

Plan of Conservation and Development 2017-2027

Barkhamsted Planning & Zoning Commission

Acknowledgements

Special thanks go to Barkhamsted Planning and Zoning Commission members—Chairwoman Christina Lavieri, Building & Zoning Administrator and Zoning Officer Debra Brydon, Secretary James Hart, and Board Members Johnny Polderman, Sharon Neumann Lyles, Gregory Gordon, Alternate Albert R. Neumann Jr., and Alternate Tom Andersen—for their commitment to providing a thoughtful and high caliber outline for the town for the next decade. Their vision and commitment led to the successful creation of this document, which we hope, becomes a valuable Barkhamsted resource for the next ten years.

Furthermore, sincerest thanks also go to our dedicated and patient town leadership, First Selectman Donald Stein and, once again, Building & Zoning Administrator and Zoning Officer Debra Brydon, for their many hours of meetings, reviewing data and drafts of the Plan of Conservation and Development, and providing the reassurance and direction that enabled the completion of this project in a manner in which we are proud to present to Town residents. The quality of this Plan of Conservation and Development would be limited without their guidance.

Thank you to Paul Hart from the Barkhamsted Historical Society who patiently reviewed and performed fact checks. We also extend our appreciation to UConn Masters of Public Administration Graduate Natalia Zagula for facilitating public outreach and drafting the Plan of Conservation and Development.

We would also like to extend our upmost gratitude to Jocelyn Ayer from Northwest Council of Governments (NWCOG) for all of her invaluable expertise and help in finalizing this plan.

Approved by:
Barkhamsted Planning & Zoning Commission
September, 2017

Drafted by: Natalia Zagula

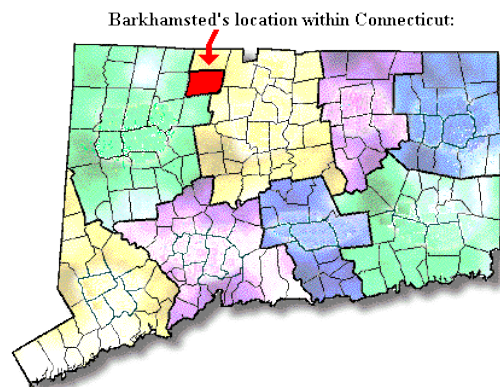
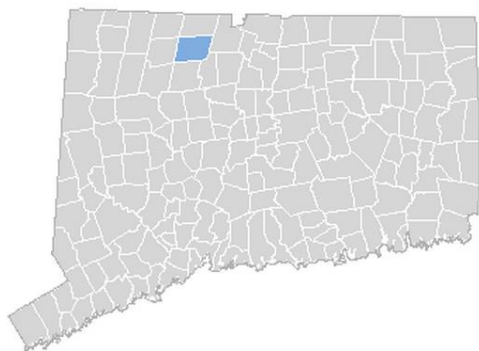


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I. INTRODUCTION

THE PLAN OF CONSERVATION AND DEVELOPMENT BACKGROUND

In accordance with Connecticut General Statutes, Barkhamsted has prepared its Plan of Conservation and Development (POCD) for years 2017-2027. This Plan of Conservation and Development will outline the Town's strategy for accomplishing economic, social, health, housing, and natural preservation objectives in the coming years.

Barkhamsted's 2017-2027 Plan of Conservation and Development was created based on the ideas of Barkhamsted residents and Town leadership. The Plan's main objectives are shaped by public survey responses, feedback from Barkhamsted business owners, and the public's input at three public forums. Respondents recommend Barkhamsted should continue policies to remain a rural, sustainable town with a **balanced approach between strengthening its local economy and conservation of its nature-based assets**. During the process of updating this Plan, **Barkhamsted residents clearly stated that protection of its rural character is a high priority**.

Barkhamsted's 2017-2027 Plan of Conservation and Development is further founded off of the fundamentals of the 2007 POCD while simultaneously addressing new challenges to the Town with appropriate updated strategies. Table 1 summarizes accomplished actions from the goals of the 2007 Plan of Conservation and Development.

Barkhamsted, Connecticut Fast Facts

The Town of Barkhamsted is a member of:

- *Northwestern Regional School District No. 7*
- *Northwest Hills Council of Governments*
- *Farmington Valley Health District*
- *Farmington River Watershed Association*
- *Northwestern Connecticut Economic Development Corporation*
- *Farmington River Coordinating Committee*
- *Regional Refuse Disposal District #1*
- *NWCT Chamber of*

Table 1. Realized Goals from 2007 Plan of Conservation and Development

Town's acquisition of the park in Riverton allows public access to the river
West River Road erosion area along the Farmington River has been stabilized
Low Impact Development zoning regulations enacted
2007-2009 Economic Development Study completed
Common Driveway, Conservation Subdivision, & Incentive Housing Zone Regulations were added to Zoning Regulations
Table of uses for various zones has been updated
Long Term Road Maintenance & Improvement Program Implemented
Studied ways to provide more affordable housing.

Barkhamsted, Connecticut has always been a small rural town. When the Connecticut census was taken in 1756, eighteen people were recorded as residents of Barkhamsted. It was one of the last towns in Connecticut to be incorporated in October, 1779 (Barkhamsted Heritage, p. 6).

During Barkhamsted's settlement period from 1750 to 1800, the population increase was dramatic, peaking in 1830 at about 1,700 inhabitants. Then for a hundred year period, between 1830 to 1930, Barkhamsted's population declined approximately 40%. The population declined due to jobs: there were better farmlands to the west, while factory and professional opportunities also existed outside of the area. After 1930, Barkhamsted's population recovered and grew again. Due to improvements in transportation, Barkhamsted transitioned to a bedroom community where most people commuted outside of the town for jobs (Barkhamsted Heritage, 1975, p. 6).

Early Barkhamsted was an agricultural community. In the 1820 census, approximately 88% of the Town's population was engaged in farming. Barkhamsted did have some industry like small mills such as saw mills, grist mills, and woodworking shops. There was also a wagon factory in Pleasant Valley. Riverton had a scythe shop and the Hitchcock Chair factory. But the town never developed a large industrial base.

Starting in the early 1800's, Barkhamsted's agriculture began a transition from small farms producing output consumed mostly on the farm, to market farming, where products such as dairy, hay, tobacco, and asparagus were produced for sale. Barkhamsted was still primarily an agricultural town when this transition was completed in the late 1800's. As the 20th Century progressed, Barkhamsted's agriculture declined due to urban job opportunities outside of town and competition from more efficient farms in other areas of the country (Barkhamsted Heritage, 1975).

A significant part of Barkhamsted is made up of public water supply land and State Forests. Around World War I, what is now the Metropolitan District Commission (MDC) purchased land for Lake McDonough and later made more significant land purchases for what became the Barkhamsted Reservoir. These land purchases had a major impact to the Town of Barkhamsted, causing many families to be dislocated and moving the town's municipal center to Pleasant Valley. (Barkhamsted Heritage, 1975, p. 163-4).

Barkhamsted, Connecticut 06063 Fast Facts

Incorporated: October 14, 1779

(U.S. Census Bureau; CT Data Center)

Form of Government:

Selectman, Town Meeting

(U.S. Census Bureau; CT Data Center)

Population:

1990—3,369

2000—3,494

2010— 3,799

2014— 3,749

2020 projection—3,935

2025 projection—3,969

(U.S. Census Bureau; CT Data Center)

2014 Median Population Age: 45

(American Community Survey, 2014)

Total Area: 38.8 square miles

Land Area: 36.2 square miles

(State of Connecticut, 2010)

**Total Area owned by Metropolitan
District Commission (MDC) and Four
State Forests: 48%**

(AppGeo, 2014)

Town Expenses:

2010-11— \$ 10,151,698

2011-12— \$ 10,196,857

2012-13 — \$10,611,906

2013-14 — \$ 11,008,296

2014 -15— \$ 11,126,892

**Total Expenditures from Annual Reports*

**Gross Assessment of Real
Estate Taxable Property 2015**

Residential: 249,485,700

Use Assessment: 33,911,400

Commercial: 11,949,230

Industrial: 4,330,230

Vacant Land: 2,726,010

Apartments: 2,173,380

Grand Total: 304,575,950

**Assessments from 2015 Grand List*

The creation of three State forests in Barkhamsted that took place toward the end of the Conservation Movement in the 1920's had a major impact on the town. It began with Tunxis State Forest's establishment in 1923, People's State Forest's dedication in 1924, and American Legion Forest's designation in 1927 (Department of Energy and Environmental Protection, 2016; Barkhamsted Heritage, 1975; p. 166-7). People's State Forest is named after the grassroots movement of residents who donated small amounts to designate the area for public land, while American Legion Forest was a gift from the American Legion of Connecticut (Barkhamsted Heritage, 1975, p. 166-7). The Enders Forest was designated in 1970. The purchases for State land involved few if any dislocations of residents. The State Forests and MDC reservoir lands cemented the rural and wild aspects of Barkhamsted, while also impacting the town's tourism industry.

All in all, Barkhamsted's legacy lies in its natural and rural character. Barkhamsted will be faced with future options regarding this legacy.

*--Barkhamsted History Section reviewed by Paul Hart from the
Barkhamsted Historical Society*

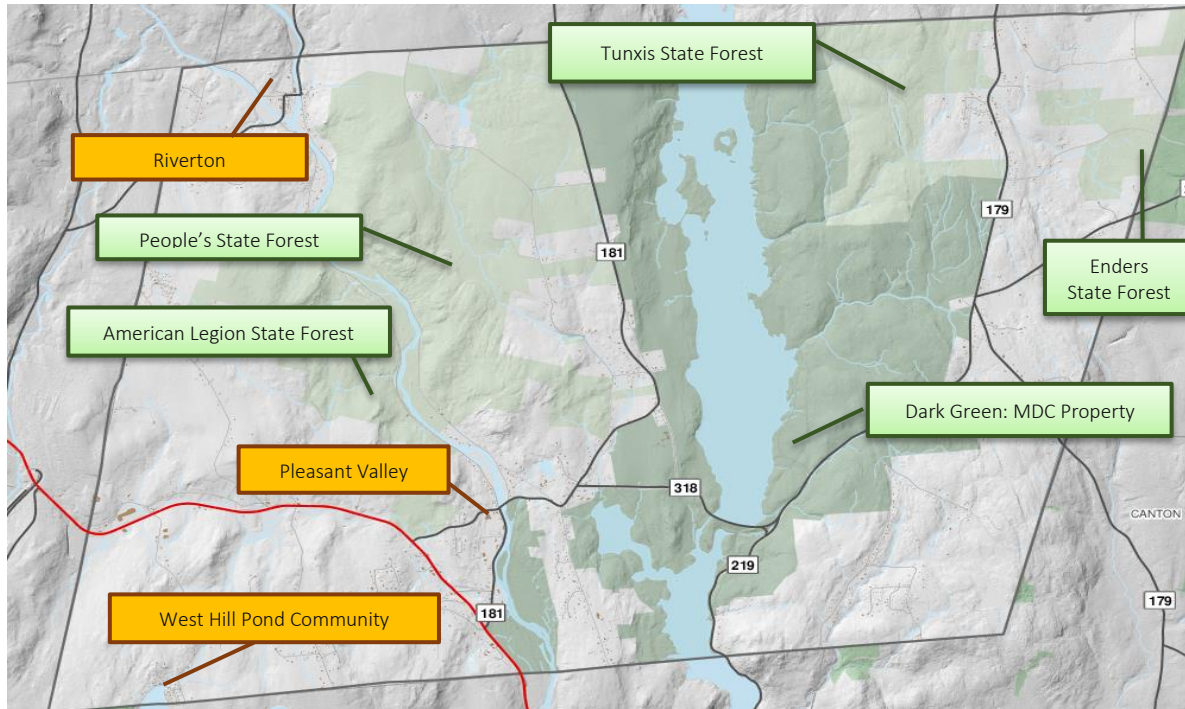


*Forgotten Homesite at Old Barkhamsted Hollow
Photo taken from CT Data Center/Google Earth*

Current Land Use & Characteristics

AREAS IN BARKHAMSTED

Today, Barkhamsted is primarily a bedroom community, characterized by its large residential base, two small Villages, large tracts of open space, and substantial forest and water areas.



Barkhamsted Cultural Assets

Villages:

- Riverton
- Pleasant Valley

Historical Locations:

- Hitchcock Chair Factory
- Pleasant Valley Drive-in
- Squires' Tavern
- Old Riverton Inn
- Center Schoolhouse
- Washington Hill Methodist Church
- Soldier's Monument and Bell
- Arba Alford (Hitchcock) House
- Civilian Conservation Corps—Camp White
- Saville Dam/Barkhamsted Reservoir

Museums:

- The People's State Forest Nature Museum
- Barkhamsted Historical Society
 - o Squire's Tavern
 - o Center Schoolhouse

Nature:

- Barkhamsted Reservoir, Saville Dam
- Lake McDonough
- Stanclift Cove
- Wild and Scenic Farmington River
- 4 State Forests:
 - o People's State Forest
 - o American Legion State Forest
 - o Enders State Forest
 - o Tunxis State Forest

(Barkhamsted Historical Society, 2016)

Barkhamsted's: State Forests and Metropolitan District Commission Reservoir

Barkhamsted currently has 48% of its land held by MDC for water source protection and the State as open space in the American Legion, Peoples, Tunxis and Enders State Forests. The Town of Barkhamsted Zoning Map included in the appendix of this plan, as may be amended, serves as the Town's land use plan as required under State Statute (P.A. 15-95).

State Forests

The State forests in Barkhamsted occupy approximately 20% of Barkhamsted's total acreage (4,962 acres out of 24,832 total acres):

- American Legion is adjacent to the Pleasant Valley Village and has 782 acres.
- People's State Forest is situated between Riverton and Pleasant Valley Village. The forest is composed of 2,954 acres.
- Tunxis Forest is located in northeastern Barkhamsted adjoining Route 179 and occupies about 927 acres and extends into Hartland.
- Enders State Forest is located in the northeastern section of Barkhamsted along Route 219. This forest inhabits 299 acres in the town.



View of Farmington River in Barkhamsted
Photo Credit: Natalia Zagula

Acres		
State Forest land and MDC land	MDC	6,938
	State Forests	4,962
Remaining land (private and public)		12,932
Total		24,832

(AppGeo, 2014)

POPULATION AND DEMOGRAPHIC TRENDS

This section briefly summarizes demographic trends that have informed the goals, policies, and actions in this plan. The Town of Barkhamsted saw steady growth in its population over the fifty year period from 1960 through 2010 from 1,370 residents to 3,799 as shown in Table 1 below. However, between 2010 and 2015 it is estimated by the Connecticut Department of Health that the town's population has declined by 122 to 3,685 total residents during that five year period.

TABLE 1 - POPULATION BY DECADE, 1960 - 2010
TOWN OF BARKHAMSTED

1960	1970	1980	1990	2000	2010
1,370	2,066	2,935	3,369	3,499	3,799

Source: US Census of Population and Housing, 1960 - 2000.

TABLE 2- POPULATION CHANGE, 2010-2015

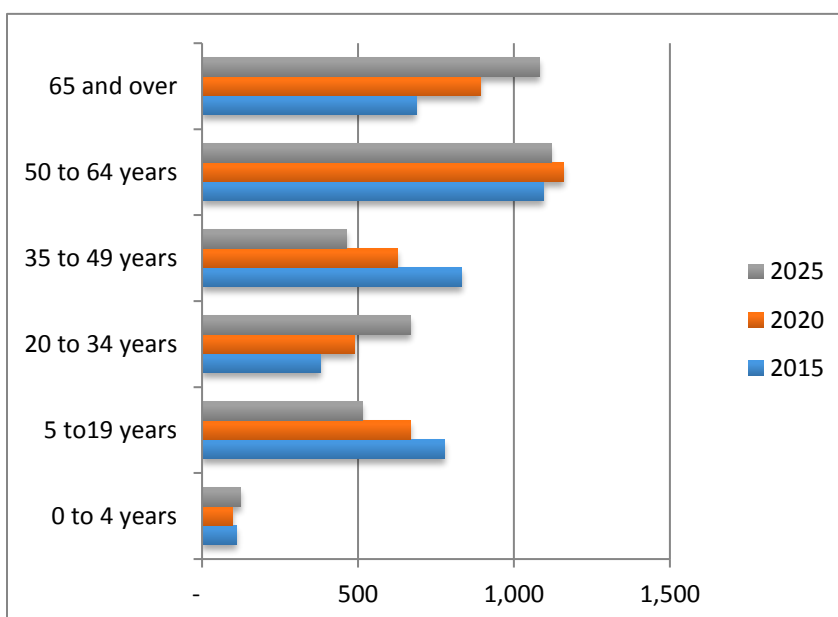
	2010	2015	Number Change	Percent change
Barkhamsted	3,807	3,685	-122	-3%
Litchfield County	190,105	183,603	-6,502	-3%
Connecticut	3,577,845	3,590,886	13,041	+0.4%

Source: Connecticut Department of Public Health, Health Statistics and Surveillance, Statistics Analysis and Reporting Unit

Age Distribution Trends

One notable regional population trend which also affects Barkhamsted is a decline in the percentage of the population that is "school aged" (between 5yrs and 18yrs) and an increase in the percentage of the population that is over 65 years old. In 2000, residents over 65yrs made up 10% of the population but in 2010 (year of last decennial census), these residents made up 14% of the population. The CT State Data Center projections (these are estimates only) predict that by 2025, 27% of Barkhamsted's population could be over 65 yrs old.

In comparison, Barkhamsted residents under 18yrs made up 25% of the population in 2000 but decreased to 23% of the population in 2010. By the year 2025 it is predicted that the school aged population will make up only 16% of the total population of the town. School enrollment numbers have reflected this decrease in the school aged population. Between 2010 and 2015 Barkhamsted's school enrollment declined by 56 students.



Household Income and Housing Costs

Barkhamsted has a higher median household income than Litchfield County and the State of Connecticut as a whole as shown in the table below. The town also has a low poverty rate than the State and the County. The American Community Survey estimates only 2% of Barkhamsted residents (56) lived below the federal poverty level in 2014. Even with the low poverty rate and higher median household income, 28% of households in Barkhamsted (422 households) paid more than 30% of their income on housing costs in 2014. This is considered an “unaffordable” housing cost. Of the 422 households that are paying “unaffordable” housing costs, 374 of them are home-owners and 48 of them are renters.

2014 Statistics

	<i>Town</i>	<i>County</i>	<i>State</i>
Median Age	45	45	40
Households	1,561	76,640	1,371,087
Median Household Income	\$81,792	\$72,068	\$69,899

<i>Housing Stock (2014)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
Median Price	\$255,800	\$259,800	\$274,500

Source: US Census Bureau, American Community Survey Estimates



II. CONSERVATION

Farmington River
Photo Credit: Natalia Zagula

II. CONSERVATION

SUMMARY OF CONSERVATION GOALS, POLICIES, AND ACTIONS

GOALS:

- Protect the town's natural resources including land, open space, and water to ensure the health, safety, and welfare of Barkhamsted residents.
- Protect the town's rural character and outdoor recreation assets.

PARTNERS: Barkhamsted Conservation Commission and Inland Wetlands Commission, Barkhamsted Land Trust, Farmington River Coordinating Committee (FRCC), Metropolitan District Commission (MDC), CT Dept. of Energy and Environmental Protection (CT DEEP)

GUIDING POLICIES:

- 1) Ensure that the aquifers serving as the Town's well water supply remain free of pollutants.
- 2) Protect Barkhamsted's residences, businesses, and natural resources from potential flood hazards.
- 3) Support the preservation of active farmlands, forests, and open space through programs like Public Act 490, Purchase of Development Rights.
- 4) Support the Farmington River Coordinating Committee's efforts to facilitate coordinated planning and management of the recreational use and protection of the river.
- 5) Continue town efforts to encourage the use of alternative energy such as the "Solarize Barkhamsted" initiative.
- 6) Preserve and protect agricultural land uses and important farmland soils.
- 7)

ACTIONS:

- 1.1 Generate a map identifying the Town's major aquifers.
- 1.2 Undertake an educational campaign to increase public awareness of the need for contaminant-free groundwater and the actions that can be taken by residents.
- 1.3 Promote guidelines and, where needed, regulations for the placement of facilities related to specific types of industries, businesses and/or activities to protect aquifers.
- 2.1 Review the Town's flood hazard area requirements and update the zoning regulations as necessary.
- 3.1 Modify or remove the existing cluster housing regulation to avoid confusion with the existing Conservation Subdivision regulation.
- 4.1 Investigate the possibility of purchasing or leasing MDC land along the west branch of the Farmington River for a stone dust walking trail and nature path.
- 6.1 Modify the Town's zoning regulations to use the State's definition of agriculture CGS Section 1-1(q), which is more inclusive and is updated more frequently.
- 6.2 Consider adopting a local right-to-farm ordinance.
- 6.3 Consider zoning changes that would provide farmers flexibility to have ancillary agricultural uses on farms and allow for adequate signage to farms and farm stands.

BACKGROUND: PROTECTION OF WATER RESOURCES

A high priority of the Town Plan is protection and enhancement of the community's natural resources, especially its water related resources and its scenic resources. Primary areas identified for protection by citizens and the Commission are:

- the Metropolitan District Commission reservoir watershed,
- the West Branch of the Farmington River,
- Morgan Brook,
- Still River and
- State Forest lands.

The West Branch of the Farmington River, including the section of the river in Barkhamsted has been designated a national "**Wild and Scenic River**". Still River and Morgan Brook are important tributaries to the Farmington River in Barkhamsted. The Still River contributes well oxygenated, nutrient rich water to the Farmington, this mixes with the cold, nutrient poor water released from the Hog's Back Reservoir to provide the Farmington's superb trout water conditions. Morgan Brook and the West Branch of the Farmington River are designated "**Trout Management Areas**" by the Connecticut Department of Energy and Environmental Protection (DEEP). An important part of protecting the River is implementation of a coordinated local effort.

MDC's Reservoir plays a major statewide role by providing potable water to the Hartford region. Barkhamsted reservoir with a capacity of 30 billion gallons of water is the largest sole water supply reservoir in the State of Connecticut. Barkhamsted is responsible for maintaining water quality through regulatory action for streams, ponds, and brooks outside of public property, such as West Hill Pond, Morgan Brook, and Still River, which feed into the Farmington River.

River Overlay Zone Protection

A carefully defined narrow corridor of land along the West Branch of the Farmington River in Barkhamsted is now protected under the Farmington River Overlay Zone regulations adopted as part of the Town Zoning Regulations. This regulation and similar regulations in adjoining river towns in Connecticut are critical elements of the long term river protection program. The Overlay Zone requirements protect the environmental, scenic, recreational, fish and other resource assets in a corridor consisting of the River, its ordinary high water mark and an additional 100 foot setback buffer.

Stratified Drift Drinking Water Aquifer

There is a major underground stratified drift aquifer underlying and parallel to the West Branch of the Farmington in Barkhamsted. If properly protected this potential "underground reservoir" can provide a substantial drinking water supply for future water needs.

Barkhamsted, Connecticut

Natural Conservation Areas:

- *Barkhamsted Reservoir, Saville Dam*
- *4 State Forests:*
 - o *People's State Forest*
 - o *American Legion State Forest*
 - o *Enders State Forest*
 - o *Tunxis State Forest*

Major bodies of Water:

- *Barkhamsted Reservoir*
- *Lake McDonough*
- *Farmington River*
- *West Hill Pond*

Minor Water Sources

- *Beaver Brook*
- *Roaring Brook*
- *Kettle Brook*
- *Cherry Brook*
- *Spruce Brook*
- *Fullers Pond*
- *Morgan Brook*

A "stratified drift" aquifer is an underground reservoir of sand and gravel saturated with water. A well drilled in an aquifer can produce very high volumes of high quality drinking water. In order to protect the West Branch aquifer the Planning and Zoning Commission should consider establishing an additional level of land use protection and controls within the aquifer and river corridor area as shown on maps prepared by the U.S. Geological Survey. Model aquifer protection regulations recommend a ban on the use of hazardous materials and limit the types of land uses that have a high potential for pollution of groundwater.

MDC Reservoir Public Water Supply & Watershed Protection

The watershed area draining into the Metropolitan District Commission (MDC)'s Barkhamsted Reservoir consumes a vast area in central and eastern portion of Barkhamsted. Nearly this entire watershed is owned and controlled by the Metropolitan District Commission and the State of Connecticut. Land owned by the MDC is classified according to a water company watershed land regulation system established by the State Department of Health and Addiction Services. There are three classes of land under this system.

- Class I land and Class II land cannot be sold by MDC for development or used without the approval of the State subject to requirements designed to ensure that such change will not adversely affect the water "purity and adequacy" of the water supply.
- Class III, so called "excess land", is land owned by the MDC. It consists of land located outside of the water supply watershed and beyond 150 feet of a reservoir. MDC land totals 6,938 acres, of which 1517 is Class III.
- In the northeastern quadrant of the Barkhamsted Reservoir watershed a large area is protected by the State of Connecticut as part of the Tunxis State Forest.

Unprotected water supply watershed land should be subject to land use regulation which will minimize the potential for pollution of ground water and the surface water supply.

The State has assigned the town to the **Western Region Water Utility Coordinating Committee (WUCC)** for purposes of water supply planning. The Town was recently required to declare its preference for whether the town or a private water company would hold Exclusive Service Areas (ESA) within the town. The holder of an ESA within a town has control over any **future provision of public water supply** within that area of the town. In December 2016, the Town requested to the WUCC that a majority of the town remain unassigned to an ESA at this time, with the exception of the area claimed by the Winsted Water Works, who declared the ESA for the western end of the Route 44 corridor within Barkhamsted. This area is defined in the Interlocal Agreements between Winsted and Barkhamsted regarding public water supply and public sewers. The WUCC suggested that the Town may want to consider requesting that New Hartford extend water and sewer into the eastern end of Route 44 corridor, as needed or appropriate. At a later date, if the Town's water needs change, the Town can go back to the WUCC for reclassification.

The Flood Hazard Protection Overlay Zone

The Farmington River Overlay Zone includes only a portion of the of the river's Flood Hazard areas. Flood hazard areas are low lying areas along the river which are subject to flooding. These area have been identified and

mapped under the National Flood Insurance Program. Figure 5 shows these flood hazard areas. The Commission should review the Town's flood hazard area requirements and update the regulations as necessary.

Protection of Farms, Forest, and Open Space

Many town residents are not aware that farms, MDC Class III or other open space lands could be sold to owners who could develop them. Awareness of the need to permanently protect open space and wildlife corridors is increasingly important.

P.A. 490 Open Space

The Town of Barkhamsted allows landowners to apply for a lower assessment of property which qualifies under the provisions of Public Act 490 "Open Space". The Town Plan supports continuation of this "Open Space" assessment option, especially for land located within the Farmington River corridor, the MDC watershed and other important conservation areas such as the flood hazard zone, streambelt areas and along ridge lines.

State program for purchase of farmland development rights

The Town Plan supports preservation of active farmlands under the State Program for Purchase of Development Rights (PDR program). Farmlands are an important element of the rural landscape of Barkhamsted. Active farms should wherever possible be protected from development under the State PDR program.

Recreational River Access

It is important that the Farmington River Coordinating Committee (FRCC) continue to facilitate cooperative coordinated planning and management of the recreational use of the river. Barkhamsted, other participating Towns, the State of Connecticut and various public and private agencies involved with use of the River need this forum to maintain a balanced program for river use.

A successful river management plan must maintain river access for recreational use while protecting and minimizing conflict with neighboring residences along the river. Barkhamsted's East River Road and West River Road provide vehicular access to both homeowners along the river and river users. Located within the scenic river corridor these narrow country roads should be designated and maintained as scenic town roads. (see "Roads" section of the Town Plan).

Energy Conservation Efforts

Barkhamsted is also actively encouraging the use of alternative energy. Barkhamsted Elementary School is contributing to mindful energy usage with the use of the school's solar panels. Additionally, the "Solarize Barkhamsted" effort was successful and many homeowners added solar panels and reduced their energy costs.

Barkhamsted Recreational Assets

Trails

- **American Legion Forest**
 - o Henry Buck Trail (Blue-Blazed)
 - o Turkey Vultures Ledges Trail (Blue)
- **People's State Forest**
 - o Agnes Bowen Trail (Orange)
 - o Charles Pack Trail (Yellow)
 - o Elliot Bronson Trail (Red)
 - o Jessie Gerald Trail (Yellow)
 - o Robert Ross Trail (Blue)
 - o Walt Landgraf (Red)
- **Enders State Forest**
 - o Indian Council Cave Trails
- **Tunxis State Forest**
 - o Tunxis Trail/Blue-Blazed Trail

Water Recreation

- West Hill Pond Beach & Boat Launch
- Stanclift Cove
- East Beach
- Farmington River—Trout Fishing*

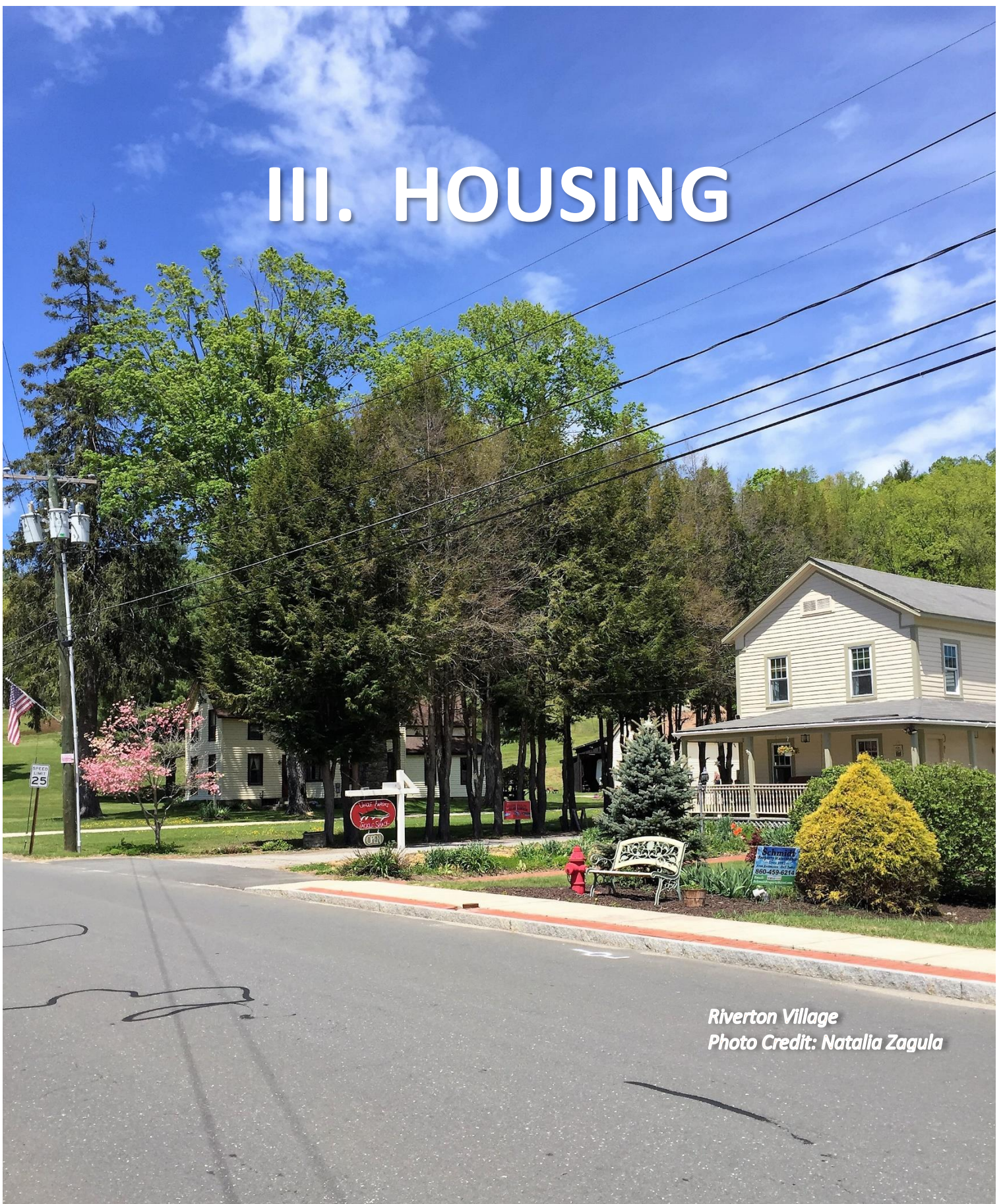
Other Recreation

- Barkhamsted Baseball fields



People's State Forest. Photo Credit: Timothy Borkowski

III. HOUSING



*Riverton Village
Photo Credit: Natalia Zagula*

III.HOUSING

SUMMARY OF HOUSING GOALS, POLICIES, AND ACTIONS

GOALS:

- Keeping the importance of Barkhamsted's rural character in mind, the Town will seek frugal and predominately environmentally friendly opportunities to expand and diversify housing options for populations such as seniors, families, and professionals.

PARTNERS: Barkhamsted Housing Trust, LISC Housing Connections, NHCOC and the NWCT Regional Housing Council

POLICIES:

- 1) Encourage accessory apartments in owner-occupied dwellings.
- 2) Support development in the Town's Incentive Housing Zone.
- 3) Support the efforts of the Barkhamsted Housing Trust to create housing options residents need.
- 4) Avoid the need to provide public sewer service in areas not planned and approved for sewer service.
- 5) Support actions that increase housing options for seniors and young people.

ACTIONS:

- 1) Consider regulatory changes to allow rental dwelling units in a business building in a non-residential zone.
- 2) Consider regulatory changes to allow up to two accessory apartments on an owner occupied property.
- 3) Work with the Barkhamsted Housing Trust to identify parcels of land where affordable and senior housing could be built and review the zoning regulations to assure that they allow this type of housing.
- 4) Support energy assistance programs and education to home builders on how proper location, orientation, and design can reduce heating and cooling costs.
- 5) Consider amending the zoning regulation section on rear lots to be more permissive.
- 6) To develop a plan and implement policies which will avoid the need to provide public sewer service in areas not planned and approved for sewer service. These policies will also protect the quality of groundwater and preserve the rural character of the Town.
- 7) Consider zoning amendments to permit duplex housing in the RA2 zone, one acre building lots by Special Exception, small cluster developments, and "granny pods".



BACKGROUND: HOUSING

The Town of Barkhamsted had approximately 1,537 total housing units in 2013, 6% of those housing units were classified as vacant at that time. Other important housing statistics are listed in the sidebar.

Single family housing comprises 91% of Barkhamsted's housing stock. Only 9% of the town's housing includes 2 or more units. Single family housing is typically more expensive than multifamily housing and Barkhamsted has a significantly higher percentage of its total housing stock in single family units than the State (65%) and the NHCOC region (78%). The town should consider ways to diversify its housing stock.

The number of new housing units created in Barkhamsted per year declined from 24 units in 2001 to 6 units in 2014.

Affordable Housing

Twenty-eight percent (28%) of households in Barkhamsted (422 households) paid more than 30% of their income on housing costs in 2014. This is considered an "unaffordable" housing cost. Of the 422 households that are paying "unaffordable" housing costs, 374 of them are home-owners and 48 of them are renters.

State statute (8-30g) encourages town's to have at least 10% of their housing stock deed-restricted to remain affordable for a minimum of 30 years to households who earn 80% or less of the area median income. To put this into context, a household with 4 people in Barkhamsted that earned \$65,700 is earning 80% of the AMI. "Affordable" housing costs (rent or mortgage plus utilities) for that household would be no more than \$1,643/month. For a single person household, 80% of the area median income is \$46,000 and "affordable" housing costs would be no more than \$1,150/mo.

The State tracks how much of a town's housing stock qualifies as "affordable" as defined under the 8-30g Statute. As of 2015, Barkhamsted had 20 units which qualified as affordable comprising only 1% of its housing units. There are likely other housing units in town that cost equal to or less than \$1,643/month but they are not deed restricted to remain so. This means that at any time someone could purchase them, improve them, and they would no longer be affordable.

According to the 8-30g statute, in communities such as Barkhamsted where less than 10% of its housing units qualify as "affordable", the

Key Stats

Population

3,772

Households

1,439

Projected Change in Population from 2015-2025

5-19 Year Olds: -34%

65+ Year Olds: 58%

Median Household Income

All households: \$89,911

Owners: \$95,069

Renters: \$52,813

Housing Units

Total Occupied Units: 1,439

Owner-occupied: 86%

Renter-occupied: 7%

Vacant: 6%

Single-Family/Multifamily

Single family: 91%

Multifamily: 9%

Median Home Value

\$257,800

Median Gross Rent

\$889

Households Spending 30% or more in Housing

All households: 28% (422)

Owners: 28% (374)

Renters: 31% (48)

2015 Affordable Housing Appeals List

Assisted Units: 1% (20)

% Change in Total Real property, 2008-2013

-9%

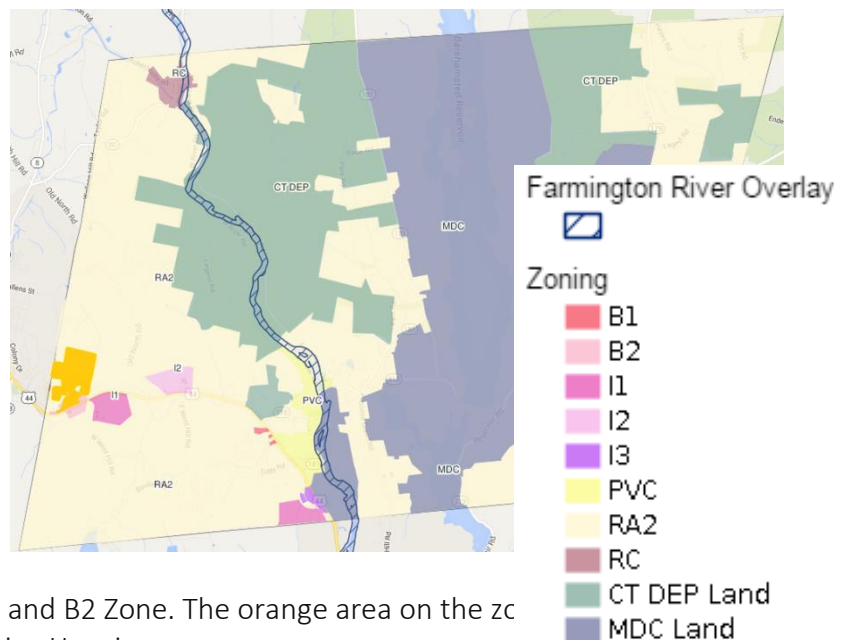
Source: Partnership for Strong Communities, 2015 Housing Data Profile

Town's Planning and Zoning Commission cannot deny an affordable housing development application unless it can prove to a special state housing court that its "decision is necessary to protect substantial public interests in health, safety, or other matters which the Commission may legally consider." An affordable housing application is one where not less than 30% of the proposed housing units are "affordable" to households earning 80% AMI or less. If a Town has no specific zoning permission for allowing affordable housing in the Zoning Regulations such an application can be proposed in any zone or area of the community.

Concepts to Encourage Additional Housing Opportunities

1. Home occupation use and home ownership: Barkhamsted permits home business use in a single-family residence in a residential zone. The Zoning Regulations allow both home occupations and bed and breakfast uses. Both of these uses permit the home to be a work place. A business use in the home also may permit a home owner to better afford the cost of owning and maintaining the house. The home office or business owner avoids the expense of financing a space in a business building and may qualify for a home office federal tax deduction.

2. Incentive Housing Zone: Barkhamsted already has an overlay zone for incentive housing that would allow a developer to build workforce housing or a mixed use development with 20% affordable units. However, if a developer did decide to take advantage of the Incentive Housing Zone regulation, the development could not be restricted to seniors. If a developer decided not to take advantage of the Incentive Housing Zone overlay, that developer could build development applicable to the RA2 Zone and B2 Zone. The orange area on the zc denotes properties that can be used for Incentive Housing.



3. Work with the Barkhamsted Housing Trust to identify additional parcels of land where affordable housing could be built and review the zoning regulations to assure that they allow this type of housing. The Town could consider a regulation like the Town of Cornwall's section 8.25 "Town or Non-Profit Sponsored Affordable Multi-Family Housing" or section 8.11 "Conversion of Residences and/or Structures to Apartments" in order to allow a more diverse housing stock.

4. Encourage accessory apartments in owner-occupied dwellings. These types of housing options can allow seniors to stay in their homes by having an apartment for on-site care or assistance. It can also allow a households with limited incomes the addition of rental income. Allowing one or two apartments on owner occupied properties can be one low impact way to create a more diverse housing stock.

5. Promote energy assistance programs and education to home builders on how proper location, orientation, and design can reduce heating and cooling costs. As much as 40% of heating and cooling costs could be avoided by proper location, orientation and design elements of a home. These benefits are not achieved by many homeowners due to lack of knowledge or lack of consideration of solar effects on the building by those who lay out the structure and/or site plan. Mechanisms should be created to provide education to prospective home builders and developers as early in their planning process as possible.

Lack of Public Sewer & Water in Barkhamsted

The objective is to implement policies which will avoid the need to provide public sewer service in areas not planned and approved for sewer service. These policies will also protect the quality of groundwater and preserve the rural character of the Town.

The absence of public water and sewer is a challenge for economic and housing development in Barkhamsted. Nevertheless, though there are Barkhamsted soils that have high to medium potential for subsurface sewage disposal, most of Barkhamsted's soil types have low to extremely low potential for subsurface sewage due to limitations such as depth to bedrock, flooding, and depth to seasonal high water table. In areas with poor soil potential, septic systems would most likely not meet minimal state requirements outlined in the state health code regulations. In these areas, having public sewer and/or water service could improve the town's water quality. For this reason, the Town of Barkhamsted will focus economic development in areas with easy access to public sewer and water such as Route 44, where there is potential access to sewer and water from New Hartford and/or Winsted.

Sewer Service Area

The Conservation and Development Policies Plan for Connecticut 2004-2009 and the Litchfield Hills Council of Elected Officials (LHCEO)'s Regional Growth Policy Map support the recommendation that Barkhamsted should avoid the construction of sewers, except along the Rt. 44 corridor near the Winsted town line. The Inland Wetland Commission and the Planning and Zoning Commission should cooperate to clearly define the area within which sewers would be appropriate.

Farmington Valley Health District

Barkhamsted is a member of the Area Health District whose professional staff is responsible for review and approval of plans for septic systems and well installation. The District enforces the State public health code requirements on septic systems and wells. The Town will work with the District to encourage the use of new septic system and well technologies to protect groundwater while allowing the creative use of existing and future properties.

IV. ECONOMIC DEVELOPMENT

Riverton

Riverton Village
Photo Credit: Natalia Zagula

IV.ECONOMIC DEVELOPMENT

SUMMARY OF ECONOMIC DEVELOPMENT GOALS, POLICIES, AND ACTIONS

GOALS:

- To reduce dependence on residential property taxes by expanding the tax base while retaining the town's rural character.
- Encourage small business development that fits the rural nature of the town to spur economic development and offer employment opportunities.

PARTNERS: Barkhamsted Economic Development Commission, Northwest Connecticut Chamber of Commerce, Northwest Connecticut Economic Development Corporation

GUIDING POLICIES:

- 1) Encourage new businesses and expansion of existing businesses within existing commercial and industrial zones, especially businesses with minimum demands for local services, expenses and minimal environmental impact.
- 2) Carefully locate and guide site planning for business development to blend with the Town's rural character.
- 3) Strengthen and improve the town's village center areas: Pleasant Valley and Riverton Center.
- 4) Consider the expansion of existing commercial and industrial zones and the creation of new commercial and industrial zones in appropriate areas, with strong emphasis placed on properties with access to Route 44.
- 5) Continue supporting activities, such as trail expansion, that will attract nature lovers to visit the Town and support town businesses.
- 6) Improve and maintain the Town's system of roads according to a long term, comprehensive road improvement program designed to maintain road safety, durability and cost effectiveness.
- 7) Preserve the rural appearance of land located along the Town's system of roads.
- 8) Consider zoning changes to increase options for home businesses.
- 9) Support regional tourism marketing initiatives that highlight Riverton and other Barkhamsted attractions to support local businesses.

ACTIONS:

- 1.1 Actively market the Town to small entrepreneurs that fit the Town character.
- 1.2 Follow the NWCONNect initiative and/or others that could bring fiber optic broadband to every home and business in the region and increase cell phone coverage areas.
- 1.3 Review and revise as needed the zoning regulation table of uses to make it more consistent with current non-residential uses and to allow more low impact commercial uses.
- 1.4 Review and revise as needed the zoning regulations for "Motels", "Hotels", and "Country Inns" to encourage them while incorporating siting and design standards.

- 2.1 Amend the Zoning Regulations to add new standards and requirements for Special Exception uses and for commercial and industrial buildings. These standards and requirements will guide site location and building and site design in a manner that is consistent with the Town's rural setting.
- 6.1 Continue the Asset Management Program for town roads and adopt a long-term capital improvement program for road improvements.
- 8.1 Increase options for home businesses.
- 9.1 Conduct business visitations at least annually with business owners in town to determine if there are ways the town could support the retention and/or expansion of these businesses.

ECONOMIC DEVELOPMENT: BACKGROUND

Introduction to Barkhamsted Economy

Traditionally, Barkhamsted used to be home primarily to agriculture and some small businesses in industries like mills, metalworking, and furniture making.

Today, Barkhamsted is primarily a bedroom community. Nevertheless, Barkhamsted is home to businesses in industries like food services, tourism, sales, engineering, home-based businesses, manufacturing, and forest projects.

Table 2 summarizes the Connecticut Economic Resource Center’s estimation of businesses in Barkhamsted and number of employees per Barkhamsted businesses in a particular industry.

Table 5.
2016 Summary of Barkhamsted Businesses

<i>Industry</i>	<i>Total Establishments</i>	<i>Employment</i>
<i>Construction</i>	9	28
<i>Manufacturing</i>	6	132
<i>Retail Trade</i>	9	99
<i>Accommodation and Food Services</i>	7	62
<i>Total Government</i>	11	130
<i>Total Establishments (all sectors) in 2013</i>	81	573

(CERC, Barkhamsted Town Profile 2016)

Home Businesses

Many communities in Connecticut have improved their local tax base without sacrificing the appearance of the community by allowing certain types of home business uses in residential zones under strict

**Barkhamsted, Connecticut
Fast Facts**

Major 2014 Employers

- Barkhamsted Elementary School
- Tru-Hitch
- Lombard Ford
- Air Industries Group
- Duralite Manufacturing
- Lightstat
- Village at Boulder Ridge
- MDC

(CERC, 2014)

requirements and conditions to limit the impact on nearby residential properties. The commission should consider regulatory changes that would allow greater use of residential property for a home business particularly on large lots and arterial roads.

Private Roads in Industrial and Commercial Areas

The Commission should consider amending its regulations to allow private roads in industrial and commercial developments. Changes in yard setbacks, lot coverage, sign requirements and other standards could make this option attractive to developers. Private roads would relieve the Town of maintenance costs and provide “out of sight” development.

Roads and Circulation

Overall Policies:

- To improve and maintain the Town's system of roads according to a long term, comprehensive road improvement program designed to maintain road safety, durability and cost effectiveness.
- To preserve the rural appearance of land located along the Town's system of roads, and to investigate policies that could limit new roads to reduce long term maintenance costs.

Current Inventory

The Town of Barkhamsted's road system consists of Town owned and maintained roads, state highways, state owned roads in the various State Forests in Barkhamsted, roads owned by the Metropolitan District Commission on water company land, and other privately owned and maintained roads.

The network of state highways in Barkhamsted are the backbone of the Town's road circulation system. The state highways are Routes 44, 181, 318, 219, 179, and Route 20. These highways provide routes for the traffic that flows through the Town and they "collect" traffic from the Town roads. Route 44, 318 and 219 are the Town's principal state highways.

The Town owns and maintains 47 miles of paved road. Major town roads include Old New Hartford Road, West River Road, West Hill Road, East West Hill Road, Eddy Road, Park Road, Goose Green Road, Ratlum Road, and Hillcrest Road. The Town owns and maintains only 1.14 miles of dirt roads.

Long Range Maintenance and Improvement Program

The Town contracted with a private engineering firm in 2014 to create an Asset Management Program, which creates a numeric ranking for each road based on the condition of the right, the cost to bring it up to a like-new condition recommended minimum repairs, and other similar factors. It also includes culvert locations and stop sign locations. The database also provides cost factors and budget values for the repairs, both in total and time phased, to help in the decision process for annual expenditures. The Town will use this data to plan road projects in conjunction with capital road improvement program. This plan is developed using the Asset Management Program and personal observation and updated each year by the road foreman and the First Selectman, who identify the road sections in greatest need of attention and work with the Board of Selectmen and the Board of Finance to determine affordable and necessary repairs or repaving projects. The objective is to bring all roads up to a grade of 70 out of 100, with 100 being newly repaved, although affordability determines the timeframe for that process.

It is recommended that this procedure be continued and refined and the resulting data be used so that the Town can adopt a long-term capital improvement program for road improvements.

State Highway Improvements

The Town Plan supports completion of the following major State highway improvements as supported by the Board of Selectman and identified in the Regional Transportation Plan. Also in the Regional Plan are recommendations regarding off-road and mass-transit improvements:

- Study the need, desirability, and feasibility of widening Route 44, and the feasibility of extending sewer lines from either Winsted, New Hartford or both.
- Improvement of the intersection at Route 44 and East West Hill Road.
- Safety improvements at the intersection of Route 219 and Route 318, which is currently under consideration by the CT Department of Transportation.
- Major improvements to Ripley Hill Road to address width, grade, snow shelf, and other issues.
- Improve maintenance of West River Road, and consider changing the traffic pattern on that route through Peoples State Forest.
- Establish regular bus service on Route 44 to Barkhamsted.
- Create Riverton-New Hartford off-road trail network.
- Provide off-road trail connection from Barkhamsted to Collinsville and Old Route 8 East through New Hartford to the Farmington Canal Heritage Trail/Farmington River Trail and South to Winsted to the Sue Grossman trail.

State Scenic Roads

The State of Connecticut has established a program for the designation of “State Scenic Highways”. The Town Conservation Commission submitted an application to the State Department of Transportation on behalf of the Town of Barkhamsted recommending the designation of portions of Routes 219 and 318 and Route 20 as State Scenic Highways. The Town Plan supports these designations.

The stretch of Route 219 recommended for designation runs from the New Hartford line between Barkhamsted and Lake McDonough reservoirs. It traverses sparsely settled areas much of which is owned by the MDC.

The “scenic” Route 20 segment begins at the Hartland border north of Riverton Center. It passes the Riverton Inn and continues along the Farmington River before crossing the bridge where the Hitchcock Chair Company can be seen. Further along it passes the old stone church, now a glass blowers shop. Small shops line the road south to the Riverton Fairgrounds, with the proposed scenic road ending at the Still River bridge. Other State roads which could be considered for scenic designation are: State Route 482 – East River Road and State Route 219 – East Hartland Road.

Avoiding Strip Development

In residential zones the Barkhamsted Zoning Regulations require large lots and wide street frontage, and a shallow building setback. These requirements produce a pattern of residential strip development on

the frontage of Town roads and State highways. Development is also encouraged in road frontage corridors by the high cost of constructing subdivision roads.

It is important to maintain high requirements for new subdivision road construction. However, in order to achieve the goal of retaining the Town's rural appearance the Barkhamsted land use regulations should also offer options for a type of development that will protect open spaces, scenic views and vistas and retain the Town's rural appearance. This issue should remain a focus of those who review the Zoning Regulations with regard to improving them.

Equally important to the objective of retaining scenic quality along town roads is the need to expand permission for "rear lots" in Barkhamsted. The current regulations allow a sliding scale of rear lots depending on the total number of lots in the subdivision. This limitation should be relaxed where based upon a Special Exception application, the Commission finds that the rear lot plan will be superior to "front lot" development and will permanently protect land along a scenic highway or an important cultural or historic feature.

Cell Phone Coverage

NWCONnect is a regional initiative to provide fiber optic broadband to every home and business in the region and improve cell phone reception. This type of 21st century (and beyond) infrastructure could meet the future broadband needs of Barkhamsted's businesses and provide health and safety benefits such as tele-health services and reliable cell phone service in an emergency. The Town should follow this initiative and others to determine both the potential costs and benefits to Barkhamsted and provide local input.



Riverton Fair in 1909 Versus Riverton Fair in 2000's. *Photos retrieved from rivertonfair.org*



V. HEALTH AND SAFETY

People's Forest

Photo Credit: Timothy Borkowski

V. ENSURING COMMUNITY HEALTH

SUMMARY OF HEALTH AND SAFETY GOALS, POLICIES, AND ACTIONS

GOALS:

- To improve quality of life by encouraging increased walkability and recreation opportunities as well as increasing access to fresh & wholesome food.

PARTNERS: Barkhamsted Recreation Department, Barkhamsted Housing Trust, Farmington Valley Health District, Volunteer Fire and Ambulance Service, CT DEEP, MDC, and CT Forest & Park Association

POLICIES:

- 1) Encourage the potential construction of a high quality “creative-housing” mixed use development for seniors and other ages to create a sense of community, and reduce some dependence on automobiles.
- 2) Create new town-wide recreational opportunities and improve existing trails, providing opportunity to exercise.
- 3) Encourage access to healthy foods through programs like Farmer’s markets.
- 4) Support Farmington Valley Health District in potential Community Health Assessments.
- 5) Improve Road Safety through monitoring speeding and driver responsibility.
- 6) Promote opportunities for the civic engagement of residents of all ages.
- 7) Promote opportunities for intergenerational activities that bring young families, high school students and seniors together.

ACTIONS:

6.1 Consider an annual volunteer fair and volunteer recognition program to recognize the success and contributions of the town’s volunteer boards, commissions, and committees and to make other residents aware of the opportunities to serve.



Stanclift Cove
Photo taken from CT Data Center/Google Earth

BACKGROUND

Community health is often directly influenced by land use and development decisions. According to the Health Equity Index Model created by the Connecticut Association of Health, health outcomes are determined not only by an individual's genetics and habits, but also community conditions, which influence at least half of all health outcomes:

- Environmental Quality
- Economic Stability
- Community Safety
- Housing
- Education
- Employment
- Civic Engagement



Planning for a Healthier Barkhamsted Community

The priorities of land use officials and public health professionals converge in matters related to green open space dedication for exercise, prevention of diseases spreading through building sustainable physical infrastructure, and protection from industrial hazardous material. Since land use and development decisions of local government directly affect most of these factors, Barkhamsted will outline potential tasks to guide upcoming decisions of the Town. This Plan of Conservation & Development's Health Chapter will overlap with the goals of Barkhamsted housing, economic stability, and environmental quality for the next ten years.

VI. CONCLUSION

PLAN OF CONSERVATION & DEVELOPMENT

Consistency with the State and Regional Plans of Conservation and Development Policy Plan

The policies and actions recommended in this Plan are consistent with both the State and Regional Plans of Conservation and Development. The current State Plan (2013-2018) is organized around the following six growth management principles: 1) Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure, 2) Expand housing opportunities and design choices to accommodate a variety of household types and needs, 3) Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options 4) Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands, 5) Protect and ensure the integrity of environmental assets critical to public health and safety, and 6) Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis. The policies and actions in this plan are consistent with these principals.

The current regional plan applicable to Barkhamsted is the 2009 Litchfield Hills Regional Plan of Conservation and Development. The policies and actions in this pan are also consistent with the goals and policies in the 2009 Litchfield Hills Plan. Barkhamsted is now part of the Northwest Hills Council of Elected Officials region which is in the process of developing a new regional plan of conservation and development to be completed late 2017.

Plan Implementation

Attached as an appendix to this plan is an implementation table that includes which board, commission, or organization will take a lead role in carrying out each action step. The Barkhamsted Planning and Zoning Commission will host a Town Plan implementation meeting annually. It will invite to this meeting each town board, commission, or organization assigned a lead role in implementing the strategies in this Plan. At the meeting meet participants will review the implementation table, update it with what has been accomplished over the year and discuss new priority tasks for the following year. This meeting is an opportunity for the boards, commissions, and organizations active in town to update each other on what they are working on, celebrate what has been accomplished, and coordinate next steps. It could also be an opportunity for public outreach on these topics and to assist with local volunteer recruitment efforts.

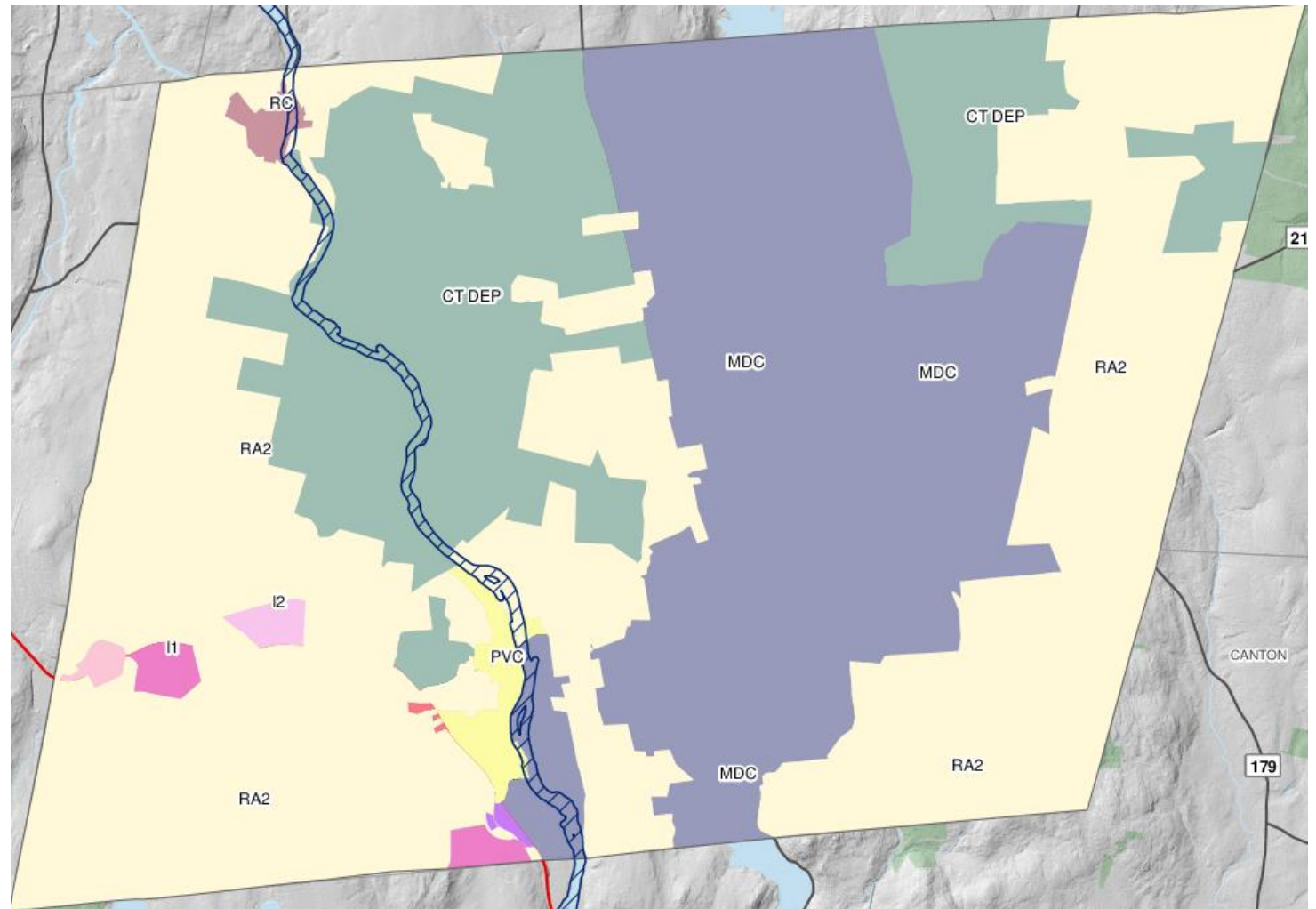
Barkhamsted Zoning Map

Farmington River Overlay



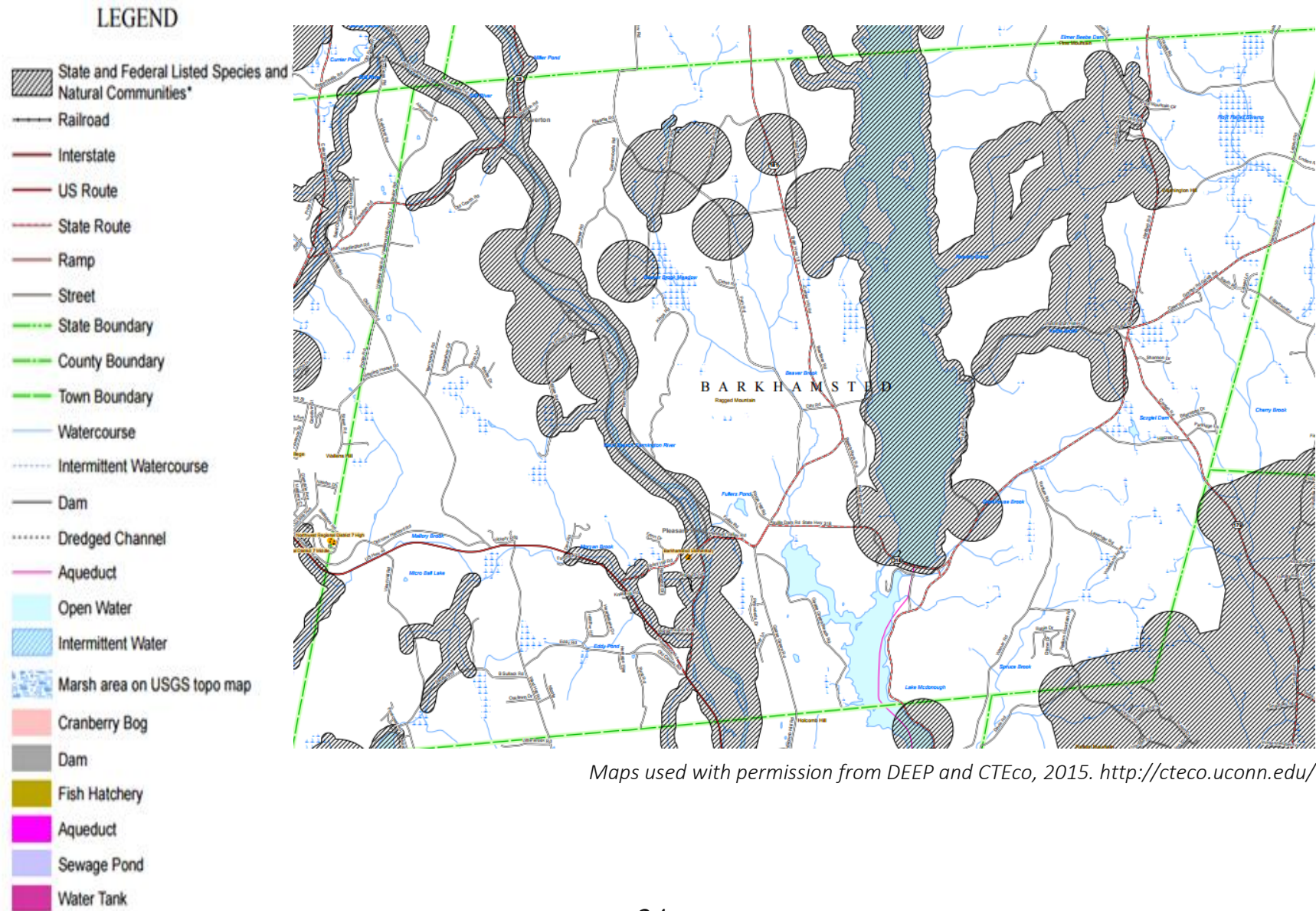
Zoning

- B1
- B2
- I1
- I2
- I3
- PVC
- RA2
- RC
- CT DEP Land
- MDC Land









(AppGeo, 2014)

Natural Diversity Database Areas in Barkhamsted, Connecticut



Q3 Flood Zone Data: Barkhamsted, Connecticut

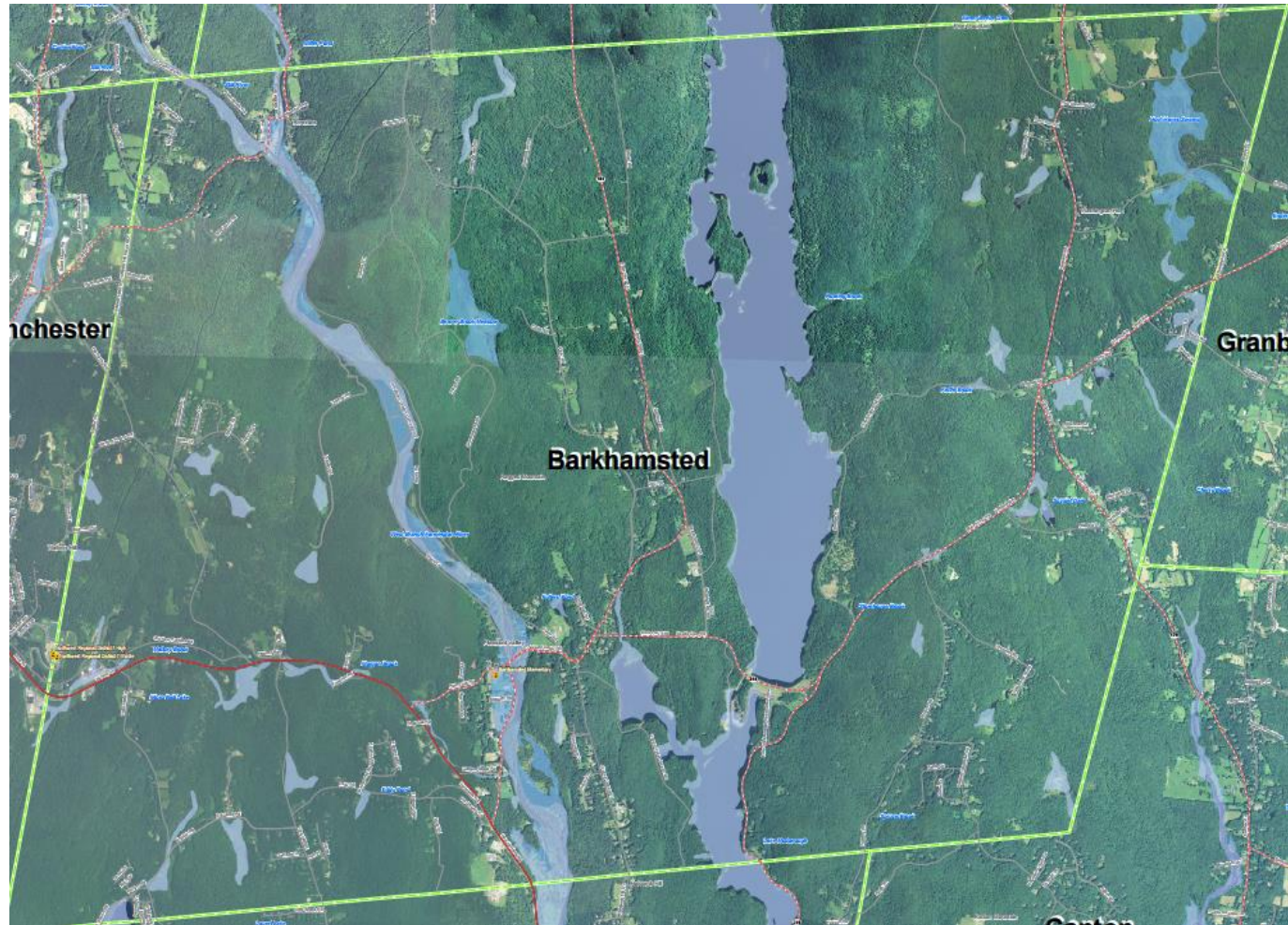
Legend

-  100 Year Flood Zone
-  100 Year Flood Zone, COBRA
-  500 Year Flood Zone
-  500 Year Flood Zone, COBRA
-  Floodway in Zone AE
-  Other Flood Areas

Explanation

The Q3 Flood Data are derived from Flood Insurance Rate Maps (FIRMs). They offer floodplain management, mitigation and provide insurance information for the National Flood Insurance Program (NHP). 100 Year Flood Zones indicate that there is 1 out of 100 chances that the area will be flooded every year, while 500 Year Flood Zones indicate that there is 1 out of 500 chances that the area will be flooded every year. NOTE: The Q3

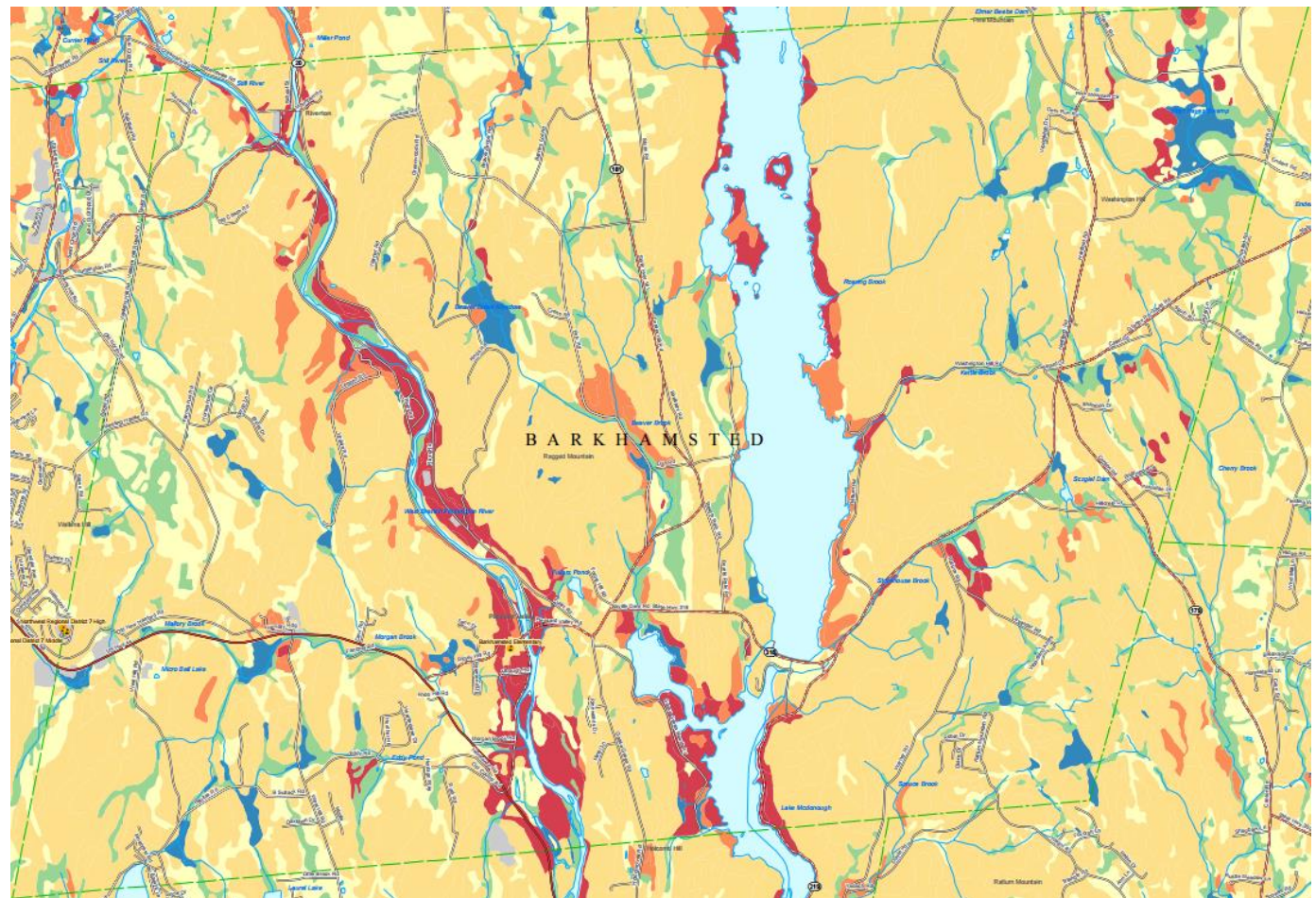
Flood Zone Data is the best flood zone mapping data available statewide. However, it is dated and may not represent current flood zone mapping. It is available for all towns except Windham. More accurate flood zone mapping data may be available for this town from FEMA. Refer to the National Flood Hazard Layer (NFHL) Database, which supercedes the Q3 Flood Data. The NFHL Database is not available for every county.



Maps used with permission from DEEP and CTEco, 2010. <http://cteco.uconn.edu/>

Soil Drainage: Barkhamsted, Connecticut

- Excessively drained** - Water is removed very rapidly. The occurrence of internal free water commonly is very rare or very deep. The soils are commonly coarse-textured and have very high hydraulic conductivity or are very shallow.
- Somewhat excessively drained** - Water is removed from the soil rapidly. Internal free water occurrence commonly is very rare or very deep. The soils are commonly coarse-textured and have high saturated hydraulic conductivity or are very shallow.
- Well drained** - Water is removed from the soil readily but not rapidly. Internal free water occurrence commonly is deep or very deep; annual duration is not specified. Water is available to plants throughout most of the growing season in humid regions. Wetness does not inhibit growth of roots for significant periods during most growing seasons. The soils are mainly free of features that are related to wetness.
- Moderately well drained** - Water is removed from the soil somewhat slowly during some periods of the year. Internal free water occurrence commonly is moderately deep and transitory through permanent. The soils are wet for only a short time within the rooting depth during the growing season, but long enough that most mesophytic crops are affected. They commonly have a moderately low or lower saturated hydraulic conductivity in a layer within the upper 1 m, periodically receive high rainfall, or both.
- Somewhat poorly drained** - Water is removed slowly so that the soil is wet at a shallow depth for significant periods during the growing season. The occurrence of internal free water commonly is shallow to moderately deep and transitory to permanent. Wetness markedly restricts the growth of mesophytic crops, unless artificial drainage is provided. The soils commonly have one or more of the following characteristics: low or very low saturated hydraulic conductivity, a high water table, additional water from seepage, or nearly continuous rainfall.
- Poorly drained** - Water is removed so slowly that the soil is wet at shallow depths periodically during the growing season or remains wet for long periods. The occurrence of internal free water is shallow or very shallow and common or persistent. Free water is commonly at or near the surface long enough during the growing season so that most mesophytic crops cannot be grown, unless the soil is artificially drained. The soil, however, is not continuously wet directly below plow-depth. Free water at shallow depth is usually present. This water table is commonly the result of low or very low saturated hydraulic conductivity of nearly continuous rainfall, or of a combination of these.
- Very poorly drained** - Water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. The occurrence of internal free water is very shallow and persistent or permanent. Unless the soil is artificially drained, most mesophytic crops cannot be grown. The soils are commonly level or depressed and frequently ponded. If rainfall is high or nearly continuous, slope gradients may be greater.
- Not Rated** - Soils have characteristics that show extreme variability from one location to another. Often these areas are urban land complexes or miscellaneous areas. An on-site investigation is required to determine soil conditions present at the site.



Maps used with permission from DEEP and CTEco, 2010. <http://cteco.uconn.edu/>

[Insert implementation table]

Action Implementation Table

This table contains the actions listed in the text of the plan, the town commission or organization who will take the lead on implementing that action step and the partners who can help. The status column can be used during the annual implementation meeting to make comments about whether/how each action step is being addressed. Note: this is a ten year action plan, it is expected that each lead commission will work on at least one or two actions per year. New actions may be added as new issues arise during this period.

Leads and Partners:

BOS= Board of Selectmen

BOF= Board of Finance

BHT= Barkhamsted Housing Trust

CC= Conservation Commission

EDC- Economic Development Commission

FRCC= Farmington River Coordinating Committee

FVHD= Farmington Valley Health District

IWC= Inland Wetlands Commission

NHCOG= Northwest Hills Council of Governments

PZC= Planning & Zoning Commission

RC= Recreation Commission

Conservation Actions:

Action	Lead	Partners	Status/Comments
Generate a map identifying the Town's major aquifers.	CC	NHCOG	NHCOG's "Water Resources" maps identifies the towns aquifer protection areas
Undertake an educational campaign to increase public awareness of the need for contaminant-free groundwater and the actions that can be taken by residents.	CC	BOS	
Promote guidelines to protect aquifers and, where needed, regulations for the placement of facilities related to specific types of industries, businesses and/or activities including, but not limited to: 1. Above-ground storage of road deicing materials, fertilizers, pesticides, herbicides, petroleum products and other bulk chemicals. 2. Car washes, dry cleaners, gasoline stations, junk and salvage yards, photo finishing and electroplating operations. 3. Underground storage of petroleum products. 4. Any operation using hazardous materials or generating hazardous wastes..	CC	PZC	
Review the Town's flood hazard area requirements and update the zoning regulations as necessary.	PZC	IWC	
Investigate the possibility of creating a stone dust	BOS	FRCC, RC	

walking trail and nature path along the west branch of the Farmington River on the East side from the handicapped fishing ramp to the New Hartford Town Line, in conjunction with the Town of New Hartford			
Modify the town's zoning regulations to use the State's definition of agriculture CGS Section 1-1(q) which is more inclusive and is updated more frequently.	PZC		
Consider zoning changes that would provide farmers flexibility to have ancillary agricultural uses on farms and allow for adequate signage to farms and farm stands.	PZC	NHCOG	See "Planning for Agriculture: A Guide for CT municipalities"

Housing Actions:

Action	Lead	Partners	Status/Comments
Consider regulatory changes to allow rental dwelling units in a business building in a non-residential zone.	PZC		
Consider regulatory changes to allow up to two accessory apartments on an owner occupied property.	PZC		
Work with the Barkhamsted Housing Trust to identify parcels of land where affordable and senior housing could be built and review the zoning regulations to assure that they allow this type of housing.	PZC	BHT	
Promote energy assistance programs and education to home builders on how proper location, orientation, and design can reduce heating and cooling costs.	ECC		
Consider amending the zoning regulation section on rear lots to be more permissive.	PZC		
Develop a plan and implement policies which will avoid the need to provide public sewer service in areas not planned and approved for sewer service. These policies will also protect the quality of groundwater and preserve the rural character of the Town.	PZC	BOS	
Consider zoning amendments to permit duplex housing in the RA2 zone, one acre building lots by Special Exception, small cluster developments and "granny pods".	PZC	BHT	

Economic Development Actions:

Action	Lead	Partners	Status/Comments
Actively market the Town to small entrepreneurs that fit the Town character.	EDC	BOS	
Review and revise as needed the zoning regulation table of uses to make it more consistent with current non-residential uses and to allow more low impact commercial uses in residential zones.	PZC	EDC	
Review and revise as needed the zoning regulations for "Motels", "Hotels", and "Country Inn's" to encourage them while incorporating siting and design standards.	PZC	EDC	
Amend the Zoning Regulations to add new standards and requirements for Special Exception uses and for commercial and industrial buildings. These standards and requirements will guide site location and building and site design in a manner that is consistent with the Town's rural setting.	PZC	EDC	
Follow the NWCONNECT initiative and/or others that could bring fiber optic broadband to every home and business in the region and increase cell phone coverage areas. Provide local input on this initiative.	EDC	NHCOG	
Support regional tourism marketing initiatives that highlight Riverton and other Barkhamsted attractions to support local businesses.	EDC	BOS, NHCOG	
Conduct business visitations at least annually with business owners in town to determine if there are ways the town could support the retention and/or expansion of these businesses.	EDC	BOS	NHCOG has guides for towns interested in business visitations
Continue the Asset Management Program for town roads and adopt a long-term capital improvement program for road improvements.	BOS	BOF	

Health and Safety Actions

Action	Lead	Partners	Status/Comments
Create new town-wide recreational opportunities and improve existing trails, providing opportunity to exercise.	RC, BOS	BOF	
Support Farmington Valley Health District in potential Community Health Assessments.	BOS	FVHD	
Improve Road Safety through monitoring speeding and driver responsibility.	BOS		
Consider an annual volunteer fair and volunteer recognition program to recognize the successes and	BOS		

contributions of the town's volunteer boards, commissions, and committees and to make other residents aware of the opportunities to serve.			
Promote opportunities for intergenerational activities that bring young families, high school students, and seniors together. Advertise these opportunities using a wide range of tools including social media and the town's website.	RC		