

Chapter 11 Future Land Use Recommendations



The following is a list of recommendations concerning the future development of selected individual parcels of land. It should be noted that these recommendations should be viewed as a group of ideas which warrant further investigation and should not be interpreted as likely to be approved in an instance where an application for zone change, text amendment, special permit, and/or site plan approval is submitted to the Commission. Please note also this list does not include important priorities set by the Commission concerning the preservation of valuable open space assets, which are discussed separately in Chapter 5. It should also be noted that this Plan does not include a separate Future Land Use Plan. The Future Land Use Plan is, in fact, the compilation of all maps and recommendations contained within this Plan. It is felt that depicting all of these maps in a single map would result in a product that is difficult to interpret.

- 100 Nod Road – Framed by Nod Road and Nod Way, located adjacent to Hunter’s Run Condominiums. May be appropriate for a cluster subdivision or small multi-family development with views of the Blue Fox Run Golf Course.
- 36 or 72 Nod Road (Hunters Run) – There is a small area of land at the intersection of Hunters Run North and Nod Road owned by the Hunters Run Condominium Association. It is the location of a former single-family house, demolished with the construction of Hunters Run. Should the Association be interested, it may be suitable for the construction of one (1) additional home.
- Avon Village Center
In 2015, the Commission approved a zone change and master plan for the Avon Village Center. It is expected construction will begin shortly. It is unknown how long it will take to fully implement all development shown on the master plan. There are several properties in proximity to the Avon Village Center Zone which may be appropriate to also include in the AVC Zone. This zone permits greater flexibility in areas such as mixed use, dimensional setbacks, and lot coverage. It is most appropriate to discuss these changes following the completion of a substantial amount of construction shown in the approved master plan for Avon Village Center. This will permit the Commission to better evaluate the relationship of these properties to this larger development. A partial list of properties which warrant consideration are shown in **Table 11-1**.

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34 Simsbury Road (TOA)	Sperry Park, the southerly portion of this property which formerly housed The Towpath School may be needed for expanded school offices and parking but excess land could be developed privately as an extension of Avon Village Center.
17 and 20 Towpath Lane	Heavily encumbered with floodplain but may have limited development potential cluster housing may be appropriate.
15 Columbus Circle	Owned by the town site of former community septic system. May support 1 affordable housing unit.
2, 6, and 24 Mountain View Avenue	If combined into a single project these parcels could be redeveloped into a small cluster of multifamily project. Opportunity for moderately priced rental apartments or for sale homes.
12 East Main Street	Small parcel but might accommodate a small mixed-use building. Possible office or first floor and apartment on second floor.
5 West Main	Located to the rear of O'Neill's Chevrolet- Buick; steep slopes but good location. With a creative landscape and a grading plan a multifamily project may be possible. Pedestrian connections to security drive would be desirable. A connection to the possible Farmington Valley greenway extension would also be desirable.
121 Simsbury Road	Remnant piece from recently constructed Residence at Brookside. Multi-family development or retail /office possible. Must adequately buffer nearby existing residences on Rosewood Road.
20 Security Drive	Possible redevelopment of this site into a mixed-use project
80, 100, 150, 200 Fisher Drive and 93 Simsbury Road	These properties are immediately adjacent to the boundaries of the approved AVC Zone. They are all developed except for 93 Simsbury Road. They already include a mix of uses including a school and Alzheimer's facility. The AVC Zone may be most appropriate and add additional flexibility and redevelopment opportunities that do not exist in the current IP Zone.

Table 11-1 Properties near Avon Village Center that Warrant Added Study for Possible Inclusion into the AVC Zone

Other Recommendations include the following:

- 275/279 West Main Street - Located in the CR zone, significant redevelopment potential including possible non-traditional uses in the CR zone such as rental apartments, assisted living, skilled nursing, or hotel. Heavily encumbered by wetlands.
- 268 West Main Street – Located in the CR zone, heavily encumbered by wetlands which will likely keep scale of buildings small. Possible small rental apartment project.
- 16 and 24 Bailey Road (Cavallari) and 23 Bailey Road (Ferrigno) -These properties have been zoned CR since 1957. It is a transitional area located between Spring Meadow and commercial uses on Route 44. A small cluster housing development may be appropriate. Opportunity for moderately priced rental or for sale homes or some other type of medium density residential/elderly/rehabilitation, etc.
- 50 Tower Lane - Located in the IP zone and site of several former manufacturers. It is located on the periphery of Avon Park South and abuts Stub Pond and Pond Place. It may be appropriate to redevelop as a multi-family project or possible hotel.
- 99 Thompson Road - This is the site of the former M.H. Rhodes manufacturing facility. It was purchased by the Town in 2003. The main building was demolished and environmental remediation was performed. The site abuts the Farmington Valley Greenway and a large parking area is available to trail users. The Town Council is currently investigating the site's potential for the construction of an all weather playing field and stadium although it appears at this time that Avon High School will be chosen to accommodate this need. The property can also accommodate additional practice fields.



- 275 Hollister Drive – This is a parcel of land containing a pond and valuable wetland. It was intended to be deeded to a private homeowner association as part of the Brownstone Development but was not. It is now owned by a separate corporation and delinquent in taxes. It may be most appropriate for the Town to take ownership and preserve it as open space.
- 680 Lovely Street – This is a small parcel of land owned by the Town that was deeded as a condition of approval in association with the Farmington Woods Condominium project; it is zoned R40. It was intended to be used for a small satellite fire station. The Avon Volunteer Fire Department has concluded such a facility does not make strategic sense at this time. The Town might consider selling this property as a single-family house site. This would present a good opportunity to construct an affordable home as defined by 8-30g.
- 500, 555, 575, and 625 Old Farms Road – Avon Old Farms School
In 2008 Avon Old Farms School commissioned a master plan study in response to Town inquiries regarding possible preservation of some of the School land. This study:
 - depicted the Town’s planned relocation of Old Farms Road to the south;
 - identified an area to expand “Core Campus” and other school-related facilities, should the School choose to do so; and
 - Analyzed the potential for single-family residential development on some of the land.

While the largest block of land owned by the School is south of Old Farms Road and south of the proposed relocated roadway, the School’s land holdings extend from the Farmington Town line almost to Country Club Road. Overall, these land holdings total more than 800 acres.

For land which may be in excess to the School’s future educational and related needs, the land use study looked at two development scenarios; one following R40 guidelines and the second following RU2A guidelines. Should the School wish to sell some or all of its property in the future for development, it is the Town’s position that a compact clustered development pattern would result in a more desirable outcome than a conventional large-lot subdivision. Division of this property into conventional single-family house lots would likely result only in the preservation of 10% of the property as open space. Development in a more compact fashion would result in preserving much more of this property as permanently protected open space (perhaps as much as 50%) with an overall impact that would be comparable to or less than that of a conventional single-family subdivision. Industrial, Commercial, or office development is not recommended for this area.

A portion of the Old Farms School property (generally north of Thompson Road) is shown on the Water Pollution Control Authority’s Master Sewer Facilities Plan as being eligible for future sewer. Opportunities may also exist to expand the sewer service area for a substantial portion of additional areas located south of Old Farms Road. Recent



revisions to the State Plan of Conservation and Development include language to make it possible for the State to conclude sewer service to this area is consistent with State goals, where development will occur in a compact manner, resulting in the preservation of more open space than would result in comparison to a conventional single-family subdivision served with onsite septic systems. Expansion of the sewer service area should be pursued in order to minimize the amount of area used for development and maximize the amount of area which could be preserved as undeveloped land or open space.

To accommodate a compact clustered development pattern, the Commission may consider an amendment to the EL (educational land) zoning regulations to allow compact residential developments by special permit. These developments can take the form of single-family homes on individual lots or on land owned in fee or in common; rental apartments; housing for the elderly; assisted living facilities; or other housing types which the Commission may deem appropriate. A formula should be established within the Regulations defining “equivalency factors”; this formula should compare the impact of one single-family home to other housing types. Variables to consider might include traffic generation, building mass, and lot coverage. Using this methodology, a proposed project may be compared to a single-family subdivision developed at a density of .6 to .8 units per acre. The School should, at a minimum, always retain ownership of enough land area in the vicinity of the School’s campus to comply with a ratio of 35% lot coverage to 65% green space (required standard for institutional uses).

A substantial corridor of open space should be preserved connecting the Farmington Valley Greenway with the Fisher Farm and Fisher Meadows, town-owned properties. In addition, building orientations should be such that a wooded streetscape is preserved along Old Farms Road, Scoville Road, and/or Thompson Road to the extent feasible. The use of a compact clustered development pattern would help make this happen. Such a layout will also benefit Avon Old Farms School by preserving a more rural landscape in the vicinity of the existing campus structures plus any expansion of the campus to the south.

- 60 and 34 Simsbury Road – Sperry Park and school administrative offices. Additional development potential exists in the vicinity of the former Towpath Elementary School which was demolished in 2006. Sperry Park, utilized by Avon Little League, is underparked. The 2007 Master Park and Recreation Plan depicts a preliminary design for expanded parking. It appears that School administrative offices at the Towpath School Annex need to either be expanded or relocated to a larger more modern facility. This property could also accommodate this need. This property is also strategically located adjacent to the Avon Village Center (AVC) zone and the recently approved Master Plan. Should the decision be made to relocate the School offices to another site, the Town might consider the sale of a portion of this property (not including playing fields) for private development. A small scale, mixed-use development, as permitted in the AVC zone, would be appropriate. In this scenario, it is possible that added parking could be built to meet the needs of a new mixed – use project, and shared with Sperry Park, with the Town retaining parking rights.