



In accordance with Connecticut General Statutes, a review of the recommendations contained in this Plan were compared with the Capitol Region Plan of Conservation and Development, 2014-2024, adopted on May 21, 2014.

In addition, a review for consistency with the Connecticut Conservation and Policies Plan 2013-2018, prepared by the State Office of Policy and Management and adopted by the State legislature on April 2013, was also conducted.

The Avon Planning and Zoning Commission has determined that this Plan is consistent with the growth management principles contained in these two Plans.

### Comparison with Regional Plan

The Avon Plan of Conservation and Development advances many of the same policies contained in the Capitol Region Plan of Conservation and Development 2014-2024.

The Avon Plan discusses the importance of sustainability throughout and emphasizes the importance of integrating social, economic, and environmental principles.

Avon's Plan establishes priorities for the construction of a variety of new housing types, including rental and for sale units to address the needs of two growing segments of our population; baby boomers and millennials.

The Plan promotes the development of a 1.2M square foot mixed-use development on 93 acres of land within Avon Center designed to be a pedestrian and bicycle friendly project aimed at making the Center more vibrant.

Recommendations are made relating to the redevelopment of commercial properties on Route 44, all served by public transit.

The Avon Plan targets areas for the possible expansion of sewer infrastructure. There are 21 important open space parcels targeted for preservation. However, the Town recognizes that it may be cost prohibitive to purchase all 21 parcels, as they become available for sale. The extension of sewers to some of these areas will create opportunities to cluster residential development while still preserving significant areas of open space.

The municipal focus areas for Avon, described in the Appendix of the CRCOG Plan, continue to accurately reflect many of the goals and policies contained within this 2016 Avon Plan of Conservation and Development.

In accordance with State Law, this Plan was submitted to the Capitol Region Council of Governments. Review comments were received on September 16, 2016. This review found "no apparent conflicts with the Regional Plans and Policies, the growth management principles of the State Plan of Conservation and Development, Plans of Conservation and Development of other municipalities in the region, or the concerns of neighboring Towns."



## Comparison with State Plan

The Avon Plan of Conservation and Development is consistent with the Connecticut Conservation and Development Policies Plan 2013-2018. This State Plan establishes 6 growth management principles. **Map 12-1** depicts the Connecticut Conservation and Policies Plan 2013-2018.

A more detailed explanation of this Plan and map may be found at [www.ct.gov/OPM](http://www.ct.gov/OPM).

The following is a review of how this Plan is consistent with each of these principles.

### Growth Management Principle #1:

*Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.*

The Avon Plan places emphasis on the redevelopment of 93 acres of land within Avon Center. The goal is to create a vibrant, mixed-use pedestrian and bicycle friendly environment. This land has access to public sewer and water. A key aspect of this project will include the use of Low Impact Development techniques (LID) to manage and treat stormwater. A Master Plan for this site was approved by the Commission in November 2015.

### Growth Management Principle #2:

*Extend housing opportunities and design choices to accommodate a variety of household types and needs.*

Avon's Plan related to housing recognizes the growing population of people in both the baby boomer generation and the millennial generation who, in many instances, are seeking alternatives to large lot single-family home living. The Plan establishes goals to construct additional multifamily housing as well as cluster single-family housing across a broad range of house size and price. Chapter 7, Housing, discusses locations that might be appropriate for this housing. In addition, a recently approved master plan approved by the Commission for the construction of a mixed-use project in Avon Village Center includes provisions for 300-500 residential units in a pedestrian-friendly environment, walkable to restaurants, retail uses, and services.

Chapter 7 also discusses ways to introduce additional affordable housing units. It includes a discussion on how to utilize existing regulations to accomplish this goal and ways to incentivize private developers to initiate the inclusion of affordable units as part of a market rate development.

### Growth Management Principle #3:

*Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.*

This Plan discusses the construction of a 1.2M square foot mixed-use development located on 93 acres of land within Avon Village Center. It is located on a bus line with service to Hartford. The areas west of the Center on Route 44 are also served by transit bus. These areas have been zoned for commercial retail development for more than 50 years and are largely developed.



However, this Plan discusses opportunities for the redevelopment of some of these properties including the possible introduction of multifamily housing in some locations. The Plan also encourages access management and opportunities for improved public safety by limiting or eliminating left-hand turn movements at unsignalized intersections and the striping and installation of handicap ramps at 6 existing intersections on Route 44.

This Plan also contains accommodations for expanding the Town's existing network of sidewalks and reviews existing roadways that may be appropriate to designate as bicycle routes.

#### Growth Management Principle #4:

*Conserve and restore the natural environment, cultural and historic resources, and traditional rural lands.*

This Plan identifies 21 privately owned parcels of land as priorities for open space preservation. Recognizing that the cost of purchasing all of this acreage may be beyond the reach of the Town, this Plan recommends the use of cluster development as a means to permit development but at the same time preserve substantial areas of open space. This technique is recommended even in some areas currently outside the boundaries of the Town's sewer service area where the introduction of sewers, combined with these cluster techniques, would result in as much as 50% of the property being preserved as open space. During the public comment phase of the State's planning process, written comments from the Town were submitted. An amendment to the Plan of Development relating to the possible development of land owned by the Avon Old Farms School was adopted by the Commission in 2013. This amendment discusses the possibility of extending sewer service to this area even though it is presently outside the boundaries of the sewer service areas. The amendment was referred to OPM and the following comment was received:

"OPM concurs that there is no conflict with the State Plan, and we find the proposed amendment to be consistent with the plan. The State plan allows for the support of the introduction of water or sewer services to previously un-served areas when there is a demonstrated environmental, economic, or social benefit (amongst others). As the intent of Avon's amendment seeks to facilitate the preservation of the most amount of land possible, in the event that private development were to occur, it is clearly aligned with the State's policies."

This Plan also recommends the adoption of a "no net loss" provision in the Town's Inland Wetlands and Watercourses Regulations.

#### Growth Management Principle #5:

*Protect and ensure the integrity of environmental assets critical to public health and safety.*

This Plan recommends building on current Aquifer Protection Regulations, adopted in 2006, by requiring that Best Management Practices be followed for all uses identified within the Regulations even when these uses are located outside the boundaries of the Aquifer Protection Zone.



Avon's Floodplain Management Regulations are currently more restrictive than minimum FEMA requirements in that all living space must be elevated above the 500-year floodplain. This Plan recommends investing in more detailed mapping in some non-studied areas to more accurately define both the 100-year and 500-year floodplains.

This Plan recommends the utilization of Low Impact Development stormwater techniques (LID) in both new residential subdivisions as well as private infrastructure associated with commercial development and multifamily housing developments. Specific recommendations are made with regard to possible amendments to both subdivision and zoning regulations.

Growth Management Principle #6:

*Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.*

Many goals and policies established in this Plan will require coordination and assistance from the Capitol Region Council of Governments as well as the State of Connecticut. This will include improvements to Route 44, possible expansion, relocation, or alternative of the Farmington Valley Greenway, assistance with the acquisition of key open space parcels, and expansion of the Town's public sewer system.