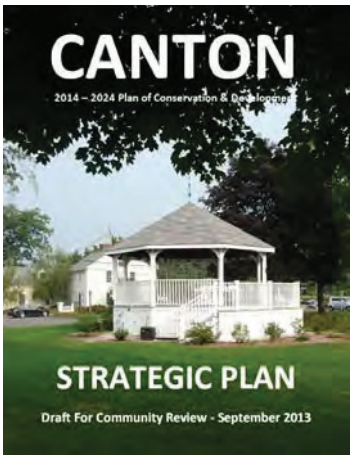
CANTON

2014 – 2024 Plan of Conservation & Development



Overview

The Plan of Conservation and Development (POCD) is an important part of how Canton plans its future. The POCD is an advisory document intended to assess current conditions, anticipate important issues, and provide Canton with a framework for future decision making.

This POCD was prepared by a committee composed of representatives of selected Town boards and commissions, community organizations, and interested residents. By design, the Committee's membership reflected a variety of perspectives on the topics covered in the POCD. This update represents the cooperation of these members to reach a consensus on what is best for Canton.

Protecting Important Resources

(East Hill Road)

Guiding Growth and Change

(The Shoppes at Farmington Valley)

Addressing Community Needs

(Town Bridge)

Making Things Happen

(Phase III – Farmington River Rail Trail)

Fundamental Values

Things We Want To Protect …	
Community Character	Our town is rich in physical and social character. Preserving and enhancing the social character (varied styles, personalities and tastes that contribute to its independent, artsy, small-town character) as well as the physical character is important to us.
Natural Resources	Natural resources are an integral component of what makes our town unique and attractive. We will encourage the protection and preservation of important natural resources, while balancing the rights of property owners.
Open Space	We have long recognized the value of open space to the community. While we are proud of our past accomplishments, we also seek to acquire or preserve additional open space in the future while honoring and respecting private property rights.
Agriculture	Farms and farmland are important to Canton and the community has benefited from a thriving agricultural community since its earliest days. We will strive to ensure that agriculture remains an important part of our rural character, charm, and economy.

How We Want To Grow …	
Economic Development	Economic growth and development is fundamental to our community's future and quality of life. Business development in suitable locations must happen in a manner that enhances the character of the community and reinforces strong property values.
Residential Development	It is important that we maintain the neighborhoods that make our town a great place to live. We will seek to create new neighborhoods that enhance our community identity and historic rural character and respect the environmental landscape.

Services We Want To Have …	
Community Facilities And Services	We will strive to provide and maintain necessary, functional, and attractive community facilities and services to meet the needs of residents and ensure our town continues as a desirable place to live and work.
Transportation	Transportation is integral to daily life and it is important that facilities and services are provided to serve the transportation needs and desires of our community with accommodation for vehicles, pedestrians, bicycles, and public transit.
Utilities	Utilities such as drinking water, wastewater treatment, electricity, and communications are essential to our way of life. We will strive to use these utility services to meet community needs and support desired development patterns.

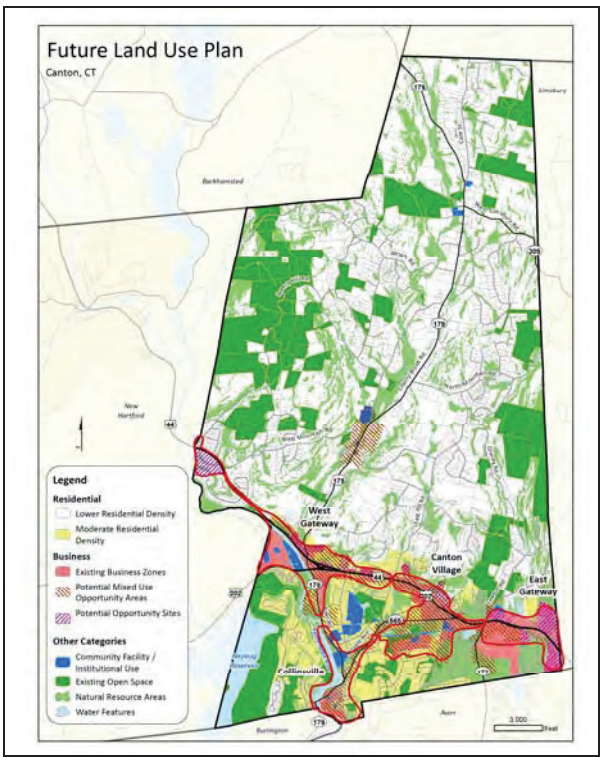
Overall Vision

Future Land Use Plan

The Future Land Use Plan is a reflection of the stated goals, objectives, and recommendations of the POCD as well as an integration of the various elements of the Plan of Conservation & Development.

In essence, the map is a statement of what the Canton of tomorrow should look like and how conservation and development activities might be guided to help us get there.

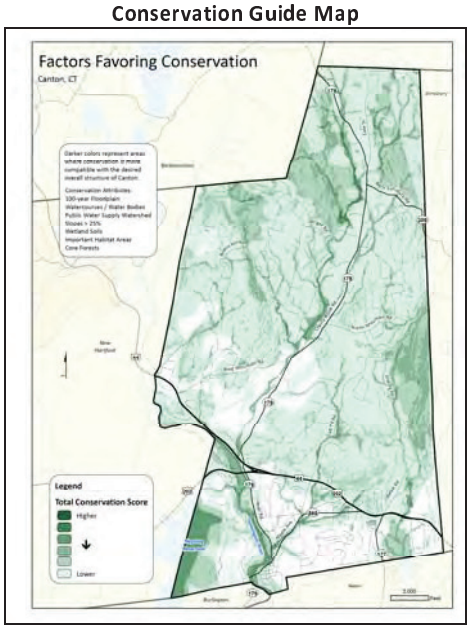
Future Land Use Plan



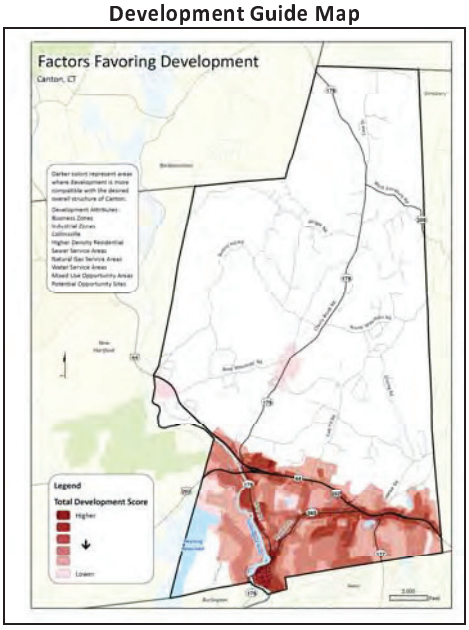
Conservation / Development Factors

The POCD also includes locational guide maps to summarize how different strategies apply in different areas. For each map, darker shades indicate that there are more resources located in that area.

Conservation Guide Map



Development Guide Map



Organization Of The POCD

The Plan of Conservation and Development (POCD) for the Town of Canton consists of:

- a "Strategic Plan", and
- an "Implementation Plan."

The "Strategic Plan" is a statement of strategic directions considered important for preserving and enhancing those things integral to the vitality, livability, and quality of life in the community. It is "big picture" in nature; and is intended to be used by Canton residents, agencies, staff, and other community stakeholders to discuss and refine the major directions of the community.

It is envisioned the Strategic Plan will be reviewed periodically to ensure the overall strategies for Canton are appropriate for addressing issues facing the community and guiding Canton's future. The Strategic Plan is also intended to fulfill the POCD requirements under CGS Section 8-23 for Canton.

The companion part – the "Implementation Plan" – is principally a compilation of implementation measures (i.e. tasks and active guiding principles) determined to help accomplish the overall strategies of the POCD. The implementation measures are presented in a series of tables organized according to the primary topic themes presented in the Strategic Plan that identify"who" is responsible for doing "what" and the timeframe ("when") over which the measure is intended to be implemented. The tables also allow for tracking implementation progress. As measures are implemented and results evaluated, it is intended that the Implementation Plan will be updated - on a regular, on-going basis - to remain current.

The Strategic Plan and/or the Implementation Plan can be obtained from the Town website at:

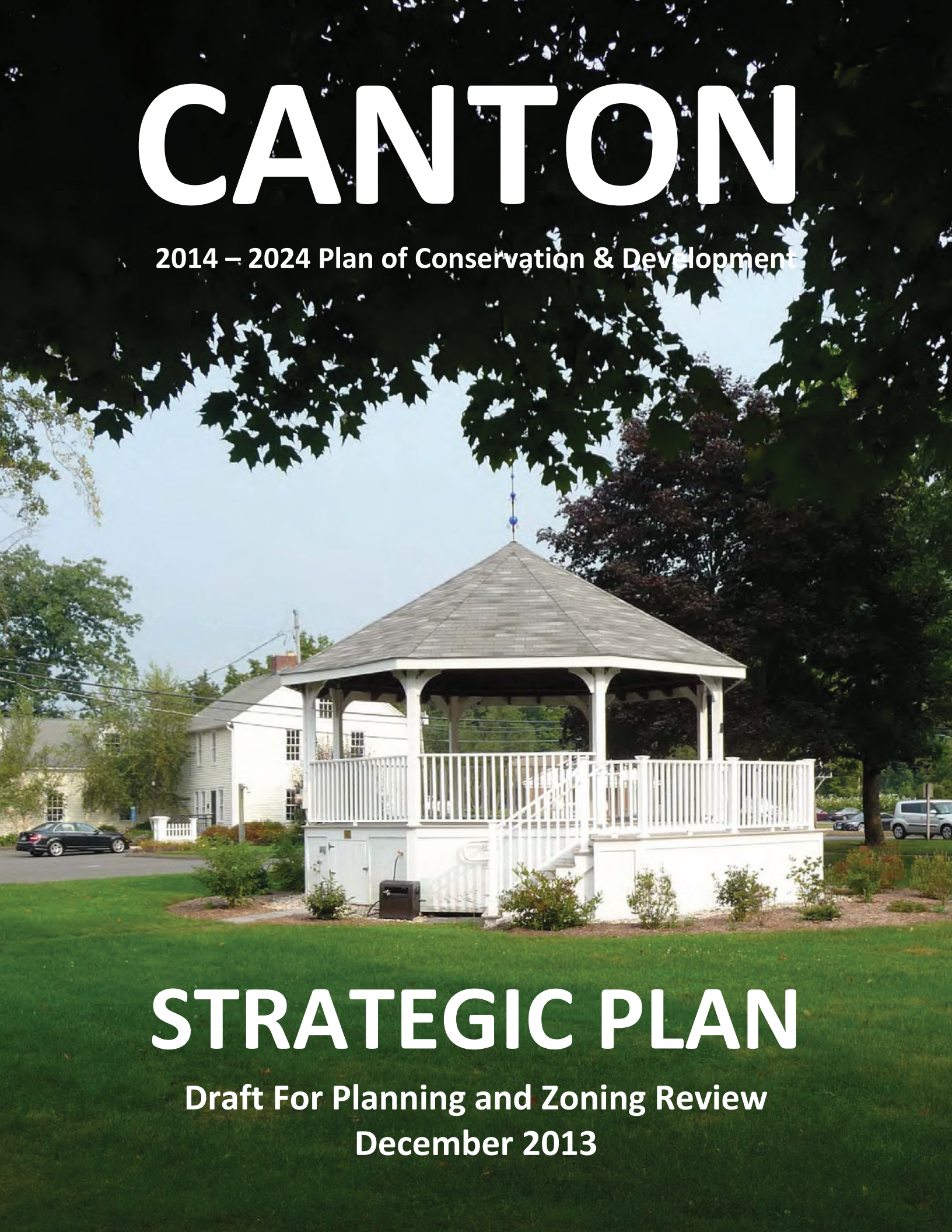
http://www.townofcantonct.org/POCD

A public information meeting is scheduled for
Tuesday October 29th, 2013 at 7:00 PM
at the Library/ Community Center, 40 Dyer Avenue

Comments on the Draft can be submitted to:
npade@townofcantonct.org

CANTON

2014 – 2024 Plan of Conservation & Development



STRATEGIC PLAN

Draft For Planning and Zoning Review
December 2013

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Acknowledgments

PREFACE

The Plan of Conservation and Development

The Plan of Conservation and Development (hereinafter "POCD") is an important part of how Canton plans its future. The POCD is an advisory document intended to assess current conditions, anticipate important issues, and provide Canton with a framework for decision making regarding various aspects of planning for land use, infrastructure, and community facilities and services. The POCD represents a guide for:

- Nurturing and promoting the image and identity of Canton;
- Enhancing and sustaining the vitality of Canton; and,
- Securing a good quality of life for Canton.

By statute, the Town is directed to update its POCD decennially. This document represents the 2014 update of Canton's POCD.

Protecting Important Resources (Community Character)

(Cherry Brook Farm)

Guiding Growth and Change (Economic Development)

(Route 44)

POCD Preparation

For this update, the Board of Selectmen assembled a committee composed of representatives of selected Town boards and commissions, community organizations, and interested residents. By design, the Committee's membership reflected a variety of perspectives on the topics covered in the POCD. Many hours were spent by the Committee members and Town Staff gathering information, attending meetings, discussing strategies, and writing and reviewing multiple drafts of each chapter. The Board of Selectmen and members of the public closely monitored the progress of the update. The Committee appreciates the valuable interest and input from all who contributed.

This update represents the cooperation of these members to reach a consensus on what is the best plan for Canton. The Committee structured this update to:

- Be convenient, useful, and effective in guiding local decisions and the implementation of POCD objectives.
- Readily accommodate the assessment and evaluation of the progress of POCD implementation and effectiveness.
- Remain a living document that, through regular assessments and evaluation -- and resulting updates, can be as relevant in 2024 as it is in 2014.

Addressing Community Needs (Community Facilities)

(Canton Intermediate School)

Making Things Happen (Implementation)

(Groundbreaking) *Canton Patch*

POCD Interpretation

Keeping in mind that there are many other important themes and topics presented in this POCD, two prominent themes of recurring significance emerged as a result of the public input process, the Committee deliberations, and the POCD document itself:

- Preserving community character, and
- Building and sustaining the economic vitality of Canton.

These two themes may "pull" in different directions, but are not incompatible. With a commitment to coordinated and balanced planning and management, both themes will work together to enhance the overall quality of life in Canton.

Consequently, 'balance' is the paramount theme of the POCD. The Update Committee endeavored to integrate balance in every aspect of the POCD. Applying vision to stitch together competing interests and limitations is the challenge of good planning. Hence, every interpretation of any part of this POCD should look for and consider the potential balancing elements within the POCD.

The sequencing of POCD elements -- from the chapters and subtopics to the presentation of the individual implementation measures – was organized to best present the narrative of the Community's vision, and is not intended to establish precedence unless specifically indicated.

Interpretation of privately held property

This plan supports the rights of private property owners.

In any portion of this plan where there may be a discussion of an improvement or facility pertaining to privately owned property, this plan does not endorse nor recommend the taking or condemnation of private property. Any such discussion is provided on the anticipation that such a property owner may one day desire to pursue such interests.

Conclusion

The temporary Plan of Conservation and Development Update Committee was honored by the opportunity to serve the community to accomplish this important task. We tried to approach our duties with the diligence they deserved; and we are proud of the resulting POCD. We hope this POCD update will serve Canton well.

FUNDAMENTAL VALUES

During the process of preparing this POCD, the following fundamental values emerged as the foundation for this Plan of Conservation and Development.

Things We Want To Protect …

Community Character	Our town is rich in physical and social character. While the physical elements of character are often the main focus of a Plan of Conservation and Development, we are also proud of its social character which consists of many styles, personalities and tastes, all of which contribute to its independent, artsy, small-town character. Preserving and enhancing both types of character is important to us.
Natural Resources	Natural resources are an integral component of what makes our town unique and attractive. We will encourage the protection and preservation of important natural resources, while balancing the rights of property owners.
Open Space	We have long recognized the value of open space to the community. While we are proud of our past accomplishments, we also seek to acquire or preserve additional open space in the future while honoring and respecting private property rights.
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How We Want To Grow …

Economic Development	Economic growth and development is fundamental to our community's future and quality of life. Business development in suitable locations must happen in a manner that enhances the character of the community and reinforces strong property values.
Residential Development	It is important that we maintain the neighborhoods that make our town a great place to live, raise our children, and provide a sense of community. We will seek to create new neighborhoods that enhance our community identity and historic rural character and respect the environmental landscape in which they are proposed.

Services We Want To Have …

Community Facilities And Services	We will strive to provide and maintain necessary, functional, and attractive community facilities and services to meet the needs of residents and ensure our town continues as a desirable place to live and work.
Transportation	Transportation is integral to daily life and it is important that facilities and services are provided to serve the transportation needs and desires of our community with accommodations for vehicles, pedestrians, bicycles, and public transit.
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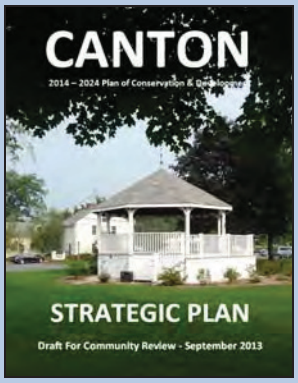


This part – known as the "Strategic Plan" - is a statement of strategic directions considered important for preserving and enhancing those things integral to the vitality, livability, and quality of life in the community. It is "big picture" in nature; and is intended to be used by Canton residents, agencies, staff, and other community stakeholders to discuss and refine the major directions of the community.

It is envisioned the Strategic Plan will be reviewed periodically to ensure the overall strategies for Canton are appropriate for addressing issues facing the community and guiding Canton's future. The Strategic Plan is also intended to fulfill the POCD requirements under CGS Section 8-23 for Canton.

The companion part – the "Implementation Plan" – is principally a compilation of implementation measures (i.e. tasks and active guiding principles) determined to help accomplish the overall strategies of the POCD. The implementation measures are presented in a series of tables organized according to the primary topic themes presented in the Strategic Plan that identify "who" is responsible for doing "what" and the timeframe ("when") over which the measure is intended to be implemented. The tables also allow for tracking implementation progress. As measures are implemented and results evaluated, it is intended that the Implementation Plan will be updated - on a regular, on-going basis - to remain current.

INTRODUCTION 1

Overview

This document is the 2014 – 2024 Plan of Conservation and Development for Canton, Connecticut. This POCD was prepared by a dedicated group of residents working with Town boards in order to:

- Promote discussion about desirable future outcomes for Canton.
- Direct future growth and change in the community.
- Guide local boards and commissions.
- Comply with the requirements of the Connecticut General Statutes.

Protecting Important Resources

(East Hill Road)

Guiding Growth and Change

(The Shoppes at Farmington Valley)

Addressing Community Needs

(Town Bridge)

Making Things Happen

(Phase III – Farmington River Rail Trail)

Statutory Provisions (CGS Section 8-23)

The Commission shall:

- prepare, adopt and amend a plan of conservation and development ...
- review the plan of conservation and development at least once every ten years ...

The Commission may:

- adopt such geographical, functional or other amendments … as it deems necessary.
- prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which… contain special problems or opportunities …

The Plan shall:

- be a statement of policies, goals and standards for the physical and economic development of the municipality ...
- be designed to promote…the coordinated development of the municipality …
- recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes …
- recommend the most desirable density of population in … the municipality…
- note any inconsistencies with the following growth management principles:
    - redevelopment and revitalization of commercial centers…
    - expansion of housing opportunities and design choices…
    - concentration of development around transportation nodes…
    - conservation and restoration of the natural environment, cultural and histo sources and existing farmlands…
    - protection of environmental assets critical to public health and safety…
    - integration of planning across all levels of government…
- make provision for the development of housing opportunities and promote housing choice and economic diversity in housing…

The Plan shall consider the following:

- the community development action plan of the municipality…
- the need for affordable housing…
- the need for protection of existing and potential drinking water supplies…
- the use of cluster development and other development …
- the state plan of conservation and development …
- the regional plan of development…
- physical, social, economic and governmental conditions and trends…
- the objectives of energy-efficient patterns of development…
- protection and preservation of agriculture.

The Plan may:
show the commission's recommendation for

- conservation and preservation of traprock and other ridgelines…
- airports, parks, playgrounds and other public grounds…
- the general location, relocation and improvement of schools…
- the general location and extent of public utilities…for water, sewerage, light, power, transit and other purposes…
- the extent and location of public housing projects…
- programs for the implementation of the plan…
- proposed priority funding areas…

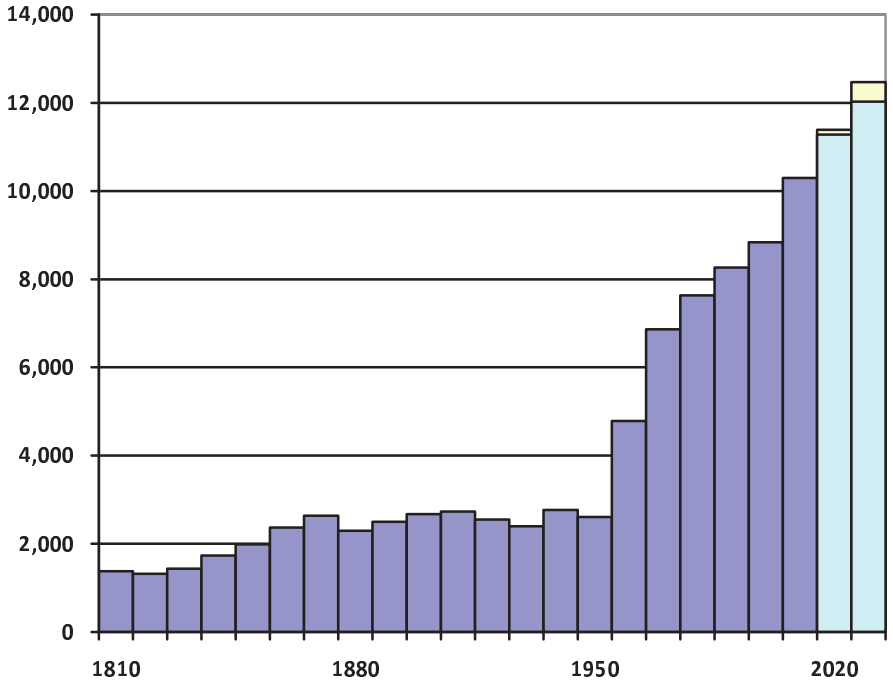
Conditions and Trends

Examining the conditions and trends which affect Canton is important to understanding the planning strategies and recommendations.

Canton Is Growing …

According to the Census, Canton had a population of 10,292 people in 2010. Since 1950, Canton's population has grown as a result of the automobile and the overall trend of suburbanization. Given recent economic conditions, the rate of growth has slowed but growth is expected to continue in the future.

Population Growth and Projections (1810 – 2030)



Over the years, growth has been fueled by both natural increase (more births than deaths) and by net migration (more people moving in than moving out).

	1960 - 70	1970 - 80	1980 - 90	1990 - 00	2000 - 10
Total Population Change	**2,085**	**767**	**633**	**572**	**1,452**
Calculated Natural Increase	**864**	**536**	**585**	**525**	**352**
Births	1,352	1,028	1,110	1,119	1,002
Deaths	458	492	525	644	650
Estimated Net Migration	**1,221**	**231**	**48**	**47**	**1,100**

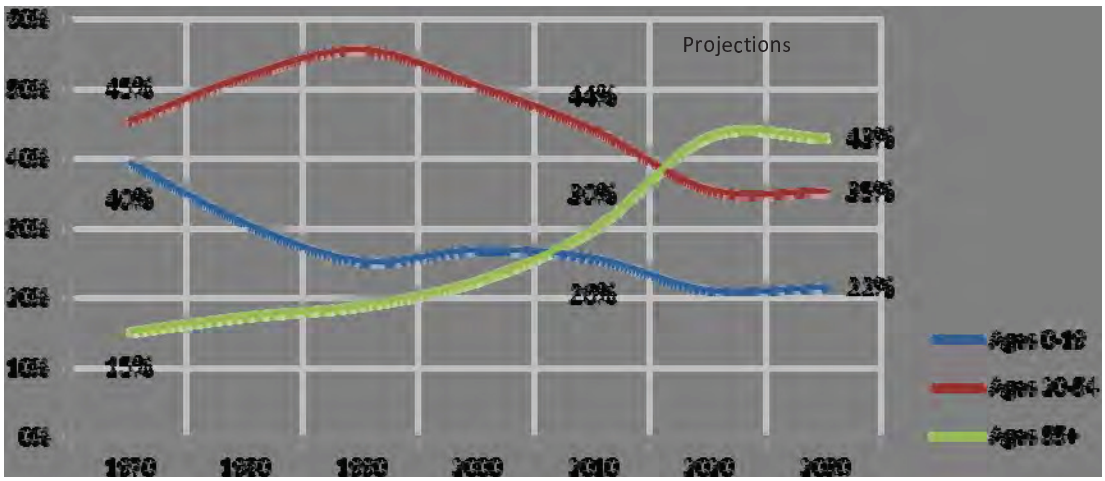
US Census / CT Dept. of Public Health / Planimetrics

The Age Composition Of Canton Is Changing …

Over the last several decades, Canton has been experiencing a shift in its age composition. This is not unique to Canton – it reflects demographic changes in the state and the nation. People are living longer and so there are more people in the older age groups than previously. At the same time, the people of the "baby boom" generation (people born between 1946 and 1964) are moving into the older age groups.

As a result, and for the first time in history, it is anticipated that people aged 55 and older will become the largest age group in Canton. This change in the age composition of Canton will affect the types of services desired by residents.

Age Composition Of Canton (1970 – 2030)



1970 - 2010 Census
Projections by CT Data Center (2007)

DESCRIPTION	AGE RANGE	NEEDS	
Infants	0 to 4	• Child care	• Child activities / programs
School-Age	5 to 19	• School facilities	• Recreation programs
Young Adults	20 to 34	• Rental housing • Starter homes	• Social destinations
Middle Age	35 to 54	• Family programs	• Trade-up housing
Mature Adults	55 to 64	• Housing options	• Second homes
Retirement Age	65 and over	• Housing options • Elderly programs	• Tax relief • Medical care • In-home services

Our Current Housing Mix May Not Meet Our Future Needs …

Canton is experiencing some key housing trends:

- Household sizes (the number of people per housing unit) are becoming smaller and this may require more housing units to house the same number of people,
- An aging population may desire different types of housing units to meet their housing needs, and
- New housing construction will occur to accommodate the projected population growth and demand.

The cost of housing in Canton has increased significantly and at a pace that has exceeded inflation and the growth in income. While about seven percent of Canton's housing stock meets one State definition of affordability (government-assisted, CHFA financed, or deed-restricted), the demand for affordable housing of all types is expected to grow in the future as older generations may live longer on limited incomes and younger generations may be saddled with educational debt.

Economic Considerations Are Important …

Canton has more residents working than jobs in the community – as a result, Canton is a net exporter of workers to other communities. Most jobs in Canton are involved in retail trade and services. Typical household incomes of Canton residents are higher than the State or the region.

In terms of local government, per capita expenditures are lower than the State average and typical for towns of Canton's size. About two-thirds of local spending goes to educational services – the remainder goes to general government, public works, public safety, recreation, and other services.

Canton generates about 81 percent of its revenue from property taxes. Canton is more dependent on local property taxes to support local programs and services since it receives less state aid than similar communities or the statewide average. This is important because Canton's tax base is more dependent on residential property than the State average.

There Is Development Potential Remaining …

Canton has a land area of about 16,086 acres. Most of the land in Canton is zoned for residential development on one- to two-acre lots.

There is presently more development potential remaining for residential homes than for business uses. This means that the business portion of the tax base *may* decrease in the future resulting in a greater tax burden on residential properties unless there is a growth in the amount of business property.

Residents Care About Character And Community …

At one of the public meetings, residents were asked to identify the things in Canton which made them proud of their community. Responses concentrated around the following themes:

Physical Character – Things that contribute to the overall physical character of Canton (e.g., undeveloped areas, natural beauty).

- **Collinsville**
  - Community focal point / community events
  - Quaint / sense of place
  - Attracts people from all over / meeting place
  - Has a great mix of people, artists, museums
- **Waterways**
  - Farmington River / Cherry Brook / Nepaug Reservoir
  - Provide recreational and economic benefits
- **Historic Areas**
  - Canton Center / reflection of the town's past
- **Rural Areas**
  - Farms / agriculture
  - "Ruralness" / open space
  - Scenic vistas

Community – Facilities and services that contribute to the quality of life for residents (e.g., community center, library, community events, schools) or that help people feel they are part of a larger community.

- **Town Facilities**
  - School system
  - Community center / library
  - Recreation area
- **Other Amenities**
  - Rail trail / land trust trails
  - Canton Museum
  - Nature Center
  - Gallery on the Green
- **Sense of Community**
  - Small town feeling / charm
  - Economic diversity

Residents Want To Address Issues and Concerns …

Residents were also asked to identify the things in Canton which they were sorry about or wished they could change. Responses concentrated around the following themes:

Deficiencies – things people want which could enhance the community

- **Business Development**
  - Attract more / better business development
  - Need a more coherent program / seems reactive
  - Seems restrictive and anti-business
  - Make Route 44 more attractive
- **Collinsville**
  - Improved streets / streetscape
  - Better maintained buildings
- **Community Facilities**
  - Need more athletic fields and playgrounds
  - Town garage
- **Roadways**
  - Better road maintenance / repair
  - Bikeways / walkways - Route 179 and elsewhere

Irritants – things that residents feel detract from the community or its quality of life

- **Canton Village Plaza**
  - Not pedestrian-friendly or driving-friendly
  - Could be more attractive / has incredible potential
- **Town Facilities**
  - Sewage treatment plant in the wrong place
- **Collins Company**
  - Seems to be neglected / deteriorating
  - It is such an asset / need to redevelop / reuse

Losses / Threats – things that changed or threaten to change what residents perceive as the existing or desired character of Canton

- **Loss of Open Space**
  - Conversion to residential subdivisions
  - Loss of golf course to commercial development
  - Failure to purchase development rights / open space
- **Appearance of Development**
  - Repetitive development patterns / styles
  - Loss of historic homes

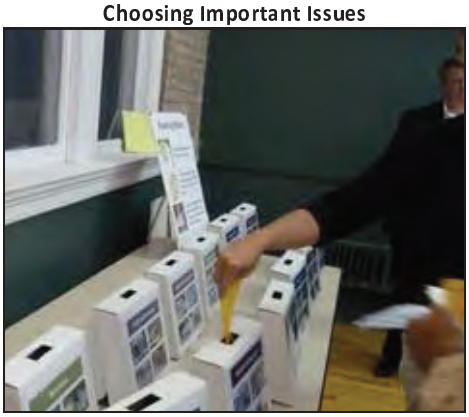
Residents Identified The Following Priorities …

At one of the public meetings, residents were asked to identify issues (from a pre-defined list) which they felt were most important to them as part of the planning process:

	Things We Want To Protect	How We Want To Grow	Services We Want To Have
Top Tier Issues			
Business Development		■	
Open Space	■		
Natural Resources	■		
Community Facilities			■
Middle Tier Issues			
Community Character	■		
Historic Resources	■		
Traffic and Circulation			■
Walking / Biking / Transit			■
Lower Tier Issues			
Community Structure		■	
Water / Sewer / Utilities			■
Residential Development		■	
Housing Needs		■	

Public Meeting

Choosing Important Issues



Photos by John Fitts, Canton Patch

COMMUNITY CHARACTER 2

Overview

Canton is a town of many styles, landscapes, and personalities contributing to its independent, artsy, small-town character. Prominent hills and ridgelines divided by the fertile valleys of brooks flowing to the scenic Farmington River, thousands of acres of open space, farms, and forest, scenic roadways and fieldstone walls, a bustling commercial corridor, and historic compact village centers help define the physical attributes of Canton's appeal.

A wealth of social attributes are likewise essential to Canton's distinctive character. The community relishes the diversity in its neighborhoods, backgrounds, and businesses, along with its continued legacy of individual thinking, creativity, energy, and education. Canton remains a close-knit community that also relishes its eclectic events and gatherings, and its compassionate support of others when needed.

Canton is a cohesive community that:

- *relishes its differences in neighborhoods, backgrounds, and diversity, and*
- *fosters and favors individual thinking and creativity.*

WHY THIS IS IMPORTANT TO US

Community character is a common thread running throughout this POCD. It is important to us because preserving and enhancing it will continue to:

- **Support our community pride and spirit –** The people of Canton enjoy a strong sense of place and an abundance of pride in our community. We firmly believe Canton is a special place to live, work, and visit.
- **Enhance our image and identity** – Canton endeavors to project a positive and welcoming image to others, which helps to attract businesses, visitors, and consumers to our town.
- **Extend the legacy gifted by prior generations** – Canton has a rich history of careful stewardship, innovation and industry, responsibility, hard work, and community involvement and support. These attributes form the foundation on which the town is working to build its future.

Strategic Directions

A.	**Preserve, conserve, and enhance Canton's rural character.**

Canton residents have long valued the rural character of our Town (see the "conceptual example" on the facing page). Input from community workshops and similar exercises conducted for this POCD update as well as the previous POCD update in 2003 emphasized the importance of "rural" aspects to the community.

The importance of rural character to the community is such that many of the strategies presented in this chapter and throughout the POCD are intended to perpetuate these rural patterns of development moving forward.

Rural Character

"Rural character" is more than just farms, open spaces, and single-family homes.

In 1994, Randall Arendt (a popular lecturer in the planning community) wrote a book entitled "Rural by Design". The book has become an important resource to the planning of non-urban towns not wishing to be 'suburbia'.

In the book, Mr. Arendt highlights that town/village centers, commercial development along highway corridors, and multi-family housing are all very much integral to the modern rural landscape. And he illustrates that, if designed correctly, they can work to enhance, rather than detract from, the character of a rural community.

What Is Rural Character?

While a concise definition of rural character is difficult to come by, the following descriptions begin to outline what the concept means for Canton.

From a physical standpoint, rural character in Canton is viewed as that combination of space, scale, and ambience that differentiates us from an urban or suburban environment:

- A built environment that is smaller in scale.
- A density of development that is considerably lower than urban.
- Development is much less uniform than suburban.
- Historically development was clustered in village centers, business pockets, and farmsteads with significant open space in between.
- Roadway corridors are narrower.
- Commercial buildings have smaller footprints.
- A built environment that is experienced more at a human scale (e.g. pedestrian and bicycle friendly) than an automobile scale (e.g. wide roads designed to move auto traffic rapidly.)
- An overall ambience incorporating, respecting, and existing in harmony with the natural environment.

On the social side, rural character can be described as a balance of (quoting Ms. Perry from the sidebar on the facing page) "respect for individual human dignity and independence" and community-oriented compromise. The ability to value the diversity of individuality yet come together as a whole community, not just as neighborhoods or interest groups.

CONCEPTUAL EXAMPLE

The Value Of Rural Living

In June of 1951, Canton resident Margaret Perry wrote a letter to the Hartford Courant in response to a Courant editorial on the virtues of zoning. The letter showcases that preserving rural character has been important in Canton for some time.

The Value of Rural Community Living

To the Editor of The Courant:

Your Sunday, May 27, editorial on Town Meetings and the Issue of Zoning was of great interest to me because it so clearly stated the suburban attitude toward "rural" life.

I, too, was all for zoning in the town of Canton when I thought of it in terms of protecting and fostering the "rural" way of life. It was not until I had listened to the zoning enthusiasts that it began to dawn on me what their real motive was in advocating zoning. They do not want to protect and foster rural life. They want to change this town from a rural community to a suburb or "bed town" for the Hartford area.

The split in this community is like that in every small town where the question of zoning arises: the newcomers and politicians versus the citizens who are the backbone of the town, or as you put it, "rural community." A politician's desire for zoning is straightforward enough: new jobs, added power, more loot. The newcomers' desires for zoning are different, for in zoning they think they see a means of controlling the growth of the town in accordance with their desires. They have moved in here for various reasons —real estate speculation, squire-ish tendencies, tadpoles in search of a little puddle in which to become bull frogs, —and then those who honestly felt that a small town was a better place to live or raise a family than the cities and suburbs.

You say in your editorial that "real estate values are now destroyed by thoughtless and indiscriminate use of land." If a person's sole interest in his town is the re-sale value of his property, zoning is no doubt desirable, because the potential buyers are frequently suburbanites, who feel that their social position and the value of their property depends upon the wealth of their neighbors and the value of their neighbor's property.

You state that "zoning protects everybody from potential loss, to say nothing of guarding against the intrusion of nuisances." I moved here from the suburbs because I want these "nuisances." I felt that this town was a better place to live and raise a family than the suburbs because of these "nuisances." The town of Canton is a mixture of farms, greenhouses, cabinet-making and metal working shops, woodland, residences, a public golf course, (maybe someday a Frank Lloyd Wright theater), orchards, kennels, an experimental farm, stables, an ordnance proving ground, blacksmith's shop, building contractors' bone yards, gravel pits, general stores, etc. These are what make Canton a desirable place in which to live and learn. My children are rapidly approaching teen-age. In this community there are innumerable places for them to get after school and summer jobs where they can be both "helpful" and "helped." In a mixed community like this—a real honest-to-goodness rural American town—the young have a chance to learn not only a trade but a respect for individual human dignity and independence. Is it not better to have our teen-age boys and girls growing up with honest values and a chance to learn something from their elders, than to have them wandering suburban streets for ten years until we can raise money for a "Cornerstone Club"?

Even though the last Town Meeting vote was a vote of lack of confidence in zoning administration, the issues of zoning are far reaching. With their acceptance or rejection a decision will be made as to what kind of town Canton is to become. Will it remain a "rural community" with a life of its own, or will its spirit be destroyed, as other towns before it have been destroyed, and made over into another eating, sleeping and drinking zone for the Hartford suburbanites.

Margaret Perry

Canton Center

Some Quotes

"[The Courant] states that 'zoning … [guards] against the intrusion of nuisances." I moved here from the suburbs because I want these 'nuisances'. I felt that [Canton] was a better place to live and raise a family than the suburbs. " …

"In a mixed community like [Canton] – a real honest-to-goodness rural American town – the young have the opportunity to learn not only a trade, but also a respect for human dignity and independence." …

"… a decision will be made as to what type of town Canton will become. Will it remain a 'rural community' with a life of its own, or will its spirit be destroyed, as other towns before it … , and made over into another eating, sleeping, and drinking zone for the Hartford suburbanites."

B. Support and enhance uniqueness and diversity.

Canton's diversity is one of its primary strengths as a community. Its eclectic nature is represented, and should continue to be embraced, in many aspects of the town's character, including business development and establishments, residential housing options, the relationships between business and residential uses, the distribution of various land uses, and the various types of events, artistic endeavors, and activities embraced and supported within the community.

Canton also has architectural uniqueness and diversity which (for the most part) adds to the character of the town. Architecture and site design are also key to the rural character of Canton. It is important that new development and renovations in town are designed to embrace and enhance Canton's history and rural character in concert with its diversity. There are a number of great buildings with distinctive architectural elements in the town which can serve as design reference points to guide future architectural and site design. These buildings/elements should be incorporated into the design standards for Canton to codify and reinforce the importance of appropriate character in the design of future development to the community.

Preserving Character: Form-Based Codes

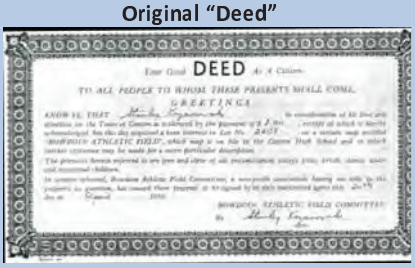
Form-based codes represent a growing regulatory answer to the erosion of community character associated with use-based zoning and its inability to deter automobile centric development. Form-based zoning recognizes that the neighborhoods and villages that remain most desirable are those, like Collinsville, that have 'resisted' the conversion to traditional zoning; and have maintained a mixed-use pattern where the 'look' of development remains more important than the particular uses. Form-based codes place emphasis on the "public realm" – what can be viewed and experienced from public spaces, such as streets. The result is neighborhoods and villages that are more accommodating to people outside of their cars – more livable communities.

CONCEPTUAL EXAMPLE

Shareholders

We are all "shareholders" in our community and sometimes this is expressed in unique ways. In the late 1950s, Canton needed a baseball field and a town-wide call for help was made. People of all ages responded and built what is now called Bowdoin Field on Simonds Avenue. Funds for materials and services the townspeople could not provide themselves were raised by "selling" 1–foot square parcels of the field. (See the "deed" below)

Original "Deed"

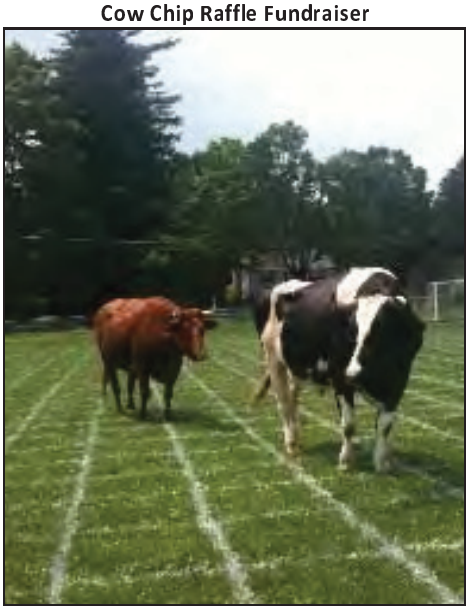

DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,

GREETINGS

Bowdoin Field Marker

Cow Chip Raffle Fundraiser



Summer Concert at Mills Pond

Summer Stroll

Canton Center Church

Rafting Up

Preserving Character: Village Districts

The principles of form-based codes (see sidebar on the previous page) are most readily applied to individual neighborhoods or villages. Connecticut has adopted village district zoning which permits the implementation of form-based codes in areas of distinctive character, landscape or historic value. Village districts, when appropriately implemented, provide the most powerful and flexible means for a community to preserve and enhance the desired character of such an area while also providing the predictability and timeliness for the regulatory process that is important to existing business owners and developers. It is important to recognize, however, that village districts can also provide a means of over-regulation to the detriment of the community and its character. The regulations must incorporate the balance that is stressed by this POCD; and need to recognize the importance of uniqueness and diversity to the character of Canton. They should be developed through a very open process that encourages direct public participation; and need to provide for numerous, flexible design options that are acceptable by right.

C. Identify and protect scenic resources.

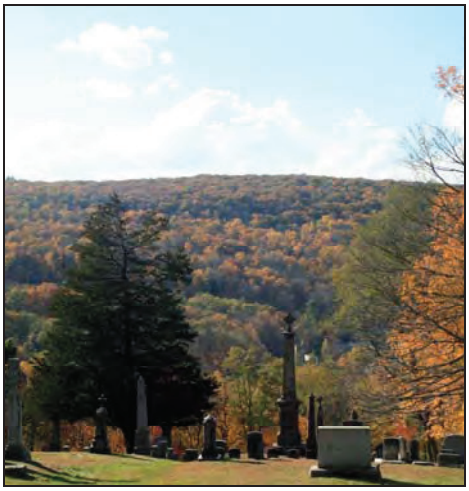
Canton has a number of scenic areas and scenic resources which contribute greatly to the character of Canton in varied locations, manners, and scales. Whether grand in scale (ridgelines, core forests, Farmington River, etc.) or more localized (roadside buffers of trees and shrubs, wetlands, smaller streams, and meadows), all contribute to the community's positive image and identity.

Identifying our important scenic resources, including the public locations from which they can be viewed, and developing creative ways to preserve, conserve, maintain, and reestablish them while respecting individual property rights and other priorities of the POCD is a goal of this POCD.

Farmington River

View From Morgan Road

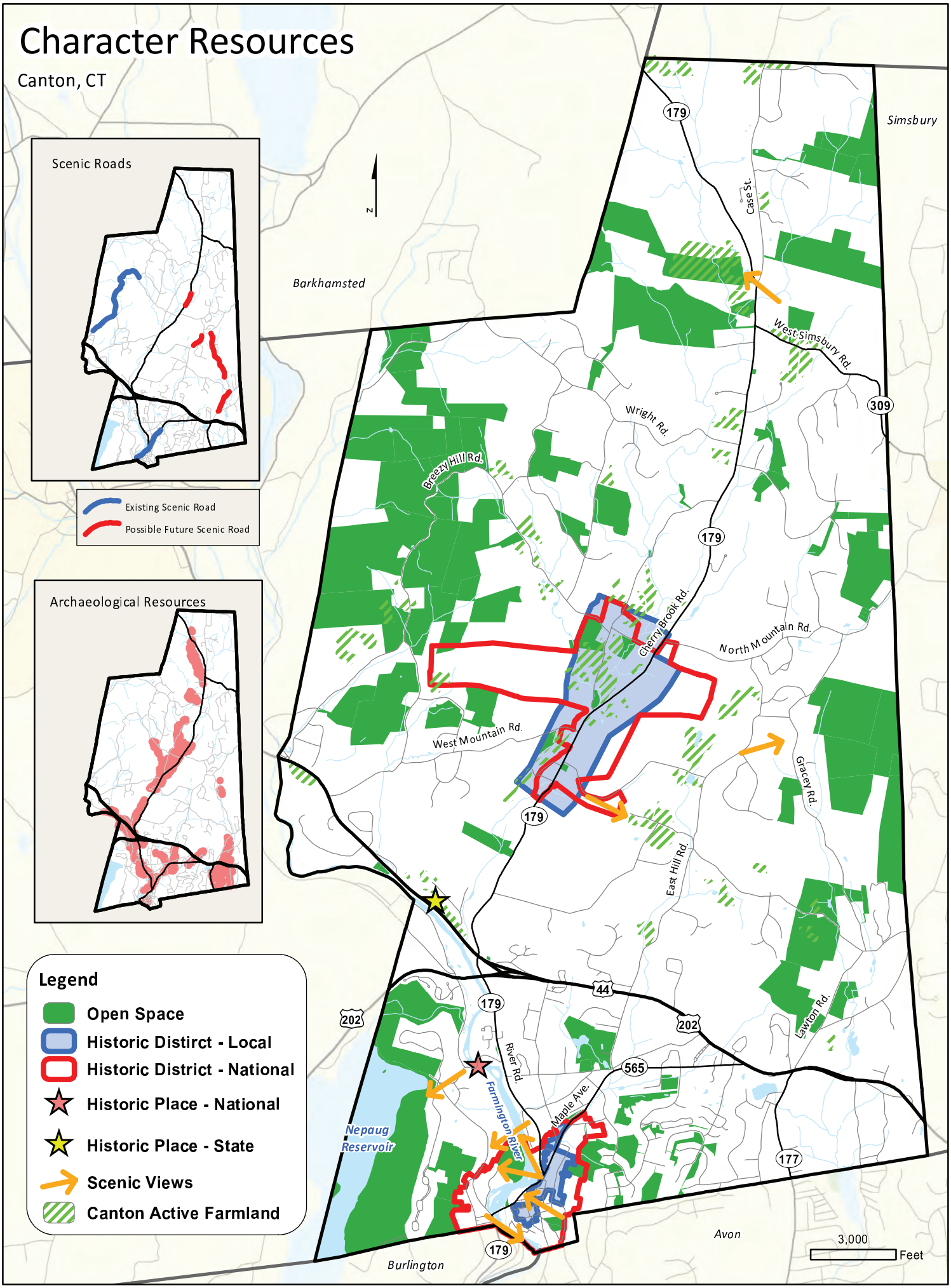
View of Sweetheart Mountain



Stone Wall on Lawton Road

Character Resources

Canton, CT



D. Restore and nurture history and heritage.

Canton has a rich history reflected in its buildings and settlement patterns. This includes houses and barns from the 1700s, industrial buildings and villages from the 1800s, and residential neighborhoods from the 1900s. These buildings and settlement patterns enhance community character and should be preserved.

Canton also has two districts listed on the National Register of Historic Places – Collinsville and Canton Center. These areas, and other historic buildings and places in Canton, make a significant contribution to community character.

Canton needs to remain mindful of its history and heritage and incorporate it into its planning and development for the future.

Agricultural Heritage

Residential Heritage

Restoring Heritage - Before

Restoring Heritage - After

E. Encourage and build sense of community.

Canton has a strong sense of community, with a rich legacy of volunteerism and inclusive events that bring the community together and further a hometown spirit. Many of these events are run by community organizations and volunteers. Some of these community assets are listed in the sidebar. Canton is, and wants to remain, a close-knit community where people help one another out in shared acts of support.

Canton's citizens, although diverse in personalities, interest and family roots in town, are a most cooperative group. This POCD encourages the traditions of banding together and helping one another to accomplish a goal for the common good. Examples of this goodwill toward one another include:

- Supporting the Memorial Day ceremony to honor local war veterans and other special events,
- Forming the Canton Land Preservation Trust to help purchase and maintain undeveloped land throughout town,
- Collecting funds to build a ball field (see Conceptual Example on page 12) and a wading pool (See Conceptual Example on page 19),
- Students collecting canned goods, and making it a math competition, for the town's food bank, and
- Serving hot meals to those without electricity and water during bad winter storms (2011) and other times of need.

Memorial Day Parade

Canton High School Play

Emergency Shelter

Sam Collins Day

Special Events

Canton has a number of valued traditions for fun, and entertainment:

- Sam Collins Day,
- Memorial Day parade,
- Firemen's Carnival,
- Lobsterfest,
- Lobster Loop 5K race,
- Church strawberry festivals,
- Craft fairs,
- Suppers and other events at various town places of worship,
- Farmer's market,
- Collinsville Halloween show and costume parade,
- Christmas in Collinsville with horse rides and luminaries, and
- Other Christmas season events.

Civic Organizations

Canton also has a number of civic-minded organizations, including:

- Roaring Brook Nature Center,
- Canton Land Trust,
- Canton Historical Society,
- FAVARH,
- the many places of worship.

Other Community Assets

Canton also has a number of community assets, including:

- the burgeoning arts and music community,
- the Farmington River Trail,
- a top-notch school system,
- the Mills Pond Park and Pool complex,
- the Public Library and Community Center.

CONCEPTUAL EXAMPLE

Community Spirit

In the late 1980s, Mills Pond Recreation Center only had a pool for older children and adults. There was no wading pool where parents of young children could introduce them to water in a safe environment.

A Canton mother-to-be felt that a wading pool was important for a growing community with young families and children. She approached the Selectmen and was encouraged to raise funds to have a new wading pool built beside the larger in-ground pool at Mills Pond.

Several parents got together, created a non-profit organization called Friends of Canton Parks & Recreation, and began raising the $50,000 needed to construct a wading pool. They held many fundraising events, including fairs, an Easter Egg Hunt and Oscar Night, solicited businesses in town and applied for a State grant which would pay for 40% of the project once they raised the "seed money".

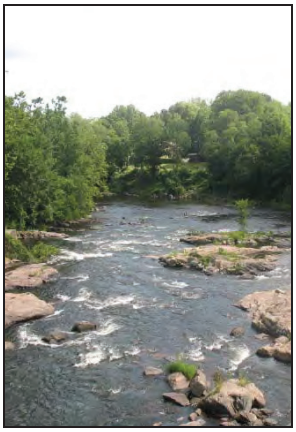
Friends of Canton Parks & Recreation succeeded in raising the funds, obtaining approval for the State of CT matching grant, and worked with the Town to design, build, and open the pool. The ribbon-cutting was in 1993, and the pool has been open for young children ever since. Once the Canton wading pool was in full operation, the non-profit organization passed along excess funds to help beautify the Farmington River Rail Trail in Collinsville.

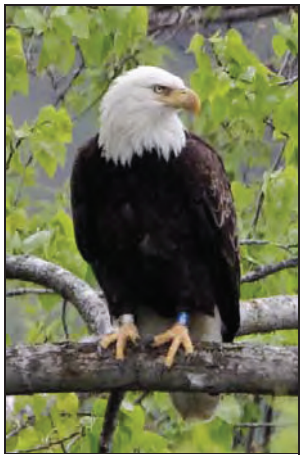
Initiatives like this, undertaken by motivated townspeople help make Canton a special place in which to live.

NATURAL RESOURCES 3

Overview

Natural resources are an integral component of what makes Canton a unique and attractive place to live and we will encourage the protection and preservation of natural resources, while balancing the rights of property owners to be able to make reasonable use of their property.





We will continue efforts to protect and preserve priority natural resource.

WHY THIS IS IMPORTANT TO US

Protecting and preserving natural resources is important to us because doing so will continue to:

- **Preserve town character** - As discussed in the Community Character chapter, Canton's natural environment contributes to the character of the town. Our streams, ponds, forests, wetlands, and wildlife are integral to the scenic beauty, openness, and rural charm of Canton that is so important to our residents and visitors.

- **Provide environmental benefits** - Our natural resources provide significant environmental benefits. Wetlands, woodlands, and meadows help to reduce pollution of streams and rivers from stormwater runoff first by reducing the amounts and rates of the runoff, and then by providing filtering to the runoff before it reaches the streams. In addition, reducing runoff rates helps reduce damage from floods and erosion. Vegetation also has a cooling effect on water, soil, and air.

- **Create recreational and economic value** - Canton's natural resources allow for, and enhance, many types of active and passive recreation in a small geographic area. Fishing, hunting, canoeing, kayaking, hiking, bicycling, and birding are all popular in town, and bring visitors to Canton. Property values are consistently higher when in proximity to natural resources.

Strategic Directions

A.	**Inventory important natural resources.**

In order to protect local natural resources, the resources must first be located and identified. Once inventoried they may be preserved, conserved, or given special consideration in relation to future planning and development activities, regulatory changes, potential acquisitions or other town decision making. Rudimentary efforts have been made to initiate the documentation of such resources.

It is not the intent that every resource inventoried be preserved. A clear picture of where resources are located, whether they are significant and why, allows the Town to understand and value its natural resources and can guide future decision making.

Natural Resources Inventory

A Natural Resources Inventory (NRI) identifies, describes, and compiles data of existing natural resources and presents it through a comprehensive index that lists and locates important naturally occurring resources within the town using maps, photos, data, and descriptive text.

Having a working NRI will provide a better understanding and appreciation of the community's natural resources and can establish a priority for conservation or preservation to be considered in future public and private decision making and activities.

A natural resources inventory can also facilitate and streamline development activities since it can identify issues that need to be considered as part of the development process and exclude things which are unlikely to arise.

B.	**Maintain the quality of the Farmington River, primary feeder streams and contributing watercourses as natural resources.**

The Farmington River is a prime example of a true riparian resource. It is important for its ecology, environmental management, soil conservation, flood zones, fauna, aquatic ecosystems, environmental engineering, flood control, industrial/ power generation, scenic, wide ranging passive and active recreational opportunities, and present economic value and future potential. Future activities derived from and affecting the Farmington River will require a balance of economic and conservation priorities.

The Farmington River affects and is affected by changes within its watershed. Changes near primary feeders and contributing watercourses will have contributing effects on the environmental quality of the watershed as a whole.

Farmington River View

Kayaking and Fishing

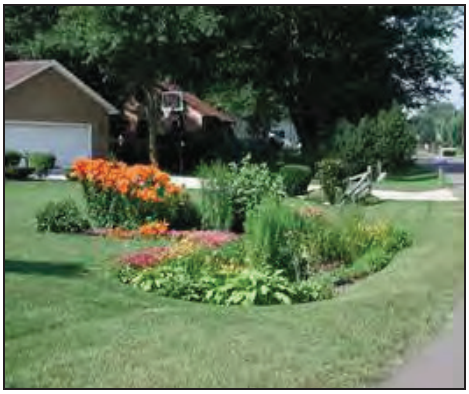
C. Minimize pollutants in stormwater runoff and promote other natural resource objectives of the POCD.

Stormwater runoff from rainfall and snow melt represents one of the largest sources responsible for water quality impairments in rivers, lakes, ponds, streams and other water bodies and wetlands. Impervious surfaces from development increase the amount and rate of stormwater runoff. If not properly managed, this increased stormwater run-off may cause erosion, alter natural drainage features, reduce groundwater recharge to wetlands and streams, and increase the discharge of pollutants to wetlands and water bodies. Stormwater runoff can also negatively affect wildlife and property values.

Stormwater management regulations can address water quality (pollutants) and water quantity (flooding, low base flow and recharge) by establishing standards that require the implementation of a wide variety of stormwater management strategies. These strategies include environmentally sensitive site design, bio-retention and other Low Impact Development (LID) techniques to minimize impervious surface and land disturbance, source control and pollution prevention, structural Best Management Practices (BMPs), construction erosion and sedimentation control, and the long-term operation and maintenance of stormwater management systems.

Stormwater Runoff

LID Rain Garden



Priority Natural Resources

Watercourses
- Farmington River
- Cherry Brook
- Barbour Brook
- Rattlesnake Brook
- Ratlum Brook
- Jim Brook
- Saw Mill Brook

Water Bodies
- Mill Ponds
- Bond Pond
- Secret Lake

Core Forest Areas

Wildlife species, corridors and critical habitats

Vernal Pools

Agricultural Soils

Geology / Ridgelines
- Ratlum Mountain
- Onion Mountain
- Area east of Case Street
- Mount Horr
- Sweetheart Mountain

Farmington River Wild and Scenic Designation and the Farmington River Coordinating Committee (FRCC)

In 1994, 14 miles of the West Branch Farmington River were added by the U.S. Congress to the National Wild and Scenic Rivers System. The river received this honor due to its outstandingly remarkable values (ORVs) including – high quality water, cold water fisheries, wildlife habitat, recreational opportunities, and historic resources. The Farmington River is a Partnership Wild and Scenic River - which means that local, state, and federal governments as well as other stakeholders in the river community are partners in river management and stewardship. This is a model that other eastern rivers have followed as they have put together management plans.

The FRCC is mandated by the U.S. Congress to coordinate activities on the 14-mile upper river and particularly to provide for the protection and enhancement of the ORVs for which the river was designated. It is guided by the Upper Farmington River Management Plan referred to in its designation. The Committee is comprised of appointed representatives from the five riverfront towns (Barkhamsted, Canton, Colebrook, Hartland and New Hartford), state of Connecticut DEEP, MDC, NPS, FRWA, and FRAA.

This designation may offer future opportunities for the Town's benefit. The FRCC receives annual funding from Congress to fulfill its mandate. The FRCC offers grants, scholarships, and land protection assistance for applicable projects.

D. Protect environmental and scenic values of our remaining core forest areas.

Forest areas are an important aspect of Canton's landscape. They provide scenery, wildlife habitat, erosion protection, seclusion, and contribute much to the rural character of our community.
Core forests are an important part of the forest ecosystem. Core forests are large contiguous forest areas which are remote from roadways or developed areas and provide wildlife habitat and other environmental benefits.

As Canton's future build out continues its core forest areas will continue to diminish. The fragmentation of our core forest areas negatively affects the natural environment, disrupts the natural landscape, existing natural greenway and wildlife corridors, degrades surface water quality, and stresses habitats.

It is a goal of this POCD to manage development and preservation within our core forest areas in such a manner as to retain their natural resource functions.

This POCD recommends retaining minimum forest area size of 500 acres where tracts of forest of that size currently exist. Wherever possible, this should be accomplished through conservation focused development patterns or acts of preservation (through fair market acquisition).

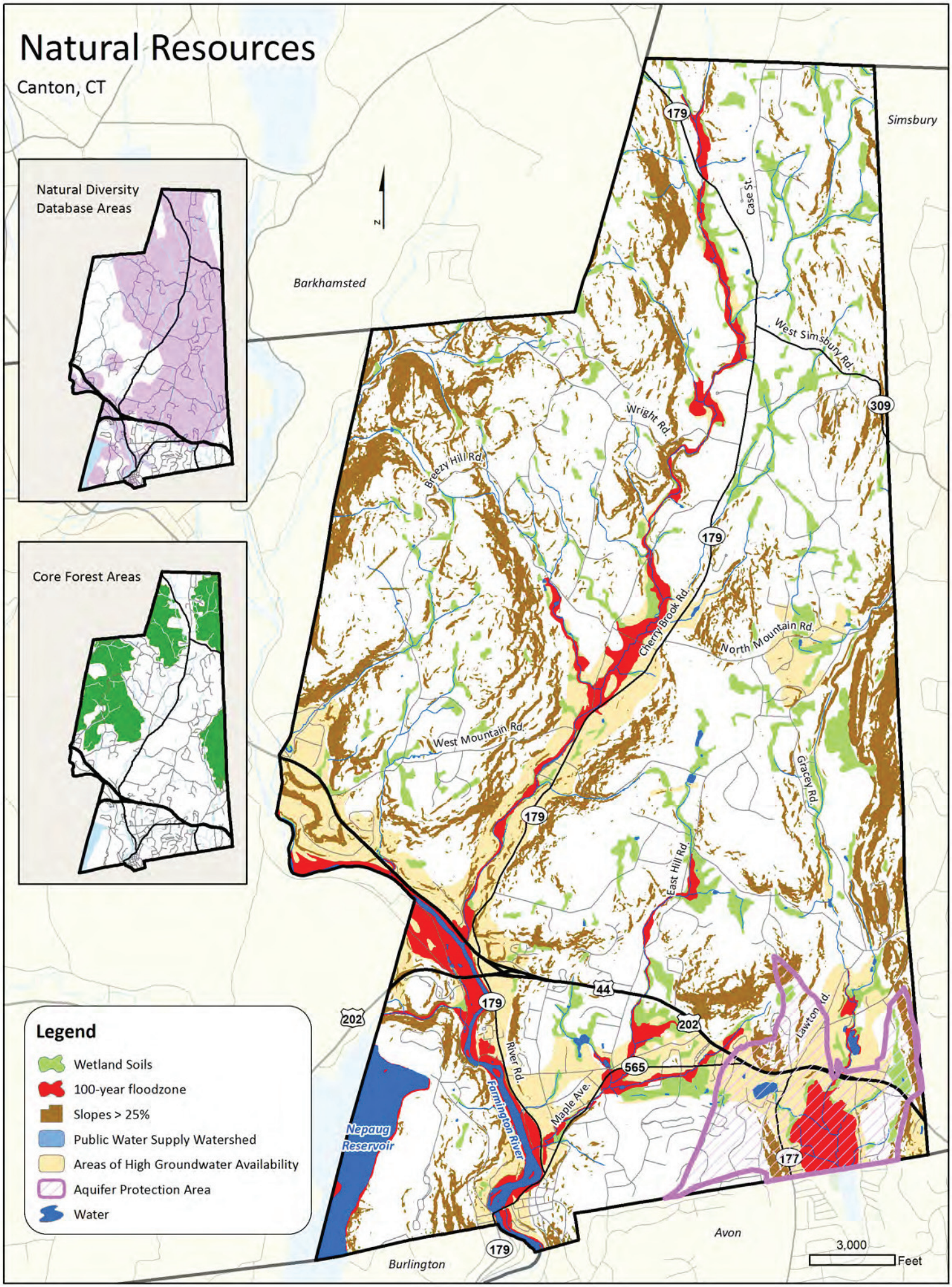
Smaller core forest areas are valuable from forestry and other perspectives.

Barred Owl

Core Forest Area

Natural Resources

Canton, CT



E. Continue "good housekeeping" practices.

Upper Mill Pond Strategies

- Increase the water depth in the impoundment.
- Develop public access (i.e. a pocket park) and a designated fishing area on the 45 Bridge Street parcel (just north of the bridge).
- Relocate the Town Garage facilities away from the river.
- Redevelop the Garage parcel into a public park area with a boat ramp (non-motorized).
- Formalize public parking along Town Bridge Road near the bridge.
- Pursue possible beach access improvements near the Town Bridge Road bridge when opportunities arise to work with private property owners.
- Develop a maintenance/management plan to control non-native vegetation along the river.
- Thin out the tall vegetation on the MDC-owned strip of land north along River Road to enhance views of the river.

Common human activities can be very detrimental to natural resources. Excessive use of pesticides and herbicides can result in the chemicals being carried away with stormwater causing to wetlands and water bodies. The introduction or mismanagement of invasive species can significantly harm, or even eradicate, native species. The dumping of any kind of foreign substance or item into storm drainage systems or directly into or adjacent to watercourses or wetlands usually detrimental to the receiving wetland or watercourse. Dumping leaves into watercourses can cause unwanted flooding and sedimentation.

Good housekeeping starts at home. Therefore it is important that the policies and practices of the Town administration and staff are such as to minimize negative effects on our environmental resources and work to educate and set "good housekeeping" examples for our residents.

Invasive Species

Effect Of Pesticides?

Native Species - Osprey

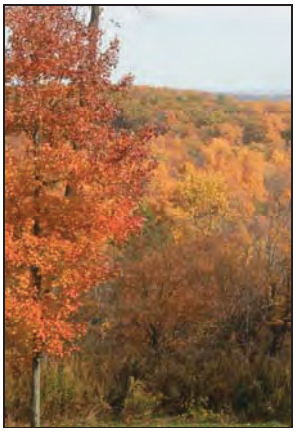
Native Species – Box Turtle

OPEN SPACE 4

Overview

Canton residents have long recognized the value of open space to the community. Over 20 percent of Canton's land area is currently preserved as open space due to the efforts and generosity of a number of people and organizations.

While Canton is justifiably proud of its past accomplishments, we also seek to acquire or preserve additional open space in the future, while respecting private property rights.



We seek to preserve additional open space in the future.

WHY THIS IS IMPORTANT TO US

Protecting and preserving open space is important to us because doing so will continue to:

- **Preserve town character** - Natural resource, greenway, ridgeline, farmland, and non-developed properties are essential to maintaining the rural character of Canton and creating areas for local recreation and community interaction.

- **Provide recreational opportunities** – As Canton grows in the future, additional open space and recreational opportunities will be needed to serve the needs of our growing population without overburdening existing facilities.

- **Provide economic benefits** - Open space enhances the value of nearby properties and can reduce the cost of installing infrastructure and providing services. Open space preservation can avert residential development which usually requires more in service costs than it provides in tax revenue. Purchase of development rights can preserve land cost effectively while allowing farmers to continue farming the land. Open space donations or easements can also be used to reduce the estate tax burden or property tax burden to owners.

Strategic Directions

A.	**Encourage cooperation and communication in preserving open space.**

When open space issues are considered, the Town can and should play an important role in identifying and facilitating communication among all stakeholders involved. The interests of the owner of the land being considered for open space, nearby property owners and residents, and those of the organization expected to be tasked with maintaining the open space must be considered. For meaningful preservation of open space to occur, cooperation among all parties is essential.

Create A Meaningful System

The Town should strive to create a meaningful system of open spaces. Although the acquisition of isolated parcels may have individual merit in specific cases, the Town should carefully analyze how each parcel relates to the overall open space strategy for the Town.

Through subdivision the Town may accept a fee-in-lieu of open space. A fee-in-lieu of allows the Town to accumulate funds for the eventual purchase of open space directly related to town interests. The use fee-in-lieu of is preferred by this plan for the purpose of supporting meaningful acquisitions in the future.

The Town recognizes that many land owners are passionate about their lands. In some cases substantial parcels of land have been held by families for generations dating back to the founding of the country. Regardless of whether land has been in a family for two centuries or two years, the most benign discussion involving acquisition of private property for a public purpose (even if the intent is to protect it) can be a sensitive one. Such discussions must always be initiated and conducted with respect for the private property owner's perspective and interests. In all cases, once a property has been identified as having value as potential open space, the subject property owner should be engaged as early as possible. The acquisition of property for open space purposes by eminent domain is not in any way contemplated or encouraged by this POCD.

Open space creation and management is a community-wide endeavor. The Town is fortunate to have many dedicated and responsible partners in this endeavor, including the Canton Land Conservation Trust (Land Trust), the State of Connecticut Department of Energy and Environmental Protection, the Metropolitan District Commission (MDC), as well as other stakeholders.

Cooperation, communication, and coordination between the Town and these partners in the planning, acquisition, and management of open space can prove to have many benefits mutually to the Town and its partners, as well as to the community as a whole. This is especially true, and vitally important, with respect to the Land Trust, which is by far the largest steward of open space within the community.

B. Pro-actively plan to acquire more open space.

Canton needs to continue efforts to identify desirable open space.

Planning for open space allows the Town to make the most of limited available open space resources. It allows the community to direct resources and opportunities towards lands that furthers the open space priorities and objectives of Canton, as opposed to open space acquisition being merely a residual of development or a 'take whatever we can get' proposition. This is not to ignore the fact that opportunity is frequently a significant driving force in open space acquisition. Rather, it enables the coordination and pooling of efforts and resources to put the community in a position to work towards and take advantage of key opportunities when they arise.

Fortunately, the Canton community has shown the civic foresight, generosity, and wherewithal to steadily increase its open space inventory. In 1990, about 8 percent of Canton's land area was set aside as dedicated or managed open space. As of 2012, dedicated and managed open space make up about 17 percent of the town, with identified restrictive covenant open space adding an additional 3 percent or so. The Canton Land Conservation Trust controls approximately 60 percent of this open space, the Town controls approximately 15 percent with the State, the MDC, and various private organizations owning the remaining land.

The creation of additional open space is desirable for the benefits and functions presented in the sidebar. Considering the admirable amount of open space land that has already been preserved by our community, the success of future open space planning will not be determined by the acquisition of some arbitrary percentage of the area of our Town, but rather through the ability of the created open space to meet these benefits and functions and enhance the quality of life in Canton. This can best be accomplished through a top-down open space planning approach:

- identifying the open space attributes and priorities that are most desirable for the community, and
- pursuing lands that move the community towards these objectives.

Such an approach also places a premium on having means available to be able to take advantage of key opportunities when they arise.

Open Space Purposes

1. ***Natural Resource Protection Areas.*** Includes animal and vegetative habitat, stream and wild-life corridors, environmentally sensitive areas, ridgelines, etc.
2. ***Outdoor Recreation.*** Active recreation such as ball fields, courts, playgrounds, and other facilities for structured recreational activities. Also, passive recreation such as fishing, bird watching, hiking, canoeing, picnicking, and relaxing in nature.
3. ***Resource Management.*** Such as actively used forestland and farmland.
4. ***Protection of Public Health and Safety.*** Floodplains, high-quality aquifers, wetlands, high ground water, steep slopes, etc.
5. ***Historic or Archeological Sites.*** Historic districts, town greens, historically significant structures or grounds.
6. ***Areas that Shape Community Character or Design.*** Greenways, buffers, village plazas, neighbor-hood open space, scenic roads and viewscapes, cemeteries, etc.
7. ***Linkages.*** Many of the benefits are enhanced when open space parcels can be linked together.

University of Connecticut
Center for Land Use
Education and Research

Types Of Open Space

Dedicated Open Space. Land which has been *permanently* preserved to serve one or more of the functional purposes identified previously. Such land may be owned by the Town, State, Canton Land Trust, or other similar entity or may have a conservation restriction. Public access is typically allowed.

Managed Open Space. Land which may have another purpose but provides open space benefits (e.g. Class I or II public water supply lands, cemeteries, golf courses, etc.). Such land may be owned by a quasi-public or other entity. Such land may or may not have a reasonable assurance of providing the open space benefits for a very long time.

Protective Covenant Open Space. Privately owned land which is preserved from future development through protective covenants recorded in the Town Land Records such as conservation easements, appropriately held development rights, etc.

Open space typically does not include:

- Undeveloped or agricultural land that is not preserved;
- land submitted for reduced tax assessments under Public Act 490;
- land which serves one or more of the functional purposes identified previously but has not been preserved for such purposes; (e.g. unpreserved wetlands, etc.)

C. Maintain and publicize an up-to-date inventory of open spaces.

In order for open space efforts to be carried out efficiently and effectively, the Town needs to document and maintain a current, accurate inventory of all open space lands within and adjacent to its borders. Identifying the location, function, and primary characteristics of existing open space parcels is fundamental to the planning for acquisition of new open space. An accurate inventory will enable locations to be identified (and then prioritized) which may provide important connections or other attributes desired in the community's open space portfolio. An accurate GIS map of existing open space will also be very helpful to land use commissions as they consider open space matters as related to land use applications.

A publicly available and easy-to-understand mapped inventory of existing open space lands will increase public awareness of open space within the community and help to educate residents of the value of additional open space in certain locations.

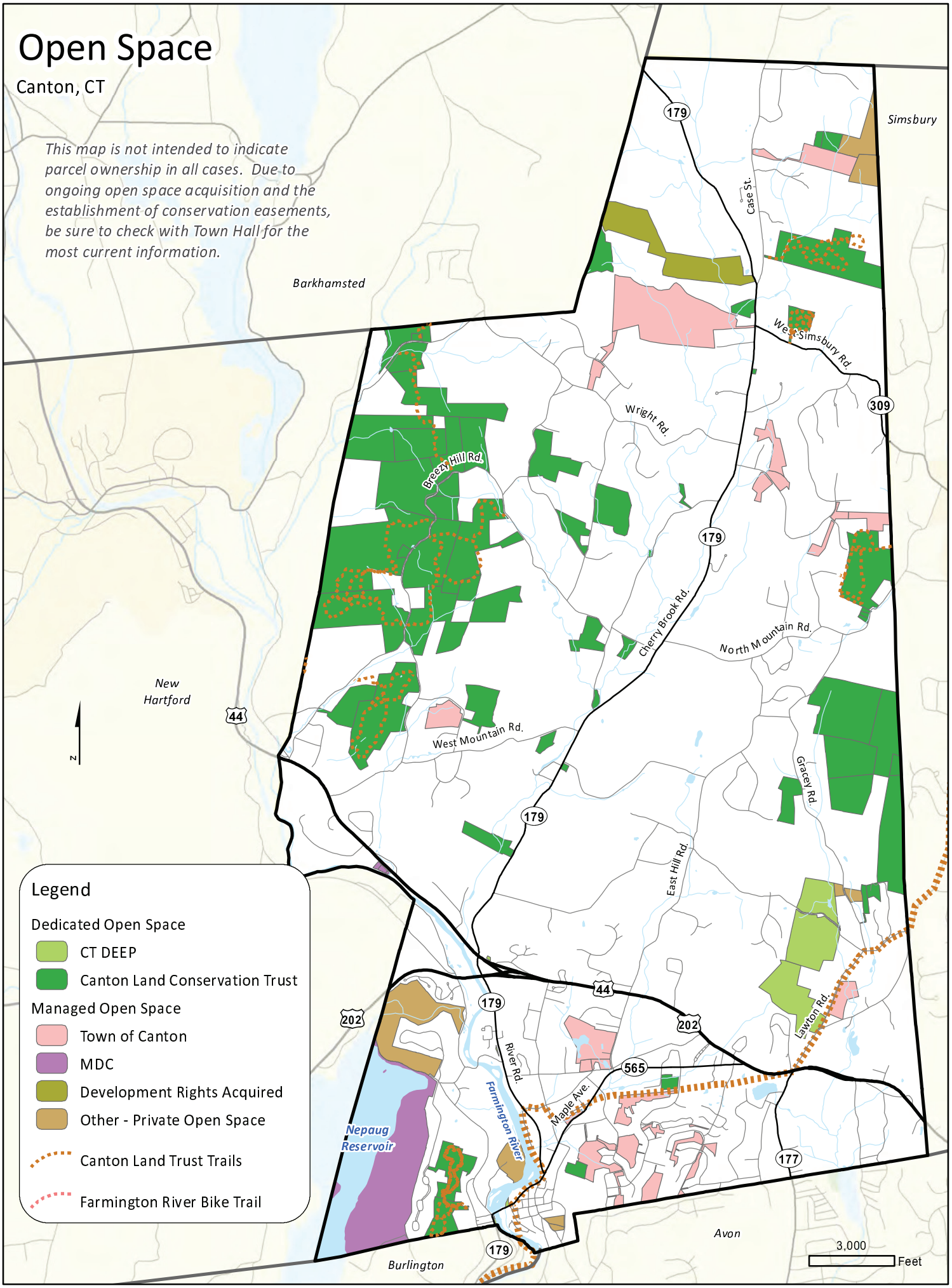
Dedicated Open Space

Managed Open Space (Nepaug Reservoir)

Open Space

Canton, CT

This map is not intended to indicate parcel ownership in all cases. Due to ongoing open space acquisition and the establishment of conservation easements, be sure to check with Town Hall for the most current information.



D. Maintain and manage open space areas.

In order for benefits and functions of an open space to be sustained, the land must be properly managed (including activity control, property monitoring, and maintenance). The methods and degrees employed in such management will vary depending upon the nature of the open space.

The questions of who will be responsible for the management of an open space area and what resources are expected to be available (in the short and long term) need to be considerations in the planning for open space.

When the Town is involved in the process of acquiring open space, it should take what steps are prudent to best assure proper management. All Town-owned open space parcels (or where the Town is the holder or beneficiary of a restrictive covenant) should be included in an open space management manual.

Priorities and Flexibility

Open space acquisition decisions require evaluating competing priorities and benefits. Good open space planning is not a straightforward endeavor and requires consideration of a number of issues:.

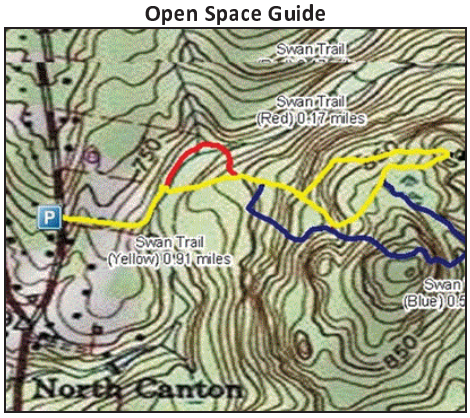
Priority – consider open space funding within the context of the full range of municipal spending priorities while recognizing that land, once developed, may never become open space.

Balance - to achieve a well-rounded open space inventory that benefits the broadest spectrum of our population.

Flexibility - to adapt to the variability of lands and funding availability.

Trail Maintenance

Open Space Guide



AGRICULTURE 5

Overview

Farms and farmland are important to Canton – they link the past to the future through a landscape of fields and pastures, stone walls and weathered barns shaped by generations of hard-working farm families. Canton has benefited from a thriving agricultural community since its earliest days.

With nearly 500 acres of active farmland remaining, agriculture remains an important part of the community. We will strive to ensure that agriculture remains an important part of Canton's rural character and charm and economy.

WHY THIS IS IMPORTANT TO US

Protecting and preserving farms and farmland is important to us because doing so will continue to:

- **Preserve town character** - Active farmland is a significant factor in the rural character of Canton. It provides the community with a sense of legacy, rural sensibility, open space, and scenery – all of which contribute to the exceptional quality of life in Canton.

- **Provide locally-produced products** – Local farms produce local products for local consumption. Local food and nursery products are fresher with less opportunity for damage due to time, travel, and handling. Local agriculture also supports an increasing trend of environmentally conscious consumers who seek to live more sustainably by reducing the amount of greenhouse gas emissions associated with the products they purchase/ consume.

- **Support local businesses** - Farms and other agricultural enterprises are businesses contributing to the local economy. Like any other business, they provide jobs, directly and indirectly, locally and regionally, and bring in consumer dollars from outside of the community. Also, as with other businesses, agricultural properties are typically tax positive – bringing in more local tax dollars than the cost of local governmental services required.

We strive to ensure that agriculture remains a part of our character, charm, and economy

Strategic Directions

A.	**Take steps to protect active farms and farmland.**

Due to overall development and financial pressures, active farmland is a vulnerable resource in Canton. Approximately 500 acres of land in Canton (roughly 3 percent of the Town's total land area) is considered active farmland. Even if the community wished to preserve all of this land, it is unclear whether this could be accomplished due to cost and other considerations. Nevertheless, these areas are important to the community and efforts should be devoted to preserving as much of this land as is practical for agricultural uses.

The primary means of protecting active farmland outright is through land acquisition which can be accomplished by:

- Purchase from the existing owner and subsequently leasing the land for agricultural purposes, or
- Purchase of development rights to the land and retaining the existing farmer to work the land (the preferred approach).

When a working farm is converted to development, there is virtually no chance of farming returning to the site, as the topsoil will have been removed. Because of their location, farms, if developed, are likely to be converted to tax-negative single-family use.

The steps for protecting active farmland are similar to those recommended for preserving open space and other resources that the community desires to protect and conserve:

- identify and inventory the resource aspects;
- prioritization;
- identifying and developing funding sources;
- identifying and developing opportunities for acquisition; and
- putting an appropriate organizational structure in place to oversee and manage these processes.

Local Agriculture

Canton is part of a larger region and this is true for farms and farmers.

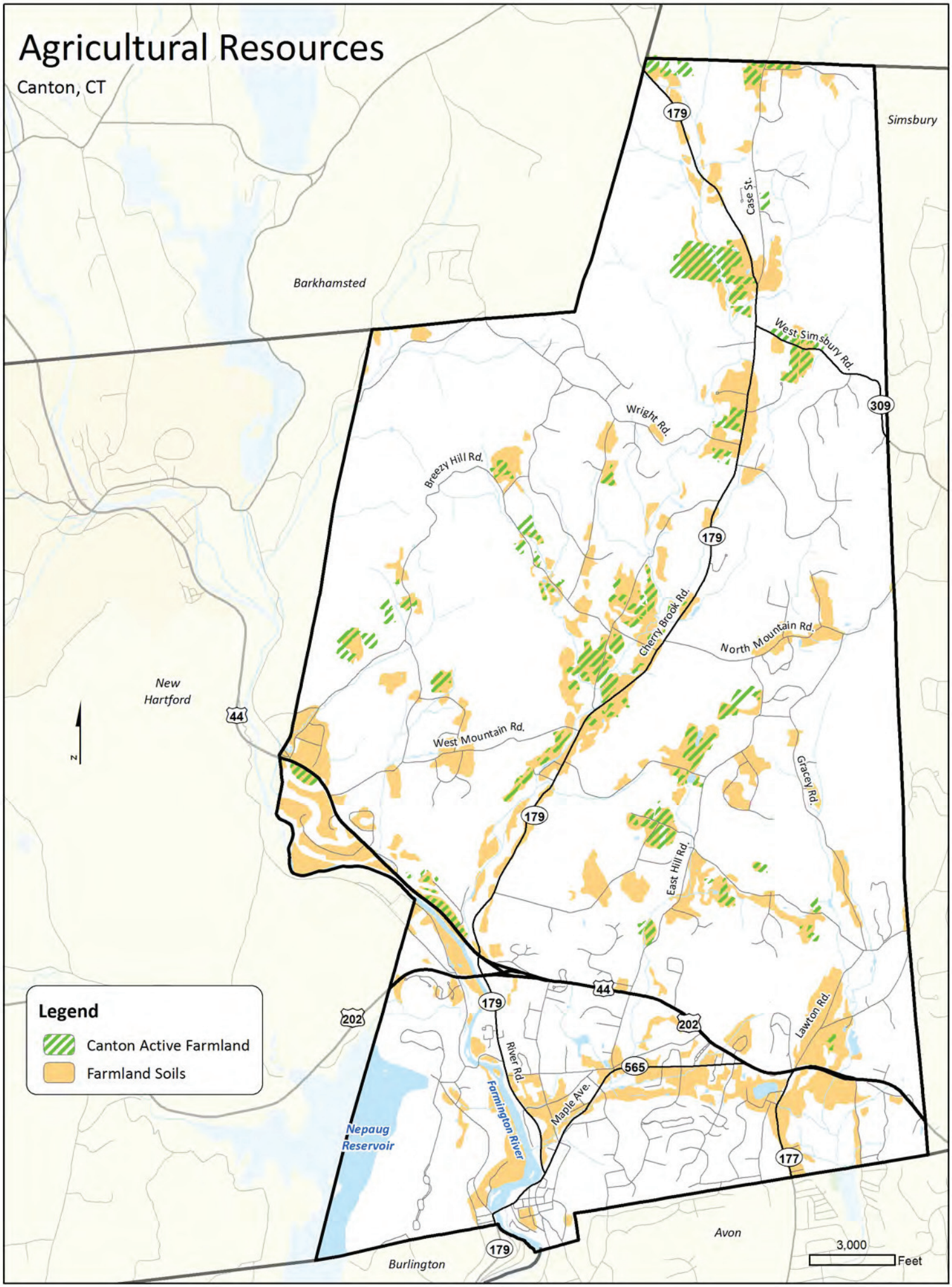
Local farms and farmers will benefit the residents of Canton and the larger region with local farm products, local jobs, scenic views, and other benefits. Similarly, stronger regional support for farming and farm products will also help Canton.

Olson Farm

Bristol Farm

Agricultural Resources

Canton, CT



B. Support and encourage the business of agriculture.

Another primary means of protecting farmland and farming, and other forms of agriculture, is to take steps to assist them to remain viable as small businesses. Such steps should be designed to:

- Allow agricultural businesses to operate and flourish within residential (and other) neighborhoods, while respecting the historical character of the neighborhood.
- Afford agricultural businesses the flexibility to adapt to changes and volatility in production and market factors.
- Support and encourage a local consumer base for locally produced products.

Although farm stands can be thought of as retail enterprises located in residential zones, they are incredibly valuable to the people who use them and the farmers who provide them. Allowing farm stands in appropriate locations with tolerant and flexible business accommodations should be encouraged. The Farmer's Market and community-supported agriculture (a means for farmers to "pre-sell" their crops to share the risks – and bounty – of farming with people and families that purchase farm shares) are also ways to help support local farms and farmers and should be continued and encouraged.

Community Supported Agriculture

Farmers Market

Happy Carrot

Farmers Bounty

ECONOMIC DEVELOPMENT 6

Overview

Economic growth and development in Canton, and the sound management of public policy towards businesses, is fundamental to Canton's future and the quality of life in town. In the face of flat or decreasing revenues from other sources, and slowly rising housing values, the financial health of the Town will improve through diversifying the tax base and becoming less dependent on the residential sector.

Business development in suitable locations must happen in a manner that enhances the character of the community and re-enforce strong property values. The Town understands that local businesses are an important part of our local economy and key members of our community.

Economic growth and development and the sound management of public policy towards businesses is fundamental to Canton's future and the quality of life in town.

WHY THIS IS IMPORTANT TO US

Promoting and achieving economic development is important to us because doing so will continue to:

- **Enhance quality of life** - The quality of life enjoyed by the community is enhanced by businesses that provide valuable services and economic vitality to the community.

- **Provide tax revenue** – If the commercial component of our grand list fails to grow, the burden of increasing costs of services will ultimately be shouldered by the residential component of the Town's tax base. A robust commercial sector provides much needed property tax revenue to the Town that can reduce the relative tax burden on residential home owners.

- **Provide jobs, goods and services** - A thriving business community provides needed goods and services for consumption in the community; it also provides income to the wider community in the form of employment and commerce. A strong and diverse business community helps the town adapt to market changes and withstand economic fluctuations.

Benefits of Mixed Use

Mixed use development is proven to yield higher tax revenues than traditional stand-alone commercial and residential developments.

Mixed use was a historic component of the town's economic tax base and thriving development prior to zoning laws.

Mixed use also helps function as a transition in challenging locations between areas of business and single family neighborhoods.

Mixed Use For Canton

The map on the facing page identifies areas historically associated with mixed use and areas where mixed use potential should be considered. The following categories explain differing types of mixed use that presently exist or are recommended for consideration:

- Village Center/ Commercial Mixed-Use: This generally allows the most intense and widest range of development.
- Transitional Mixed-Use: single family, multi-family, and commercial similar/complimentary, but less intense, as adjacent commercial areas.
- Low-Intensity Mixed-Use: single family, low-unit multi-family, professional office and other low-intensity/low-traffic generating commercial uses.

Individual zone locations may/will have different use/development standards.

Strategic Directions

A. Increase business to residential tax base proportion.

In Canton, there is a need to increase the amount of land available for commercial development and to increase the assessed value of existing commercial parcels. Increasing the proportion of the property tax base that is commercial will decrease the relative tax burden on existing homes and businesses in Canton. It is a goal of this POCD to mitigate our historic reliance on residential tax property taxes by affording more opportunities for business within business zones, creating more business-friendly zones, and perhaps finding new sites to convert for potential business development.

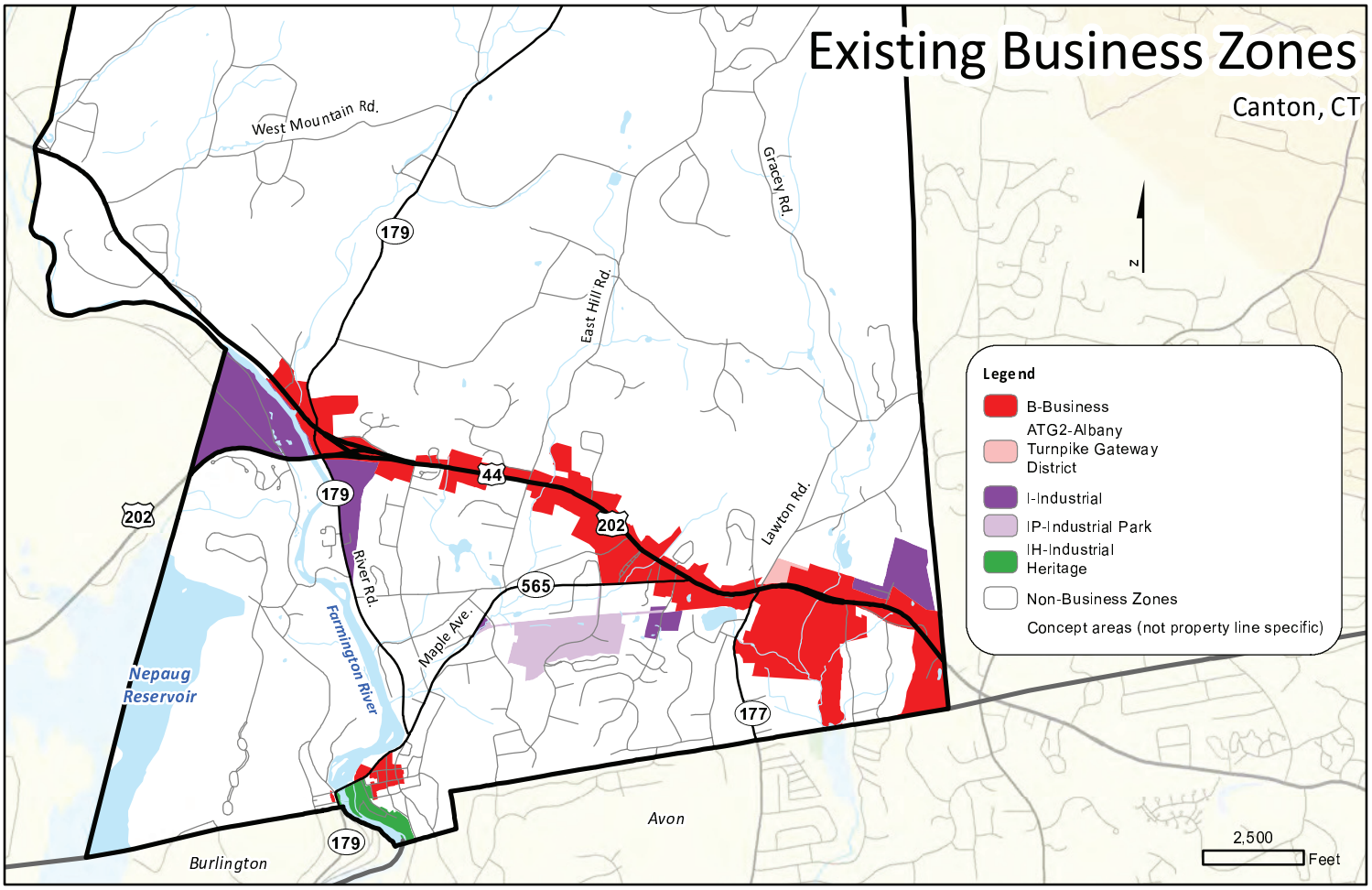
This is likely to be increasingly important in the future for Canton, as the town has only about 50 acres of undeveloped land zoned for business and approximately 4,500 acres of undeveloped residential land. Managing the business to residential tax proportion will be key to keeping the Town's tax rates competitive and keeping Canton a desired place to live and run a business.

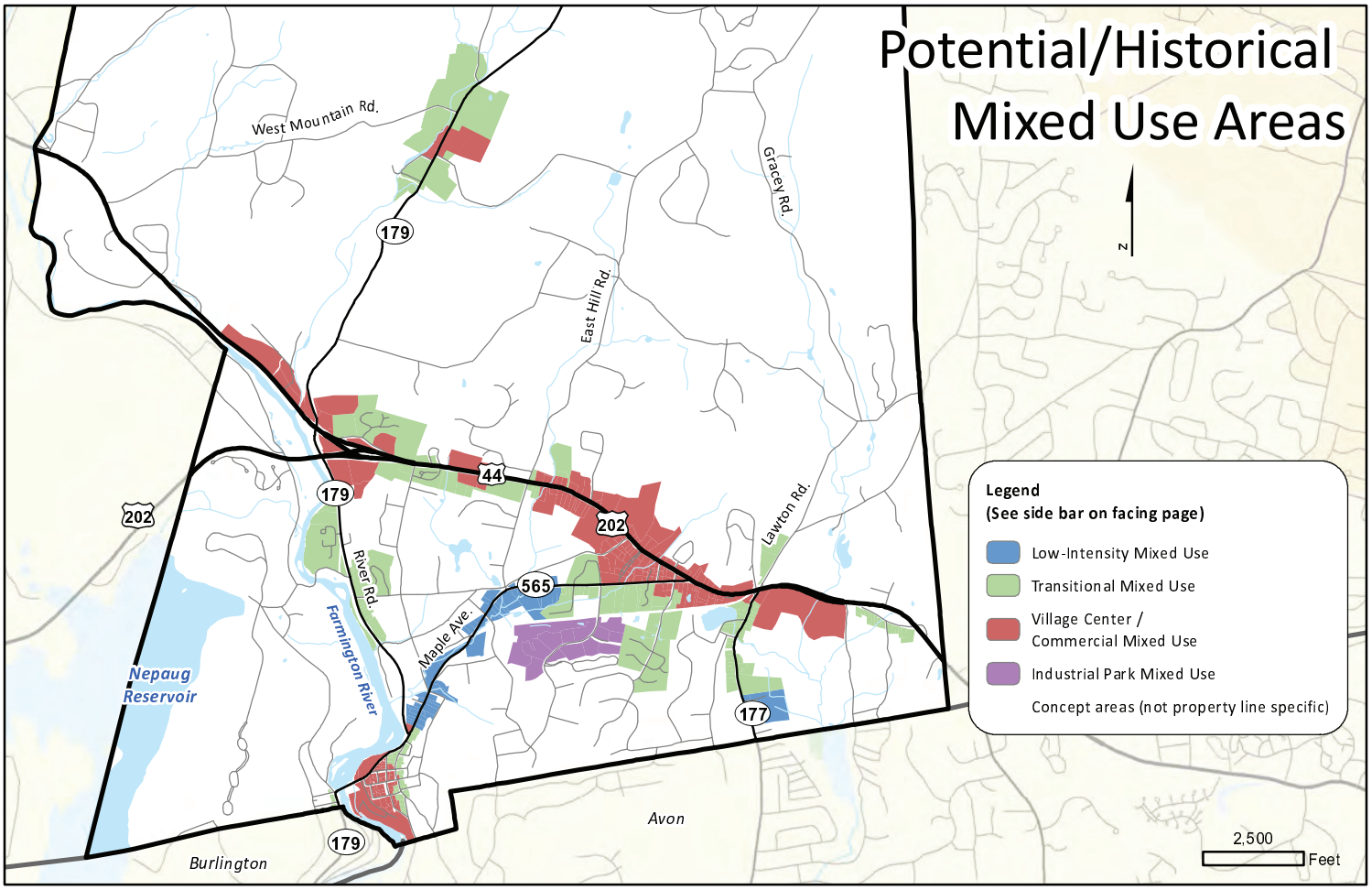
The issue of limited inventory of land available for business and industrial use is exacerbated by the limited availability of public utilities (especially sanitary sewer) to some of these properties (which is an impediment to business development). At the same time, the town has a privately owned industrial park and the privately owned Collins Company site, both of which are significantly underperforming from an economic standpoint.

The POCD recommends mixed-use development as an important tool to help us achieve our economic development goals. Mixed use development has long been an important building block of Canton's economic base and is increasingly being constructed around the country. While the town has not seen mixed use development in recent decades, it is a positive economic strategy which can help address the limited inventory of land for business in town and the importance of infill and redevelopment to reach our economic development goals.

Mixed Use In Collinsville

Mixed Use In Collinsville


Existing Business Zones
Canton, CT
West Mountain Rd.
Gracey Rd.
East Hill Rd.
Lawton Rd.
River Rd.
Maple Ave.
Farmington River
Nepaug Reservoir
Burlington
Avon
179
44
202
565
177
N
Legend
B-Business
ATG2-Albany Turnpike Gateway District
I-Industrial
IP-Industrial Park
IH-Industrial Heritage
Non-Business Zones
Concept areas (not property line specific)
2,500
Feet


Potential/Historical Mixed Use Areas
West Mountain Rd.
Gracey Rd.
East Hill Rd.
Lawton Rd.
River Rd.
Maple Ave.
Farmington River
Nepaug Reservoir
Burlington
Avon
179
44
202
565
177
N
Legend
(See side bar on facing page)
Low-Intensity Mixed Use
Transitional Mixed Use
Village Center / Commercial Mixed Use
Industrial Park Mixed Use
Concept areas (not property line specific)
2,500
Feet

B. Develop a coordinated economic plan (i.e. a Comprehensive Economic Development Strategy).

Economic development does not occur in a vacuum and it needs to be holistically integrated into community planning and decision making. A coordinated strategic approach is recommended.

A clear economic development vision will reduce friction in the development review process. Current business development regulation is the by-product of a series of unrelated decisions made on a case-by-case basis. This has led to uncoordinated development that can, and in some cases has, eroded value and unique identity within the community.

This vision should evaluate the business environment and develop marketing opportunities (e.g., "targeted industry study" marketing) that capitalize on the community's assets and respects the character of the town.

Consensus about the vision and commitment to its implementation is key. If there is inadequate communication, local boards or commissions could end up working against each other and preventing the vision from being implemented. On the other hand, multiple agencies working together to accomplish the same things will pay significant dividends to the community.

Opportunity Locations

Within the POCD, the term "opportunity locations" is used to identify:

- Sites of significant economic potential; or,
- Sites where there is an expectation of a meaningful / tax positive contribution to the tax base.
- Sites where there are known development interests.

These sites may or may not be zoned for business use today or in the future.

These sites may or may not be developed today. If developed today, these sites may or may not be developed to their full potential.

The map on the facing page identifies some possible opportunity locations in Canton.

C. Help existing businesses grow and succeed.

Retention and support of community businesses is a high priority of this POCD. Existing businesses are an important part of our community and the backbone of our local economy.

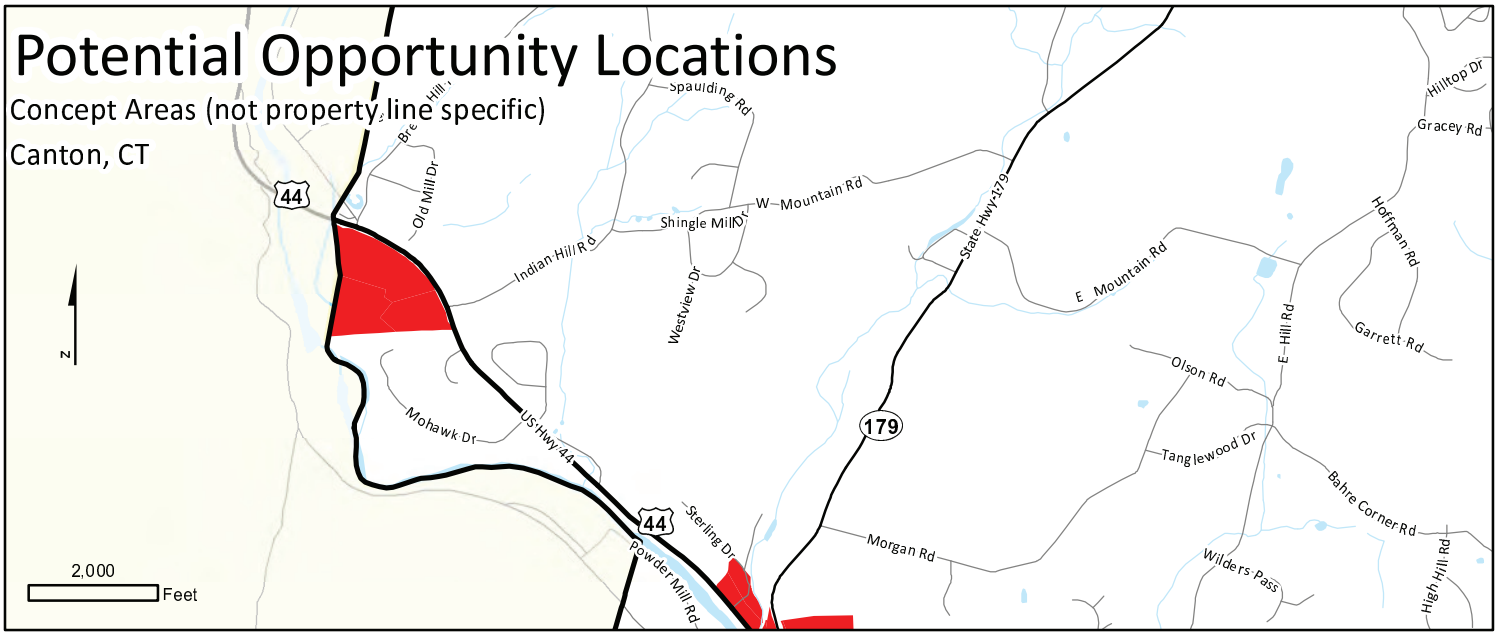
However, there is a perception among existing business owners that Town boards and commissions are generally unfriendly to their efforts to grow or improve their businesses and that the regulatory process is expensive and intimidating for small businesses which have been in our community for years. We should seek to simplify this process.

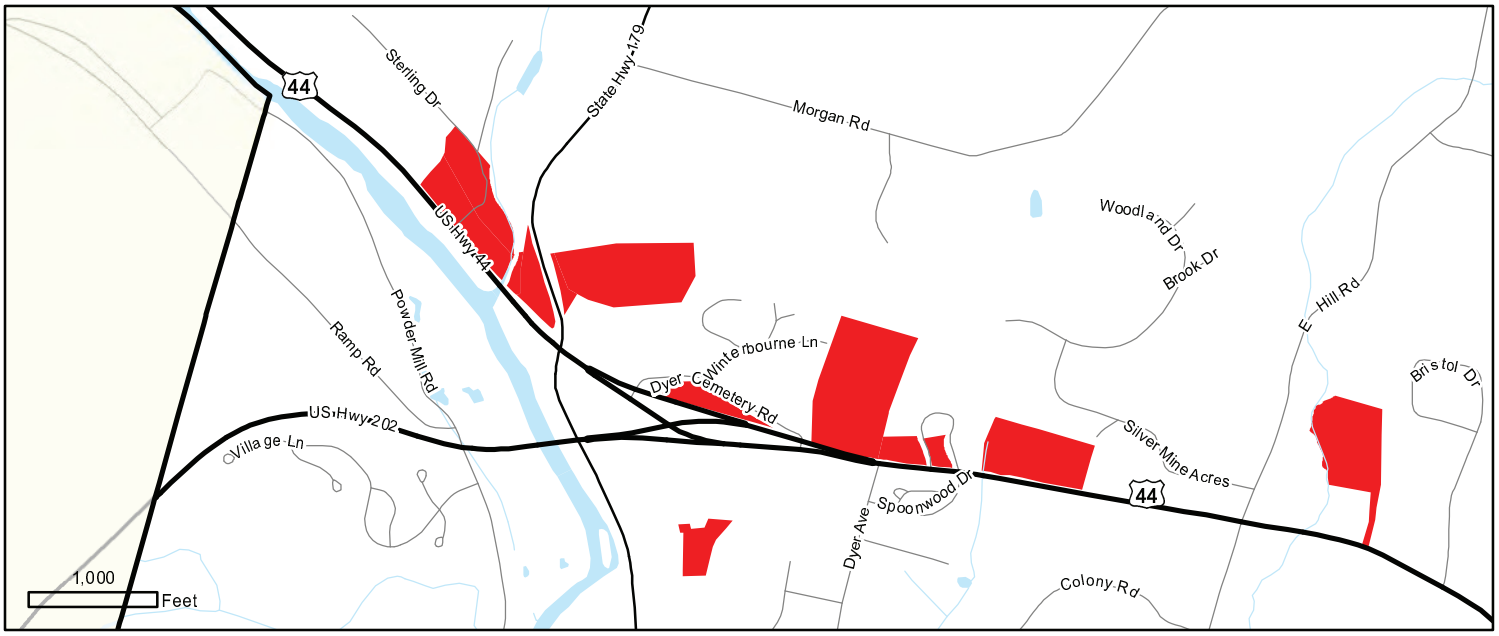
Some businesses are located in residential zones and are treated as "non-conforming" uses (a special zoning categorization which can complicate business operations). We should investigate how we might better manage this type of situation to find an appropriate balance. One approach might be to allow a non-conforming use to expand through a special permit process so that issues of compatibility can be considered during the review process.

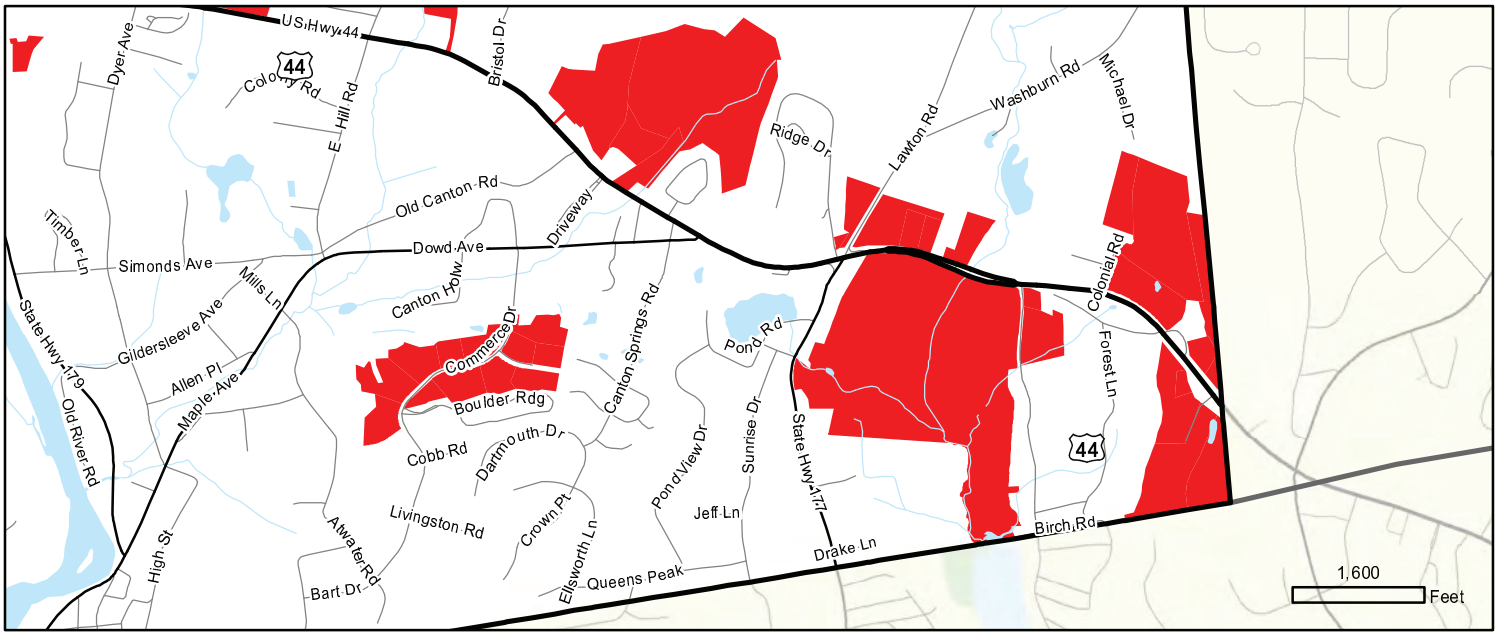
Potential Opportunity Locations

Concept Areas (not property line specific)

Canton, CT







D. Encourage infill and redevelopment.

With a limited amount of land available for new business development, Canton needs to seek additional opportunities for economic growth. Infill and redevelopment, which can increase the economic productivity of an already developed area, are great strategies for us to consider.

Expansion on existing developed sites can increase the tax base with less impact than expansion on a new site. Locations suitable for infill and redevelopment should be identified as priority development areas based on their development potential, ability to improve access and manage traffic, and maintain sensitivity to the context of the established area in which they are located.

Infill and redevelopment should be promoted for mixed-use areas where jobs, housing and retail activities can be located in close proximity together as well as at other business nodes and along transportation corridors. Future mixed-use zoning areas can result in residential buildings with street level commercial activities (again typical of a traditional village center). This can lead to a symbiotic relationship between commercial retailers, residents and employers that serve to strengthen the local community.

The following images, prepared for the Town of Simsbury by a firm called Urban Advantage, help people visualize how infill development and streetscape improvements can enhance the appearance of a community.

Existing Condition

Pedestrian and Streetscape Improvements

Partial Infill

Possible Future Infill Condition

E.	**Ensure that future economic development enhances the community.**

The appearance of Canton is an important quality of the town and should be maintained and enhanced by its business development. The character, quality, and appearance of our community are economic assets. Future development should re-enforce these assets and not detract from them.

A good economy with growth and development and a good community with character and pride are not mutually exclusive, but rather mutually beneficial. New development should reflect, draw from, and compliment such character in order to preserve the community's identity and economic value. Development styles and standards indicative of "Any Town USA" or "off-the-shelf corporate America" that would erode Canton's unique identity and value is discouraged.

In a public meeting held as part of this planning effort, Canton residents indicated they were very proud of the feel/environment of Collinsville. This feel/environment should be leveraged and expanded:

- Physically within Collinsville itself to help insure the sustainability of Collinsville.
- Into other areas of the community.

Elements Of Canton's Character

Elements Of Canton's Character

Elements Of Canton's Character

CONCEPTUAL EXAMPLE

Canton Village Plaza

At over 12 acres, Canton Village Plaza is one of the largest commercial developments in Canton. While many commercial developments of this size and age are performing poorly from an economic standpoint; the Canton Village Plaza has experienced on-going economic vitality with continuous high-occupancy rates.

This POCD recognizes the original layout of the Plaza to be one of the most important factors in its continued vitality. The numerous buildings with traditional facades and rooflines is in character with the surrounding neighborhood and the community as a whole. It also allowed for individuality within the buildings, which is a noted trademark of the town. The numerous buildings also help to break up the parking areas. This layout also offers flexibility for redevelopment of the site over time since the smaller buildings can be rehabilitated one building at a time.

However, Canton Village Plaza could be improved physically and expanded economically. More provisions could be made for pedestrians and the buildings more oriented to pedestrians – in other words, the development could be made more pedestrian friendly. The traffic patterns within the Plaza could be oriented towards making it less of a "cut-through" and more of an internal street. More could be done in vegetative landscaping and stormwater pollution measures. With the Farmington River Trail nearby, the Plaza would benefit from being more friendly to bicycle traffic as well.

CONCEPTUAL EXAMPLE

At the same time, there are probably opportunities to add "infill" buildings between some of the existing buildings to increase the amount of floor area. In addition, there may be opportunities to create more of a mixed-use environment with office and residential uses.

CONCEPTUAL EXAMPLE

Canton Green

The Canton Green area is at the intersection of Route 44 and Dowd Avenue. Although the appearance and character of this area has become diluted by the traffic volumes and patterns in this area, it was once an active focal point on the road between Hartford and Albany.

This area presents an opportunity for economic development by encouraging the sharing of parking and driveways among adjacent properties. Not only will this provide for better access to these properties for employees and customers, it will provide a safer travel pattern. Further, the sharing of parking should allow for additional development in this area.

CONCEPTUAL EXAMPLE

The following graphics suggest how:

- the historic streetscape of the Canton Green area might be retained,
- driveway access might be managed,
- building character preserved, and
- development encouraged.

Conceptual Example

This example demonstrates the following concepts:

1 – Reducing the number of access points on Route 44. The access and parking concept presented reduces seven access points down to three, and then, in the second concept plan, is further reduced to two.

2 – How various sites such as this could be redeveloped (the basics of the access and parking) around existing buildings (rather than a complete demolition and rebuild (with the exception of the nursery site).

3 - How a site (in cooperation of the adjacent property) might be redeveloped without losing the existing street front building presence.

4- The overall principle of redevelopment – the existing buildings and form provide character that the plan endorses for Canton's village centers and can be retained through the real future possibility of infill and redevelopment.

Under current zoning regulations such a redevelopment would likely involve a larger building (or two) near the back of the site with a large parking lot fronting the road. This example illustrates how a site like this might be redeveloped in such a way that reestablishes the building lines near the street (with parking in the rear), which is more in keeping with traditional village commercial development.

CONCEPTUAL EXAMPLE

Hart's Corner

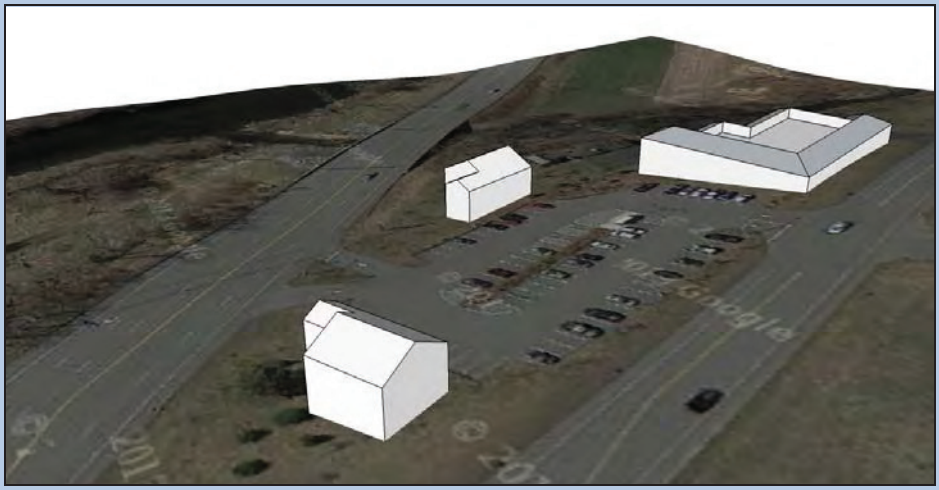
The Hart's Corner area (intersection of Routes 44, 202 and 179) is another area where there is economic development potential. In fact, there is economic development potential in almost all portions of this area – both between some of the roadways and outside of them.

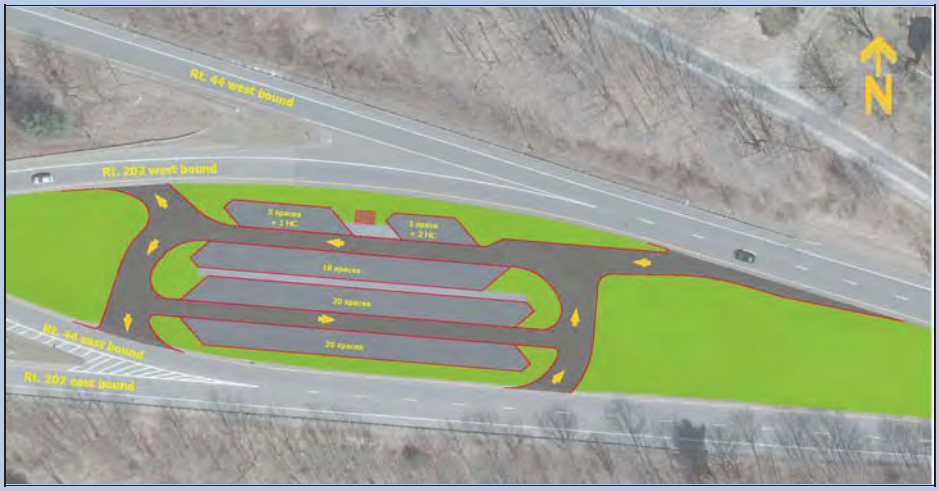
For example, the northwest quadrant of the intersection of Routes 44 and 179 is being used for a commuter parking lot at the present time. If some of the unused areas within the intersecting roads could be used for such parking, it could free up land for economic development purposes.

CONCEPTUAL EXAMPLE

If the commuter parking lot were to be relocated, it might be possible to use the site and parking area to support some small office buildings, retail stores, or restaurants. If additional parking was added, it might be possible to add a larger building similar to the building across Route 179 (Petals and Paws).

It might be possible to relocate the commuter parking lot to an area inside the roadway routes. One possibility is shown below. At a parking ratio of 5 spaces per 1,000 square feet of floor area, the 72 parking spaces at the existing commuter lot could support over 14,000 square feet of commercial floor area. At 4 spaces per 1,000 square feet, about 18,000 square feet of floor area could be supported. The following illustration shows an 11,000 SF one-story building and two two-story buildings of about 3,500 SF each.





F.	**Revisit business zoning standards and improve the development review process.**

Currently, the zoning regulations set low maximum impervious and building coverage limits. Limitations such as these can restrict development potential, limit creativity, and promote sprawl. These requirements should be relaxed in most business areas (and offset by innovative storm drainage management requirements, such as low impact development strategies) to allow for more compact, friendly business areas that are more reminiscent of traditional village downtowns and in keeping with the character of Canton, in addition to better maximizing the limited available business land that the town has. Other business zoning regulations should be reviewed for similar potential improvements / enhancements.

New business looking to come to town, or an existing business seeking to expand or make changes, needs to be met by an efficient and supportive review and approval process.

The predictability and length of time of the development review process is critical to anyone evaluating a substantial financial investment in our community. The process of determining what can go where and what a business owner can or can't do should be consistent, clear, coordinated and streamlined. Resolution and decisions affecting business need to be made in an efficient, respectful, and cooperative process.

CVS Pharmacy

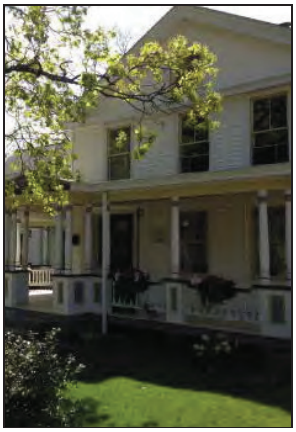
McDonalds Restaurant

RESIDENTIAL DEVELOPMENT 7

Overview

In terms of residential development, it is important that we maintain the existing neighborhoods that make our town a great place to live, raise our children, and provide a sense of community.

At the same time, we will strive to create new neighborhoods that enhance our community identity and diversity through the use of designs and patterns that connect to the historic rural character of the community and respect the environmental landscape in which they are proposed.



WHY THIS IS IMPORTANT TO US

Promoting appropriate residential development is important to us because doing so will continue to:

- **Make us a sustainable community** - The provision (and maintenance) of a diverse housing portfolio is important for Canton to attract and retain an economically, demographically, and culturally diverse population which will provide a balanced labor pool, consumer base, and social structure. These are important building blocks to a healthy sustainable community.

- **Build and maintain strong neighborhoods** – Neighborhoods are the cornerstone of our community. Canton is committed to preserving, protecting, and enhancing its existing neighborhoods. It is Canton's goal to provide neighborhoods that are safe, comfortable, and attractive – a home.

- **Strengthen community pride** - Maintaining a rural, small-town atmosphere is important to our residents. Quality, attractive, and distinctive residential neighborhoods enhance our community character and sense of place. Diverse and interesting housing and neighborhood development patterns also help create a unique character for Canton. All of these factors strengthen the pride Canton's citizens have for their community.

We will seek to maintain the existing neighborhoods that make our town a great place to live, raise our children, and provide a sense of community.

Strategic Directions

A.	**Preserve and enhance the character of existing residential neighborhoods.**

Neighborhood character can be difficult to define but you know it when you see it or feel it. Character is an important factor that gives a neighborhood its identity as a place. It is the sense one gets when experiencing (viewing, walking in, driving through, living in) an area. It is often a complex set of perceptions based on the area's location, geographic features, building types, architecture and spacing, landscaping, street layout, and other aspects.

The physical condition of these elements also affects the character of a neighborhood. Well maintained properties and public infrastructure make more livable and attractive neighborhoods that create greater place value. Well-kept neighborhoods also provide a healthier and safer environment in which to work, play, and live.

Transitional Use

In Canton, condominiums, apartments, and other multi-family residential uses or moderate and higher density residential uses can serve as a "transitional use" between a commercial use and single family residential neighborhoods.

Further, the existence of such multi-family residential uses should not influence or be used to deny proposed commercial development on such commercial land.

Maintaining the distinctive and diverse character of individual neighborhoods in Canton is integral to preserving the overall character of the Town. Canton has never been as a "one-size-fits-all" community; and this remains an element of the Town's character that this POCD looks to perpetuate.

This POCD presumes that neighborhood character was an important factor when Canton residents chose to live where they do. That is the reason the POCD considers preserving and enhancing the character of existing residential neighborhoods to be an important factor when planning the future development of the Town.

Our existing neighborhoods should continue to preserve and enhance the character of our town by:

- Providing a safe and pleasant place for residents to live,
- Maintaining property values,
- Preventing deterioration and blight,
- Maintaining the tax base, and
- Providing a sense of community and a source of pride for residents.

B.	**Provide for a variety of housing choices within safe and stable neighborhoods.**

This POCD recognizes that adequate and diverse housing choices are important to the future of Canton. We have a history of strong housing diversity (such as the Collins Company building affordable housing in Collinsville for its workers in the 1820s) and we should strive to ensure housing diversity on the future.

While detached single-family homes on large lots may still be the predominant housing style in the future, more people will be seeking housing choices which are less expensive, require less maintenance, or meet other lifestyle needs.

Single Family Housing

Two-Family Housing

Condominium

Elderly Housing

C. Restore the mixed-use element in Canton.

Historically, mixed-use residential development was very prominent in Canton's village centers. Such mixed-use development is still very evident, and thriving, in the center of Collinsville; and to a lesser extent in Canton Center. Mixed-use development tends to create more of a sense of community for its residents, as they can spend more of their time and accomplish more of their tasks in their own neighborhood. It also can create more of a sense of comfortable vitality for those who 'visit' the neighborhood. This sense of community and vitality is part of Canton's heritage and character.

The reintegration of mixed use buildings and development into our community will respect and enhance our community heritage and future vitality of Canton.

Mixed-Use Zoning

Mixed-use zoning allows for development that includes a mix of both residential and commercial uses in the same proximity, often within the same building.

Such mixed-use development results in neighborhoods that more closely emulate the traditional village center. This environment brings a more pleasing rural character to our commercial areas than traditional zoning while also providing valuable residential diversity.

Mixed Use in Collinsville

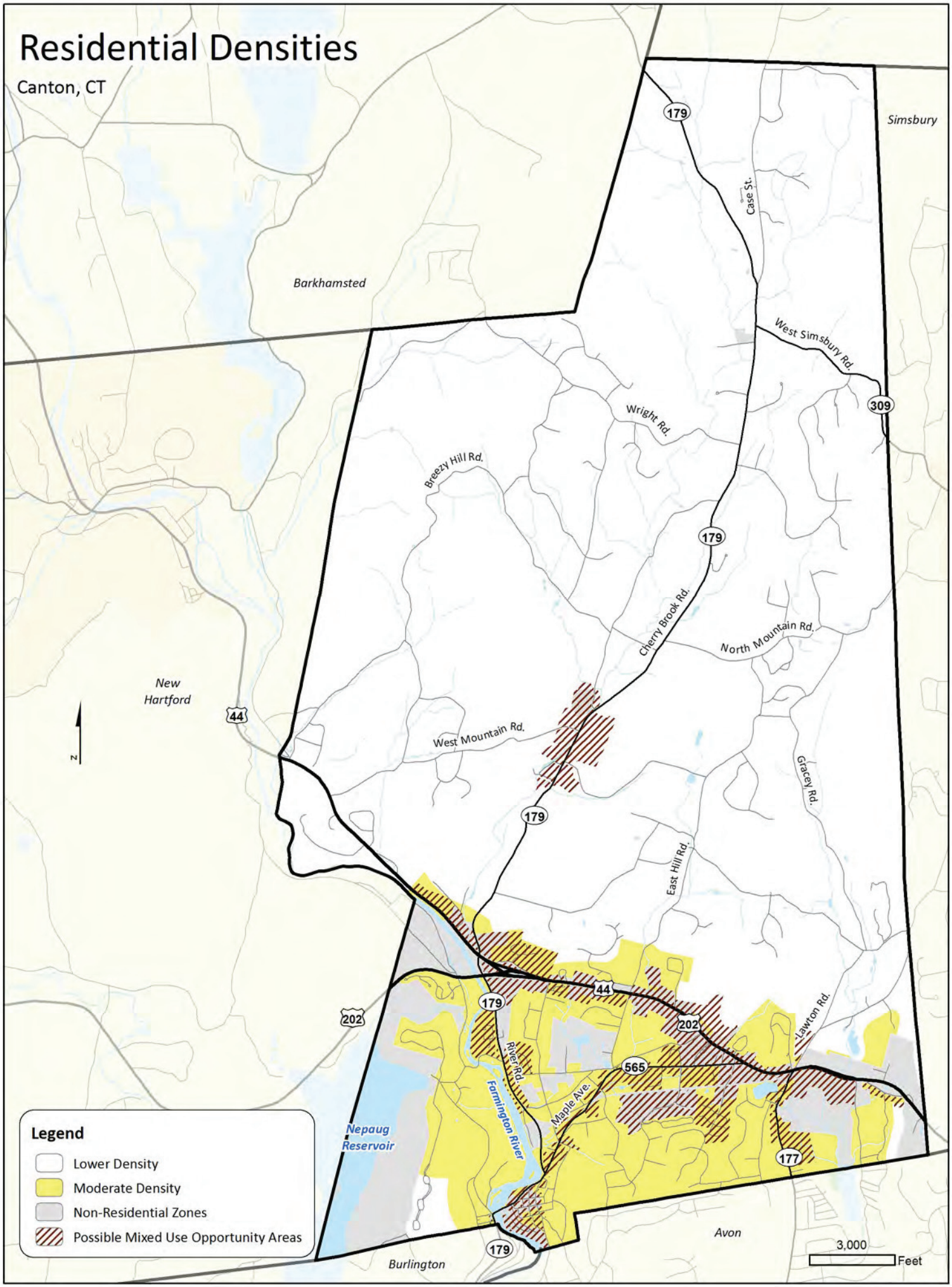
Mixed Use in Collinsville

Mixed Use In Canton Center

Mixed Use In Canton Center

Residential Densities

Canton, CT



D. Manage the impacts of new residential development.

While residential development can have many positive benefits, it can also negatively affect our natural environment, require community services, increase the tax burden, and dilute community identity.

Conventional residential subdivisions can consume a lot of land which reduces farmland, core forest land, wildlife habitat, and potential open space. Conventional subdivisions typically require more roadway and other infrastructure (which must be maintained) than more compact developments. It might also not contribute as much to the sense of neighborhood and community as might more compact types of low and medium density residential development. The result is the erosion of the rural character and other aspects of the desired character of Canton.

Canton needs to responsibly manage these impacts to effectively minimize the potential negative effects of new residential development. This management may be accomplished through the encouragement of:

- density based zoning,
- appropriate designs for new developments,
- infill development (between existing developed parcels, especially in more densely developed areas), and
- two-family houses in areas where appropriate.

Density-Based Zoning

Density-based zoning (DBZ) controls residential development on a units per acre basis rather than the minimum lot size basis of conventional zoning.

Thereby, DBZ offers the flexibility to customize each project by joining the preferences of both the developer and the town with the capabilities of the land. DBZ implemented as conservation subdivisions reduces sprawl and land consumption for development while preserving more land in its natural state, as open space, or as farmland. It also reduces the cost per lot for maintaining the installed infrastructure.

Conventional Design Subdivision

Conservation Design Subdivision

COMMUNITY FACILITIES & SERVICES

8

Overview

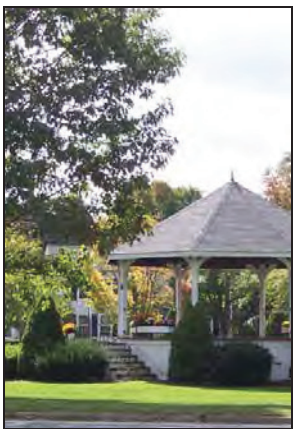
Canton strives to provide necessary, functional, and attractive community facilities and services to meet the needs of residents. Keeping facilities current and well maintained is critical to ensuring Canton continues as a desirable place to live and work.

Considerable growth in the last decade has created intense demand on public facilities and services, some of which are near the end of their useful lives and needed improvement before the population expansion over the past decade.

WHY THIS IS IMPORTANT TO US

Providing community facilities and services is important to us because doing so will continue to:

- **Provide for community interests and needs** - Public facilities and services address the needs and interests of the community and enrich the quality of life for all.
- **Reflect our commitment to the future** – The quality of community facilities and services are an important component in how a town is measured, both internally by its residents and businesses, as well as by the outside world. Competing with other towns in the Farmington Valley requires Canton to keep facilities current and well maintained.
- **Use resources efficiently** – Funding for community facilities and services comes primarily from the town budget and we should be as efficient and economical as possible while providing for the long-term needs of the community.



We seek to provide necessary, functional, and attractive community facilities and services to meet the needs of residents.

Strategic Directions

Capital Project Planning

The Town has shown success in recent history through a comprehensive process in which capital projects are reviewed and debated, and ultimately resulted in a short list of priority projects for funding.

This includes maintenance and improvements to existing facilities as well as replacement of major equipment or facilities. A "life-cycle" costing approach has significant advantages to plan, budget and pay for replacements without large tax increases, or emergency funding.

This type of process is encouraged to be replicated in the coming years to evaluate community wants and needs and to promote the efficient programming of funds that result in maximum benefit to the community as a whole over individual interests and wants.

Capital replacement plans ensure that:

- Important facility needs are anticipated well in advance,
- sufficient funds are available when they are needed,
- full costs are estimated,
- replacements are made at the right time and are affordable, and
- budgets remain stable.

A. Continue long-range planning for capital projects.

Canton has a number of town-owned facilities that will need improvements over the next ten years. As the Town plans for the future, it will continue to be important to distinguish between things which are critical to municipal operations ("needs") and things which are desired to enhance and improve quality of life ("wants").

Using the following prioritization criteria, the Town's Capital Project Study Group identified the issues presented in the table on the facing page:

- Safety
- Preserve Existing Assets
- Funding
- Financial Benefit
- Conservation
- Legal Mandates
- Future Costs

Proper maintenance of existing community facilities is a key priority. Some Connecticut communities use a capital replacement planning approach (see sidebar) to identify long-term needs and to plan for their financial impacts on the annual budget. Long-term capital planning, along with a reserve account, is important, as it can offset large fluctuations in the budget and tax rate and it allows the community to anticipate and plan for capital projects.

To deliver improved services to our residents and provide a future financial savings, the development of a Facilities Management Plan is currently being undertaken. This plan will play an important role in directing the future management of all town facilities.

Town Hall

Firehouse

PRIMARY FUNCTION	EXISTING FACILITIES	IDENTIFIED ISSUES*
General Government / Administration	**Town Hall**	• Ongoing maintenance (replace doors, windows, HVAC, chiller and gutters) • ADA (Americans with Disabilities Act), fire and building code compliance
Emergency Services	**Police station**	• Ongoing maintenance • Collinsville fire station (improve / replace)
	3 Fire stations (2 private)	
	Ambulance / EMS	
Public Works	**Highway Garage**	• New facility is needed • Salt storage • Vehicle storage and washing • Staff and office space
Recreation and Enrichment	**Mills Pond**	• Ongoing maintenance • Mills Pond Pool • Town Green Gazebo improvements • Community Center Roof (in progress) • Community Gym (at High School) • Recreational fields
	Town Green	
	Playgrounds	
	Community Center	
	Library	
	Senior Center	
Education	**Cherry Brook Primary**	• Ongoing maintenance (e.g., replace windows, carpets) • Solar Panels (Intermediate, and High schools) • Upgrade school fields (in progress) • Roof (Cherry Brook, intermediate, and High schools) (in progress) • New Access Road to High School (in progress) • Parking lot upgrades (Cherry Brook)
	Canton Inter-mediate	
	Canton Middle	
	Canton High	

B. Address senior and social service needs.

Canton is currently the 'oldest' town in the Farmington Valley, with a senior adult population of 12 percent. The town is home to multiple elderly and elderly/disabled housing communities. Accessibility within certain town buildings is challenging for older adults and others with mobility difficulties and should be addressed when improvements are made.

The current housing stock is not expected to accommodate the income constraints of older residents or lower income families. Convenient affordable housing options can provide opportunities for lower income families to become self-sustaining and may enable older residents to stay in their community.

Also the distances separating places of residence and needed services (senior, social, medical, retail, etc.) are an issue for less mobile residents seeking to stay engaged and active within the community. As the senior population expands, so will the need for affordable transportation services to serve them. The current successful Dial-A-Ride transportation program will not be able to keep up with the increasing demand.

Many health care services for the elderly population commonly found in larger more developed areas are not readily available in Canton. Also older adults in need of in home care services often have trouble finding providers that are willing to service the Canton area.

Many elderly and lower-income residents also rely on important community programs such as the Canton Food Bank and Energy Assistance Program to help make ends meat; and the demand for these services is increasing. They also rely on town social services for important assistance and (in the case of our senior citizens) group activities and opportunities to support their emotional well-being. Trained staffing to provide programming for older adults and manage social work caseloads should be current and adequate to meet these demands.

Priority issues for consideration:

- Transportation Options
- Improving Health Services
- Access and Space
- Affordable Housing
- Staffing, Equipment and Technology

C. Address public works needs.

The Department of Public Works (DPW) aspires to a broad, comprehensive view of the future infrastructure management needs of the community. The following priorities have been identified:

Public Works Garage – There is a long-recognized need for a new public works garage/yard facility (see sidebar). A 2007 study concluded that:

- storage space for vehicles, equipment and materials is inadequate;
- vehicle / equipment service life will be increased by indoor storage;
- staff facilities are substandard in size, condition and accommodation;
- salt for winter roadway operations cannot be stored at the site; and
- there is no way to wash vehicles and equipment on site due to the proximity to the Farmington River.

Compounding these issues is the fact that regulations make building at the present location, within the floodplain, cost-prohibitive.

Town Transfer Station –The transfer station needs to continue evolving into a "user-friendly facility" that meets local needs for solid waste and recycling while meeting state requirements. Some of this work is underway and future plans involve up-dating the open container drop off areas and re-aligning the traffic pattern allowing for easier and safer access.

Road Conditions – Maintenance of town roads is growing in importance with increased usage and aging infrastructure. Many town roads are in poor condition and require excessive maintenance and significant improvements. The "pavement management" approach (See Transportation Chapter) provides objective information and useful data for analysis so that consistent, cost-effective, and effective decisions can be made regarding maintenance and rehabilitation of town roads.

Public Works

Transfer Station

Public Works Garage History

Originally a horse barn, and located in the floodplain of the Farmington River, the Town Public Works Garage is neither large enough nor properly located to house the vehicles and equipment used by Public Works or to adequately accommodate needed operations and functions.

The need for a new location and facilities for Public Works first appeared in the Town's POCD in 1989 (over 20 years ago) and was confirmed by a town study committee in 1999.

In 2007, the town retained an engineering firm to study the issue, specifically examining the possible expansion of the existing garage. The study identified a building space need of 24,000 square feet, based on the town's population, square miles serviced, the number of vehicles, amount of equipment, and proper staffing. The current facility has about 5,600 square feet.

The Connecticut DOT removed its salt storage shed from the river floodplain a number of years ago; the Town of Canton should do the same.

Recapturing the natural and scenic river-front land occupied by the current public works garage would provide valuable public access and enhance the river's role in the community (See the Upper Mill Pond Master Plan.)

D. Address public safety needs.

Existing Fire Facilities – The town-owned Collinsville and privately owned Canton fire stations (located at River Road and Canton Springs Road respectively) are inadequate to meet the needs of the Fire/EMS Department. Both buildings present concerns regarding accessibility and OSHA compliance. Buildings are undersized for modern day response apparatus and there are an insufficient number of bays.

The privately owned North Canton Station is newer, with more current ADA compliance. It also has a workable (though not ideal) exhaust system. This station also lacks a sleeping area, however, there is space to create one.

Fire Station Ownership / Coordination - The town currently owns only one of the three stations (Collinsville). The other two stations are owned by private groups. This can create complications with respect to space and needed building updates and changes.

Fire Equipment and Apparatus – Present fire apparatus meet the basic demands. Apparatus is typically replaced on a twenty year cycle. The Town approved funding in 2013 to replace Engine #6and Engine 1. The amount and scale of development that has occurred over the past 20 years has surpassed the capability of the present apparatus which are not intended for accessing large commercial buildings such as the Shoppes, CVS, a large home improvement store, etc.

Collinsville Fire Station

North Canton Fire Station

Emergency water/fire protection standards – Public water within the commercial corridor is not consistently available. Development continues to occur in areas that do not have emergency water supply or service. An emergency water supply either has to be created during development, or residents have to rely on water being brought on site during a fire. There are no regulatory standards for providing emergency water to these sites.

Access – New residential development continues to place houses in locations that are not readily accessible or visible. There are no regulatory standards on the construction and design of private lots which can create complications during an event requiring rapid response.

Personnel availability – As most of our local emergency response personnel are volunteers who work in a wide range of locations and situations, there is typically a limited number of people available during daytime hours. Small businesses, which comprise the majority of businesses in Canton, operate with fewer employees and are often unable to discharge workers for emergency response.

Ambulance Equipment / Facility – It is anticipated that ambulance service will require expansion as demand increases during the next 10 years (given the projected growth in population accompanied by a significant growth in the number of senior citizens served). The department currently has two ambulances which barely fit in the current station and leave no room to house an additional ambulance should it become necessary. An additional ambulance may become necessary in the next ten years.

Emergency Shelter - The Community Center currently functions as the emergency shelter. It was used heavily and met needs over an 8 day power outage during the October 2011 storm. Although the shelter served residents well, a few deficiencies have been identified such as the lack of showers, and poor accessibility in rest rooms originally built for elementary school children.

Police - The Canton police station is the newest free-standing municipal building in town and continued maintenance is important. Additionally, the department has acquired a speed trailer, message board, and equipment trailer, which are currently stored outdoors. In the last ten years, the Farmington River Rail Trail expansion has significantly increased the demand for police coverage of pedestrian and cyclist's traffic along with other recreational users to the community and the department has developed a bicycle patrol.

Police Station

E. Address library / community center needs.

The town library is a popular community resource and provides a wide range of services to the community in many formats and forms. In addition to its print, multi-media, and electronic resources, the library provides a number of worthwhile programs and valuable social and educational functions for a variety of age demographics (especially increasing its importance in the lives of teens). The roles of the library within the community are ever evolving, and the technology needs for staff and patrons continue to evolve with its roles.

The building that houses the library also serves as the Community Center – housing numerous rooms for town meetings, the Departments of Parks and Recreation, and Social Services, serves as the Senior Center and the Emergency Shelter, and accommodates other community functions.

Serving these multiple purposes, parking is at times inadequate. The Library/Community Center parking also gets used as unofficial overflow parking for events at the nearby Intermediate School, which further worsens the parking situation. As noted elsewhere in this plan, there are concerns regarding the adequacy of entrances and restrooms and availability of community meeting rooms at the facility.

Community Center / Library

Community Meeting

F.	Address park and recreation needs.

The town population has continued to grow, and participation in youth athletics has increased significantly. In the past 5 years the town has seen the development of youth and high school boys and girls lacrosse programs, youth and high school football, and increased participation in other sports such as baseball, softball, track and field, and cross country (among others).

Field development has not kept pace with the growth in population and participation. The need for additional field space has been well documented for several years. Athletic fields are overburdened and, in some cases, existing fields do not meet specifications for certain sports. Balancing available field time and the destructive effects of overuse is an everyday struggle. Relocation the DPW Garage will also open new recreational space on town land at 51 River Road.

The Capital Projects Study Committee also identified deficiencies with the popular Mills Pond Swimming Pool, which is almost 40 years old, and is in need of significant repair and updating. In 2012, the town committed $400,000 in funds to upgrade the pool and is committed to extending its lifespan.

Passive and "unprogrammed" recreation spaces also serve a valuable function to the community. A number of residents enjoy bird-watching, hiking, kayaking and canoeing, fishing and walking fostering these types of activities as part of our community character and adds to our quality of life (as documented in other chapters of this plan). Adequate access to the Farmington River and other natural resource areas is necessary to accommodate these activities.

There is also recurring community interest in finding an appropriate site for a community dog park.

Mill Pond Recreation Center

Youth Recreation

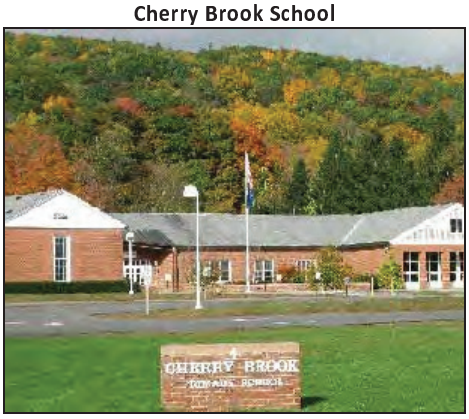
G. Address educational facility needs.

The quality of schools is important to providing high caliber education and attracting families to the community. Canton has long viewed education as one of its highest priorities; and the reputation of its school system serves as testament to this stance. Canton's largest municipal project, commenced by referendum ten years ago, expanded and renovated the Canton Intermediate School (CIS) and the Canton High School/Middle School (CHS/MS) site using a combination of local bonding and state reimbursement funds.

It is, however, unavoidable that improvements to these facilities will continue to be needed. Current and ongoing structural improvements focus on ADA accessibility, window replacement at CHS/MS. Roofing improvements at Cherry Brook Primary School (CBPS), CIS and CHS/MS are currently underway. Recreation space will also be needed (see Parks and Recreation section of this chapter).

The Capital Projects Study Group also recently evaluated, but did not recommend for immediate bonding, the installation of solar panels at CHS/MS and CIS, as well as a community gymnasium at CHS/MS.

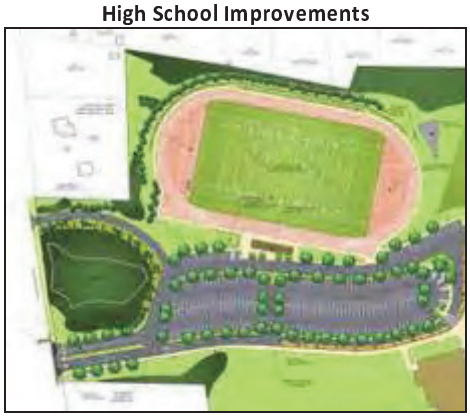
Cherry Brook School



Canton Intermediate School

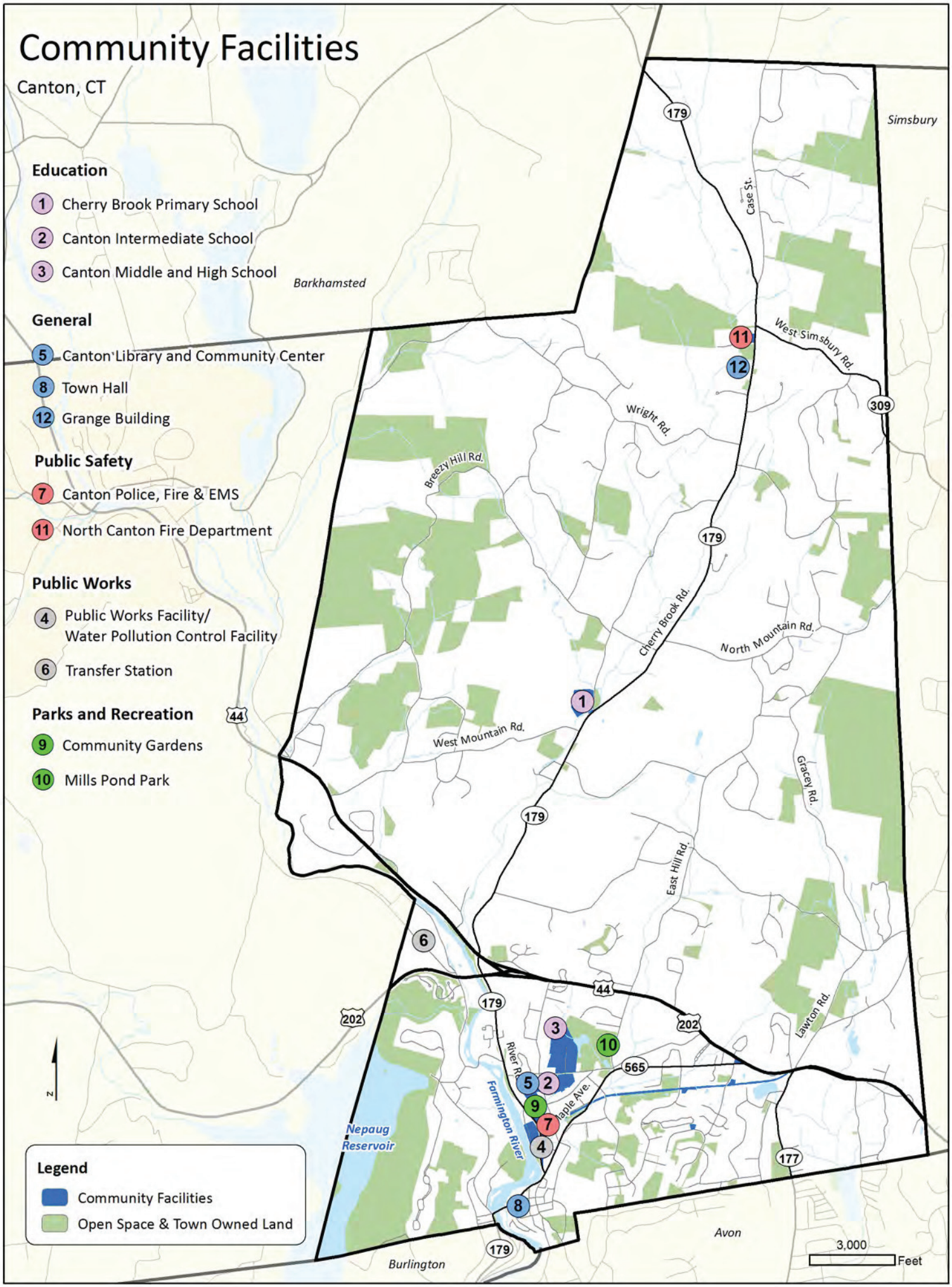
Canton High School

High School Improvements



Community Facilities

Canton, CT



H. Address town hall needs.

The Capital Projects Study Committee identified the need for ongoing maintenance (replacement of doors, and chiller unit) and the improvement of ADA accessibility and access in general as issues to be addressed at the Town Hall (gutters were replaced in 2012). The Town Hall auditorium was renovated in the past decade and is now used for community meetings and also houses a theater company. As use expands pressure to improve access and convenience will likely increase. Renovating/refurbishing of interior space and updating the mechanical systems is also a concern.

I. Address energy efficiency needs.

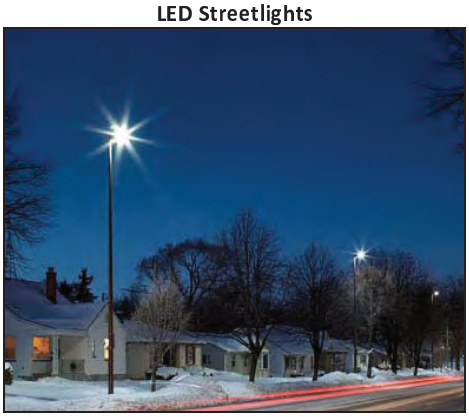
There is growing interest in creating buildings and facilities that are more environmentally responsible. Energy-efficient buildings are less expensive to operate over time. Simple techniques, such as putting lighting on motion-detectors or turning them off completely can save the town thousands of dollars annually.

Other communities have also assessed streetlights and removed lights that were no longer warranted. Others have replaced all streetlights with full cut off fixtures, which require a lower voltage to light an area. Both of these techniques can save Canton money and should be evaluated.

Other environmentally-responsible approaches should be considered, especially when cost savings can be realized. Installing solar panels, purchasing energy-efficient vehicles, installation of charging stations, pursuit of hyrdo-power, and purchasing renewable energy are among current techniques employed to reduce costs.

Solar Panels

LED Streetlights

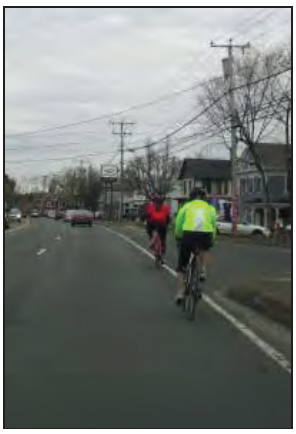


TRANSPORTATION 9

Overview

Transportation within Canton is integral to daily life for every resident, business owner, employee, customer, and visitor of the Town. Transportation infrastructure, including roads, bridges, sidewalks, and multi-use trails, also represent a substantial investment for the Town that costs a considerable amount to build, maintain, and rehabilitate. It is important that transportation facilities and services are developed to best serve the entire community, including those who may not be able to or prefer not to travel via automobile.

The transportation aspiration of this POCD is to enhance service to the community through the development of multi-modal facilities and connections that improve circulation, access, and safety, reduce the reliance and dependence on the auto-mobile, and promote healthy activities while effectively managing the costs to the taxpayers.



WHY THIS IS IMPORTANT TO US

Providing and maintaining transportation facilities and services is important to us because doing so will continue to:

- **Provide essential functions** - Transportation infrastructure and systems facilitate and support our daily lives (obtaining goods and services, accessing jobs, participating in daily activities, recreating, etc.).
- **Provide for public safety** – The essential nature of transportation facilities and systems makes it especially important that they be designed and maintained for safety.
- **Reflect community image and character** – The nature and condition of our Town's transportation infrastructure should display a welcome invitation to people to enter and enjoy our community. Their condition may be viewed as an integral part of the first impression people form of our town.

We intend to see that transportation facilities and services are developed to best serve the entire community, including those who do not travel via automobile.

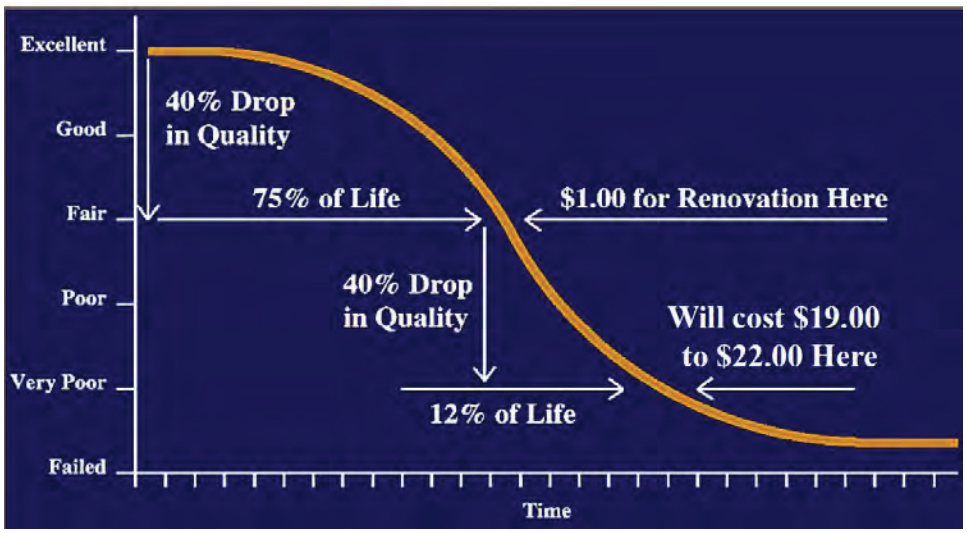
Strategic Directions

A.	Maintain our transportation facilities.

Canton's transportation infrastructure is estimated to be worth more than $125 million in replacement value. These assets provide valuable services to virtually every resident of the community, directly and indirectly. Keeping Canton's transportation facilities functioning to meet these service requirements needs to be a high priority for the community.

Proper upkeep is important to maintaining the value of physical assets. Applying the proper maintenance measures in a timely manner is especially important to transportation facilities. If not maintained on a timely basis, roads will deteriorate to the point that they will require expensive rebuilds. For roads, it is very true that "an ounce of preventative maintenance will avoid a pound of cure." As a result, timely maintenance of roads is about saving the Town a lot of money as much as it is about making the road ride better and look nicer.

Pavement Deterioration Curve



A 2011 pavement management study found that 46% of the Town roads were in poor or very poor condition. Moreover, 85% of the estimated renovation cost backlog was attributable to those roadways.

The Town has used this information to increase its funding for preventative maintenance in the operating budget and establish, a capital funding program for the more extensive, and expensive, rehabilitation measures.

Road Acceptance

The Town should take steps to help ensure that new Town roads are constructed to adequate and designated design standards.

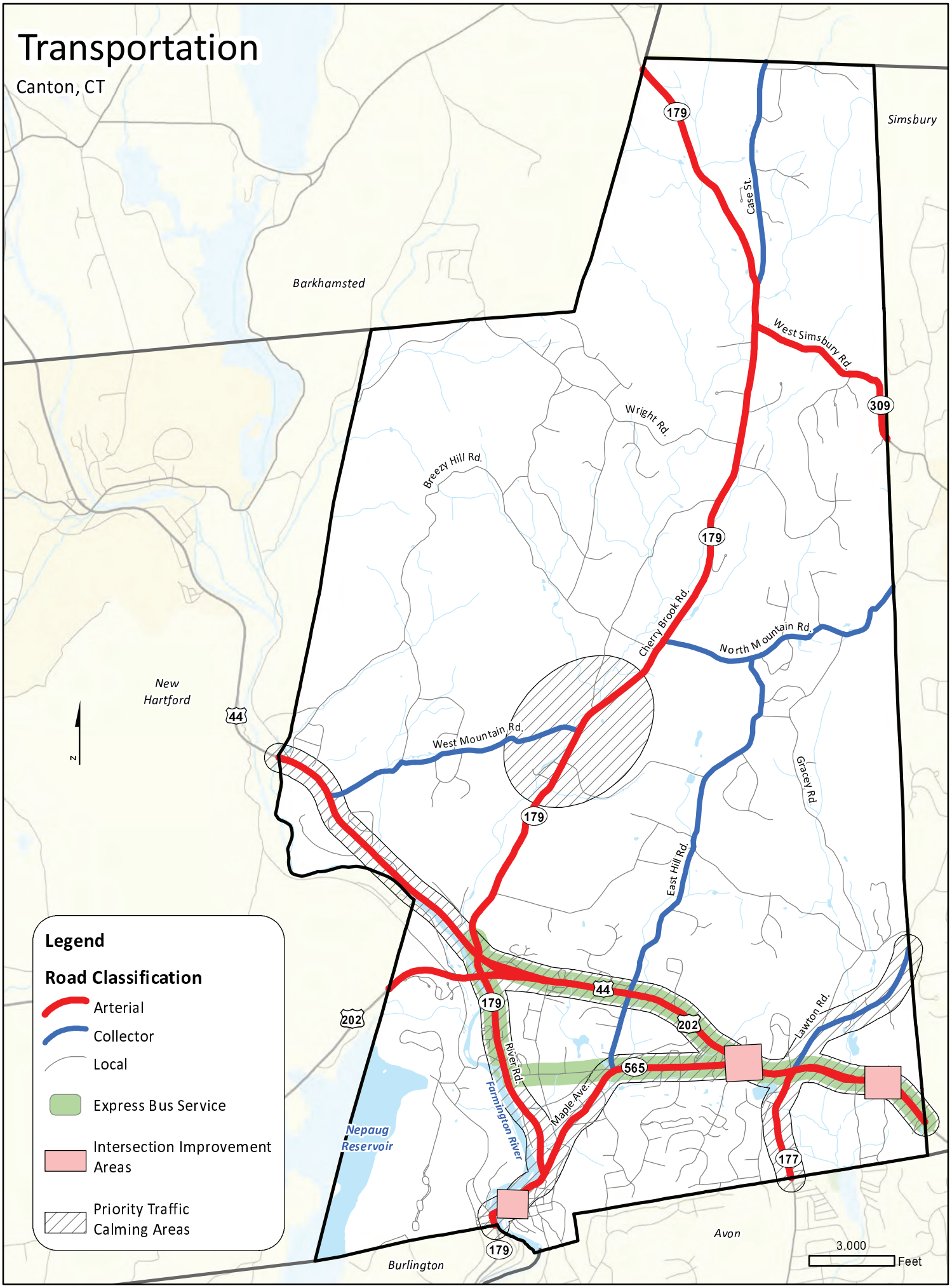
When the Town accepts a road that is not constructed to standards, it becomes a maintenance burden for the Town much more rapidly; and may require expensive rehabilitation measures much sooner.

This is not a straight-forward issue for a relatively small town with limited personnel resources. Effective monitoring of road construction requires significant and timely observation of the construction and, in many cases, appropriate testing of materials used. The level of observation may vary depending upon the developer/contractor involved.

Town staff, the BOS, the BOF, and legal counsel should all be involved in developing the protocols.

Transportation

Canton, CT



B.	**Provide for improved systems and facilities for pedestrian, bicycle, and public transit.**

Canton's transportation systems and facilities should provide for all transportation users. Walking and bicycling are becoming more and more popular as modes of transportation. Transit provides important transportation options to a number of residents. Limited resources, both in funding and land, means that these uses must coexist in the same general space.

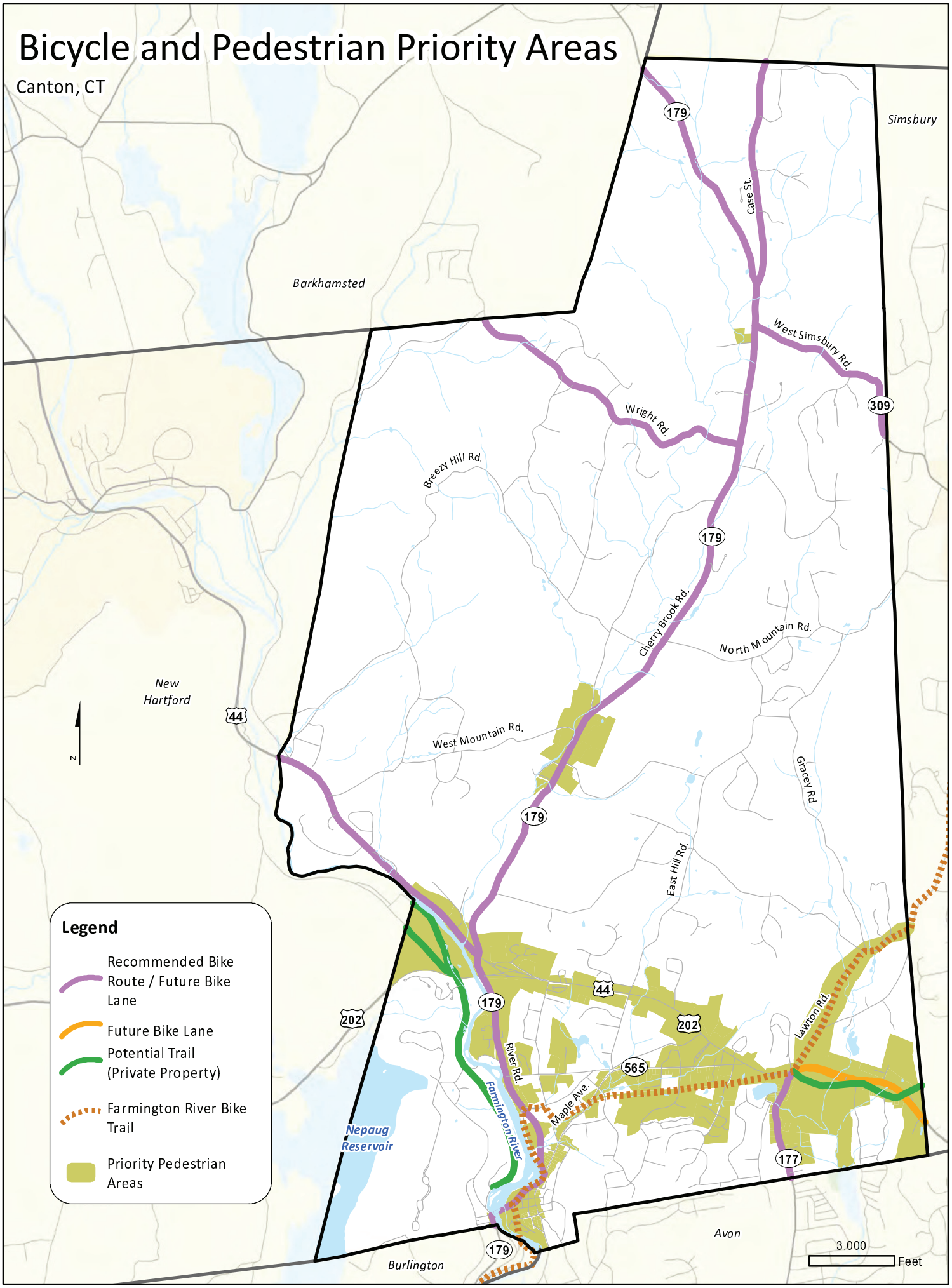
The overall concept of multiple transportation modes sharing the same space is called "complete streets." According to a number of sources:

> *Complete streets are streets designed to accommodate all users. Pedestrians, bicyclists, motorists, and public transit users of all ages and abilities are able to safely move along and across a complete street. Complete street networks offer users a variety of safe choices for how to travel to their destinations. People typically find areas with complete streets to be more attractive and inviting places to shop, work, play, and live.*
>
> *The proper design of a complete street depends on its surroundings and the numbers of various types of users anticipated or encouraged (aka "context sensitive design"). In a more urban commercial area, features may include sidewalks, curb ramps, raised medians, curb bump-outs, pavement treatments (different materials or coloring to help guide users), or designated bicycle lanes on the roadway. In a rural area, the features may include striping to narrow the vehicle travel lanes, providing wide shoulders for pedestrian and bicyclists, and ensuring adequate sight distances for motorists to see pedestrians walking along the roadway. Because of the large difference in travel speeds between motorists and pedestrians/ bicyclists, and in the amount of personal protection, most complete street designs involve some sort of traffic calming measures to help encourage slower, safer driving by motorists*

The Town needs to strive for its transportation systems and facilities to accommodate this coexistence in a safe and practical manner. Planning and design need to consider all potential modes of transportation in their development. The concept is to provide, where practical, pedestrian and bicycle friendly connections between neighborhoods, transit stops, bike routes and greenways/trails, recreational areas, public facilities, points of interest, village centers, and other key commercial areas; and also transit service between destinations as demand and need dictates.

Bicycle and Pedestrian Priority Areas

Canton, CT



Traffic Calming

Traffic calming is a term used to describe techniques incorporated into street design which encourage slower driving.

It uses physical and visual cues that induce driving at lower speeds without relying on signals, signs, or increased enforcement. When used correctly, traffic calming has proved to be effective at reducing speeds and the number and severity of accidents and noise levels.

Typical traffic calming measures include curb extensions/ bump outs, rotaries, speed tables, streetscaping, chokers, medians, and street parking.

The benefits and drawbacks of traffic calming depend on the measure. Cost is nearly always a consideration. Other drawbacks may include how the measure affects transit or emergency vehicle traffic, effects on sight-line distances, and the potential to increase congestion or shift traffic problems to adjacent roads.

Overall, traffic calming used correctly has many benefits and is encouraged. Traffic calming measures are nearly always part of a complete streets solution to making a community more livable, sustainable, and friendly to pedestrian, bicycle, and transit users. However, the measures do need to be applied judiciously.

C. Manage vehicular traffic.

Increasing population locally and in neighboring towns whose residents commute through Canton, and the growing popularity of commercial and recreational amenities of Canton to residents of other communities, are causing an increase in vehicular traffic in Canton. This increasing vehicular traffic, along with the previously mentioned increasing popularity of non-motorized modes of transportation, make management of vehicular traffic an important focus for the community.

State Route 44 (Albany Turnpike) accommodates more than 30,000 vehicles per day in some locations. Numerous other roads in town carry between 6000 and 12,000 vehicles per day with one traffic lane in each direction. These roads run through commercial areas, village centers, mixed-use areas, and residential neighborhoods, typically with most adjacent properties having individual direct access to the roads.

Vehicular traffic management issues include: excessive travel speeds and other unsafe or stress-inducing vehicle actions, access management, turning movement management, meeting parking needs, traffic circulation and connectivity, and accommodating coexistence with non-motorized modes of transportation (addressed previously). Successful traffic management improves the safety, environs, and livability for pedestrians, bicyclists, adjacent properties, and the motorists themselves.

Some specific observations and recommendations relating to traffic conditions along Route 44 and elsewhere are contained in Chapter 11.

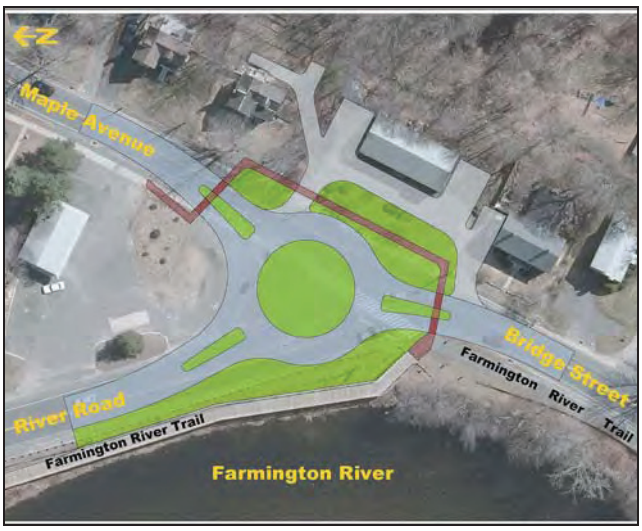
Route 44

Complete Streets

Canton desires to become more pedestrian and bicycle friendly – especially in its village centers such as Collinsville. Slowing down vehicle traffic on major roads within village centers without resorting to signals or stop signs (i.e. traffic calming) can be a major step towards this goal.

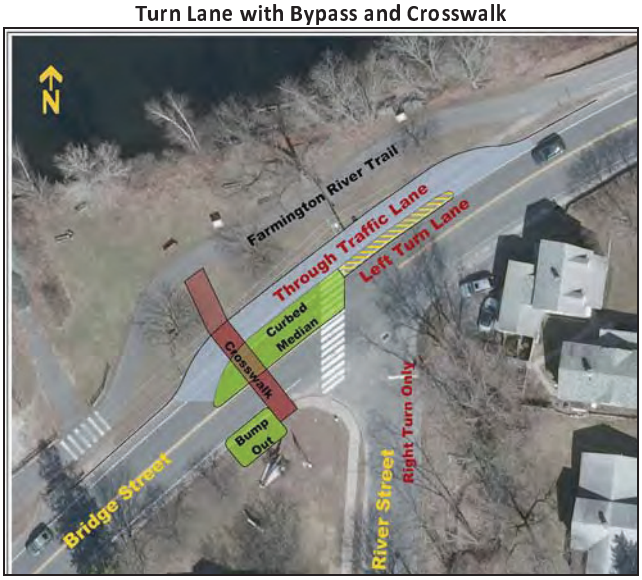
As shown in the adjacent graphic, installing a roundabout at the intersection of Bridge Street, Maple Avenue, and River Road - State Routes 179 and 565 - would calm traffic without reducing capacity at the intersection by allowing all traffic to pass through the intersection without stopping, just at slower speeds.

Roundabout



The next graphic shows multiple traffic calming and pedestrian-friendly measures being applied to the intersection of Bridge Street (Route 179) and River Street. Southbound through traffic uses a slightly offset bypass lane (i.e. single lane chicane), which slows vehicles down to a reasonable speed in order to comfortably maneuver the bypass.

Turn Lane with Bypass and Crosswalk



The bypass also allows for the creation of a dedicated left turn lane onto River Street, which should help reduce congestion caused by left turns at Center Street and at Main Street. The bump out and curbed median on Bridge Street to the southeast of the intersection tends to slow down northbound traffic on Bridge Street approaching the intersection and the crosswalk. The curbed median can also serve as a refuge for pedestrians crossing Bridge Street; and the combination of the bump out, median, and bypass makes the actual traffic lane crossing shorter and much safer for pedestrians.

Traffic Calming

The phrase "traffic calming" refers to road design and construction approaches which:

- reduce traffic speeds,
- reduce traffic volume,
- increase pedestrian and bicycle safety.

Such approaches also enhance the livability of residential neighborhoods and the attractiveness of commercial areas.

Roundabouts

A roundabout is a type of circular intersection in which:

- traffic flows in one direction around a central island with exits to intersecting streets,
- traffic speed is slowed,
- entering traffic yields to traffic already in the roundabout.

Roundabouts also typically reduce the number and severity of collisions at an intersection where installed.

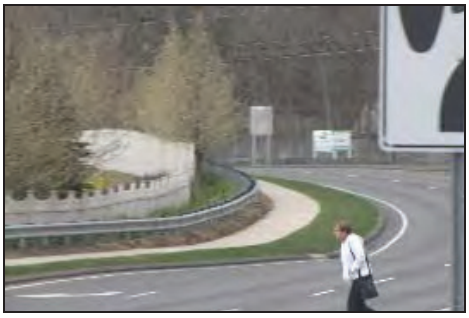
D. Manage transportation costs.

Transportation infrastructure costs a lot of money to build, maintain, and rehabilitate. Canton's transportation system represents a huge public investment of taxpayer dollars: past, present, and future. It is vitally important to the taxpayers of Canton that these facilities and services be planned for and maintained with the goal of maximizing their value and useful life; i.e. get the most bang for our bucks.

Minimizing the physical extents of facilities when first built (i.e. - pavement narrowing) is one measure that can be significant in reducing costs. Using narrower road designs means less infrastructure to build up front and less to maintain and rehabilitate later. It is also important to consider the life-cycle cost of facilities. Using less or cheaper materials or less expensive construction methods can lead to higher maintenance costs or a shorter life for the facilities. The full long-term costs of facilities should be considered as they are planned and designed.

Managing the cost to taxpayers is not solely about reducing costs, however. Transportation infrastructure provides many valuable and essential functions for the community. Proper cost management requires the balancing of life-cycle costs of the facilities with the overall benefits that these facilities will provide to the community over their lifetime. This task is rarely straight forward, as key benefits are not always quantifiable to a cost-related value. The evaluation will typically require the application of prudent judgment and sensibilities by the community. The important step is bringing all of the foreseeable significant factors over the lifetime of the facility into consideration. The Community should remain mindful not to short-change itself by focusing solely on up-front costs.

Need For Pedestrian Facilities



Need For Bicycle Facilities

UTILITIES 10

Overview

Drinking water, telephone and other communication and information services, electricity, natural gas, and wastewater treatment are essential to our way of life. Our utilities need to meet the community's needs and support desired development patterns.

Since most of Canon's utilities are privately owned and operated, this POCD has limited direct influence over utility implementation and policy. However, the POCD can influence the utility services to its residents.

WHY THIS IS IMPORTANT TO US

Providing and maintaining utility facilities and services is important to us because doing so will continue to:

- **Protect health and the environment** - Properly handling and treating water supply and wastewater is essential to public and environmental health.
- **Provide needed services** – The services provided by utilities are essential to our businesses, economics, and our overall way of life.
- **Enhance economic opportunities and help manage development** – The availability of adequate utilities is key to maintaining and furthering business development in Canton and providing tax-positive benefits to the Town grand list. The availability of utilities also helps determine the intensity of development that may be placed in any location.

We intend to guide utilities need to meet community needs and support desired development patterns.

Strategic Directions

A.	**Support provision of reliable and sustainable utility services.**

The reliability and sustainability of the supply and service of our utilities reinforces the safety and economic competitiveness of Canton and its residents. Increasing available alternatives to supply these services and their benefits helps to achieve these goals.

B.	**Use utility availability to guide development.**

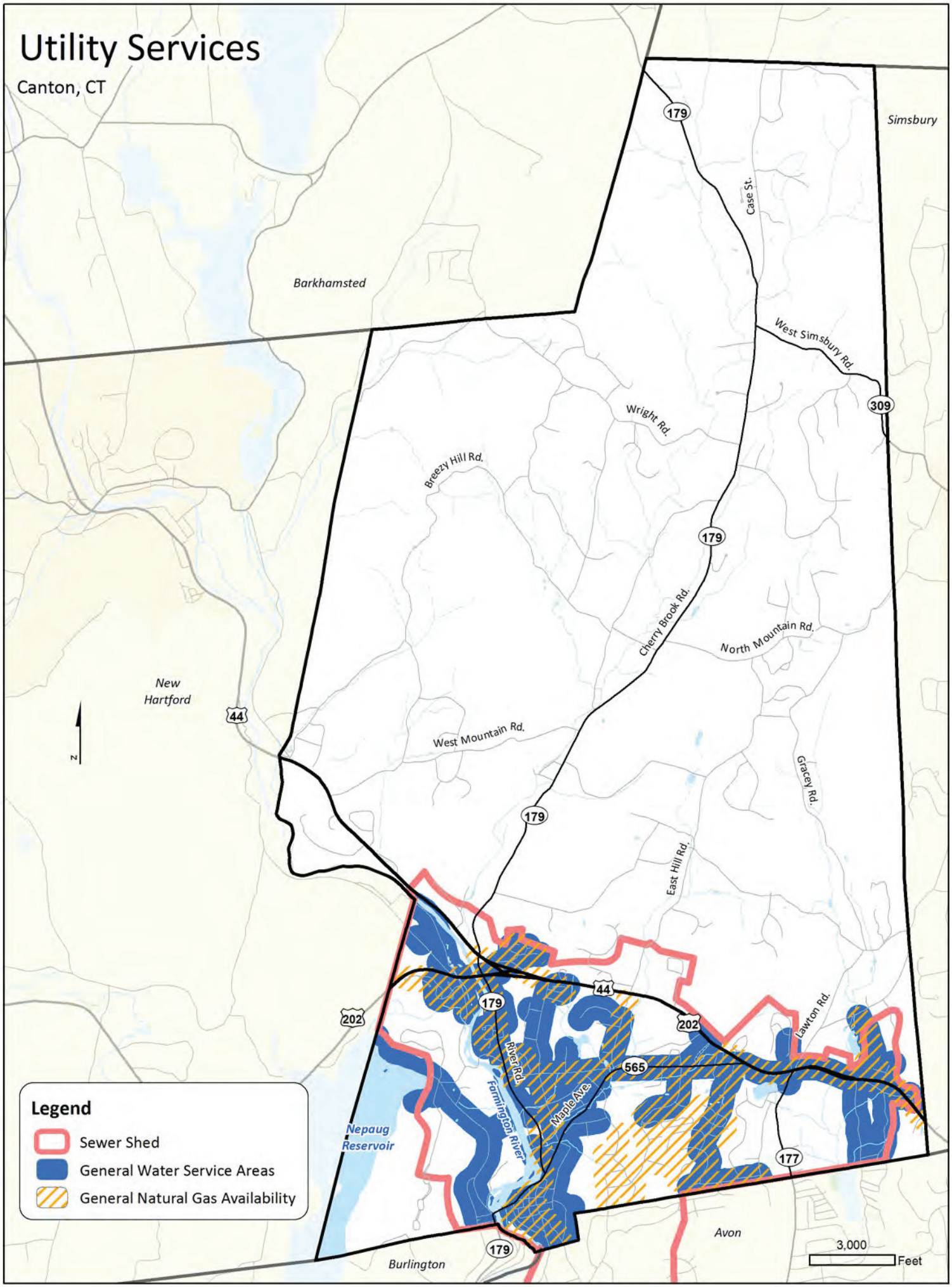
The availability of public water, natural gas, and especially wastewater treatment services significantly affects the feasibility and density for many types of tax positive development. With the available land in Canton for commercial development limited, creating the opportunity to affordably realize the potential of this land for economic and tax base purposes are critical.

Conversely, managing the availability of public sewer services and other wastewater treatment options can inhibit the expansion of more intense development into unwanted areas and can work to promote desirable housing alternatives.

Canton's Water Pollution Control Authority (WPCA) is a separate legal municipal entity from Canton's Town government. The WPCA is tasked to responsibly plan, construct, and operate the municipal sewer system for the benefit of the Town of Canton. This POCD strongly supports the WPCA in its mission to safely and adequately collect and treat sanitary sewerage wastes from within its service boundaries and to be fiscally responsible to its customers and to its ability to sustain its mission. The policies of the WPCA do impact the ability of the community to achieve its goals with respect to development and tax base distribution. It therefore behooves the WPCA and the Town Government to work together to endeavor to resolve such issues to the benefit of the Town.

Utility Services

Canton, CT



C. Minimize utility costs.

Encouraging policies that help to keep costs down for utility consumers and initiating programs and taking actions that minimize tax burdens are beneficial to the residents of Canton.

Water Service

Sewer Service

Electrical Service

Communications

Hydro-Electric Power Generation

Wind Power

DISTRICTS 11

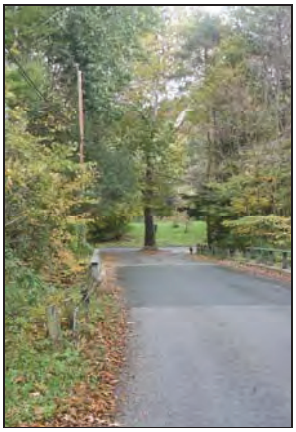
Overview

Seven general "districts" within Canton have been identified as a means of improving the understanding and implementation of this POCD, especially with respect to character and development history. Each district represents an integral part of the town with differing characteristics. This discussion on districts is intended to help guide future Town decisions where surrounding or neighborhood context is a consideration.

Preserving the distinctive character of Canton is an important priority that is repeated throughout this POCD. The elements of town character are not homogenous, however. Many characteristics vary significantly throughout Canton. Understanding the different contexts of the town's character can remove ambiguity and facilitate better decision making.

As an example, the characteristics of Canton Center are different than those along the Route 44 corridor; and the characteristics of the Route 44 corridor near the Avon and Simsbury town lines (East Gateway District) are different than the character of the Route 44 corridor near the New Hartford town line (West Gateway District).

The district boundaries are not hard lines. The limits of the districts are transitional and blurred. The districts are identified through general demarcations focusing on major access routes, commercial corridors and village centers for economic reasons; and historical patterns of development for more character-driven focus. However, each district also has an important single family residential neighborhood presence; and the proximity of these residential neighborhoods to commercial development must always be kept as a consideration. With a vast majority of non-residential parcels in Canton already being developed under current regulations, and few remaining commercial parcels being isolated from residential areas, economic growth continues to be a balancing act between maintaining residential life and strengthening the community's tax base with new developments and successful business activity.



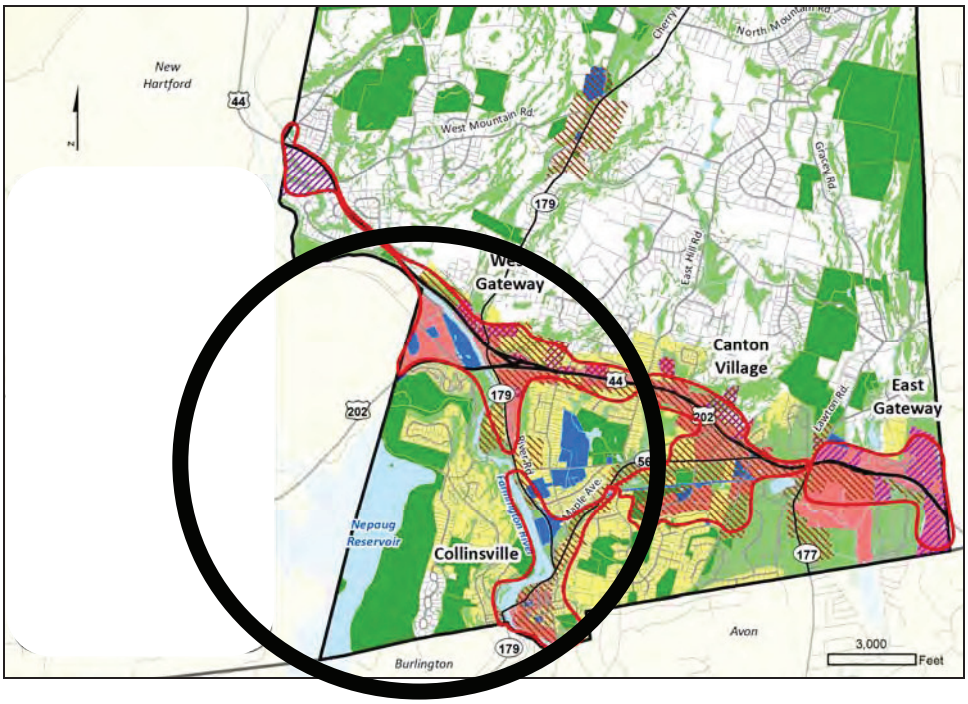
Preserve the distinctive character of the different parts of Canton.

Collinsville District

Location / Extent

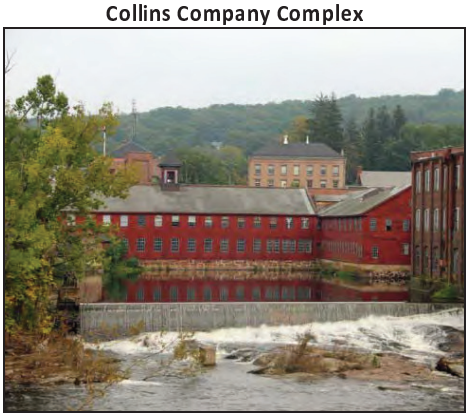
The Collinsville District is identified as the southwestern portion of Canton; essentially the area south of the Routes 44 and 202 corridor and west of East Hill Road and Atwater Road. The district includes the historic village of Collinsville.

Collinsville District



Main Street

Collins Company Complex



Conservation

The village that was to become Collinsville was established in 1806. Twenty years later, the Collins Company opened its doors for business, in essence creating the framework for the village as it exists today.

Collinsville has shown resilience in recovering from natural and economic calamity (1955 flood, 1966 closing of the Collins Company). The village also avoided urban renewal by the narrowest of margins at a town meeting decades ago. Thereafter the Collinsville Historic District was established to preserve the appearance of this area. Collinsville has emerged as a center for the arts and eco-tourism in northern Connecticut; and was selected by Arthur Frommer's Budget Travel magazine as one of the "Ten Coolest Small Towns in America". Collinsville is also the location of a popular farmer's market which has served Farmington Valley residents since 2008 and provides a variety of locally grown foods to residents and revenue for local farmers.

The Farmington River flows south out of the West Gateway District, essentially bisecting the Collinsville district, until it exits Canton into Burlington at the south edge of the district. Through much of the district, the river forms a narrow reservoir behind the historic dam built to serve the former Collins Company. The river has provided ecological, economic and recreational benefits to the community throughout the last two centuries; with the dam providing power to the Collins Company for many years and the river and reservoir being a source for boating and kayaking, eco-tourism, aesthetic pleasure, and identity.

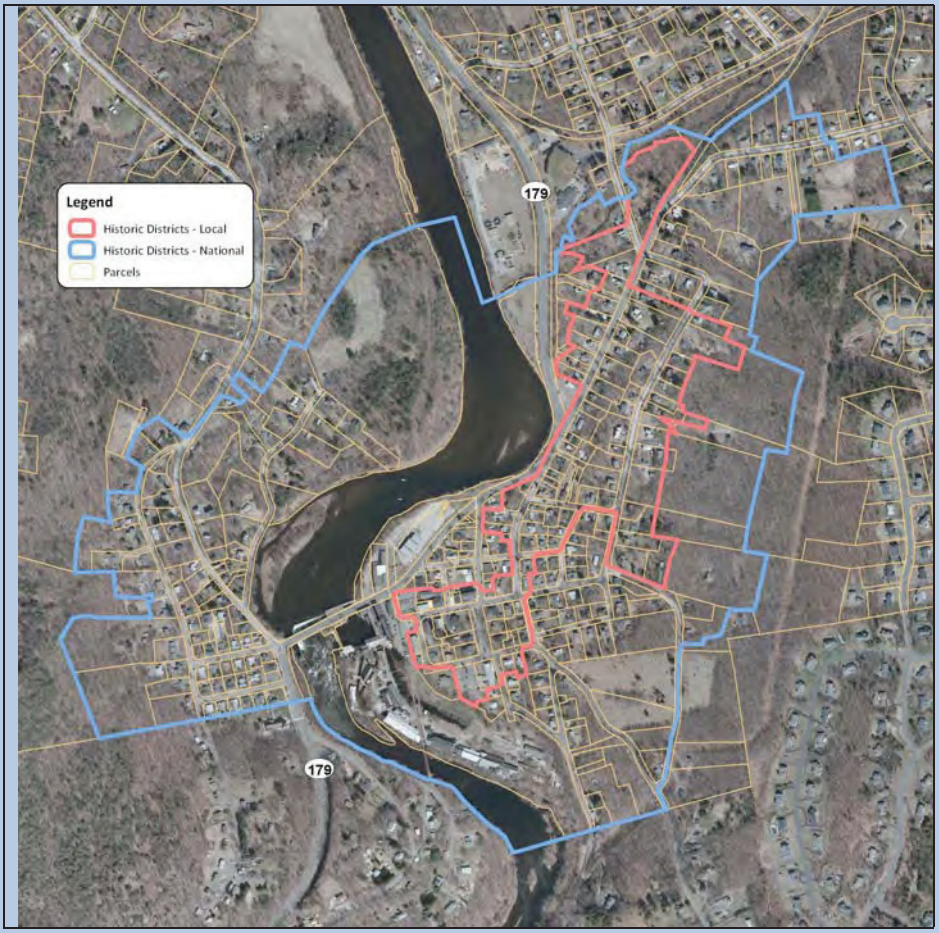
The lower reaches of Rattlesnake Brook also flow through the district, reaching its confluence with the Farmington River just north of the village of Collinsville. The district also contains Canton's portion of the Nepaug Reservoir, a reasonably large public water supply reservoir. The Metropolitan District Commission (MDC) owns the reservoir and a significant amount of land abutting the waterbody. This land is considered to be open space as it is protected as primary public watershed land.

The village of Collinsville, and the Farmington River as it flows past, is tucked between two prominent and scenic hills. Sweetheart Mountain is to the west, and Huckleberry Hill lies to the east. The town line splits these hills such that the southern portions of the hills are in Burlington. A significant amount of Huckleberry Hill has been developed into single family residences. However, a historic cemetery and older single family neighborhood development facing the business district of Collinsville still work to provide the northwest slope of the hill with a quaint New England charm. Most of the easterly and westerly slopes of Sweetheart Mountain have been preserved as open space. A subdivision was recently constructed along the top of the hill ridge in Canton. However, an agreement between the Town and the developer has resulted in a design that keeps the buildings screened from view within Collinsville.

CONCEPTUAL EXAMPLE

Collinsville Historic District

The Collinsville Historic District was listed on the National Register of Historic Placed in 1976 since it represented a fine example of a compact nineteenth century mill town. The district contains approximately 300 structures exhibiting diversity in age, function and style including mill buildings, workers' housing and public places dating from the 1830's to the present built predominately by the Collins Company, an axe and tool factory established in 1826.



Development

Collinsville (the village), is a quintessential example of an intact working New England mill village (or "Company Town") with employment, workforce housing, retail services and transportation services laid out in close proximity. Set in the hills above the Farmington River, its 19th Century scale, architecture, and road network remain intact.

The business district of Collinsville is a wonderful mix of small retail shops, quasi-industrial service businesses, restaurants, offices, arts culture, and residential units. The residential housing includes single family houses, two family units, multi-unit residential buildings, and residential housing above business establishments. Most of the area is very pedestrian friendly. In many respects, Collinsville represents the mixed-use vision that many communities are looking to re-create in their own village centers.

A significant opportunity for moving towards this goal is available in the potential redevelopment of the Collins Company complex. While some of the space within the old factory complex has found periodic reuse since the closing of the company (including use as a business incubator in the recent past), overall the condition of the complex has deteriorated. Village-character redevelopment of this over 15-acre site would be expected to provide new residents to support the existing businesses of Collinsville, new businesses to help sustain Collinsville as a regional attraction, and a significant increase to the Town's tax base to support community services and help offset the tax burden on single family residences.

Character

"What makes Collinsville different from most other similarly situated places is the proximity and ongoing relationship between businesses and residents. This is something that should continue to be cultivated.

Collinsville therefore needs to remain a stable desirable place to live with recreational dining and shopping opportunities. While we build this place as an entertainment and retail destination, we also have to ensure the quiet enjoyment by residents of their properties free of unnecessary noise, litter, difficult traffic and other nuisances.

There needs to continue to be services and shopping that residents can use."

– Collinsville Resident

Rail Trail Bridge

Halloween Parade

It has been stated that the key to Collinsville's economic success lies in its past. Future development and improvements throughout the district must respect Collinsville's heritage as a mixed-use industrial village designed as a company town in which employment, laborers, residences, stores and services efficiently co-existed within the same neighborhood.

The Collinsville District also is home to many municipal buildings and facilities. The Town Hall is located in the Collinsville village business district. The intermediate school, high/middle school, library/community center and two ball field complexes, as well as the Town's largest recreation park (and swimming pool) are located in the Simmonds Avenue/Dyer Avenue/East Hill Road area. A smaller passive-use park, the wastewater treatment facility, police station, a fire station, and the public works facility are all located along River Road. The Town is looking to relocate the public works facility and repurpose its grounds.

Most of the remaining development in the district is single family homes. In general, the neighborhoods become 'newer' as one moves away from the village of Collinsville, with relatively recent development along the ridge of Sweetheart Mountain and the northerly slopes of Huckleberry Hill. The area of Collinsville directly across the river from the business district includes a number of two-family residences constructed for Collins Company employees, as well as a large church and a small commercial presence. The Collinsville district developed a healthy diversity of housing choices without the aid of zoning; and continues to successfully offer them to the benefit of the community despite their non-conformance with zoning.

In order to preserve and enhance the distinctive character of Collinsville, the establishment of a properly implemented village district, form based codes, or specific design standards (see sidebars on pages 12 and 13) should be considered for this area. Such efforts should coordinate and work in concert with the existing Collinsville Historic District.

Historic Building

Collinsville Green

Infrastructure

State Route 179 (Bridge Street and River Road), a state Scenic Corridor that generally parallels the Farmington River through the district, and State Route 565 (Maple Avenue and Dowd Avenue) are the primary roadways serving the district. Nearly 13,000 vehicles travel through their intersection just north of the village of Collinsville every day. Simmonds Avenue and East Hill Road also accommodate nearly 3000 and 2000 vehicles per day respectively. This motor vehicle traffic is a benefit for economic reasons, but must be managed properly to ensure that Collinsville remains a pedestrian orientated neighborhood (as suggested by the 1997 Collinsville Scenic Corridor Study).

Collinsville is the hub of a rapidly growing multi-use trail system connecting 4 historic town centers in the Farmington Valley by bike and foot through a unique 28 mile recreational loop. The trail is an excellent resource attracting people from all over the region to Collinsville and providing an important bicycle and pedestrian link throughout the District and many of the business areas of Canton. The business district of Collinsville has good sidewalk distribution and is very pedestrian friendly. Sidewalk runs from the village center area north along Maple Avenue to Dyer Avenue. The sidewalk then follows Dyer Avenue until it again connects up to the Farmington River Trail, creating a small, but convenient pedestrian loop. The sidewalk continues north along Dyer Avenue to serve the municipal complexes in the neighborhood.

While transit service is not directly available to Collinsville, a potential connection exists about ¼ mile away on Dyer Avenue.

The Collinsville District has the most complete public water and sewer service of any of the districts. Most of the village of Collinsville, the municipal complex area and its surrounding residential neighborhood, and a significant portion of the residential area to the west of the river are served by public water, sewer, and natural gas.

Active Recreation

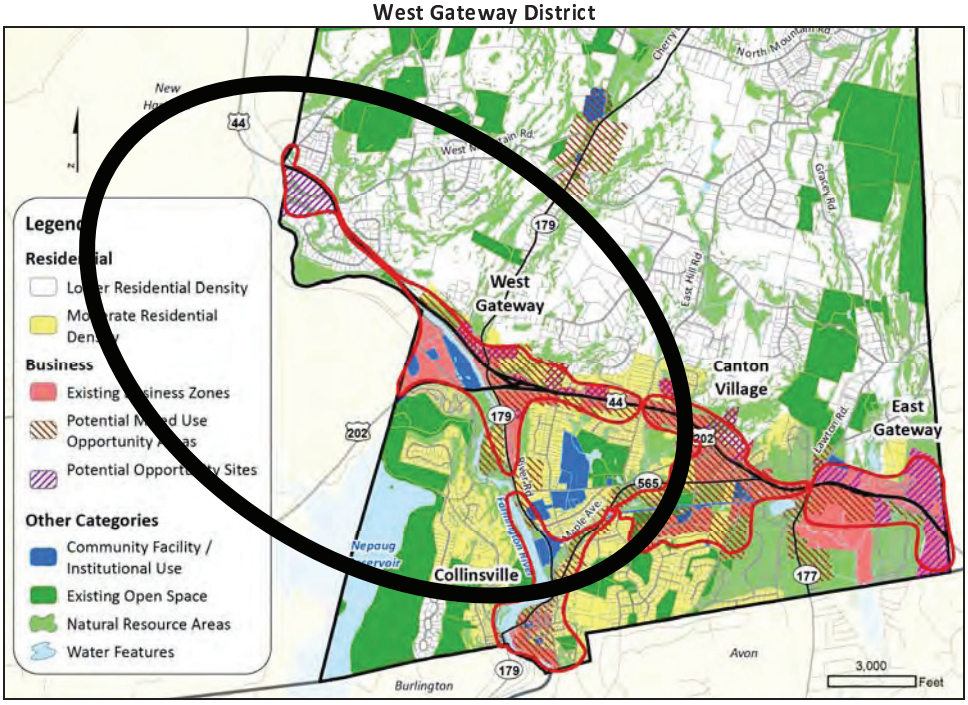
Passive Recreation

West Gateway District

Location / Extent

The West Gateway area is identified as the vicinity of the Route 44/202 corridor west of East Hill Road to the New Hartford Town Line. This district also includes the commercial/industrial and multi-family areas at the north end of River Road (Route 179 south of Route 44). This area has been identified by residents as "a gateway to Litchfield County and beyond."

West Gateway District



Conservation

The Farmington River, a prime riparian resource and a dominant feature of the Town, runs through this district. The associated floodplain and wetlands are also major natural resources for the Town. These resources serve as important ecological habitat; and the river supports significant recreational activities for residents.

Two of the most visible farmland plots in the town are located in this district. Bristol's Farm is located adjacent to Route 44 on the north side just west of its intersection with Route 179; and another smaller, but just a visible, farm parcel is located directly south of Route 44 as it nears the New Hartford Town Line.

Development

This corridor through the West Gateway District includes important opportunity and potential infill sites for Canton as it looks to increase its economic base. Care must be taken, however, if/when any such development occurs to respect the character of the surrounding district.

This area already contains more than a dozen retail and care facilities (some quite sizable along the Route 44 corridor, and two light industrial areas (one on Powder Mill Road and one on River Road) are nearby. The Town's transfer station is also located in the Powder Mill Road industrial area. The successful buffering/screening of some of the larger developments in the area (e.g. Canterbury Condominiums and Cherry Brook Health Care facility) also helps lend to the perception of less development.

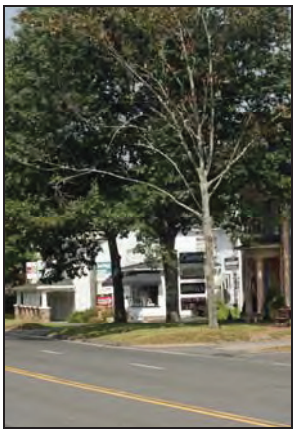
The district also has a substantial residential presence. Single family neighborhoods are located in the north and west portions of the district and a number of higher density residential developments located in the district as well.

The complex transportation node where Routes 44, 202, and 179 intersect, and including surrounding parcels, is locally known as Hart's Corner. With available public water and sewer, three state routes, existing commercial and industrial uses, and multi-family residential development all within close proximity, the future potential of Hart's Corner should not be overlooked. For this reason, the Hart's Corner area was selected as a conceptual example for this POCD. This area is also located close to New Hartford's sewer service and business area (including the ski slope), which warrants the exploration of the additional land uses and density in this area, hence leading to their identification as opportunity locations.

Infrastructure

As discussed above, three state highways traverse and serve the West Gateway District. As a result, this is well served for vehicular access. The district is, however, very under-served with respect to pedestrian facilities. There are no off-road bicycle facilities in the district at the present time.

Areas south of Route 44 and east of (and including) River Road, including the Hart's Corner area, generally have public water and sewer available. Public water also is available in much of the Powder Mill Road industrial area. New Hartford's public sewer service extends to the Canton town line, so there exists a reasonable possibility of extending sewer service into the westerly portions of the Route 44 corridor from that direction. Public water and sewer is not available for the rest of the district. Most notably, the Route 44 corridor between Hart's Corner and East Hill Road is not currently served by public water and sewer. The West Gateway could benefit from the establishment of a properly implemented village district, form based code, or specific design standards (see sidebars on pages 12 and 13) to protect its character and help restore elements eroded by the extensive transportation facilities.

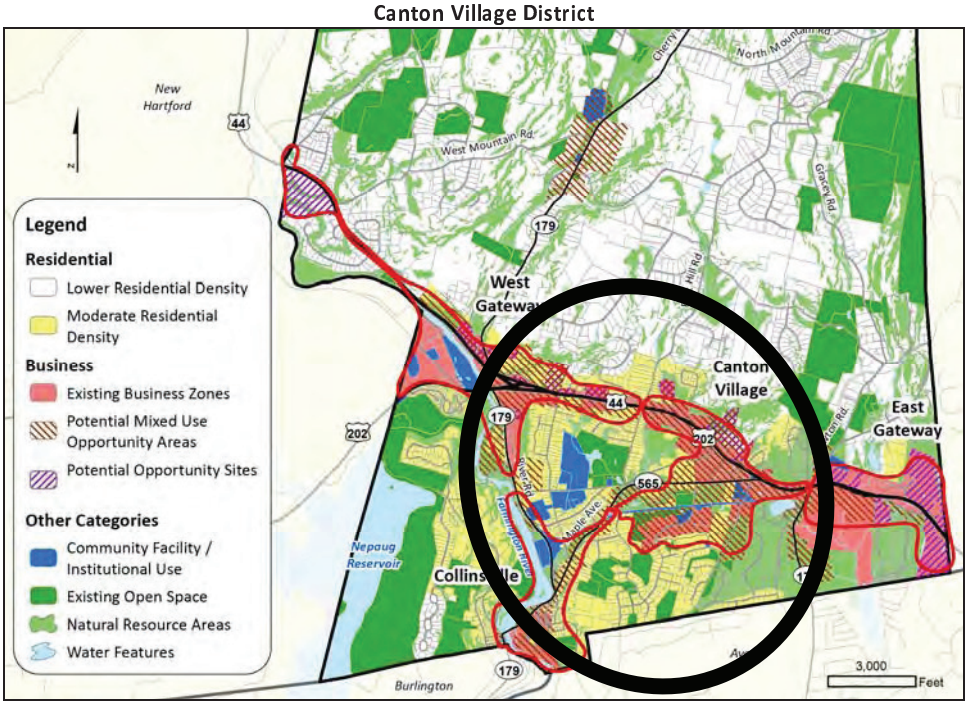


Canton Village District

Location / Extent

The Canton Village District is identified as the vicinity of Route 44 and Dowd Avenue beginning at Lovely Street to the east and continuing to East Hill Road (along both streets) to the west.

Canton Village District



Conservation

The Canton Village District has played an important role in the history of the community. The Town Green is located at the intersection of Albany Turnpike and Dowd Avenue. Originally populated with Greek revival and Victorian structures, the area has a historic character that the Town should endeavor to incorporate in area development. A hotel was once located at 171 Albany Turnpike (the site is presently used as a law office). The original school house located at the Town Green still exists and is now repurposed as an art gallery. There are a number of older buildings in the district that were originally built as single family residences that are currently used commercially or as multi-family residences. The scale and architectural features of these buildings are important to the character of the District.

The Canton Village District also includes scenic and natural resources such as Mount Horr, Rattlesnake Brook – and a major tributary thereto, Bond Pond, portions of the public water supply aquifer, and some significant wetland areas.

Design

A properly implemented village district, form based code, or specific design standards (see sidebars on pages 12 and 13) should be considered for the Canton Village area to help protect, re-establish (as necessary), and enhance the distinctive character of the area.

Development

The Canton Village District has developed at a scale significantly different than that of the East Gateway. This area reflects smaller community businesses which evolved over time by repurposing existing buildings and sites (including single-family homes) along the Town's main transportation route. As a result, development patterns within this district favor small, free standing, more residential-scale buildings over strip mall type development. The district includes the second largest commercial plaza in Canton – the Canton Village plaza. (See the conceptual example on this plaza for more information and how this plaza works well with the rest of the district).

While the existence of an arterial roadway such as Route 44 within the district presents a challenge, this POCD envisions that this area has the potential and opportunity to retain and redevelop village center characteristics that are seen by many to be the desired rural commercial centers of tomorrow. The incorporation of the community character related development strategies presented throughout this POCD, including improved bicycle and pedestrian access, mixed-use and infill development, appropriate landscaping, vehicular access management, stormwater management, and respect for our history and heritage, can create a mixed-use commercial area that is able to take advantage of the consumer base provided by Route 44 while providing, to a significant extent, a village center atmosphere with its own identity.

The Canton Industrial Park (privately owned) is located south of Dowd Avenue. This area is recognized as an opportunity location for future development. Although underperforming at the present time, all of the infrastructure and services needed to support more intensive development is in place.

Canton Village includes, and is surrounded by, a significant residential population with a variety of housing choices. Higher density residential complexes exist within walkable distances to places of commercial activity are located along Dowd Avenue and at the fringe of the district near East Hill Road. Historic and modern single family neighborhoods are located within close proximity to commercial and town services. An existing mix of uses and active pedestrian presence can be found throughout this district. This mixed use development approach has worked well and should be continued.

Infrastructure

Although a significant amount of infrastructure exists for pedestrians and cyclists, this district remains an auto-dependent environment. Additional provisions should be made for bicycles and pedestrians by expanding connections between nearby commercial, residential, and institutional uses. Such actions could also connect to and enhance the use of the Farmington River Rail Trail (FRRT). Access management (reducing curb cuts) is a key traffic objective in this area. Water and sewer are available within the district (with limitation).

Character

The less than coordinated manner in which this area developed resulted in a diverse and distinctive mix of architectural styles that is emblematic the Town's character. At the same time, development trends in site layout and building designs over the last five or so decades has tended towards architectural styles that are not in-keeping with the desired community character.

Recent Town efforts have been devoted to improving the appearance and function of the area. When new construction or redevelopment has happened, attention has been devoted to ensure appropriate building scale and design as well as appropriate landscaping and parking designs reduce the overall visual impact.

Relatively recent construction of the Dunkin Donuts at 140 Albany Turnpike and the KFC/Taco Bell at 250 Albany Turnpike are examples of how new development, even involving national chains, can be blended with existing development in an improved manner.

Efforts have also been devoted towards addressing lack of maintenance of some properties.

Character

Canton has had success in recent years ensuring that commercial development does not utilize cookie-cutter architecture and site designs.

The use of frequently replicated corporate models or big buildings with flat roofs, uniform facades, and expansive parking areas separating buildings from the street have been discouraged, or the impacts have been mitigated or screened.

The Gateway Commons business park and the recently constructed CVS pharmacy are considered to be excellent examples of more intensive commercial development that promotes the establishment and maintenance of character for the area, and should be modeled (with practicality) to retain and provide character.

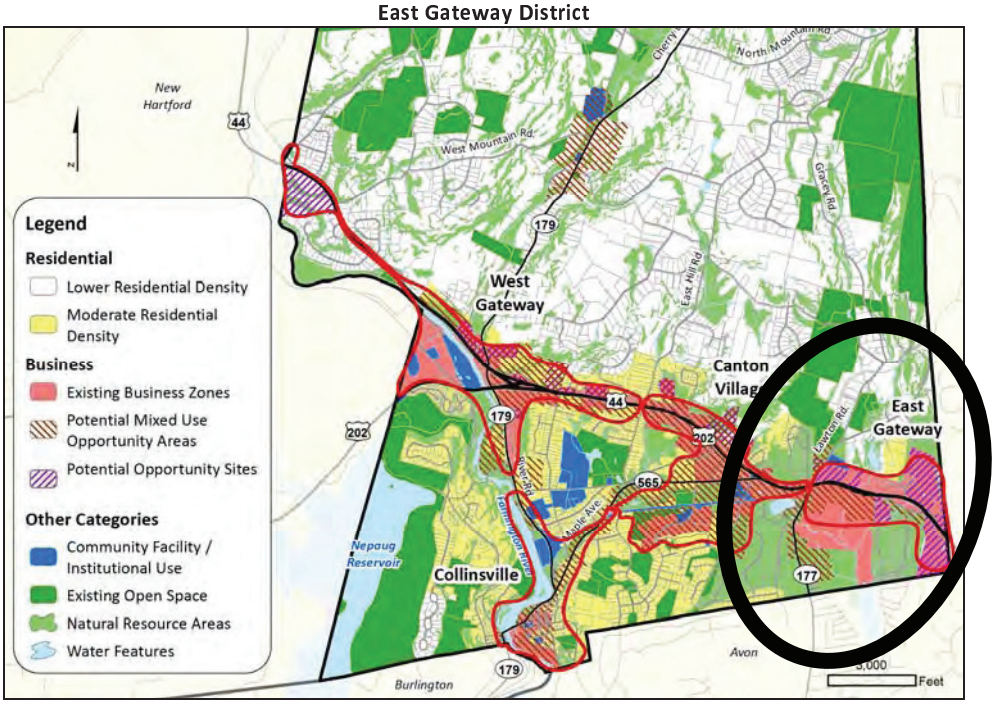
Future development that is visually attractive and bicycle-friendly and pedestrian-friendly will be conducive to Canton and will lead to economic success.

East Gateway District

Location / Extent

The East Gateway is identified as the vicinity of the Route 44 corridor east of Lovely Street and Lawton Road to the Simsbury/ Avon Town Line.

East Gateway District



Conservation

An existing trap rock ridge towards the east side of this district (near the Town Line) is a defining scenic quality of this gateway. Jims Brook and Roaring Brook run through this area feeding the wetlands systems associated with Secret Lake. This area also contains a CT DEEP aquifer protection area - a natural resource (as well as a public water supply area) that requires consideration for certain proposed development activities. Past industrial activities and discharges resulted in groundwater contamination associated with the Swift superfund site near the intersection of Route 44 and Colonial Road.

Development

The East Gateway is Canton's large scale commercial retail corridor and most active growth area. This area contains national retail businesses anchored by the Shoppes at Farmington Valley, a regional shopping destination. The district also includes some small industrial areas as well as other scattered local business enterprises.

Currently, this district is the primary tax revenue growth engine for Canton. Approximately 50% percent of the Town's non-residential property tax revenue is derived from within this district. Economic growth in this district is expected to bring revenue to pay for needs and services throughout the community. A few opportunity locations (key areas of significant economic potential) remain in this area and a number of parcels in the district are good candidates for infill and more intensive redevelopment. An industrial-zoned area on the south side of Route 44 near the Town Line with Avon (and on the east side of the trap rock ridge – a.k.a. Ledgemere) is identified as an opportunity location for future development.

The Route 44 commercial corridor is flanked on either side by **single family residential neighborhoods**. Opportunities to create transitional areas (e.g. mixed use or low-unit multi-family dwellings) should be pursued **to help soften the transition from the intense commercial uses to the single family areas**. The use of appropriate landscaping and other buffering, with clearly defined standards, also helps to soften the transition.

Infrastructure

State Route 44 (Albany Turnpike), and its associated vehicular traffic, is the principal factor affecting the East Gateway District.

Even though bicycle and pedestrian facilities are limited along the Route 44 corridor, the area has been experiencing increased bicycle and pedestrian traffic and more is expected in the future due to the completion of the Farmington River Trail from Collinsville to the intersection of Routes 177 and 44. Efforts to increase access, safety, and connectivity for pedestrians and cyclists within this area and to connect the commercial areas of Canton to those in Avon/Simsbury should continue. A safe environment for pedestrians and cyclists is encouraged.

Water and sewer, although available within the district, is limited. Provision of public water and sewer service areas to identified opportunity locations will support economic growth.

Bicycle and Pedestrian Accommodations Needed

Roadway Considerations

Route 44's large traffic volume creates a ready customer base for businesses in the district; it also creates a number of drawbacks typically associated with high traffic flows.

Access management (controlling the number and location of driveways) will be an important tool to maintain an adequate level of service in this area for traffic while also providing relatively convenient access to properties.

The entrance to Gateway Commons and the Colonial Road industrial area is an example of a location where turning movements can be very uncomfortable for drivers, and therefore would benefit from a coordinated signal light.

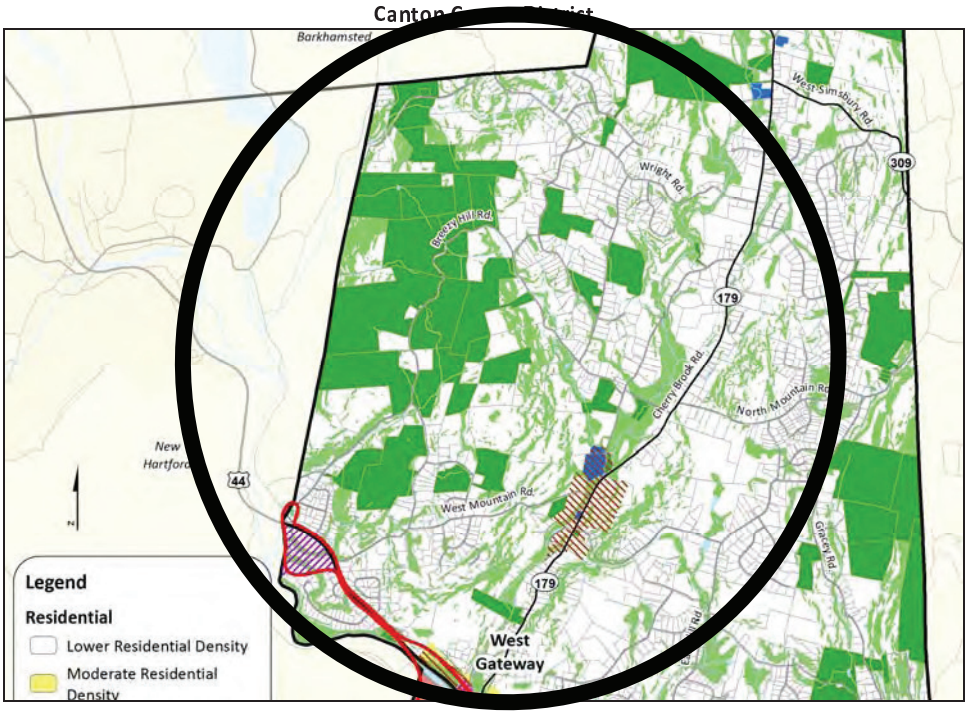
Lawton Road and Washburn Road, which pass through older residential neighborhoods, are used as a cut through for traffic destined for the center of Simsbury, Bradley Airport, and other locations to the north and east.

It is important for the Town to remain conscious of the impacts of vehicular traffic in the district and the opportunities and need for mitigation in the future.

Canton Center District

Location / Extent

The Canton Center District comprises the Cherry Brook Valley and surrounding hillsides in the vicinity of Canton Center along with Ratlum Mountain and Breezy Hill.



History

The Cherry Brook Valley has been continuously farmed for 273 years.

Canton's only active dairy farm is located in Canton Center utilizing the very same prime agricultural land originally purchased by the Barber family three centuries earlier.

Conservation

The Canton Center District was home to the original village and government center of Canton. The area has a rich history of farms and shops making diverse products to bring in revenue from the outside 'world'.

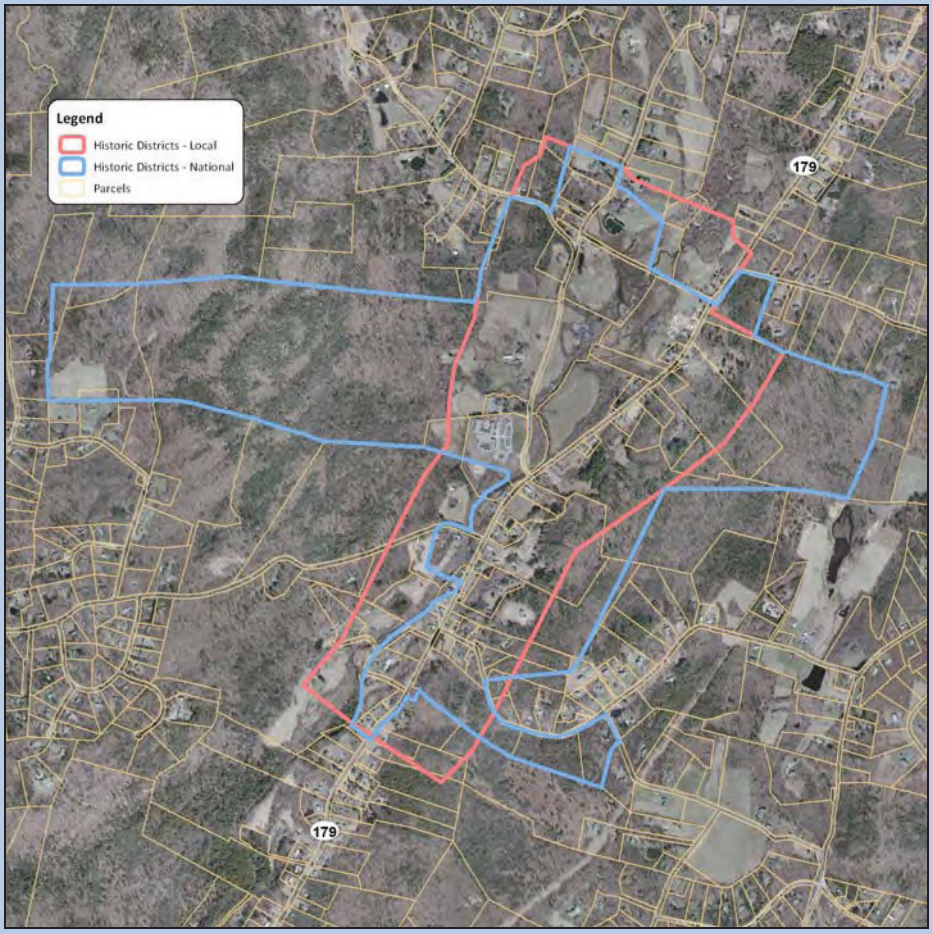
Cherry Brook, Barbour Brook and Ratlum Brook are key features of this district. The brooks are primary cold-water feeders to the Farmington River. This district also contains the Ratlum Mountain / Breezy Hill ridgeline. Much of the active farmland in the district is also located in the vicinity of Cherry Brook and Barbour Brook.

The westerly two-thirds of the District, topographically dominated by the ridgeline, is predominantly forests with low density residential development lining relatively scattered roadways. Much of the town's remaining large core forest areas (> 500 acres) are found in this area. Also, much of the ridgeline is preserved as open space held by Canton Land Conservation Trust. Overall, over 1200 acres of preserved open space are located in this district.

CONCEPTUAL EXAMPLE

Canton Center Historic District

The Canton Center Historic District was listed on the National Register of Historic Placed in 1997. The district, which contains approximately 500 acres, was recognized for the overall assemblage of homes constructed during the period of growth and prosperity in the 1800s, the community buildings such as the church, store, school, and blacksmith shop, and the agricultural buildings and uses still evident in the district.



Character

Canton Center has a rich history as a village of farmers and small shops making diverse products to bring in cash from the world outside.

Farms produced and marketed grains, tobacco, root crops, milk, cider, alcoholic beverages, fresh fruits & vegetables, eggs, wool and meat among others. Local forests produced post and beam building products, fence rails, ties, spool stock and firewood. Furs and meat from wild game were traded for supplies at the Canton Center Store. Water-powered cooperage and box shops, gunpowder factories, forging, founding & machine shops, and medicine maker all sent their goods to market from Canton Center.

While predominantly serving as single family neighborhood, Canton Center still has today some manufacturers, commercial establishments, schools, houses of worship and active farms.

The District is currently zoned for two-acre residential use except for a three-hundred- foot wide one-acre strip zone lining the sides of Cherry Brook Road south of the village. Despite this large-lot single-family residential-only zoning, the charming village of Canton Center is blessed with an eclectic legacy of multifamily housing and a multitude of nonconforming uses and forms.

Development

Canton Center is known for its charming village center comprised of a church, general store, post office, and graveyard. The Canton Center Historic District was established to preserve the appearance of this area. The Church/Post Office/General Store complex, which also includes rental apartments, serves as the primary public meeting place in the District. Cherry Brook Primary School, located on Barbourtown Road, is a major town facility located in the district. A second place of worship is located just to the north of the school. The district is also home to an art studio and gallery, a significant portion of an active ski/snowboarding area, and a number of home-based businesses including plumbing, wood working, home improvement and landscape carpenters, forestry and firewood, and machine shops. These small businesses allow their owners and employees to avoid the wasted time and fuel expense of going elsewhere to work while bringing millions of dollars of purchasing power into the community.

The District is currently zoned for two-acre residential use except for a three-hundred- foot wide one-acre strip zone lining the sides of Cherry Brook Road south of the village. And, where developed outside of the village area, much of the development conforms to this zoning. Yet, despite this large-lot single-family residential-only zoning, the charming village of Canton Center is blessed with an eclectic legacy of multifamily housing and a multitude of nonconforming uses and forms. Retention of these characteristics is an important consideration of this POCD. The Canton Center General Store and Post Office -- multi-use properties with affordable residential uses above retail and service operations -- are right out of cutting edge rural village planning philosophy. The several multi-family rental properties in the village area, as well as in diverse outlying areas in the district, offer affordable housing that serves singles and small families for the community.

Infrastructure

Cherry Brook Road (State Route 179) is the major highway serving Canton Center. It runs along the east side of Cherry Brook traversing the district from north to south. Most other roads in the district use Cherry Brook Road as their primary means of 'outside' access. Cherry Brook Road and Wright Road experience a modest, but significant, amount of seasonal bicycle traffic. The district has no public water or sewer service.

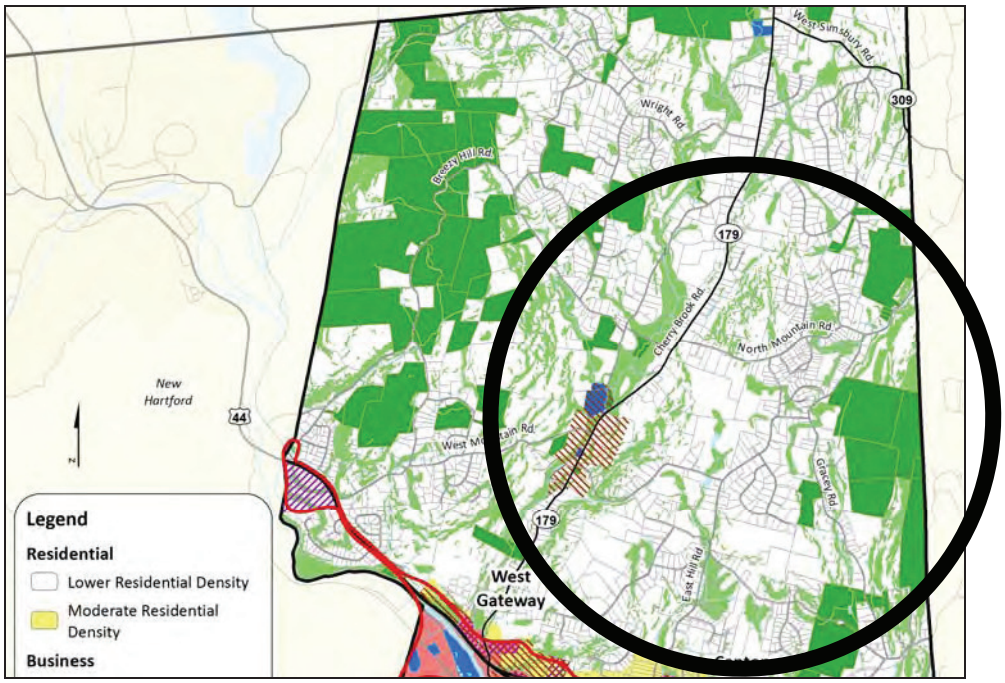
Canton Clay Works

East Hill District

Location / Extent

The East Hill District is identified as the residential areas on the east side of Canton adjacent to Onion Mountain, East Hill, and the northerly side of Mount Horr.

East Hill District



Conservation

The East Hill area could be considered the birthplace of Canton. The first permanent house in what is now Canton was built there by Richard Case in 1737.

The rolling terrain in this area resulted in a development pattern epitomized by widely-spaced farms and homesteads. Some active farmland remains in the area. Spaced in between are some sizeable pockets of core forest area and other natural resources. Rattlesnake Brook and Jim Brook originate in and drain a vast majority of this area. Preserving and protecting these important resources is a key strategy for the future of this area.

A significant amount of the undeveloped area in the district has been preserved as open space. In 1948, what is now the Roaring Brook Nature Center (RBNC) was established on Gracey Road. In 1964, 100 acres adjacent to the RBNC was bequeathed to the State of Connecticut as “Werner Woods”. In addition, the Canton Land Trust owns over 300 acres in the district .whichpreserves most of the ridgeline and western slopes of Onion Mountain.

Development

The present day development of the East Hill District can be seen as mirroring its history. The farms were so disperse that no church or store gained a foothold, and the school house, on East Hill Road just north of Bahre Corner Road, became the social gathering place for the area.

The developed land is almost exclusively clusters of rural single family neighborhoods tucked into the rolling hills. Where these clusters of housing exist, they tend to be more densely spaced than the residential development in the North or Center Districts, (the other two largely rural residential districts in Town).

Infrastructure

There are no arterial roadways traversing the East Hill District. The major local roads effectively ring East Hill and Onion Mountain as they provide access to and from Albany Turnpike (Route 44) to the south, Cherry Brook Road (Route 179) on the west, and Simsbury to the east. Lawton Road and Washburn carry the highest volume of traffic of any local roads in Canton.

The East Hill District includes Phase IV of FRRT, presently being marked as an on-road route along Lawton and Dry Bridge Roads. This marks a commitment towards the completion of the 28 mile loop of the FRRT as a spur to the East Coast Greenway. Traffic calming and management through this area is a priority and should seek to re-establish a safe neighborhood environment.

Roaring Brook Nature Center

Boy Scout House On East Hill Road

House At Lawton and Washburn

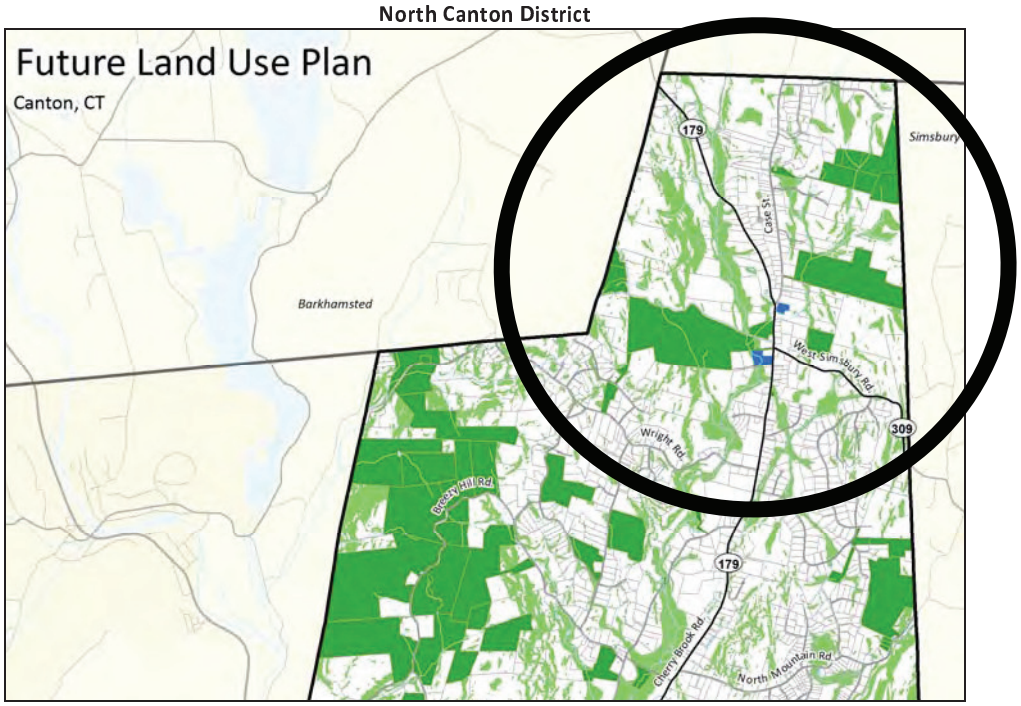
East Hill Road

North Canton District

Location / Extent

The North Canton District is identified as the area of Canton north of the Canton Center and East Hill districts; (i.e. essentially north of Wright Road and High Valley Drive.)

North Canton District



Conservation

North Canton is the most rural, least populous, least developed area of the town and does not contain a village type setting as often found in most defined "centers". Originally settled as West Simsbury, a historic school building remains as do a number of historic houses along Route 309 (Adams, Moses, and Messenger). It also includes the former Grange building, a church, fire station, and a small post office. In 2012 the US Postal Service indicated its intent to close the North Canton Post Office, much to the chagrin of local residents.

Cherry Brook and its valley traverse the district from north to south. The Ratlum Mountain ridge bounds the valley on the west side, and the West Mountain ridge bounds it to the east. Most of these ridges remain as core forest areas. Wetlands are scattered throughout the district. Over 500 acres in the district have been preserved as open space, including a portion of Cherry Brook Farm. As small portion of the McLean Game Refuge extends into Canton. A number of active farm parcels are also scattered throughout the district.

Development / Infrastructure

Large lot single family residential and agriculture are presently the dominant land uses. However the area contains the towns' largest inventory of available land closest to Bradley airport (approximately 20 minutes). The lack of public water and sewer in the district as well as being surrounded by single family residential, both in Canton and the Town of Granby to the north, remain a deterrents to any kind of limited commercial development in the area.

State Routes 179 (Cherry Brook Road) and 309 (West Simsbury Road), as well as Case Street, are the primary roadways serving the district.

Fire Station

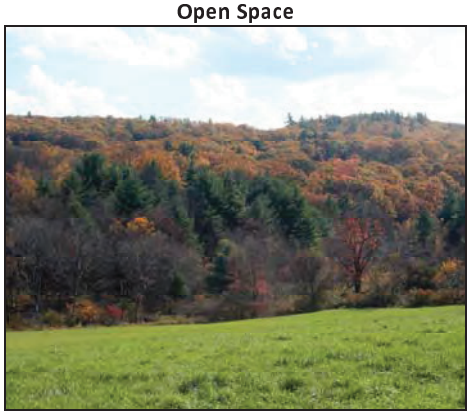
Case Farm

FUTURE LAND USE PLAN 12

Overview

The Future Land Use Plan and the Conservation and Development locational guide maps are a reflection of the stated goals, objectives, and recommendations of the POCD as well as an integration of the preceding elements of the Plan of Conservation & Development. In essence, these maps and plans are a statement of what the Canton of tomorrow should look like and how conservation and development activities might be guided to help us get there.

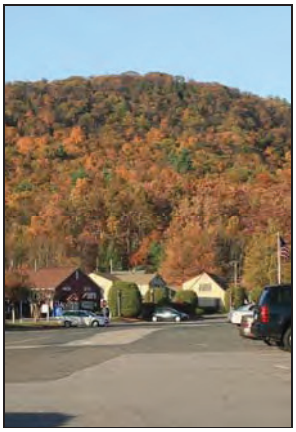
Open Space



Residential

Business

Community Facilities



The Future Land Use Plan and the Conservation and Development locational guide maps are a reflection of the stated goals, objectives, and recommendations of the POCD.

Descriptions Of Future Land Use Categories

Category	Description
Lower Density Residential	Areas where, due to sensitive natural resources, infrastructure limitations or desirable patterns of development, typical density less than one unit per acre would be expected.
Moderate Density Residential	Areas presently used for multi-family development or where the existing density of development may exceed one unit per acre.
Existing Business Zones	Areas which have developed or are intended to develop with business and/or light industrial uses (may include adjacent transition areas).
Potential Mixed Use Development Sites	Area where mixed uses may be appropriate.
Potential Opportunity Locations	Areas where opportunities for business expansion will be investigated.
Community Facility / Institutional Use	Areas containing existing community facilities (schools, library, Town Hall, etc.) and institutional uses (churches, etc.).
Existing Open Space	Areas that are currently preserved or used for open space purposes.
Natural Resource Areas	Wetland, watercourse, steep slope, floodplain, public watershed water supply, and other resource areas where development will be balanced with protecting these important resources.

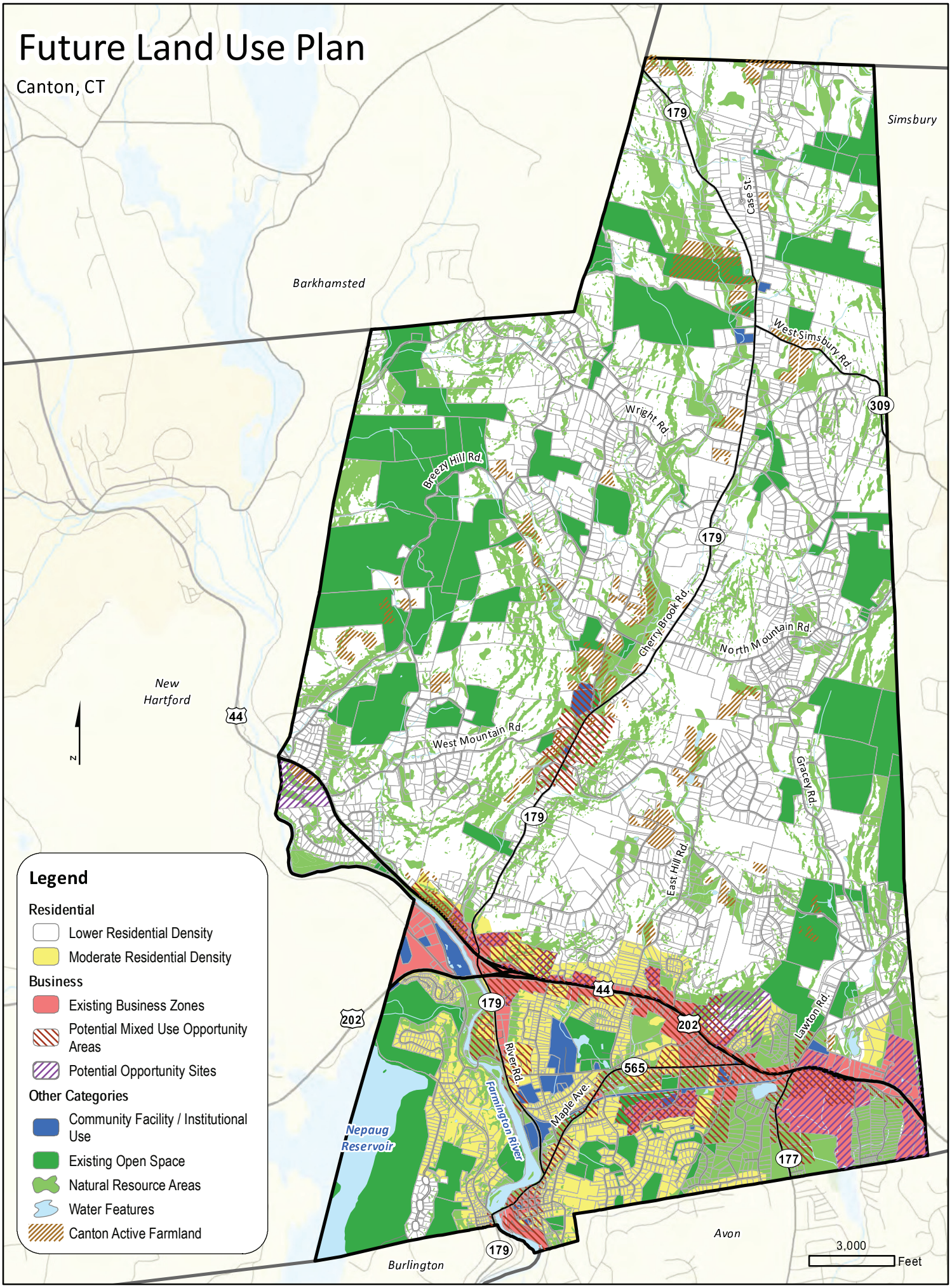
Future Land Use Plan

The map on the facing page is the future land use map for Canton.

As required by statute, it shows "... the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality."

Future Land Use Plan

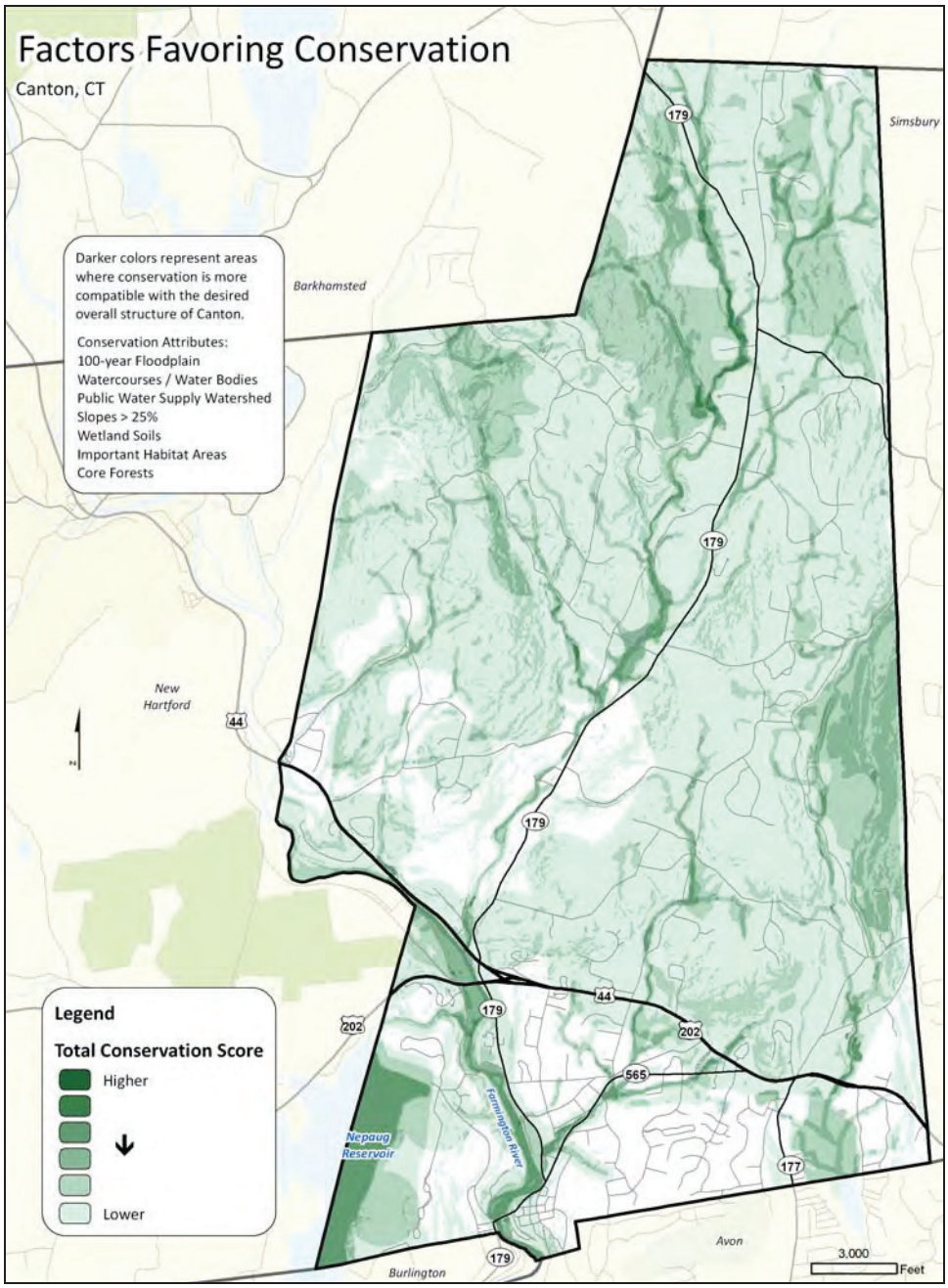
Canton, CT



Conservation Vision

The Locational Guide Map - Conservation shows areas in Canton which contain attributes which Canton feels are important to conserve or preserve. Darker shades indicate that there are more such resources located in that area.

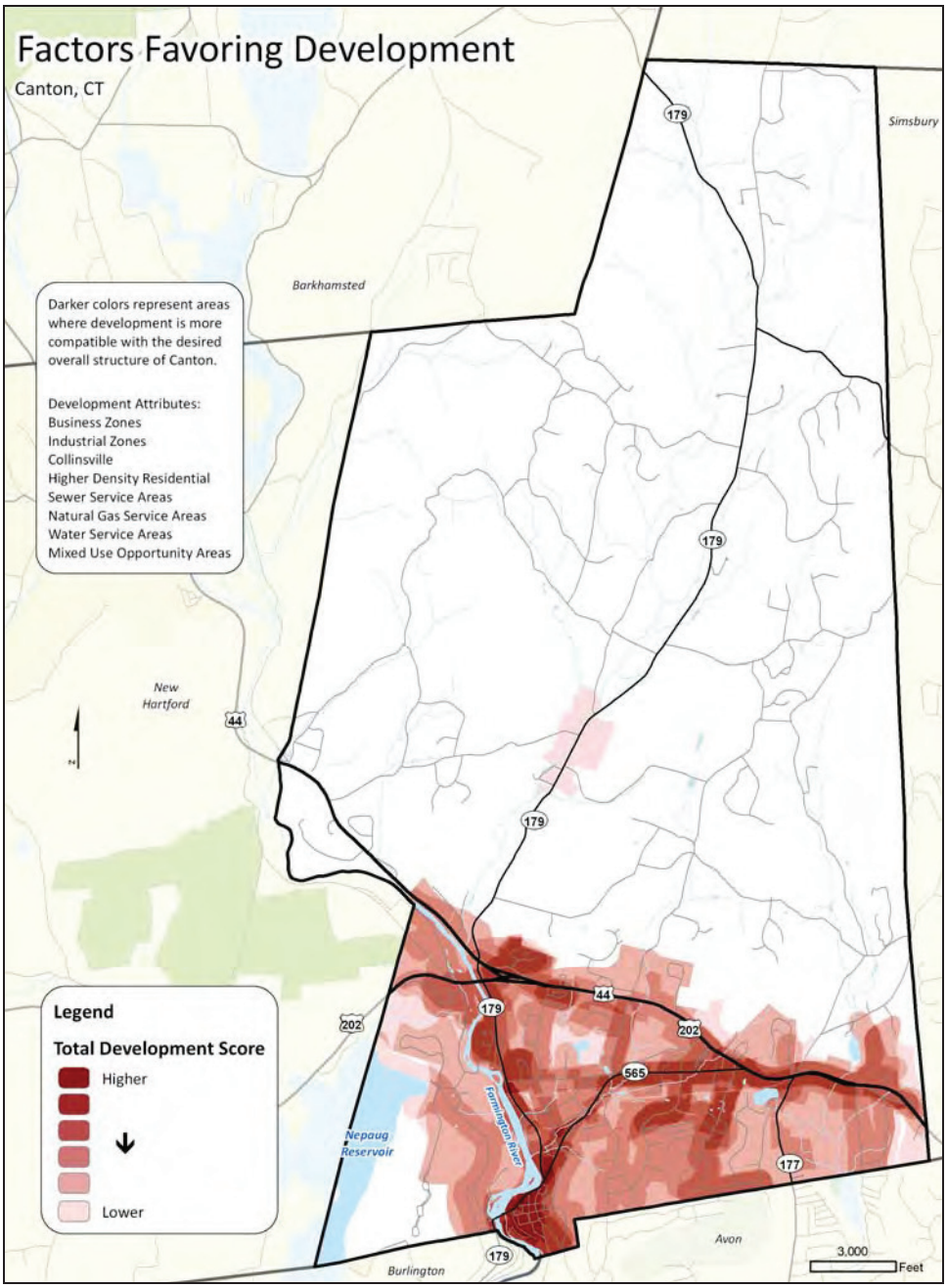
If conservation resources and development resources (see facing page) exist in the same area, additional investigation may be needed to ensure that the both objectives are balanced.



Development Vision

The Locational Guide Map - Development shows areas which contain attributes which are important to supporting the overall development vision for Canton. Darker shades indicate that there are more such resources located in that area.

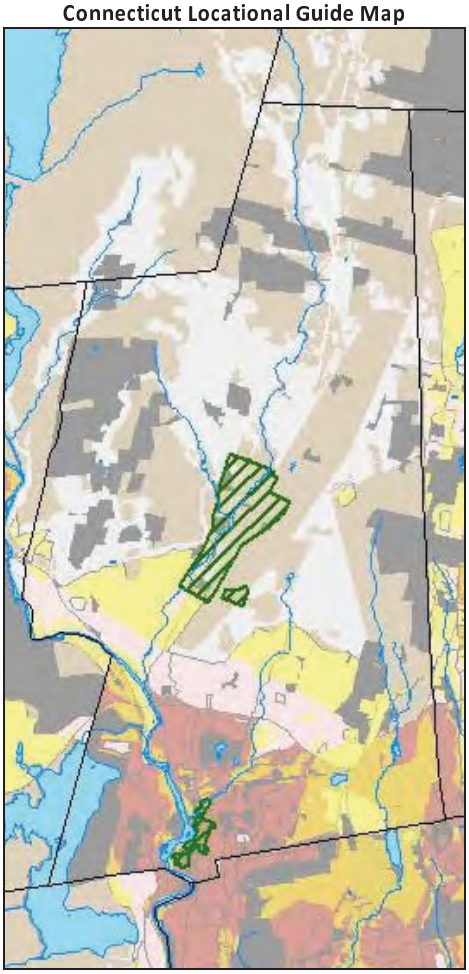
If development resources and conservation resources (see facing page) exist in the same area, additional investigation may be needed to ensure that the both objectives are balanced.



Consistency With Other Plans

In accordance with CGS Section 8-23, this POCD was compared with the 2013-18 State Conservation & Development Policies Plan and found to be generally consistent with that Plan and its Locational Guide Map.

Connecticut Locational Guide Map



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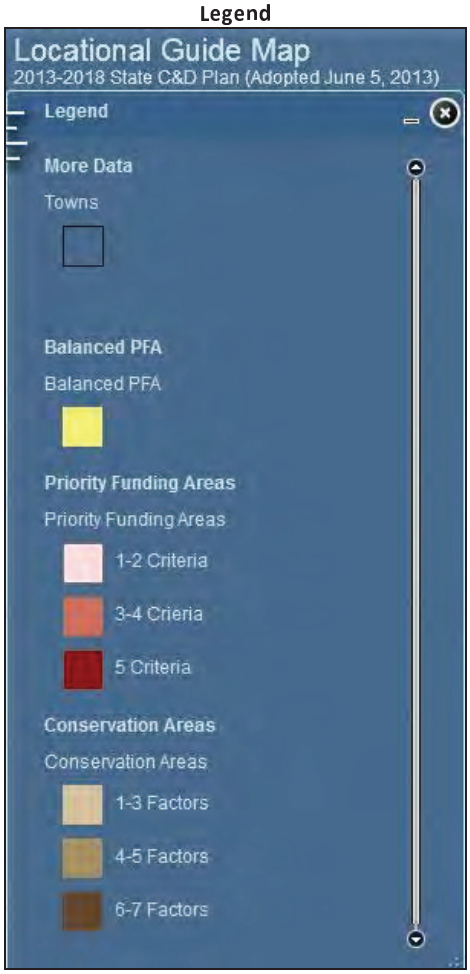


Connecticut Conservation and Development Plan – State Growth Principles

In accordance with CGS Section 8-23, the Canton Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles.

Principle 1 – **Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.**	**FINDING – Consistent** The POCD encourages growth in Collinsville with mixed land uses and recommends additional physical infrastructure for this area. Canton does not have a designated "regional center".
Principle 2 – **Expand housing opportunities and design choices to accommodate a variety of household types and needs.**	**FINDING –Consistent** The POCD recommends that Canton seek to diversify its housing "portfolio" and address recognized housing needs – housing that is more affordable and housing for an aging population.
Principle 3 – **Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.**	**FINDING – Consistent** The POCD continues with the overall zoning framework of more intensive development on and near Route 44 where it is served by State highways, bus transit, and arterial roads.
Principle 4 – **Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.**	**FINDING – Consistent** The POCD identifies the importance of protecting important community resources such as the natural environment, open spaces, cultural and historical resources, and undeveloped land.
Principle 5 – **Protect environmental assets critical to public health and safety.**	**FINDING – Consistent** The POCD contains recommendations to protect environmental assets critical to public health and safety such as water quality and public water supply watershed lands.
Principle 6 – **Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.**	**FINDING – Consistent** The POCD is part of the process of integrating planning with other levels of government and with other agencies. The POCD will be used to coordinate efforts with: • adjacent communities, • regional organizations, and • state agencies.

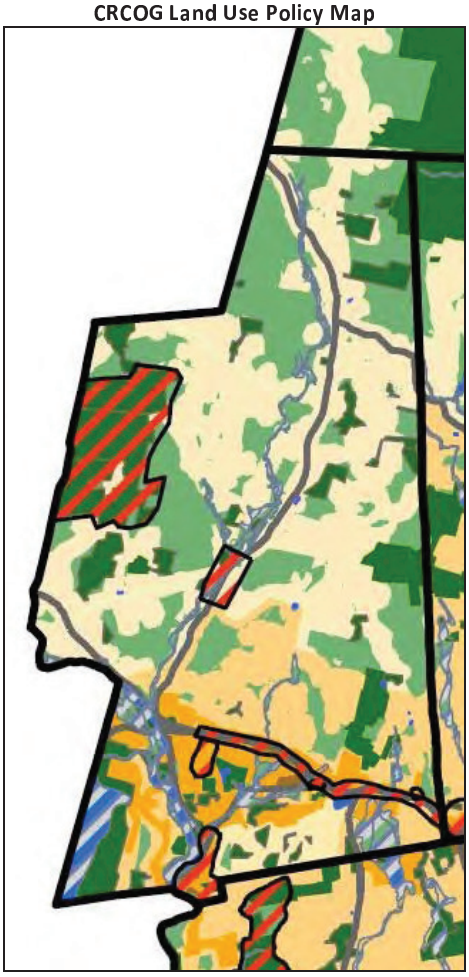
Regional Plan Of Conservation and Development

In addition, this POCD was compared with the Regional Plan of Conservation and Development prepared by the Capitol Regional Council of Governments and found to be generally consistent with that Plan.

Any inconsistencies can be generally attributed to:

* differences in definitions of desirable uses or development densities,
* local (as opposed to State or regional) desires about how Canton should grow and change in the coming years, or
* the fact that the State Plan and the Regional Plan make policy recommendations for land use intensity and environmental sensitivity while this POCD suggests specific land use types.

CRCOG Land Use Policy Map



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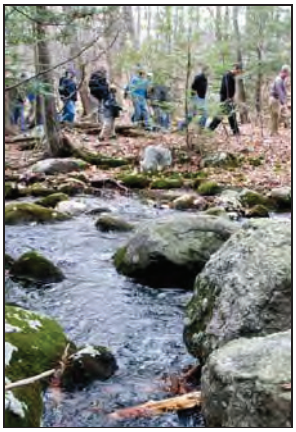
NEXT STEPS 13

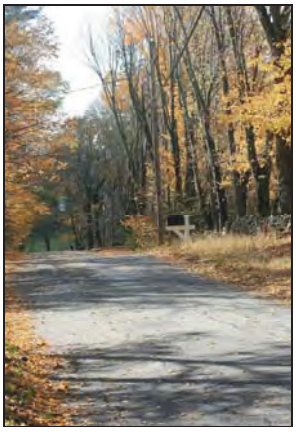
Overview



This POCD contains a number of recommendations intended to guide the future conservation and development of Canton.

In preparing this POCD, the Plan of Conservation and Development Update Committee, the Board of Selectmen, and the Planning Commission:

- reviewed and discussed information about Canton,
- conducted public meetings and surveys to determine residents' attitudes,
- discussed conditions, trends, and issues affecting the community, and
- assembled and refined a number of strategies to help guide the community during the planning period.



As a result, this POCD is believed to reflect the consensus of the community in terms of where Canton should devote much of its effort over the next ten to twenty years to enhance the vitality, livability, and quality of life in the community. While situations and conditions will undoubtedly change, this POCD establishes goals for all Canton residents to work towards.

By preparing this Plan of Conservation and Development, the POCD Update Steering Committee and the Planning Commission feel that Canton has taken a significant step forward towards enhancing the vitality, livability, and quality of life in our town.

Implementation

The most critical step in bringing the POCD to fruition is implementing its recommendations. Canton recognizes this and has prepared a separate Implementation Plan to aid and guide implementation. It is intended that the Implementation Plan will be a working document used to implement strategies identified in this Strategic Plan.

By preparing this POCD, Canton has taken a significant step forward towards enhancing the vitality, livability, and quality of life in our town.

To guide implementation of the Strategic Plan, the key agencies involved in preparing it (the POCD Update Committee, the Board of Selectmen, and the Planning Commission) recommend the establishment of a Plan Implementation Committee. As stated in the Implementation Plan itself:

> Experience in other communities has shown that POCD implementation can be much more effective if the Town establishes a POCD Implementation Committee (PIC) to oversee implementation. The PIC would be established and populated by the Board of Selectmen. Members would likely include representatives from Town staff and some Town agencies, though the BOS may see fit to draw from other resources. The PIC would be responsible for coordinating and monitoring implementation of the POCD. The PIC would be tasked with assessing the status of specific recommendations, evaluating priorities, and suggesting new implementation techniques where appropriate. This document presumes the establishment of a PIC; if a PIC is not established, then references to the PIC should be interpreted as meaning whatever Town entity/entities is/are tasked with overseeing POCD implementation.

The Implementation Plan contains tables to identify specific tasks or policies, who is primarily responsible for its implementation (and who will help), and the general priority:

Implementation Table

Canton Plan of Conservation and Development - Implementation Component

09-Aug-2013

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Community Character

See pages 9-19 in the "Strategic Component" of the POCD for supporting information.

A. Preserve, conserve, and enhance Canton's rural character

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	CC1	Manage development densities and other patterns of development to be consistent with POCD principles.	n/a	n/a	ZC	PC, Town
A	CC2	Revise land use regulations to keep development features at a human scale.	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST
A	CC3	Revise regulations to encourage multiple smaller buildings (or the appearance of multiple smaller buildings) on commercial sites.	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST
A	CC4	Revise regulations to minimize vehicle corridors (physically and visually) in commercial areas: a. Minimize street widths. B. Locate buildings close to the street, with minimal parking between the street and the building. C. Visually narrow the corridor with landscaping and using building facades at least 1.5 stories high.	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST
A	CC5	Revise regulations to minimize the visual 'bulk' of parking areas: a. Minimize parking requirements and promote shared parking and access. B. Break up parking into multiple smaller areas where practical. C. Visually break up larger parking areas with landscaped medians and islands. (Remain mindful of snow removal.) d. Visually screen large parking areas from adjacent roadways with appropriate means. (e.g. using site buildings and many types of landscaping are appropriate; discourage tall walls, fences, solid shrub 'walls', or obvious constructed berms.)	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Page 2 of 46

In addition to recommending the formation of an Implementation Committee, the Implementation Plan also makes the following recommendations:

- Use the POCD to organize annual work programs including operating budget requests, capital planning, work efforts and commission activities,
- Use the Strategic Plan as a basis for land use and other decisions within the Town,
- Reviewing municipal and other activities proposed in the Town of Canton for consistency with the recommendations of the POCD, and
- Use the Strategic Plan as a guide for guide for municipal spending priorities, including preparation of the annual operating budget and for capital improvement programming.

As can be seen, it is expressly intended that this Plan of Conservation and Development be used on a regular basis. In addition, it is recommended that the Implementation Plan be regularly reviewed and refined on a regular basis on order to:

- Assess how implementation is proceeding,
- Delete tasks or actions completed satisfactorily,
- Add tasks or actions that will help accomplish strategic goals, and
- Refine tasks or actions already under way to enhance their implementation or improve their effectiveness.

This process is intended to cultivate a "culture of planning" within Canton where the overall strategies are periodically reviewed and the supporting tasks and policies are regularly revised to respond to changing conditions. This approach will help the POCD (and POCD strategies) be relevant over a long timeframe.

ACKNOWLEDGMENTS

The Residents of Canton

POCD Update Steering Committee

Jonathan Thiesse	Chair
Peter Reynolds	Vice-Chair
Rosemary Aldridge	POCD Update Committee / Former Planning Commission Chair
Susan Carr	Canton Advocates For Responsible Expansion
Michael DiPinto	Planning and Zoning Commission
David Evens	Planning and Zoning Commission
Julius Fialkiewicz	Parks & Recreation Commission
David Freeman	Planning and Zoning Commission
Kevin Jackson	Economic Development Agency (to June 2013)
Bruce Mortimer	POCD Update Committee
Kristin Oswald	Chamber of Commerce
Phil Pane	Planning and Zoning Commission
Lansford Perry	POCD Update Committee/ Planning and Zoning Commission
David Shepard	Inland Wetlands and Watercourses Agency

Town Staff

Neil S. Pade, AICP	Director of Planning and Community Development
Roland R. Klee, AICP, CZEO	Assistant Town Planner, Zoning Enforcement Officer, and Inland Wetlands & Watercourses Agent
Lynn Charest, CZEO	Land Use Coordinator (from July 2013)
Susan Brodeur	Land Use Coordinator (to June 2013)

ACKNOWLEDGMENTS

Planning and Zoning Commission

David Bondanza	Chair
Jonathan Thiesse	Vice Chair
Phil Pane	Secretary
Keith August	
Michael DiPinto	Alternate
David Evens	
David Freeman	Alternate
John Huyghebaert	
Lansford Perry	
William Sarmuk	Alternate

Board Of Selectmen

Richard J. Barlow	First Selectman
Stephen Roberto	Deputy First Selectman
David W. Gilchrist	
Lowell F. Humphrey	
Thomas Sevigny	
Robert Skinner	Chief Administrative Officer

Technical assistance in the preparation of this Plan was provided by Planimetrics, Inc.

Glenn Chalder, AICP	President
Jason Vincent, AICP	Vice-President (to May 2012)
Leonard Desson	GIS Manager (to October 2013)
New England GeoSystems	GIS Manager (From November 2013)

TOWN OF CANTON • CONNECTICUT • INCORPORATED 1806

CANTON

2014 - 2024 Plan of Conservation and Development

IMPLEMENTATION PLAN

Draft For Planning and Zoning Review - December 2013

Introduction

Organization of the Canton Plan of Conservation and Development

Implementation Overview

Implementation Tools

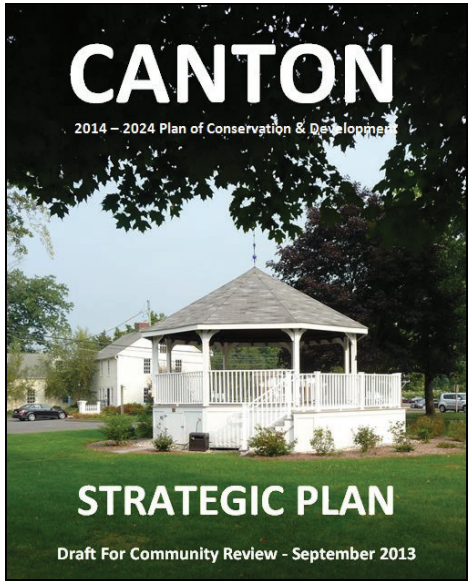
Implementation Tables

- Community Character
- Natural Resources
- Open Space
- Agriculture
- Economic Development
- Residential Development
- Community Facilities & Services
- Transportation
- Utilities

Organization Of The POCD …

The Plan of Conservation and Development (POCD) for the Town of Canton consists of:

- a "Strategic Plan", and
- an "Implementation Plan."



Strategic Plan

The primary part – known as the "Strategic Plan" - is a statement of strategic directions considered important for preserving and enhancing those things integral to the vitality, livability, and quality of life in the community. It is "big picture" in nature; and is intended to be used by Canton residents, agencies, staff, and other community stakeholders to discuss and refine the major directions of the community.

It is envisioned the Strategic Plan will be reviewed periodically to ensure the overall strategies for Canton are appropriate for addressing issues facing the community and guiding Canton's future. The Strategic Plan is also intended to fulfill the POCD requirements under CGS Section 8-23 for Canton.

Implementation Plan

This part – known as the "Implementation Plan" – is principally a compilation of implementation measures (i.e. tasks and active guiding principles) determined to help accomplish the overall strategies of the POCD. The implementation measures are presented in a series of tables organized according to the primary topic themes presented in the Strategic Plan that identify "who" is responsible for doing "what" and the timeframe ("when") over which the measure is intended to be implemented. The tables also allow for tracking implementation progress. As measures are implemented and results evaluated, it is intended that the Implementation Plan will be updated - on a regular, on-going basis - to remain current.

Implementation Overview

Implementation is critical to realizing the benefits of the planning process. While identification of desirable strategies is important, that effort will only bear fruit if identified measures are implemented to make it happen. It is intended that this Implementation Plan be an active working document.

In order to fulfill its planning and statutory function for Canton, the 2014 - 2024 POCD must be consulted on a regular basis for a variety of purposes. For the POCD to remain effective in such use, it should remain current to the conditions of the Town and reflect its current state of implementation. This POCD has been prepared with two components so that the Implementation Plan may be maintained and updated on a regular basis by:

- Assessing how implementation is proceeding,
- Adding new measures that will help accomplish the overall strategic goals outlined in the Strategic Element,
- Refining measures already under way in order to enhance their implementation or improve their effectiveness,
- Archiving tasks or actions completed satisfactorily, and
- Adding or deleting measures as the Strategic Element is amended from time to time.

This process is intended to cultivate a culture of planning within Canton where the overall strategies are periodically reviewed and the supporting implementation measures are regularly revised to respond to changing conditions. This approach will help the POCD remain effective and relevant over its duration and create a meaningful transition to the next POCD update.

Implementation of the POCD will be a gradual and continual process. While some recommendations should (and will) be carried out in a relatively short time period, others may be long-term in nature. Further, since some recommendations will involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages. For the POCD is to be successfully realized, it must serve as a guide to all residents, businesses, and individuals interested in orderly conservation and development within Canton.

Implementation In Action

Implementation Committee

Experience in other communities has shown that POCD implementation can be much more effective if the Town establishes a POCD Implementation Committee (PIC) to oversee implementation. The PIC would be established and populated by the Board of Selectmen (BOS). Members would likely include representatives from Town staff and some Town agencies, though the BOS may see fit to draw from other resources.

The PIC would be responsible for coordinating and monitoring implementation of the POCD. The PIC would be tasked with assessing the status of specific recommendations, evaluating priorities, and suggesting new implementation techniques where appropriate. This document presumes the establishment of a PIC; if a PIC is not established, then references to the PIC should be interpreted as meaning whatever Town entity/entities is/are tasked with overseeing POCD implementation.

Annual Work Programs

The POCD should be used by the PIC, the Board of Selectmen and other boards and commissions to organize annual work programs including operating budget requests, capital planning, work efforts and commission activities. By using POCD implementation to help coordinate municipal efforts, there can be significant benefits in efficiency, economy, and results.

Decision Guidance

Consistently using the POCD as a basis for land use and other decisions within the Town will help accomplish the goals and objectives of the POCD.

Land Use and Referrals

Activities proposed in the Town of Canton can and should be reviewed for consistency with the major recommendations of the POCD. This can include:

- Applications being presented to the Board of Selectmen, Town Staff, the Planning and Zoning Commission, or other agencies;
- Statutory referrals to the Planning and Zoning Commission;
- Staff preparing application reviews and comments;
- The Agencies reviewing land use applications and municipal proposals for consistency with the POCD; and,
- Development and enforcement of Zoning Regulations and Subdivision Regulations.

Annual Operating Budget / Capital Improvement Programming

Communities that use the recommendations of their POCD to guide municipal spending priorities achieve the most benefit from plan preparation and greatest success in plan implementation.

The Annual Budget is the guideline for municipal spending over the fiscal year. POCD recommendations should be considered during formulation of the Town's Operating Budget so that the overall objectives of the POCD will be accomplished.

The Capital Improvement Plan (and associated Capital Budget) is a tool for planning major capital expenditures of Canton so that local needs will be identified and prioritized within local fiscal constraints. It is proposed that POCD recommendations be included in the Town's Capital Improvement Plan and that funding for them be included as part of the Capital Budget.

Implementation Tables

The implementation tables on the following pages present a compilation of implementation measures (i.e. tasks and active guiding principles) determined to help accomplish the overall strategies of the POCD. The tables will be used by the PIC, the Board of Selectmen, and other agencies to develop and refine more detailed work programs. In addition, this approach anticipates the Town will use the POCD to help develop the operational budget and the capital budget. The annual work program will then be shared and coordinated with other agencies.

The PIC will review these implementation tables on a regular basis and update them as needed to ensure that they reflect current thinking and sustainable approaches regarding desirable actions, projects, and programs for Canton. It is understood that policies and strategies will evolve over time as implementation or new situations provide insight into desirable policy directions. The POCD is not a static document; it will continue to be reviewed and refined over time. The process of updating the implementation tables should be swift and purposeful so that outdated information does not impede POCD implementation.

Priority Key

A	Task / action item to be addressed within 0-4 years
B	Task / action item to be addressed within 2-7 years
C	Task / action item to be addressed within 4-10 years
O	Ongoing task/action item
G	Guiding Principle/Goal – to be implemented when applicable or as opportunity arises

Status Key

NI	Not Initiated
D	Development stage for the strategy/ task
P	Progress towards the strategy/ task realized
H	on Hold – initiated, but no progress for past two years
S	Successful implementation of the measure
U	Unsuccessful implementation of the measure
n/a	Not applicable – measure has a 'G' priority

Progress for measures is presented in two parts. The first (under the "Status" heading) provides a status of the overall progress of the item using the codes from the key above. The second (under the "Yearly Progress" heading) indicates whether or not (using "Yes" or "No" values) progress on the measure was realized in the previous reporting year.

Legend For Implementation Tables

The following pages contain a glossary of organization codes and an example Implementation Table page. These are provided to assist in interpreting the tables and with the implementation and updating of the measures in the future.

The following table summarizes the codes for the principal organizations expected to participate in POCD implementation:

Code	Description
ALL	All (or most) of the listed organizations
BOE	Board of Education
BOF	Board Of Finance
BOS	Board Of Selectmen
CC	Conservation Commission
CLCT	Canton Land Conservation Trust*
COA	Commission on Aging
CoC	Chamber of Commerce*
CRCOG	Capital Region Regional Council of Governments*
CTDOT	Connecticut Department of Transportation*
CTOPM	Connecticut Office of Policy and Management*
DEEP	Connecticut Department of Energy and Environmental Protection*
EC	Energy Committee
EDA	Economic Development Agency
EMS	Emergency Management Services*
Fire	Fire Department*
FRWC	Farmington River Watershed Association/ Coordinating Committee*
FVHD	Farmington Valley Health District*
HA	Housing Authority
HDC	Historic District Commission(s) (Collinsville/ Canton Center)*

Code	Description
HS	Historical Society*
IWWA	Inland Wetlands and Watercourses Agency
LBT	Library Board of Trustees
MST	Main Street Program*
Other	Other Boards, Agencies, or Persons*
PZC	Planning and Zoning Commission
PIC	POCD Implementation Committee
PMBC	Permanent Municipal Building Committee
PD	Police Department/ Local Traffic Authority
PO	Property Owner(s)/ Developer(s)*
PRC	Parks and Recreation Commission
PW	Department of Public Works
RES	Canton Residents*
SS	Senior and Social Services
TC	Trails Council (Farmington Valley)*
Town	Town Departments / Staff
UTIL	Utility Providers*
WPCA	Water Pollution Control Authority
YSB	Youth Services Bureau
	(* indicates non-Town government organization)

Legend

Description –
A summary of the POCD recommendation intended to implement the overall strategy.

Priority –
An indication of the general level of importance placed on this recommendation.

(see key in footer and on page 5)

Canton Plan of Conservation and Development - Implementation Component

09-Aug-2013

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Community Character

See pages 9-18 in the "Strategic Component" of the POCD for supporting information.

A. Preserve, conserve, and enhance Canton's rural character

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	CC1	Manage development densities and other patterns of development to be consistent with POCD principles.	n/a	n/a	ZC	PC, Town
A	CC2	Revise land use regulations to keep development features at a human scale.	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST
A	CC3	Revise regulations to encourage multiple smaller buildings (or the appearance of multiple smaller buildings) on commercial sites.	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST
A	CC4	Revise regulations to minimize vehicle corridors (physically and visually) in commercial areas: a. Minimize street widths. B. Locate buildings close to the street, with minimal parking between the street and the building. C. Visually narrow the corridor with landscaping and using building facades at least 1.5 stories high.	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST
A	CC5	Revise regulations to minimize the visual 'bulk' of parking areas: a. Minimize parking requirements and promote shared parking and access. B. Break up parking into multiple smaller areas where practical. C. Visually break up larger parking areas with landscaped medians and islands. (Remain mindful of snow removal.) d. Visually screen large parking areas from adjacent roadways with appropriate means. (e.g. using site buildings and many types of landscaping are appropriate; discourage tall walls, fences, solid shrub 'walls', or obvious constructed berms.)	n/a	n/a	ZC	PC, BOS, BOF, Town, CoC, MST

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

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Lead Agency –
The organization with primary responsibility for implementation.

Primary Partners –
Other organizations that will assist with implementation.

(see key on page 6)

Status –
An indication of whether implementation is underway and overall progress.

(see key on page 5)

Yearly Progress –
An indication of whether progress was made in the preceding year.

(see key on page 5)

Maintenance of Implementation Tables

The PIC shall be tasked to review and update the implementation tables on the following pages regularly as circumstances change. The process of regular review and updating of the implementation tables may include the following considerations for the implementation measure:

Specific Task/Action Measures (A, B, and C priorities)

1. Which task/action measures have been initiated, furthered, or completed since the last review?
    a. Are the results helping to achieve the strategic direction identified in the Strategic Plan?
    b. Should any refinements be made to the measure?
    c. Can the measure be marked as completed? (And, was it successful?)
2. Are there any new specific task/action measures (or changes to listed measures) which should be undertaken to help achieve the strategic direction identified in the Strategic Plan?

Guiding Principle/Goal and Ongoing Measures (G and O priorities)

3. Which measures are being implemented?
    a. Are the results helping to achieve the strategic direction identified in the Strategic Plan?
    b. Should any refinements be made to the measure?
4. Does the guiding principle/goal or ongoing measure remain relevant as stated?
5. Are there any new guiding principles/goal or ongoing measures (or changes to listed measures) which should be undertaken to help achieve the strategic direction identified in the Strategic Plan?

All Measures

6. Does the priority for the measure remain appropriate given available resources and current circumstances?
7. Do the lead and partner agencies remain appropriate to best implement the measure?

Consistency with Strategic Plan Updates

8. Are any new measures needed to address and implement updates to the Strategic Plan?

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Implementation

See pages 100-103 in the "Strategic Component" of the POCD for supporting information.

A. Implement the POCD

Implementation

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
A	I1	Establish a POCD Implementation Committee	n/a	n/a	BOS	PZC, Town
O	I2	Provide prominent notice of the POCD and keep the copy of the Plan posted on the Town website current.	n/a	n/a	PIC	BOS, Town
O	I3	Follow appropriate processes for Plan updates; and keep CRCOG and CTOPM apprised of updates.	n/a	n/a	Town	PIC, PZC, BOS
O	I4	Provide an annual status report on the POCD to the BOS. a) Hold an annual meeting with Town staff to review implementation status and issues. b) Hold an annual meeting with elected and appointed officials to review implementation status and issues.	n/a	n/a	PIC	ALL
O	I5	Regularly monitor implementation progress, successes, failures, conditions, and public attitudes; and perform additional research and evaluations, and update the relevant Plan components as warranted.	n/a	n/a	PIC	ALL
O	I6	Use the POCD as an active document to guide land use, infrastructure, and other relevant Town policies and decisions.	n/a	n/a	BOS	ALL
G	I7	Coordinate with programs and efforts of CRCOG and State agencies, as appropriate.	n/a	n/a	Town	PIC, PZC, BOS

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Community Character

See Chapter 2, pages 9-18 in the "Strategic Component" of the POCD for supporting information.

A. Preserve, conserve, and enhance Canton's rural character

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	CC1	Manage development densities and other patterns of development to be consistent with POCD principles.	n/a	n/a	PZC	Town
A	CC2	Revise land use regulations to keep development features at a human scale.	n/a	n/a	PZC	BOS, BOF, Town, CoC, MST
A	CC3	Revise regulations to encourage multiple smaller buildings (or the appearance of multiple smaller buildings) on commercial sites.	n/a	n/a	PZC	BOS, BOF, Town, CoC, MST
A	CC4	Revise regulations to minimize vehicle corridors (physically and visually) in commercial areas: a. Minimize street widths. b. Locate buildings close to the street, with minimal parking between the street and the building. c. Visually narrow the corridor with landscaping and using building facades at least 1.5 stories high.	n/a	n/a	PZC	BOS, BOF, Town, CoC, MST
A	CC5	Revise regulations to minimize the visual 'bulk' of parking areas: a. Minimize parking requirements and promote shared parking and access. b. Break up parking into multiple smaller areas where practical. c. Visually break up larger parking areas with landscaped medians and islands. (Remain mindful of snow removal.) d. Visually screen large parking areas from adjacent roadways with appropriate means. (e.g. using site buildings and many types of landscaping are appropriate; discourage tall walls, fences, solid shrub 'walls', or obvious constructed berms.)	n/a	n/a	PZC	BOS, BOF, Town, CoC, MST

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
G	CC6	Use architectural designs and building facades that are appropriate for the character of the town and the neighborhood surrounding a development.	n/a	n/a	PZC	HDC, MST, PMBC, Town, CoC
G	CC7	Keep the natural environment a prominent part of Canton's landscape.	n/a	n/a	CC	ALL
G	CC8	Keep the preservation of rural character as a priority in the acquisition of open space.	n/a	n/a	CC	PZC, IWWA, Town, BOS, BOF, CLCT
G	CC9	Preserve farmland soils and working farms.	n/a	n/a	CC	PZC, IWWA, Town, BOS, BOF, CLCT
G	CC10	Expand and maintain the Town's trail systems.	n/a	n/a	PW	CC, Town, PRC, BOS, BOF
G	CC11	Encourage more pedestrian- and bicycle-friendly pathways and traffic flow. (Thereby making Canton safer and more accommodating for the enjoyment of the rural character.)	n/a	n/a	Town	PD, PRC, PZC, BOS, BOF
A	CC12	Adopt regulations and policies that provide for/allow adequate, but minimal outdoor lighting and that incorporate best management practices to limit light spill-over beyond where it is needed and intended.	n/a	n/a	PZC	PW, PMBC, UTIL, CTDOT, BOE, PRC
A	CC13	Adopt policies to retain and encourage small, community- oriented businesses.	n/a	n/a	EDA	PZC, BOS, MST, Town, CoC

B. Support and enhance uniqueness and diversity

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
A	CC14	Revise land use regulations to promote a variety of archectural styles in commercial areas and multi-family buildings, in keeping with the character of surrounding areas.	n/a	n/a	PZC	BOS, BOF, EDA, MST, CoC
G	CC15	Encourage a variety of commercial enterprises.	n/a	n/a	EDA	PZC, BOS, CoC, MST

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
G	CC16	Land use regulations and agency actions that promote a variety of neighborhoods and housing to accommodate households of diverse sizes and economic status.	n/a	n/a	PZC	EDA, BOS, MST, WPCA, Town
G	CC17	Foster trade communities for artists and other such "cottage" industries:	n/a	n/a	BOS	EDA, PZC, CoC, MST, RES
G	CC18	Create and support opportunities to sustain and promote space for music and the arts -- especially in Collinsville.	n/a	n/a	EDA	BOS, PZC, CoC, MST, PRC, Town
B	CC19	Pursue regulations that allow for shared space environments (live-work units) which creates affordable opportunities for artists and other such tradespeople to live and apply their trade in the community.	n/a	n/a	PZC	
G	CC20	Encourage collaboration between artists, (and other such tradespeople,) and businesses.	n/a	n/a	EDA	CoC, MST
G	CC21	Promote and encourage uses that further tourism in Canton:	n/a	n/a	EDA	PZC, BOS, MST, CoC
G	CC22	Encourage additional tourist accommodations; (i.e. bed and breakfast establishments, a properly sized boutique hotel, etc.)	n/a	n/a	EDA	PZC, BOS, MST, CoC
G	CC23	Encourage context appropriate attractions and businesses that leverage the Town's assets.	n/a	n/a	EDA	PZC, BOS, MST, CoC
G	CC24	Encourage pedestrian and bicycle connections from the Farmington River Trail to, and through, relevant commerce areas.	n/a	n/a	Town	PD, PZC, BOS, BOF, PW, CoC, MST

C. Identify and protect scenic resources

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	CC25	Encourage and effect the identification of scenic views, viewsheds, and features whenever practical.	n/a	n/a	CC	PZC, BOS, FRWC

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	CC26	Conserve tree and shrub buffers along streets whenever possible.	n/a	n/a	PZC	CC, PW
G	CC27	Protect identified public right-of-way views of scenic value.	n/a	n/a	PZC	CC, BOS, PW
G	CC28	Design subdivisions such that new structures in scenic areas or which may affect scenic views are hidden to the extent practical.	n/a	n/a	PZC	CC
G	CC29	Limit development-related clear-cuts and exposed home sites.	n/a	n/a	PZC	CC

D. Restore and nurture history and heritage

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
C	CC30	Pursue additional scenic road designations as indicated on the Character Resources map on page 13 of the "Strategic Component".	n/a	n/a	CC	BOS, PZC
G	CC31	Land use and agency actions that promote the preservation /re-purposing of significant historic buildings.	n/a	n/a	PZC	BOS, CC, HDC
G	CC32	Land use and agency actions that promote agricultural vitality.	n/a	n/a	PZC	CC, BOS
G	CC33	Land use and agency actions that promote the industrial heritage of Canton.	n/a	n/a	PZC	EDA, BOS
G	CC34	Land use and agency actions that promote the mixed-use heritage of Canton.	n/a	n/a	PZC	EDA, BOS, MST, HDC
G	CC35	Land use and agency actions that promote the small business and entrepreneurial heritage of Canton.	n/a	n/a	PZC	EDA, BOS, MST
G	CC36	Promote tax incentives, loan programs, etc. for restoration of older buildings.	n/a	n/a	BOS	BOF, Town, EDA, MST, HDC

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
G	CC37	Preserve and enhance village centers, maintaining a historical context.	n/a	n/a	PZC	BOS, EDA, Town, MST, HDC
G	CC38	Encourage and facilitate Collins Company complex redevelopment.	n/a	n/a	BOS	EDA, PZC, MST, HDC
G	CC39	Encourage and facilitate infill and adaptive reuse in concert with surrounding context and heritage.	n/a	n/a	PZC	EDA, CoC

E. Encourage and build a sense of community

Community Character

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	CC40	Continue to support, promote, & look to enhance existing community-oriented events and organizations.	n/a	n/a	Town	ALL
G	CC41	Promote and appreciate volunteerism within the community.	n/a	n/a	BOS	ALL
G	CC42	Continue to support and maintain a quality educational system for the Town.	n/a	n/a	BOE	BOF, BOS, RES
O	CC43	Make quality public spaces a priority and set aside appropriate resources to maintain them.	n/a	n/a	BOS	BOF, PMBC, Town
G	CC44	Continue to support, promote, and enhance community assets.	n/a	n/a	BOS	ALL
G	CC45	Continue to encourage and promote the community's welcoming spirit to all residents and visitors alike.	n/a	n/a	BOS	ALL
G	CC46	Keep communication and customer service a priority from Town staff and organizations.	n/a	n/a	Town	BOS, BOE

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Natural Resources

See Chapter 3, pages 19-24 in the "Strategic Component" of the POCD for supporting information.

A. Inventory important natural resources

Natural Resources

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	NR1	Develop a comprehensive Natural Resources Inventory (NRI).	n/a	n/a	CC	IWWA, Town, BOS, FRWC
O	NR2	Continue efforts to protect and preserve priority natural resources. (See Chapter 3.)	n/a	n/a	CC	IWWA, Town, PZC
B	NR3	Incorporate the completed NRI into the POCD and use it as an important reference in associated land use decisions.	n/a	n/a	PIC	PZC, CC, Town
C	NR4	Perform a verification study of identified potential vernal pools.	n/a	n/a	CC	IWWA, Town, FRWC
C	NR5	Once vernal pools are verified and their ecologic functions are categorized, consider new regulations (or review procedures) as necessary to protect vernal pools found to be of significant ecological value.	n/a	n/a	CC	IWWA, PZC, Town
B	NR6	Incorporate the CT DEEP Natural Diversity Database (NDDB) into the regulatory review process (inclusion of the NDDB reporting form in applications to the Town and incorporating guidance from DEEP into Town actions).	n/a	n/a	Town	PZC, CC

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

B. Maintain and enhance the quality of the Farmington River and contributing watercourses

Natural Resources

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	NR7	Support priority recommendations of the Upper Mill Pond Master Plan identified on page 24 of the "Strategic Component".	n/a	n/a	BOS	CC, PRC, PMBC, Town
O	NR8	Continue to monitor and enforce the Farmington River Protection Overly District.	n/a	n/a	CC	PZC, Town, FRWC
O	NR9	Continue to review permits for disturbances in upland review areas of watercourses to protect the natural resource value of the watercourse.	n/a	n/a	IWWA	CC, Town
G	NR10	Support a proper balance and appropriate accommodation of the various natural resource values of the watercourses when such values may be in conflict. (i.e. – the provision of fish ladders through hydro-electric power generation.	n/a	n/a	BOS	IWWA, PZC, CC, PMBC, Town

C. Stormwater runoff and steep slope management

Natural Resources

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
A	NR11	Develop fundamental updated storm water management (SWM) regulations for zoning and subdivision. Focus on treatment and volume of discharge in addition to peak discharge.	n/a	n/a	PZC	IWWA, Town, FRWC, DEEP
A	NR12	Incorporate Low Impact Development (LID) techniques into SWM regulations for use where practical: a. Rain gardens, tree boxes, & depressed vegetated medians. b. Porous pavement. c. Gravel "wetlands" and wet ponds. d. Vegetated swales and buffers. e. Other best management practice (BMP) bioretention measures.	n/a	n/a	PZC	IWWA, Town, FRWC, DEEP

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	NR13	When significant modifications occur on existing sites, require that stormwater management controls be updated to reflect current standards and best management practices (BMPs) to practical extents.	n/a	n/a	PZC	IWWA, Town
C	NR14	Investigate ways to (with reasonable burden to the property owner) encourage/ ensure adequate maintenance of installed stormwater management facilities.	n/a	n/a	PZC	IWWA, Town, FRWC, DEEP
A	NR15	Incorporate BMPs for steep slope management and design into regulations and standards.	n/a	n/a	PZC	IWWA, CC, Town
A	NR16	Restrict development on natural slopes exceeding 25% (and/or restrict the heights/extents of constructed slopes of certain steepness – consider different thresholds for business districts vs. residential districts.)	n/a	n/a	PZC	Town

D. Protect environmental and scenic values of remaining core forest areas.

Natural Resources

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	NR17	Establish a priority of conserving the natural resource functions of existing core forest areas 500 acres or greater in size.	n/a	n/a	CC	PZC, BOS, CLCT, Town
G	NR18	Make core forest areas a priority for open space acquisition as the primary means of protecting these areas.	n/a	n/a	CC	BOS, PZC, CLCT, Town
G	NR19	Ensure/ encourage that development plans in core forest areas limit unnecessary clear cutting and fragmentation, utilize BMPs and habitat management. (Note: clearing for bona fide agricultural activities -including foresting - or natural habitat enhancement should not be discouraged.)	n/a	n/a	PZC	CC, Town
B	NR20	Develop and enforce regulations on clear cutting in such core forest areas, limited to those activities carried out by a forester certified by the DEEP.	n/a	n/a	PZC	CC, IWWA, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

E. Continue "good housekeeping" practices

Natural Resources

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	NR21	Employ best management practices in regards to the use of pesticides and herbicides on town-owned or maintained lands.	n/a	n/a	PW	BOS, Town, CC
B	NR22	Use public education programs (promote and extend DEEP education efforts) regarding: a. Use of pesticides and herbicides – damage to environment, organic options, avoid excessive use. b. Invasive species. c. Proper tree and forest management d. Dumping (including leaves) into storm drainage systems and water-courses e. Vehicle washing or maintenance where associated runoff waters may reach watercourses untreated. f. Other discharges to or diversions from watercourses, which are (or may be) harmful to those waters.	n/a	n/a	CC	IWWA, Town, BOE

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Open Space

See Chapter 4, pages 25-30 in the "Strategic Component" of the POCD for supporting information.

A. Encourage cooperation and communication in preserving open space.

Open Space

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	OS1	Recognize the importance of and facilitate communication and coordination between the various stakeholders involved in the planning, acquisition, and management of open space.	n/a	n/a	CC	PRC, BOS, Town, CLCT
G	OS2	Take an active role in pursuing open space opportunities in coordination with other stakeholders.	n/a	n/a	CC	PRC, BOS, Town, CLCT
G	OS3	Coordinate the open space objectives, strategies, and tasks identified as a priority in this Plan between various Town boards, commissions, and departments internally and with the Land Trust (and other open space stewards as appropriate).	n/a	n/a	BOS	CC, Town, CLCT
G	OS4	Support the Land Trust's open space endeavors as opportunity arises and as is consistent with the Town's interests.	n/a	n/a	BOS	CC, PZC, Town, CLCT
G	OS5	Understand that government discussing the acquisition of privately owned land must be done carefully and with a great deal of sensitivity and respect for the property owner. Once a property is identified as a potential candidate for open space acquisition, the engagement of and communication with the property owner as early on as possible is a priority.	n/a	n/a	BOS	CC, PZC, Town, CLCT
G	OS6	Identify and involve other stakeholders to a potential open space creation as soon in the process as is practical.	n/a	n/a	CC	BOS, Town, CLCT

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

B. Plan pro-actively for acquiring more open space

Open Space

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	OS7	Develop and keep updated a comprehensive Open Space Plan for the Town which: a. Includes a comprehensive, mapped Open Space Inventory. b. Identifies and discusses the open space attributes and benefits that are desirable to meet the Town's open space objectives – prioritize as is practical. c. Identifies, discusses, and prioritizes general categories of land targeted for future open space creation; top priorities recommended by this Plan are: i) Land along the Farmington River corridor; ii) Land for recreational purposes consistent with the objectives of the Community Facilities chapter of this Plan; iii) Land that creates linkages/ greenway connections between open space parcels (as may be held by various stewards). Iv) Agricultural land consistent with the objectives of the Agriculture chapter of this Plan; and, v) Land along Cherry Brook and other major stream corridors. d. Establishes clear criteria and decision-making process for evaluating the suitability and value of parcels for potential open space acquisition. e. Evaluates and identifies opportunities for repurposing or expanding amenities at existing open space parcels for meeting evolving priorities and needs, while protecting the overall integrity and value of the existing open space.	n/a	n/a	CC	PRC, PZC, Town, CLCT
B	OS8	In general, update Town government regulations and programs to be consistent with and further the open space objectives of this POCD and those of a developed Open Space Plan; and to encourage beneficial acquisitions of open space and active open space stewardship.	n/a	n/a	BOS	CC, PZC, PRC, Town
B	OS9	Update Subdivision Regulations to maximize open space 'value' of lands or monetary resources to be associated with open space set-asides and achieve an appropriate balance of various open space components.	n/a	n/a	PZC	CC, BOS, Town

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	OS10	Update land use Regulations to: a. Promote conservation subdivision design. b. Build open space into neighborhood design to help preserve rural character. c. Expand allowed open space uses to include certain agricultural activities and use for subsurface wastewater disposal areas. d. Take a holistic approach to open space decisions, balancing the: i) Overall benefits and value of open space proposed to be created within the subdivision property; ii) Value of leveraging partial credit for lands that [currently] have limited development potential, (e.g. wetlands, steep slopes, floodplains, etc.) into larger set-aside areas; and iii) Open space value that may be achieved by "fee-in-lieu-of" funds.	n/a	n/a	PZC	CC, BOS, Town
G	OS11	Encourage the continued availability of funding for acquisition of priority open space as warranted: a. Capital funds, reserve funds, and/or bond funding; b. Governmental Grants; c. Allow revenue generating, non-destructive/renewable uses on Town-owned open space lands where appropriate, such as: i) Rental of garden plots, ii)Limited logging, iii) Rental of certain recreational and other amenities.	n/a	n/a	BOS	BOF, CC, PRC, Town

C. Maintain and publicize an up-to-date inventory of open spaces

Open Space

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
A	OS12	Build and maintain an updated inventory of open space in Canton. Such an inventory should include: a. Property identification (including easements protecting open space areas); b. Ownership classification (dedicated, managed, restrictive covenant); c. Property owner and rights holders (as appropriate); d. Functional classification: purposes, resources preserved, activities supported, benefits and amenities provided (or possible), etc. e. Identify degree and means of public availability/access (if any); f. Identify the party(ies) responsible for management, management level/ tasks, and significant or unusual management issues; g. Appropriate mapping (including easements); h. Identification of any encroachments, and actions for enforcement.	n/a	n/a	CC	PZC, Town, CLCT, DEEP

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

D. Maintain and manage open space areas

Open Space

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	OS13	Complete a realistic, workable open space management manual for Town maintained open space (including conservation easements). Such manual should: a. Consider the individual needs of sites and be site-specific where appropriate; b. Include appropriate maintenance objectives and tasks; c. Include a tactical implementation plan with defined roles and responsibilities; d. Consider creative ways to meet objectives that will help reduce the burden on the Town (e.g. volunteer days, cooperative efforts, etc.); and e. Be included in the Facilities Management Plan.	n/a	n/a	CC	PW, PRC, BOS, Town, CLCT
B	OS14	Educate the public on the existence of open space parcels, their value and uses, and the role residents can play as good stewards of these assets. In addition: a. Take steps to assure that property owners with conservation easements or other such restrictive covenants on their properties are aware of the existence and location of the subject areas and the restrictions that apply. b. Take similar steps [to (a.) above] regarding property owners/residents adjacent to open space areas.	n/a	n/a	CC	Town, CLCT
B	OS15	Monitor, and encourage the public to monitor, Town-controlled open space parcels on a periodic basis for: a. Inappropriate or damaging uses; b. Excessive erosion, or other signs of environmental damage; c. Encroachments; and, d. Other conditions detrimental to its open space value.	n/a	n/a	CC	BOS, Town, CLCT, PW

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Agriculture

See Chapter 5, pages 31-34 in the "Strategic Component" of the POCD for supporting information.

A. Take steps to protect active farms and farmland

Agriculture

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	A1	Develop and maintain an updated inventory of active agricultural lands and resources within Canton.	n/a	n/a	CC	Town
A	A2	Include a farmland preservation planning program in the duties of the Conservation Commission (a necessary step for some State funding); related duties should include: a. Create and maintain the active agriculture inventory for the Town; b. Create and maintain a Farmland Preservation Plan for the Town; c. Keep current on developments and opportunities available to assist in local farmland preservation from state and federal programs and other sources, including: i) CT Dept. of Agriculture Community Farmland Preservation and Farmland Restoration Programs, and other potential resources; ii) Federal Natural Resource Conservation Service Programs; iii) CT DEEP open space programs; and, iv) CT Farmland Trust programs; and, d. Periodically monitor and evaluate the efforts and conditions relating to farmland preservation in Canton in relation to the priorities, goals, and strategies set forth in the Farmland Preservation Plan and this POCD and make recommendations to various Town Boards and Commissions regarding the same.	n/a	n/a	CC	BOS
O	A3	Remain cognizant of various requirements for potential grant funding for protecting farmland, including funding mechanism requirements.	n/a	n/a	BOS	BOF, CC, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
G	A4	Keep farmland preservation a priority in open space acquisition matters and specifically within the Open Space Plan for the Town; priorities with respect to acquisition of farmland as open space should include: a. The value and viability of the property for commercial farming; b. The history of farming on the property; c. Aesthetic values of the farming operation; d. Other scenic values of the property; e. The proximity of the property to other farming/open space.	n/a	n/a	CC	BOS, PZC, Town, CLCT

B. Support and encourage agriculture

Agriculture

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	A5	Adopt a "right-to-farm" ordinance – essentially codifies that the community considers that the positives of farming outweigh the negatives.	n/a	n/a	BOS	CC, Town
A	A6	Revise Zoning Regulations to be local farm friendly in residential zones [not exclusively], without significantly compromising the integrity and character of the surrounding neighborhood, including: a. Minimize regulatory hurdles for the operation of farm produce stands; b. Allow for expanded product lines that include farm products not produced on the subject farm; c. Allow for expanded product lines that include crafts or agriculture-derived products that are locally produced with a local or regional consumer focus; d. Allow for on-site processing of locally grown product, limited to local or regional consumer focus; e. Allow for adequate, though limited and appropriate, signage for farm produce stands and other similar agriculture retail endeavors to inform the public of its location. f. Allow for farms to offer consumer supported agriculture (CSA) programs; and, g. Allow for on-site events that showcase local products (e.g. dinners, luncheons, wine tastings, etc.)	n/a	n/a	PZC	CC, Town

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	A7	Offer/continue to offer agricultural tax exemptions and abatements allowed by state statutes. a. Local legislation enabling up to a 50% tax abatement for many types of farms. b. Local legislation to extend the farm machinery and building tax exemption.	n/a	n/a	BOS	BOF, Town
A	A8	Use the Capital Region Council of Governments prepared model regulations with respect to Agriculture, which are recognized state-wide as an excellent example, as a reference source.	n/a	n/a	PZC	CC, Town
G	A9	Allow, encourage, and support events that market or celebrate local agriculture, including: a. Farmers markets; b. Agricultural related fairs or festivals; c. Agricultural related educational events; d. Encourage the purchase of local agricultural products by Town institutions.	n/a	n/a	BOS	CC, PZC, BOE, PRC, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Economic Development

See Chapter 6, pages 35-48 in the "Strategic Component" of the POCD for supporting information.

A. Increase business to residential tax base proportion

Economic Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	ED1	Pursue a long term goal to increase the tax base proportion from 15% commercial/ 85% residential to 20% commercial/ 80% residential.	n/a	n/a	EDA	BOS, BOF, PZC, Town
O	ED2	Expand public water and sewer to stimulate investment within business areas -- established or proposed (including mixed-use) in the POCD: a. Seek to leverage available funding sources (e.g. grants and loans). b. Work cooperatively with surrounding sewer authorities to stimulate development (i.e. East Gateway and West Gateway). c. Set aside investments for expanding sewer/ water system. d. Look at community based septic and water systems in areas where service is not available or practical.	n/a	n/a	WPCA	UTIL, BOS, Town, RES
G	ED3	Restore the business potential at the Harts Corner area (intersection of State Routes 44, 202, and 179). This is the town's largest transit node which previously had a number of commercial properties. The realignment of this intersection greatly reduced its economic potential, yet development should be promoted.	n/a	n/a	BOS	PZC, Town, CTDOT, CRCOG
G	ED4	Encourage cooperation between property owners (including the state) to create more buildable area/ increase development potential between lots.	n/a	n/a	EDA	BOS, Town, CTDOT, CoC
B	ED5	Relocate the commuter lot at Hart's Corner to less commercially valuable land to create an additional lot for development.	n/a	n/a	BOS	CTDOT
B	ED6	Develop a master plan for Hart's Corner to maximize development potential in harmony with the character of the area and its natural resources.	n/a	n/a	EDA	BOS, PZC, CoC

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
A	ED7	Consider re-zoning the front part of Bristol's Farm (abutting Route 44) from residential to commercial. (Note: This is not to render an opinion on its future status as agricultural land; rather that, if it should get developed, commercial is preferable to residential.)	n/a	n/a	PZC	EDA, BOS, PO
A	ED8	Limit big-box retail development to appropriate locations (East Gateway is the preferred location), and with appropriate design constraints in keeping with the desired community character.	n/a	n/a	PZC	Town
O	ED9	Anticipate and promote development on the opportunity locations identified in the POCD in accordance with the principles of this Plan.	n/a	n/a	EDA	PZC, BOS, WPCA, Town
G	ED10	Understand that condominiums/apartments/higher density residential uses adjacent to or near commercial land are to be treated as an appropriate transitional use between business areas and single family neighborhoods. The existence of such higher density residential uses should not influence or be used to deny proposed commercial development on such commercial land.	n/a	n/a	PZC	Town, MST, RES
O	ED11	Consider modest, minimally intrusive ways to turn potentially tax-negative land into potentially tax-positive land: a. Establish conforming mixed-use areas. b. Make existing non-conforming business conforming; and allowing reasonable, modest expansion of those businesses. c. Promote conversion of single family structures to business uses where zoning allows. d. Consider modest expansion of existing commercial and industrial areas (including using mixed-use to accomplish this) where appropriate. e. Appropriate design constraints are essential to the implementation of this strategy.	n/a	n/a	PZC	EDA, Town, CoC, MST
G	ED12	Expand opportunities for light industry.	n/a	n/a	PZC	EDA, Town, CoC
B	ED13	Increase the available inventory of land zoned for light industry.	n/a	n/a	PZC	EDA, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	ED14	Consider allowing a limited number of light industrial uses on certain size lots as a special exception in residential zones with appropriate design constraints and limitations on future expansion. (The Perry industrial facility along Barbourtown Road is an example of an industrial use existing in harmony within a residential neighborhood.)	n/a	n/a	PZC	EDA, BOS, Town, CoC
B	ED15	Consider allowing certain light industry as a mixed-use component with commercial in appropriate locations. The legacy of Canton is a community that "made things" in facilities in mixed-use areas such as Canton Center and Collinsville.	n/a	n/a	PZC	EDA, BOS, Town, CoC, MST
B	ED16	Review the existing industrial park for development constraints, market feasibility, and marketing strategy. Consider reducing setback requirements and expanded uses permitted as of right to increase the industrial park's potential as a viable option for industry.	n/a	n/a	EDA	PZC, BOS, Town, CoC
C	ED17	Get the Swift Chemical superfund site back on the tax rolls as developed/ developable property.	n/a	n/a	BOS	EDA, DEEP
G	ED18	Consider the redevelopment of the Collins Company site, in a manner which has a good balance of commercial to residential use, to be an incontrovertible priority to the Town economically. Take appropriate actions necessary to support its redevelopment.	n/a	n/a	BOS	EDA, PZC, IWWA, CoC, MST
A	ED19	Prioritize and designate appropriate areas for and develop regulations to allow mixed-use in Canton: a. Multiple mixed-use zones (e.g. neighborhood commercial/residential; general commercial/residential; professional office/residential; light industry/commercial; etc.) may be appropriate. b. Appropriate design parameters/constraints would be key in establishing the various mixed use zones to maintain the appropriate character desired for a particular zone.	n/a	n/a	PZC	EDA, BOS, CoC
B	ED20	Consider allowing the expansion of uses within/ around Canton Center that would be historically appropriate.	n/a	n/a	PZC	EDA, BOS, CoC
B	ED21	Consider allowing for increases in impervious and building coverage in areas identified as appropriate for mixed use and commercial development (with appropriate environmental and aesthetic safeguards).	n/a	n/a	PZC	IWWA, BOS

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

B. Develop a Comprehensive Economic Strategy

Economic Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	ED22	Fund a market feasibility study. a. Identify economic strengths and weaknesses of the Town. b. Identify target markets (including potential niche markets) and locations to maximize economic potential and sustainability of the Town in keeping with overall POCD objectives. c. Identify recommended steps and strategies to achieve the goals. d. Identify potential pitfalls and make recommendations for how to avoid them. e. The Industrial Park should be one particular focus of the study.	n/a	n/a	BOS	BOF, EDA, Town, CoC, MST
A	ED23	Develop a marketing strategy to promote the Town as a place for doing business, recreation, entertainment, and tourism. Look for ways to bring in customers from outside of Canton.	n/a	n/a	EDA	BOS, CoC, MST
B	ED24	Develop an educational strategy for the ongoing education of residents on the importance of appropriate economic management and development to the economic health and sustainability of the Town.	n/a	n/a	EDA	BOS, CoC, MST
C	ED25	Promote the development of small business incubators and economic gardening locations; and promote the creation/ use of economic catalysts or incentives to support this measure, (e.g. grants, loans, tax related, regulation related, etc.)	n/a	n/a	EDA	BOS, PZC, CoC, MST
B	ED26	Consider a "Managed Downtown" – encourage cooperative and coordinated (managed by the business community, supported by the Town) centralized real estate, event, and marketing planning and implementation, both at the individual business 'pocket' locations and from a community-wide perspective (i.e. manage them like a mall).	n/a	n/a	EDA	BOS, CoC, MST
B	ED27	Consider the establishment of Business Improvement Districts (BID's) and Transportation Improvement Districts (TID's) to stimulate additional investment in key business areas.	n/a	n/a	EDA	BOS, CoC, MST
B	ED28	Consider tax incentive packages to stimulate development on key sites of significant economic potential (opportunity sites).	n/a	n/a	BOS	BOF, EDA

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

C. Help existing businesses grow and succeed

Economic Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	ED29	Business retention is a high priority.	n/a	n/a	EDA	ALL
A	ED30	Reduce the permitting burden for existing businesses and developments for minimally significant changes (e.g. small expansions, conversions to similar use, façade changes, etc.).	n/a	n/a	PZC	WPCA, EDA, Town
A	ED31	Take steps to render existing known and acceptable non-conforming (for use) businesses into zoning use conformance, or otherwise to allow the expansion of a non-conforming use by Special Permit.	n/a	n/a	PZC	
A	ED32	Provide an educational program for assisting small businesses considering expansion.	n/a	n/a	EDA	PZC
B	ED33	Revise regulations for Village Centers to reduce parking requirements appropriate to the 'park-once' nature of a downtown.	n/a	n/a	PZC	EDA, CoC, MST
G	ED34	Encourage cross-promotional relationships between local businesses and artists.	n/a	n/a	EDA	CoC, MST
A	ED35	Create a listing of local businesses on the Town website.	n/a	n/a	EDA	CoC
A	ED36	Remove the practice of restricting hours of operation of community businesses and let market forces determine such practices.	n/a	n/a	PZC	EDA, BOS, CoC, MST

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

D. Encourage infill and redevelopment

Economic Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	ED37	Promote infill and redevelopment of existing sites to expand the tax base within existing developed areas while maintaining context sensitivity of the surrounding built environment and local character.	n/a	n/a	PZC	EDA, IWWA, CoC, MST
B	ED38	Promote redevelopment that incorporates shared access to improve access management along Route 44.	n/a	n/a	PZC	EDA, CoC, PO
G	ED39	Encourage redevelopment to provide a mix of uses, shared parking and walkable connections between different uses and sites.	n/a	n/a	EDA	PZC, BOS, CoC, MST, PO
B	ED40	Increase impervious coverage and building coverage maximums in areas appropriate for infill and redevelopment. Careful consideration should be given to the allowable ratio between the two coverage's to limit sprawl (i.e. individual buildings surrounded by vast parking lots) and promote more village styled growth (mixed use).	n/a	n/a	PZC	EDA, CoC, MST

E. Ensure that future economic development enhances the community

Economic Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	ED41	Leverage and enhance the Town's existing economic assets.	n/a	n/a	EDA	BOS, PZC, Town, CoC, MST
G	ED42	Leverage the the economic value of the Farmington River Trail. a. Support and pursue its completion into Simsbury. b. Support and pursue future connections to trails, or bicycle/ pedestrian friendly routes.	n/a	n/a	BOS	EDA, PZC, Town, CoC, CRCOG
G	ED43	Leverage the economic value of the Farmington River.	n/a	n/a	EDA	BOS, PZC, Town, CoC, MST

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
G	ED44	Re-enforce the Village Centers as the historic centers of community life and economic activity.	n/a	n/a	EDA	BOS, PZC, Town, CoC, MST
B	ED45	Pursue efforts to increase pedestrian traffic on River Street.	n/a	n/a	BOS	EDA, PZC, Town, CoC, MST
C	ED46	Connect Main Street, Bridge Street, Market Street and River Street with a series of historically appropriate handicap accessible walkways, with streetscapes, decorative signage and lighting, way finding signage, etc.	n/a	n/a	BOS	EDA, PZC, Town, CoC, MST
B	ED47	Consider the development of Special Design Districts (similar to West Hartford) that allow for increased density in exchange for specialized designs.	n/a	n/a	PZC	EDA, BOS, Town, CoC, MST
B	ED48	Transition to form-based zoning for Collinsville and other (proposed) mixed use zones. Also consider form-based zoning for areas that may be targeted as priority locations for infill or redevelopment where development character is of higher importance than parcel use.	n/a	n/a	PZC	EDA, BOS, Town, CoC, MST
G	ED49	In all business districts and mixed use zones – increase/ expand sidewalks, including both sides of the street wherever feasible and prudent.	n/a	n/a	BOS	EDA, PZC, Town, CoC, MST
B	ED50	Consider allowing mixed use with increased density and impervious coverage in the Industrial Park such as a Commerce District defined as a mix of business and industrial and high density residential. (Consider a required percentage match of uses and limit residential to upper floors.)	n/a	n/a	PZC	EDA, BOS, Town, CoC
G	ED51	Make maintaining Town infrastructure and facilities, as well as overall community aesthetics and amenities, a priority for the Town.	n/a	n/a	BOS	PW, Town
O	ED52	Encourage businesses, tenants, and property owners to maintain their own properties and facilities.	n/a	n/a	EDA	PZC, CoC, MST, Res
O	ED53	Explore and pursue state and federal grants and other funding opportunities, and the resources and assistance of organizations such as CEDCA, CT Main Street, etc., in meeting these objectives.	n/a	n/a	EDA	BOS, Town, CoC, MST

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

F. Revisit business zoning standards and improve the development review process

Economic Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	ED54	Revise land use regulations to be in step with the POCD.	n/a	n/a	PZC	EDA, BOS, Town, CoC
O	ED55	Periodically remind and refresh the training of board members regarding: a. Their roles in the processes. b. The role of the POCD in their board's mission and deliberations. c. Their roles as representatives of the Town– both in their decisions and their interactions with applicants and the public.	n/a	n/a	Town	BOS, PZC, PIC
B	ED56	Have appropriate professional staff in house, or expertise on-call (paid for by the Town) capable of providing basic review of land use applications and responding to basic technical questions in house. a. It is an undue burden to applicants (especially to small business and individual residents) to require them to pay for these services to be provided to the Town for commonly necessary reviews and questions. b. It also may compromise the representation of the public's interests to allow applications to be approved without these technical reviews where appropriate.	n/a	n/a	BOS	BOF, EDA, PZC, Town, CoC
B	ED57	Consolidate land use boards only after adopting standards and practices that improve the efficiency of internal and external processes.	n/a	n/a	BOS	EDA, PZC, Town, CoC
G	ED58	Provide clear rules for the land use processes that lead to predictable outcomes.	n/a	n/a	PZC	EDA, BOS, Town, CoC
B	ED59	Adopt appropriate design guidelines for established business areas that reconcile context, economic growth, and diversification with clear standards that ensure the preservation and enhancement of the Town's and surrounding area's character.	n/a	n/a	PZC	EDA, BOS, Town, CoC
A	ED60	Identify a number of business uses to be permitted as of right in given zones/established business areas.	n/a	n/a	PZC	EDA, BOS, Town, CoC

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Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
A	ED61	Empower our professional staff to make more land use decisions, including approvals, administratively to improve the effectiveness of the processes and reduce the burden on the volunteer boards. This would also allow the boards to better focus on policy and more overriding site development issues appropriate for such boards.	n/a	n/a	PZC	EDA, BOS, Town, CoC
A	ED62	Have zoning designations follow property lines as much as possible; and remove areas of ambiguity.	n/a	n/a	PZC	Town
B	ED63	Establish clear standards for the mutual buffering of business and residential properties to reduce negotiations of this from the process.	n/a	n/a	PZC	EDA, Town, CoC, MST
O	ED64	Identify areas of inefficiency in the land use processes and guide recommendations for changes and goals that reduce the timeframes associated with the processes without diluting the effectiveness or value of the processes.	n/a	n/a	PZC	EDA, BOS, Town, CoC, MST, RES
G	ED65	Improve the consistency and claity of direction given to land use applicants.	n/a	n/a	Town	EDA, PZC, BOS, CoC, MST
A	ED66	Provide a concierge service to applicants to assist in applicant's understanding and navigation of the processes.	n/a	n/a	EDA	PZC, Town
A	ED67	Provide a rudimentary user's guide to the land use process.	n/a	n/a	Town	EDA, PZC, BOS, CoC, MST
A	ED68	For all but the most basic applications, recommend a joint preliminary project review meeting between the applicant and staff to identify requirments and potential areas of concern.	n/a	n/a	Town	PZC, IWWA
G	ED69	Protect areas designated for commercial and industrial use from encroachment to their permitted and intended uses from nearby residential development and associated 'sensibility creep'. a. Provide appropriate transition uses where possible. b. Land use board decisions should respect such use designations and reflect the principles of this POCD with regards to these uses.	n/a	n/a	PZC	BOS, EDA, Town, Res
A	ED70	Allow the use of open space to provide transitions between uses.	n/a	n/a	PZC	Town

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Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	ED71	Evaluate and include creative ways to reduce parking requirements and encourage shared parking and access between adjacent parcels.	n/a	n/a	PZC	EDA, Town, CoC, MST, PO
B	ED72	Revise the regulations to encourage/require business areas to be more pedestrian and bike friendly.	n/a	n/a	PZC	EDA, BOS, Town, CoC, MST
A	ED73	Work cooperatively with the Chamber and local sign shops to create signage regulations that allow businesses to be readily identifiable but minimizes negatives to aesthetics. (Review the coordinated signage theme regulations developed for The Shoppes at Farmington Valley as starting point for implementation elsewhere in town or town-wide.)	n/a	n/a	PZC	EDA, BOS, Town, CoC, MST
O	ED74	Establish a culture of sound, consistent, and unified decision making: a. Focus board and other land use decisions to be non-arbitrary and made in the best interests of the Town as a whole (within the parameters and purview that the subject board operates under). b. Hold regular joint meetings, and other communication opportunities, of the various land use boards to educate each other on their respective roles and procedures and to discuss and find consensus on priorities, policy issues, and the POCD; with the added goal of improving communication and interaction between the boards. c. Consider limits on the number of consecutive years any one individual can serve as Chairperson. d. Consider term limits in general. e. Consider [non-voting] cross membership on boards where consistency between the boards is important. f. Encourage board members periodically move to a different board to increase cross-board knowledge and understanding, and to keep board perspectives fresh and renewed. g. Set standards for board member attendance and participation in training opportunities.	n/a	n/a	BOS	PZC, CC, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Residential Development

See Chapter 7, pages 49-54 in the "Strategic Component" of the POCD for supporting information.

A. Preserve and enhance the character of existing residential neighborhoods

Residential Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	R1	Encourage designs (where appropriate) for new buildings within established neighborhoods that are appropriate and similar to the character of the surrounding neighborhood.	n/a	n/a	PZC	BOS, Town
G	R2	Encourage new development (where appropriate) to reflect and enhance each area's historic and cultural qualities through distinct building design that is responsive to the existing context of the area, and that are in keeping with the community character objectives of this Plan.	n/a	n/a	PZC	BOS, Town
G	R3	Support Town maintenance and capital improvement programs that maintain the public spaces and facilities in residential neighborhoods that befit or enhance the neighborhood.	n/a	n/a	BOS	PMBC, PW, PZC, Town
G	R4	Avoid, to the extent possible, any alteration or destruction of points of reference (such as prominent natural features or historic buildings), focal points, and place names important to an area's identity when alterations or development occur in or near residential areas.	n/a	n/a	CC	PZC, Town, HDC
G	R5	Maintain Canton as a predominantly low density single family owner occupied community.	n/a	n/a	PZC	BOS, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

B. Provide for a variety of housing choices within safe and stable neighborhoods

Residential Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	R6	Promote "naturally occurring affordable housing" units (which may not be deed restricted, but which meet the market criteria for purchase or rent by low and moderate income families).	n/a	n/a	PZC	BOS, Town
A	R7	Revise the zoning regulations to allow two-unit structures (accessory apartments, two-family houses, duplex townhouses), with appropriate character preserving caveats, by right in all new residential developments	n/a	n/a	PZC	Town
A	R8	Revise the zoning regulations to allow, by right, conversion of existing buildings to two-family housing or accessory apartments, with appropriate character preserving caveats, in village centers, existing (non-conforming) and proposed mixed use areas, and other appropriate locations.	n/a	n/a	PZC	Town
B	R9	Revise zoning regulations to create one or more zones that allow for apartment/ condominium development. Consider limiting the number of units per building and other character-related caveats where appropriate.	n/a	n/a	PZC	Town
G	R10	Maintain a strong, diverse housing balance, increasing the more moderately price housing options while maintaining the number of detached single family housing units at above 65% of the total housing stock.	n/a	n/a	PZC	BOS, Town
A	R11	Identify and explore regulations for higher density areas suitable for mixed-income and mixed-use development with significant control (to be retained by the town) over the location, amount, type and design of such housing and associated development.	n/a	n/a	Town	PZC, BOS

C. Restore the mixed-use element in Canton

Residential Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
A	R12	Revise the zoning regulations to create mixed-use zones in village centers and most (or all) non-industrial commercial areas. Such mixed-use zones should allow as of right mixed commercial and residential uses within individual buildings.	n/a	n/a	PZC	Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	R13	Allow multi-family residential structures as of right in mixed-use zones. Maximum unit per building requirements, set as appropriate for the subject area, should be considered.	n/a	n/a	PZC	Town
B	R14	Consider the creation of mixed-use 'blending' zones, zones where the types and densities of commercial use and residential development allowed are less intense than a normal mixed-use zone, to transition from commercial areas to lower density residential areas.	n/a	n/a	PZC	Town
B	R15	Facilitate neighborhood commercial node development through the permitting of small scale neighborhood friendly retail uses near key intersections in established (or proposed) residential areas.	n/a	n/a	PZC	Town

D. Manage the impacts of new residential development

Residential Development

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	R16	Revise applicable regulations to strongly encourage conservation subdivision development utilizing density based zoning principals for all new residential subdivisions north of State Route 44. The open space created should be consistent with the open space and natural resource conservation priorities of the Town.	n/a	n/a	PZC	CC, Town
G	R17	Encourage residential development that promotes a sense of neighborhood and community, and that provides visual interest and distinctive character and identity to the Town.	n/a	n/a	PZC	CC, Town
G	R18	Encourage infill and reuse residential development.	n/a	n/a	PZC	Town
B	R19	Revise applicable regulations to encourage connecting through streets and discourage cul-de-sacs. Consider requiring all cul-de-sacs to be private roads.	n/a	n/a	PZC	Town
B	R20	Consider expanding the current limitation of 2 lots on a single driveway, with appropriate safety and emergency response requirements.	n/a	n/a	PZC	Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	R21	Insure that design standards: a. incorporate appropriate provisions to reduce impacts, such as Low Impact Development (LID). b. use minimum appropriate street widths and other techniques to minimize the maintenance burden on the Town. c. promote an environmentally appropriate layout (with respect to such things as topography, wetlands and watercourses, soil types, steep slopes, and the conservation of other natural resource priorities of the town). d. incorporate the use of multi-property septic systems in common areas and open space, where appropriate, and keeping in mind that the Town's WPCA becomes responsible for ensuring the operation and maintenance of such systems. e. encourage resource efficient (a.k.a. "green") design. (Consider a density bonus.) f. encourage using architectural features, building materials, landscaping material and building scale that are representative of the character of the area, and yet provide a distinctive and varied architectural landscape. g. provide pedestrian connectivity between neighborhoods and destination points (including but not limited to parks, schools, transit stops and other neighborhood amenities wherever possible). h. increase opportunities for people to interact, both within the neighborhood and within existing or future adjacent neighborhoods.	n/a	n/a	PZC	Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Community Facilities and Services

See Chapter 8, pages 55-66 in the "Strategic Component" of the POCD for supporting information.

A. Continue long-range planning for capital projects

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	F1	Continue to use the Capital Project Study Committee's approach and criteria to allocate funding for capital projects essential to existing municipal operations.	n/a	n/a	BOS	PMBC, BOF, Town
O	F2	Continue to pursue the areas identified by the 2012 Capital Projects Study Committee for improvement as funding allows.	n/a	n/a	BOS	PMBC, BOF, Town
O	F3	Properly maintain our current facilities. a. Consider capital replacement planning as a tool to support proper maintenance of existing facilities. b. Make appropriate funding available to keep maintenance and rehabilitation reasonably up-to-date. c. Improve the energy-efficiency of town-owned facilities.	n/a	n/a	BOS	BOF, PMBC, Town, PW

B. Address senior and social services needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
C	F4	Improve accessibility of public buildings to meet ADA requirements (notably, the Community/Senior Center and the Town Hall.)	n/a	n/a	BOS	BOF, PMBC, PW, SS, Town, PZC
G	F5	Address the need for affordable housing, ideally in the vicinity of, and considering the development of, complimentary supporting transportation options.	n/a	n/a	PZC	BOS, SS, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	F6	Increase social services for residents in need. a. Encourage and promote expanding health and social service availability and options to meet the needs of an aging population. b. Support community services such as the Canton Food Bank and Energy Assistance Program.	n/a	n/a	SS	BOS, BOF
B	F7	Provide transportation option for seniors. a. Increase access to and options for affordable transportation services. b. Consider expanding the existing Dial-A-Ride service (hours and/or number of vehicles) to accommodate more residents. c. Explore Transportation Management Association (TMA) services between high density residential developments to increase access to services.	n/a	n/a	SS	BOS, BOF, PO
O	F8	Enhance the abilities of Senior and Social Services as resources allow: a. To improve efficiency and communications of social services through the development of a database to track and manage clients. b. To help address the changing needs of an aging population, within the scope of the department.	n/a	n/a	BOS	BOF, SS

C. Address public works needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	F9	Relocate the garage to a site away from the Farmington River. a. Acquire land and construct a facility adequate to house the Public Works Department. b. Repurpose the existing site for public recreation and river access, which are identified open space, natural resource and community character goals in this plan.	n/a	n/a	BOS	PMBC, BOF, PW, PZC, RES
G	F10	Continue to look for ways to enhance service to residents at the Transfer Station.	n/a	n/a	PW	BOS, BOF
A	F11	Develop a facilities management plan to program funds for the improvement of town facilities (not including those under the BOE) based on cost effectiveness and priority.	n/a	n/a	PW	BOS, BOF, Town, Fire, EMS

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	F12	Continue to use, and support funding of, the town's pavement management system.	n/a	n/a	PW	BOS, BOF, Town

D. Address public safety needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	F13	Perform a needs assessment of the town emergency shelter and make improvements as necessary with specific attention paid to lack of all-weather showers, and ADA accessibly of entrances and restrooms.	n/a	n/a	PW	BOS, BOF, PMBC, PD, Town, Fire, EMS, SS
O	F14	Bike safety: ensure the police department has adequate resources and equipment to provide support to increased traffic on the Rail Trail.	n/a	n/a	PD	BOS, BOF
B	F15	Cooperative effort [between Fire, EMS, and Town agencies and staff] to develop new regulatory standards including: a. access standards for single family homes (ability to accommodate modern fire apparatus); b. access standards for commercial and large developments (preference for more than one point of access); c. the provision of fire protection and safety measures in all areas where new development is proposed; d. standards/specifications for the design/location of emergency water supplies (i.e. cisterns, fire ponds, dry hydrants, etc.); e. encourage looped road systems (and looped hydrant systems as opposed to rear lots, dead ends and cul-de-sacs; f. require the creation of associations or common interest ownership communities to maintain fire protection and safety measures.	n/a	n/a	Town	PZC, PD, Fire, EMS

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	F16	Review the adequacy of existing fire facilities as part of a facilities management plan (see previous page), with special consideration to the: a. potential investments and coordination required on privately and publicly owned property. b. consolidation of town Fire Departments to one centralized organization (i.e. consolidation of Canton and Collinsville Stations). c. ability to meet space needs for current and future apparatus; d. availability of equipment, ability of and type of equipment to meet increasing response demand. e. ability to meet ADA, OSHA and other requirements; f. lack of available manpower. g. location and availability of emergency water storage facilities.	n/a	n/a	Fire	BOS, BOF, PW, EMS

E. Address library / community center needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	F17	Adequacy and use of existing facilities and operational needs to be reviewed as part of a facilities management plan, with special consideration to: a. Spatial needs – consider the expansion or redesign of existing spaces to meet projected needs as appropriate. b. Parking – look to maximize parking on site and consider the possibility of overflow parking areas. c. Expanding service options for teenagers. d. Update technological capabilties to meet increasing demands and expectations.	n/a	n/a	LBT	BOS, BOF, PW, Town

F. Address park and recreation needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	F18	Explore opportunities to expand community use of the privately owned fields on Canton Springs and Powder Mill Roads.	n/a	n/a	PRC	BOS, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
A	F19	Develop a thorough Parks and Recreation Master Plan that inventories and evaluates the recreational opportunities of current available land (starting with town-owned land) for potential development of (with acquisition as necessary) additional recreational fields and expansion and management of existing recreational facilities to meet the growing demand.	n/a	n/a	PRC	BOS, BOF, PW, Town
A	F20	Develop a comprehensive plan for the renovation or replacement of Mills Pond Pool.	n/a	n/a	PRC	BOS, BOF, PW, Town
B	F21	Pursue funding and plan for the development of a Lawton Road recreational facility.	n/a	n/a	Town	PRC, BOS, BOF, PW
B	F22	Recapture the riverfront presently occupied by the DPW Garage to increase public access and recreation.	n/a	n/a	BOS	BOF, PRC, PMBC, PZC, IWWA, WPCA, Town, FRWC, RES
C	F23	Extend the Farmington River Trail to complete Phase IV and the trails connection to Simsbury (creating a unique 28 mile recreational loop) in support of the priorities of this plan.	n/a	n/a	Town	BOS, BOF, PZC, PRC, CRCOG
G	F24	Create additional public access to, along, and within town-owned natural resource areas, as appropriate.	n/a	n/a	CC	BOS, BOF, PW, PRC, Town

G. Address educational facility needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
A	F25	Investigate and implement improvements to tighten security at each school building.	n/a	n/a	BOE	PD
C	F26	Address ADA accessibility issues at Canton Middle/High School through improvements such as: the renovation of the nurse's office and health room; the creation of a handicapped accessible entrance to the auditorium; the installation of walkways to fields not currently handicapped accessible; and the renovation of the locker room showers and toilet facilities.	n/a	n/a	BOE	BOF

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
A	F27	Replace the windows in the older section of Canton Middle School.	n/a	n/a	BOE	BOF
A	F28	Renovate the Canton High School cafeteria serving line to replace the locked gate that is currently in place.	n/a	n/a	BOE	
A	F29	Repair cracked sidewalks at Cherry Brook Primary School.	n/a	n/a	PW	BOE, BOS
A	F30	Address ADA accessibility issues at Canton Inermediate School through improvements such as the replacement of door handle hardware and the installation of a handicapped accessible ramp at the Dyer Avenue door entrance and walkway.	n/a	n/a	BOE	
O	F31	Work collaboratively with Town staff to make improvements to all athletic fields.	n/a	n/a	Town	BOE, PW, PRC
O	F32	Work collaboratively with Town staff to pursue Safe Routes to School program initiatives.	n/a	n/a	Town	

H. Address town hall needs

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
B	F33	Make improvements to the Town Hall to address critical space needs and improve customer accessibility and directional signage.	n/a	n/a	PW	BOS, BOF, PMBC, Town
C	F34	Update Town Hall with energy efficient mechanical systems.	n/a	n/a	EC	BOS, BOF, PW, Town

I. Address energy efficiency

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	F35	Improve the energy-efficiency of town-owned facilities.	n/a	n/a	PW	BOS, BOF, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	F36	Develop and implement an energy reduction/energy efficiency plan to identify where opportunities exist to reduce energy consumption.	n/a	n/a	EC	BOS, PW, Town
C	F37	Assess and remove street lights that are not warranted. Consider replacing street lights with energy efficient full cut off fixtures.	n/a	n/a	PW	Town
C	F38	Consider the use of motion detectors at Town facilities where appropriate.	n/a	n/a	PW	BOS, Town
O	F39	Seek funding for solar panels and electric vehicle charging stations on Town property.	n/a	n/a	BOS	PW, EC, Town
O	F40	Continue to pursue funding for and to promote the reuse of existing Collinsville hydroelectric infrastructure and impoundments.	n/a	n/a	BOS	PW, EC, Town

J. Address other issues

Facilities and Services

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	F41	Reduce/eliminate sources of light pollution at Town facilities where practical.	n/a	n/a	PW	BOS, Town
A	F42	Improve the town web page and consider other online methods to improve customer service and reduce vehicle trips to town facilities.	n/a	n/a	Town	
O	F43	Monitor population growth to anticipate increased infrastructure and service demands.	n/a	n/a	Town	BOS
G	F44	Encourage volunteer efforts and participation in both public and private community services.	n/a	n/a	BOS	Town
O	F45	Improve and enhance the Geographic Information System (GIS).	n/a	n/a	Town	BOS

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Transportation

See Chapter 9, pages 67-74 in the "Strategic Component" of the POCD for supporting information.

A. Maintain our transportation facilities

Transportation

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	T1	Continue to implement and expand established GIS-based infrastructure asset management systems and techniques. a. Existing pavement management system. b. New/expanded systems for sidewalks, drainage, and bridges. c. Create GIS inventories of facilities. d. Inspect the facilities to get detail and condition data. e. Update systems as work is done. f. Establish a reasonable inspection cycle to provide quality control for deterioration assumptions and to update facility data. g. Use the systems' data and tools, in conjunction with new and best available technology, to recommend and update maintenance and rehabilitation tasks, schedules and funding needs. h. Periodically provide updated reports to BOS and BOF regarding status of infrastructure condition and funding requirements to maintain/reach adequate condition levels. i. Ensure that adequate resources are available to keep these tasks -- for assets whose value exceeds $125 million -- current.	n/a	n/a	Town	BOS, BOF, PW
O	T2	Make maintenance tasks and repairs timely.	n/a	n/a	PW	BOS, BOF, Town
O	T3	Adequately maintain the full breadth of transportation facilities, including drainage, pedestrian and bicycle facilities, signage, maintenance and transit equipment and facilities, and roadside areas for which the Town is responsible.	n/a	n/a	PW	BOS, BOF, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	T4	Provide adequate funding and personnel to maintain the transportation infrastructure in a condition that is befitting of and cost-effective for the Town; keeping in mind that every year that resources are not sufficient, the future costs potentially will rise much faster than the time value of the money not spent.	n/a	n/a	BOS	BOF, PW, Town
O	T5	Address major project initiatives as funding availability and prudent debt management allows. Continue to seek funding from outside sources such as federal and state grant programs.	n/a	n/a	BOS	BOF, PW, Town
O	T6	Responsibly plan for future transportation infrastructure and service needs.	n/a	n/a	Town	BOS, BOF, PW
A	T7	Review, and revise as necessary, the Town's policies and procedures regarding non-Town street excavations to best protect the condition and ride of the roads.	n/a	n/a	Town	PW, PD
B	T8	Take steps to help ensure that new Town roads are constructed to adequate and designated design standards. a. When the Town accepts a road that is not constructed to standards, it becomes a maintenance burden for the Town much more rapidly; and may require expensive rehabilitation measures much sooner. b. This is not a straight-forward issue for a relatively small town with limited personnel resources. Effective monitoring of road construction requires significant and timely observation of the construction and, in many cases, appropriate testing of materials used. The level of observation may vary depending upon the developer/contractor involved. c. Town staff, the BOS, the BOF, and legal counsel should all be involved in developing the protocols.	n/a	n/a	Town	BOS, BOF, PW, PZC

B. Provide for improved systems and facilities for pedestrian, bicycle, and public transit

Transportation

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	T9	Identify and close sidewalk gaps and provide extensions in targeted (i.e. potentially high or important pedestrian use) locations.	n/a	n/a	Town	BOS, BOF, PW, PD

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	T10	Create and adopt a Complete Streets Policy and Plan for the Town. a. Include striping, signage, design standards, and traffic calming, in addition to more standard features, as part of the development and implementation of this plan. b. Include improved access to and facilities at Town-owned facilities used by the public as part of the development/ implementation of this plan. c. Require new development to appropriately accommodate non-automotive transportation options. (This would include installing bike racks at commercial and mixed-use developments, proper consideration of bicycle and pedestrian routes into and within developments, connectivity with adjacent properties, etc.)	n/a	n/a	BOS	Town, PW, PMBC, PZC, PD
O	T11	Improve bicycle and pedestrian connectivity. a. Between existing cul-de-sac developments – in some cases dedicated rights-of-way or open space connections exist between developments where bike/ped pathways could be developed to connect the developments and create extended neighborhoods. In such cases, the Town should pursue installing such pathways. b. Identified or dedicated bicycle and pedestrian routes should be created between the Farmington River Trail and 1) the Canton Village area, and 2) the Mills Pond recreation area via a more direct route than currently exists. c. The Town should pursue developing a dedicated bicycle route between the Farmington River Trail and The Shoppes at Farmington Valley site. d. The Town should pursue developing a dedicated pedestrian route (perhaps to accommodate bicycles as well) between The Shoppes and the Simsbury/Avon commercial areas along Route 44.	n/a	n/a	BOS	Town, PW, PZC, PD, CTDOT
O	T12	Look for opportunities to improve safety for pedestrians: a. Signage and other visible or physical improvements at crosswalks. b. Separation between roadways and sidewalks on busy roadways where posted travel speeds are greater than 30 miles per hour. c. Traffic calming.	n/a	n/a	Town	BOS, BOF, PD, PW, CTDOT, CRCOG
G	T13	Support public transportation options and stay mindful of opportunities to expand those options. a. Canton has a number of relatively discrete commercial nodes. Opportunities may arise in the future to connect those nodes via some form of public transit.	n/a	n/a	BOS	Town, CTDOT, CRCOG, CoC
G	T14	Encourage the extension of the CT Fastrak feeder system to Canton.	n/a	n/a	BOS	Town, CTDOT, CRCOG, CoC

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
B	T15	Make context sensitive traffic solutions a priority in village areas. Work with the DOT to get their buy-in with respect to state routes.	n/a	n/a	Town	BOS, BOF, PZC, PW, CTDOT, CRCOG, CoC

C. Manage vehicular traffic

Transportation

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	T16	Encourage/promote/incentivize shared access drives and connected parking areas along Route 44 and other State Routes (in commercial areas).	n/a	n/a	PZC	BOS, EDA, Town, CTDOT, CoC
G	T17	Look for opportunities for traffic calming measures along Route 44: a) Medians. b) Streetscape improvements. c) Moving buildings closer to the roadway as new development or redevelopment occurs.	n/a	n/a	Town	BOS, BOF, PZC, PD, CTDOT, CRCOG, CoC, PO
C	T18	Work with CTDOT for intersection improvements at Route 44 and Dowd Avenue (Route 565).	n/a	n/a	Town	BOS, BOF, PD, CTDOT
C	T19	Work with CTDOT for improvements to improve access at Route 44 and Colonial Road/entrance to Canton Gateway Office Park.	n/a	n/a	Town	BOS, BOF, PD, CTDOT
B	T20	Develop an access management plan for Route 44.	n/a	n/a	Town	BOS, PZC, PD, CTDOT, CRCOG, CoC, PO
A	T21	Install traffic signal at Bridge Street/Main Street intersection in Collinsville.	n/a	n/a	Town	BOS, BOF, CTDOT
B	T22	Pursue the Collinsville traffic calming concepts presented in Chapter 9 of the Strategic Component.	n/a	n/a	BOS	BOF, PD, Town, CRCOG, CTDOT, MST, CoC, PO
G	T23	Look for opportunities to increase parking and streetscaping in Collinsville.	n/a	n/a	Town	BOS, BOF, PZC, EDA, MST, CoC
B	T24	Narrow the pavement or otherwise provide visual cues as to travel lanes vs. parking on Center Street just north of Main Street.	n/a	n/a	PW	BOS, BOF, PD, Town, PO

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	T25	Consider the use of traffic calming measures where appropriate. Priority locations include: a. Lawton Road and Washburn Road. b. River Road near Farmington River Trail crossing. c. Maple Avenue. d. Cherry Brook Road near Canton Center. e. Other locations where travel speeds are an issue.	n/a	n/a	Town	BOS, BOF, PD, PW, CTDOT

D. Manage transportation costs

Transportation

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	T26	Consider the total life-cycle costs and weigh those costs against the overall benefit to the community when evaluating proposed initiatives.	n/a	n/a	BOS	PZC, PW, Town
O	T27	Maintain an up-to-date plan for the maintenance and mangement of infrastructure.	n/a	n/a	PW	BOS, BOF, Town
G	T28	Minimize pavement widths on new or reconstructed roads.	n/a	n/a	PZC	BOS, PW, Town
B	T29	Encourage development techniques and designs that reduce roadway lengths, such as cluster residential development.	n/a	n/a	PZC	BOS, Town

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

Utilities

See Chapter 10, pages 75-78 in the "Strategic Component" of the POCD for supporting information.

A. Support provision of reliable and sustainable utility service

Utilities

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	U1	Continue the development of the Collinsville Hydroelectric Project	n/a	n/a	BOS	PW, Town
G	U2	Continue to encourage and support initiatives, such as SolarizeCanton and C-PACE, that promote the use of renewable energy solutions, within the community.	n/a	n/a	BOS	EC, Town
B	U3	Consider zoning incentives for significant use of renewable energy, such as solar or geothermal, in new developments.	n/a	n/a	PZC	BOS, EC, Town
O	U4	Continue to monitor and evaluate renewable energy solutions for municipal facilities. Consider implementing solutions where the total life-cycle fiscal impacts are positive or where there are minimal negative tax implications.	n/a	n/a	PW	BOS, BOF, EC, Town
G	U5	Encourage new technologies and applications which may further the reliability and sustainability of utility supply and services, and their implementation within Canton where feasible and practical, taking into consideration potential negative impacts.	n/a	n/a	Town	BOS, EC, PZC, UTIL
G	U6	Work with adjacent Towns and the State on efforts to protect groundwater quality.	n/a	n/a	Town	BOS, DEEP, CTDPH, FVHD
G	U7	Work with the State and the private sector on efforts to provide more complete cell service throughout the community.	n/a	n/a	Town	BOS, DEEP, UTIL

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners
O	U8	Periodically monitor and encourage utility providers and their regulatory agencies: a. To properly maintain utility systems and update facilities plans relevant to Canton. b. To use practices and support programs that help sustain and buffer utility supply resources and reduce negative impacts. c. To improve service to areas where existing service is significantly below average levels for served areas of town. d. To properly consider the impacts of their decisions on communities such as Canton.	n/a	n/a	Town	BOS, DEEP, UTIL

B. Use utility availability to guide development

Utilities

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
O	U9	Work with the Canton WPCA, authorities serving adjacent towns, land owners, and developers to extend public sanitary sewer service to all parcels in commercial zones, opportunity locations and potential mixed use sites.	n/a	n/a	BOS	WPCA, BOF, PZC, PIC, CoC, PO
B	U10	BOS and EDA to review the connection policies and fees and system extension/assessment policies of the WPCA for consistency with the goals and objectives of this Plan; and to promote coordination between the goals and objectives of this POCD and the goals and objectives of the WPCA.	n/a	n/a	BOS	WPCA, EDA, PZC, PIC, CoC, RES
A	U11	Map and identify the extent of the service area for the Town's wastewater treatment facility (i.e. create sewer avoidance areas) to inhibit the expansion of more intense development into areas intended for lower density housing.	n/a	n/a	PZC	WPCA, Town
B	U12	Revise regulations and take other steps as necessary to allow for appropriately designed community sub-surface wastewater disposal systems in open space areas for conservation subdivisions.	n/a	n/a	PZC	WPCA, BOS, Town, DEEP, CTDPH, FVHD
G	U13	Monitor developments in technology, regulations, and regulatory trends, for alternative means of safe wastewater disposal for selective use for potential future developments.	n/a	n/a	Town	WPCA, PZC

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Implementation Tables

Priority	Item	Description	Status	Progress	Lead	Primary Partners

C. Minimize utility costs

Utilities

Priority	Item	Description	Status	Yearly Progress	Lead Agency	Primary Partners
G	U14	Encourage the expansion of natural gas distribution in Canton to provide more residents with additional options for heating and cooking energy.	n/a	n/a	BOS	UTIL, DEEP
O	U15	Evaluate and maximize energy efficiency in municipal facilities and operations.	n/a	n/a	PW	BOS, BOF, Town
G	U16	Stay informed on best management practices and techniques that may further the objectives and goals of this chapter.	n/a	n/a	Town	PW

Priority Key: A: 0-4 years (2014-2018) B: 2-7 years (2016-2021) C: 4-10 years (2018-2024) O: Ongoing G: Goal/General principle

Notes and Comments

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