



# TOWN OF EAST WINDSOR

PLANNING & ZONING DEPARTMENT

11 RYE STREET, P.O. BOX 389

BROAD BROOK, CT. 06016

FAX: (860) 623-6030

*TOWN PLANNER LAURIE WHITTEN, CZEO, AICP*

*ZONING ENFORCEMENT OFFICER, KATIE BEDNAZ*

Presentation to Planning and Development Committee

March 3, 2008

Re: HB -5641 An Act Concerning Responsible Growth

Presented by Laurie P. Whitten, CZEO, AICP

East Windsor Director of Planning and Development

East Windsor is a town in it's infancy of development compared to many abutting towns. Our 26 square miles are located just south of Enfield, and north of South Windsor, both of which are very much developed up to our borders. East Windsor is a Town which is trying to survive economically by promoting economic development while balancing smart growth. In so doing, the Town is continuously taking measures to promote open space and farmland preservation through regulatory updates.

One such measure was to adopt regulations that created a density factor for residential subdivisions. This regulation essentially dictates the amount of parcels a lot can yield, regardless of whether or not sewer is available. We have also adopted regulations for Planned Residential Development, which promotes cluster type housing with smaller lots, shorter lot frontages, shorter and narrower roads in return for larger open space dedication.

Unfortunately, these smart growth tools are essentially ineffective to curb sprawl and cookie cutter style subdivisions without the ability to sewer the projects. As you may well know, Septic system requirements are such that not only must the lots be large enough to provide a primary system, but also a secondary system. Depending on the soil type, these systems can be very large and require large lot development to support them.

The State Plan of Development has designated approximately  $\frac{3}{4}$  of East Windsor to be conservation or preservation. (Ironically and converseley, both Enfield and South Windsor has approximately  $\frac{1}{4}$  of their town designated as conservation, yet all three towns are adjacent to the I-91 transportation corridor). Thus, as East Windsor is currently working with the DEP and OPM to update our Sewer Service Area Map, we are being held back from sewerage areas of our town that are at greatest risk for residential sprawl. As I indicated earlier, the number of lots a parcel can yield is set. Without a sewer, proposed subdivisions must design for larger lots, which yields less open space.

I believe that the State Plan is needed and support the smart growth initiative. However, I also believe that there are some areas and policies that seem to contradict the goals of smart growth. The State Plan seemingly is being used as a zoning tool. The State Legislature

enabled Municipalities to adopt their own zoning. I would hope that the Legislature has faith in their municipalities to know what is best for their towns.

I understand that re-addressing the State Plan can be monumental. My hopes are that a simple provision for towns to override the adopted sewer service area maps can be established. Such an override would be for proposed projects that exemplify smart growth principles and preservation, but require sewer service to do so. The current process for overriding the map without penalty from the State is arduous, lengthy and complicated. If a developer wants to do the right thing and develop with an environmentally sound and growth conscious plan, they should not have to go through an arduous process. Ultimately, they will give up and build the easy cookie cutter plan.

Please consider the ramifications and contradictions of the State Plan on smart growth.

Thank you very much for your time.

A handwritten signature in cursive script that reads "Laurie Whitten". The signature is written in black ink and is positioned above the typed name and title.

Laurie Whitten, CZEO, AICP  
East Windsor  
Director of Planning and Development  
860/292-8256

# Capital Region Council of Governments

As Depicted in the Comprehensive and Development  
Public Plan for Commercial  
2005 - 2010  
Locational Guide Map



0 1.25 2.5 5 Miles

Revised November 7, 2007



## Legend

- Existing Preserved Open Space
- Preservation Area
- Conservation Area
- Rural Lands
- Aquatic Protection Area
- Historic Districts
- Regional Center
- Neighborhood Conservation
- Growth Area
- Rural Community Center
- Rural Settlement Area

E. Windsor