

# Chapter 11 Neighborhood Goals and Policies



## Goals and Policies

### Future Land Use Plan by Neighborhood

**Map 13, entitled Future Land Use Plan,** presents a series of recommendations concerning the future land use of properties which are now vacant. The following is a detailed discussion about these recommendations by neighborhood. (See **Map 12** in **Chapter 11** which outlines the boundaries of each neighborhood.)

### Neighborhood 1

- There are a few vacant land parcels remaining in this neighborhood. Much of the vacant land is within the floodplain and thus has limited residential development potential.
- Significant tracts of open space have been preserved over the past two decades. The land which is owned by the State of Connecticut, the Avon Land Trust, and Town of Avon east of Nod Road and north of Route 44 should include a more extensive trail network to allow for greater passive recreational use. (See Chapter 5, Open Space and Recreation)
- Land located north of the intersection of Avonwood Road and Waterville Road which is presently zoned OP (Office Park) should be developed under that zoning due to the limited supply of OP zoned land.

- Two small undeveloped parcels located on the southerly side of Avonwood Road presently zoned RU-2A should be developed as either an office use or medium density residential use (up to 4 units/acre).
- Open space opportunities should be pursued along the Farmington River in order to protect the quality of the river corridor; preserve areas rich in biodiversity; and enhance the Town's trail network.

### Neighborhood 2

- There are several larger, vacant parcels remaining in this area. However, housing densities should be restricted due to lack of public water and sewer and the presence of steep slopes and poorly drained soils.
- A loop road pattern for land on the east side of Waterville Road should continue to be encouraged, interconnecting adjacent developments.
- Reconstruct Cider Brook Road from its intersection with Bishop Lane south to Talcott Notch Road meeting minimum requirements for public roads such that it can be accepted as a public roadway.
- Open space opportunities along the slopes of Avon Mountain should also be pursued. In particular, the existing open space corridor which begins at Route 44 and extends to the toe of the slope of the radio tower site on

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Deercliff Road should be continued to the south.

- This neighborhood contains the most significant proposal for road improvements and realignment (Old Farms Road) and is detailed in Chapter 10, Transportation.

## Neighborhood 3

- All of the residential land in this neighborhood has been developed. Some parcels within the IP zone have been developed for transitional uses such as elderly apartments, assisted living facilities, and other age-restricted housing. Climax Road defines the boundary of higher density residential uses to the west and a mix of office/residential uses to the east. This policy should be continued as there is just one remaining parcel suitable for residential use on the west side of Climax Road.
- There are several sizable undeveloped properties presently zoned IP with significant potential for office or industrial development. The uses permitted under the Zoning Regulations are appropriate; however, additional limited, higher-density housing opportunities for this area may also be appropriate due to its proximity to Avon Center and consistency with policies set forth in the Avon Center Plan. Parcels which may be appropriate are numbers 3970117 and 3970121, located on west side

of Simsbury Road, and number 2210065, with frontage on Fisher Drive, Ensign Drive, Bickford Drive, and Climax Road. For a more detailed discussion, see the 2005 Avon Center Study.

- The integrity of existing residential neighborhoods should be maintained by buffering them from business uses through proper landscaping and setbacks.
- Implement the policies and recommendations outlined in the Avon Center Plan.

## Neighborhood 4

- This neighborhood contains a limited amount of vacant land for residential development. There are several parcels that may lend themselves to a higher density residential use due to their proximity to Avon Center, consistent with policies set forth in the Avon Center Plan. The opportunity exists to create a unique residential neighborhood with excellent pedestrian access to Avon Center. Specifically, there are several properties located off Old Farms Road, (generally located to the rear of Old Avon Village) that would be appropriate for a small, medium-density residential use. Floodplain land here should be permanently protected with public ownership being the most desirable alternative.

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- The Towpath School site would most appropriately be used for a mixed-use development of residential, commercial, office, and institutional uses.
- Two other parcels of land should be considered for development of higher density housing. These are located in Avon Park North. Both parcels are partially in Neighborhood 3 and partially in Neighborhood 4. They include number 2210065, with frontage on Fisher Drive, Ensign Drive, Bickford Drive, and Climax Road, and number 2210070, with frontage on Fisher Drive, Ensign Drive, and Simsbury Road.
- Implement policies and recommendations outlined in the Avon Center Plan.

## Neighborhood 5

- This neighborhood has been developed with lots at a density greater than 1.2 families per acre and has a mixture of R-30 and R-40 zoning. There are a few undeveloped parcels that can be served by extending Frandel Drive, Pioneer Drive, Richard Street, and Jackson Street. Consideration should be given to extending Frandel Drive southerly to Tamara Circle as a public roadway. This roadway should connect with Pioneer Drive, which was constructed as a temporary cul-de-sac. (See Chapter 10, Transportation)

- One large parcel is partially used as a cemetery. If the entire property is not developed for a cemetery, the western portion of this property would be appropriate for a low-density, single-family subdivision.

## Neighborhood 6

- This neighborhood contains the largest remaining tract of undeveloped land in Avon and is owned by the Avon Old Farms School. These parcels are of high priority for acquisition by the town. The town should continue to pursue negotiations to purchase this land in order to preserve it as open space. Additional options which would also have the effect of maintaining this land as open space include acquisition of development rights or dedication of a conservation easement.
- A design for the reconstruction of Old Farms Road is being finalized. A new alignment for a section of the road in the vicinity of the school campus will shift the road to the south. (See **Map 11, Plan of Circulation**) This will provide an opportunity to define a new “core campus” northerly of the new alignment. See area shaded in blue on the Future Land Use Plan contained in the pocket of this report. Any development of property owned by the school would first require a change of zone.

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Commercial or industrial uses are not appropriate here. Low density residential development would be the most appropriate. Because of the availability of public water and sewer there is a unique opportunity to develop a carefully planned cluster development. This would provide an opportunity preserve significant areas of open space. The construction of a modest number of multi-family, active adult or congregate care housing units may also be appropriate at a density which would be equivalent to that of a low density single-family subdivision. At a minimum, a corridor of open space along Old Farms Road should be preserved.

- Significant additional areas of floodplain, wetlands, and open space have been preserved in this neighborhood with the recent purchase of the Fisher Meadows farms on Old Farms Road and Tillotson Road. This land combined with other Town-owned open space to the north provides opportunities to develop an extensive trail network.

## Neighborhood 7

- This neighborhood is almost completely built out, with only a very few small vacant parcels.
- Expansion of commercial uses beyond the present zoning north of Dale Road and the

NB Zone at Country Club Road should not be allowed. The boundaries of the NB zoning district provide a transition to adjoining single-family residential uses. Because of this, the perimeter of any NB zoned parcels, where they are adjoining any residentially zoned parcels, should be heavily buffered with plants or other physical features to minimize any adverse impacts.

- Any new development or redevelopment should have a scale and style consistent with nearby residential neighborhoods.

## Neighborhood 8

- This area contains one of the few remaining agricultural areas in Avon as well as some of the largest undeveloped tracts of land. The Town should pursue acquisition of these parcels as open space. If this property is not purchased for open space and is developed in the future, careful consideration should be given to utilizing imaginative cluster techniques in order to preserve as much of the rural atmosphere as possible, especially preserving open space along West Avon Road. Due to the large acreage of these parcels, the future availability of public utilities, and location on major roads, consideration should be given to a medium-density residential use for these properties.

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- Existing Industrial-zoned land on Thompson Road is appropriate to be rezoned to R-40 Residential to be compatible with the surrounding neighborhood.
- One kennel predates the housing developed in the area. The kennel operates in compliance with current zoning. Expansion of this use should be discouraged. The zoning for this parcel is a combination of Agricultural and Industrial, which is a remnant of past industrial uses associated with the previous rail line in the area. This area should be rezoned to R-40, which is consistent with the surrounding zoning.
- The Future Land Use Plan, **Map 13**, identifies one site for a potential new school located on Town-owned land on the south side of Thompson Road.

## Neighborhood 9

- This neighborhood is completely developed with the exception of a few vacant lots.
- Current Zoning Regulations which prescribes when small nonconforming lots must be merged, resulting in either conforming or more conforming building lots, should be maintained.

## Neighborhood 10

- This neighborhood is completely developed with the exception of a few vacant lots.

## Neighborhood 11

- This neighborhood is mostly developed.
- This neighborhood contains 3 very significant undeveloped parcels currently used for farming located on both the south and north sides of West Avon Road. This property, formerly known as the Smith farm, consists of parcel numbers 4520828, 4190067, and 4520841. The Town should continue to pursue negotiations to purchase this property and permanently protect it as open space. At the very minimum, a corridor of open space along West Avon Road should be preserved.
- There are 2 significant parcels that should be developed as R-40. There are 4 possible road connections to enhance circulation in this neighborhood. Two of these connections, Lennox Road and Haynes Road, are free of any environmental encumbrances. Two others, Copplestone and Bronson Road, would require significant wetland crossings and will need to be evaluated by the Inland Wetlands Commission.

## Neighborhood 12

- This area contains the Avon portion of the Farmington Woods condominium development. Originally started in 1970, this neighborhood of 1,084 units, of which

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976 units are in Avon, is now completely built out.

## Neighborhood 13

- This neighborhood has seen significant growth since the last Plan of Development. Although much of the area has steep areas and high elevations, developers have taken advantage of the views offered by the higher elevation.
- Develop a road network consistent with the Circulation Plan.
- The future land use plan identified 2 sites for potential new schools. One is on Town-owned land with potential access from 2 locations off of Northington Drive. The second location is on Town property known as the "Found Land" with access from Found Land Way and the future extension of Northington Drive.
- There are 4 significant undeveloped parcels totaling over 200 acres. Consideration should be given to the use of cluster zoning in this area.
- Priority should be given to preservation of land that adjoins existing open space areas.

## Neighborhood 14

- Very little vacant land is left in this neighborhood.

- The remainder of the vacant land should be developed according to the present zoning pattern.

## Neighborhood 15

- Very little vacant land remains in this neighborhood.
- A large undeveloped parcel of land currently owned by Northeast Utilities, known as number 1350025, should be considered for acquisition by either the Town or State of Connecticut consistent with the goals to preserve open space and develop a linear trail along the Farmington River.

## Neighborhood 16

- Since the last planning period, the largest vacant land parcels in this neighborhood have been developed into a cluster development known as Buckingham. Remaining portions of this development should be built in accordance with the approved master plan for this project.
- Future development should follow the existing zoning pattern due to the limited size of the vacant land parcels.
- Acquire the remaining vacant lots along the Farmington River on Pequot and Uncas Trail for open space.