

BURLINGTON

2020 Plan Of Conservation And Development



Planning & Zoning Commission

Effective As Of June 6, 2020

TABLE OF CONTENTS

INTRODUCTION	INTRODUCTION	1
	CONDITIONS & TRENDS.....	3
CONSERVATION THEME	PROTECT NATURAL RESOURCES	9
	PRESERVE OPEN SPACE	13
	MAINTAIN COMMUNITY CHARACTER.....	17
SUSTAINABILITY	ENHANCE SUSTAINABILITY	21
DEVELOPMENT THEME	STRENGTHEN BURLINGTON CENTER	25
	PROMOTE ECONOMIC DEVELOPMENT.....	29
	GUIDE RESIDENTIAL DEVELOPMENT	33
INFRASTRUCTURE THEME	PROVIDE COMMUNITY FACILITIES	37
	ADDRESS TRANSPORTATION NEEDS	41
	ADDRESS INFRASTRUCTURE NEEDS	45
CONCLUSION	POCD IMPLEMENTATION	49
	CONCLUSION	55



Planning and Zoning Commission

**Town of Burlington
200 Spielman Highway
Burlington, CT 060013**

May 29, 2020

Greetings!

This is the 2020 Plan of Conservation and Development (POCD) for Burlington. The POCD was adopted by a unanimous vote of the Planning and Zoning Commission on May 28 and the Commission set the effective date for June 6, 2020.

This POCD is intended to:

- Conserve and preserve the things that people treasure most about the community,
- Guide future growth and development to enhance Burlington and meet community needs,
- Support the provision and improvement of services and infrastructure which are important to the community and the quality of life of current and future residents.

The Planning and Zoning Commission would like to thank all the boards, commissions officials, and residents who participated in preparation of this POCD and gave input and feedback as the POCD was being prepared.

The Commission will now turn its attention to implementation of the POCD and hopes that all local boards, commissions officials, and residents will join in that effort.

Burlington Planning & Zoning Commission

**A glossary of some technical terms used in POCD
is contained in the back of the document.**

INTRODUCTION

1

Welcome!

This document is the 2020 Plan of Conservation and Development (POCD) for Burlington, Connecticut. This POCD (which is an update of the 2010 POCD) was prepared by the Planning and Zoning Commission with input from Burlington residents and from other local boards and commissions. The preparation and adoption of a POCD is a responsibility of a municipal planning commission (as per Section 8-23 of the Connecticut General Statutes).

A Plan of Conservation and Development is a document which is intended to establish a common vision for the future of a community and then determine strategies that will help attain that vision. Every so often, it makes sense for a community to evaluate the conditions and trends affecting the community and make informed decisions about how it should approach the future in order to:

- Protect things important to the community (conservation strategies),
- Guide uses and activities in ways that will provide things the community wants or needs (development strategies),
- Provide for things which will enhance the overall health and well-being of the community and the quality of life of its residents (infrastructure strategies), and
- Wisely manage our use of resources to help maintain and improve the community for future generations (sustainability strategies).

The strategies, policies, and action steps in the POCD are intended to reflect an overall consensus of what is considered desirable for Burlington and its residents in the future.



POCD Priorities

As part of the process of preparing the POCD, an exercise was conducted to prioritize the policies and action steps. Since they are different in their use, policies and action steps were prioritized independently of each other.

The results of the exercise are presented alongside each policy and action step in the POCD.

Where no priority is indicated (symbolized by a “-”), it is because the policy or action step was added to the POCD after the exercise was conducted.

The POCD chapters are modular in nature so that they can be readily updated as implementation occurs and as new strategic directions are identified.

POCD Organization

In addition to this Introduction chapter, there is also a chapter outlining conditions and trends affecting Burlington at the time this POCD was being prepared. Then, the chapters of the POCD are organized around four main thematic elements as shown in the Table of Contents. Following these four strategic elements, there are sections on plan consistency and implementation.

POCD Implementation

Implementation is the most important part of the planning process. Even though the POCD is an advisory document, it is intended to:

- Provide a framework for consistent decision-making with regard to conservation and development activities in Burlington over the next decade or so, and
- Guide local boards and commissions in such efforts.

This POCD has been specifically configured to promote implementation:

- Action steps (pro-active tasks intended to implement the POCD) have been called out in a separate table in each policy chapter of the POCD in order to promote implementation actions.
- Leaders (entities most responsible for advocating / implementing) have been identified for each policy and action step since this has been shown to have a dramatic effect on implementation (see legend on the inside back cover to explain the acronyms used).
- Priorities have been assigned to each policy and action step in the POCD (see sidebar) to draw more attention to the policies and action steps which are thought to be the most important.

Implementation will only occur with the diligent efforts of the residents and officials of the Town of Burlington. The Plan will only be effective if it is understood and supported by the people of Burlington, and implemented by local boards and commissions.

Brief History of Burlington

The landscape of the area we now know as Burlington evolved over millions of years as a result of massive geologic forces. Native Americans are believed to have inhabited this general area for about the last 10,000 years.

European discovery of North America occurred by 1614 and, after a few decades of trade with Native Americans, European settlement began along the Connecticut River by 1633. Settlement pushed inland as new settlers sought land and the area we now know as Farmington was settled in 1640.

Settlement continued to push further afield from Farmington and new ecclesiastical societies were formed and these often evolved into municipalities. In Burlington's case, the Farmington parishes of West Britain and New Cambridge joined together in 1785 to form Bristol. Then, in 1806, the former West Britain parish separated and became Burlington. The primary economic activities were subsistence agriculture with some basic mills (sawmill, grist mill, fulling mill, etc.).

The Industrial Revolution of the early 1800s and the advent of train service in the mid-1800s promoted development in other areas. While some workers in Bristol and Unionville and Collinsville might have lived in Burlington, few companies were located here. On the other hand, Burlington had water and land was acquired here to help provide water supplies for Bristol, New Britain, and the Hartford metropolitan region. These land acquisitions were interspersed throughout the community in areas upstream of reservoirs.

With the advent of the automobile, the quiet ambience of Burlington began to change. People could live in Burlington and travel to jobs in other places more easily. After World War II, population began to grow and Burlington began the transition from a rural and agricultural community to a residential suburb.

Now, however, it became evident that the assemblage of watershed land left pockets of land where development could occur and this resulted in some challenges in creating a cohesive community.

Population Over Time

Year	Population
1810	1,467
1820	1,360
1830	1,301
1840	1,201
1850	1,161
1860	1,031
1870	1,319
1880	1,224
1890	1,302
1900	1,218
1910	1,319
1920	1,109
1930	1,082
1940	1,246
1950	1,846
1960	2,790
1970	4,070
1980	5,660
1990	7,026
2000	8,190
2010	9,301
<hr/>	
2020	9,567
2030	8,991
2040	8,699

Historic - 1900 - 2010 Census.
Projections - www.ctsdc.uconn.edu

Changing Age Composition

In the age charts on this page, each horizontal bar represents a five-year age group and the number of people in it. The orange bars reflect baby boomers, people born between about 1945 and about 1964. The black outline overlays the 1990 age pyramid on the 2010 data.

There was an increase in the number of older residents and a decrease in the number of younger residents between 1990 and 2010.

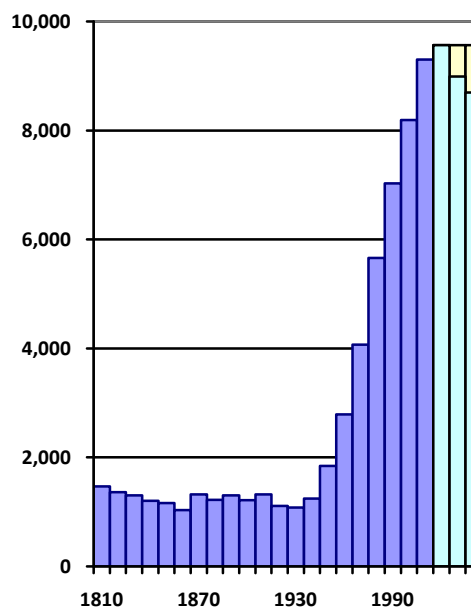
Population

The American Community Survey (a Census Bureau program) estimated that Burlington had 9,598 residents in the year 2017. This is an increase from the 9,301 residents reported in the 2010 Census.

For most of the past two centuries, Burlington's population was modest and fairly stable. However, following World War II, Burlington's population began to increase rapidly due to the advent of the automobile, the desire for rural and suburban living, and the overall character and ambience in Burlington.

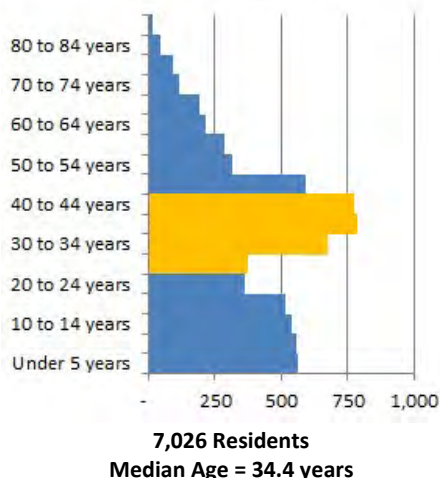
Looking into the future, State population projections suggest the possibility that Burlington's population may be peaking and that the future population may decrease due to an aging population, fewer births, and slower immigration.

Population (1810 - 2010)
Projections (2020-2040)

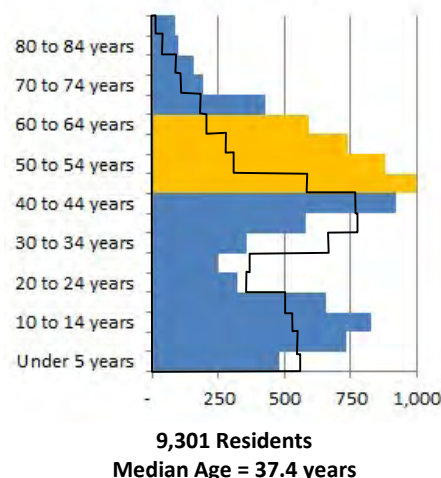


The main demographic consideration for Burlington is that the age composition is expected to trend older in the future. This will have implications for municipal services, volunteerism, philanthropy, school population, and other considerations.

1990 Age Pyramid



2010 Age Pyramid



Housing

According to the Connecticut Economic Resource Center (CERC), Burlington had 3,529 housing units in 2016. About 94 percent of the housing units in Burlington are single-family dwellings. According to CERC, the median sale price of a house in Burlington in 2016 was \$324,100. This is higher than the county median of \$234,900 and the state median of \$239,300.

State data also indicates there are few housing units available which meet the State definition of “affordable housing.” According to data from the Connecticut Department of Housing, only about 1.9 percent of the housing units in Burlington in 2018 were categorized as governmentally assisted housing (27 units), receiving mortgage assistance (36 units), or deed-restricted to sell or rent at affordable prices (0 units). Since less than 10 percent of the housing stock is categorized this way, Burlington is potentially vulnerable to the “affordable housing appeals procedure” (CGS Section 8-30g) which potentially allows a developer proposing affordable housing to not have to comply with local land use regulations.

Single Family Residential



Multi-Family Residential



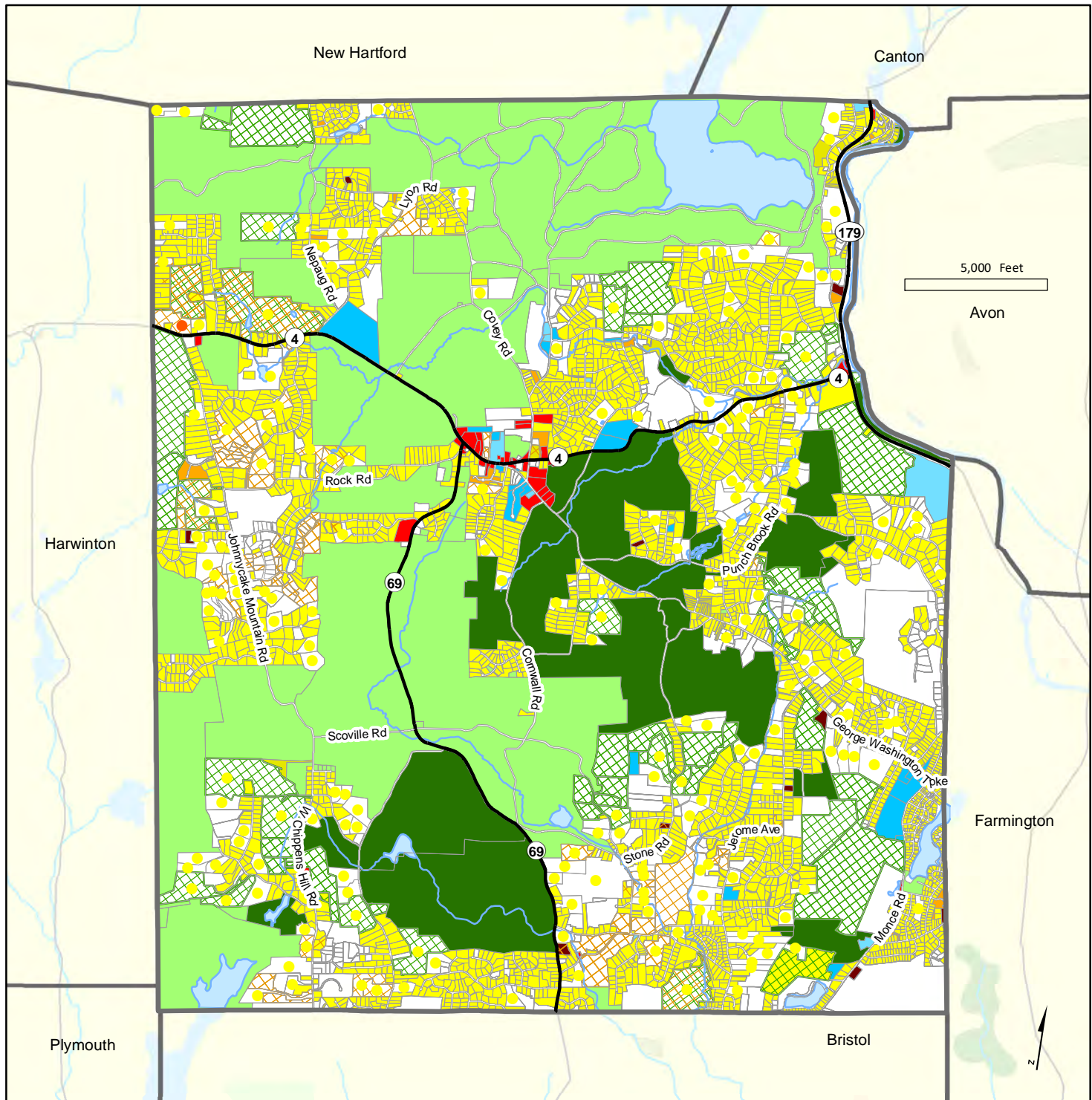
Land Use / Zoning

The maps on the following pages depict:

- how land was being used in Burlington in 2019.
- How land in Burlington was zoned in 2019.

Land Use

Burlington, CT



Residential

- Single Family Residential
- 2-4 Family Residential
- Multi-Family / Other

Business

- Business
- Industrial
- Mixed Use

Institutional

- Community Facility
- Institutional

Open Space

- Dedicated Open Space
- Managed Open Space

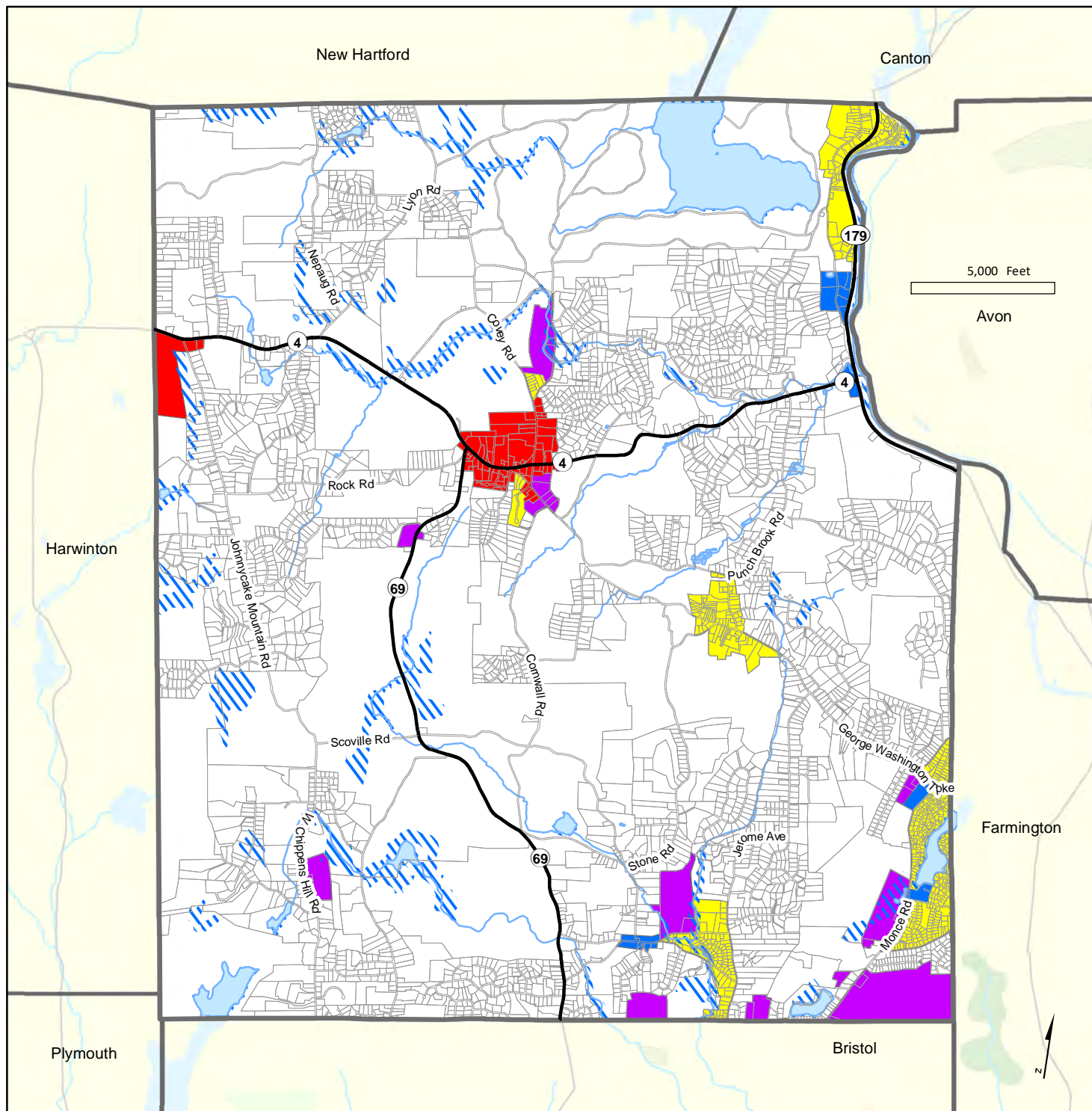
Other

- Undeveloped Land
- PA-490 Farm
- PA-490 Forest

This map may not display situations where only part of a parcel is subject to PA-490 designation. Refer to the Assessor database of PA-490 lands for more information.

Zoning

Burlington, CT



Residential Zones

- R-15 Residential Zone
- R-44 Residential Zone

Business / Industrial Zones

- Central Business Zone
- Industrial Zone
- Neighborhood Business Zone

Regulated Floodplain Areas

- FEMA 100 year Flood Plain

Economy

With about 5,364 residents in the labor force (people working and those willing and able to work) and about 883 jobs in Burlington, it can be seen that Burlington residents rely on other communities in the region for employment. Of the 883 local jobs, about 433 of these are private sector jobs and about 450 are various governmental positions (school, Town, State, Federal, etc.).

According to CERC, the median household income in 2016 was \$117,069. This is higher than the county median (\$68,027) and the state median (\$71,755).

Restaurant



Retail



Local Business



Rural Business



PROTECT NATURAL RESOURCES

3

Continue to preserve and conserve important natural resources.

Conservation of natural resources in Burlington is important in terms of preserving environmental functions, protecting community character, and enhancing the quality of life for residents.

Important natural resource considerations in Burlington include:

- Preserving water quality
- Protecting important natural resources such as:
 - Watercourses and water bodies
 - Wetland areas and vernal pools
 - Floodplain areas
 - Slopes in excess of 25 percent
 - Natural diversity areas (locations identified by the Connecticut Department of Energy and Environmental Protection as containing endangered, threatened and special concern species and/or significant natural communities) and wildlife corridors.

Protection of water quality is the key natural resource protection priority in Burlington. Most Burlington households rely on wells for their water supply and much of Burlington is within public water supply watershed areas of:

- The Metropolitan District Commission (water utility for much of the Hartford metropolitan region),
- The Bristol Water Department, and
- The New Britain Water Department.

Water Supply Reservoir



Farmington River

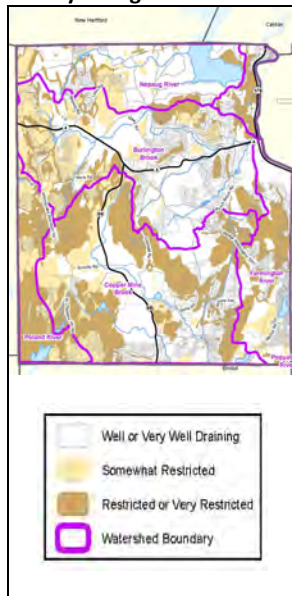


Soil Drainage Capability

A key water resource strategy going forward is incorporating “low impact development (LID) approaches in Burlington’s regulations and practices. LID approaches to stormwater management strive to capture, cleanse, and infiltrate rainfall as closely as possible to where the raindrop falls.

The drainage characteristics of soils are integral to the implementation of LID. The following map generally illustrates soil drainage capability based on on-line information regarding hydrologic soils class. This information can be used to help implement LID in Burlington.

Hydrologic Soil Class



Burlington has a number of regulations in place to help preserve and protect natural resources at the time of development. This includes a net lot area requirement (Section 4-08 in the Subdivision Regulations) which adjusts lot size to the resource constraints on the property. However, this regulation should probably be in the zoning regulations with a provision that it only applies to lots created after a specific date.

Case Study – Conservation Development

Burlington should consider opportunities to promote “conservation development” patterns in the future. Where appropriately applied, a similar number of dwelling units would result, but sensitive resources would be protected and significant amounts of open space preserved.

Many communities have found that a more flexible approach (which caps the number of units but relaxes many of the dimensional requirements) can reduce road lengths, drainage requirements, and other costly infrastructure improvements and result in savings for developers and municipalities.

Conventional Development

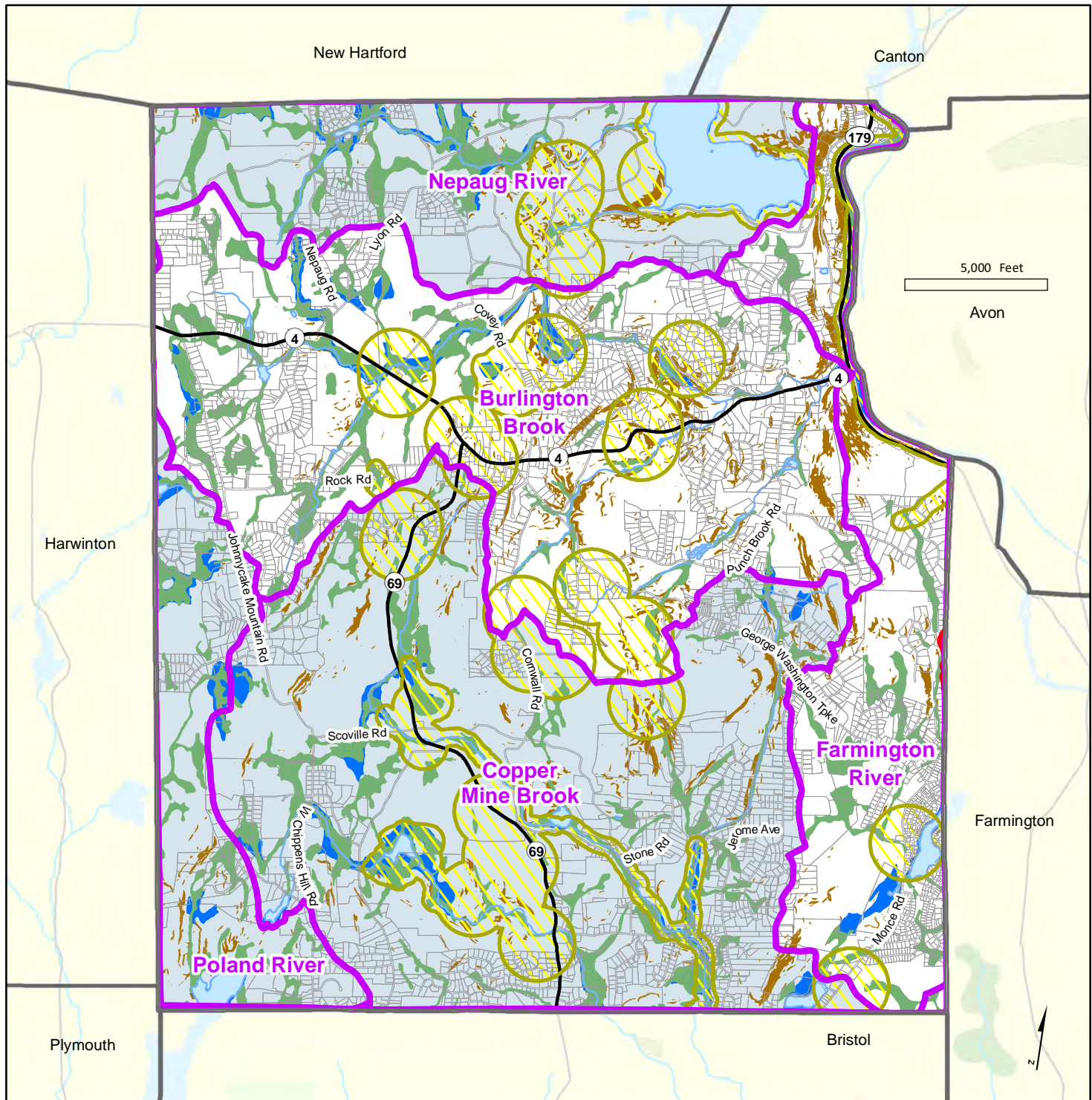


Conservation Development



Natural Resources

Burlington, CT



Water Features

- Watercourse
- Wetland

Water Supply Resources

- Public Water Supply Watershed
- Watershed Boundary
- Aquifer Protection Area

Floodplain Areas

- FEMA 100 year Flood Plain
- FEMA 500 year Flood Plain

Other Resources

- USGS Steep Slope (>25%)
- Natural Diversity Database (NDDB) Area

NATURAL RESOURCE STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Continue to preserve and protect important natural resources and their functions.	7.7	CC IWC
2. Continue to ensure that protection of water quality is a key conservation priority in Burlington.	9.2	CC IWC APA
3. To protect natural resources, use the: a. Natural Resource Inventory (2001, and as may be revised) prepared for Burlington by the Farmington River Watershed Association. b. Watershed Management Plan (2006, and as may be revised) prepared for Burlington.	2.7	CC IWC
4. Continue to inform and educate local residents and businesses about the importance of protecting natural resources, especially water quality.	4.2	CC BBHD
5. Promote public education and outreach regarding the use of best management practices for septic systems, fertilizers, pesticides, and other possible threats to water quality.	4.2	CC BBHD
6. Coordinate with local and regional natural resource protection agencies, groups, land trusts, and other organizations to protect natural resources.	3.1	CC IWC

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Amend the Zoning Regulations to incorporate “low impact development” (LID) approaches to protecting surface and groundwater quality.	8.7	PZC
<input type="checkbox"/> 2. Amend the Zoning Regulations to: a. Incorporate a definition of “buildable land” (rather than having it in Section 4-08 of the Subdivision Regulations), and b. Exclude 100-year floodplains from being considered “buildable land.”	7.0	PZC
<input type="checkbox"/> 3. Modify the checklist for land use applications to include the submission of natural diversity database information from DEEP.	1.7	PZC ZEO
<input type="checkbox"/> 4. Amend the Zoning Regulations to require the use of native species listed on the Connecticut Native Tree and Shrub List.	2.6	PZC
<input type="checkbox"/> 5. Revisit the floodplain provisions (Section III.G in the Zoning Regulations) to incorporate the 2018 FEMA / DEEP revisions.	5.7	PZC
<input type="checkbox"/> 6. Revisit the Wetland Regulations to incorporate the latest CT-DEEP guidance.	3.9	IWC
<input type="checkbox"/> 7. Reconfigure Section IX.E in the Zoning Regulations to promote “conservation development” approaches as a way to help protect natural resources.	4.8	PZC

PRESERVE OPEN SPACE

4

Continue to preserve open space areas in Burlington.

Open space is widely regarded as one of the most important elements of Burlington's character and a high priority for preservation. Burlington treasures the open spaces which are preserved and the overall feeling of "open-ness" in the community.

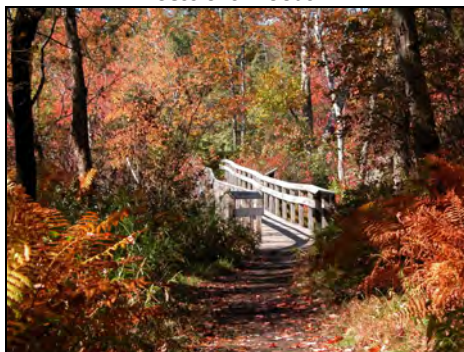
For the purposes of the POCD, open space is defined as follows:

- **Dedicated Open Space** - land or water that is permanently preserved as open space based on ownership, deed restriction or other method.
- **Managed Open Space** - land or water which, based on current ownership or use, functions like open space but is not preserved or restricted to open space.

While most people perceive privately-owned undeveloped land as "open space", this land is not protected or preserved in any way and is not considered in the same way as property which is permanently protected.

Burlington is fortunate to have extensive open space areas based on land acquisitions over the years by the State of Connecticut, Metropolitan District Commission, Bristol Water Department, New Britain Water Department, and by the Burlington Land Trust.

Sessions Woods



Blue-Blazed Trail



Considerations Related To Water Company Lands

It is important to recognize that, in Connecticut, water company lands are considered to be "Class 1" or "Class 2" lands if they are owned by a water company and are located within a public water supply watershed. State approval is required to sell or dispose of such land.

"Class 3" lands, on the other hand, are lands owned by a water company which are not located within a public water supply watershed. Such lands may be subject to sale by a water company. Since state law gives the state, municipalities, and land conservation organizations first refusal rights with regard to such land, Burlington should be prepared to respond to any such proposal should it occur.

The POCD recommends that these open spaces be preserved in perpetuity and that additional open space areas be preserved as opportunities arise. With the amount of open space that already exists in Burlington, there is the potential to create a significant open system in the future as open space preservation continues. The overall open space vision for Burlington could include:

- Establishment of interconnected open space "greenways" for trails and wildlife.
- Working with CT-DEEP, water utilities, and other large property owners to establish and expand publicly accessible trails on their property.

In addition to continuing to preserve open space at the time of development, the Town should continue to partner with other entities (such as the Burlington Land Trust) involved in the preservation of open space land.

Open Space Tabulation

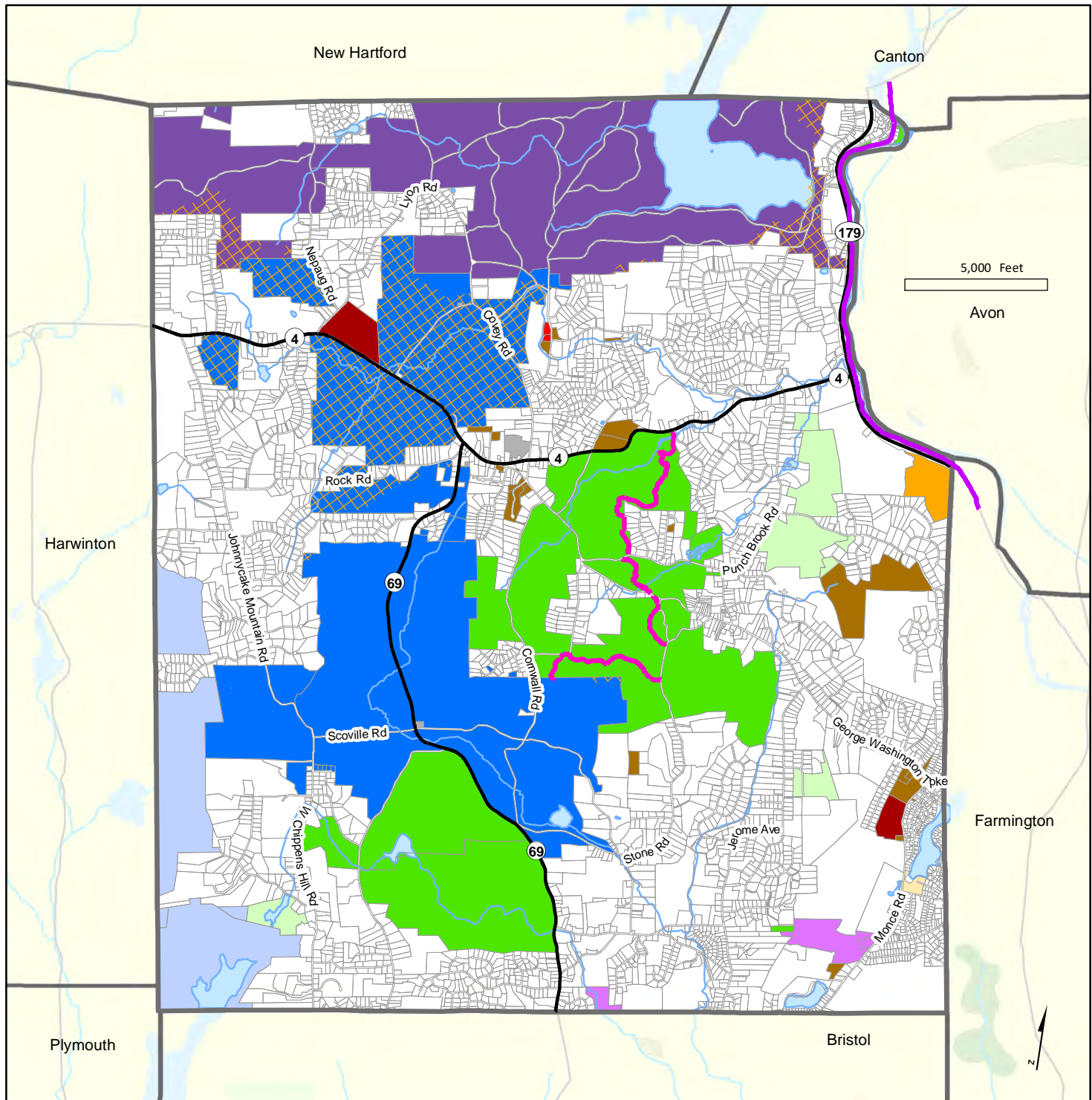
Category / Description	Acres
Dedicated Open Space	2,330.39
• Burlington Land Trust	285.08
• State of Connecticut	2,045.31
Managed Open Space	6,107.35
• Metropolitan District Commission	2,313.56
• New Britain Water Department	2,999.88
• Bristol Water Department	695.09
• Environmental Learning Center	83.16
• Cemetery	15.66
Other Open Space Resources	349.73
• Lions Club	3.73
• Regional School District	80.80
• Lake Garda Improvement Association	9.37
• YMCA – Camp Chase	59.73
• Town of Burlington	196.10
TOTAL	8,787.47
<i>(about 47% of Burlington's land area)</i>	

Watershed Tabulation

	Class I / II	Class III	TOTAL
Metropolitan District Comm.	2,136.85	176.71	2,313.56
New Britain Water Dept.	1,968.07	1,031.82	2,999.88
Bristol Water Dept.	695.09	0.00	695.09
TOTAL	4,800.01	1,208.53	6,008.54

Open Space

Burlington, CT



Dedicated Open Space

- Burlington Land Trust
- State of Connecticut

Trails

- Farmington River Trail
- Tunxis Trail

Managed Open Space

- Metropolitan District Commission
- New Britain Water Department
- Environmental Learning Center
- Bristol Water Department
- Cemetery
- Class III Water Supply Land

Other Open Space Resources

- Lions Club
- Regional School District
- Lake Garda Improvement Association
- YMCA - Camp Chase
- Town of Burlington

OPEN SPACE STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)		Priority	Leader / Partners
1.	Continue to preserve open space in Burlington in order to help protect important natural resources and maintain the character of Burlington.	7.7	CC BLT
2.	To preserve open space, continue to: <ul style="list-style-type: none"> a. Preserve open space (dedication and/or easements) at the time of development. b. Work with the Burlington Land Trust and other conservation organizations. c. Seek grant funding and other programs which will help accomplish the vision of open space preservation. 	6.5	CC BLT
3.	Encourage the dedication of land to preserve open space as part of a subdivision since such areas typically allow for public access.	5.0	CC BLT
4.	Work with landowners to explore means of preservation, including a right-of-first-refusal or similar approach.	5.0	CC BLT
5.	Seek to interconnect current and future open space areas into “greenways” for trails and wildlife.	3.5	CC BLT
6.	Create and promote an interconnected network of multi-purpose trails for residents and visitors, including on lands owned by water companies.	1.9	CC BLT
7.	Continue to provide maps (such as “The Rambler’s Guide”) with useful information about trails and access points for residents and visitors.	1.9	CC BLT
8.	Work with CT-DEEP, water utilities, and other large property owners to establish and expand publicly accessible trails on their property.	4.6	CC BLT

B. ACTION STEPS (Specific tasks intended to implement the POCD)		Priority	Leader / Partners
<input type="checkbox"/>	1. To help preserve open space, amend the Subdivision Regulations to: <ul style="list-style-type: none"> a. Incorporate a “fee-in-lieu-of-open-space” provision as authorized by CGS Section 8-25, and/or b. Accept land elsewhere in Burlington to meet the open space set-aside requirement. 	5.2	PZC
<input type="checkbox"/>	2. Revise Section IX.E of the Zoning Regulations to promote “conservation development” as a way to help preserve more open space at the time of development.	4.8	PZC
<input type="checkbox"/>	3. Consider issuing a bond for open space preservation so that the funds will be available for land acquisition if or when needed (and the bond will be paid off over time).	-	Town

MAINTAIN COMMUNITY CHARACTER

5

Continue to preserve and enhance the character of Burlington.

Community character is a term used to describe the overall impression of a community which helps give the community its sense of identity. Although every Burlington resident may have their own perception and interpretation of exactly what “community character” means to them, some common elements may include the following:

- **Natural Resources** – The wetlands, water bodies (including water supply reservoirs), hillsides, ridgelines, forests, valleys, and wildlife all contribute to Burlington’s character.
- **Scenic Features** – Burlington has scenic resources and scenic features that contribute to community character. This includes scenic views, scenic roads, forests, fields, watercourses, stone walls (which serve as a visual reminder of Burlington’s rural past), and other features.
- **Farms**– Active farms, farm fields, and agricultural lands contribute to Burlington’s character, preserve the rural landscape, and enhance the local economy.
- **Open Space / Undeveloped Land**– Whether preserved as open space or held by private owners, the large amount of undeveloped land in Burlington contributes to community character.

Farms



Scenic View



Registers of Historic Places

The National Register of Historic Places (NRHP) identifies resources significant in the history of the nation.

The State Register of Historic Places (SRHP) identifies resources significant in the history of the state.

These designations are not regulatory in nature and only directly affect activities involving federal and/or state funding. Property owners may be eligible for tax benefits for improvements to these resources.

The designations may be for districts (areas containing multiple properties) or for individual properties.

Local Historic Districts

A local historic district is regulatory in nature and regulates exterior changes in view from a public street. Burlington does not have any local historic districts.

Scenic Views

Scenic views make significant contributions to Burlington's character and most everyone has a scenic view which is important to them. Even though the map on the facing page does not identify the locations of scenic views, efforts to preserve and protect scenic views will continue.

- **State / National Historic Resources** – The following state / nationally recognized historic resources contribute to Burlington's character:
 - Elton Tavern – G. Washington Tpke. at Town Green (NRHP).
 - Treadwell House - G. Washington Tpke. at Town Green (NRHP).
 - John Wiard House - Route 4 At Upson (NRHP).
 - Hart's Corner Historic District - Monce / Stafford Roads (NRHP).
 - Collinsville Historic District [part] (NRHP).
 - Hitchcock-Schwartzmann Mill – Foote Rd. (NRHP, *demolished*).
 - Congregational Church of Burlington (SRHP)
 - Hogan's Cider Mill – Route 4 (SRHP).
 - Thompson / Curtis Farmstead – East Chippens Hill Road (SRHP).
 - Dr. Peres Mann Farmstead – Miller Road (SRHP).
- **Locally Important Resources** – Not recognized at the state or national level but important locally:
 - Whigville (Grange, one-room schoolhouse, hay fields, etc.),
 - Historic barns,
 - Historic one-room schoolhouses,
 - Old foundations from mills, factories, dams and raceways.
- **Community Events** – Community events in Burlington bring residents together to celebrate and share common experiences.
- **Recreational Facilities** – Recreational facilities and activities (such as hiking, horse-riding, sports fields, recreation facilities, etc.) also contribute to the overall character and quality of life in Burlington.
- **Building Design** – the design of buildings, especially commercial and civic buildings has a big impact on overall community character.

The POCD recommends that these and other attributes that contribute to the overall community character of Burlington and the quality of life of residents be maintained and enhanced.

Historic Building

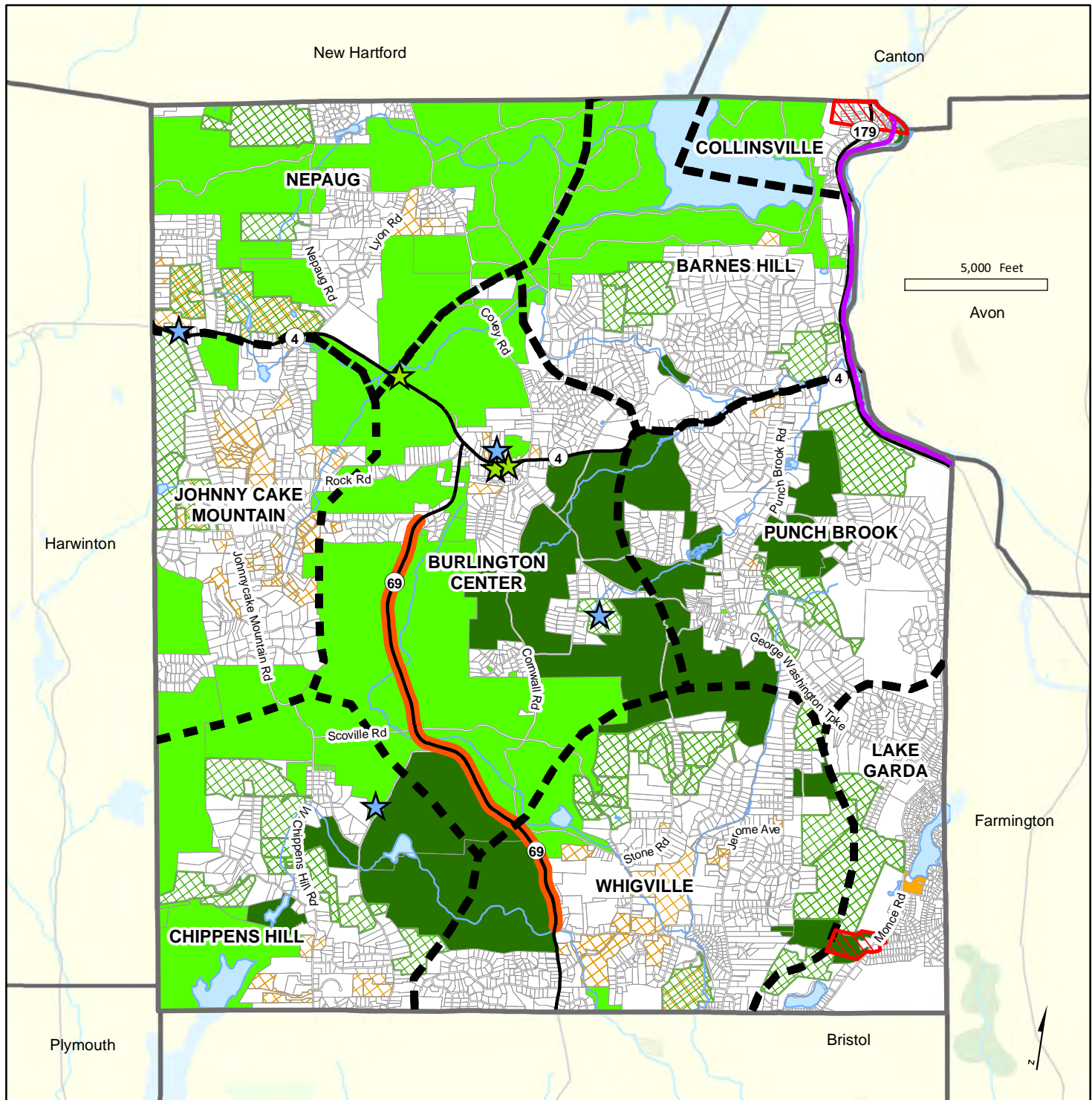


Community Events



Community Character

Burlington, CT



Neighborhoods



General Neighborhood Area

Open Space Resources



Dedicated Open Space



Managed Open Space



Other Land

Historic Resources



NRHP Historic District



NRHP Site



SRHP Site

Other Character Resources



Scenic View (not shown at this time)



Scenic Road



Farmington River Trail



PA-490 Forest



PA-490 Farm

This map may not display situations where only part of a parcel is subject to PA-490 designation. Refer to the Assessor database of PA-490 lands for more information.

COMMUNITY CHARACTER STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Strive to preserve natural resources, open space, scenic resources, stone walls, barns, and other characteristics that contribute to Burlington's character.	6.9	CC Town
2. Continue to use the Public Act 490 "land tax valuation" program to encourage the retention of farm and forest lands as undeveloped land.	7.3	Town
3. Encourage the preservation and protection of historical and archeological resources.	5.0	BHS
4. Support the listing of historic sites and districts on the National Register of Historic Places and the State Register of Historic Places.	4.6	Town BHS
5. Consider establishing "gateway" features which greet people to Burlington and "way-finding" signage to help guide visitors to local destinations.	1.9	EDC
6. Seek to protect tree canopies from unreasonable destruction as a result of utility pruning or other activities.	0.0	TW
7. Continue to: a. Support farmers, farms, and farming. b. Encourage the preservation of farmland for future generations.	8.5	CC Town BLT
8. Continue to encourage community and civic activities that promote and enhance community pride and spirit (such as annual "clean up" days).	4.6	Town
9. Strive to keep people involved in the community as participants and volunteers.	4.6	Town

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Revise Section IX.E in the Zoning Regulations to promote "conservation development" as a way to help preserve scenic attributes at the time of any development.	3.9	PZC
<input type="checkbox"/> 2. Prepare a comprehensive inventory of scenic resources and scenic assets in Burlington to promote awareness and protection.	4.8	CC
<input type="checkbox"/> 3. Explore ways to help preserve historic barns and structures.	6.5	CC
<input type="checkbox"/> 4. To help maintain community character, consider enactment of: a. A "right to farm" ordinance, b. A demolition delay ordinance, and c. A stone wall preservation ordinance.	5.2	BOS
<input type="checkbox"/> 5. To help support farms and farming, explore offering a tax exemption for farm-related operations, such as those provided in CGS Section 12-91	5.7	BOS

ENHANCE SUSTAINABILITY

6

Become a more sustainable and more resilient community.

The concepts of sustainability and resiliency are becoming more prominent in public policy and Burlington has taken steps in recent years to become more sustainable and resilient. These efforts are expected to continue in the future.

For the purposes of the POCD, these terms are defined as follows:

- Sustainability is the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.
- Resiliency refers to the community's ability to withstand, respond to, and readily recover from sudden changes or adversity.

The concepts of sustainability and resilience include individual behaviors and actions (such as energy use and waste generation) as well as outcomes with societal and global impacts (such as long-term climate change)

Burlington and a number of other Connecticut municipalities are participating in the SustainableCT program (a voluntary program) which helps community measure and report their progress on sustainability. Since this topic is continually evolving as more information becomes available, more information can be obtained at <https://sustainablect.org>.

**Sustainability
(Water Conservation)**



**Resilience
(Washout From Undersize Culvert)**



Sustainability Strategies

Energy Consumption

- Reducing energy use / becoming more energy efficient
- Considering life-cycle costing in energy-related decisions
- Increasing use of renewable energy (solar, wind, etc.)
- Promoting “greener” buildings / vehicles
- Providing alternative approaches (fuel cell, micro-grids, etc.)
- Providing for electric car charging stations

Water Consumption

- Reducing water use
- Reducing water waste / recycling water

Waste Generation

- Reducing waste (including food waste)
- Reducing use of plastic bags, straws, etc.
- Increasing recycling / composting

Stormwater Management

- Using low-impact development (LID) strategies to address stormwater quality and quantity

Greenhouse Gas Emissions

- Reducing reliance on fossil fuels
- Reducing future CO2 emissions
- Seeking ways to reduce the current atmospheric concentration of CO2

Sustainability

Burlington intends to pursue recognition from the SustainableCT program for completing actions which contribute to sustainability. Actions which were recognized as of 2019 are summarized below:

CONCEPT I. Thriving Local Economies	
A.	Support Redevelopment of Brownfield Sites
B.	Implement Sustainable Purchasing
C.	Inventory and Promote Local Retail Options
D.	Provide Resources and Supports to Local Businesses
E.	Promote Sustainable Workforce Development
F.	Participate in and Promote C-Pace Program
CONCEPT II. Well-Stewarded Land and Natural Resources	
A.	Create a Watershed Management Plan
B.	Engage in Watershed Protection and Restoration
C.	Develop an Open Space Plan
D.	Create a Natural Resource and Wildlife Inventory
E.	Manage for Drought and Municipal Water Use
F.	Provide Education on Water Conservation
G.	Implement Low Impact Development (LID)
H.	Manage Woodlands and Forests
I.	Facilitate Invasive Species Education and Management
J.	Implement Green Grounds and Maintenance Program
CONCEPT III. Vibrant and Creative Cultural Ecosystems	
A.	Map Tourism and Cultural Assets
B.	Support Arts and Creative Culture
C.	Develop a Creative Placemaking Plan
D.	Provide an Arts and Culture Program for Youth
CONCEPT IV. Dynamic and Resilient Planning	
A.	Integrate Sustainability into Plan of Conservation and Development and Zoning
B.	Adapt Permitting Process to Promote Sustainable Development
C.	Develop Agricultural-Friendly Practices
D.	Assess Climate Vulnerability
E.	Inventory and Assess Historic Resources
F.	Streamline Solar Permitting for Small Solar Installations
CONCEPT V. Clean and Diverse Transportation Systems and Choices	
A.	Implement Complete Streets
B.	Promote Effective Parking Management
C.	Encourage Smart Commuting
D.	Support Zero Emission Vehicle Deployment
E.	Promote Public Transit and Other Mobility Strategies

CONCEPT VI. Efficient Physical Infrastructure and Operations	
A.	Benchmark and Track Energy Use
B.	Reduce Energy Use Across All Municipal Buildings
C.	Achieve High Energy Performance for Individual Buildings
D.	Increase Use of Renewable Energy in Municipal Buildings
E.	Develop a Municipal Energy Plan
F.	Manage Municipal Fleets
G.	Install Efficient Street Lights
H.	Implement a Community Energy Campaign
CONCEPT VII. Strategic and Inclusive Public Services	
A.	Hold a Sustainability Event
B.	Provide Effective Community Communications
C.	Train Municipal Commissions
D.	Encourage Healthy and Sustainable Food Networks
E.	Report Materials Management Data and Reduce Waste
F.	Implement Save Money and Reduce Trash (SMART) Program
G.	Recycle Additional Materials and Compost Organics
H.	Develop a Food Waste Reduction Campaign
I.	Conduct Health Impact Assessments
J.	Encourage Smoke-Free and Tobacco-Free Public Spaces
CONCEPT VIII. Healthy, Efficient and Diverse Housing	
A.	Design and Implement a Housing Needs Assessment
B.	Grow Sustainable and Affordable Housing Options
C.	Benchmark Energy and Water Use for Multifamily Housing
CONCEPT IX. Inclusive and Equitable Community Impacts	
A.	Optimize for Equity
CONCEPT X. Implement [Another] Sustainability Action	

Resilience Strategies

Avoidance-Related

- Identification / avoidance / risk reduction

Mitigation-Related

- Evaluating probability / risk scenarios
- Evaluating approaches (protection / adaptation)
- Balancing of cost / benefit
- Hardening infrastructure (e.g. burying utilities)
- Promoting grid independence / interconnected community

Response-Related

- Pre-event education / training
- Pre-event response plans

Resilience

For the POCD, resiliency relates to the concept of being able to identify, avoid, minimize, mitigate, absorb and/or recover from impactful events in an efficient and timely way. This can include:

- Storm preparation and emergency response.
- “Hazard mitigation” related to known hazards such as intense storms, flooding, and similar events.
- Adaptation to climate change including an increase in the frequency and intensity of storms which exceed the infrastructure capacity and/or surpass past storm events.

SUSTAINABILITY STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Strive to become a more sustainable and more resilient community.	5.4	Town
2. Enhance consideration of overall issues related to sustainability in municipal decision making: <ul style="list-style-type: none"> a. Energy consumption. b. Water consumption. c. Waste generation. d. Stormwater management. e. Greenhouse gas emissions. 	7.3	Town
3. Encourage residents and businesses to include sustainability considerations in their decision making.	5.4	Town
4. Continue to participate in programs and activities of SustainableCT (an independent organization which helps Connecticut municipalities make progress towards implementing sustainability initiatives).	3.5	Town
5. Continue efforts to : <ul style="list-style-type: none"> a. Identify, avoid, reduce, mitigate, and recover from impactful events. b. Improve preparation / response for impactful events including: <ul style="list-style-type: none"> • Emergency shelter capacity / supplies, • Redundant energy supply, • “Off-grid” generation (including generators and fuel cells), and • Mobile cellular antennae / charging stations. 	8.1	BVFD BPD PW EM

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Increase local efforts to obtain certification for completion of activities recognized by the SustainableCT program.	1.3	Town
<input type="checkbox"/> 2. Review and update land use regulations for ways to promote sustainability and resilience.	5.2	PZC
<input type="checkbox"/> 3. Implement the regional Hazard Mitigation Plan (and update as necessary).	3.0	Town
<input type="checkbox"/> 4. Revisit the Zoning Regulations to ensure that appropriate provisions are in place for enabling solar panels and wind turbines accessory to residential and other uses.	7.8	PZC

STRENGTHEN BURLINGTON CENTER

7

Strengthen Burlington Center as the primary focal point in the community.

A key issue for the POCD is how to make Burlington Center vibrant and attractive and relevant to the needs of the community. Burlington Center is considered to extend:

- From Dunkin Donuts and Joni's Day Care / Burlington Commons on the west to Covey Road on the east, and
- From George Washington Turnpike on the south to property north of Library Lane on the north.

Burlington Center could and should be the major community focal point and the business, civic, institutional, and cultural center of the Town and this area is the general area appropriate for pedestrian-oriented Town Center development.

Strengthening Burlington Center as the primary focal point in the community has long been a goal in the POCD. Significant efforts have been devoted over the years towards:

- Establishing a common vision for the Center,
- Configuring land use regulations and physical improvements to support the vision for the Center, and
- Attracting appropriate uses for the Center.

In community surveys by the Economic Development Commission over the years, residents have strongly indicated their interest in a grocery / market and restaurant dining options. While this has proven to be a challenge (since residents of outlying parts of Burlington have become accustomed to shopping and dining elsewhere), the opportunity to create a mixed-use, pedestrian friendly focal point remains.

Burlington Center Vision



There are some challenges and opportunities to be considered:

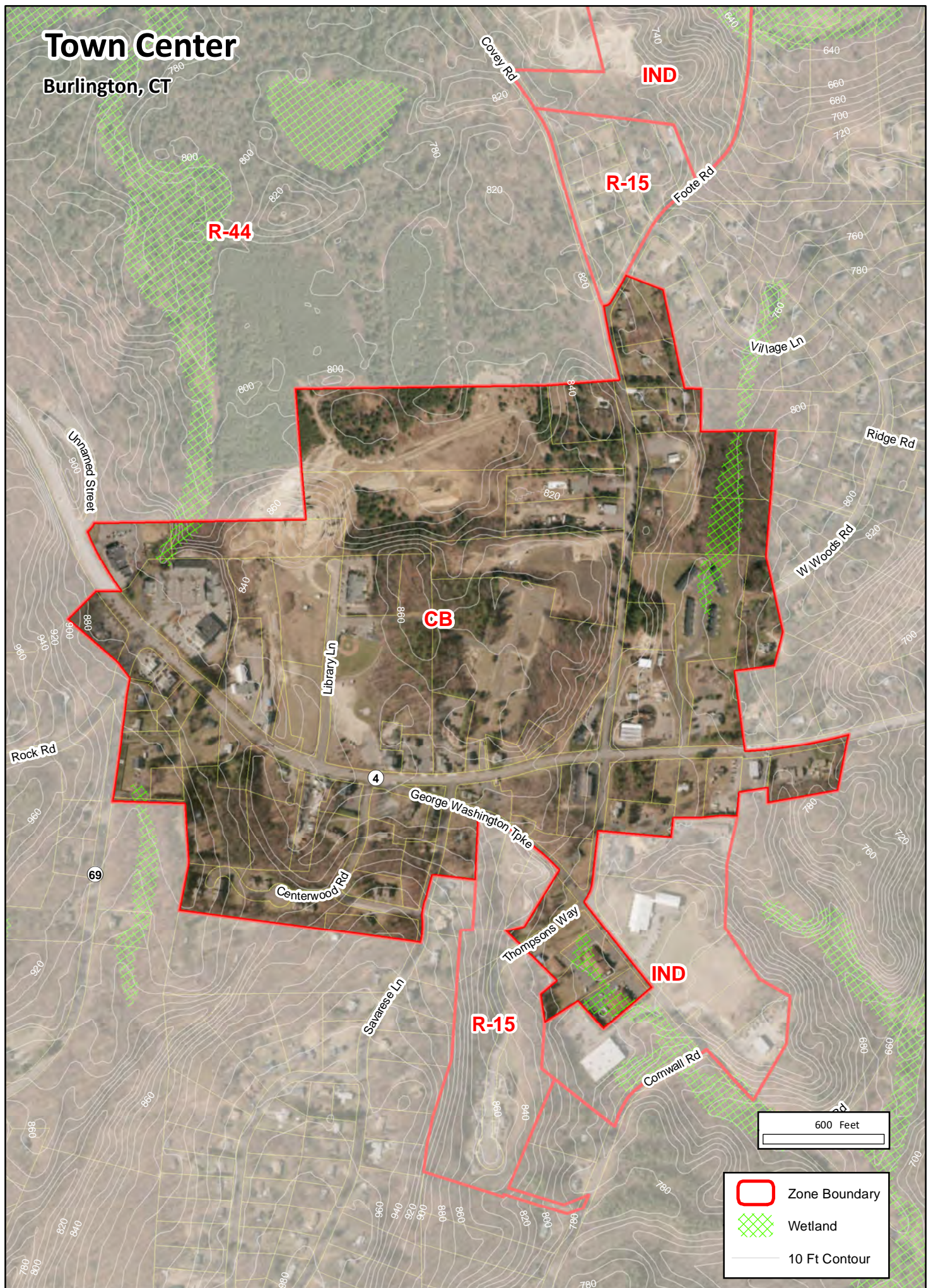
	Challenges	Opportunities
Grocery Store	<ul style="list-style-type: none"> The private sector has not been willing to invest in making this happen A developer was considering a 20,000 SF building on Library Lane and a grocery operator was interested but project was not pursued due to cost of store fixtures, initial inventory, cost of traffic light Redevelopment of Burlington Commons could be a possibility 	<ul style="list-style-type: none"> Town could consider encouraging a grocery store: <ul style="list-style-type: none"> Tax abatement Public-private partnership in the cost of improvements Tax increment financing (Town-funds public improvements from tax revenues to be generated)
Traffic Light	<ul style="list-style-type: none"> Access to a traffic light is considered critical to a grocery store Library Lane location gets complicated with the George Washington Turnpike intersection at the Town Green 	<ul style="list-style-type: none"> Town could work with CTDOT to redesign Library Lane / Geo. Washington Tpke. intersection but could take years Could try to take advantage of existing signal at Route 69
Development Controls	<ul style="list-style-type: none"> Appendix B (Overlay Regulations) is not well integrated into Zoning Regulations 	<ul style="list-style-type: none"> Could incorporate into Regulations rather than an overlay
Design Controls	<ul style="list-style-type: none"> Do not have a “village district” at the present time Appendix C (Design Guidelines) is not well integrated into Zoning Regulations 	<ul style="list-style-type: none"> Could adopt a “village district” Could incorporate a reference to Design Standards into Regulations
Consistent Public Improvements	<ul style="list-style-type: none"> Do not have common improvements specifications for sidewalk materials, lighting fixtures, street furniture, etc.) 	<ul style="list-style-type: none"> Can establish common improvement specifications

Burlington Center Vision



Town Center

Burlington, CT



TOWN CENTER STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Maintain Burlington Center as the community focal point.	9.6	Town
2. Strive to enhance the vibrancy and vitality of Burlington Center.	8.8	Town EDC
3. Encourage uses and activities which will contribute to a vibrant mixture of business, civic and residential uses in Burlington Center.	7.7	EDC PZC
4. To improve overall vehicular circulation in the Town Center area, encourage or require: <ul style="list-style-type: none"> a. Interconnection of sites such as Burlington Commons, Library Lane, Covey Road, etc. so that people can easily travel between uses and activities. b. Improvements which will interconnect existing parking areas and create a more efficient parking layout and circulation scheme. 	8.1	PZC Town EDC
5. To improve pedestrian and bicycle circulation in the Town Center area, promote side-walks and pedestrian pathways, enhance them with trees, lighting, and site furnishings, and eliminate physical barriers.	6.5	PZC Town EDC

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Consider whether it makes sense for Burlington to encourage desired development (such as a grocery) through tax abatements, infrastructure improvements, public-private partnerships, etc.	9.6	EDC BOS
<input type="checkbox"/> 2. Consider whether acquiring nearby Class III watershed land might help support development of Burlington Center (housing, septic, etc.).	6.5	EDC BOS
<input type="checkbox"/> 3. Amend the Zoning Regulations to: <ul style="list-style-type: none"> a. Relocate the Burlington Center provisions in Appendix B into the main body of the Zoning Regulations. b. Adopt provisions to allow / require mixed use buildings in the village core area. c. Adopt provisions to allow multi-family residential development in the village fringe area. 	8.7	PZC
<input type="checkbox"/> 4. Maintain design specifications for improvements within Burlington Center to ensure a consistent appearance is achieved.	4.3	EDC
<input type="checkbox"/> 5. Consider whether it makes sense to designate Burlington Center as a "village district" so that the PZC can regulate exterior building alterations to enhance the Center's overall character.	4.8	PZC
<input type="checkbox"/> 6. Consider changing the Industrial District in Burlington Center to the CBD zone in order to enable "Town Center-style" development, possibly including housing.	6.1	PZC
<input type="checkbox"/> 7. Investigate ways to make traffic safety improvements in Burlington Center (Library Lane, George Washington Turnpike, Covey Road, and Rock Road)	(see Transpo.)	CTDOT Town

PROMOTE ECONOMIC DEVELOPMENT

8

Promote appropriate economic development to meet community needs.

For the POCD, economic development is considered to include uses and activities that:

- Provide jobs for residents of Burlington and the region,
- Provide goods and services for residents, businesses and visitors, and/or
- Provide net tax revenue to support local services.

While economic development historically meant business development, the terminology has grown in recent years to include other uses (including residential uses) which provide one or more of the above attributes. For example, assisted living facilities and age-restricted housing can provide more in tax revenue than they require in municipal services.

Burlington faces a number of challenges in terms of attracting and supporting economic development (locational factors):

- A modest population and traffic flow to provide customers.
- A local population that is oriented towards existing retail establishments in adjacent communities.
- A location somewhat removed from where workers live.
- A location somewhat removed from major transportation systems.
- Limited water / sewer utility infrastructure.
- A tax rate that is not seen as competitive as some other areas.
- A lack of critical mass of business activities.
- Setback and buffer regulations which limit utility of sites.

For Burlington to accomplish its economic development objectives, it may need to be more creative and supportive than it has been in the past.

To assist in these efforts, the Town has contracted with the Connecticut Economic Resource Center for a part-time economic development specialist.

Retail Sales “Leakage”

The 1997 POCD estimated that the spending power of Burlington residents could support over 300,000 SF of retail space.

However, the 1997 POCD also reported that Burlington residents were spending about 90 percent of their purchasing power in other communities such as Canton, Avon, Farmington, Bristol, and Torrington.

As a result, the spending power remaining might only support about 30,000 SF of retail space in Burlington.

In terms of business / industrial development, Burlington has:

- Two areas zoned “Central Business”,
- Five areas zoned “Neighborhood Business”, and
- Eleven areas zone “Industrial.”

It could be a challenge for a business in many of these areas to thrive since there is not a critical mass of related activities to support them. In addition, some of the sites are in public water supply watersheds where business and/or industrial uses could pose a threat to water quality if not carefully operated.

The POCD recommends that the Commission undertake a comprehensively re-view all business / industrial zones (text and map) in order to:

- Revise the language for the different zoning districts (uses and standards) to reflect modern business / industrial needs,
- Eliminate specific zoning districts (or modify their boundaries) where business/industrial development does not fit into the overall community vision and/or cannot be supported with appropriate locational factors,
- Enlarge existing districts or establish new districts where infrastructure is available or locational factors can be provided.

As part of this effort, it may also make sense to:

- Focus on businesses uniquely qualified to take advantage of Burlington’s assets (country inns, spas, etc.).
- Promote active-adult housing, assisted living, multi-family housing, and other types of residential development which will provide net tax revenue to support local services and provide other community benefits.
- Allow for adaptive re-use of existing buildings along arterial roads (typically historic residential structures) for low intensity non-residential uses provided that the residential character of the area is maintained.
- Revisit the home-based business regulations to allow simpler activities (such as a home office with no employees) without a Special Permit while maintaining such control for more impactful uses (such as a home-based contractor).

Business Development

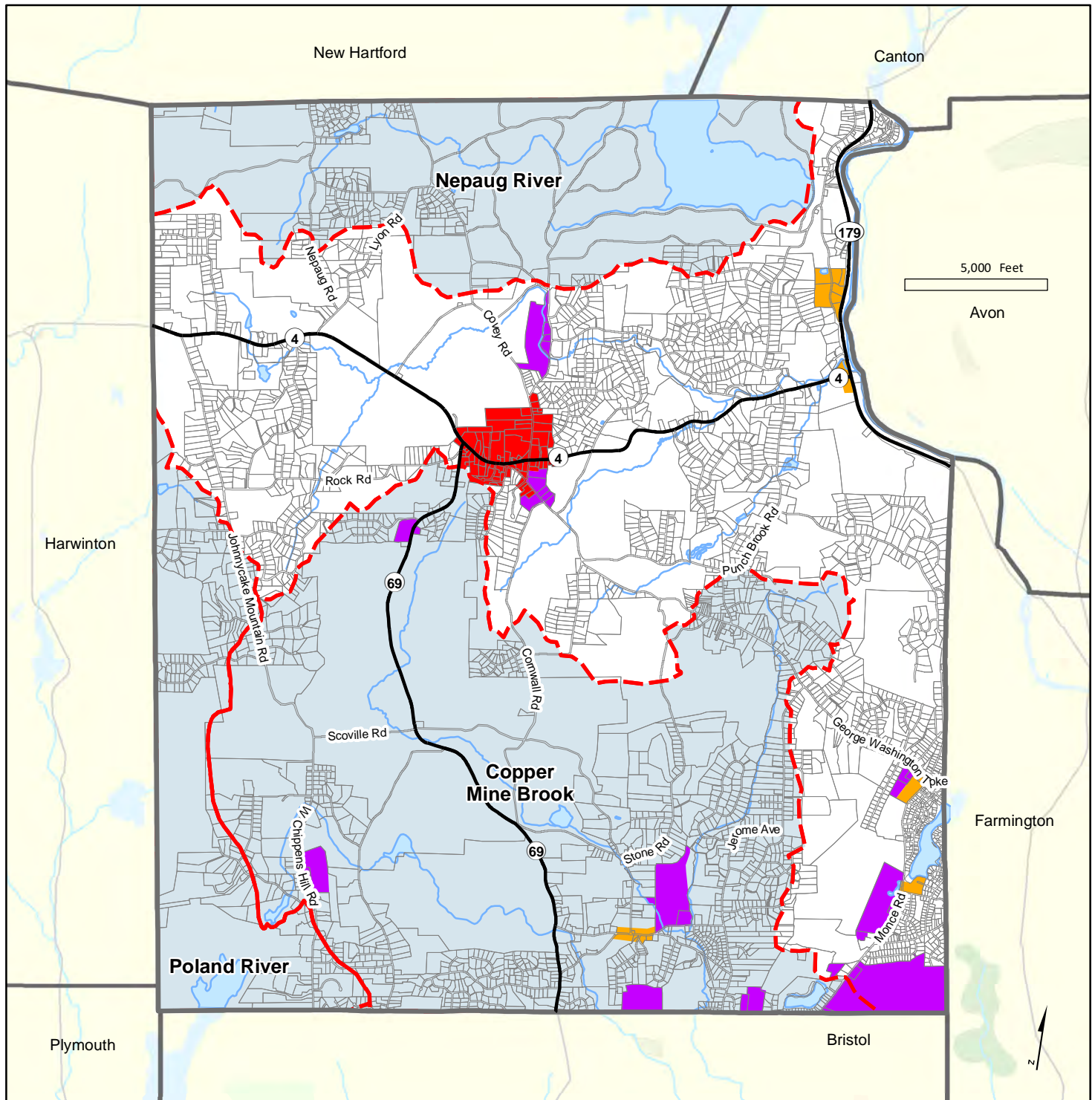


Office Development





Business Development


Burlington, CT




Business Zones

-  Central Business Zone
-  Neighborhood Business Zone

Industrial Zones

-  Industrial Zone

Water Supply Watersheds

-  Public Water Supply Watershed

ECONOMIC DEVELOPMENT STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Promote appropriate economic development in Burlington in suitable areas in order to: <ul style="list-style-type: none"> a. Provide jobs for residents of Burlington and the region, b. Provide goods and services for residents, businesses and visitors, and/or c. Provide net tax revenue to support local services. 	10.0	EDC Town
2. Promote business retention, expansion, and recruitment in Burlington in order to meet community needs.	9.6	EDC Town
3. Seek ways to attract compatible businesses to Burlington including: <ul style="list-style-type: none"> a. Arts, tourism, and cultural opportunities, and b. Businesses uniquely qualified to take advantage of Burlington's assets (ecotourism, agri-tourism, country inns, spas, etc.). 	7.7	EDC Town
4. Promote active-adult housing, assisted living, multi-family housing, and other types of residential development which will provide net tax revenue to support local services and provide other community benefits.	8.8	EDC Town

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Comprehensively review all business / industrial zone locations to: <ul style="list-style-type: none"> a. Eliminate zones that cannot be supported with appropriate locational factors. b. Enlarge / establish zones where infrastructure is available or locational factors can be provided. 	6.1	PZC EDC
<input type="checkbox"/> 2. Comprehensively review all business / industrial zone text and revise standards to reflect modern business / industrial needs.	6.5	PZC EDC
<input type="checkbox"/> 3. Explore an incentive policy (such as tax abatements and/or tax increment financing) to attract appropriate economic development to Burlington and support expansion of existing businesses.	7.8	EDC BOS
<input type="checkbox"/> 4. Explore public / private partnerships, tax increment financing, or other approaches to help businesses get established in Burlington and become a catalyst for other development.	7.0	EDC BOS
<input type="checkbox"/> 5. Modify the Zoning Regulations to allow adaptive re-use of existing residential buildings to office and/or other low intensity business uses along State highways and other major roads near Burlington Center provided that the residential character of the area is maintained.	5.7	PZC
<input type="checkbox"/> 6. Revisit the home-based business regulations to allow simpler activities (such as a home office with no employees) without a Special Permit while maintaining such control for more impactful uses (such as a home-based contractor).	6.1	PZC

GUIDE RESIDENTIAL DEVELOPMENT

9

Promote a variety of housing types to meet changing needs while retaining Burlington's character.

Historically, housing development in Burlington has consisted primarily of single-family residential homes on larger lots. Overall, the Zoning Regulations seem to be working effectively at managing uses and activities in single-family residential zoning districts.

Although the pace of subdivision development has slowed considerably, there are still likely to be land subdivisions in the future. The Commission should review and revise Section IX.E of the Zoning Regulations to promote "conservation development" as a more flexible development approach which can help protect important resources and preserve as much meaningful open space as possible.

Single-Family Residential



Multi-Family Residential



Single Family Residential



Elderly Housing



Housing That Is Affordable

State statutes consider housing to be affordable if a household spends less than 30 percent of its income on housing and related costs.

For households that earn less than the median income, housing can still be unaffordable due to the other expenses they incur.

“Affordable Housing”

The term “affordable housing” refers to the definition under CGS Section 8-30g. According to State data, Burlington has the following inventory of “affordable housing:

Governmentally assisted	27 units
Tenant rental assistance	0 units
CHFA / USDA Mortgage	37 units
Deed restricted	0 units

As a result, Burlington is credited with having 64 “affordable housing” and this is about 1.89% of the housing stock.

Since less than 10 percent of its housing stock is considered “affordable housing” as defined above, Burlington is subject to the Affordable Housing Appeals procedure (CGS Section 8-30g) whereby a development containing affordable housing may not need to demonstrate strict compliance with local zoning requirements.

Housing Diversification

Overall, the age composition of Burlington is changing and there are many demographic segments where single family housing does not meet their needs. Other communities have come to the realization that they can, and should, diversify their housing portfolio to provide for a variety of housing types.

Multi-Family Development - Multi-family development is well configured to meet the housing needs of a younger population (who may not be in a position to purchase a Burlington home just yet) and an older population (who may want to live in Burlington and not be encumbered by home maintenance responsibilities). Such housing can, when properly sited in and near Burlington Center, also help accomplish community goals for strengthening Burlington Center. This housing type could include age-restricted housing.

It should be noted that attracting a younger population is an overall goal of the Northwest Connecticut region.

Mixed Use Development - Mixed use buildings (i.e., residential units in a “top-of-the-shop” configuration above a business) can help support village center areas, provide customers, support employees, and meet a variety of housing needs. This could work in Burlington Center.

Housing That Is Affordable - Housing in Burlington can be expensive and housing affordability is a difficult issue to resolve. While buyers generally want their housing to cost less, sellers generally want their housing to sell or rent for more.

Sales prices are established by the housing market and what people are prepared to spend. However, this becomes a matter of public policy as a result of the Connecticut “Affordable Housing Appeals Procedure” (codified as CGS Section 8-30g). This procedure can essentially allow a developer to not have to comply with local zoning if:

- The community has less than 10 percent of their housing stock meeting State guidelines, and
- The developer proposes a development where at least 30 percent of the residential units are deed restricted to affordable levels for 40 years or more (or meets other State criteria).

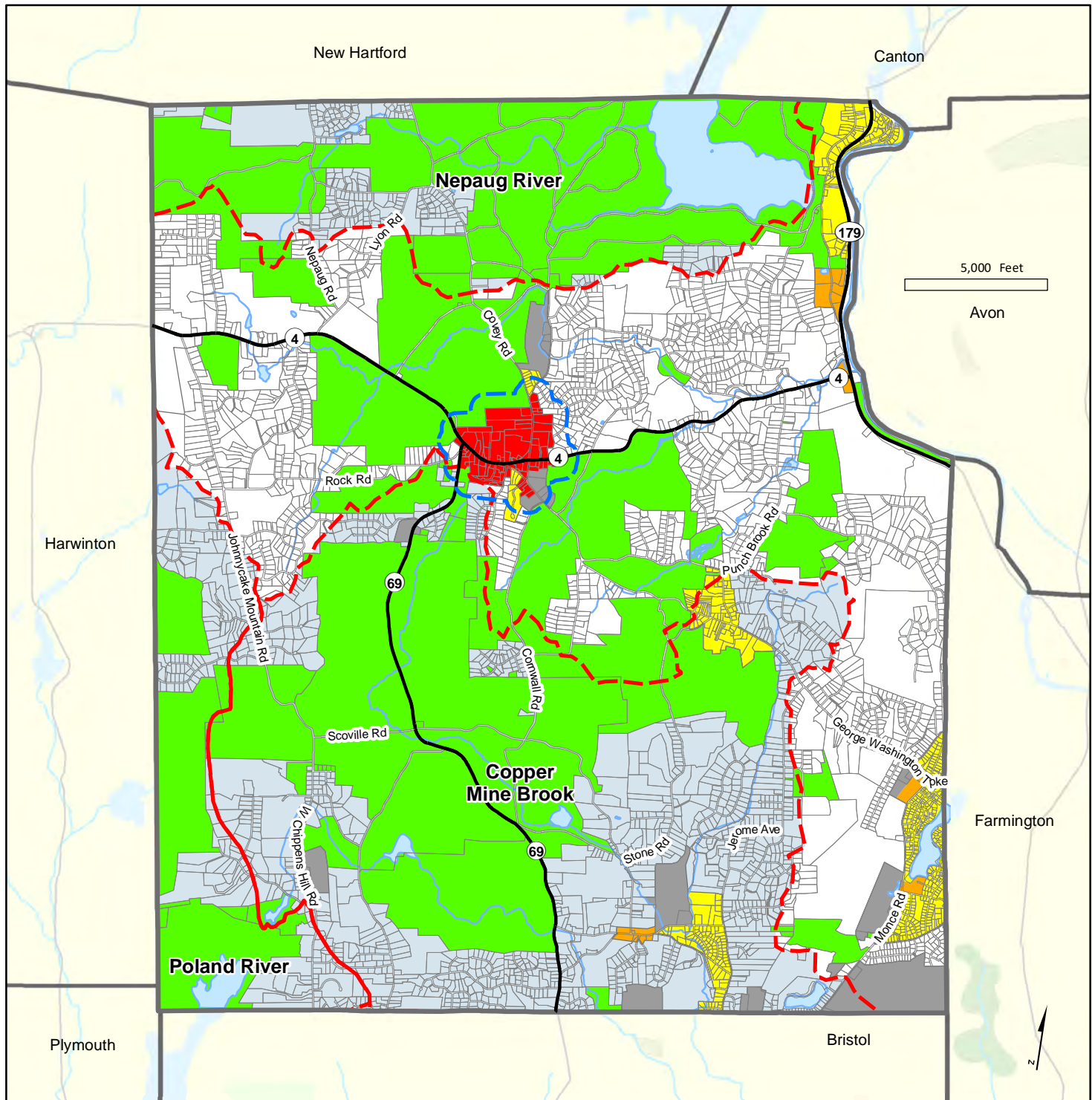
The need for housing that is affordable can be especially relevant for:

- Older persons who may be out-living their financial resources.
- People with special needs (such as people who are mobility-impaired and use a walker or wheelchair).

Accessory apartments can be an effective tool for addressing housing needs and the provisions in the Burlington Zoning Regulations should be revisited to see if they are meeting community needs.

Residential Development

Burlington, CT



Residential Zones

R-15 Residential Zone

R-44 Residential Zone

Housing Opportunity Areas

Housing Opportunity Areas

Water Supply Resources

Public Water Supply Watershed

Watershed Boundary

Other Zones / Uses

CBD Zone - Mixed use may be allowed by Special Permit

NB / NB-2 Zone - Single-family and/or mixed use may be allowed by Special Permit

Industrial Zone - Residential uses not allowed

Open Space

RESIDENTIAL DEVELOPMENT STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Promote a residential pattern for Burlington going forward with: a. Lower density single family development in outlying areas, and b. Housing options in and near Burlington Center.	5.8	PZC
2. Continue to be cognizant of maintaining the overall character and integrity of single-family areas.	3.1	PZC
3. Guide future residential subdivisions and other forms of residential development in ways to preserve and protect important resources and features.	6.9	PZC
4. Seek to diversify Burlington's housing portfolio to provide for a variety of housing types to meet housing needs while retaining the predominantly single-family residential character of the Town and respecting important resources.	7.3	PZC
5. Seek to address the housing needs of the growing number of older residents, including those with limited financial resources.	7.3	PZC Town SS
6. Promote active-adult housing, assisted living, multi-family housing, and other types of residential development which will provide net tax revenue to support local services and provide other community benefits.	8.1	EDC Town
7. Seek ways to encourage housing diversification in and near Burlington Center where it will help meet local housing needs and help strengthen the Center.	5.8	EDC PZC

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Reconfigure Section IX.E of the Zoning Regulations to promote "conservation development" patterns to help preserve and protect important resources and features.	4.3	PZC
<input type="checkbox"/> 2. Revisit the Multi-Family Development Regulations (Section IX.D of the Zoning Regulations) so that it might become more useful for providing housing options in Burlington.	4.3	PZC
<input type="checkbox"/> 3. Modify the Zoning Regulations to allow for mixed use buildings (i.e., residential units in a "top-of-the-shop" configuration above a business) in Burlington Center.	10.0	PZC
<input type="checkbox"/> 4. Consider adopting an inclusionary zoning requirement (as authorized by CGS 8-2i).	2.6	PZC
<input type="checkbox"/> 5. Prepare an official Affordable Housing Plan, as required under PA 17-170 (codified as CGS Section 8-30j), with compliance required by July 24, 2022).	7.8	PZC
<input type="checkbox"/> 6. Revisit the accessory apartments provisions in the Zoning Regulations to see if they can be simplified and help address changing community needs.	6.1	PZC
<input type="checkbox"/> 7. Revisit the minimum floor area requirements in order to allow for smaller living units desired by "empty nester" households and younger persons.	-	PZC

PROVIDE COMMUNITY FACILITIES

10

Continue to provide and maintain community facilities to meet local needs.

Community services (such as public works, public safety, and education) contribute significantly to Burlington's character and quality of life. For the purposes of the POCD, community facilities are considered to include buildings and other facilities which are used to provide services to residents.

The POCD does not get involved in the day-to-day operation of local departments but does look at:

- The adequacy of local facilities to meet anticipated community needs during the planning period (to 2030 or so) and beyond, and
- Whether the potential exists to expand such facilities in the future should the need arise.

The following tables provide a macro-level overview of community facility needs and issues in Burlington (grouped alphabetically by assessment):

ATTENTION NEEDED TO BE ADEQUATE FOR COMMUNITY NEEDS TO 2030 (alphabetical)	
Police Department	<ul style="list-style-type: none"> • Local police facility in the Town Hall building is not expected to be adequate for community needs • Staffed by State Police supplemented by local constables
Senior Center / Community Center	<ul style="list-style-type: none"> • Senior programs limited by available space and staff • Demand is expected to grow

Town Hall



Fire Station #1



SOME ISSUES TO BE CONSIDERED THROUGH 2030 (alphabetical)	
Buildings / Grounds Maintenance	<ul style="list-style-type: none"> Maintaining buildings / sites is reactive
Fire Department / Emergency Medical	<ul style="list-style-type: none"> Volunteer staffing works well (will continue to monitor) Use 4 fire stations due to lack of road connections Water supply is an on-going issue Emergency medical supported by contract EMT
Public Works	<ul style="list-style-type: none"> Storage facilities desired for equipment Maintaining road funding is an important issue
Recreation	<ul style="list-style-type: none"> Additional recreational facilities desired Johnnycake Mountain Park will help meet that need Have lease with State for Nassahegan Recreation Area
Social Services	<ul style="list-style-type: none"> Long term staffing / space is an issue
Town Hall	<ul style="list-style-type: none"> Facility may not be efficiently configured for present / future needs

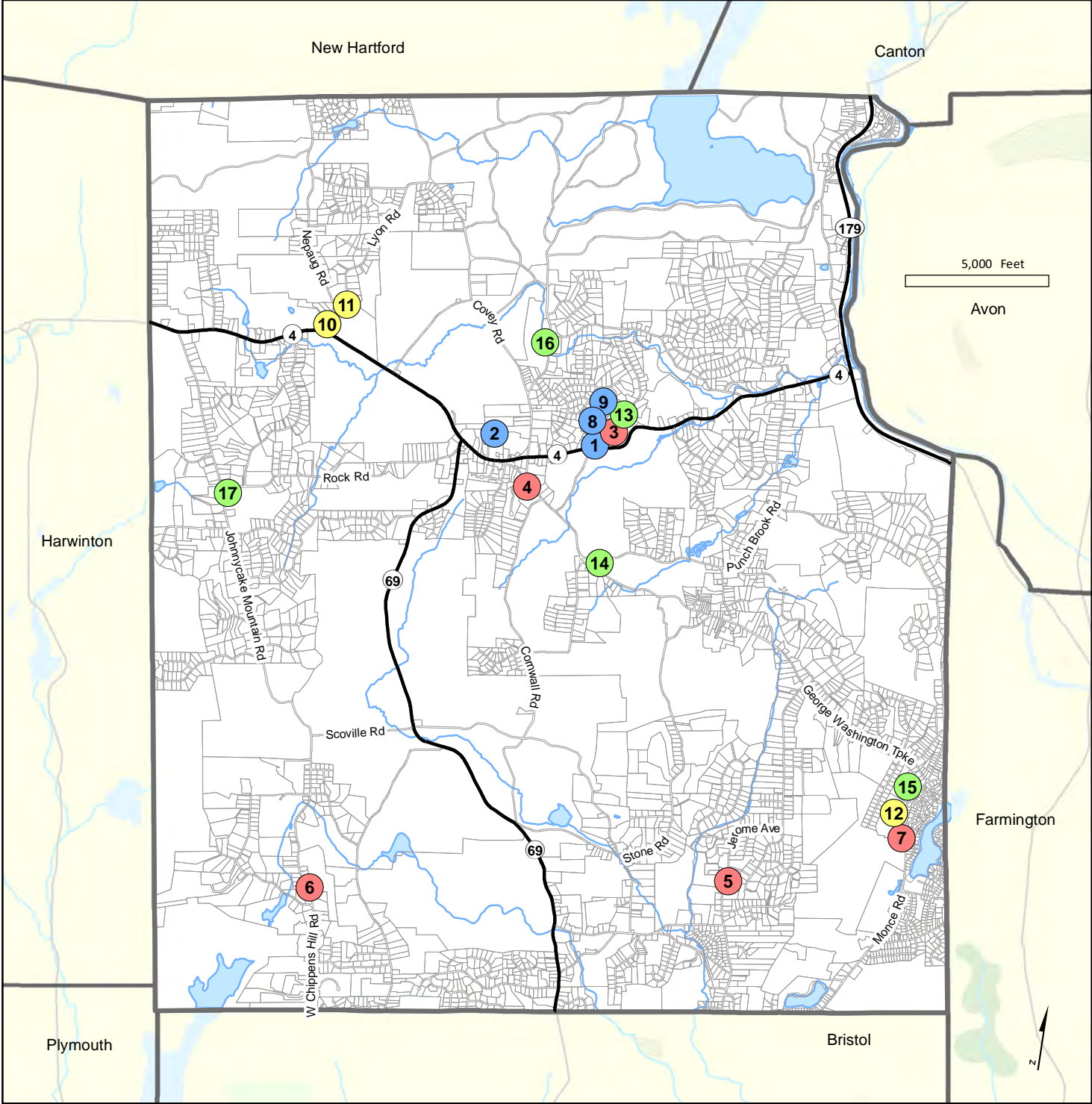
EXPECTED TO BE ADEQUATE FOR COMMUNITY NEEDS TO 2030 (alphabetical)	
Education / Schools	<ul style="list-style-type: none"> Regional School District #10 Current enrollments lower than historic enrollments Expected to have adequate capacity for future needs
Library	<ul style="list-style-type: none"> Library funded by the Town
Solid Waste / Recycling	<ul style="list-style-type: none"> Curbside trash / recycling pickup by private contractors Disposal is at Bristol Resource Recovery Facility Bulky waste service available

Existing Community Facilities (Keyed To The Map On Facing Page)

<p><u>General (blue)</u></p> <ol style="list-style-type: none"> Town Hall Burlington Library <p><u>Public Safety (light red)</u></p> <ol style="list-style-type: none"> Police Station Fire Station #1 – Geo. Washington Tpke. Fire Station #2 – Jerome Avenue Fire Station #3 – Chippens Hill Road Fire Station #4 – Monce Road <p><u>Public Works (gray)</u></p> <ol style="list-style-type: none"> Town Garage Transfer Station 	<p><u>Education / Schools (yellow)</u></p> <ol style="list-style-type: none"> Lewis S. Mills High School (9-12) Har-Bur Middle School (5-8) Lake Garda Elementary School (PK-4) <p><u>Parks / Recreation (green)</u></p> <ol style="list-style-type: none"> Senior Center Nassahegan Recreation Area Malerbo Recreation Complex Foote Road Johnnycake Mountain Park <p>Some recreation facilities are located at schools and other sites</p>
--	--

Community Facilities

Burlington, CT



General / Public Works



General / Public Works

- 1. Town Hall
- 2. Burlington Library
- 8. Town Garage
- 9. Transfer Station

Education



Education / School

- 10. Lewis S. Mills High School (9-12)
- 11. Har Bur Middle School (5-8)
- 12. Lake Garda Elementary School (PK-4)

Public Safety



Public Safety

- 3. Police Station
- 4. Fire Station #1 Geo. Washington Tpke.
- 5. Fire Station #2 Jerome Avenue
- 6. Fire Station #3 Chippens Hill Road
- 7. Fire Station #4 Monce Road

Parks / Recreation



Parks / Recreation

- 13. Senior Center
- 14. Nassahegan Recreation Area
- 15. Malerbo Recreation Complex
- 16. Foote Road
- 17. Johnnycake Mountain Park

Some recreation facilities at schools and other sites

COMMUNITY FACILITY STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Maintain and manage community facilities and services in an efficient and cost-effective way to maximize their utility and to: <ul style="list-style-type: none"> a. Meet current community needs, and b. Anticipate and adapt to future community needs. 	6.2	Town BOE
2. Continue to monitor school enrollments in order to anticipate future enrollment trends well in advance.	3.8	BOE

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Explore solutions to space needs and issues at Town Hall (Police Department, Senior Center, and Social Services).	5.2	Town
<input type="checkbox"/> 2. Explore solutions to space needs and issues for public works.	4.3	Town
<input type="checkbox"/> 3. Explore solutions to space needs and issues for recreational facilities including: <ul style="list-style-type: none"> a. Implementing the long-term plan for improvements at Johnnycake Mountain Park. b. Exploring ways to trade land with the State so that the Town can take ownership of the recreation facilities at Nassahegan Recreation Area. 	3.9	Town
<input type="checkbox"/> 4. Undertake improvements to improve accessibility (mobility, sight, hearing, etc.) to all municipal facilities and services.	4.8	Town BOE
<input type="checkbox"/> 5. Undertake succession planning / training for key positions.	3.0	BOS

Lewis Mills High School



Nassahegan Recreation Area



ADDRESS TRANSPORTATION NEEDS

11

Provide safe and efficient transportation systems to meet community needs.

Transportation systems in Burlington are important in the day-to-day life of the community. Transportation systems should be managed and maintained to meet community needs, efficiently and cost effectively.

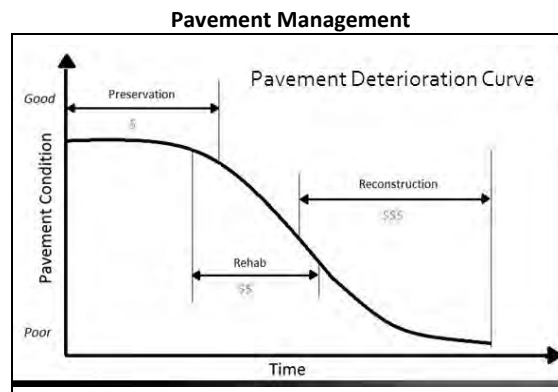
Vehicular Roadways - Burlington's system of public roads fulfills three basic functions:

- Primarily accessing individual properties (local roads),
- Conveying traffic from local roads to main roads (collector roads), and
- Primarily connecting Burlington to other areas (arterial roads).

Accident trends are monitored so that areas with accident concentrations can be addressed by the Town or State as warranted:

- The "S" curve section of Route 4 (geometry and slope).
- Route 4 at Punch Brook / Barnes Hill (geometry and sight lines).
- Route 4 at George Washington Turnpike (geometry and sight lines).

In addition, Burlington should continue to maintain roadway pavement as efficiently and economically as possible. Pavement has a useful life and it is cheaper to preserve pavement quality by on-going crack-sealing and chip-sealing activities rather than let a road deteriorate until it needs to be rebuilt.



Due to the amount of open space and forest land in Burlington, the Town should work with the State of Connecticut and water companies to establish a system of fire access roads in case they are needed in the future.

Electric Vehicles

A number of people are converting to electric vehicles for environmental, economic, and sustainability reasons. However, the availability of vehicle charging stations can be a challenge.

Burlington should seek ways to encourage or require the establishment of vehicle charging stations as part of new developments.

Encouraging Transit

Although Burlington does not have any formal transit services at the present time, there is an informal commuter parking arrangement at the Congregational Church which encourages and supports people who wish to carpool. Burlington should continue to support and encourage such arrangements.

In the future, Burlington should encourage the establishment of commuter bus service (possibly as part of a route through Harwinton to Torrington).

Autonomous Vehicles

This POCD was being prepared during a time when there is discussion regarding the possible roll-out of autonomous vehicles. While the timing of this is unclear, Burlington should begin to consider ways to accommodate such trends as they occur.

In the future, as shown on the map on the facing page, roads in Burlington will be categorized as follows (these are changes from the list in Appendix D of the Subdivision Regulations):

Functional Class	Road (listed alphabetically)	
Arterial Roads	<ul style="list-style-type: none">Route 4Route 179	<ul style="list-style-type: none">Route 69
Collector Roads	<ul style="list-style-type: none">Barnes Hill RoadBelden RoadBradley RoadCase RoadClear Brook RoadCovey RoadEast Chippens Hill RoadFoote RoadFord RoadGeorge Washington TurnpikeHotchkiss RoadJerome AvenueJohnnycake Mountain RoadLyons Road	<ul style="list-style-type: none">Main StreetMonce RoadNepaug RoadProspect StreetPunch Brook RoadReservoir Hill RoadRock RoadSand Bank Hill RoadScoville RoadSouth Main StreetStafford AvenueVineyard RoadWest Chippens Hill
Dirt / Incomplete Roads	<ul style="list-style-type: none">Clear Brook RoadCornwall Road (part)East Chippens Hill Road (part)Geo. Washington Tpke. (part)	<ul style="list-style-type: none">Johnnycake Mtn. Road (part)Stone Road (part)Upton Road
Local Roads	<ul style="list-style-type: none">All other roads in Burlington	

The locations of dirt roads can frustrate overall circulation in the community.

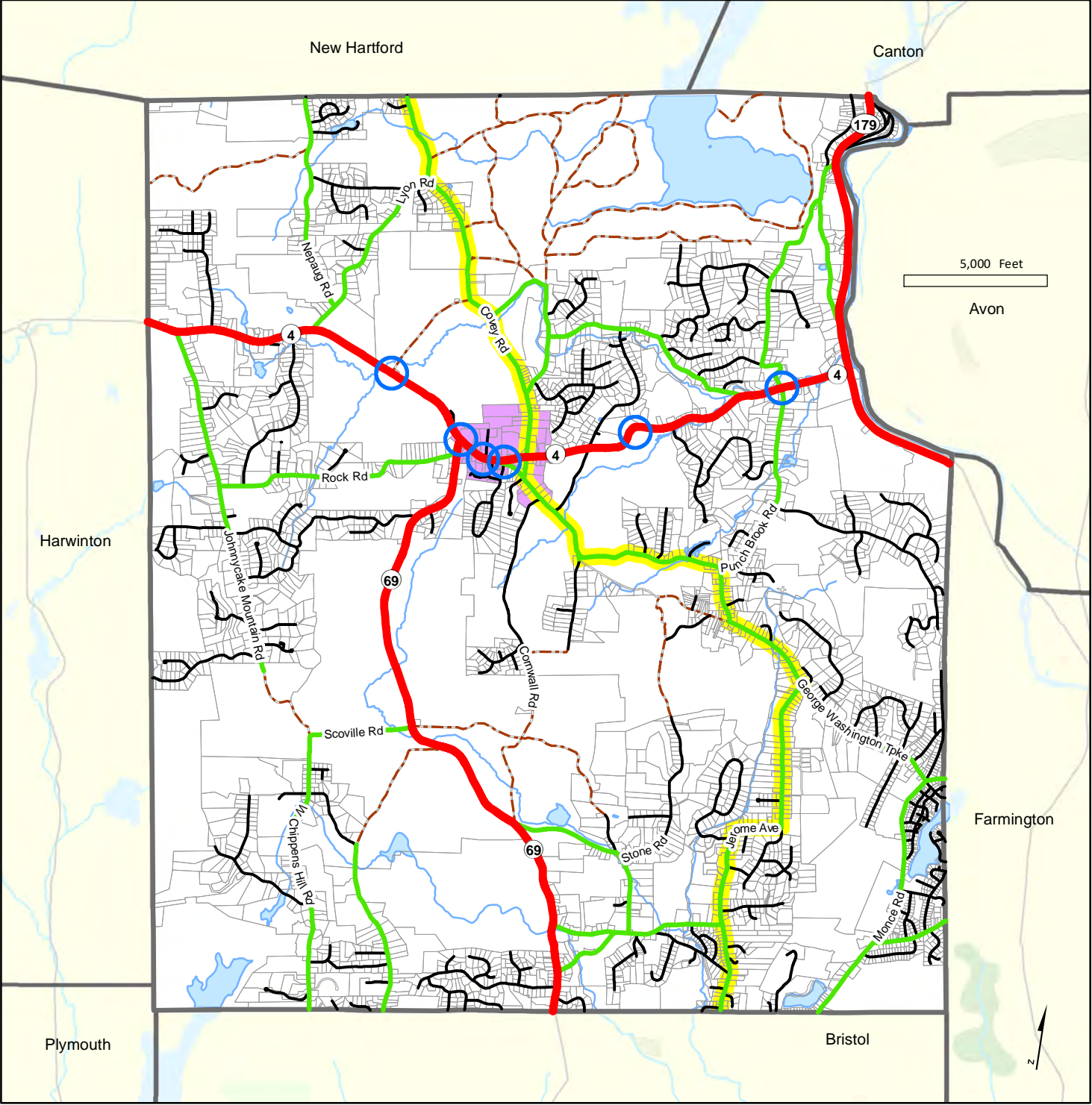
Walking - Burlington has parts of a sidewalk system in the Center area and there is a desire to expand and extend sidewalks and crosswalks in the future. The Farmington River Trail in Burlington is a well-used paved rail trail which connects to other trails in Canton and Farmington. Burlington also contains portions of the Tunxis Trail which is a woodland hiking trail.

Cycling - Portions of some roads in Burlington could accommodate bicycle use. The Statewide Bicycle Map has identified a north-south bicycle route through the Town which runs on Covey Road, George Washington Turnpike, and Jerome Avenue. Burlington also many locations that accommodate off-road bicycle use.





Transit Services - There are no scheduled transit services in Burlington at present. However, there is a dial-a-ride program providing weekday dial-a-ride (paratransit) service for the elderly and disabled. The program provides door-to-door service. Usage of the program should be monitored since there may be a need to provide more service as Burlington's population ages.

Transportation


Burlington, CT



Possible Action Areas Road Classification

-  Possible Action Area
-  Arterial Road
-  Collector Road
-  Local Road
-  Dirt / Incomplete Road

Pedestrian Focus Area

-  Pedestrian Focus Area

Bicycle Route

-  State Listed Bicycle Route

TRANSPORTATION STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)		Priority	Leader / Partners
1.	Continue to work with CTDOT and Northwest Hills COG in identifying and addressing traffic issues along main transportation corridors, such as: a. "S curves" on Route 4, b. Route 4 at Punch Brook / Barnes Hill, c. Route 4 at George Washington Turnpike in Burlington Center, d. Route 4 at Library Lane in Burlington Center, e. Route 69 at the intersection with Rock Road (sight lines), and f. Route 4 at the intersection with Covey Road (sight lines).	10.0	Town NHCOG CTDOT
2.	As necessary, address safety and capacity issues on Town roadways.	5.4	Town PW
3.	Continue to implement pavement management techniques on Town roads to reduce long-term maintenance costs.	5.8	Town PW
4.	Maintain and enhance overall accessibility in the community for pedestrians and for mobility-impaired people (and for an aging population in general).	4.6	Town BOE
5.	Seek to enhance the sidewalk network in the Center (including crosswalks).	1.9	Town PZC
6.	Maintain and enhance the Farmington River Trail (and other trails) in Burlington.	3.5	Town CC
7.	Support accommodations and improvements which will enhance bicycle use in Burlington (on-road and off-road).	1.2	Town
8.	Continue to support the "dial-a-ride" bus services in Burlington and monitor ridership since there may be a need to provide more service as Burlington's population ages.	1.9	Town

B. ACTION STEPS (Specific tasks intended to implement the POCD)		Priority	Leader / Partners
<input type="checkbox"/>	1. Work with CTDOT to revisit regional road classifications in order to facilitate road improvement funding.	6.5	Town NHCOG CTDOT
<input type="checkbox"/>	2. Amend the Zoning Regulations to require the provision of sidewalks in the Burlington Center area.	3.5	PZC
<input type="checkbox"/>	3. Prepare and share maps of on-road and off-road bicycle routes in Burlington.	0.0	EDC
<input type="checkbox"/>	4. Evaluate the long-term approach to certain roadways in Burlington including whether to abandon them, discontinue them, preserve them for recreational use, or improve them for emergency access or permanent connection: a. George Washington Turnpike at Punch Brook / Case Road. b. Johnnycake Mountain Road to West Chippens Hill Road. c. Library Lane to Covey Road to improve Center circulation. d. Jerome Avenue to Monce Road (if possible) for fire response. e. Clear brook Road (through the MDC property).	5.7	Town PZC

ADDRESS INFRASTRUCTURE NEEDS

12

Support the provision of adequate utility services to meet community needs.

In the POCD, utility infrastructure refers to utility services such as:

- Piped utilities (sewer, water, storm drainage, and natural gas),
- Wired utilities (electric, telephone, and cable), and
- Wireless services (communications).

Piped Utilities

Sewers / Septic Systems - Most areas of Burlington rely on on-site septic systems. Through inter-local agreements with adjacent municipalities that have wastewater treatment facilities, sewer service is available in:

- The Lake Garda area (treated by Farmington),
- The Collinsville area (treated by Canton), and
- The Stafford Road area (treated by Bristol).

Other areas of Burlington are considered to be “sewer avoidance areas” where properties are expected to rely on on-site septic systems. Septic performance monitored where needed in order to ensure protection of public health.

Water Mains / Wells - Most areas of Burlington rely on on-site wells. Public water service is available:

- In the Town Center area as a result of a water main extended from Harwinton by the Torrington Water Company, and
- To small areas near Collinsville and the City of Bristol.

Storm Drainage - Storm drainage has become an important infrastructure issue. The state and federal governments have established new standards for municipalities to address stormwater runoff (called “MS-4” regulations) and Burlington will need to do more in the future to comply with these standards. The best way to address these requirements is to implement “low impact development” (LID) techniques.

Energy Utilization

While most people obtain electricity from Eversource, their heating, cooling, and energy needs can also be met through:

- Solar (passive heat and/or photovoltaic power generation),
- Wind (power generation, and
- Geothermal (heating and cooling).

Wired Infrastructure

Electricity - Electrical distribution in Burlington is provided by Eversource. Over the years, the reliability of the electric distribution system has been improved through equipment upgrades, tree trimming, and other approaches. Adequate electricity is expected to be available in the future to meet the needs of local users and accommodate new technologies and uses (such as electric vehicles and electric charging stations). Solar, wind, and other localized generation is used on some individual properties but is not widespread.

Wired Communications - Wired communication services (land-line telephone and cable communication) in Burlington are provided by Comcast / Xfinity and Frontier Communications. Most homes and businesses are now obtaining telephone, internet, and cable television service through “bundled services” from these providers.

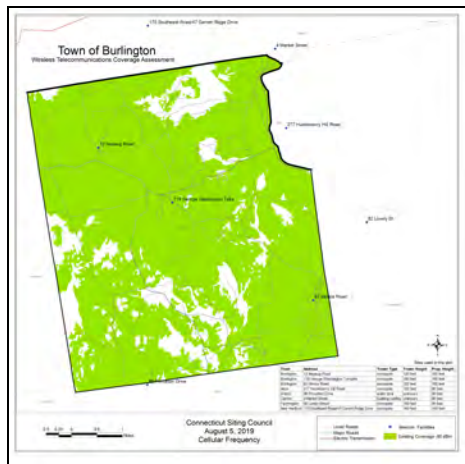
While wired communication service is adequate to meet the basic needs of residents, it is a key objective of Burlington to promote high speed / high capacity broadband service for all parts of the community. The Town should continue to work with providers to find ways to upgrade and improve the wired communications network.

Wireless Infrastructure

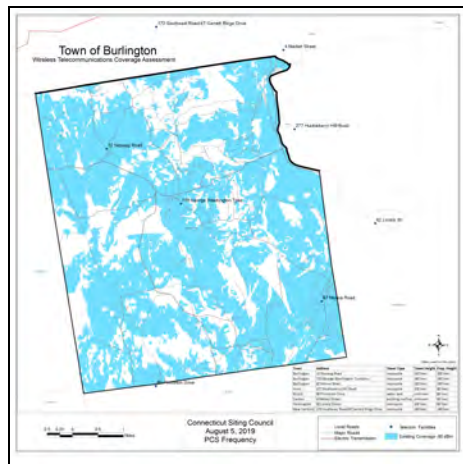
Most people are using mobile phones and other wireless devices (some people are relying exclusively on them). The Town should work with providers to find ways to upgrade the speed and capacity of the wireless communications network in ways that are appropriate for Burlington.

Concerns have been expressed about gaps in wireless coverage in Burlington. Burlington would like to support the improvement of wireless coverage using the least visually obtrusive means possible (such as “stealth” technologies).

Cellular Service



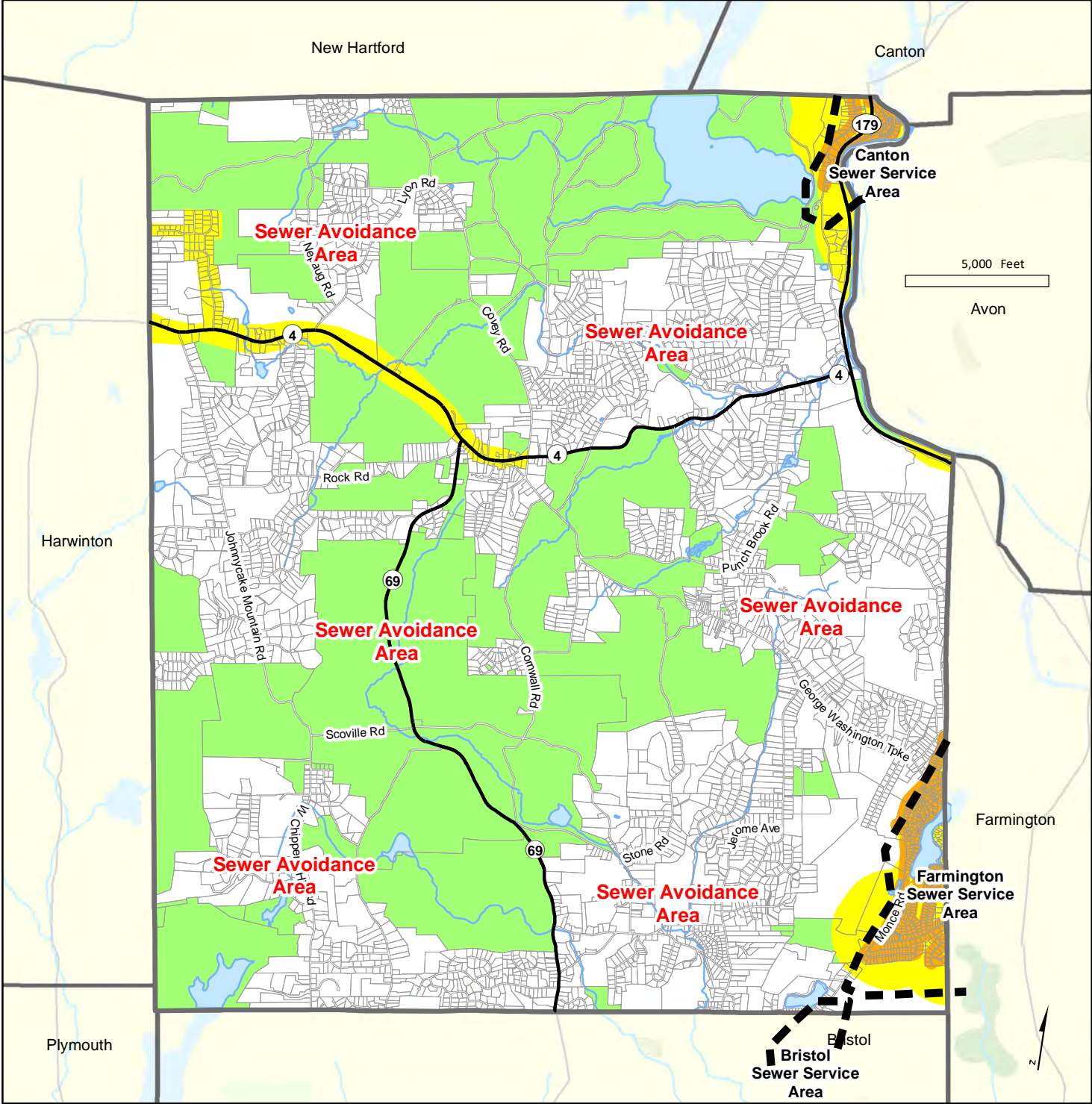
PCS Service





Maps prepared by the CT Siting Council based on carrier information

Utility Infrastructure



Burlington, CT



Sewer / Sewage Disposal

-  Existing Sewer Service Area
-  Areas Served By Private Septic Systems (Sewer Avoidance Area)

Water Supply

-  Existing Water Service Area
-  Areas Served By Private Wells

INFRASTRUCTURE STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. In terms of public sewer service: a. Maintain arrangements to provide sewer service within identified service areas. b. Continue to monitor septic performance in areas where needed. c. Continue to maintain sewer avoidance areas in other parts of Burlington.	3.1	WPCA
2. Encourage the expansion of public water service area in Burlington for domestic use and fire protection.	3.8	Town BBHD
3. Continue to use the Health Code to manage wells and septic systems in other areas of Burlington.	3.1	BBHD
4. In terms of stormwater management, implement "low impact development" (LID) techniques.	4.2	PZC PW
5. Continue to work with Eversource to ensure adequate electric service and electrical reliability in Burlington.	4.2	Town TW
6. Continue to require underground utilities in new development and explore opportunities to relocate wired utilities underground as opportunities arise.	2.7	PZC
7. Work with utility companies to "balance" tree trimming with aesthetic and other concerns.	0.4	TW
8. Encourage trees planted near power lines to be consistent with planting guidelines for such locations.	0.0	TW
9. Encourage the provision of adequate wired communication service (land line telephone, cable television, wired internet) to meet community needs.	5.0	PZC
10. Promote provision of high-speed internet access (enhanced broadband capacity) in Burlington for the benefit of businesses and residents.	5.4	EDC Town
11. Continue to work with telecommunication providers and the Connecticut Siting Council to provide for wireless services to fill local coverage gaps and meet local needs in the least visually intrusive manner.	5.0	Town

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Update the Zoning Regulations to incorporate LID requirements to help address the quantity and quality of stormwater runoff.	3.0	PZC
<input type="checkbox"/> 2. Consider changes to the Subdivision Regulations to allow for a "fee-in-lieu of fire water" provision so that funds can be accumulated for where water supplies are needed rather than where development occurs.	1.7	PZC

POCD IMPLEMENTATION

13

Implement the POCD.

Implementation is the action that must follow any planning or strategic thinking in order for something to actually happen. If strategies to make Burlington a better place are identified but not acted upon, the planning process will not have produced the changes desired or realized the full potential of what Burlington could and should be.

Implementation of the POCD will be facilitated by reviewing the policies and action steps on a regular basis to see how various strategies should be accomplished. While some communities establish a Plan Implementation Committee made up of representatives of different boards and commissions, the Planning and Zoning Commission could accomplish the same thing by regularly devoting time and effort into reviewing and discussing how to implement the POCD.

In addition to completing the action steps identified and implementing the policies in the POCD, further steps could include an annual meeting of Town boards and agencies to discuss community issues and priorities.

The policy chapters of the POCD contain implementation tables which identify leaders and partners responsible for implementing POCD recommendations.

Accomplishing Results



Update Land Use Regulations

To implement POCD recommendations, Burlington should update the Zoning Regulations and Subdivision Regulations. These regulations are critical for guiding new development and making sure they are consistent with POCD goals is an important way to implement the POCD.



Following adoption of the POCD, the Planning and Zoning Commission should undertake a review of the Zoning Regulations and the Subdivision Regulations, making whatever revisions are necessary to:

- Implement POCD recommendations, and
- Promote consistency between the POCD and the Regulations.

Educate People About The POCD

Education about the POCD and overall community objectives should be integrated into customer service, enforcement, and other programs of the Town.

As part of general permitting and enforcement procedures, it is important to inform people of why programs are important to meeting community goals.

Use The POCD When Making Land Use Decisions

Since the Plan of Conservation and Development serves as a basis for land use decisions by the Planning and Zoning Commission, all land use applications should be measured and evaluated in terms of compliance with the Plan and its various elements. Implementation of the POCD can be facilitated by using the POCD as a basis for land use decisions by the Planning and Zoning Commission, especially:

- Special Exception applications, and
- Zone changes and text changes.

Implementation of the POCD can also be facilitated by encouraging the Board of Selectmen and other agencies to use the POCD as a guide in their decisions.

Use The POCD As a Guide For Operating And Capital Budgets

Operating Budget - The annual operating budget guides municipal spending and so it is an important indicator of municipal priorities. Burlington should strive to incorporate POCD priorities into the annual operating budget and adequately fund them in order to help implement POCD recommendations.

Capital Improvement Program - Capital projects are generally long-term investments in the future of a community. When these capital projects help accomplish recommendations in the POCD, the community benefits in a number of ways.

Burlington should strive to consider POCD recommendations in the preparation of the capital budget and prioritization of projects. Since the Planning and Zoning Commission has statutory authority (CGS Section 8-24) for review of municipal improvements and the Capital Budget, the Commission is in a position to provide feedback on whether spending on capital projects also reflects the priorities and recommendations of the POCD.

Maintain The POCD

A Plan of Conservation and Development should be a dynamic document that is used, reevaluated, and amended as necessary. When a Plan is considered strictly a reference document rather than a working document, its effectiveness in guiding the community can diminish over time.

Burlington should consider keeping this Plan current and not waiting to update it every ten years. The simplest way to maintain the Plan might be to review major sections of the Plan every year by:

- Hosting a meeting of Town boards and agencies to discuss POCD strategies and other community issues and priorities,
- Holding a PZC workshop session to refine current POCD recommendations and discuss potential new POCD strategies,
- Revising Plan sections including any changes to the maps, as appropriate, and
- Re-adopting the Plan.

Listing of “Top Ten” POCD Policies

The following represent the “top ten” policies in the POCD based on receiving the highest priority rankings:

Rank / Policy	Priority	Leader / Partners	Reference
1. Promote appropriate economic development in Burlington in suitable areas in order to provide jobs, goods and services, and net tax revenue.	10.0	EDC Town	Chapter 8 Economic Development Page 32
2. Continue to work with CTDOT and Northwest Hills COG in identifying and addressing traffic issues along main transportation corridors.	10.0	Town NHCOG CTDOT	Chapter 11 Transportation Page 44
3. Maintain Burlington Center as the community focal point.	9.6	Town	Chapter 7 Burlington Center Page 28
4. Promote business retention, expansion, and recruitment in Burlington in order to meet community needs.	9.6	EDC Town	Chapter 8 Economic Development Page 32
5. Continue to ensure that protection of water quality is a key conservation priority in Burlington.	9.2	CC IWC APA	Chapter 3 Natural Resources Page 12
6. Strive to enhance the vibrancy and vitality of Burlington Center.	8.8	Town EDC	Chapter 7 Burlington Center Page 28
7. Promote active-adult housing, assisted living, multi-family housing, and other types of residential development which will provide net tax revenue to support local services and provide other community benefits.	8.8	EDC Town	Chapter 9 Residential Development Page 36
8. Continue to support farmers, farms and farming.	8.5	CC Town BLT	Chapter 5 Community Character Page 20
9. Continue efforts to reduce impactful events and prepare/respond.	8.1	BVFD BPD PW EM	Chapter 6 Sustainability Page 24
10. To improve overall vehicular circulation in the Town Center area, encourage or require interconnection of sites and parking areas.	8.1	PZC Town EDC	Chapter 7 Burlington Center Page 28

Listing of “Top Ten” POCD Action Steps

The following represent the “top ten” action steps in the POCD based on receiving the highest priority rankings:

Rank / Action Step	Priority	Leader / Partners	Reference
1. Modify the Zoning Regulations to allow for mixed use buildings (i.e., residential units in a “top-of-the-shop” configuration above a business) in Burlington Center.	10.0	PZC	Chapter 9 Residential Development Page 36
2. Consider whether it makes sense for Burlington to encourage desired development (such as a grocery) through tax abatements, infrastructure improvements, public-private partnerships, etc.	9.6	EDC BOS	Chapter 7 Burlington Center Page 28
3. Amend the Zoning Regulations to incorporate “low impact development” (LID”) approaches to protecting surface and groundwater quality.	8.7	PZC	Chapter 3 Natural Resources Page 12
4. Amend the Zoning Regulations to relocate Burlington Center provisions into the main body of the text, allow/require mixed use buildings, allow MF development in the fringe area.	8.7	PZC	Chapter 7 Burlington Center Page 28
5. Revisit the Zoning Regulations to ensure that appropriate provisions are in place for enabling solar panels and wind turbines accessory to residential and other uses.	7.8	PZC	Chapter 6 Sustainability Page 24
6. Explore an incentive policy (such as tax abatements and/or tax increment financing) to attract appropriate economic development to Burlington and support expansion of existing businesses.	7.8	EDC BOS	Chapter 8 Economic Development Page 32
7. Prepare an official Affordable Housing Plan, as required under PA 17-170 (codified as CGS Section 8-30j), with compliance required by July 24, 2022).	7.8	PZC	Chapter 9 Residential Development Page 36
8. Amend the Zoning Regulations to incorporate a definition of buildable land / exclude 100-year floodplains.	7.0	PZC	Chapter 3 Natural Resources Page 12
9. Explore public / private partnerships, tax increment financing, or other approaches to help businesses get established in Burlington and become a catalyst for other development.	7.0	EDC BOS	Chapter 8 Economic Development Page 32
10. Establish a POCD implementation process which might include regularly meetings (twice yearly or so).	7.0	PZC Town	Chapter 13 Implementation Page 54

IMPLEMENTATION STRATEGIES

Legend for Leaders / partners
on inside back cover

A. POLICIES (Strategies anticipated to continue over time)	Priority	Leader / Partners
1. Strive to implement the POCD.	6.5	Town
2. Integrate education about the POCD and overall community objectives into customer service, enforcement, and other programs of the Town.	4.2	Town
3. Use the POCD policies as a guide when making decisions on land use applications.	4.2	PZC
4. Consider the recommendations of the POCD when preparing the: <ul style="list-style-type: none"> a. Annual operating budget, and b. Capital improvement budget. 	6.2	FS BOS BOF
5. Use the POCD to guide statutory referrals from the Board of Selectmen regarding the overall capital budget and/or individual municipal improvements (CGS 8-24).	5.0	PZC
6. Consider the recommendations of the POCD when making municipal decisions or setting municipal policies.	5.4	FS BOS
7. Seek ways to promote regional service sharing and public-private partnerships when doing so will help implement POCD recommendations.	3.8	Town

B. ACTION STEPS (Specific tasks intended to implement the POCD)	Priority	Leader / Partners
<input type="checkbox"/> 1. Establish a POCD implementation process which might include regularly meetings (twice yearly or so) to: <ul style="list-style-type: none"> a. Oversee and coordinate implementation of POCD recommendations, and b. Evaluate progress being made to implement POCD recommendations. 	7.0	PZC Town
<input type="checkbox"/> 2. Update the Zoning Regulations to reflect POCD strategies and recommendations.	3.9	PZC
<input type="checkbox"/> 3. Update the Subdivision Regulations to reflect POCD strategies and recommendations.	4.8	PZC
<input type="checkbox"/> 4. Meet quarterly to review sections of the Zoning Regulations or Subdivision Regulations in order to keep them up to date and address important issues.	3.0	PZC
<input type="checkbox"/> 5. In order to maintain the POCD, consider reviewing a couple of chapters of the Plan every year by: <ul style="list-style-type: none"> a. Hosting a meeting of Town boards and agencies to discuss POCD strategies and other community issues and priorities, b. Holding a PZC working session to refine current POCD recommendations and discuss potential new POCD strategies, c. Revising Plan sections including any changes to the maps, as appropriate, and d. Re-adopting the Plan. 	3.5	PZC

Overview

The POCD has been prepared to meet the challenges that will confront the Town of Burlington in the future. It is meant to serve as a guide to be followed in order to enhance the Town's quality of life, the overall economy, and community character.

The POCD is also intended to be flexible enough to allow adjustments that achieve specific goals and objectives while maintaining the integrity of the long-term goals of the community. Still, the most important step of the planning process is implementation of the Plan's strategies, policies, and action steps.

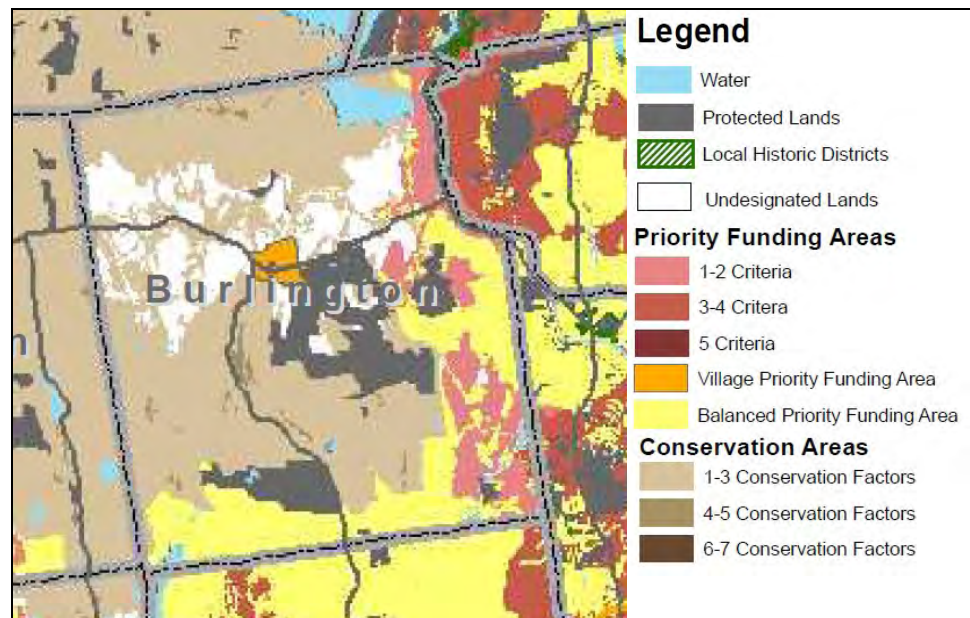
During the next few years, some of the goals will be achieved, circumstances will undoubtedly change, and conditions may arise that will suggest that it is time to reconsider some of the POCD strategies, policies, and action steps. Such situations are to be expected. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Burlington.



Consistency With State and Regional Plans

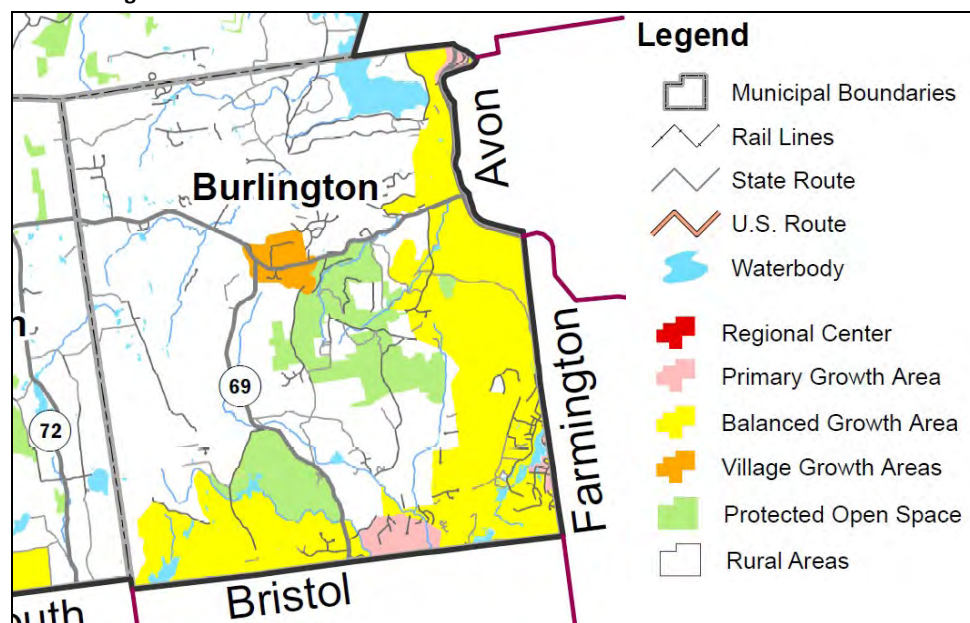
As required by CGS Section 8-23, the recommendations in Burlington's POCD were compared with the State Conservation and Development Policies Plan and the Northwest Hills Council of Governments Regional Plan and were found to be generally consistent with both plans.

State Plan of Conservation and Development



Map reflects 2013-18 Locational Guide Map (LGM) since Legislature had not adopted 2018-23 LGM at the time this POCD was being adopted.

NWCOG Regional Plan



Consistency With Growth Principles

In accordance with CGS 8-23, the Plan of Conservation and Development was evaluated for consistency with statewide growth management principles and found to be generally consistent with those principles.

Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.	FINDING – Consistent Although Burlington is not a regional center, the POCD recommends enhancing and strengthening Burlington Center with mixed-land uses to the extent supported by soil types, terrain, and infrastructure capacity.
Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.	FINDING – Consistent The Plan recommends addressing housing needs and expanding housing opportunities and design choices to accommodate a variety of household types and needs.
Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.	FINDING – Consistent The Plan recommends enhancing and strengthening Burlington Center which will help support the viability of transportation options and land reuse.
Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	FINDING – Consistent The Plan recommends conserving the natural environment, and protecting and preserving cultural and historical resources and traditional rural lands.
Principle 5 – Protect environmental assets critical to public health and safety.	FINDING – Consistent The Plan recommends protecting public water supply watersheds which are environmental assets critical to public health and safety.
Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.	FINDING – Consistent The Plan is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with: <ul style="list-style-type: none"> • Adjacent communities, • Regional organizations, and • State agencies.

Next Steps

The Plan of Conservation and Development (POCD) has been prepared to meet the challenges that will confront the Town of Burlington in the future. The POCD is intended to serve as a guide to be followed in order to enhance the Town's quality of life, the overall economy, and community character.

The POCD is intended to be flexible enough to allow adjustments that achieve specific goals and objectives while maintaining the integrity of the long-term goals of the community. Still, the most important step of the planning process is implementation of the Plan's strategies, policies, and action steps.

During the next few years, some of the goals will be achieved, some circumstances will undoubtedly change, and some conditions may arise that will suggest that it is time to reconsider some of the POCD strategies, policies, and action steps. Such situations are to be expected.

We welcome all Burlington residents and others who will join with us in implementing the recommendations of the Plan of Conservation and Development.

Planning and Zoning Commission

Richard A. Miller	<i>Chair</i>
Robert Wilson	<i>Vice-Chair</i>
Rodolfo Franciamore	<i>Secretary</i>
Lynn Buthe	<i>(to 11/19)</i>
Stefan Stolarz	<i>(from 12/19)</i>
John Hebert	
Rich Miller	
John Parente	
Barbara Dahle	<i>Alternate</i>
Sonia Higley	<i>Alternate</i>
Eric Lindboe	<i>Alternate</i>

Town Officials / Staff

Theodore C. Shafer	<i>First Selectman</i>
Jerry Burns	<i>Zoning Enforcement Officer</i>
Allison Tharau	<i>Planning and Zoning Clerk</i>

Technical Assistance



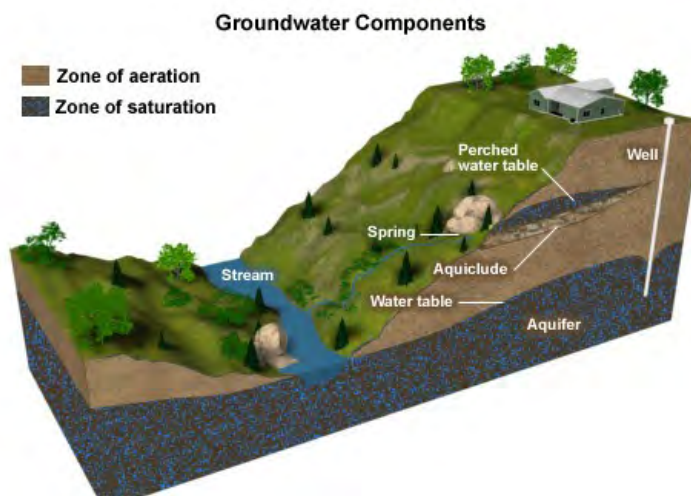
Planimetrics

Glenn Chalder, AICP *Planimetrics*
Michael Fazio *New England GeoSystems, LLC*

GLOSSARY

Action Step - Specific pro-active tasks which can be taken to implement POCD strategies. Action steps can be considered implemented when complete (*see policy*).

Aquifer - A geologic formation that contains sufficient saturated, permeable materials to yield significant quantities of water to wells and springs. (CGS Section 22a-354h[6]).



Arterial Road - A roadway carrying large traffic volumes specifically for mobility, with limited or restricted service to local development.

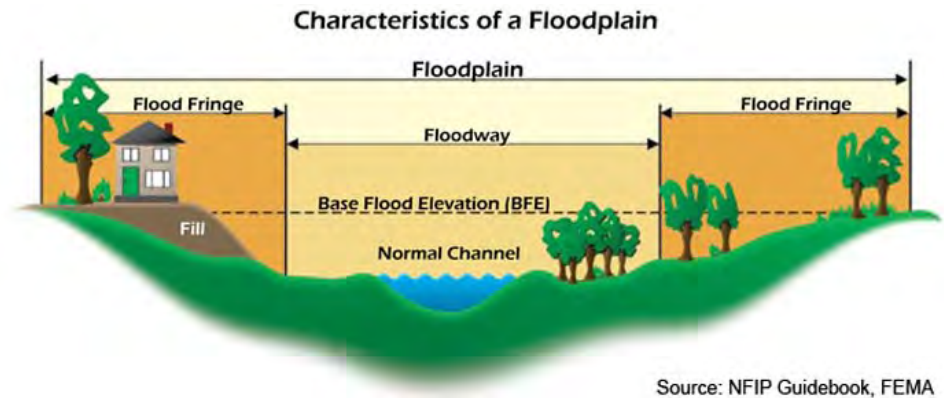
Collector Road - A street whose function is equally divided between mobility and access, linking local streets to arterials.

Collector Street - A street whose function is equally divided between mobility and access, linking local streets to arterials.

Conservation Development - A development approach which preserves significant land as open space. This approach often starts with identifying important features to preserve and then placing development in less sensitive parts of the site (opposite of "cookie cutter" development).

Floodplain - An area of land susceptible to being partially or completely inundated by water from any source.

Floodplain, 100-year - An area which the Federal Emergency Management Agency (FEMA) calculates to have a statistical probability of being flooded to the indicated elevation once in 100 years (i.e. also expressed as a 1.0 percent chance of being flooded in any given year.)



Inclusionary Zoning – A regulation that requires a given share of new construction to be made affordable to people with low to moderate incomes. (*antonym of exclusionary zoning*).

Local Street - A street whose primary function is to provide access to a residence, business or other abutting property.

NWCOG - The Northwest Hills Council of Governments – the regional planning agency that includes Burlington.

Policy – Statements suggesting how Burlington should evaluate proposed activities or initiatives to accomplish POCD strategies. Policies may never be considered “implemented” since they are intended to be on-going (see “action step”).

PZC - The Burlington Planning and Zoning Commission.

Watercourses - Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water.

Wetlands - Land, including submerged land, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and flood plain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Soil Conservation Service of the U.S. Department of Agriculture (USDA).

Legend For Leaders / Partners

Code	Entity
APA	Aquifer Protection Agency
BBHD	Bristol-Burlington Health District
BHS	Burlington Historical Society
BLT	Burlington Land Trust
BOE	Board of Education,
BOF	Board of Finance
BOS	Board of Selectmen
CC	Conservation Commission
DEEP	CT Department of Energy / Environmental Protection
CTDOT	CT Department of Transportation
EDC	Economic Development Commission
EM	Emergency Management Department
FS	First Selectman
IWC	Inland Wetlands & Watercourses Commission
NHCOG	Northwest Hills Council of Governments
PD	Police Department
PR	Parks & Recreation
PW	Public Works
PZC	Planning & Zoning Commission
TW	Tree Warden
VFD	Volunteer Fire Department
WPCA	Water Pollution Control Authority
ZEO	Zoning Enforcement Officer
ZBA	Zoning Board of Appeals

Mapping Data

All mapping in this POCD was prepared by New England Geo-Systems, the Town's provider of geographic information system (GIS) services. If needed in the future, the Town can obtain information from New England Geo-Systems regarding map data sources and whether any updated data layers are available.

