance of water resources may be best illustrated by Lake Waramaug and the Waterbury reservoir, the importance of protecting water quality applies to all water resources in town.

To protect water quality, Warren should maintain established policies and programs which help protect water resources, such as:

- low density zoning with a limited range of permitted uses,
- wetland / watercourse regulations and floodplain regulations,
- requirements for buffers and setbacks near important water resources, and
- education and other programs related to the proper handling and disposal of septic wastes and household hazardous wastes.

In addition, Warren should consider adopting new “low impact development” policies which will help to protect water resources and overall environmental health, such as:

- no increase in the rate of runoff from a site after development.
- no increase in the amount of runoff from a site after development for certain storm events.

Warren should also continue to encourage local organizations (see sidebar) to continue efforts to educate people about the importance of protecting water resources and the practices which should be used.

Protecting other natural resources is also important. Warren should help protect areas which have been identified by the Connecticut Department of Environmental Protection (DEP) as habitat for rare and endangered species or otherwise contributing to the natural diversity of the state. If development is proposed in an area identified on the map as a “natural diversity database” area, the applicant should be required to submit a letter from DEP commenting on the proposed development.

Water Quantity

Stormwater drainage and runoff issues are also discussed on page 54 of the Plan (Chapter 6 – Support Community Needs).

Water Protection Groups

To assist in the protection of water resources, there are several groups active in support of water resource protection in the area:

- Lake Waramaug Task Force [environmental research and education],
- Lake Waramaug Association [private association of property owners],
- Lake Waramaug Authority [water safety],
- Interlocal Commission [government coordination, water quality management],
- Lake Watch [political action group].
- Housatonic Valley Association.

In addition, Warren should:

- Promote the use of plant species listed on the *Connecticut Native Tree and Shrub Availability List* (DEP).
- Prohibit the deliberate introduction of non-native or invasive species during the site development or subdivision process.
- Promote sustainable forestry practices and conscientious woodlot management.

Natural Resources Protection Strategies

1. Continue to preserve, protect, and/or conserve natural resources and ecosystems (wetlands, forests, grasslands, shorelands, etc.) in Warren.
2. Continue to protect water resources and water quality.
3. Consider enacting new requirements ("low impact development" standards) for managing water quantity and protecting water quality:
 - a. No increase in the rate of runoff from a site (rate of flow), and
 - b. No increase in the amount of runoff from a site (amount of flow) for certain storm events.
4. Continue to promote education about the proper handling and disposal of septic wastes and household hazardous wastes.
5. Continue to support organizations which help protect water quality and water resources in Warren.
6. Adopt regulations to help protect natural diversity resources which have been identified by the Connecticut Department of Environmental Protection (DEP).
7. Promote the use of native plant species, and prohibit the deliberate introduction of non-native or invasive species.
8. Promote sustainable forestry practices and conscientious woodlot management.

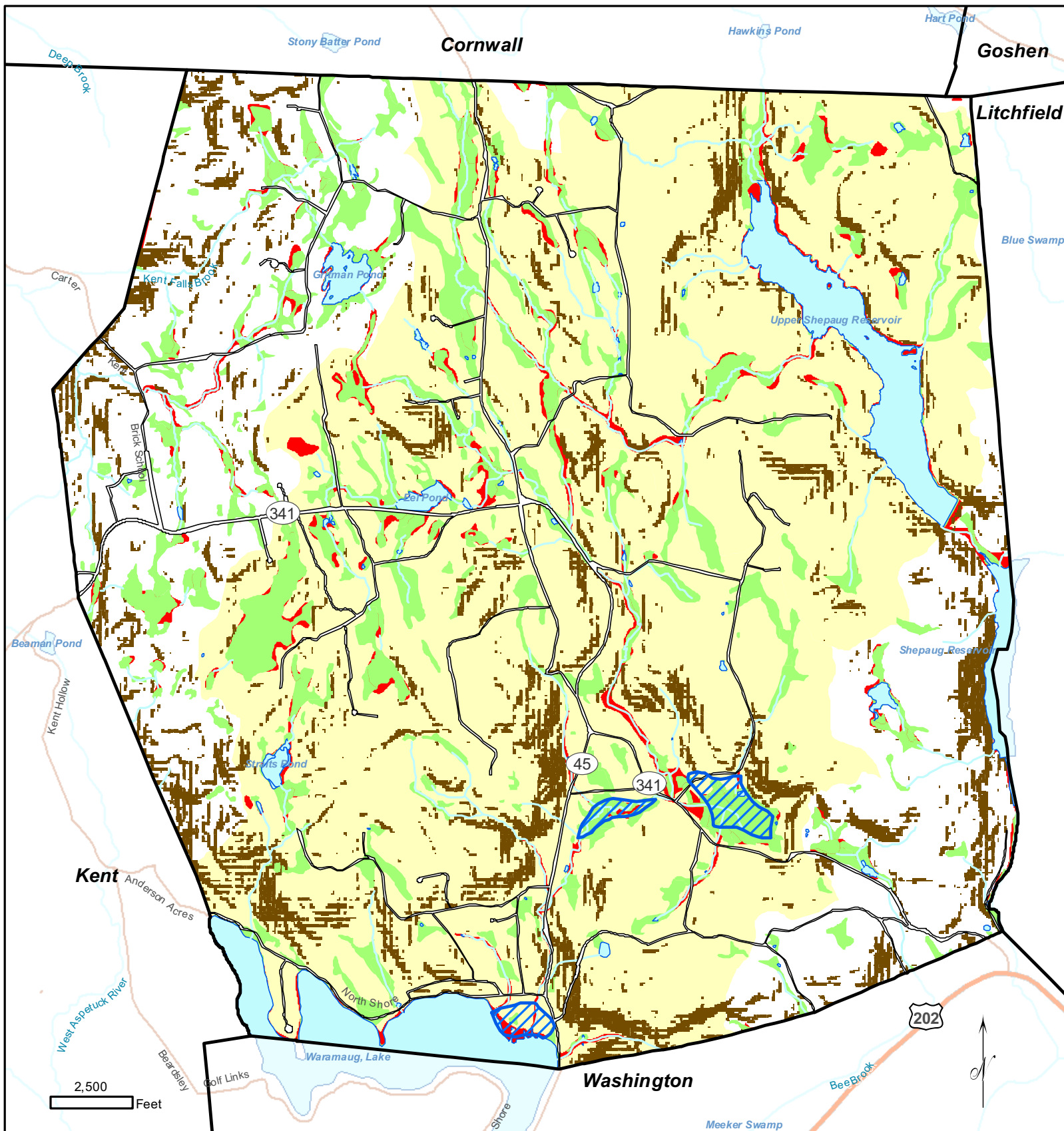
Clean Water



Pond Becoming Over-grown



Natural Resources Plan



Legend

- | | | |
|--------------------|--|--|
| Wetland Soils | Areas of High Groundwater Availability | Sensitive Watersheds (Lake Waramaug / Shepaug Reservoir) |
| Slopes > 25% | Natural Diversity Database Areas | |
| 100-year floodzone | Water | |

Types of Scenic Views

The “Preservation & Conservation Study” (NWRPA, 1975) recognized several different types of scenic views:

- views in the foreground (within 1/4 mile from the viewer),
- views extending to the middle distance (1/4 - 1/2 mile), and
- panoramic views.

The study also stressed the importance of what is seen from the road in determining a community's appearance.

Since roadside views are most influenced by what is seen in the foreground, foreground quality conditions the total visual experience.

Historic Resources

Historic buildings are a significant component of Warren's character. While there are many local buildings which have historic value and character, the Warren Congregational Church is the only property in Warren listed on the National Register of Historic Places and the State Register of Historic Places.

Protect Scenic Features

Scenic views and scenic features are integral to the overall ambience of Warren and we should continue to identify and work to preserve high quality scenic resources. When development threatens an identified scenic resource, the Town should work with the applicant to minimize impacts.

Specific observations and recommendations include:

- continuing to support local organizations (such as the Warren Land Trust and the Warren Historical Society) in efforts to preserve and protect important resources and provide educational programs and technical assistance.
- consider adopting town-wide limitations on fence height and/or opacity (not just around Lake Waramaug) in order to preserve scenic streetscapes and rural character on all roads.
- consider adopting a scenic road ordinance (as authorized by CGS 7-149a) to establish a process for protecting the scenic qualities of local roads.

Scenic Resource Preservation Strategies

1. Continue to identify and preserve high quality scenic resources.
2. When development threatens an identified scenic resource, work with the applicant to minimize impacts.
3. Encourage local organizations to continue to preserve and protect important local scenic resources and provide educational programs and technical assistance.
4. Consider adopting town-wide limitations on fence height and/or opacity in order to preserve scenic streetscapes and rural character.
5. Consider designating local roads as scenic roads in order to help protect their scenic character.

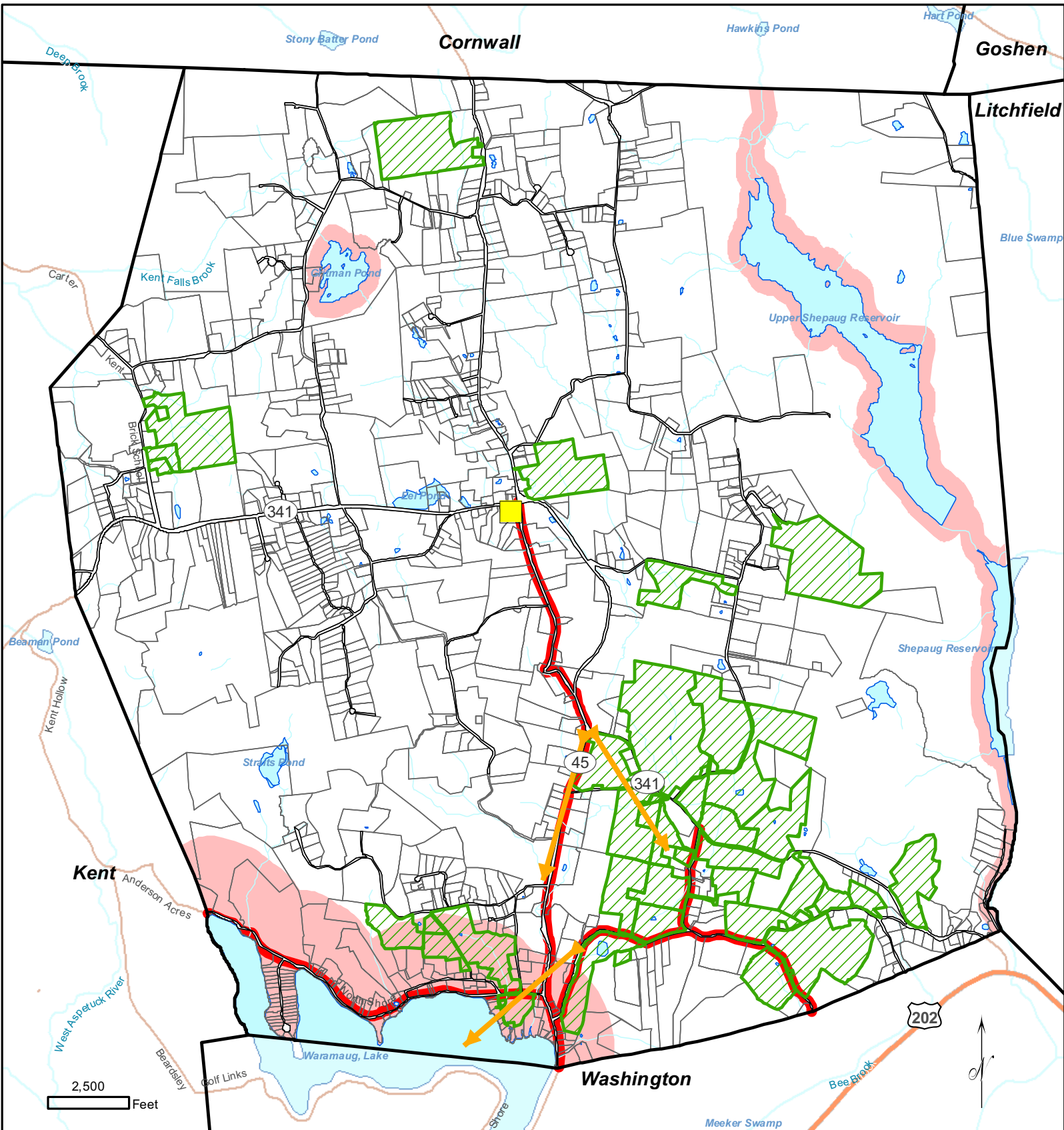
Scenic View



Scenic Hillside



Character Resources Plan



Legend

- Scenic Areas
- Warren Congregational Church
- Scenic Road
- Scenic Views
- Properties with Existing Farms or Farm Use
- Water

Open Space Functions

Natural Resources -

Protection of functions relating to land, water, and biological resources, such as:

- Public water supplies including surface water and wells
- Floodplains and wetlands providing drainage functions and storage during flooding
- Wildlife habitats

Scenic Resources -

Areas providing community enjoyment such as:

- Views and vistas (including natural sites of unusual beauty, ridgelines, and hillsides)
- Scenic roadways / scenic river corridors

Recreation - Land and water resources for:

- Active recreation activities (such as fields)
- Passive recreation activities

Cultural Resources -

Areas which enhance sites and buildings of historic or cultural importance to the Town, region, or state

Agriculture - Land that supports:

- Agricultural production and/or
- Prime and important farmland soils

Permanently Preserve Land As Open Space

For the purpose of the Plan of Conservation and Development, the term “open space” is used to refer to land:

- which is dedicated in perpetuity for public or private use and enjoyment,
- on which development is limited or prohibited, and
- which may or may not allow for public access.

This definition is different than the concept of “openness” which results from the undeveloped nature of the community. While “openness” can be lost over time if land is developed, “open space” will be preserved in perpetuity.

Between the extremes of “dedicated open space” and “openness” is an intermediate category which can be referred to as “managed open space.” This category includes land used for open space functions (such as public water supply lands, cemetery, fish and game club, etc.) which is expected to remain undeveloped for the foreseeable future but which may not be permanently preserved as open space. Most of the open space land in Warren falls into the category of managed open space due to the watershed lands.

Since there is no real standard of how much open space a community needs, there is no specific goal for the amount of open space which should be preserved in Warren.

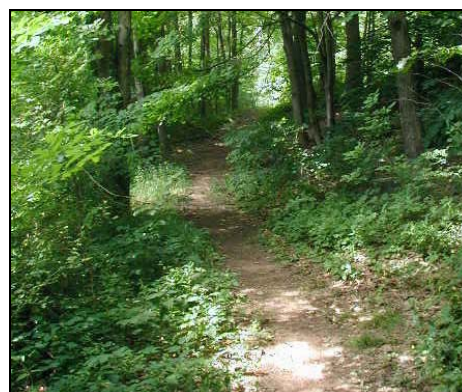
However, Warren would like to establish an “open space system” which:

- preserves important natural resources,
- preserves important scenic, cultural, and character resources (including farmland),
- provides opportunities for passive recreation (active recreation will be addressed in the community Facilities section of the Plan), and
- leads to the creation of a system of “greenways” and trails linking different parts of Warren and enhancing the overall quality of life for residents.

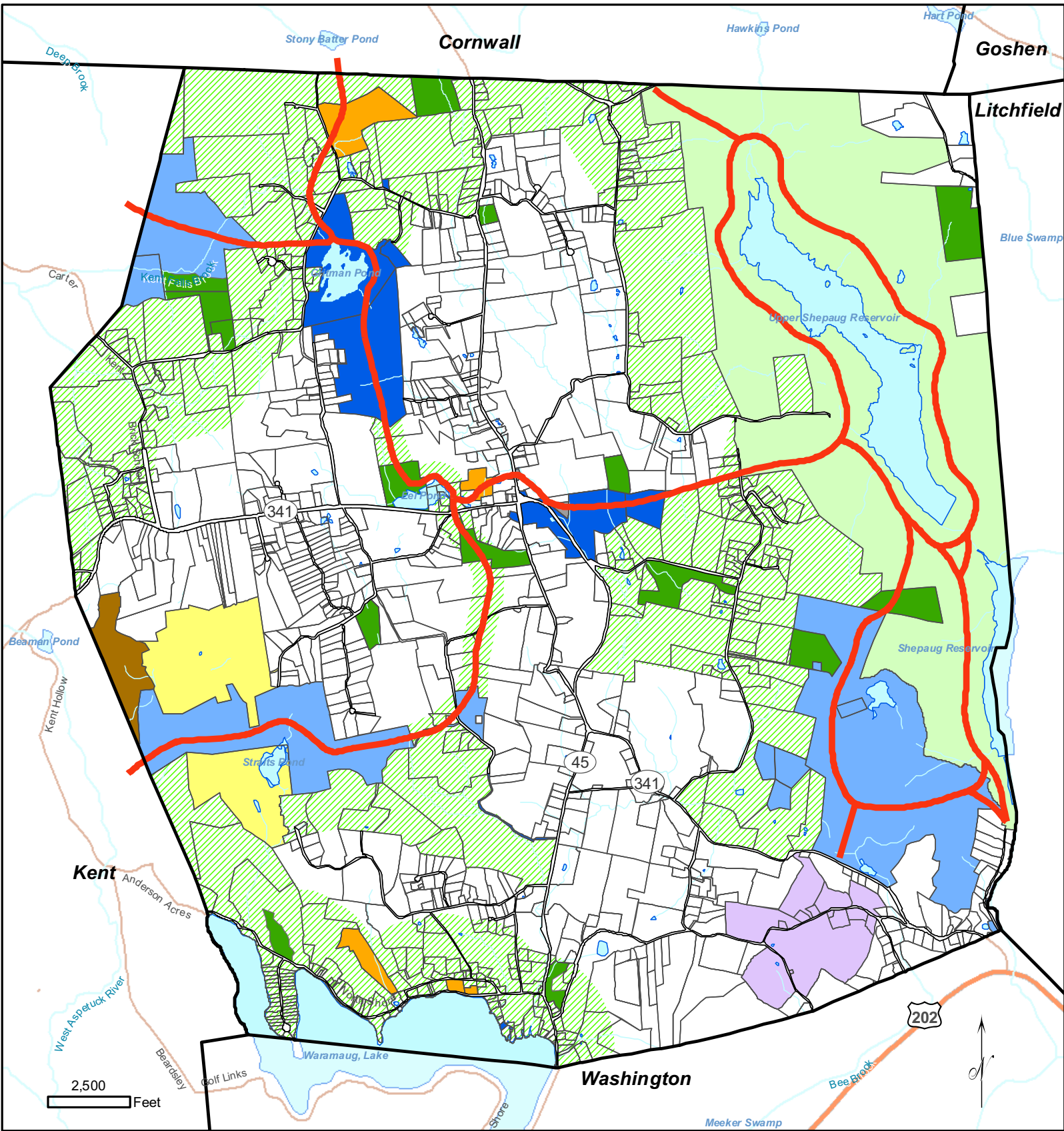
Open Space



Open Space Trail



Open Space Plan



Legend

Dedicated Open Space

- Town of Warren
- State of Connecticut
- Warren Land Trust
- Weantinogue Heritage Land Trust

Managed Open Space

- City of Waterbury
- State PDR Farmland
- Christian Youth Fellowship
- Girl Scout Council
- Cemetery

Desirable Open Space

- Desirable Open Space Corridor
- Potential Open Space Linkages

~ Water

Open Space Ownership

Experience has shown that ownership by recognized open space organizations can greatly facilitate the establishment and maintenance of an open space system.

Compatible organizations include:

- the Town of Warren,
- another public agency (such as the State of Connecticut),
- a land trust (such as the Warren Land Trust or the Weantinogue Heritage Land Trust),
- a recognized conservation organization (such as The Nature Conservancy).

Preferred Preservation Methods

Approaches for preserving open space in Warren will include:

- Dedication of land at the time of development to the Town of Warren or other entity (generally allowing for public access).
- Dedication of land at the time of development to a homeowners association or protection of land from development by a conservation easement or an agricultural easement (generally not allowing for public access).
- Payment of a fee to the Town of Warren at the time of development in lieu of providing land (such fee to go into a special fund for the acquisition of open space property elsewhere in Warren where it will support the overall open space vision).
- Donation of land to the Town of Warren or other conservation entity as a philanthropic act (generally allowing for public access).
- Purchase of open space by the Town of Warren or other conservation entity in order to support the overall open space vision (including state grants and funding collaborations among multiple entities).
- Acquisition of trail easements to support the establishment of greenway trails.
- Landowner permission for trail use (such as the Connecticut 'blue-blazed' trail system).
- Other methods as appropriate.

Generally speaking, when acquiring land at the time of development, Warren will typically seek to acquire the land when the location and characteristics of the land enhance the open space system. If the location of the land or its characteristics are such that the land will be isolated or not make a meaningful contribution to the overall open space system, Warren will generally encourage the satisfaction of the open space requirement through payment of a fee.

Since a property owner may occasionally be in a position to offer land elsewhere in Warren that will make a more significant contribution to the open space system, Warren should consider changing local regulations to allow for the off-site dedication of open space.

Warren will also seek to encourage the use of development patterns that maximize the amount of open space that is preserved at the time of development (see the "Guide Residential Development" chapter of the Plan).

Since public access is one of the key benefits of open space and a goal desired by the Town of Warren, dedication of the land to an organization that allows for public access is a desirable goal of the community.

Warren generally discourages the dedication of open space to a homeowners association and discourages the protection by conservation easement (unless used in conjunction with a fee in lieu of open space). Agricultural easements in favor of the Town of Warren or another farmland preservation organization may be desirable.

Support Land Trusts

Municipal governments typically do not have the people, time, or other resources to pursue open space opportunities and, as a result, they tend to adopt a passive or reactive role in open space preservation. Experience in other communities has shown that a more active approach is a better strategy for a community.

Warren should support local land trusts in their efforts to preserve open space (particularly when it supports the overall open space vision). Land trusts and other land conservation organizations can take a more pro-active role in working with landowners to preserve their property. Some of the greatest open space preservation efforts have resulted from land trusts and similar organizations working with property owners over a number of years.

Many property owners have a spiritual attachment to their land and given a choice would prefer to see their property preserved in a way that enhances the community. The active solicitation of land donations is an increasingly popular and successful open space implementation device and efforts in this direction should be promoted in Warren.

Open Space Preservation Strategies

1. Continue to preserve open space through whatever means are feasible.
2. Generally speaking, when considering the preservation of land as open space at the time of development:
 - a. accept the dedication of land when the location and characteristics of the land enhance the open space system, and
 - b. accept payment of a fee if the location of the land or its characteristics are such that the land will be isolated or not make a meaningful contribution to the overall open space system,
3. Consider changing local regulations to allow for the off-site dedication of open space at the time of development.
4. Encourage (or require) dedication of open space land to an organization that allows for public access.
5. Continue to support the Warren Land Trust and other organizations which support the preservation of open space land.
6. Work with the City of Waterbury to have access for hiking on Water Bureau lands located within Warren.
7. Work with landowners, land trusts and conservation organizations to encourage the use of philanthropic donations.

Use Assessment

Use value assessment is a tax reduction program which preserves undeveloped land in private hands by making qualifying land less expensive to own. The program is authorized by Connecticut General Statutes (CGS) Section 12-107 (also known as Public Act 490).

Retain Undeveloped Land

Warren can help maintain its rural character by retaining as much undeveloped land as possible for as long as possible. An effective way for Warren to preserve undeveloped land is through maintaining “use value assessment” (as opposed to “market value assessment”) for certain properties. This program is often referred to as the Public Act 490 program, referring to the public act number in 1963, the year the program was enabled.

Warren has properties utilizing the farm use assessment program and the Plan supports the application of “farm use assessment” for any property which qualifies (CGS 12-107c).

Warren has properties utilizing the forest use assessment and the Plan supports the application of “forest use assessment” for any property which qualifies (CGS 12-107d requires designation by a State-certified forester).

Warren also has properties utilizing the open space use assessment and the Plan supports the continuation of “open space use assessment” for any property which qualifies on the basis of the criteria adopted at the June 30, 2005 Town Meeting.

Undeveloped Land Preservation Strategies

1. Continue the forest use assessment program (CGS 12-107d).
2. Continue the open space use assessment program (CGS 12-107e).

Forest Use



Open Space Use



Guide Residential Development

5



Overview

Residential development is an important issue for the Plan.

Warren is experiencing residential growth and this growth is expected to continue. Although Warren does not offer many employment opportunities, there are opportunities within the region and Warren has become a choice for people seeking rural character. In addition, Warren has been experiencing growth in the number of homes used occasionally by people living elsewhere (such as weekend houses for New York residents). At this time, about 20 percent of all housing units in Warren are kept for occasional use.

At the same time, Warren residents recognize that their own housing needs are changing and that there are limited housing options in Warren for some population segments (such as younger persons and families and for older residents).

Even though Warren is only adding between 5 and 15 units per year on average, this is affecting the overall character of the community. The key issues which Warren should address in terms of residential development include:

- Relate development to the capability of the land,
- Promote development patterns that will help preserve important resources (natural resources, farmland, scenic views, etc.) and avoid suburban-type patterns
- Provide for housing needs in ways to preserve rural character

While residential development is seen as a threat to Warren's rural character, it is also provides the means to meet the housing needs of its people ...

Residential Patterns



Housing Needs



Relate Development To Land Characteristics

Warren relies on private wells and septic systems to support development. Since most areas of Warren contain soil types less than suitable for development, it is recommended that Warren continue to keep the minimum lot size at two acres for residential purposes. Often times, due to the land characteristics in Warren, many lots are much bigger than this.

Until recently, Warren regulated residential development by a minimum lot size regulation which treated all land areas equally regardless of capability. In other words, it did not matter if a building lot was mostly wetlands or ledge or contained utility easements or other restrictions on use. If the parcel contained two acres, it could be approved as a building lot.

In 2007, the Planning and Zoning Commission adopted buildable area provisions which provide that each lot shall contain at least one rectangular buildable area (an area free of wetland soils, waterbodies, watercourses, utility, conservation or access easements, rights of way or any naturally occurring slope exceeding 25 percent) comprising at least 20,000 square feet in area and at least 100 feet in width. This provision will help to relate residential development to the natural capabilities of the land and should be maintained.

Residential Land Capability Strategies

1. Maintain low density residential zoning overall.
2. Continue to relate residential development to the natural capabilities of the land.

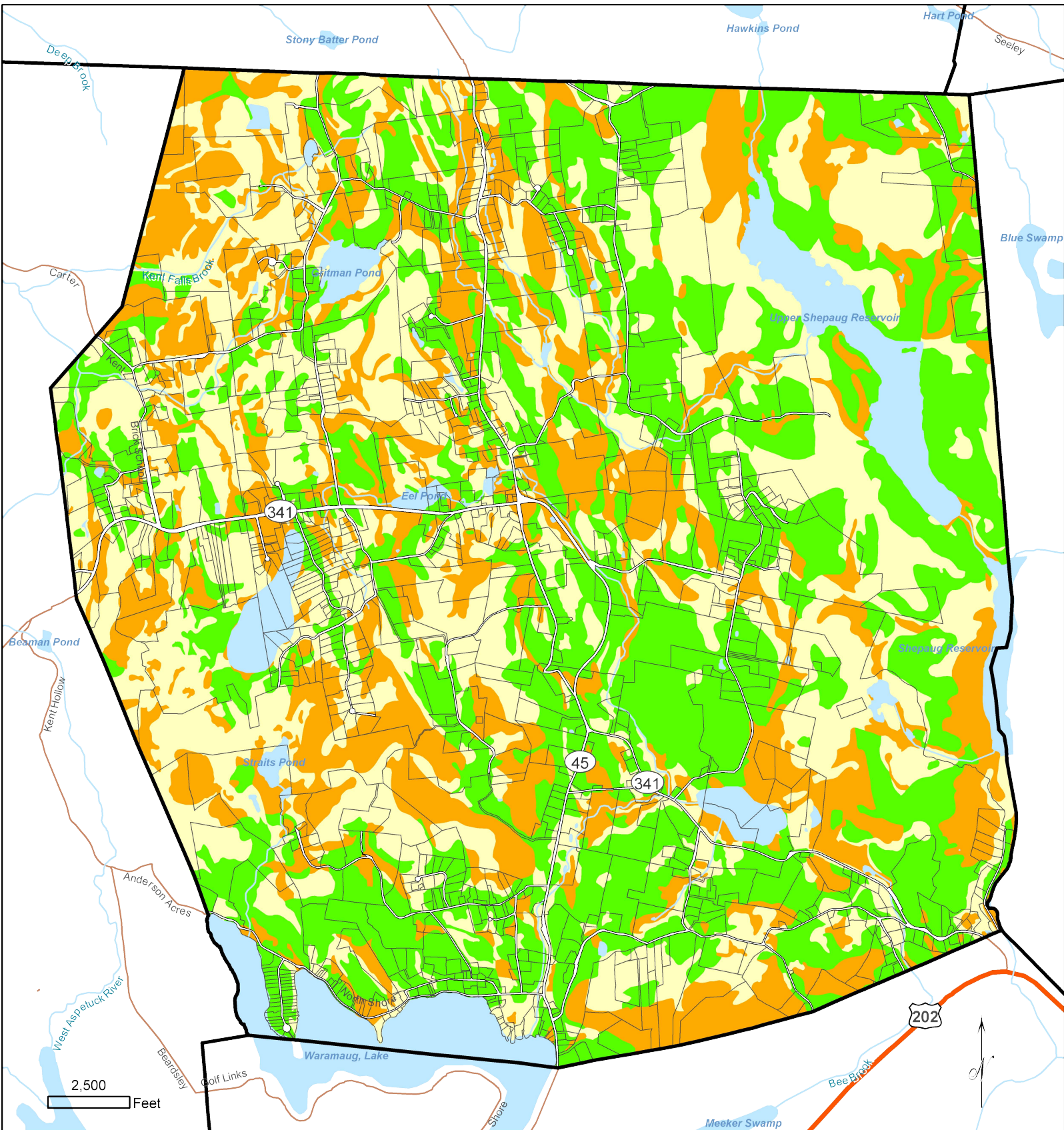
Development Constraints






Low-Density Character



Potential Septic Suitability



Legend

- | | | |
|---|---|---|
|  Generally Good Septic Potential |  Generally Modest Septic Potential |  Generally Very Low Septic Potential |
|---|---|---|

Source: USDA Soil Potential Ratings

Land Character

To ensure that residential developments considers the characteristics and overall capability of the site, Warren may wish to adopt a requirement for the preparation of a site analysis plan by a landscape architect / site planner.

The key outputs from this analysis is to identify:

- Areas of environmental constraints (wetlands, watercourses, steep slopes, flood plains, etc.) where development is discouraged or prohibited,
- Areas containing significant features (scenic views, agricultural land, rural streetscapes, etc.) where development should avoid or respect those features, and
- Areas where development can be located without affecting environmental constraints or significant features.

Encourage Flexible Residential Developments

Most of the subdivisions proposed in Warren at the present time are small scale and contain few lots. However, some larger subdivisions have been proposed (such as Partridge Lane) and, over time, development will continue and eventually there will be more lots proposed in between existing homes.

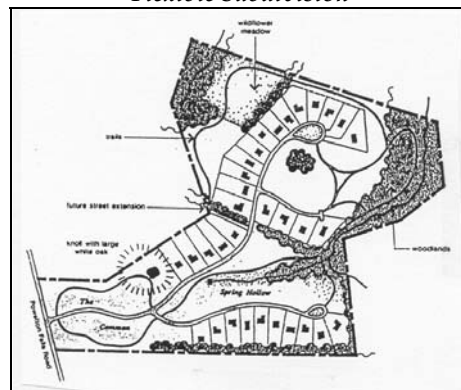
Rather than end up with a development pattern which has houses spread over the landscape, Warren should consider encouraging more flexible residential development patterns in to maximize the amount of land that is preserved as open space during the development process. This open space can be used to preserve scenic views, retain agricultural land, retain the appearance of open space in Warren, etc.).

Such developments do not allow any more lots than a conventional development but they do allow reduced frontages and lot sizes in return for preserving more open space. By permitting development flexibility, communities find they are able to preserve additional and often more significant open space.

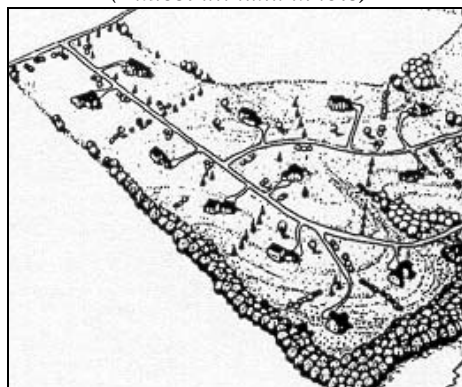
Conventional Subdivision



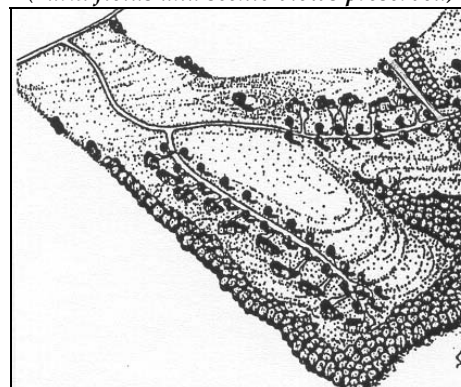
Flexible Subdivision



*Detail of Conventional Subdivision
(Almost all land in lots)*



*Detail of Flexible Subdivision
(Farm fields and scenic views preserved)*



Conventional Subdivision



Flexible Subdivision



Possible Residential Pattern Strategies

1. Consider allowing (or requiring) more flexible residential development patterns in order to preserve scenic views, retain agricultural land, retain the appearance of open space in Warren, and protect rural character.

Regulation Concepts – Residential Flexibility

Washington, Connecticut (www.washingtonct.org)

ZONING REGULATIONS

11.0 DENSITY, LOT SIZE, AND OTHER DIMENSIONAL REQUIREMENTS

11.9 Development Flexibility for Open Space Preservation

- 11.9.1 The ... Commission may modify certain requirements of Section 11 for any lot in a residential subdivision or resubdivision when open space will be preserved in perpetuity in the parcel being subdivided.
- 11.9.2 Prior to modifying any such requirement, the Planning Commission must make findings on the record that:
- there will be a significant community benefit resulting from the open space that is being preserved in perpetuity, such as ...
 - that the open space will not result in small or fragmented open space parcels that do not provide community benefits.
- 11.9.3 The ... Commission may modify the following requirements on a lot by up to the same percentage that open space is preserved in perpetuity in the parcel (i.e. if 30 percent of the parcel is preserved as open space, a requirement may be modified by up to 30 percent):
- The minimum lot frontage ... may be decreased
 - The maximum lot coverage may be increased ...
 - The minimum setback and yard dimensions may be reduced ...

Regulation Concepts – Open Space Standards

Granby Connecticut (www.granby-ct.gov)

ZONING REGULATIONS

8.11 OPEN SPACE AND RECREATION OVERLAY ZONE

- 8.11.1 It is the policy of the Town of Granby to preserve open space in accordance with the requirements set forth herein ...
- 8.11.1.2.1 Development applications ... shall, where possible, set aside ... areas for preservation (as open space) ...
- twenty percent (20%) for a conventional subdivision ...
 - fifty percent (50%) for a Flexible Residential Development ...
- 8.11.1.5 Where a proposed subdivision includes an area containing a significant stream ..., the applicant shall ... preserve as open space the stream and an area located within two hundred feet from either side of the center line ...
- 8.11.1.6 Where a proposed development includes an area containing an existing trail or trail linkage, the trail and an area located within 50 feet from either side of the centerline of the trail shall be preserved ...

Regulation Concepts – Streetscape Buffer

Granby Connecticut (www.granby-ct.gov)

SUBDIVISION REGULATIONS

(Also see Zoning Regs: 4.2.5 for similar language)

3.1.4.1.5 A visual streetscape buffer shall be established whenever subdivisions are proposed which have access or create new lots on any ... (arterial or collector road). The streetscape buffer shall stretch along the entire street frontage of the property, adjacent to the through street. The streetscape buffer shall extend from the street line, back into the property to a minimum depth equal to the lesser of 50% of the depth (as measured, perpendicular from the street line to the furthest point of the rear property line), or a distance of 500 feet. The depth of the buffer shall be computed based on the configuration of the entire parcel, prior to subdivision. Within the streetscape buffer all existing vegetation shall be preserved, the removal and depositing of earth and other materials shall be prohibited, and all construction activity shall be prohibited, except as specifically approved by the Commission.

The Commission may reduce the depth of the streetscape buffer where conditions exist which, while preserving the streetscape; lessen the required depth of the buffer. These conditions include, but are not limited to:

- the vertical and horizontal alignment of the roads,
- the quality and quantity of the existing vegetation,
- the quality and quantity of proposed vegetation,
- the existence of natural ... features which serve as a buffer,
- the existence of (other) features, which serve as a buffer.

The streetscape buffer shall be permanently preserved through the creation of a conservation or similar easement, shown on the approved subdivision map and/or by deeding the fee or easement to an approved entity.

3.1.4.3 Maintenance of the visual integrity of hilltops and ridge lines shall be maintained by designing the development so that building silhouettes will be below the ridgeline or hilltop or, if the area is heavily wooded, so that the building silhouette will be at least ten (10) feet lower than the average canopy height of trees on the ridge line or hilltop.

Community Trusts

A community trust is another way for a town such as Warren to provide housing opportunities.

A community trust is a private, non-profit organization whose goal is to acquire and hold land for the benefit of the community. It holds land (like a land conservation trust) but it allows development of the land to meet community needs.

For example, a community trust can be used to provide affordable housing. The community trust might purchase a home and property and then sell the house and other improvements to a qualified buyer but retain ownership of the land.

Since the home buyer need only purchase the improvements to the land, this significantly reduces the overall cost of the home.

By retaining ownership of the land, the community trust ensures that the unit will remain affordable for the long term.

Address Housing For An Aging Population

The age composition of Warren is expected to change over the next 20 to 30 years to include more people in the older age groups. While most people would prefer to “age in place” in the housing unit they currently live in, changing economic and health conditions may eventually force them to consider another housing option. Unfortunately, Warren does not offer many housing options other than a single-family detached house.

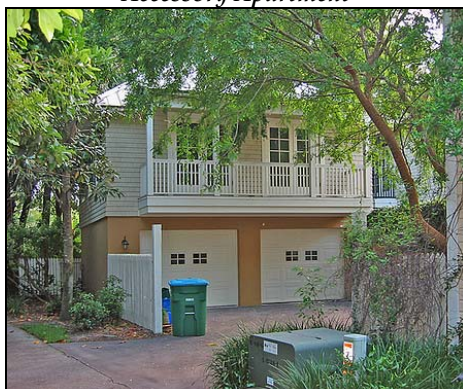
Warren does allow for the establishment of accessory apartments and this can help address the needs of an aging population since people can obtain income, social contact, and maintenance assistance from the tenant. Still, there are many additional housing options in a “continuum of housing choices” that are simply not available in Warren.

Warren should continue, with the Commission on Aging, to consider how the housing needs of an aging population in a community like Warren can be anticipated and met. It may also make sense to reconvene the Warren Affordable Housing Committee to look at housing options appropriate for a rural community.

Housing For An Aging Population Strategies

1. Ask the Warren Affordable Housing Committee to recommend ways to address the changing housing needs of an aging population which are appropriate for a rural community.
2. Consider direct municipal (or non-profit) involvement in purchasing land and building housing units.

Accessory Apartment



Elderly Housing



Address Housing Which is More Affordable

Housing in Warren has become increasingly expensive over time and the issue of housing affordability looms larger than it did in previous plans. If younger people cannot afford to move into the community, Warren will find it increasingly difficult to recruit firefighters and other municipal volunteers to help support the rural lifestyle that residents currently enjoy.

Warren should reconvene the Housing Partnership Committee to look at housing affordability options appropriate for a rural community. Some towns have initiated direct municipal (or non-profit) involvement in purchasing land and building housing units and Warren may wish to consider a similar approach.

Other towns in northwest Connecticut are grappling with this issue and various ideas have been explored. Warren should work with the Northwest Connecticut Council of Governments and other towns in northwest Connecticut to explore programs that have been successful and which could be appropriate for Warren.

Housing Affordability Strategies

1. Ask the Warren Affordable Housing Committee to recommend ways to address housing that is more affordable which are appropriate for a rural community.
2. Consider direct municipal (or non-profit) involvement in purchasing land and building housing units.
3. Work with regional organizations and neighboring communities to share knowledge about how to address local housing needs.
4. Consider requiring affordable housing (or a fee-in-lieu of affordable housing) as part of each new subdivision of land in order to provide for dispersed and varied housing which will help meet local needs.

Starter Housing



Affordable Housing



Housing Affordability

There may be many different opinions as to whether a particular housing unit is considered "affordable."

However, from a public policy perspective, Connecticut tends to look at whether a housing unit would cost less than 30% of the income of someone earning 80% or less of the area median income.

In Litchfield County, the 2007 median income for a family of four people was reported as \$82,784. As a result, housing costing less than \$19,868 per year (about \$1,656 per month) would be considered affordable for this family.

With regard to a "for sale" housing unit, this might equate (after allowances for taxes and utilities) to a mortgage amount of about \$150,000 and an overall sale price of perhaps \$160,000 to \$185,000.

In terms of a rental housing unit, this might equate (after allowances for heat and utilities) to a rent of about \$1,300 per month.

Housing Options

During the Plan review process, a suggestion was made for the Planning and Zoning Commission to review the regulations for accessory apartments and "caretaker cottages" (50 foot adjacency) since such units could help provide housing which would be affordable.

Home Based Business

Home-based businesses and small businesses are an important part of a rural economy and Warren is no different.

According to the Census, the share of working residents who are self-employed has grown from 14 percent of the local labor force in 1980 to 23 percent of the local labor force in 2000.

In addition, the share of working residents who reported “working at home” has grown from 5 percent in 1980 to 11 percent of the local labor force in 2000.

Update Zoning Standards

Experience in other communities suggests that Warren may wish to consider modifying some local regulatory provisions.

Building Height – Since other communities are finding that builders are manipulating grade to allow for taller buildings (which can cause drainage problems on adjacent property and appear out of scale), Warren is considering measuring building height from the lower of finished grade or native / pre-existing grade (it is measured only from finished grade at the present time).

Permitted Uses – To ensure that the zoning regulations provide appropriate guidance and allow for appropriate controls, Warren is considering:

- Deleting boarding houses as a permitted use.
- Making two-family conversion a special exception use.
- Making “professional offices” a special exception use in a residential zone.
- Re-evaluating the circumstances whereby a hotel or a restaurant might be an appropriate special exception use, especially in a residential zone.
- Allowing a bed and breakfast as a special exception use.
- Modifying the classification of home-based businesses in order to ensure there is a balance between a rural-style economy and neighborhood impacts.

Description		
Home Office	<ul style="list-style-type: none">• Resident typically employed elsewhere,• Located within the dwelling, and• Resident(s) only.	No Permit Required
Minor Home Business	<ul style="list-style-type: none">• Within the dwelling and less than 25% of floor area,• Up to 1 non-resident employee at any one time, and• Less than 5 patron, client, or associate visits per week	Register Only
Major Home Business	<ul style="list-style-type: none">• On-site retail sales of merchandise to customers, or• Outside the dwelling or more than 25% of floor area, or• More than 1 non-resident employee at any one time, or• More than 5 patron, client, or associate visits per week	Special Permit Required
Home-Based Contractor	<ul style="list-style-type: none">• Contracting businesses• Exterior storage of equipment or materials• Maintenance or repair of equipment or vehicles	Special Permit Required

Zoning Modification Strategies

1. Consider changing local regulations to measure building height from the lower of finished grade or pre-existing / native grade.
2. Consider modifying the uses allowed and by what procedures (such as when a special permit is required).
3. Consider revising the classification of home-based businesses to provide additional review for more significant activities.

Support Community Needs

6

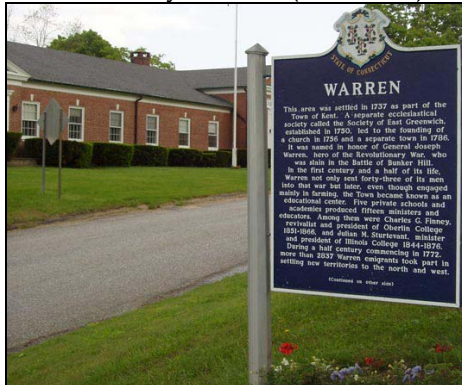


Overview

To provide for public health, safety and welfare and to enhance the quality of life for residents, Warren should address the wants and needs of its residents for community facilities, transportation systems, and utility services.

To provide for public health, safety and welfare and enhance the quality of life for residents, Warren should address the wants and needs of its residents ...

Community Facilities (Town Hall)



Community Services (Fire Protection)



Transportation (Roads)



Utilities (Drainage)



Address Community Facility Needs

This section of the Plan deals with the allocation of land for community facilities. The POCD strives to ensure that sufficient land is set aside for future needs to ensure that appropriate services are provided to meet the needs of residents.

Town Hall (new building)

Town Hall has been a major focus of community facility planning in Warren in recent years. In January 2008, Warren residents approved a proposal to build a new Town Hall facility on Cemetery Road near the Center. Construction is anticipated to be completed by 2010. Due to the construction of a new building, the needs of Town Hall functions are anticipated to be met for the foreseeable future.

Community Center (existing town hall)

With the relocation of Town functions to the new Town Hall, it is anticipated that the existing Town Hall building (on the east side of Sackett Hill Road) could be renovated for use as a community center and senior center. With the gymnasium, kitchen, meeting space, and office space, the building will help meet community needs for some time to come.

The Academy building across the street is used as a community meeting / activity space and for a small museum maintained by the Warren Historical Society. With the improvement of the existing Town Hall to a community center, the historical museum and the documents and artifacts relating to the history of Warren could be relocated to the fireproof vault at the existing Town Hall. This facility will help meet community needs for the foreseeable future.

Library

The Warren Library is located in a former elementary school building on Sackett Hill Road. There is a desire to expand the library floor space and this could be accommodated by relocating some of the uses within this building (possibly to the existing Town Hall building) to make more space available for the library. With the potential to relocate some activities to the existing town hall, adequate space would be available to meet library needs for the foreseeable future.

	Current Uses	Possible Future Uses
New Town Hall	n/a	Town departments Meeting / activity space
Existing Town Hall	Town departments Meeting / activity space	Community center Meeting / activity space Historical museum NWCOG
Academy	Meeting / activity space Historical museum	Meeting / activity space
Former School	Library NWCOG	Library

Schools

At Warren Elementary School (located on Sackett Hill Road just south of the Center), 2006-07 enrollment was reported as 109 students. As the overall demographics of Warren change in the future, school enrollments are not expected to increase. The school building appears well maintained so there are no building quality issues which require attention. As a result, the existing building is expected to have adequate physical space for anticipated school enrollments.

Recreation Facilities

Major recreation facilities in Warren include the Town Beach on Lake Waramaug, Warren Woods, and Lindstrom Park. In addition, there is a ball field and playground at Warren Elementary School and another field between Town Hall and the Town Garage. There is interest in establishing another ball field and efforts in this area are continuing. Overall, Warren appears to have a good array of recreational facilities for a community of its size and adequate land area to provide additional facilities which may be desired. These arrangements are expected to be adequate for the foreseeable future.

Fire Protection / Emergency Medical Services

The Warren Volunteer Fire Company provides fire protection and emergency medical services in Warren. The Fire Company is a private non-profit corporation staffed by resident volunteers.

Both services are based out of the fire station located on Sackett Hill Road, just south of the existing Town Hall in the center of town. The building is large enough for current needs and there is space around the building which could be used to support an expansion should additional building space be required.

Both services indicate that they have adequate equipment to meet local needs (tanker, pumper, brush truck, ambulance, etc.). Radio communications are reported to be adequate. The Town has mutual aid arrangements with neighboring towns for supplemental fire and emergency medical services.

The main issue during the planning period is expected to be maintaining an adequate volunteer force to meet local needs. As the population gets older and as training requirements increase, it is becoming harder to attract and retain volunteers. In the past, Warren has discussed the idea of tax relief for volunteers to recognize volunteers and support their efforts. While such efforts have been deflected by the local volunteers, this issue might be revisited during the planning period to ensure that local volunteers are supported.

Another issue can be the availability of water to re-supply firefighters, especially since houses are getting larger than they have been historically. To ensure an adequate supply of water for firefighting purposes in the future, Warren should consider modifying local regulations to require the construction of fire ponds, dry hydrants and/or cisterns or the installation of residential sprinkler systems in new developments. Alternatively, the Town could accept a fee which can be used to install cisterns and dry hydrants in areas where needed (locations to be determined by the fire department).

Regional Schools

Warren belongs to Regional School District 6 (with Morris and Goshen). Each community provides elementary education (grades K-6) for its own pupils and sends secondary students (grades 7-12) to Wamogo Regional High School located in Litchfield.

Warren sent 80 students to the Regional High School in 2006-07 out of a total Wamogo enrollment of 506 students. Wamogo is expected to have adequate physical space for anticipated school enrollments for the three communities.

Solid Waste

During the planning process, an observation was made about how the current refuse pick-up system operated by the town is not well coordinated with the needs of “weekenders” (perhaps up to 20 percent of all housing units).

With refuse pickup on Fridays, “weekenders” have to leave their refuse curbside all week where it can be unsightly and can attract animals.

Options which the town may want to consider include:

- Changing the refuse pick-up day to earlier in the week.
- Providing a dumpster for “weekenders” at the public works facility.
- Encouraging refuse enclosures at the end of driveways to help secure and hide refuse receptacles.
- Providing a supplemental service (on Mondays) for “weekenders” for an extra fee.

Police Protection

The First Selectman serves as the Chief of Police in Warren and most police services are provided by the State Police Barracks in Litchfield. The State Police are able to respond to police emergencies within Warren and the Town has access to services such as accident reconstruction, crime prevention, and criminal investigation, and many other state police services. This arrangement is expected to be adequate for the foreseeable future.

Town Garage

The town garage, located along Routes 341 and 45 near the Center, provides space for the town's maintenance equipment and materials. In addition to the main garage building, the site also contains an unheated storage building and a sand/salt storage facility. While the main building is adequate in size for the current needs of the Town, the metal building is showing its age and is not as energy efficient as it should be. Sometime in the next few years, it is anticipated that the Town will start to look at ways to renovate the building to improve its energy efficiency and extend its useful life and utility. There is space on the site for additional building space if it is needed in the future.

Solid Waste / Bulky Waste / Recycling

Warren provides town-wide curb pickup for solid waste and disposes of the waste at the Resource Recovery Facility in Bristol, Connecticut. The Town's arrangement to dispose of waste at this facility expires in 2014 and the Town is already considering what its options may include (extend the arrangement, contract with another facility, make arrangements on the spot market, etc.). Disposal of bulky waste (construction debris, etc.) is no longer coordinated by the Town and the Town refers local residents and businesses to a private facility in Torrington. The Town operates a recycling center at the town garage and is studying how to address new recycling programs at this facility. Overall, with planned resolution of the solid waste disposal site, these arrangements are expected to be adequate for the foreseeable future.

Community Facility Strategies

1. Construct the new Town Hall.
2. Renovate the existing Town Hall into a community center / senior center.
3. Seek opportunities to establish additional recreation facilities in Warren
4. Continue to encourage and support local fire and ambulance volunteers.
5. Modify local regulations to require the provision of supplemental water for firefighting purposes or the payment of a fee for supplemental water.
6. Look at ways to renovate the town garage to meet community needs.
7. Explore long term waste disposal options to meet future community needs.

Community Facilities Plan

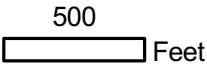
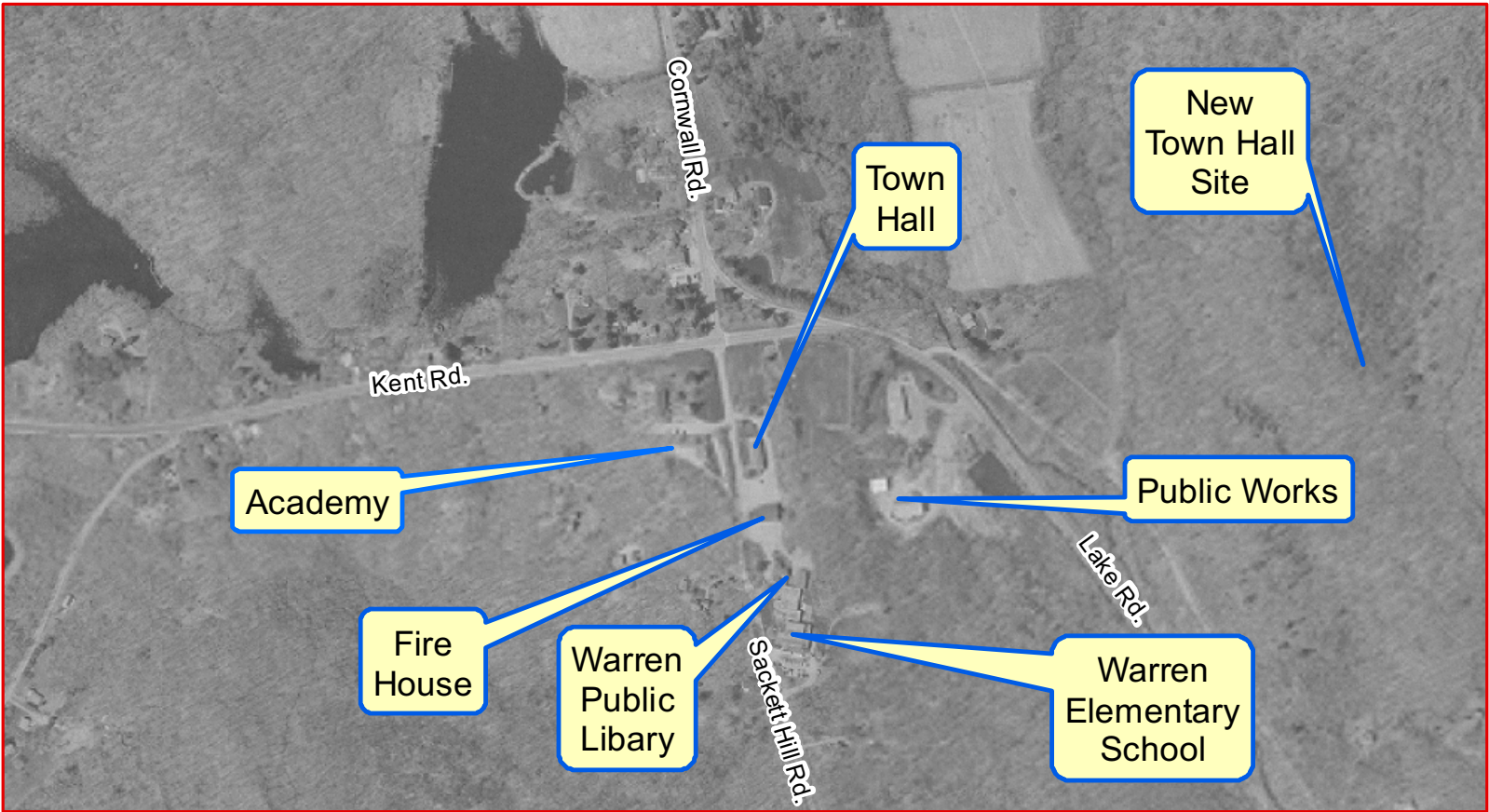
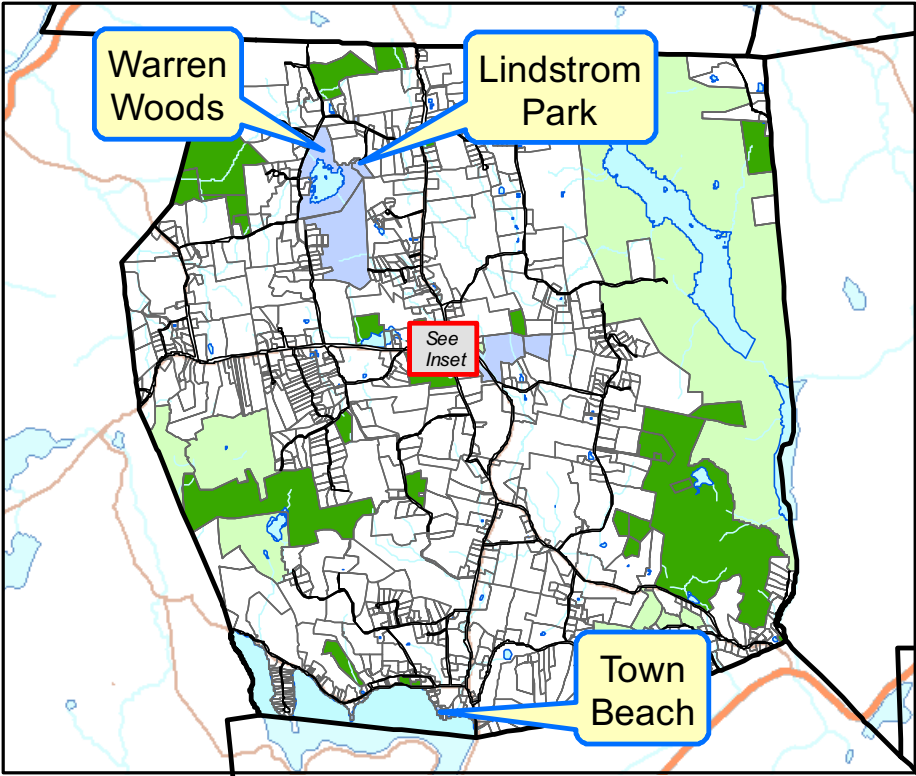
Legend

Dedicated Open Space

Managed Open Space

Town Owned

Water



Context

The overall transportation system in Warren is important to supporting the overall community and the day-to-day activities of residents, businesses, and visitors.

Private vehicles have been the primary means of transportation in Warren for some time and this is expected to continue.

Possible Future Road Connections

The map on the facing page shows a possible future road connections between Carter Road and Brick School Road which might be desirable to facilitate overall vehicular circulation, emergency response, etc.

While not expected to be necessary during the planning period, some additional road improvements/connections may also be desirable at some time in the future:

- Angevine Road to Melius Road,
- Above All Road to Mountain Lake Road,
- Above All Road to Cunningham Road.

Since the Subdivision Regulations require that "Subdivisions ... be planned and designed in general conformity with the Town's Plan of Conservation and Development", these road connections may be required as part of new subdivisions in these areas.

Address Transportation Needs

The purpose of this part of the Plan is to ensure that the road network is configured to meet the overall circulation needs of Warren for the foreseeable future.

To do this, Warren will start to use a "three-tier" road classification system to categorize roads in accordance with their intended character and function. The map on the facing page illustrates the road classification scheme. The following list describes the classification scheme and the roads which will be identified as "collector roads" (a new category):

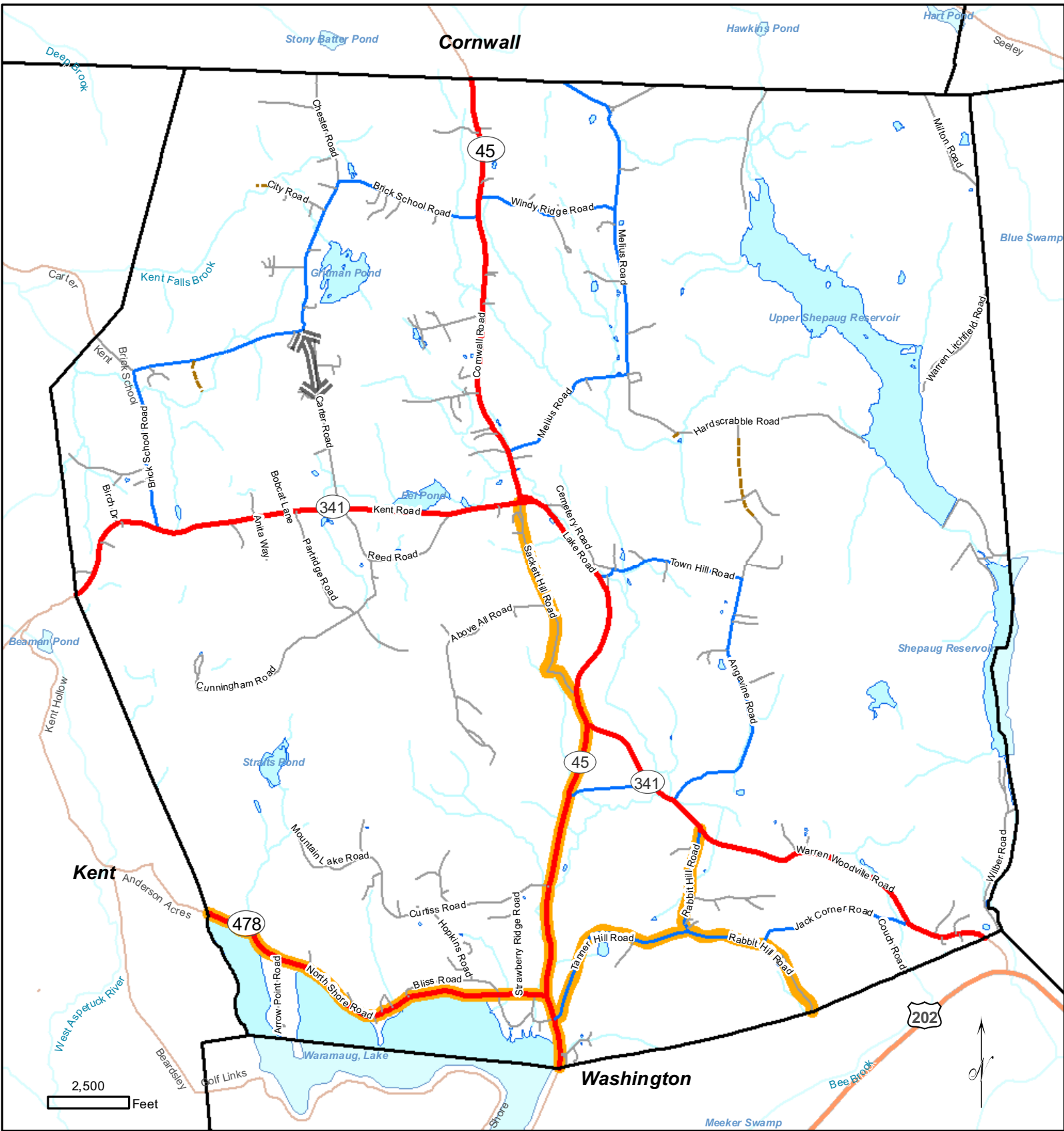
Classification	Primary Focus	Design Features	Examples
Arterial Road	Movement of traffic within the town and between towns	36' wide pavement 45 MPH design speed 700' minimum radius	Route 45 Route 341 No. Shore Rd.
Collector Road	Both access to property and movement of traffic between local streets and arterial roads	22' wide pavement 30 MPH design speed 300' minimum radius	Brick School Rd. Melius Road Tanner Hill Rd. (see map)
Rural Local Roads	Access to abutting properties	22' wide pavement 25 MPH design speed 150' minimum radius	All other Warren roads

These road standards (design features) are appropriate for a rural community like Warren. In terms of width and grade, the road standards in the Subdivision Regulations and the Town Road Ordinance appear thorough and technically up-to-date. In addition, the requirements of the Town Road Ordinance for road base and pavement thickness are appropriate for Warren.

Vehicular Transportation Strategies

1. Use the road classification system to guide road design and road improvements.
2. Encourage road designs and road standards which will result in new roads being "the scenic roads of the future" in Warren.

Road Classification Plan



Legend

- Arterial
- Local
- Potential Road Connections (conceptual location)
- Collector
- - - Dirt Road
- Scenic Road



Provide For Pedestrians, Bicycles, and Transit

Pedestrians - In the future, Warren will strive to establish a defined pedestrian system around the Town Center area (the junction of Routes 45 and 341). This system of sidewalks (concrete or asphalt), or trails (stone dust, etc.) would help unify the center, tie the existing uses together, and create a pedestrian focal point which could eventually be extended out to other parts of the community through “open space linkages” (trails or walkways) which would interconnect different open space areas and areas of town for recreational and other purposes.

Bicycles - Although Warren has a relatively low population density and rolling topography, it is well represented on the Connecticut Bicycle Map prepared by the State Department of Transportation. For example, the roads around Lake Waramaug are recommended as a “loop ride route” and Routes 45 and 341 are each shown as “recommended routes”. For safety reasons, Warren should seek better markings on these routes (signposts and pavement markings) to alert bicycles and motorists.

Transit - Warren does not have regular transit service at the present time and residents have historically relied on their own vehicles or rides from friends and family members. Warren does share a “service bus” with the Washington Senior Center but the level of service has been quite modest. With an increasing elderly population, the need for transit services is expected to grow.

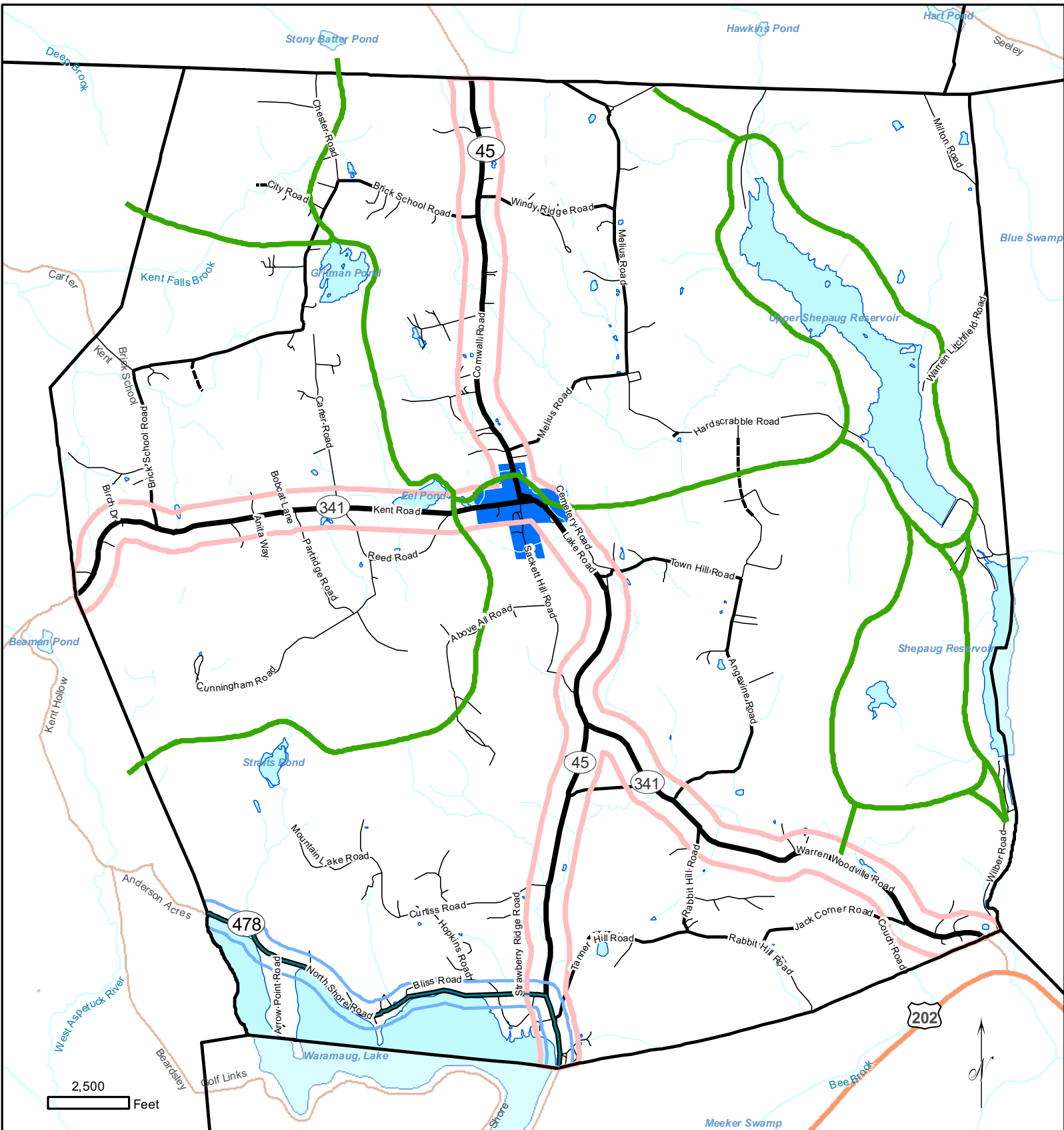
Warren will explore the benefits of joining a transit district (such as the Northwestern Connecticut Transit District) in order to make transit services more available to Warren residents:

- Dial-A-Ride - a curb-to-curb service for people of all ages for travel to community programs, medical appointments, shopping and other social and personal purposes.
- Inter-Regional - a curb-to-curb service for people of all ages for travel to “out of area” towns for medical appointments and other services.

Pedestrian, Bicycle, Transit Strategies

1. Strive to establish a defined pedestrian system around the Town Center area (the junction of Routes 45 and 341).
2. Over time, seek to extend a trail system to other parts of the community.
3. Seek better markings on local bicycle routes (signposts and pavement markings) to alert bicycles and motorists.
4. Seek to expand the availability of transit services to serve the needs of Warren residents.
5. Explore the benefits of joining a transit district in order to make transit services more available.

Pedestrian and Bicycle Plan



Legend

- Possible Walking Area
- State Designated Bicycle Route
- Potential Open Space Linkages
- State Designated Bicycle Loop

Stormwater drainage and runoff issues are also discussed on page 25 of the Plan (Chapter 4- Preserve Rural Character).

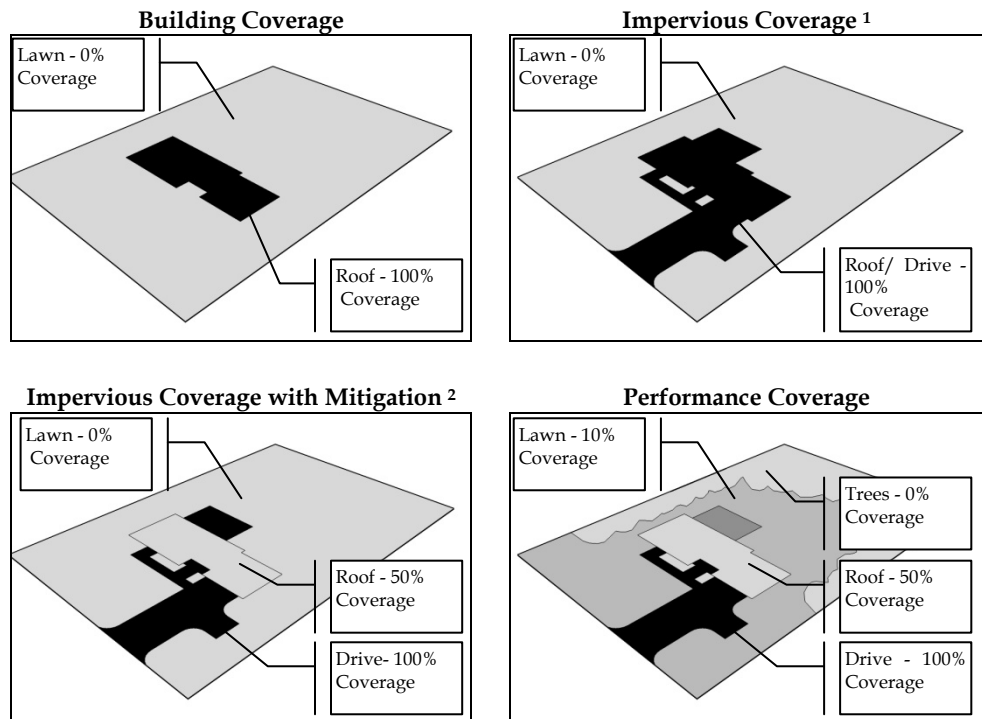
Address Stormwater Drainage Needs

Although Warren has low development intensity, storm drainage is a major issue due to rainfall intensity and topography. This creates issues from a water quantity perspective (flooding, erosion, etc.) and from a water quality (salt, sand, pollution, etc.) perspective.

Warren will seek ways to enhance local programs and regulations to help address stormwater drainage issues. This may involve the adoption of “low impact development” (LID) requirements and other requirements to better manage storm drainage, both in terms of water quality and water quantity.

One way to do this may be to look at the amount of impervious area from development (roofs, driveways, roads, tennis courts, etc.) and ways to mitigate it through groundwater infiltration or stormwater detention or other means to reduce the rate of runoff and/or the amount of runoff.

While land use regulations have historically been concerned with the amount of building coverage on a property, the time may have come to expand this concept to consider the effective coverage (or effective infiltration) created by different types of land cover on a site (trees, grass, mulch, buildings, pavement, etc.). In the illustrations below, this has been called “performance coverage.”



¹ Most often used in non-residential zones.

² Mitigation measures may include infiltration of clean water from roofed areas.

Storm Drainage Strategies

1. Seek ways to enhance local stormwater drainage programs and regulations.

Protect Water Supply

Properties in Warren use on-site wells for domestic water supply since there is no public water service available. When new lots are created, the Torrington Area Health District ensures that an adequate, dependable and potable water supply is shown to be feasible for each lot.

Due to the low development density in Warren, this overall approach is considered to be adequate.

Water Supply Strategies

1. Continue efforts to ensure that an adequate, dependable and potable water supply is provided for each lot.

Manage Septage Disposal

Properties in Warren utilize on-site septic systems to dispose of sewage effluent since there is no public sewer service available. When new lots are created, the Torrington Area Health District ensures that an adequate septic area (and reserve area) is shown to be feasible for each lot.

Due to the low development density in Warren, this overall approach is considered to be adequate.

Septage Disposal Strategies

1. Continue efforts to ensure that an adequate septic area (and reserve area) is provided for each lot.
2. Encourage the proper operation and maintenance of septic systems.

Enhance Telecommunication Services

Wireless communication services are becoming an issue of greater interest for Warren residents. Once considered a luxury, cellular telephones and other wireless services are becoming more important as a means of communication and for public safety and convenience. In fact, for increasing numbers of people, cellular phones are the only telephone service they use.

While Warren will always be concerned about the aesthetic impacts of telecommunications towers, enhancing local wireless services will be a community goal in the future. In order to provide guidance for the siting of telecommunications towers and facilities, the Plan recommends that Warren consider adopting telecommunication siting principles.

Wireless Communications Strategies

1. Seek ways to enhance local wireless communications coverage in ways appropriate to Warren's rural character.
2. Adopt and implement telecommunications siting principles.

Provided For Informational Purposes

Policy Concepts - General Approach

Statement of Purpose

The Town of Warren recognizes that wireless communication services are an important part of the daily lives of many people. The Town wishes to allow for the availability of adequate wireless communications service in Warren while striving to find the least obtrusive means of having such services available.

Basic Program

The following policy preferences are intended to provide guidance to wireless telecommunications providers, the Connecticut Siting Council (which regulates the siting of new towers), and the Planning and Zoning Commission in terms of the siting of new wireless telecommunications facilities.

The Town of Warren intends to carefully review applications for wireless telecommunications facilities (whether to the Connecticut Siting Council or the Planning and Zoning Commission) that may affect the community or its residents. When the Town is notified (as required) of a pending application to the Siting Council for a wireless telecommunications tower, it is the intent of the Town to schedule a public informational meeting where the wireless telecommunications provider can explain the need for and the impact of the proposed wireless telecommunications tower. Based on the input received at this meeting and other information collected, the Town of Warren will prepare and provide testimony to the Siting Council for use during the permitting process.

Policy Concepts – Siting Preferences

General Siting Preferences

The Town of Warren seeks to encourage or require the siting of wireless telecommunications facilities in ways that will:

- Allow for permitting of locations which are the least visually obtrusive.
- Establish locations least disruptive to the public health, safety, and welfare consistent with the Plan of Conservation and Development.
- Protect the town's visual quality and minimize any adverse visual impacts through proper design, siting, and screening.
- Safeguard the community and minimize potential damage to adjacent properties.
- Minimize the number of towers, especially ground-mounted towers.
- Restrict the height to that needed to establish opportunities for co-location of multiple carriers.
- Provide for the orderly removal of abandoned antennas and towers.

Specific Siting Preferences For Towers

Location

1. Towers should be located to serve areas lacking adequate wireless telecommunication service identified by the Connecticut Siting Council.
2. Applications should include a review of alternate locations and alternate technologies.
3. Parties wishing to locate towers within Warren should fly a balloon from the proposed location so that visual impacts may be evaluated from various locations.

Protection of Important Resources

4. The location should preserve the integrity of environmentally sensitive areas including unique wildlife habitats, wetlands, historic, and archaeological resources.
5. A location within or adjacent to any officially designated historic areas including any resource on the National Register of Historic Places should be avoided.
6. There should be no detrimental impact to any scenic area, scenic vista, designated scenic road, ridgeline, or significant geologic or natural features within Warren, especially those noted in the Plan of Conservation and Development.

Design Considerations

7. Tower locations should include an adequate fall zone that will protect public safety.
8. The use of stealth technologies should be employed whenever possible.
9. Signage and lighting should not be permitted except what is clearly necessary for public safety.
10. Site development should minimize impervious surfaces, avoid soil erosion and runoff problems, maintain natural buffers, provide for security, and provide for safe access.

Promote “Greener” Approaches

During the coming years, Warren should explore and implement programs and policies which will help reduce energy use, promote energy independence, help reduce pollution that causes global warming and address other emerging issues.

Some communities have established a Green Task Force (GTF) to:

- encourage and assist residents, businesses and the Town itself to optimize energy efficiency, reduce overall energy consumption and the use of fossil fuels, increase use of green energy options, and replace energy sources with renewable ones.
- reducing carbon dioxide and other polluting emissions.
- reducing consumption of water and other valuable resources.
- reduce consumption of all products and increase the use of recycled and recyclable ones.

Warren should consider approaches appropriate for a rural area.

Promote “Greener” Approaches

1. Explore and implement programs and policies to help reduce energy use, promote energy independence, help reduce pollution that causes global warming and address other emerging issues.

Enhance Local Communications

It is ironic in this day and age of advanced communication devices that local communications seems to be harder than ever before. With people traveling to distant places and having fewer opportunities to get together, people feel that they do not know “what is going on in town.”

Warren should seek to establish an “official” web page or other vehicle for communicating with residents. This could be used to post minutes and agendas of meetings and inform residents of coming events.

Overall Communications Strategies

1. Seek to establish an “official” web page or other communications method.

Future Land Use Plan

7



Overview

As the Plan is implemented, the map on a following page illustrates the location and intensity of *future* land uses that are desired. Since this map illustrates the stated goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for the Town of Warren.

The Future Land Use Plan summarizes the recommendations of the Plan ...

Future Land Use Plan

The Future Land Use Plan presented on a following page contains the following categories:

Natural Resources	Areas where natural resource protection is a priority of the Plan
Open Space / Trails	Areas with existing or desirable open space and pathways and trails
Farms / Agriculture	Areas where farm preservation is a priority of the Plan
Village Center	Community focal point and pedestrian-friendly village-type area
Economic Development	Areas which may be appropriate for future commercial or light industry use (no areas mapped at this time)
Residential Areas	Areas used or intended for low density residential uses with flexible development patterns in order to help preserve rural character
Community / Institutional	Existing or desired uses that will help meet community needs

State Plan Legend

Legend

- Rural Community Center
- Existing Preserved Open Space
- Preservation Area
- Conservation Area
- Primary Highways
- Secondary Highways
- Local Roads
- Town Boundary

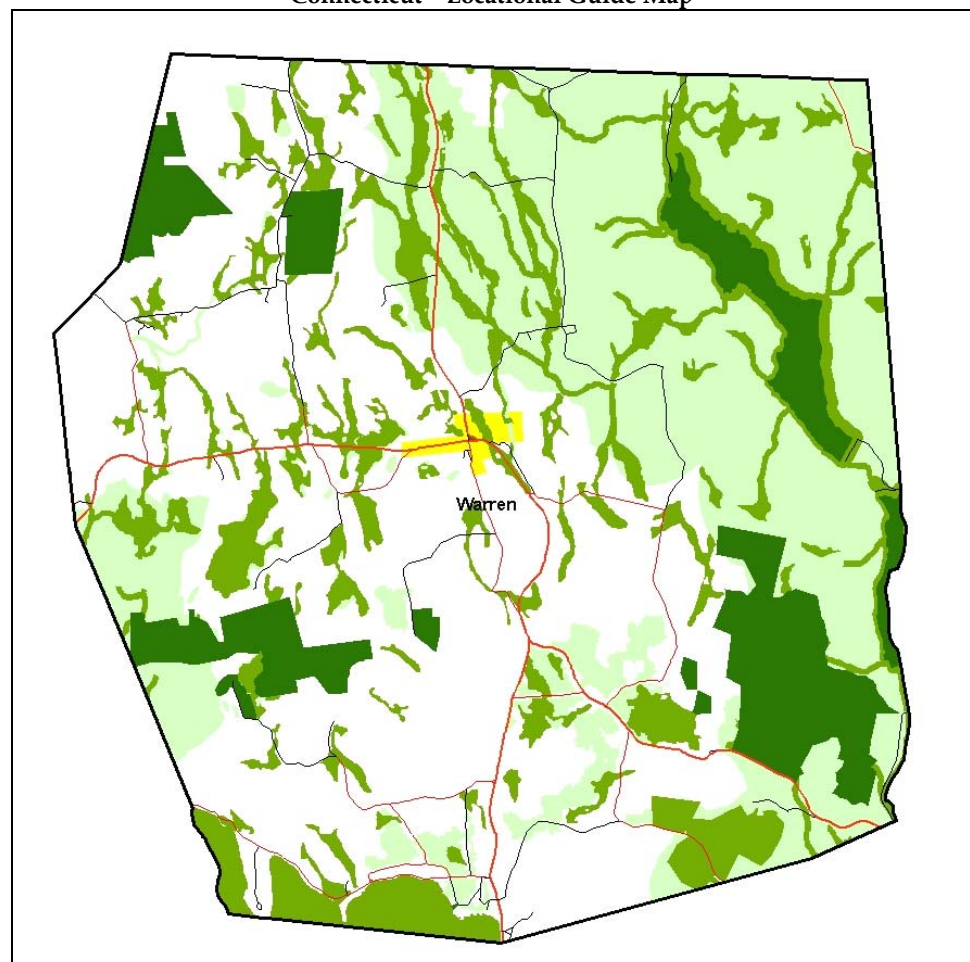
Consistency With State and Regional Plans

In accordance with Section 8-23 of the Connecticut General Statutes, the Future Land Use Plan has been evaluated for consistency with the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development.

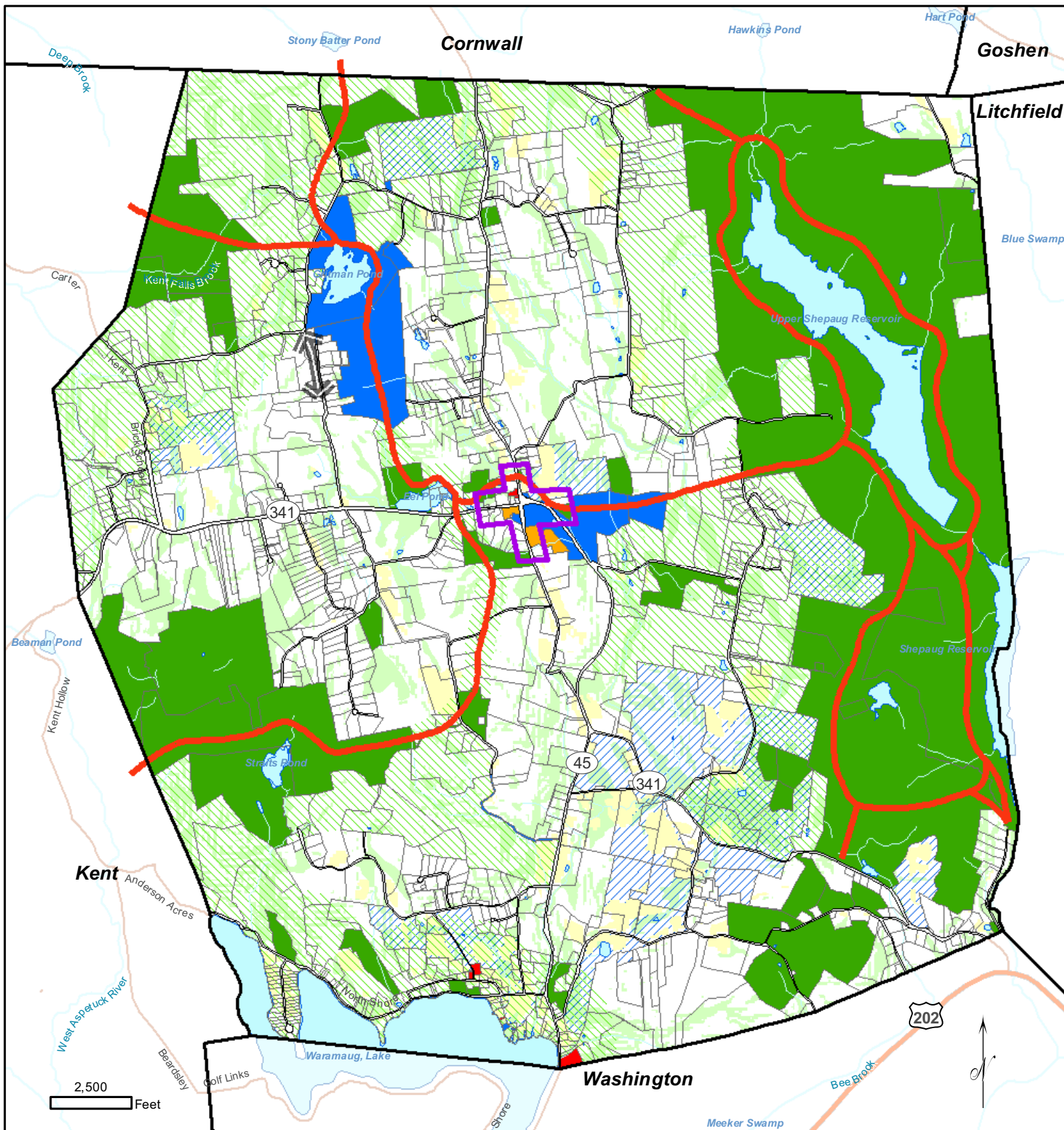
As part of this review, the Future Land Use Plan was found to be generally consistent with both the State Conservation and Development Policies Plan and the Regional Plan of Conservation and Development.

While the land use categories used are different, all three plans focus on the preservation of important natural resources and the enhancement of village areas in Warren. In addition, the Plans suggest that development occur in harmony with natural resource constraints in order to preserve and conserve important resources.

Connecticut - Locational Guide Map



Future Land Use Plan



Legend

- | | | | | |
|-------------------|----------------|-------------------------------|--|-------|
| Rural Residential | Open Space | Potential Open Space Linkages | Tier 1 Agricultural Priority | Water |
| Commercial | Institutional | Desirable Open Space | Tier 2 Agricultural Priority | |
| Town Owned | Village Center | Natural Resource Constraints | Potential Road Connections (conceptual location) | |

Consistency With State Growth Principles

In accordance with Section 8-23 of the Connecticut General Statutes, the Plan of Conservation and Development has been evaluated for consistency with state-wide growth management principles.

Principle 1 -	FINDING - Not Inconsistent
Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.	Since Warren does not have a designated “regional center” and does not have existing or planned physical infrastructure, this Principle does not apply to Warren. Still, the Plan supports the development of a pedestrian-friendly mixed use “village node” in the Town Center area.
Principle 2 -	FINDING -Consistent
Expand housing opportunities and design choices to accommodate a variety of household types and needs.	The Plan recommends that Warren seek to diversify its housing “portfolio” and address recognized housing needs – housing for an aging populations and housing that is more affordable.
Principle 3 -	FINDING - Not Inconsistent
Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.	Since Warren does not have transportation nodes or major transportation corridors, this Principle does not apply to Warren. Still, the Plan supports the development of a “village node” in the Town Center area.
Principle 4 -	FINDING - Consistent
Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	The Plan contains an entire chapter (Chapter 4 – Preserve Rural Character) which identifies strategies to conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.
Principle 5 -	FINDING - Consistent
Protect environmental assets critical to public health and safety.	The Plan contains recommendations to protect environmental assets critical to public health and safety. In particular, the Plan stresses the importance of protecting water quality, particularly in light of the water supply reservoirs for the City of Waterbury which are located in Warren.
Principle 6 -	FINDING - Consistent
Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.	The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with: <ul style="list-style-type: none"> • adjacent communities, • regional organizations, and • state agencies.

Implementation

8



Overview

Implementation of the strategies and recommendations of the Plan of Conservation and Development is the main purpose of the planning process. Implementation of a Plan typically occurs in two main phases:

- some of the recommendations can and should be given high priority since they are critical to the implementation of the Plan;
- other recommendations will be implemented over time because they may require additional study, coordination with or implementation by others, or involve the commitment of significant financial resources.

The Planning and Zoning Commission has the primary responsibility of promoting the implementation of the Plan's recommendations. The Commission can also implement some of the recommendations of the Plan of Conservation and Development through amendments to the Zoning Regulations, Zoning Map, Subdivision Regulations, application reviews, and other means. Other recommendations may require cooperation with and action by other local boards and commissions such as the Board of Selectmen, Conservation and Inland Wetlands Commission, and similar agencies.

However, if the Plan is to be realized, it must serve as a guide to all residents, businesses, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of the Town of Warren.

Implementation Tools / Strategies

Implementation Guides

The Planning and Zoning Commission has the primary responsibility for coordinating implementation of the Plan's recommendations. The Commission can use the implementation schedules that follow to develop an annual program of issues for various boards and commissions to implement.

Application Reviews

Using the Plan of Conservation and Development as a basis for decisions by the Commission will also help accomplish the goals and objectives of the Plan. This is especially true for zoning district changes, zoning text changes, and Special Permit applications.

*Implementation is
the main reason
for planning ...*

Land Use Regulations

Since the Zoning Regulations and the Subdivision Regulations are important tools to implement Plan recommendations, the Commission should undertake a review of these regulations in the near future, making whatever revisions are necessary to implement Plan recommendations.

Operating Budget

The annual budget is one of the main ways that municipal policy objectives are implemented and it can be an effective way to assist with implementation of the Plan's recommendations. The Planning and Zoning Commission should consider ways to complement the work done each year by the Board of Selectmen and Board of Finance in establishing budget priorities and strategies.

Municipal Improvements

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (as defined in the statute) be referred to the Planning and Zoning Commission for a report before any local action is taken. The Commission should strive to ensure that spending on municipal improvements reflects the priorities and recommendations of the Plan.

Implementation Strategies

1. Use the Plan's implementation schedules to prepare an annual program of issues for various boards and commissions to implement.
2. Use the Plan of Conservation and Development as a basis for land use decisions.
3. Update the Zoning Regulations and the Subdivision Regulations to implement Plan recommendations.
4. Promote coordination between the annual operating budget and Plan priorities.
5. Strive to ensure that spending on "municipal improvements" (per CGS 8-24) reflects the priorities and recommendations of the Plan.

Implementation Tables

Implementation of the Plan is an ongoing process. While the Town can carry out some recommendations in a relatively short period, others may only be realized by the end of the planning period or beyond. Since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

The implementation tables on the following pages assign primary responsibilities and preliminary schedules to the Plan's recommendations. In many instances, the responsibilities are shared by a number of entities (see sidebar).

Policies and Tasks

The tables in the Plan chapters outline two types of recommendations – policies and tasks. Policies are continuing types of activities that may never be fully implemented. They may be policies to maintain or considerations that are not expected to go away. Such activities are difficult to monitor in terms of implementation and do not lend themselves to target completion dates. In the implementation tables in each chapter, they have a gray box in the priority column.

Tasks, on the other hand, are activities which can be clearly defined and can be monitored in terms of implementation. Such activities lend themselves to priorities in terms of adoption or implementation.

Priorities

Priorities are identified in the tables for tasks (see text following) and ranked according to a three-step scale. High priorities are items that are either critical to the success of a planning strategy or are relatively easy to implement and can be handled within one to two years. Moderate priorities are policies and tasks that are not as time sensitive as high priorities and may be more difficult to implement due to funding constraints or complexity. Moderate priorities should generally be addressed within two to four years from adoption of this Plan. Lower priorities are typically longer-range items that might require a “wait and see” approach or are preceded by higher funding priorities. Lower priorities may be addressed towards the end of the planning period.

Responsibility Legend

AHC	Affordable Housing Committee
All	All Residents
ASR	Assessor
BOF	Board of Finance
BOS	Board of Selectmen
COA	Commission on Aging
CWC	Conservation / Wetlands Comm.
LWO	Lake Waramaug Organizations
PRC	Parks and Recreation Commission
PZC	Planning and Zoning Commission
Staff	Town Staff
THD	Torrington Area Health District
TOW	Town of Warren
VFD	Volunteer Fire Department
WLT	Warren Land Trust
ZBA	Zoning Board of Appeals

Priorities Legend (Tasks)

- | | |
|----------|-------------------|
| 1 | High Priority |
| 2 | Moderate Priority |
| 3 | Lower Priority |
-

Policies (which do not have a priority) have a gray box in the priority column.

Enhance The Town Center

General Town Center Strategies

	Page	Who	Priority
1. Support the enhancement of a “town center” at the intersection of Routes 45 and 341 where residents will be able to obtain goods and services locally.	12	All PZC BOS	
2. Encourage housing in and near the Town Center area (in a walkable, village-type configuration -- possibly including mixed uses in one building or on one site) so that business and residential uses support each other.	12	PZC BOS HPC	
3. Consider opportunities to create shared septic systems to support desired uses in the Town Center area.	12	PZC BOS THD	
4. Consider establishing a “village district” as authorized under CGS 8-2j in order to maintain aesthetic control over development in the town center area.	12	PZC	2

General Store Strategies

	Page	Who	Priority
1. Decide whether Warren should continue to wait for the private sector to establish a general store in Warren or participate in the establishment of a store in the town center area.	17	PZC BOS	1
2. Consider inviting in guest speakers to explore the concepts of establishing a cooperative, assisting the private sector, or establishing a store ourselves.	17	PZC BOS	1
3. If Warren decides to participate in the establishment of a general store, decide whether Warren should; a. help subsidize the cost of establishing and operating a store through grants and loans, or b. establish a special services district to fund a general store.	17	BOS BOF	1

Postal Facility Strategies

	Page	Who	Priority
1. Apply to the United States Postal Service for a separate zip code for all or part of Warren.	20	BOS	1
2. Determine how to establish a “commercial mail receiving facility” in Warren that would also offer postal-type services on a consignment basis.	20	BOS	1

Preserve Rural Character

Agricultural Preservation Strategies

		Page	Who	Priority
1.	Encourage residents, businesses, and visitors to purchase local farm products.	24	All	
2.	Encourage local farmers to consider: <ol style="list-style-type: none"> Establishing a local agricultural society. Establishing a local farmers market. Expanding economic opportunities through community supported agriculture. 	24	All	
3.	Support and encourage local farming by maintaining the farm use assessment program (CGS 12-107c).	24	ASR BOS BOF	
4.	Consider modifying the farm use assessment program to utilize the lowest farmland values as can be used under the program.	24	ASR BOS BOF	1
5.	Investigate reducing the property tax assessment of any building used exclusively in farming by up to \$100,000 [CGS 12-91(c)].	24	ASR BOS BOF	1
6.	Allow flexibility in the establishment of farm stands operated by the farmer (depending on the amount grown locally).	24	PZC	2
7.	Support and encourage local farming by applying for a matching State grant to further agricultural viability (farmers market, land use regulations, land protection strategies) [PA 05-228].	24	BOS	2
8.	Investigate the desirability and/or feasibility of: <ol style="list-style-type: none"> Adopting a “right to farm” ordinance or policy. Establishing a local Agricultural Land Preservation Fund for acquisition of development rights in accordance with CGS Section 7-131q. Bartering local property taxes on farms for a conservation easement or a sale with a lease back to the farmer or other strategies. 	24	BOS BOF	2
9.	Encourage local farmers to participate in the: <ol style="list-style-type: none"> Connecticut Farmland Preservation Program (purchase of development rights). Farm Transition Program administered by the Department of Agriculture (CT-DOA) [PA 05-228]. Farm Link Program administered by CT-DOA [PA 05-228]. 	24	PZC BOS	
10.	If agricultural use of a property ceases, seek to retain agricultural potential of the property for future farm use by: <ol style="list-style-type: none"> Encouraging or requiring the use of flexible development patterns which will result in the preservation of agricultural land. Purchasing land, development rights, or conservation easements of farmland parcels. 	24	PZC BOS	

Responsibility Legend

AHC	Affordable Housing Committee
All	All Residents
ASR	Assessor
BOF	Board of Finance
BOS	Board of Selectmen
COA	Commission on Aging
CWC	Conservation / Wetlands Comm.
LWO	Lake Waramaug Organizations
PRC	Parks and Recreation Commission
PZC	Planning and Zoning Commission
Staff	Town Staff
THD	Torrington Area Health District
TOW	Town of Warren
VFD	Volunteer Fire Department
WLT	Warren Land Trust
ZBA	Zoning Board of Appeals

Priorities Legend (Tasks)

- 1** High Priority
- 2** Moderate Priority
- 3** Lower Priority

Policies (which do not have a priority) have a gray box in the priority column.

Natural Resources Protection Strategies

	Page	Who	Priority
1. Continue to preserve, protect, and/or conserve natural resources and ecosystems (wetlands, forests, grasslands, shorelands, etc.) in Warren.	26	PZC CWC LWO	
2. Continue to protect water resources and water quality.	26	PZC CWC LWO	
3. Consider enacting new requirements ("low impact development" standards) for managing water quantity and protecting water quality: a. No increase in the rate of runoff from a site (rate of flow), and b. No increase in the amount of runoff from a site (amount of flow) for certain storm events.	26	PZC CWC	2
4. Continue to promote education about the proper handling and disposal of septic wastes and household hazardous wastes.	26	CWC THD LWO	
5. Continue to support organizations which help protect water quality and water resources in Warren.	26	All	
6. Adopt regulations to help protect natural diversity resources which have been identified by the Connecticut Department of Environmental Protection (DEP).	26	PZC	2
7. Promote the use of native plant species, and prohibit the deliberate introduction of non-native or invasive species.	26	PZC	
8. Promote sustainable forestry practices and conscientious woodlot management.	26	CWC	

Scenic Resource Preservation Strategies

	Page	Who	Priority
1. Continue to identify and preserve high quality scenic resources.	28	PZC CWC	
2. When development threatens an identified scenic resource, work with the applicant to minimize impacts.	28	PZC CWC	
3. Encourage local organizations to continue to preserve and protect important local scenic resources and provide educational programs and technical assistance.	28	All	
4. Consider adopting town-wide limitations on fence height and/or opacity in order to preserve scenic streetscapes and rural character.	28	PZC	3
5. Consider adopting a scenic road ordinance to establish a process for the designation and protection of scenic roads.	28	BOS	3

Open Space Preservation Strategies

		Page	Who	Priority
1.	Continue to preserve open space through whatever means are feasible.	33	All	
2.	Generally speaking, when considering the preservation of land as open space land at the time of development:	33		
	a. accept the dedication of land when the location and characteristics of the land enhance the open space system, and		PZC CWC BOS	
	b. accept payment of a fee if the location of the land or its characteristics are such that the land will be isolated or not make a meaningful contribution to the overall open space system,			
3.	Consider changing local regulations to allow for the off-site dedication of open space at the time of development.	33	PZC	2
4.	Encourage (or require) dedication of open space land to an organization that allows for public access.	33	PZC	2
5.	Continue to support the Warren Land Trust and other organizations which support the preservation of open space land.	33	All	
6.	Work with the City of Waterbury to have access for hiking on Water Bureau lands located within Warren.	33	BOS CWC PRC	2
7.	Work with landowners, land trusts and conservation organizations to encourage the use of philanthropic donations.	33	PZC WLT	

Responsibility Legend

AHC	Affordable Housing Committee
All	All Residents
ASR	Assessor
BOF	Board of Finance
BOS	Board of Selectmen
COA	Commission on Aging
CWC	Conservation / Wetlands Comm.
LWO	Lake Waramaug Organizations
PRC	Parks and Recreation Commission
PZC	Planning and Zoning Commission
Staff	Town Staff
THD	Torrington Area Health District
TOW	Town of Warren
VFD	Volunteer Fire Department
WLT	Warren Land Trust
ZBA	Zoning Board of Appeals

Undeveloped Land Preservation Strategies

		Page	Who	Priority
1.	Continue the forest use assessment program (CGS 12-107).	34	ASR BOS BOF	
2.	Consider establishing an open space use assessment program CGS 12-107e).	34	PZC ASR BOS	3

Priorities Legend (Tasks)

- 1** High Priority
- 2** Moderate Priority
- 3** Lower Priority

Policies (which do not have a priority) have a gray box in the priority column.

Guide Residential Development

Residential Land Capability Strategies

	Page	Who	Priority
1. Maintain low density residential zoning overall.	36	PZC	
2. Continue to relate residential development to the natural capabilities of the land.	36	PZC	
3. Evaluate the potential of using soil-based zoning or other resource-based program to manage residential development	36	PZC	2

Possible Residential Pattern Strategies

	Page	Who	Priority
1. Consider allowing (or requiring) more flexible residential development patterns in order to preserve scenic views, retain agricultural land, retain the appearance of open space in Warren, and protect rural character.	39	PZC	2

Housing For An Aging Population Strategies

	Page	Who	Priority
1. Ask the Warren Affordable Housing Committee to recommend ways to address the changing housing needs of an aging population which are appropriate for a rural community.	42	BOS WHPC	2
2. Consider direct municipal (or non-profit) involvement in purchasing land and building housing units.	42	BOS HPC	

Housing Affordability Strategies

	Page	Who	Priority
1. Ask the Warren Affordable Housing Committee to recommend ways to address housing that is more affordable which are appropriate for a rural community.	43	BOS HPC	2
2. Consider direct municipal (or non-profit) involvement in purchasing land and building housing units.	43	BOS HPC	
3. Work with regional organizations and neighboring communities to share knowledge about how to address local housing needs.	43	BOS HPC	
4. Consider requiring affordable housing (or a fee-in-lieu of affordable housing) as part of each new subdivision of land in order to provide for dispersed and varied housing which will help meet local needs.	43	PZC AHC	2

Zoning Modification Strategies

	Page	Who	Priority
1. Consider changing regulations to measure building height from the lower of finished grade or pre-existing / native grade.	44	PZC	2
2. Consider modifying the uses allowed and by what procedures (such as when a special permit is required).	44	PZC	2
3. Consider revising the classification of home-based businesses to provide additional review for more significant activities.	44	PZC	2

Support Community Needs

Community Facility Strategies

	Page	Who	Priority
1. Construct the new Town Hall.	48	BOS	1
2. Renovate the existing Town Hall into a community center / senior center.	48	BOS	2
3. Seek opportunities to establish additional recreation facilities in Warren.	48	BOS PRC	
4. Continue to encourage and support local fire and ambulance volunteers	48	BOS VFD	
5. Modify local regulations to require the provision of supplemental water for firefighting purposes or the payment of a fee for supplemental water	48	PZC VFD	2
6. Look at ways to renovate the town garage to meet community needs	48	BOS	3
7. Explore long term waste disposal options to meet future community needs	48	BOS	3

Vehicular Transportation Strategies

	Page	Who	Priority
1. Use the road classification system to guide road design and road improvements.	50	BOS	
2. Encourage road designs and road standards which will result in new roads being “the scenic roads of the future” in Warren.	50	PZC	

Responsibility Legend

AHC	Affordable Housing Committee
All	All Residents
ASR	Assessor
BOF	Board of Finance
BOS	Board of Selectmen
COA	Commission on Aging
CWC	Conservation / Wetlands Comm.
LWO	Lake Waramaug Organizations
PRC	Parks and Recreation Commission
PZC	Planning and Zoning Commission
Staff	Town Staff
THD	Torrington Area Health District
TOW	Town of Warren
VFD	Volunteer Fire Department
WLT	Warren Land Trust
ZBA	Zoning Board of Appeals

Priorities Legend (Tasks)

- 1** High Priority
- 2** Moderate Priority
- 3** Lower Priority

Policies (which do not have a priority) have a gray box in the priority column.

Pedestrian, Bicycle, Transit Strategies

	Page	Who	Priority
1. Strive to establish a pedestrian system around the Town Center area (the junction of Routes 45 and 341).	52	BOS PZC	
2. Over time, seek to extend a trail system to other parts of the community.	52	BOS PZC	
3. Seek better markings on local bicycle routes (signposts and pavement markings) to alert bicycles and motorists.	52	BOS	2
4. Seek to expand the availability of transit services to serve the needs of Warren residents	52	BOS	
5. Explore the benefits of joining a transit district in order to make transit services more available	52	BOS	2

Storm Drainage Strategies

	Page	Who	Priority
1. Seek ways to enhance local stormwater drainage programs and regulations.	54	BOS PZC	

Water Supply Strategies

	Page	Who	Priority
1. Continue efforts to ensure that an adequate, dependable and potable water supply is provided for each lot.	55	THD PZC	

Septage Disposal Strategies

	Page	Who	Priority
1. Continue efforts to ensure that an adequate septic area (and reserve area) is provided for each lot.	55	THD PZC	
2. Encourage the proper operation and maintenance of septic systems.	55	THD PZC	

Wireless Communications Strategies

	Page	Who	Priority
1. Seek ways to enhance local wireless communications coverage in ways appropriate to Warren's rural character	56	BOS PZC	
2. Adopt and implement telecommunications siting principles.	56	BOS PZC	1

Promote “Greener” Approaches

	Page	Who	Priority
1. Explore and implement programs and policies to help reduce energy use, promote energy independence, help reduce pollution that causes global warming and address other emerging issues.	58	BOS	2

Overall Communications Strategies

	Page	Who	Priority
1. Seek to establish an “official” web page or other communications method.	58	BOS	2

Implementation

Implementation Strategies

	Page	Who	Priority
1. Use the Plan’s implementation schedules to prepare an annual program of issues for various boards and commissions to implement	64	PZC	1
2. Use the Plan of Conservation and Development as a basis for land use decisions	64	PZC	
3. Update the Zoning Regulations and the Subdivision Regulations to implement Plan recommendations.	64	PZC	2
4. Promote coordination between the annual operating budget and Plan priorities.	64	PZC BOS	
5. Strive to ensure that spending on “municipal improvements” (per CGS 8-24) reflects the priorities and recommendations of the Plan.	64	PZC BOS	

Responsibility Legend

AHC	Affordable Housing Committee
All	All Residents
ASR	Assessor
BOF	Board of Finance
BOS	Board of Selectmen
COA	Commission on Aging
CWC	Conservation / Wetlands Comm.
LWO	Lake Waramaug Organizations
PRC	Parks and Recreation Commission
PZC	Planning and Zoning Commission
Staff	Town Staff
THD	Torrington Area Health District
TOW	Town of Warren
VFD	Volunteer Fire Department
WLT	Warren Land Trust
ZBA	Zoning Board of Appeals

Priorities Legend (Tasks)

- 1** High Priority
- 2** Moderate Priority
- 3** Lower Priority

Policies (which do not have a priority) have a gray box in the priority column.

9

Conclusion



Adoption of the Plan is the beginning, not the end, of the planning process ...

Overview

The Plan of Conservation & Development has been developed to prepare the Town of Warren for the challenges that it will face during the next decade and beyond.

Throughout the preparation of this Plan, a great deal of information was collected, analyzed, presented and discussed during many interviews, meetings and workshops. Through this process, an overall vision, general goals and policies were developed, resulting in the specific strategies summarized throughout this Plan.

Still, the most important part of the planning process remains to be done. Once adopted, the Plan must be implemented in order for its strategies to be put into action and its vision fulfilled.

The Plan is intended as a guide to be followed in order to enhance the quality of life and the community character of the Town of Warren. It is intended to be flexible in order to allow adjustments in the manner that specific goals and objectives are achieved while maintaining stability in the long-term goals of the community.

During implementation, some goals may be achieved quickly, some goals will be achieved incrementally as time and money allow and the premise behind others will undoubtedly change, calling recommendations into question. Such situations are to be welcomed since they will mean that the Plan is being used.

The Plan of Conservation and Development is not static but a living document that is meant to be referenced, challenged and if changing circumstances warrant, amended to keep in tune with the goals and vision of the community. If the Town of Warren is successful in implementing this Plan, the character of the community will be preserved and enhanced, making it an attractive place to work, shop, play, and live.

Acknowledgements



Planning and Zoning Commission

Wayne Wilson	Chair
Robert H. Bolte	
Thomas Fahsbender	
Christopher Fischer	
Stephen Jacobs	
Howard L. Lethbridge	
John A. Miller	
Thomas Sarsfield	
John Baker	Alternate
Robyn Kasler	Alternate
James Schullery	Alternate

Plan Update Steering Committee

Ann Martindale, Chair	Zoning Board of Appeals / Lake Waramaug Task Force
Charles Geyer	Volunteer Fire Department
Scott Harris	Business Owner
Craig Nelson	Inland Wetlands Comm. / Zoning Enforcement Official
Drew Ohmen	Affordable Housing
Thomas Paul	Warren Land Trust
Jack Travers	First Selectman
Brian Whitlow	Farmer
Wayne Wilson	Planning and Zoning Commission

Planimetrics

Glenn Chalder, AICP	Principal
Leonard Desson	GIS Manager

Special thanks to the Northwest Conservation District for the use of some of the GIS information used in the preparation of the maps and other graphics in this Plan.



Planimetrics

31 Ensign Drive, Avon, CT 06001

860-677-5267