

The Plan of Conservation and Development  
Town of Willington, Connecticut

# 6.0 Action Plan





## 6.0 Action Plan

As previously stated, this Plan of Conservation and Development is an advisory document. It is intended to guide, but not dictate, local activities and to provide a framework for consistent decision-making with regard to conservation and development activities in Willington over the next 10 years. The goals, objectives and recommendations of this Plan are intended to reflect the overall consensus of what is best for Willington's residents, now and in the future.

Many of the recommendations in this Plan can be implemented by the Planning and Zoning Commission through regulation amendments, application reviews and other means. The Commission, through State Statute, is the primary entity responsible for implementing the Plan's recommendations.

Other recommendations require the cooperation of and actions by other Town boards and commissions such as the Board of Selectmen, Board of Finance, the Inland Wetlands Commission, the Conservation Commission and other agencies. However, the Plan must receive the support of town residents, and other individuals or special interest groups who advocate the orderly growth of Willington, if it is to be successfully realized.

Implementation of the Plan is a gradual and continual process. While some recommendations can be carried out in a relatively short time-frame, up to 5 years, others are long-term in nature may not be attained for more than 5 years. Further, since some recommendations may involve additional study or the appropriation of fiscal resources, their implementation may also require a longer period of time.

Table 6.1 is, in effect, a summary of all goals, objectives and recommendations of this PoCD. It indicates whether each of the recommendations or action items is short-term or long-term in nature. Further, it identifies or assigns the town boards, commissions, agencies or other public entities that are responsible for implementing each task, or support its implementation. These assignments occur in the last set of columns of the table. The column titled "Primary Agency" indicates the town board, commission or agency that is principally responsible for the implementation of that recommendation or action item. In some cases, the primary responsibility is shared by two boards, commissions or agencies.

The last column titled "Supporting or Advisory Agency or Group" identifies the town boards, commissions, or agencies (and in a few cases regional public agencies) who are expected to support the implementation of the recommendation or action item or who should be consulted to advise its implementation.

While the Action Plan serves as a convenient summary of the goals, objectives and recommendations of the PoCD, its principal value is as a guide that will help town officials, boards, groups and residents track progress of the PoCD and thus facilitate its implementation.

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

### 4.1 Population and Housing

**4.1.3 Goal:** Provide a blend of housing opportunities for existing and future residents in a range of values that considers the needs of older residents, young families, and those with disabilities. This housing would be available in a variety of settings through the provision of open space subdivisions, traditional subdivisions, and cluster or village style housing as well as opportunities for farms and rural housing as dictated by the overall land use plan, site conditions and available amenities.

**Objective A:**  
 Encourage the development of housing types that meet the needs of older residents, young families, and those with disabilities.

<p>1) Quantify and identify the various housing types available and the types that are limited but the community desires.</p> <p>2) Review existing zoning/subdivision regulations to determine if desirable housing options are provided for.</p> <p>3) Identify appropriate sites and incentives for the creation of needed housing options.</p> <p>4) Encourage housing opportunities for the elderly, those on limited incomes or with disabilities...</p> <p>5) Willington must continue to move forward with the plan for senior housing.</p> <p>6) The means to provide property tax and financial assistance for those elderly who desire to remain in their homes should be identified and offered.</p> <p>7) Consider requiring that a percentage of homes in new subdivisions fall under the definition of "affordable housing".</p>	✓		PZC	Assessor	
	✓		PZC		
		✓		PZC	BOS/HA WYFSS
		✓		PZC	BOS/HA WYFSS
		✓		HA	
		✓		WYFSS	BOS Revenue Collector Assessor
			✓	PZC	

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHH = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

<b>4.1 Population and Housing (cont.)</b>					
<p><b>Objective B:</b> Encourage the development of housing types that help to preserve the rural character of the Town of Willington and improve the quality of life of its residents.</p>	1) Revise Open Space Subdivision regulations to ... help to preserve rural character...		✓	PZC	CC, IWWC BOS, PW
	2) Incorporate Open Space Subdivision Regulations...into our existing Subdivision Regulations.	✓		PZC	
	3) Create incentives/appropriate regulations that guide the location and pattern of new housing...to protect town character and resources.		✓	PZC	CC, BOS IWWC, HHD
	4) Consider...common drives/ increased frontage...to reduce apparent frequency of dwellings and to preserve stone walls.	✓	✓	PZC	CC IWWC
	5) Consider requirements to extend existing stone walls along new subdivision streets.	✓		BOS PZC	CC HS
	6) Ensure proper maintenance of common driveways through deed provisions.	✓		PZC	
	7) Consider size limits on new homes...to keep dwelling size more in scale with lot size and to help maintain rural character.		✓	PZC	
	8) Consider revising the Subdivision Regulations to require developers to consider cluster or village style subdivisions.	✓		PZC	CC IWWC
<p><b>Objective C:</b> Review, update and enforce Town regulations and ordinances that protect property values and improve the quality of residential neighborhoods.</p>	1) Protect existing and future residential developments from the impacts of incompatible uses.	✓	✓	PZC	ZBA
	2) Continue to invest in existing neighborhoods to maintain levels of service, help protect homeowners' investment...	✓	✓	BOS	BOF
	3) ...ensure that permitted high-intensity uses provide adequate buffers and appropriate traffic mitigation measures.		✓	PZC	
	4) Review and possibly tighten regulations on noise and light pollution.	✓	✓	PZC	

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

Table 6.1 - Action Plan

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

### 4.2 Transportation, Traffic and Infrastructure

**4.2.2 Goal:** Provide safe and efficient transportation infrastructure within the Town of Willington that minimizes the impact of traffic on the Town's character and quality of life.

**Objective A:**  
Promote a safe, attractive and efficient transportation network.

1) Identify safety hazards and high accident areas to prioritize and schedule needed upgrades and improvements. 2) Study methods for traffic calming and pedestrian safety. 3) Develop regulations regarding retail uses with drive-through windows. 4) Work with the State Department of Transportation (ConnDOT) to improve intersections of state and local roads. 5) Inventory and evaluate discontinued/unused roads and explore options to use these R.O.W.'s for trails and/or bikeways. 6) Inform citizens about existing ridership programs available at low or no cost ...	√		BOS	PW
		√	PZC	
	√	√	PZC	EDC
	√	√	BOS	PW
	√		RC	BOS, CC, PW
	√		PW WYFSS	

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

<b>4.2 Transportation, Traffic and Infrastructure (cont.)</b>					
<b>Objective B:</b> Anticipate traffic impacts and plan ways to mitigate them.	1) Identify programs and incentives for reducing traffic.		√	BOS	PW
	2) Reduce the impact of truck traffic...through careful siting of any future truck generating enterprises.	√	√	PZC	
	3) Continue to maintain public roads on 5-year maintenance schedule.	√	√	PW	BOS
	4) Develop and maintain inventory of roads and associated assets.	√	√	PW	BOS
	5) Develop long-term local road and street re-building plans, schedules and budgets.	√	√	PW	BOS
	6) Develop maintenance procedures and schedules for each component of town-owned infrastructure systems...	√	√	PW	BOS
<b>Objective C:</b> Review and update Town standards for roads and related infrastructure and 'best management practices' for their construction and maintenance to improve design and cost efficiencies and to provide for greater safety.	1) Review P&Z classification of roads and reconcile with Subdivision regulations...	√		PZC	
	2) When replacing existing bridges or constructing new bridges in scenic areas, consider wooden structures.	√	√	BOS	PW
	3) Review and update the standard design specifications for town roads...	√		BOS	PW PZC
	4) Review the inspection/acceptance process for town roads...	√		PZC	BOS
	5) Consider requiring electric, telephone and cable TV utilities to be placed underground in new subdivisions or developments....	√		PZC	
	6) Future street lights to be energy efficient/ designed to reduce "light pollution".	√		PZC	BOS

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>				Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	--	--	--	-----------------	----------------	----------------	--

<b>4.3 Recreation</b> <b>4.3.3 Goal:</b> To provide active, passive and leisure recreational opportunities for citizens of all ages. Maintain existing facilities and plan for future recreational needs of the community.								
<b>Objective A:</b> Expand, improve and maximize utilization of existing recreational facilities and programs.	1) Complete development of River Road Recreation Facility and look for other recreational uses for the site.  2) Build cooperation between town agencies to maximize use of facilities at Fenton-Ruby Park and to explore future needs.  3) Utilize regional recreational facilities to broaden the recreational opportunities available to our community...  4) Continue to work with the Willington Senior Center to provide various recreational programs to meet their needs.  5) Maintain current and future facilities by utilizing equipment and staff of the Public Works Department.	✓	✓	✓	✓	✓	RC	BOS BOF
<b>Objective B:</b> Plan and provide for future recreational facilities.	1) Purchase or work with CTDEP to provide access between River Road Recreation Facility and Roaring Brook; ...and to provide hiking trails.  2) Provide additional indoor recreation facility for multi-purpose use to meet future needs.  3) Identify safe biking routes in the community and utilize abandoned and unimproved roads to meet this need.  4) Improve access to the Willimantic River for pedestrians, fishermen, and canoe/kayak launches...	✓	✓	✓	✓	✓	BOS PW CC	RC CC

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>				Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	--	--	--	-----------------	----------------	----------------	--

### 4.4 Community and Educational Facilities

**4.4.2 Goals:** Assess the need to support, fund and improve community and educational facilities and services so that they are responsive to the community's expected level of service and safety and continue to enhance the quality of life.

<p><b>Objective A:</b> Expand, improve and maximize utilization of existing community and educational facilities.</p>	1) ...determine the costs and best methods for maintaining existing town and school facilities for maximum utilization.	✓		BOS	PW, BOE BOF
	2) Review the expansion needs of schools and other town facilities...	✓	✓	BOE BOS	BOF
	3) Evaluate approaches for maintaining existing facilities. (e.g. a combined buildings and grounds department).	✓		BOS BOE	PW
	4) Include the financial aspects of the above in the Capital Improvement Plan (C.I.P.).	✓	✓	BOS	BOF
<p><b>Objective B:</b> Plan and provide for future community and educational facilities.</p>	1) Conduct a study to identify future facilities needs for the near and long term (15-20 years)...	✓	✓	BOS	BOF, BOE PW
	2) Identify lands for future needs and make plans to acquire appropriate parcels from willing sellers...	✓	✓	BOS	BOF, BOE PW
	3) Develop recreation fields for high school athletics to enhance community involvement... with the regional school district.	✓	✓	BOS	R-19 RC
	4) Town lacks sufficient emergency shelter and should investigate providing at one or both elementary schools.	✓		BOS	BOE PW

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>				Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	--	--	--	-----------------	----------------	----------------	--

4.5 Natural Resources								
<p><b>4.5.2 Goals:</b> Protect important natural and agricultural resources, which contribute to the diversity, rural character, economy and general health and welfare of the Town. Resources such as watercourses, wetlands, aquifers, watersheds, floodplains, forests, vernal pools, ridgelines, areas of unique natural beauty and viable farmland are recognized for their role in drinking water supply and quality, drainage, wildlife habitat, recreation, aesthetics, and food production.</p> <p><b>Objective A:</b> Identify and evaluate the quantity, quality and distribution of Willington's land, water, natural and cultural resources. Use this information to prioritize protection efforts through coordinated planning.</p> <p><b>Objective B:</b> Protect ground and surface water quality related to domestic use, recreation, fish and wildlife habitat from potentially polluting land uses and other possible contamination.</p>	<p>1) ...conduct a Natural Resource Inventory (NRI) to map out the town's land, water, natural and cultural resources...</p>							
	<p>2) ...use the NRI to develop a Protected Open Space and Conservation Plan (POSCP) as soon as possible.</p>							
	<p>3) Make the NRI and POSCP available to other town agencies and landowners to...make well-informed land use decisions.</p>							
	<p>4) The Town should work regionally to protect natural and cultural resources...</p>							
	<p>1) Develop and implement specific goals and policies for water supply watershed protection...</p>							
	<p>2) The Town should consider development impacts on a sub-watershed basis.</p>							
<p>3) ...begin a detailed...evaluation of wetland systems...to quantify their functional value and prioritize protection efforts.</p>								
<p>4) Continue to control runoff from new development through the use of storm water management.</p>								
<p>5) Educate homeowners about strategies to minimize surface water runoff.</p>								
<p>6) Encourage best management practices for the application of fertilizers and pesticides.</p>								

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHH = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>				Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	--	--	--	-----------------	----------------	----------------	--

4.5 Natural Resources (cont.)									
<b>Objective B (cont.):</b>	7) Educate the public about the management of wells, septic systems and underground storage tanks.	✓		CC			CC	EHHD	
	8) The Town should use best management practices for the application and removal of road sand and salt.	✓		PW	✓		PW	CC, IWWC BOS	
	9) Encourage the establishment of protected vegetation buffers between ...wetlands and any development ...	✓		IWWC				CC PZC	
	10) Expand water-based recreation opportunities...provided they are consistent with resource protection requirements.	✓		CC	✓			RC	
	<b>Objective C:</b> Protect trees and conserve forested areas...	1) Minimize wildlife habitat fragmentation. Encourage the preservation of ... wildlife corridors and greenways...	✓		IWWC PZC	✓		IWWC PZC	CC
		2) ...encourage conservation-oriented development to minimize encroachment on...forests/ preserve habitats...	✓		IWWC PZC	✓		IWWC PZC	CC, BOS PW
		3) Encourage mitigation for clear-cutting of trees on subdivisions and commercial areas.	✓		PZC	✓		PZC	CC
		4) Educate and encourage landowners...to sustainable forest management and wildlife conservation practices.	✓		CC	✓		CC	BOS
	<b>Objective D:</b> Preserve farmland and enhance commercially viable agricultural activities in town.	1) Continue to support Public Act 490, which reduces property taxes on farms, forests and open space land...	✓		BOS	✓		BOS	Assessor
		2) Utilize state Purchase of Development Rights Program...to permanently protect valuable farms...	✓		CC BOS	✓		CC BOS	BOF
3) Promote and encourage sustainable and economically viable farming.		✓		CC	✓		CC	PZC	
4) Foster the creation of community gardens.		✓		CC	✓		CC	CC, PZC WYFSS	

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

Table 6.1 - Action Plan

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
<p><b>4.6 Open Space</b></p> <p><b>4.6.3 Goals:</b> Protect important open space resources (including scenic vistas, areas of unique natural features, agricultural lands, important waterbodies &amp; forest lands) that contribute to the character, aesthetics, economy &amp; general health, safety &amp; welfare of the community. Recognize that open space areas are also essential for their role in protecting natural resources &amp; critical habitats for native plants &amp; animals.</p> <p><b>Objective:</b></p> <p>Provide for permanent protection of open space in Willington, giving priority to areas that hold the most important natural and cultural resources and are most important to preserving our rural character.</p> <p>The Town should establish a measurable goal for protecting open space (not necessarily direct acquisition) of between 15% to 24% of total land area of the town.</p>	<p>1) ...develop a Protected Open Space &amp; Conservation Plan (POSCP)...</p> <p>2) The Town should aggressively pursue state and federal grant programs for assistance in purchasing open space.</p> <p>3) The Town should increase funding for open space acquisition and purchase of development rights...</p> <p>4) ...regulations should encourage...open space site designs to support open space goals/protect natural resources.</p> <p>5) The Town should educate private landowners about voluntary land protection measures.</p> <p>6) The Town should encourage the preservation of aesthetic viewsheds and ridgelines.</p> <p>7) The Town should seek opportunities to acquire land...contiguous with existing protected open space.</p> <p>8) Identify and establish greenways that link open space within Willington, as well as with adjoining communities.</p> <p>9) ...open space designation under P.A. 490...should be limited to parcels of 5+ ac. with buildable land area of 2+ ac.</p> <p>10) The Town should work with the UConn to provide for the permanent protection of the 323 acre Moss Tract.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>CC</p> <p>CC</p> <p>BOS</p> <p>PZC</p> <p>CC</p> <p>PZC</p> <p>BOS</p> <p>CC</p> <p>CC</p> <p>CC</p> <p>CC</p>	<p>IWWC PZC</p> <p>BOS</p> <p>CC BOF PZC</p> <p>CC</p> <p>CC</p> <p>CC</p> <p>CC</p> <p>CC BOF</p> <p>IWWC</p> <p>BOS</p> <p>BOS</p>

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

### 4.7 Historic and Cultural Resources

**4.7.2 Goal:** Foster the preservation and protection of the historic, archeologically and architecturally significant structures and sites, and areas of unique natural beauty that contribute to the character of Willington.

<p><b>Objective A:</b> Protect Willington’s significant historical properties from destruction or architectural degradation, and preserve them for the education, enrichment and enjoyment of all its citizens.</p>	1) Establish an official inventory of the town’s historic and architectural resources...	✓		HS	HDC CA
	2) Consider a demolition delay ordinance...for historic buildings...that are 75 years old or more.	✓		HS BOS	BI
	3) Consider establishment of Village District(s) in... appropriate areas of Willington (e.g. South Willington Village)	✓	✓	PZC	HS HDC
	4) Encourage the establishment of additional historic districts.	✓	✓	HDC	HS
	5) Encourage historic preservation through tax and zoning incentives for historic properties.	✓		PZC BOS	BOF, HS HDC
	6) Encourage the registration of individual properties on the State and National Registers of Historic Places.	✓	✓	HS	HDC
<p><b>Objective B:</b> Conserve the Town Green and surroundings...</p>	1) Identify on the town land records the homes that are within the Town Green’s historic district.	✓		HDC	HS

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

Table 6.1 - Action Plan

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

### 4.7 Historic and Cultural Resources (cont.)

<p><b>Objective C:</b> Encourage the preservation and maintenance of historic buildings, sites, landscaping, and cemeteries by public and private landowners, with particular emphasis on buildings near the Town Green.</p>	1) Review/amend zoning and subdivision regulations to encourage preservation/maintenance of historic buildings...	✓		PZC	HS, HDC CA
	2) ...consider an ordinance and/or land use regulations, and/or incentives, to prevent removal of old stone walls along roads.	✓		PZC BOS	PW
	3) Consider...incentives...to encourage architectural compatibility between new subdivisions and adjacent historic buildings...	✓		PZC	HS HDC
	4) ...consider establishing a scenic road ordinance according to State Statute Section 7-149a, "Scenic Roads Act."	✓		BOS	HS
	<p><b>Objective D:</b> Work with the HDC and HS to promote educational programs to keep Willington's legacy alive for all its citizens.</p>	1) Promote educational opportunities, festivals, celebrations, etc. relating to the history of the town.	✓	✓	HDC HS
2) Encourage the school district to include the town's history in the school curricula grades K-8.		✓	✓	HDC HS	BOE
3) Promote public awareness of the historic nature of Willington...to assist preservation/conservation...		✓	✓	HDC HS	RC

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

4.8 Economic Base/ Commercial and Industrial Development					
<p><b>4.8.4 Goal:</b> Promote diverse economic development that provides goods and services, employment opportunities, and tax revenues in well-located commercial, office and industrial districts, compatible with the community's character and vision for the future.</p> <p><b>Objective A:</b> Attract new economic development.</p>	1) ...create a database of available commercial/ industrial sites...to promote development...	✓		EDC	
	2) Identify partnerships/incentives...that support both the existing and future business community.	✓		EDC	
	3) Identify appropriate centers for economic and community development, & encourage suitable development in these locations by expedient rezoning as appropriate....	✓	✓	EDC PZC	
	4) Create a new Designed Development (DD) zoning district for business & offices uses to: a) allow for increased flexibility & control in the development of land; & b) encourage attractive business environments that may also include complimentary uses; to better meet the needs of residents & the marketplace & to promote economic development.	✓		PZC	EDC
	5) Produce a "How-To" guide that explains the land use permit and approval process... help applicants through the process.	✓		PZC	EDC
	6) Create an inviting business climate.	✓		EDC	BOS
	7) Recruit employers who have the potential to create stable employment.	✓		EDC	BOS
	8) Encourage restaurants, bed-and-breakfast type lodging, and small retail establishments to locate in appropriate areas.	✓		PZC	EDC
	9) Upgrade telecommunications infrastructure to better attract high-technology facilities.	✓	✓	EDC	BOS
	10) The Town should consider adding a professional staff person(s) to promote economic development.	✓	✓	EDC	BOS

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals

FINAL DRAFT

Objectives	Recommendation or Action <small>(Note: The following are summaries or excerpts of the Recommendations or Action items contained in the text of the PoCD report)</small>	Short-Term Task	Long-Term Task	Primary Agency	Supporting or Advisory Agency or Group
------------	--	-----------------	----------------	----------------	--

4.8 Economic Base/ Commercial and Industrial Development (cont.)					
<b>Objective B:</b> Support existing businesses in Town.	1) Support home-based businesses to... expand economic opportunities without compromising neighborhood character.	✓		EDC	PZC
	2) Support the efforts of local businesses to thrive in Willington.	✓	✓	EDC	BOS PZC
	3) Support the continuation of agriculture as an economic activity in Willington.	✓	✓	EDC	BOS PZC
<b>Objective C:</b> Control or restrict commercial & industrial development that may not be compatible with the Town's rural character, especially large-scale retail development that may result in significant traffic impacts as well as fiscal, visual & environmental impacts.	1) Consider a square footage limit or maximum linear frontage for personal services and retail establishments.	✓		PZC	EDC
	2) Consider architectural design requirements that would reduce the perceived mass of any large commercial or industrial building (e.g. breaking up the lengths of walls visible from the street, varying buildings height; providing recesses and windows to articulate the façade, etc.).	✓		PZC	EDC

**Key:** BI = Building Inspector; BOE = Board of Education; BOF = Board of Finance; BOS = Board of Selectmen; CA = Cemetery Association; CC = Conservation Commission; EDC = Economic Development Commission; EHHD = Eastern Highlands Health District; HA = Housing Authority; HDC = Historic District Commission; HS = Historical Society; IWWC = Inland Wetlands & Watercourses Commission; PW = Public Works Dept.; PZC = Planning & Zoning Commission; R-19 = Region #19 Board of Education; RC = Recreation Commission; WYFSS = Willington Youth, Family & Social Services; ZBA = Zoning Board of Appeals