

A PLAN OF CONSERVATION AND DEVELOPMENT FOR THE TOWN OF HARWINTON



PREPARED BY THE
Harwinton Planning Commission

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INTRODUCTION

In 2010, the Planning Commission of Harwinton published a Plan of Conservation and Development. The Connecticut General Statutes require that the Plan must be updated each decade. The purpose of this Plan is to guide the Town in matters of development and conservation and to inform residents of trends and challenges the town faces. The Plan addresses economic growth, residential trends, and the infrastructure needs required to accommodate future growth.

For the last few years the Planning Commission has reviewed the activities and issues that have come before various boards in order to understand the development and conservation trends and pressures facing our Town. The Commission has held numerous hearings at which residents could present their views on housing, land use, recreation, commercial development, and open space. A survey of our citizenry, a summary of which is presented below, was conducted on major developmental topics. The Commission has requested input from other Town boards and commissions where their knowledge and responsibilities are applicable. The Commission has followed with interest similar issues in nearby towns and throughout Connecticut.

This Plan of Conservation and Development relies on the 2010 Plan, available in the town library and the Land Use office, for earlier history, statistics, and trends, and attempts to update statistics of continuing significance. It presents the current evaluation and observations of the Planning Commission relative to growth, the use of our land, and challenges we face. It presents the Commission's recommendations relative to these matters.

The Town of Harwinton is centrally located in the Bristol/Torrington/Hartford commercial corridor and reaps the benefits and feels the effects of increased commerce in neighboring towns. Residents have easy access to stores and services but must deal with increasing traffic as a "connector town".

Commercial development has been minimal, as most citizens of Harwinton seem content to do business outside our borders while living in the Town. Rising tax bills are a constant topic of discussion and dissatisfaction. At the same time, we insist on quality education and retention of a rural atmosphere.

The Planning Commission consists of five members who are elected by the voters of Harwinton and three alternates who are appointed by the Commission and approved by the Board of Selectmen. Membership changes over time, so many different members have provided input to this Plan.

In January of 2019, the Planning Commission began work on crafting the required Plan of Development for the town of Harwinton. As part of this process, a questionnaire consisting of twenty-two questions was sent to every household in town and also made available in an online survey. There were 452 returns. This information was compiled into a data sheet, which has assisted the Planning Commission in putting together the Plan of Development. The Planning Commission would like to thank those

residents who took the time to complete the survey and we thank Jocelyn Ayer, Community & Economic Development Director at Northwest Hills Council of Governments for her assistance in creating the online survey and calculating the results.

The survey and results follow.

Harwinton Planning Commission Plan of Development Survey Results

1. Do you feel Harwinton needs more commercial zones to help increase the tax base?
32.52% Yes
40.71% No
26.77% Not sure, would need more information
2. Would you support the creation of an architectural review committee for new commercial development in town?
48.55% Yes
28.95% No
22.49% Not sure, would need more information
3. Would you support Zoning Regulations that would allow sale of alcohol in establishments located near a town line?
68.14% Yes
17.26% No
14.60% Not sure, would need more information
4. Would you support Zoning Regulations that would allow the sale of alcohol in establishments located near a school?
39.96% Yes
47.77% No
12.28% Not sure, would need more information
5. Would you like to see more housing in Harwinton that is affordable to families earning under \$65,000/year? (This would fit the State's definition of "Affordable Housing".)
29.62% Yes
51.22% No
19.15% Not sure, would need more information
6. Would you like to see more housing in Harwinton that is affordable to seniors or other single residents earning under \$46,000/year? (This would fit the State's definition of "Affordable Housing".)
47.89% Yes
34.15% No

17.96% Not sure, would need more information

7. Would you support multi-unit rental housing in Harwinton?

17.29% Yes

68.96% No

13.75% Not sure, would need more information

8. Would you like to see more senior housing in Harwinton?

58.00% Yes

25.11% No

16.89% Not sure, would need more information

9. Would you be in favor of “Cluster Housing”? (A neighborhood of homes where the houses are clustered closer together on smaller lots to preserve more of the overall site as open space or recreational space. This is seen as an alternative to traditional large lot subdivisions.)

30.00% Yes

54.44% No

15.56% Not sure, would need more information

10. Would you support a town police department rather than our current resident state trooper program?

31.04% Yes

41.46% No

27.49% Not sure, would need more information

11. Would you support regulations on restrictions of “Airbnb” properties in Harwinton?

(These are short term rentals between 1 night and 30 nights and can be one bedroom in an owner occupied home or the whole home.)

41.37% Yes

40.04% No

18.58% Not sure, would need more information

12. Should the town support the ability of farm owners to hold events or activities on farms that bring visitors to their farms such as farm weddings, corn mazes, fruit picking, farm B&Bs, etc.?

88.96% Yes

3.53% No

7.51% Not sure, would need more information

13. Would you support regulations that create and promote a Town Center with areas for townspeople to congregate?

57.78% Yes

18.22% No

24.00% Not sure, would need more information

14. Where would you like to see a Town Center created? The majority of the answers were That a town center should be at the Municipal Complex on Bentley Drive.

15. What would you like to be included in a Town Center?

73.14% green space with benches and walking trails

15.96% co-working space

7.18% housing

57.98% community center

36.17% small grocery store

33.24% Other

16. What types of economic development would you like to see the town encourage/support?

67.14% Encouraging and supporting home-based businesses and telecommuting residents

56.34% Installing high speed, fiber-optic broadband

38.26% Expanding commercially zoned areas along Route 4 and Route 118

24.18% Attract light manufacturing

29.34% Promote tax incentives to attract new businesses

14.08% Other

17. What types of businesses would you like to see in town?

67.87% Restaurants

31.18% Light manufacturing

42.93% Grocery store

13.91% Clothing store

54.92% Coffee shop

24.70% Other

18. On a scale 1 to 5 (1 being the highest, 5 being the lowest) rate the top challenges for small towns like Harwinton.

Attracting youth to live in town	35.47% (highest)	15.64% (lowest)
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Lack of a town center	22.61% (highest)	23.48% (lowest)
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Lack of tourism in town	9.83% (highest)	32.37% (lowest)
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Lack of businesses	21.39% (highest)	12.03% (lowest)
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Lack of support for local businesses	16.97% (highest)	17.22% (lowest)
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19. On a scale of 1 to 5 (1 being the highest, 5 being the lowest) what do you think is the best thing about Harwinton?

Location	55.03% (highest)	5.82% (lowest)
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Education	31.48% (highest)	8.99% (lowest)
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Proximity to job	6.93% (highest)	38.50% (lowest)
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Cost of living	12.91% (highest)	12.91% (lowest)
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Housing costs	6.75% (highest)	28.05% (lowest)
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20. Are you planning to relocate out of Harwinton within the next ten (10) years?

32.96% Yes

67.04% No

21. If you are planning to relocate, why?

Taxes, Cost of Living and Retirement are the most reasons given.

22. Which of these internet sites do you use most to gain information about Harwinton:

26.44% Town Website (harwinton.us)

46.00% Harwinton Happenings (Facebook)

10.00% Harwinton Gazette (Facebook)

0.89% Harwinton in Time and Beyond (Facebook)

8.67% None of the above

8.00% Other (Harwinton Library site, newspaper, town hall)

*The survey did not allow multiple choices and many responses were that multiple sites mentioned were used.

Percents represent the percentage of total respondents who selected a specific option and so may not total 100%.

PLAN OF CONSERVATION AND DEVELOPMENT SUMMARY

The purpose of the Plan of Conservation and Development is

- To protect our natural environment
- To maintain the rural character of the Town
- To make Harwinton an even better place to live
- To improve municipal “housekeeping”
- To regulate future land use

PROPOSALS

TO PROTECT OUR NATURAL ENVIRONMENT

1. Present regulations of the Planning, Zoning and Inland Wetlands are generally sound. The maintenance and, where appropriate, strengthening of these regulations is the best way to assure the future beauty and character of Harwinton.
2. The Town’s land use regulations are intended to promote the application of Low Impact Development (LID) strategies for the analysis and design of stormwater treatment systems, minimize the degradation of water resources within the Town of Harwinton from pollution from non-point source runoff, mitigate impacts to the hydrologic system from development, including reduced groundwater recharge and pollutants found in stormwater runoff, and reduce or prevent flooding, stream channel erosion, and/or other negative impacts created by the volume of stormwater runoff resulting from development. The Town’s stormwater drainage system is designated as an extension of the streams and watercourses of the Town and protected as part of the wetlands and watercourses eco system. This means that stormwater discharges through highway drainage and should be regulated by the Town or the Inland Wetlands and Watercourses Commission back to the source.

TO MAINTAIN THE RURAL CHARACTER OF THE TOWN

1. Results of the survey indicate that the rural character of the Town must be preserved. That preservation is a foundational policy of this Plan of Conservation and Development.
2. The provision of sewers to all parts of the Town being an unreasonable policy, the Town will continue to operate on a policy of no new sewers. This is the reasoning for existing large lot zoning and strict wetland preservation policies. The preservation of quality water supply yields the additional benefit of rural character.

3. Any proposal by a landowner or developer that adds to the rural flavor of the Town should be considered, even if it means amending regulations.
4. Changes that preserve ridgelines from development should be considered.
5. Distinctive rustic signs for subdivisions should be encouraged.
6. Natural-design public-works engineering, which encourages stonework instead of steel and concrete, should be considered. The impact of commercial, municipal and residential lighting should also be considered and every effort made to minimize potential “light pollution.”
7. The existing historic districts should be maintained. A map of natural and historic buildings and features of the Town should be kept up to date and preserved so that it can be referred to by commissions involved in development.
8. Every effort should be made to design roads that retain the rural flavor of the town. Stonewalls and selected trees should be preserved when considering road-bed layout.

TO MAKE HARWINTON AN EVEN BETTER PLACE TO LIVE

1. Trail systems should be encouraged to tie together open space areas where possible.
2. More housing for the elderly should be constructed and services provided as needs and opportunities arise.
3. The Town should consider the prohibition of underground fuel tanks and require periodic inspection of septic tanks and systems.
4. The Town should encourage active involvement of the Lake Harwinton Association Representatives with town commissions when appropriate.
5. The Town should continue to work with the Connecticut DOT to identify projects of concern.
6. The Town should continue its policy of improvements to Town roads as the need arises and funds permit.

TO IMPROVE MUNICIPAL “HOUSEKEEPING”

1. A uniform procedure for design review, bonding, construction and inspection should be agreed upon and structured. The Town should consider forming an Architectural Committee to ensure new development is consistent with the existing rural character.
2. The task of determining Town owned roads and public rights-of-way should be pursued. A policy of abandoning (or discontinuing) roads should be adopted and town roads should be improved as necessary.
3. In preparation for future development, all existing policies, regulations, and procedures should be reviewed and improved when called for.

TO REGULATE FUTURE LAND USE

The regulation of future land use is the heart of the statutory requirements for a Plan of Development. Such regulation, together with the proposed residential densities, is a key responsibility of the Plan.

STATE & REGIONAL PLAN STATEMENT

According to state statutes, municipalities are required to consider consistency with both the state and regional plans of conservation and development.

STATE OF CT CONSERVATION AND DEVELOPMENT PLAN

<https://portal.ct.gov/OPM/IGPP-MAIN/Responsible-Growth/Conservation-and-Development-Policies-Plan/Conservation-and-Development-Policies-Plan>

The Conservation and Development Policies Plan for Connecticut, 2013-2018 (C&D Plan) contain policies that guide the planning and the decision-making process of state government relative to:

1. Addressing human resource needs and development
2. Balancing economic growth with environmental protection and resource conservation concerns
3. Coordinating the functional planning activities of state agencies to accomplish long-term effectiveness and economies in the expenditure of public funds

The C&D Plan includes the following six Growth Management Principles:

1. Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure
2. Expand housing opportunities and design choices to accommodate a variety of household types and needs
3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands
5. Protect and ensure the integrity of environmental assets critical to public health and safety
6. Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis.

It is the finding of the Harwinton Planning Commission that this Plan is consistent with the above growth management principles.

NORTHWEST HILLS REGIONAL PLAN OF CONSERVATION AND DEVELOPMENT

<http://northwesthillscog.org/wp-content/uploads/2017/11/Regional-Plan-of-Conservation-and-Development-NHCOG-2017.pdf>

The Northwest Hills Council of Governments (NHCOG) is the state recognized planning organization for the eleven-town Litchfield Hills Region, including the Town of Harwinton. The NHCOG adopted a Regional Plan of Conservation and Development in October of 2017 as an advisory document that “evaluated conditions, trends and issues of regional significance; recommends policies that will address

regional issues; and provides a framework to guide residents and local officials in considering conservation and development activities in the region.”

The Regional Plan is focused on actions that will assist the NHCOC’s member towns to meet the following goals: (1) Attract and retain young residents; (2) Protect water quality and natural resources; (3) Support farm businesses and protect farmland; (4) Strengthen our town centers and Main Streets; (5) Meet the needs of our older adult residents; and (6) Continue to foster regional collaboration and resource sharing.

1. Conserve and strengthen exiting urban and village centers
2. Promote compatible development forms adjacent to these areas
3. Provide sufficient land and infrastructure for vigorous economic development
4. Avoid intensive development on environmental sensitive areas
5. Promote the protection of important open space and agricultural land
6. Preserve the unique rural charter of the Region

The Harwinton Planning Commission reviewed the NHCOC Sustainable Growth Policy Map (Appendix A-15) and concluded that the town plan is consistent with the recommendations of the regional plan in regard to the following land categories:

1. Rural Community Centers
2. Low Density Neighborhood Areas
3. Rural Areas
4. Preservation Areas
5. Existing Preserved Open Space
6. Watershed Land and Other Open Space

HOW HARWINTON CAME TO BE: A BRIEF HISTORY

The Town of Harwinton is fortunate to have had citizens like Raymond George Bentley. Born in the Town in 1892, he attended the old fourth district Clearview School, lived a full life in Harwinton and contributed to the Town's future by writing a book, History of Harwinton, now out of print, but available in the Town Library. It is from this book that much of the following information comes. This short chapter is not about the social, political or economic history of the Town, but about the land and how it came to be divided and occupied.

In 1614, six years before the Pilgrims landed at Plymouth in 1620, a Dutch navigator, Adrian Block sailed up the Connecticut River. In June of 1633, a trading post was established by the Dutch where Hartford is now. English settlers came to what is now the Town of Windsor in September of the same year. The Windsor site, where the Farmington River joins the Connecticut, gave easier access inland than Hartford would have. Wethersfield was settled in 1634, Old Saybrook shortly thereafter, and the Dutch, not interested in farming on the Connecticut River, withdrew. Hartford was settled in 1635.

With the Dutch in New York (New Amsterdam) and the English in Massachusetts and along the Connecticut River, there remained a large area of uninhabited land between. There were no roads, save for Native American and animal trails, and most settlements were located by the rivers and shores. By 1686, there were 29 towns in Connecticut. Some, like Farmington (1645), were quite large, covering land occupied today by many other towns.

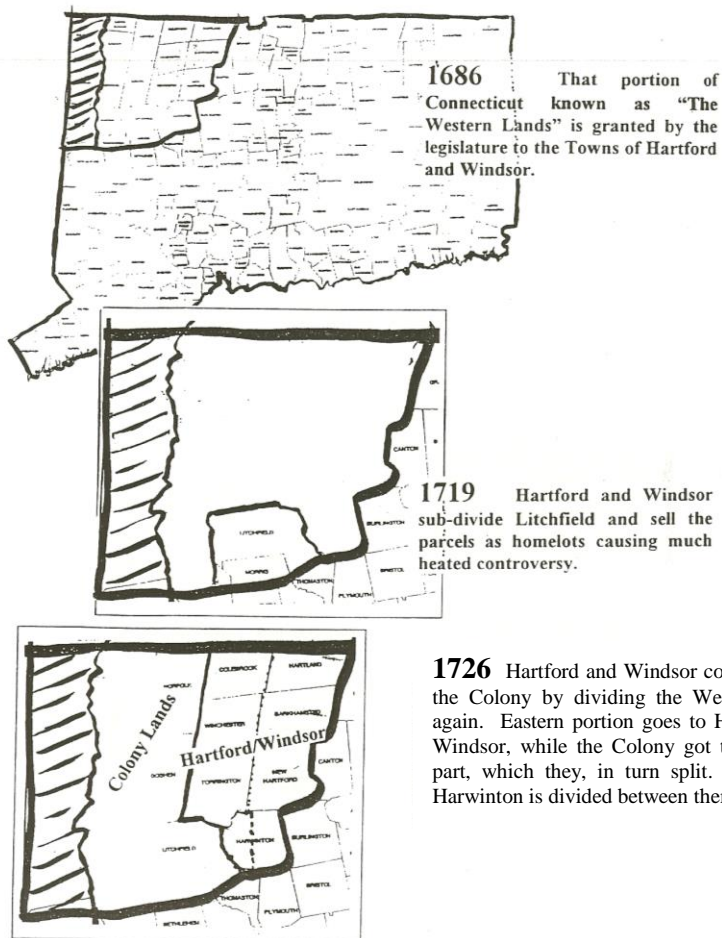
The large undeveloped area in what is now Connecticut was referred to simply as "the Western Lands." In 1686, there was a fear in Connecticut that Sir Edmond Andros, appointed Captain-General of New England by King James II, was getting ready to annex the "Western Lands" to New York or claim it for himself. To prevent this, the Colonial court passed the following resolution:

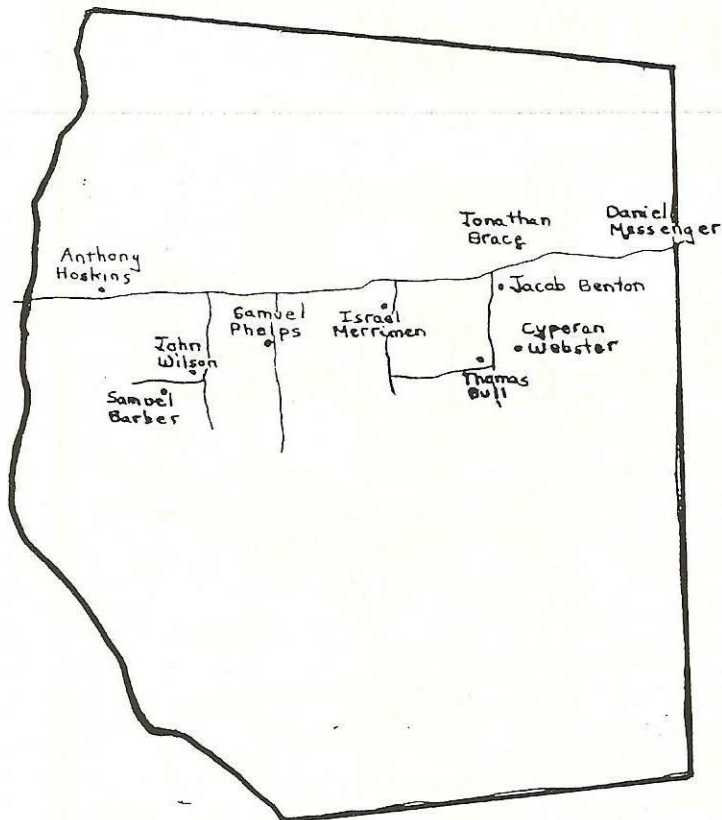
"This Court grants to the plantations of Hartford and Windsor those lands on the North of Woodbury and Mattatuck, and on the west of Farmington and Simsbury, to the Massachusetts line north, to run west to the Housatonick or Stratford River, provided that it be not, or part of it, formerly granted to any particular person to make a plantation or village."

Thirty-three years later, as more and more of the state was settled, the demand for land increased and in 1719, Hartford and Windsor divided Litchfield, which included Morris and part of Washington, into house lots and sold them. Since there had been great controversy over whether these lands were actually owned by Windsor and Hartford a compromise was reached. The Connecticut Colony got the Western half and Hartford and Windsor got the Eastern half, and now occupied by seven towns including Harwinton, illustrated by maps on the following pages.

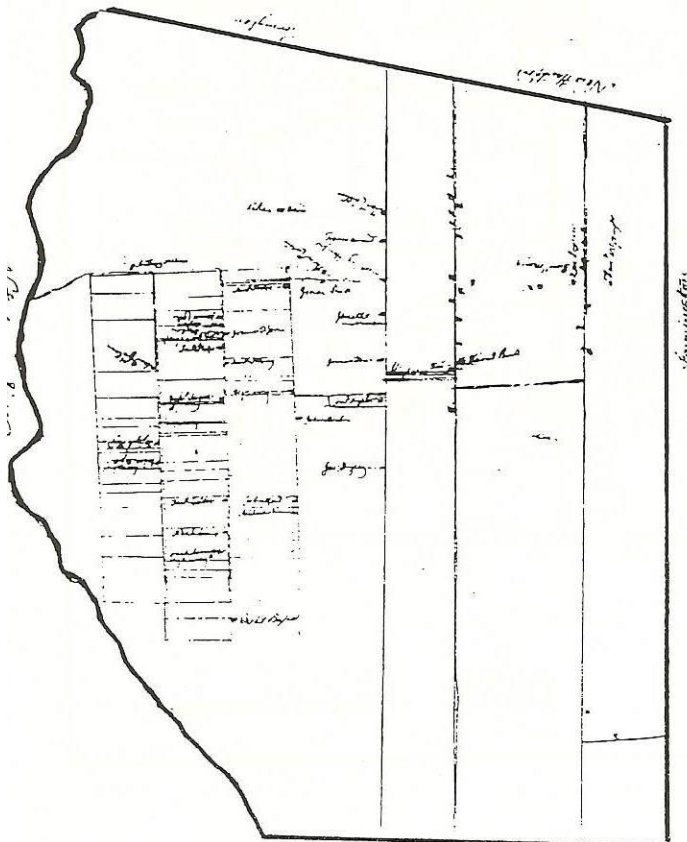
With all the subdivided lots in Litchfield, traffic between Farmington and Litchfield increased, and the trail it followed was right where it is today – State Routes 4 and 118, Burlington Road and Litchfield Road. Along this roadway came Harwinton's first recorded settlers: Daniel Messenger settled in 1730,

followed shortly by the Brace, Hopkins, Webster, Phelps, and Wilson families. Hartford and Windsor, following the Litchfield example, subdivided the Town and started selling lots. Hartford and Windsor had more or less divided the Town east and west. The Windsor side was incorporated in May, 1732 and the Hartford side May, 1733. In 1735 the settlements were given the right to raise taxes for a minister's salary. The Hartford group and the Windsor group joined forces and the Town was incorporated in 1737. There is little disagreement that the first part of the Town's name came from HARTford and WINDsor, but historians have disagreed about the final syllable. Many have that "TON" is simply a common English shortening of "town:" HAR-WIN-TON.

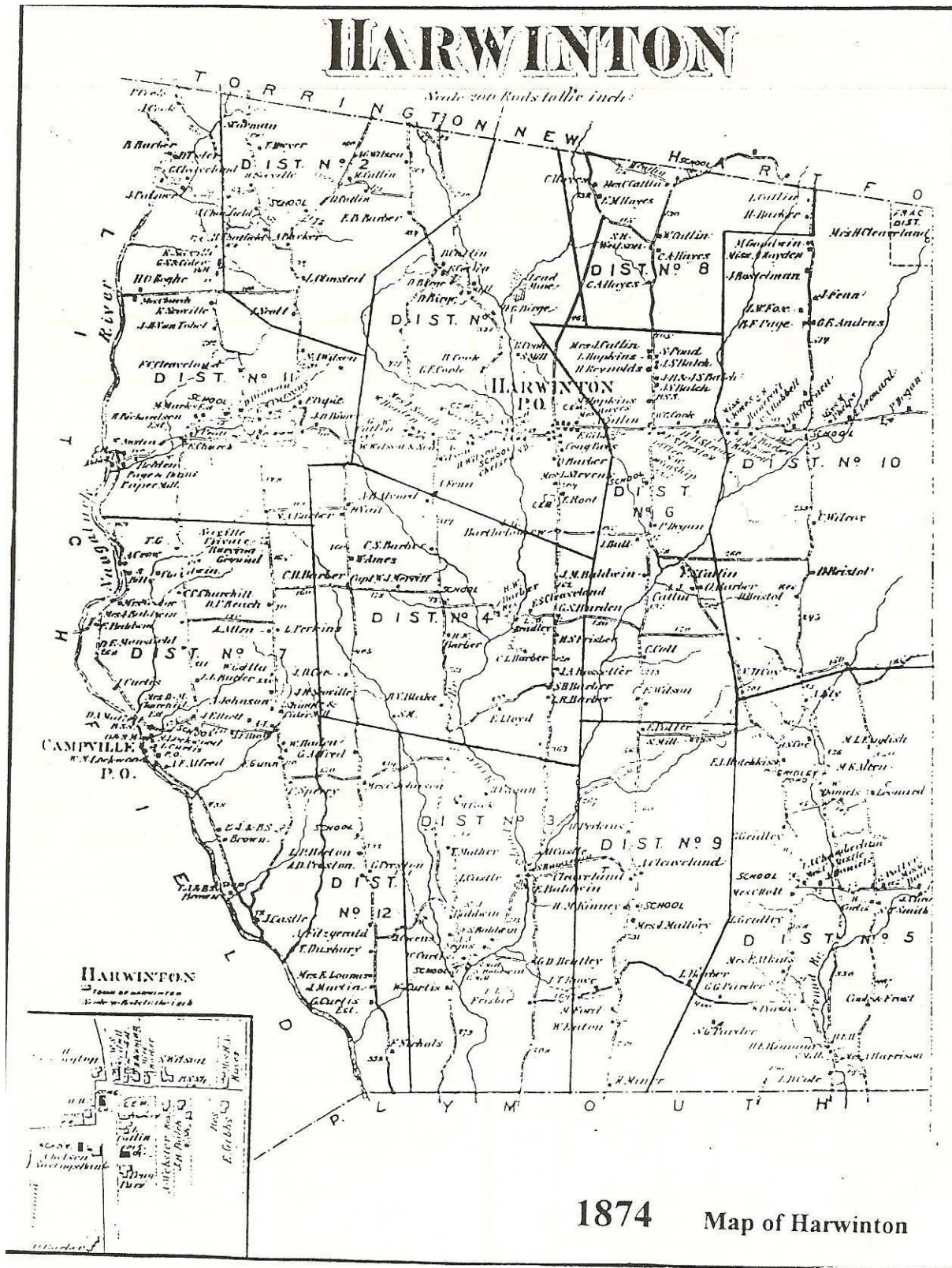




1737 Location of homes of men who attended the first Town meeting from a map drawn for Bentley's History of Harwinton.



1740 First recorded map showing land subdivision in Harwinton.



HARWINTON’S LAND AND HOW IT IS USED

The land in Harwinton today is very much like it was when the Town was incorporated in 1737. A report in 1836 called it, “elevated and hilly, with great granite rocks.” The Naugatuck River was where it is today. The Town is still “six miles in length and upwards of five in width.” (1837) The Stage road across town from Hartford to Litchfield is still the road across town from Hartford to Litchfield, now Routes 4 and 118. The same streams and rivers exist, although most of the lakes and ponds in town have been manmade.

In short, what is different now from 280 years ago is how the land is used – what is built on the land.

OVERVIEW OF HARWINTON LAND

The total size of Harwinton is 31 square miles or 19,840 acres.

Land Use Type	Number of Acres
Residential	15,393
Utility	17
Commercial	674
Public & Semi	133
Roads	800
Total Land in Town	19,840 Acres

Source: Town of Harwinton, Tax Assessor

RESIDENTIAL

There are 19,840 acres of land in Harwinton. While there are minor exceptions, the great portion of residential uses are single-family-detached dwellings.

While housing types in town are predominantly single-family on a single lot, there are exceptions, but they are in such a minority as to be almost insignificant. Some of the older houses in the town center, which are within an area zoned for multi-family use, have apartments.

There are four multi-family zones located along Lead Mine Brook Road/Garden Lane, Burlington Road, Mountain View Drive and Breezy Hill Road.

Scattered throughout town are a few homes with in-law apartments. These special exceptions have provided residency options for those who might otherwise not be able to reside in town.

The Wintergreen Housing complex located off Bentley Drive provides 20 units specifically designed for the elderly.

According to the US Bureau of the Census, housing data is as follows:

2010 U.S. Census Count of Dwelling Units:

Total Population	5,571
Owner- Occupied Housing Units	1,925
Renter-Occupied Housing Units	100

Source: US Census 2018

HARWINTON'S NORTHWEST CORNER

Clearly the most densely developed section of Harwinton is its northwest corner. Harwinton's northwest corner is the only area in town that has public sewers. Well over half of the Town's population is located in this area.

The US Bureau of the Census has collected data for two census tracts in Harwinton. According to 2000 data, the population for Northwest Harwinton (Census Tract 2983) is 2,767 individuals and the population for the remainder of the town (Census Tract 2984) is 2,875 individuals.

Source: 2010 U.S. Census provided by NHCOG

HISTORICAL DISTRICT

The Harwinton Historic District Commission was established in 1987. The Commission continues to promote the educational, cultural, economic and general welfare of the Town of Harwinton through the preservation and protection of buildings and places of historic significance within the Town, and to preserve and protect the several architectural phases recognizable in Harwinton's history.

Harwinton has two historic districts and one historic property: the Litchfield Road/South Road District (Center Corners District), and the Burlington Road/Harmony Hill Road District (Catlin Corners District). These districts are on the National Register of Historic Places. The historic Samuel Peck House property is located on County Line Road. Additionally, a 1.7-mile segment of Route 4 is designated as a State Scenic Road. The segment begins in the east at Rock Brook and site of Cook's Dam, and ends in the west at Cemetery Road.

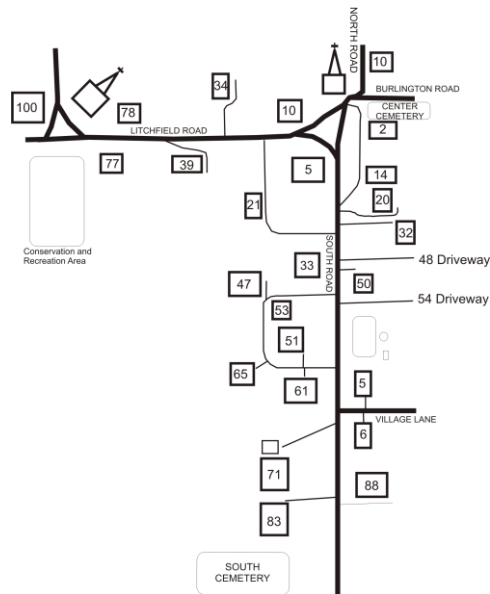
A major function of the Commission is to act upon applications for Certificate of Appropriateness for various changes, construction and/or modifications to properties within the district. The Commission works with the property owners to guide them in their plans for change in an effort to preserve the historic details of the building's architecture for future generations to appreciate and study.

Even as the Town grows and changes, there is a desire shared by residents of Harwinton to retain the qualities that led them or their ancestors to choose it as a place to live. Accordingly, the citizens established a Planning Commission and a Zoning Commission with comprehensive regulations, and in 1990 voted to create two Harwinton Historic Districts, administered by an appointed commission working under the provisions of Connecticut State General Statutes and the Town Ordinances.

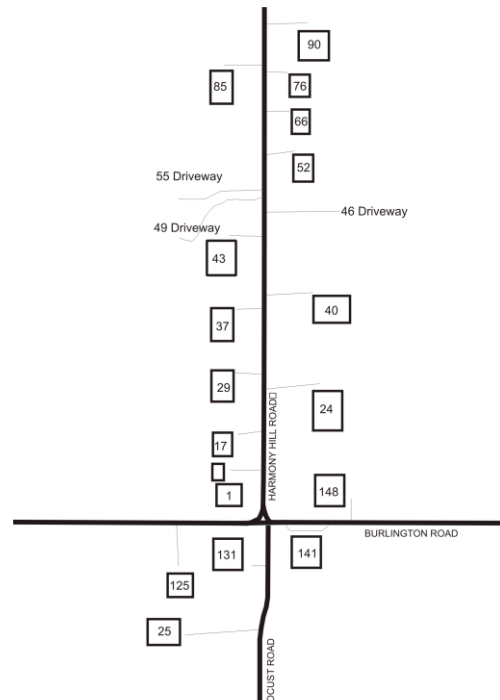
The intent of any Historic District is: 1) To encourage the preservation of sites and buildings within the district which contributes to the educational, architectural, and aesthetic values that make the area unique; 2) To comply with the pertinent Statutes; and 3) To advise and guide new construction or additions to existing buildings so that exterior features visible from a public way are compatible with the surroundings. Through the Historic District and Historic Properties Commission the character of Harwinton can survive rather than be sacrificed to unrestricted development.

Harwinton's history is one of change and maturity. Some of Connecticut's Historic Districts consist of structures almost identical in style and age. By contrast, Harwinton's structures range from mid-18th century to late 20th century buildings. Many of them have been homes at one time and have seen public or commercial uses at another. It is this continuity, wed to natural growth that is worthy of preservation and protection. Harwinton has changed and adapted, but always with an awareness of how the past affects the present. The Historic Districts and Properties have been created to ensure that change takes place in a manner that preserves and protects the buildings, structures and overall character presently in place.

Past experience indicates that threats to the integrity of Historic Districts may come from commercial interests indifferent to local surroundings. Changes to historic properties may be presented by conscientious concerned citizens whose project proposals may require some adjustment.



*Center Corners/
Litchfield Road-South Road
Historic District*



*Catlin Corners/
Burlington Road-Harmony Hill
Historic District*

The character of a town such as Harwinton is the sum of small elements, which together, constitute the town's attributes and sense of place. These fragile qualities belong in common to all who live here and are enjoyed by those who visit. The Historic Districts and Properties serve to perpetuate the community's heritage, the destruction or compromise of which would be an irreparable loss.

No building or structure within the Historic Districts or Historic Properties may be erected, altered, removed, or demolished until a Certificate of Appropriateness as to exterior architectural features has been granted by this commission.

Among the benefits of Historic Districts is the assurance they provide to the town and residents of a stable environment. It is to this end that the Historic District and Properties Commission address its efforts.

Pre-1900 Homes in Harwinton

Street Name	House No.	Original Owner	Year
Bentley Drive	60	Jason Skinner	Mid 1840s
Bull Road	115	Bull	1750
Burlington Road	8	Unknown	1800
Burlington Road	12	Moses Beach	1780
Burlington Road	18	Unknown	1790
Burlington Road	21	Walter Balch	1840
Burlington Road	25	Jonathan Beach	1840
Burlington Road	32	Newman Hungerford	1890
Burlington Road	33	Elijah Gibbs	1795
Burlington Road	58	Marvin Pierce	1870
Burlington Road	125	Unknown	1840
Burlington Road	131	Bygher Gibbs	1780
Burlington Road	257	Jones	1760
Clearview Avenue	212	Adin Phelps	1836
County Line Road	295	Samuel Peck	1754
Harmony Hill Road	1	Elijah Catlin	1760
Harmony Hill Road	66	Unknown	1830
Harmony Hill Road	76	Jonathan Balch	1770
Harmony Hill Road	85	Unknown	1700s
Harmony Hill Road	90	Lathrop Bartholomew	1730
Harmony Hill Road	95	Riggs	1865

Harmony Hill Road	252	Chester A. Hayes	1810
Harmony Hill Road	270	Unknown	1897
Harmony Hill Road	345	Deacon Spooner	1850
Litchfield Road	10	Trueman Kellogg	1838
Litchfield Road	39	Unknown	1890
Litchfield Road	77	Eli Wilson, Jr.	1818
Litchfield Road	100	Phineas W. Noble	1809
Litchfield Road	172	Lewis Smith	1790
Locust Road	44	Nathan Winship	1798
Mansfield Road	144	David Mansfield	1822
North Road	10	L. Adams Francisco	1760
North Road	330	Lawrence Carrol	1824
Plymouth Road	160	Corneaise Holt	1770
Plymouth Road	230	Cyrus Wilson	1878
Plymouth Road	760	Mary Miner	1830
South Road	2	Unknown	1790
South Road	5	Anson Hungerford	1813
South Road	14	Christ Episcopal	1790
South Road	20	Dr. Timothy Clark	1790
South Road	33	Rev. George Pierce	1822
South Road	50	Unknown	1763
South Road	88	Winship	1735
Terryville Road	210	David Wilcox	1750
Terryville Road	233	Unknown	1834

Valley Road	260	Samuel Brown	1830
Whetstone Road	64	Eli Wilson	1790
Wildcat Hill Road	250	Unknown	1860
Wildcat Hill Road	251	Thomas Shanley	1857
Wildcat Hill Road	369	Unknown	1860
Woodchuck Lane	155	Benjamin Page	1790

INDUSTRIAL AND UTILITY

131 acres of the land in town is used for industrial and public utility purposes.

The most obvious utility in Harwinton is the sewage disposal plant of the City of Torrington, located on a 30-acre site along the Naugatuck River, north of Bogue Road. Just east of that is Supreme Industries, a wood processing facility and sand and gravel supplier. On the west side of Clearview Avenue, on the hill above the street, is Clearview Storage Park.

The area most people think of when “Industrial & Utility” is mentioned is Burlington Road at the intersection of Route 4/Burlington Road and County Line Road. On the north side of Route 4/Burlington Road are about 10 acres in three sites, all occupied, which are zoned Light Industrial. On the south side of Route 4/Burlington Road are about 55 acres on four sites zoned Light Industrial and includes All Star Transportation bus depot, a restaurant and sports complex.

COMMERCIAL

Only 674 acres of the land in town is used for business and commercial uses. There appears to be little demand for additional commercial land.

The largest commercial entities assessed in Harwinton are Eversource, Supreme Industries, Inc., Supreme Forest Products, Pickett Brook Properties, LLC, AJT, LLC, O&G Industries, Inc., Lafferty Enterprises, Inc. and Flowers Landscaping Development, Inc.

According to the Connecticut Economic Resource Center (CERC) in 2018, the top five employers in Harwinton are Harwinton Consolidated School, Supreme Industries, Inc., WSNG, Fairview Farm Golf Course and Terminix.

OPEN SPACE

As of February 2019, 2,845 acres of permanently protected land is categorized as open space.

“OPEN SPACE” is undeveloped, natural land that is publicly owned for the purpose of conservation, watershed protection, or passive recreation. Publicly-owned land includes parcels owned by the Town of Harwinton, the State of Connecticut, or the United States Government, as well as land owned or leased in perpetuity by non-profit conservation organizations, including, but not limited to, the Harwinton Land Trust and the Audubon Society. Natural land includes forestland, grassland, old-field, or wetlands including swamps, marshes, ponds and streams. Lands designated as Open Space have mechanisms for public access, use, oversight, perpetual protection, and conservation.

Open Space does not include all other lands in Harwinton, even though some may be used for recreation or maintained in an undeveloped condition. Open Space does not include golf courses, sports fields, playgrounds, fairgrounds, cemeteries, private forestland, private farmland, conservation easements that do not allow public access and use, non-profit conservation organization land that does not allow public access and use, and land used for utilities and storm water detention.

All undeveloped water company lands are not Open Space. Although these large tracts of natural habitat are important for watershed protection, conservation of natural resources and maintaining the rural character of Harwinton, they provide limited or no public access and use and have no public oversight and no guarantee for perpetual protection.

Passive recreation open spaces should be protected to retain Harwinton’s rural character. Protection could involve purchase of land, purchase of development rights, or conservation easements that provide public access.

HARWINTON OPEN SPACE LAND

STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION

Roraback Wildlife Management Area

With the purchase by the State of CT of the Kasznay property in October 2018, the area now totals 2,294 acres of mixed hardwoods, open/agricultural space with ponds, gravel roads for hiking, wetlands, and large segments of Lead Mine Brook and Rock Brook. The area is situated in the southern part of Harwinton, essentially straddling the Lead Mine Brook and Rock Brook valleys.

Fishing and hunting are allowed. It is open to small game and archery deer hunting in season but no camping is allowed.

HARWINTON LAND TRUST

The Trust is organized exclusively for charitable purposes to preserve and conserve the natural resources within the Town of Harwinton. Legal fishing is permitted but hunting and camping are not. Hiking and walking on the properties are allowed.

High Meadow Farms

This is a wildlife refuge which consists of 6.83 acres on Birge Park Road (Route 4) on the west side across from the intersection with Dutton Hill Road.

Bull Pond

This is a 70.5 acre wildlife refuge at the intersection of Locust and Bull Roads with a short walking trail. Legal fishing is permitted. Rowboats and canoes are allowed but not power boats.

Indian Meadow

33.87 acres are located north of Burlington Road (Route 4) between Woodchuck Lane and White Oak Drive.

Meadow View

22.1 acres are located off Meadowview Drive, which is off of Woodchuck Lane. A hiking trail has been developed.

Forever Forest

11.65 acres located off Whetstone Road. A hiking trail has been developed.

Laurel Marsh

23.75 acres are located across from Wilson Pond on Laurel Road. There is a short walk to an observation platform.

Prudden Property

In addition, the Harwinton Land Trust manages the Prudden property containing 36.08 acres on North Road, which is not open to the public.

LITCHFIELD HILLS AUDUBON SOCIETY***Kalmia***

The Audubon Society maintains 12 acres at the end of Laurel Road, dedicated to hiking and environmental training. Picnicking is allowed. There is a butterfly observation/conservation area for public viewing.

HARWINTON RECREATIONAL LAND**TOWN OF HARWINTON*****Harwinton Conservation/Recreation Area***

The area consists of 88.9 acres located just south of the traffic light at the intersection of Connecticut Routes 4 and 118. About 25 acres are considered as recreation area and include three tennis courts administered by the Harwinton Recreation Commission. Also included are picnic and play areas, sand volleyball court and playground, hiking trails through the woods and along Lead Mine Brook.

In a 2007 advisory report to the Board of Selectmen, the Planning Commission supported the development of the recreation complex with the caveats that in order to meet the objectives of the Plan of Conservation and Development the following will occur:

- The fields shall not be lighted and will be available for use only during daylight hours. The access road will not be plowed in the winter months and the fields will be gated and fenced to prevent access during other times.
- Access to the fields are currently managed and controlled by the Town Recreation Director, with primary focus on Harwinton residents. The fields will not be rented out to external groups.

- Layout of the fields will attempt to maintain as many of the existing stonewalls and important features of the land as possible.
- Safety considerations be added to the proposed design, including buffers for adjacent property owners, improved access and parking, adequate signage and seating room by each field.

The Planning Commission continues to endorse the intent of the original advisory report.

PUBLIC AND SEMI-PUBLIC LAND

133 acres are in this designation, which includes all schools, churches and cemeteries, the Town complex, elderly housing, fairgrounds, and two firehouses.

ROADS

Approximately 800 acres, nearly 7.9% of the land in use and 4.0% of all the land in town are used for roads. Roads are the Town's third greatest use of land, behind residential uses and open space.

CLASSIFICATION OF HARWINTON'S ROADS

Roads are commonly defined by their function. Expressways, arterials, collector, and local roads are the most common designations. There is some confusion in the classification of roads in Harwinton in that in the past, roads have been defined in several additional or alternate categories. Existing subdivision regulations mention rural residential streets, local residential streets, feeder streets, and commercial streets.

There are two designated scenic dirt roads in Harwinton, Hayden Road and Shingle Mill Road. Anyone who lives at Lake Harwinton knows about passways, which are a combination of local roads and unimproved rights of way to homes, cottages and properties.

In fact, it appears that the various types of roads mentioned above were used more as descriptors of Harwinton's existing roads rather than an attempt at formal classification.

It appears prudent to have the same road classification in the Plan of Development, the Subdivision Regulations, and the Town Highway standards, with the same standards and procedures for construction. The purpose of a valid road classification system, however, is not so much to define a road but to apply specific standards of construction to it. These are especially important in the subdivision regulations because the developer builds the road to town standards.

It is also important, to avoid confusion, to use nomenclature commonly used by others. A feeder road and a collector road may have the same meaning, but the word collector is more commonly used. We propose that the following classification be applied to the Town's roads:

- Expressways
- Arterial Roads
- Collector Roads
- Local Roads

There are 65.38 miles of locally maintained roads in the town. Through an annual survey of local roads, town officials develop a strategy for maintaining and improving the local road network within available funding limits. The town has traditionally applied a sand seal periodically for basic roadway maintenance. However, the town is in the process of phasing out this road oiling and sand-sealing program in favor of paving and chip sealing. This is being done due to environmental concerns, resident objections to road oiling and sand, and general satisfaction with the final product in roadway paving. The town generally paves about two miles of roadway each year and chip seals about 8 miles each year, with the intention to reach 10 miles per year in the not-too-distant future.

The Highway Dept. maintains a Road List of Locally Maintained Roads. This list shows the following:

Total Improved Miles: 62.78

Total Unimproved Miles: 3.56

Total Miles: 66.34

Note: All data as of 9/30/2019

Note: the above roads do not include Bentley Drive, which is not a road, rather a driveway with a length of 2,750 feet. The inclusion of Bentley Drive will bring the total number of improved miles to 66.96. By adding four miles of Lake Passways for winter maintenance, the total number of improved miles is 70.96.

IMPROVEMENTS TO STATE HIGHWAYS

The major cross-town road is comprised of Burlington Road, Route 4, and Litchfield Road Route 118. In June 2017 the CTDOT reported 9,189 vehicles traveled Route 4 southeast of Dutton Hill Road (26.02 miles) in a 24-hour period. 9,304 vehicles traveled Route 118 west of Route 222 (6.49 miles) and 10,486 vehicles traveled Route 118 east of Route 222 (6.47 miles). In the same time period, 10,567 vehicles traveled Route 118 west of Route 4 (7.44 miles). Route 4 east of Route 118 (28.16 miles) carried 13,626 vehicles in a 24-hour period in June 2017.

Source: CTDOT

CONDITION AND STATUS OF COLLECTOR ROADS

All the collector roads are accepted and maintained by the Town. All the roads are old and were not built to modern construction standards. The list of necessary road improvements is reviewed and updated annually. Improvements are constructed as money permits on collector roads.

The effort to bring town collector roads up to a reasonable standard will be continuing well into the future and it is expected that continued funding will be required. All subdivisions, with few exceptions, front on or have access to a state highway or a collector road. Subdivision roads are built to contemporary standards, including streets, rights-of-way and storm drainage. The collector roads or state highways that they connect to are not.

Harwinton Subdivision Regulations require an adjustment of rights-of-way from the subdivision to the old road. They also require the recognition of drainage systems from adjacent land. This adjacent land could also include an existing old town road that needs improvement. How much of the improvements to existing systems in connecting town roads must be made by the developer will always be subject to reason and, at times, negotiation. The problem of a subdivision connecting to a private road or an unpaved road relates more to Local Roads and is discussed below.

HARWINTON'S LOCAL ROADS

A local road serves only the immediate neighborhood; its purpose is simply to connect arterial and connector roads to driveways.

Harwinton has a variety of local roads, many of which are different in construction, alignment, purpose, and even ownership. Harwinton maintains an adopted list of accepted town roads, which are publicly maintained. Following are types of local roads:

SUBDIVISION ROADS

Subdivision roads have been built to town standards since Subdivision Regulations were adopted in 1961. They are built with wide rights-of-way, proper width, a base that will last, and a surface that is easy to maintain.

There are also subdivision roads built before those regulations. These roads may have been built to whatever town standard existed at the time or not. These roads have high maintenance costs because of inadequate base and surface and, in most cases, an absence of drainage structures, but they are still accepted Town roads.

Some local roads are unpaved, even though town-maintained. Some unpaved roads are private or in debatable ownership. Each of these roads presents a separate problem with a unique solution, which must be solved one at a time. New subdivision roads cannot be built when access is from a private road.

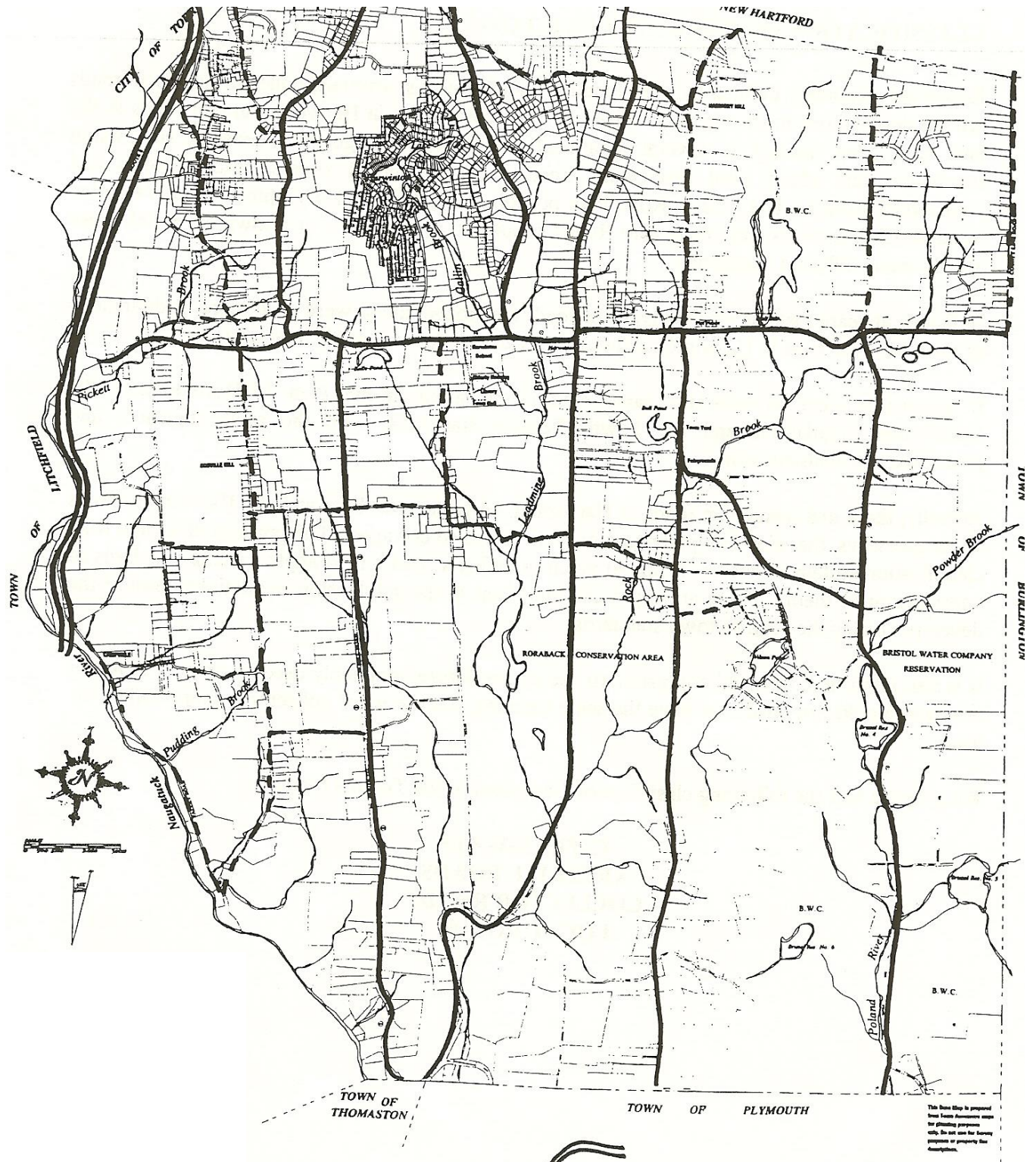
SCENIC ROADS

There are rural roads whose scenic beauty is to be preserved to help maintain the rural character of the Town as expressed in the Plan of Development. These situations can only be handled on an individual basis until such time when they are officially designated as “scenic”. When considering an individual road as “scenic,” the potential impact to connector roads, remaining developable land, and the potential need for access by emergency vehicles should be kept in mind.

PASSWAYS

A group of roads in Harwinton is clearly an exception to standard road planning. These are the Passways around Lake Harwinton. Laid out long before town regulations, these rights of way were intended to provide access to the properties around the lake. Some are paved, others are not. Some are named, others are not. They are not town roads but they are roads in the Town. The Zoning Commission has worked with the Lake Harwinton Association of property owners to bring the area within the overall density controls of zoning. In the future the Town should cooperate, if possible, in rebuilding passways to town road standards. The proposed language to permit rural roads in certain design circumstances could very well apply to some of the passways. In the meantime they are private roads and remain the responsibility of the owners.

The illustration on the following page shows the roads around Lake Harwinton.



EXPRESSWAYS
ARTERIAL ROADS
COLLECTOR ROADS

DEFINITION OF ROAD CLASSIFICATION

EXPRESSWAYS are easy; there is only one: Route 8. Expressways carry traffic across towns and across states. They are divided and, in Connecticut, have grade-separated interchanges. An expressway is meant to move large volumes of traffic.

ARTERIAL ROADS carry traffic across town and from one town to another. In some towns all arterial roads are state highways and the definition is simple. Certainly, all state highways in Harwinton are arterial roads (not counting Route 8), but other roads in town also serve as arterials.

The following roads are classified as Arterial Roads:

CT Route 4	CT Route 72	CT Route 118
CT Route 222	Birge Park Road	Burlington Road
Clearview Avenue	Hill Road	Litchfield Road
Locust Road	North Road	Plymouth Road
Scoville Hill Road	South Road	

COLLECTOR ROADS serve the function that their title implies. They collect traffic from the local roads and feed it into the Arterial Roads or to other collectors. This is why in the past the Town has called them Feeder Roads.

The following roads are designated Collector Roads:

Bogue Road	Breezy Hill Road	Bull Road
Clearview Avenue	County Line Road	Harmony Hill Road
Lead Mine Brook Road	Mansfield Road	Scoville Hill Road
Twenty-Four Bumper Road	Weingart Road	Wildcat Hill Road
Woodchuck Lane		

LOCAL ROADS serve only the immediate neighborhood. Its purpose is simply to connect arterial and connector roads to driveways.

INLAND WETLANDS AND WATERCOURSES

Since the early 1970's, Connecticut Statutes have permitted municipalities to control and regulate the development of the land categorized as inland wetlands and watercourses. Inland wetlands are defined as all streams, water bodies, and land with soil types classified by the U.S. Department of Agriculture as "poorly drained or very poorly drained."

The importance of these wetlands is best stated in Sec. 22a-36 of the Connecticut Statutes.

"The inland wetlands and watercourses of the State of Connecticut are an indispensable and irreplaceable but fragile natural resource with which the citizens of the State have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic and plant life."

Because of Harwinton's many streams and vernal pools and its dependence on underwater aquifers for well water, the control of development affecting inland wetlands and watercourses is a continuing process under the administration of the Inland Wetlands and Watercourses Commission.

The official Wetlands Map from which locations in this report are taken is indicative only of the approximate location. The precise location of regulated areas can only be determined by field inspections by qualified professionals. This mapping inaccuracy is inherent since the original Connecticut wetlands maps were taken from soil maps, which were in turn taken from aerial photographs from the mid-1950's. The aerial photographs were never intended for accurate measurement.

The Inland Wetlands and Watercourses Commission regulates a zone of 100 feet in width adjacent to all wetlands and watercourses and reviews sewage disposal systems 100 feet from watercourses. 24% of the Town area is categorized as inland wetlands and watercourses and is a major factor in land development. There are 3,300 acres of soils classified as wetlands and 266 acres of water bodies, with an additional estimated 164 acres of streams and watercourses, a total of 3,370 acres or 18.9% of the Town. Land not in use has wetlands covering 1,978 acres or 19.2% of the Town.

Please see the appendix for the following related maps:

A-2	Wetlands Soil	A-4	Surface Water Quality	A-6	2002 Land Cover
A-3	Surface Water	A-5	Regulated Lands Map	A-7	Land Cover Change

DEMOGRAPHIC AND ECONOMIC DATA

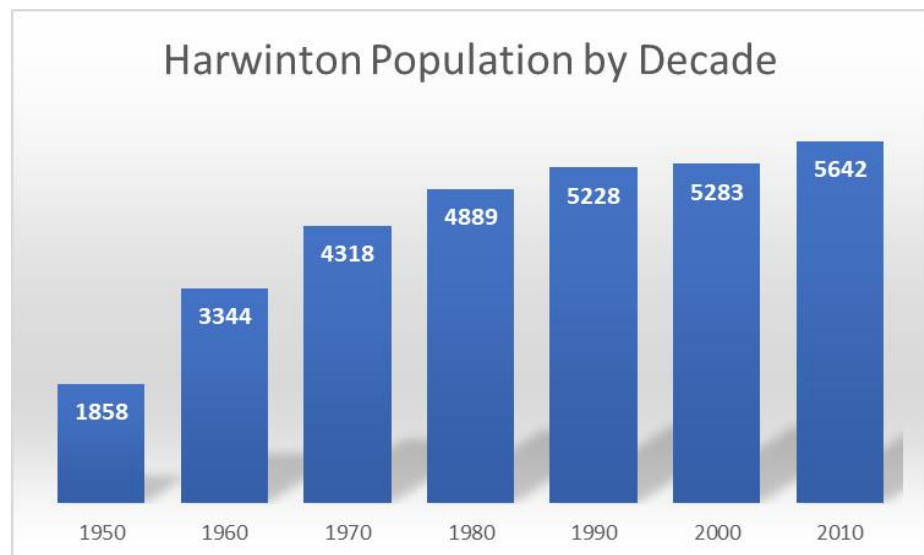
Harwinton is fortunate to be a member of the Northwest Hills Council of Governments (NHCOG), a regional planning agency that has done the analytical work necessary to make the U.S. Census data accessible. Without the work of the NHCOG staff the census information that follows would not be available in the form shown for this Plan of Development.

The NHCOG in October 2016 published a profile of the Litchfield Hills Region that included Harwinton. The form and availability of this material permitted us to sift through and present data we felt was necessary for the presentation of a balanced statistical overview of the Town. Because it was a Regional report, all towns in the region were shown on all information tables in the NHCOG report. For most tables, we have shown only Harwinton. For others, where we felt a comparison was important, we have included all towns in the region.

The heart of the US Census analysis includes POPULATION, EMPLOYMENT, LABOR FORCE CHARACTERISTICS and HOUSING data.

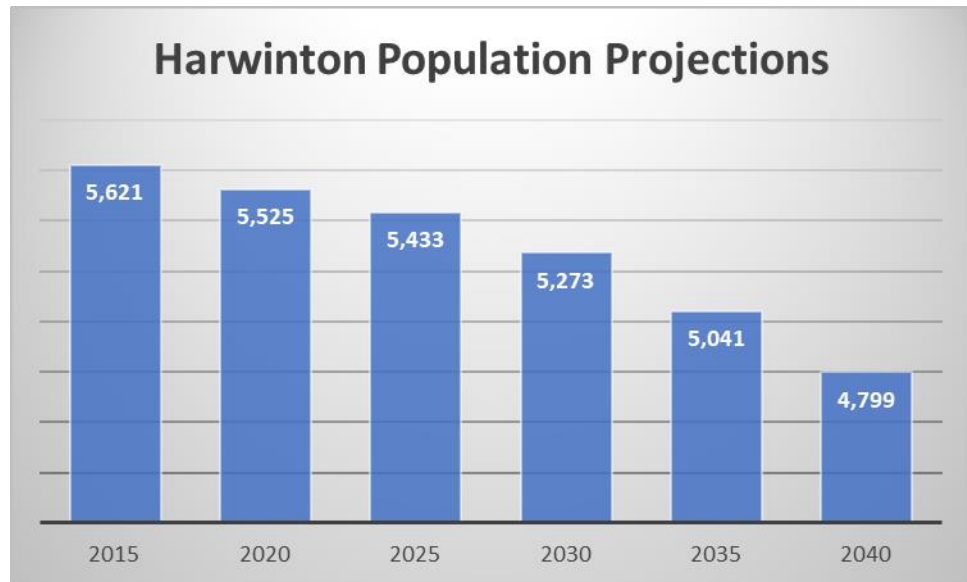
HARWINTON POPULATION CHARACTERISTICS

As noted in the charts and summary that follow, the population of Harwinton has been tapering and aging. The projections for town population suggest a decline. Harwinton is likely to see a continued decline in their school-aged population while simultaneously noting an increase in their 65+ population.



from <http://ctdata.org/census/>

Though Harwinton has noted an increase of 6.8% from 2000 to 2010, projections as noted suggest a decline of 2.1% by 2020 and 6.5% by 2030. The State Census Data Center takes the US Census figures, considers certain projection items, such as forecast of births and deaths and in-an-out migration, and estimates future population. The figures for Harwinton are shown above.



from <https://ctsd.uconn.edu/2015-2040-projections/> & <https://ctsd.uconn.edu/2015-to-2040-population-projections-town-level/>

HARWINTON POPULATION DENSITY, 1960-2010

Harwinton Population Density 1960-2010							
Square Miles	1960	1970	1980	1990	2000	2010	% Density Change 1960-2010
30.74	109	140	159	170	172	184	69%

from <http://ctdata.org/census>

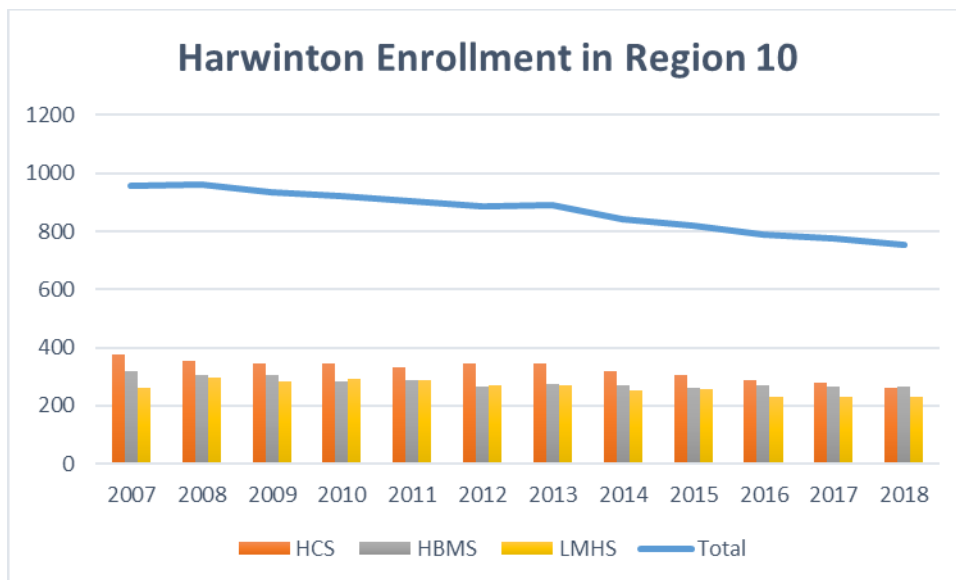
The rural nature of Harwinton is reflected in the population density of the town, which is about one third of the statewide average. Nevertheless, since 1960 the population density of Harwinton has increased by 69% to 184 persons per square mile.

HARWINTON EDUCATIONAL ATTAINMENT, 2017

Harwinton Educational Attainment						
Identifying as -						
	% High School Graduate	% Associate Degree	% Bachelors or Higher		% Population over Age 25 w/o high school diploma	% Population over Age 25 w/ Bachelor's degree or more
Harwinton	25%	12%	36%		8.0%	35.7%
State of CT	27%	7%	38%		9.8%	38.4%

from CERC Town Profile 2018 & <https://www.ctdatahaven.org/profiles/harwinton>

HARWINTON ENROLLMENT IN REGION 10 SCHOOLS, 2007-2018



from Regional School District #10

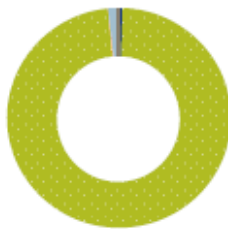
HOUSING DATA PROFILES, 2018

Population, Age, & Race

Source: 2011-15 American Community Survey

	2011-15	2000	% Change		2011-15	2000	% Change
Population	5,571	5,283	5%	Householders living alone	16%	17%	-1%
Households	2,025	1,958	3%	Residents living in families	80%	79%	1%
Average household size	2.74	2.7	1%	Households with someone <18	31%	36%	-5%
Average family size	3.02	3.05	-1%	Households with someone > 65	36%	25%	11%

Median age for those living in Harwinton is 47.6 years old, 7.2 years older than CT's median age of 40.4 years old.

Race and Ethnicity: Harwinton**Racial and Ethnic Groups**

Hispanic or Latino (of any race)	37	1%
White	5,444	98%
Black or African American	8	0%
American Indian and Alaska Native	0	0%
Asian	75	1%
Hawaiian and Other Pacific Islander	0	0%
Other/Multi-Race	7	0%

Source: 2011-15 American Community Survey

Total %

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Harwinton, 98% of residents are white, while 2% are nonwhite.

\$\$\$ Household Income

Harwinton's annual median household income in 2015 was \$91,875, 31% more than Connecticut's median household income of \$70,331. It is 27% more than Litchfield County's median household income of \$72,061. Harwinton's median household income ranks 52 (1=highest, 169=lowest) among CT's 169 municipalities.

Median Household Income

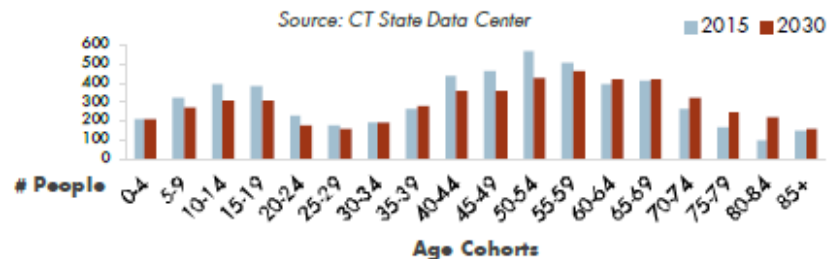
Source: 2011-15 American Community Survey

Aging of the Population

Harwinton is one of the 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Harwinton, the projected decrease is 14%. Meanwhile the 65+ population for Harwinton is projected to increase by 17%.

Age Cohorts - 2015, 2030 Population Projections: Harwinton

Source: CT State Data Center



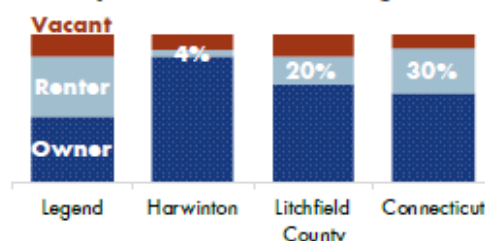
Characteristics of Housing Stock

Tenure

	Harwinton	Litchfield County	Connecticut
Total	2,259	87,447	1,491,786
Owner-Occupied	1,925	57,397	906,227
Renter-Occupied	100	17,121	446,356
Vacant	234	12,929	139,203

Source: 2011-15 American Community Survey

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



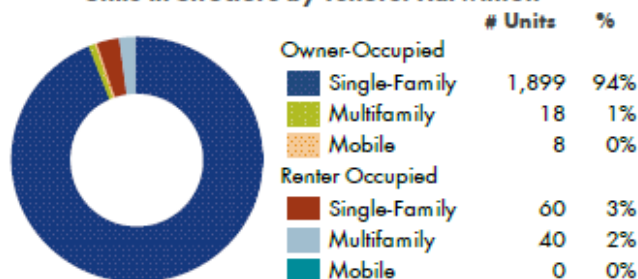
Harwinton saw its number of housing units increase by 12% from 2000 to 2015. Renters live in 4% of Harwinton's housing stock, compared to 20% for Litchfield County and 30% for Connecticut.

Units in Structure

Overall, 66% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Harwinton, 97% of occupied homes are single-family, 3% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 69% of Harwinton's 58 multifamily homes, and owners occupy 97% of its 1,959 single-family homes.

Units in Structure by Tenure: Harwinton



Source: 2011-15 American Community Survey

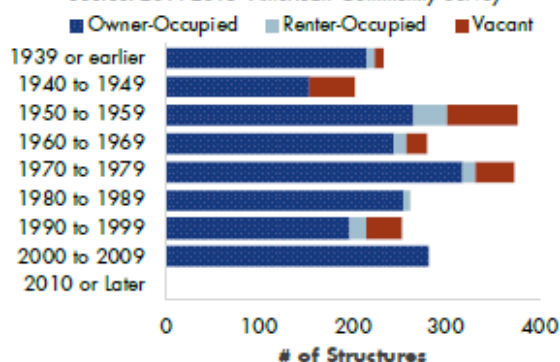
Year Built

CT's housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Harwinton, 10% of the housing stock was built prior to 1939, 38% was built between 1940 and 1969 and the remaining 52% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

Tenure by Year Structure Built: Harwinton

Source: 2011-2015 American Community Survey



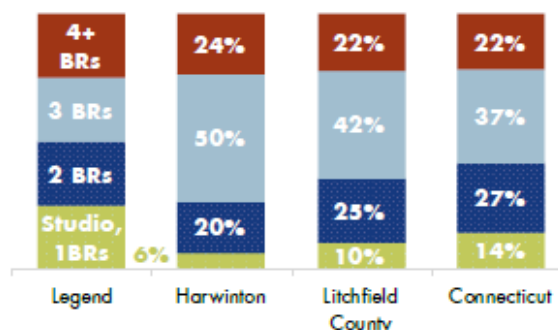
Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 74% of homes in Harwinton have 3 or more bedrooms, while 26% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2011-15 American Community Survey





Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Harwinton, 26% of renters spend more than 30% of their income on housing, while 25% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

Housing Costs as a % of Household Income: Harwinton



	# Units	% Total
Owner-Occupied		
Spending <30%	1,437	71%
Spending >=30%	488	24%
Not computed	0	0%
Renter-Occupied		
Spending <30%	63	3%
Spending >=30%	26	1%
Not computed	11	1%

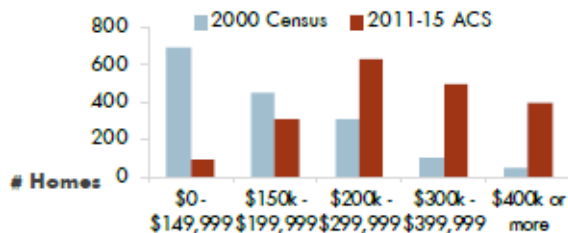
Source: 2011-15 American Community Survey

Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Harwinton, 43% of homes were valued under \$150,000 in 2000, compared to 5% now. The median home value in Harwinton is now \$290,600, an increase of 78% since 2000.

Self-Reported Value of Owner-Occupied Homes: Harwinton

Source: Census 2000, 2011-2015 American Community Survey

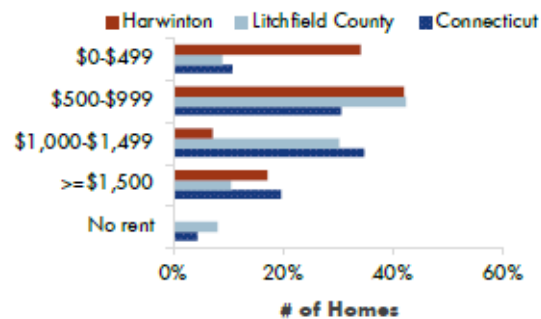


Gross Rent

According to 2011-15 American Community Survey data, 24% of Harwinton's 100 rental units have a gross rent over \$1,000 per month and 76% have a gross rent under \$750 per month.

Rental Units by Gross Rent: Harwinton

Source: 2011-2015 American Community Survey



Housing Costs & Income

Owner Households: Harwinton

The average homeowner household in Harwinton has a median income of

\$95,074

Households with a Mortgage

Median Income:

\$108,148

Median Monthly Owner Costs:

\$2,067

Households w/out a Mortgage

Median Income:

\$77,981

Median Monthly Owner Costs:

\$837

Median Income Renter Households =

\$44,643

51% less than the median income of all households.

Renter Households: Harwinton

Median Gross Rent =

\$647

17% of income spent on rent.

83% of income for all other expenses.

Housing Market General Information

Housing Wage

2017 Housing Wage: Harwinton

 **\$21.06**

Harwinton is included in the Litchfield County Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2017 with a housing wage of \$24.72.

Grand List

Real Property Grand List Values, 2008-16: Harwinton

Total Real Property 2008 \$498,072,667

Total Real Property 2016 \$474,807,764

% Change, 2008-16 -5%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

Source: CT Office of Policy and Management

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Building Permits by Year, 1990-2016: Harwinton

Source: CT Department of Economic and Community Development



Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Harwinton in 2016:

Assisted Units Counted in 2016 Appeals List:

Harwinton	
22	Governmentally Assisted Units
4	Tenant Rental Assistance
29	CHFA/USDA Mortgages
+	0 Deed Restricted Units
<hr/>	
55	Total Assisted Units

Calculation of % of Total Units Assisted:

Harwinton			
55	÷	2,282	= 2.4%
Total Assisted Units		Total Units, 2010 Census	Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pshousing.org.



Analysis of Housing Conditions

Key Stats

Population

5,571

Households

2,025

Projected Change in Population from 2020-2030

5-19 Year Olds: -14%

65+ Year Old: 17%

Median Household Income

All Households: \$91,875

Owners: \$95,074

Renters: \$44,643

Housing Units

Total Units: 2,259

Owner-Occupied: 85%

Renter-Occupied: 4%

Vacant: 10%

Single-Family/Multifamily

Single Family: 97%

Multifamily: 3%

Median Home Value

\$290,600

Median Gross Rent

\$647

Households Spending 30% or More on Housing

All Households: 25%

Owners: 25%

Renters: 26%

Housing Built 1970 or Later

52%

2016 Affordable Housing Appeals List

Assisted Units: 2%

% Change in Total Real Property, 2008-2016

-5%

Harwinton's Housing Data Profile: The Story Behind the Numbers

Harwinton, like most of Connecticut's municipalities, has a high median household income, relatively high housing costs, few units for teachers, nurses, electricians, firefighters and town workers, and a narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Harwinton relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Harwinton, where the \$91,875 median household income is higher than the statewide median of \$70,331, 26% of the town's renters and 25% of its homeowners spend 30% or more of their income on housing.

Harwinton is one of the many Connecticut municipalities that could see a potentially significant decline in school enrollment through 2030 because of a projected decline in school-age (5-19) population of 14% from 2020 to 2030. At the same time, its population is getting much older, with a projected increase of 17% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 35% since 2007, many towns are ill-prepared to accommodate the needs of renters. Harwinton is one of 118 Connecticut municipalities with single-family homes dominating its housing stock (97%) and little modest or multifamily housing to offer (26% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (52% in Harwinton) to accommodate the needs of new Baby Boomer families then in their 20s.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Harwinton declined by 5% from 2008 through 2016.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Harwinton, 2% of the homes are affordable, according to the state's 2016 Affordable Housing Appeals List.



Data Sources & Notes

Page 1

- ⇒ Populations, Age, & Race
 - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
 - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
 - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.
- ⇒ Age & Income
 - Median Household Income
 - B25119 - Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
 - 2015-2040 Population Projections for Connecticut, August 31, 2017 edition, CT State Data Center

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- ⇒ Tenure, Units in Structure, Year Built, Bedrooms
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
- ⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

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- ⇒ Affordability
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."
- ⇒ Home Value
 - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Housing Costs & Income
 - Median Household Income by Tenure
 - B25119 Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Household Income for Owner-Occupied Households by Mortgage Status
 - B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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- ⇒ Housing Wage
 - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition
- ⇒ Grand Lists
 - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management
- ⇒ Building Permits
 - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
- ⇒ Affordable Housing Appeals List
 - 2016 Affordable Housing Appeals List, CT Dept. of Housing

Special thanks to the Partnership for Strong Communities for allowing us to share this summary housing data profile providing meticulous insights about the changing population in Harwinton with long-term implications.

THE KEY ISSUES FOR HARWINTON'S RESIDENTS

The Planning Commission sent a survey to each Harwinton household in 2019 seeking everyone's input for this new Plan of Conservation and Development. Overall, the survey confirms that, consistent with previous surveys and Plans of Conservation and Development the Town does not want much change. Overall, the Town continues to want to keep Harwinton rural and with, at most, very limited development.

The survey revealed that a majority of the respondents only identified five areas where they would like to see change: 1) more senior housing; 2) town support for the ability of farm owners to hold events or activities that bring people to the farms; 3) a Town Center; 4) support for home-based businesses; and 5) the installation of high speed, fiber-optic broadband.

Please see page 67 of this Plan for suggestions on how the Town should explore adding additional senior housing.

Regarding promoting and facilitating farm events, the Town's Agriculture Committee should meet to devise a plan which should be presented to the Board of Selectmen, the Planning Commission and the Zoning Commission for recommended action.

Regarding a Town Center, the survey results indicate that the Town Center should be located in the Bentley Drive area and principally consist of: 1) green spaces with benches and walking trails; 2) a community center; and 3) potentially a small grocery store. This suggests that residents do not want a major commercial development in a Town Center.

Please see page 70 of this Plan for suggestions on how the Town should explore supporting home-based businesses.

Please see page 70 of this Plan for suggestions on how the Town should make sure that high speed, fiber-optic broadband is installed throughout the Town. This is probably the number one accomplishment that could help home-based businesses.

HARWINTON'S GENERAL DEVELOPMENT POLICY

Harwinton will continue to be a place where families can enjoy the rural quality and character of the Town. The key to the effectiveness of this development policy is the continued protection and enhancement of the rural quality of the community. Preservation of agricultural land should be encouraged. The Town's Zoning and Planning Commissions will work to maintain the rural character of the Town. Those Commissions, as well as the Inland Wetlands Commission, will also work to protect the Town's natural resources.

PROTECTING OUR NATURAL ENVIRONMENT

THE KEY TO THE MAINTENANCE OF HARWINTON AS A RURAL COMMUNITY IS THE PROTECTION OF THE NATURAL ENVIRONMENT.

This policy is so important that a valid question for any public action, whether subdivision development or utility line tree cutting, is: “Have we done everything within our legal power to make sure that the natural environment of Harwinton has not been damaged?”

PROPOSALS TO PROTECT THE NATURAL ENVIRONMENT

1. Existing zoning controls are sound. It is extremely important that present and future Zoning Commissions maintain the policies of the present regulations, particularly as they relate to lot size. The residential density proposals of this Plan are based on existing zoning regulations.
2. The streams and watercourses of the Town should continue to be protected, including as the storm drainage utility system. Appropriate boards and commissions should preserve the Town’s streams and watercourses as the Town develops.
3. Existing subdivision regulations provide authority to preserve natural features. They should be used as necessary. The subdivision regulations should be amended to provide for low-impact design techniques that preserve the environment, such as ridgeline preservation and tree buffers by the roadways.

PROMOTING ALTERNATIVE ENERGY

The Town of Harwinton should facilitate the use of alternative energy sources, such as wind, geothermal and solar, which are abundant, renewable and nonpolluting energy sources. Alternative energy is a community asset because it 1) enhances the reliability of the power grid by reducing peak power demands and thereby reduces the threat of blackouts; 2) contributes to national security by reducing dependence on foreign energy sources; 3) reduces dependence on polluting forms of electric generation; and 4) can ultimately save Town residents money. As provided in Addendum I to the Town's Subdivision Regulations, "Energy Conservation in Subdivisions," the Town already encourages the use of alternative energy. This Plan of Development now strongly encourages the Town and its residents to utilize alternative energy, particularly solar and wind, to the fullest extent possible.

MAINTAINING THE RURAL CHARACTER OF THE TOWN

The preservation of the rural character and the natural environment is a policy that has been integral to all of Harwinton's Plans of Conservation and Development over the last 40 years.

This policy, simply stated, is that the Town of Harwinton should do everything possible to maintain its natural environment and rural character.

PROTECTING FOREST AND FARMLAND

According to the Harwinton Grand List of 2018, there are 6,161.3 acres of land that have been identified as forestland and have been placed under the protection of Public Act 490. This is an increase of 1,684 acres since 2006. The acreage does not include the Bristol Watershed or land owned by the State of Connecticut. An additional 1,157.02 acres is protected under Public Act 490 and is classified as Farmland. This is a decrease of 814 acres since 2006, or 41.3%.

Agriculture was once an important activity in Harwinton, but much of the former farmland is now overgrown or has been converted to other uses. Existing open farmland contributes to the attractiveness of the town and most certainly adds to the rural character cherished by most Harwinton citizens. However, this land is vulnerable to the pressures of development, and once lost, cannot be recovered.

In 2012 an Agricultural Committee for the Town of Harwinton was established for the purpose of creating a Farm Ordinance and to be a resource and advisory to the public and boards and commissions. In April 2013 the town adopted a Right to Farm Ordinance in an effort to recognize the importance of farming to Harwinton's rural quality of life. The ordinance encourages the pursuit of agricultural practices and promotes agriculture-based economic opportunities.

The Town of Harwinton needs to take a proactive approach in considering ways to preserve and protect prime forestland, wildlife habitat and agricultural parcels of land. Grants, preservation programs, working with agencies such as American Farmland Trust, the Connecticut Farmland Trust and the Department of Agriculture, and the like should be explored to help generate the funds necessary to purchase these properties. Innovative planning and zoning practices and techniques should also be considered to preserve existing prime farmlands, forestland, wildlife habitat and agricultural land.

PROPOSALS TO PROTECT AND ENHANCE THE TOWN'S RURAL CHARACTER

The following are proposals to protect and enhance the Town's rural character:

1. Any proposal by any landowner or developer that adds to the rural character of Harwinton should be seriously reviewed and considered. Because it is impossible to anticipate all good ideas, some of these proposals may require amendments to existing regulations. Town commissions should be amenable to such changes when the end results will benefit the Town.
2. Change to both subdivision and zoning regulations to encourage subdivisions that leave natural tree cover along the collector roads, should be considered for adoption.
3. Changes to the subdivision regulations to permit the Planning Commission to preserve ridgelines in certain subdivisions should be considered for adoption.
4. Distinctive designs for rustic signs and entryways for subdivisions should be encouraged.
5. Advocate natural design and materials in public-works engineering. Use of stonework should be encouraged instead of concrete.
6. Consideration should be given to amending the zoning regulations to permit a small reduction of frontage and area to subdividers who prefer not to construct their homes with direct access to collector roads.
7. Amend local road specifications to permit flexibility where rural design quality is a result.
8. Consider amending the zoning regulations to permit open space subdivisions where, under strict design control, lot sizes are reduced and the land saved is designed into the subdivision as open space.

PROPOSALS TO PRESERVE THE TOWN'S HISTORIC CHARACTER

The Planning Commission recommends the following to preserve Harwinton's unique historic character:

1. Maintain and preserve the existing historic district.
2. As each development proposal is reviewed, the reviewing Commission should check the historical maps to see if a historic site or building is involved and then work with the developer and the Historic District Commission to determine whether it can be preserved.

TO MAKE HARWINTON AN EVEN BETTER PLACE TO LIVE

OPEN SPACE

The Town now has adequate Open Space. The Town's existing Open Space should be preserved. Such preservation will meet the main goals of this Plan, which are to maintain the Town's rural character and natural environment.

The Planning Commission recommends that:

1. The Town not purchase additional Open Space, except to the extent that Payment in Lieu of Open Space funds become available.
2. The Town works closely with the Lake Harwinton Association to set aside open space. These should be investigated for purchase of development rights, Open Space Designation, or outright purchase.
3. Any funds generated by utilizing Payment in Lieu of Open Space must be solely used for the purchase of open space.
4. The Town purchased property previously owned by the Thierry family at 145 Litchfield Road to be used as recreation and open space as stated in a Protective Covenant from DEEP. The small garage on the property is used by the Bronc Callahan Community Fund for collection of bottles and cans that go towards helping residents in need, supplying money for goods or services. The larger barn on the property is used by the Town's Public Works Department for storage. The land where the Thierry house once stood is being explored for future recreational use.

COOK’S DAM RESERVOIR

This area consists of 11.65 acres immediately north of Connecticut Route 4, .3 miles east of the firehouse. Fishing is allowed in accordance with state law. No hunting or camping is permitted.

Since the early 1960’s, the City of Bristol water department acquired additional land to double the size of the old Cook’s Dam Reservoir north of Burlington Road between Harmony Hill Road and Woodchuck Lane. In the future, when circumstances and finances are available, the City of Bristol may construct a new dam and reservoir that will stretch from Route 4 to the New Hartford line.

With the recent introduction of waterlines on Route 4, the need to access this reservoir for future water supply is diminished.

Harwinton should maintain its ten- acre buffer around the dam and should avoid potential tax consequences resulting from drawing water from the reservoir.

The availability of this reservoir for future water supply for Harwinton may be important. Equally important is the opportunity for a dramatically beautiful lake and open space area for Harwinton.

The following policies regarding Cook’s Dam should be followed:

1. The Town should cooperate with the City of Bristol and their water department administrators. If handled properly this reservoir can be a win-win situation for both Bristol and Harwinton.
2. The new reservoir should be dramatically visible from Route 4. This will involve close cooperation and, perhaps, legislative action at the State level.
3. Every attempt should be made to make use of the abutting land for recreational purposes.
4. Provision should be made for a minimum flow release from the Cook’s Dam area, with cool water piped from the bottom of the water body to aid the trout in the brook.

HARWINTON’S TRANSPORTATION POLICY

The following are transportation policy recommendations:

1. Encourage developers to plan for future use of cul-de-sacs and dead-end streets for connections to other roadways in the immediate neighborhood of the development.
2. Annually evaluate road projects proposed by the State Department of Transportation (ConnDOT) for potential impact on the Town’s infrastructure. Secure annual updates from this agency for the Land Use Office. A review should be done annually by the land use commissions

so an assessment can be made of the impact on the Town Plan of Conservation and Development.

3. Continue to work with the Northwest Hills Council of Governments as a resource tool for assessing local traffic impacts and with the state to address regional transportation issues.
4. Maintain consistency of all road classifications on mapping to reflect the functional road classifications established by ConnDOT and adopted by the Federal Highway Administration and NHCOC. Road classifications are tied to federal funding sources for road improvements.
5. With the number of work trips increasing due to the trend of increased distances between job and residence, promote increased options for mass transit.
6. Work with ConnDOT to facilitate and promote carpooling.
7. Work to prevent erosion of drainage areas from roads into wetlands and waterways.

NORTHWEST HILLS COUNCIL OF GOVERNMENTS REGIONAL TRANSPORTATION PLAN

The 2016 Regional Transportation Plan suggests the following three projects for Harwinton:

1. Improve and reconfigure Route 4 at North Road;
2. Provide an off-road trail south of Route 118 along the east side of the Naugatuck River (the Naugatuck Greenway).

Routes 4 and 8 are the major arterial highways in the town, with Routes 222, 118, and 72 serving as major collectors. In general, the condition of the state highways in town is good.

A suggested local road improvement need is vertical realignment of a section of Bogue Road near Clearview Avenue to correct sight line deficiencies at this location. As detailed in a March 2001 letter to the town prepared by WMC Consulting Engineers, *“An examination of the roadway vertical alignment in the field revealed that the length of the crest vertical curve is extremely insufficient for the travel speed of the road. It would appear that the top of the hill would need to be lowered from 8 to 10 feet to accommodate adequate sight line over the crest. Lowering the roadway in this area probably involves some rock excavation, and realignment of at least one private driveway, perhaps two.”*

Source: Northwest Hills Council of Governments 2016: Regional Transportation Plan

IMPROVING MUNICIPAL HOUSEKEEPING

Zoning

The zoning policy of one and a half and two-acre zoning is dependable for reasons of sanitary health and is the existing town policy as established in the Zoning Regulations. This policy should not be changed.

PROPOSALS FOR TOWN UTILITIES

PUBLIC SEWERS

There are approximately five miles of sewer lines in Harwinton that include a Clearview Ave interceptor as well as the Scoville Hill Road line that was installed in 1985 at a cost of \$1.7 million. The discharge capacity is limited by a flow contract with Torrington. The current contracted capacity with Torrington is 77,000 gallons per day. Harwinton's average annual flow is about 50,000 gallons per day. The remaining capacity by WPCA regulation is limited to a single residential connection for each assessor's lot of record on existing sewer lines (at the time of the WPCA regulation change). This precludes the possibility of any new sewer line construction or additional connections as a result of property divisions.

Given the current demands on the Torrington Wastewater Treatment Plant and the City of Torrington's Plan of Development, it is highly unlikely that any additional flows will be available for purchase by the Harwinton WPCA.

PUBLIC WATER

The map in Appendix-11 shows public utilities and the natural drainage areas that Harwinton lies across. **A** is the Naugatuck River Basin, **B** the Housatonic River Basin and **C** the basin of the Farmington River.

The Natural Drainage Areas map also shows the watershed areas of the various drainage systems. Harwinton has many public water supply reservoirs owned by the City of Bristol, which are adjacent to the Metropolitan District Commission property. The MDC serves the greater Hartford area but has no public water system of its own.

In 2005, as a result of the contamination of well water by the Mitral site, the town extended the Torrington Water Company water line along Route 4 to the Burlington town line to provide public water to Harwinton residents on Town Line Road and White Oak Drive. Other residents along the route are able to access the public water if they so desire. The water line has been connected to the Municipal Complex and Recreation Fields.

See A-11 for Public Utilities Map

The problem of using water from Bristol or the MDC has not been one of availability. It is a function of how limited the original charters were written as to who water clients could be. This limited policy ethic on the part of the state is no longer as strict and there is reason to believe that should the need arise, the Town could become a part of the Bristol or MDC supply system. The Planning Commission recommends utilizing the Torrington Water Company as needed to avoid potential tax implications resulting from drawing from the Cook's Dam Reservoir.

PROTECTION OF DRINKING WATER

Because of the small lot sizes, the Town should continue to work with the Lake Harwinton Association and take steps to make any studies necessary and enforce any controls required to avoid pollution at Lake Harwinton. Controls include the prohibition of underground fuel tanks, the periodic pumping out of septic tanks, and system inspections and corrections.

Everything necessary must be done to ensure protection and preservation of the Town's drinking water. This includes protection and preservation of both surface waters and ground waters. There is no greater need for the Town than to protect and preserve its drinking water supplies.

Steps to take include: 1) identify and investigate incidents of failing septic systems; 2) coordinate efforts with regional water resource agencies to enhance water resource protection; 3) educate homeowners and contractors on the importance of runoff infiltration through the use of permeable surfaces, rainwater basins, infiltration systems and vegetated buffers while incorporating green practices into renovations; 4) reduce water usage through landscaping with native and/or drought-resistant plants and by capturing rainwater for irrigation purposes; and 5) have the Town's Inland Wetlands Commission, to the extent that it has not already done so, evaluate all Town water resources to determine any at-risk areas requiring present or future monitoring or protection. These areas should be mapped, tested if necessary, identified for threats, and remedial action taken if necessary.

MUNICIPAL FACILITIES

The Town of Harwinton owns and maintains the following facilities:

Location	Address	Date Built	Build Cost	Value (Per Assessor)	Building SF	Comments
Town Hall	100 Bentley Drive	1989	\$1,486,584	\$939,200 in 1998	8,850	Building is in good condition, but will need a roof in near future.
Public Library	80 Bentley Drive	1989	\$1,231,941	\$666,570 in 1998	5,900	Building is in good condition, but will need a roof in near future.
Town Garage (old)	104 Locust Road	1952/ 1962	\$409,505	\$160,000 in 1998	5,816	Building is in good condition, the exterior was painted 10/06.
Town Garage (new)	104 Locust Road	2001	\$1,939,107	\$675,000 in 2002	12,400	Metal building in new condition.
Salt Barn	104 Locust Road	1991	\$60,000		3,750	Concrete and steel building in good condition.
Dog Pound	104 Locust Road	1997	\$110,000		1,500	Block and steel building in good condition.
Senior Center	209 Weingart Road	1996	\$448,247	\$310,000 in 1998	4,828	Bought by the Town in 1996 and rehabbed into a senior center.
Community Hall	14 South Road	1916		\$370,000		Stone and brick building once used as the Town Hall.
Recreation Area	Litchfield Road	1978	\$11,128 for pavilion, \$30,000 for tennis court. Town also owns many acres.	\$5,500 in 1998 for pavilion, \$5,000 for tennis court	600	Wood pavilion in good condition. Tennis court in good condition.
Town of Harwinton	145 Litchfield Road	1939	Town paid \$185,000 for house & acreage	\$8980 \$8160	480 SQ. FT. 480 SQ. FT.	The house was demolished and the town retains use of 1 building and leases the other building to the BCCF

Over recent years Harwinton has planned and developed a 140.3 acre site in the center of town off Litchfield Road that is unique for a town of 5,700.

Located on the campus are the Town Hall, Library, Wintergreen Elderly Housing, the Consolidated School, the Town Conservation/Recreation Area and the Recreation Fields. The site, illustrated below, is home to the facilities below.

EDUCATION FACILITIES

Harwinton is a part of Connecticut Regional School District #10, and its public education program is supervised by the Regional School District Board of Education. Grades 9 – 12 are taught at the Lewis S. Mills High School in Burlington, grades 5-8 at the Har-Bur Middle School and Elementary grades K – 4 at the Harwinton Consolidated School on Route 118 at the municipal complex in Harwinton.

Continuing expansion of facilities occurs at the Consolidated School as needs arise and as funds are authorized.

The Consolidated School site is 21.8 acres and has a playground as well as playfield facilities that serve a portion of Harwinton's recreation needs.

TOWN HALL AND LIBRARY

The Town Hall and Library share a 19.4 acre site which also includes playing fields, a playground, and entrances to the town's Conservation/Recreation area. The site is adjacent to both the Wintergreen Elderly Housing complex and the Harwinton Consolidated School. The Library's location, so close to other town buildings and services, affords a unique opportunity to work closely with the school and town departments and better reach the community. The Library already works with the Recreation Department on events such as Hometown Holiday and to coordinate weekly visits to the Library by children in the Summer Day Camp program. The Library Board encourages the town to pursue improvements to the Town Hall/Library campus to facilitate further integration of services, including:



- Installation of sidewalks along Bentley Drive and throughout the campus for pedestrian access;
- Reconfiguration of traffic pattern around the green to one-way only for easier traffic management and installation of crosswalks between Town Hall, Library, playground and playing fields for safe movement between activities;
- Reconfiguration of parking at the front of the building to provide more spaces close to the main Library entrance;
- Creation of a safe, walkabout route from Harwinton Consolidated School to the Library for classroom visits; and
- Creation of a safe, walkable ADA compliant route from Wintergreen to the Library.

Other community outreach initiatives which the Library will explore as part of its own long-range plan include:

- Establishment of an after-school bus from the Lewis Mills/Har-Bur campus to the library on a weekly, bi-weekly or monthly basis; it may be possible to work jointly with the Burlington Library on a bus which would alternate between both libraries;
- Establishment of home delivery service for patrons unable to visit the library;
- Establishment of satellite libraries at Wintergreen, the Senior Center, the Litchfield County Learning Center, either as little free libraries or as visiting bookmobiles with a librarian using online circulation on a mobile device.

The Library building was constructed in 1986 and was intended to meet the needs of the town for twenty years. In 2007 a Planning Committee was established by the Library to explore plans for a renovation and expansion of the building. Site plans and design and construction documents were commissioned for a proposal which would update the building and double it in size. In June 2017 the residents of Harwinton voted against the proposed expansion, citing cost as their main concern.

Since that referendum, the Library Board has focused on ways to provide the improvements that were part of the renovation and expansion plan within the footprint of the current Library while also addressing necessary maintenance associated with the age of the building. Improvements have included replacement of the roof, installation of energy efficient LED lighting, addition of a free-standing storage shed, replacement of outdated computers and printers, and installation of a ceiling-mounted projection system in the main meeting room. Installation of automatic doors has been approved at a Town Meeting but is not yet scheduled. The lack of tempered glass windows in the children's area and the buried oil tank must also be addressed as part of the town's five-year building maintenance plan. Issues which remain unresolved are the long walk from the parking lot to the main entrance, the small size of the meeting room which can only accommodate 49 people,

the need for small meeting rooms for individual study and the need for more space for the children's collection and exploratory play area.

The Library Board recognizes that the role of libraries is evolving, with communities relying more on their libraries for access to information, early literacy skills, digital access, lifelong learning and a gathering place for social interaction. As part of its own long term planning, the Library Board recently completed a self-assessment based on the Best Practices in Connecticut Libraries prepared by the Connecticut State Library. This process identified several areas for improvement, some of which have already been addressed. Future efforts to the Library will continue to focus on ways to better meet the changing needs of our community within our current facilities and may include:

- Hiring of a space consultant to suggest ways to better configure departments within the Library;
- Expansion of digital resources which do not require physical space;
- Retrofitting of shelving and large furniture to be mobile in order to facilitate rearrangement of the library in response to changing needs and special events;
- Expansion of the meeting room to provide a space that is large enough for all library programs and community groups; and
- Reconfiguration of the main entrance or installation of an additional entrance for better access from the parking lot.

EMERGENCY SERVICES

The Town of Harwinton is served by two volunteer fire departments and one volunteer ambulance association. Law enforcement is provided by two resident state troopers and the CT State Police, Troop L District in Litchfield.

FIRE PROTECTION

The Harwinton Volunteer Fire Department is located on a 1.4 acre site on Route 4, Burlington Road. Harwinton Westside Volunteer Fire Department is located on a 1.8 acre site on Scoville Hill Road. The Westside firehouse was renovated and expanded in 1995 and meets the space needs of the Department.

The Insurance Service Organization (ISO) collects information on municipal fire-protection efforts in communities throughout the United States. In each of those communities, ISO analyzes relevant data using their Fire Suppression Rating Schedule (FSRS). They then assign a Public Protection Classification (PPC) from 1 to 10; Class 1 represents exemplary public protection, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria. By securing lower fire insurance premiums for communities with better public protection, the ISO program provides incentives and rewards for towns that choose to improve their firefighter services.

The Town of Harwinton currently has an ISO rating of 5/5y. In an effort to improve the ISO rating, Harwinton should require developers to include a cistern in all new residential developments. Cisterns will help with water supply issues in the event of a structure fire. The Emergency Services Committee should also encourage both fire departments to work together to improve the town's rating.

AMBULANCE SERVICE

The Harwinton Ambulance Association (HAA) currently occupies a building at 166 Burlington Road that also houses the Town's Emergency Operations Center and office for the Emergency Management Coordinator. In 1982, the HAA signed a 99-year lease for \$1/year with the Town of Harwinton. A new lease was executed as the ambulance moved from 158 Burlington Road to its current location under the same terms.

The 46-member Ambulance Association operates two ambulances with expansion to house an additional vehicle if needed in the future. To accommodate the ambulance's needs, the current location has a training room, offices, small day room and kitchenette. For overnight crews, there are separate male and female bunk rooms and restrooms.

FACILITIES AT HARWINTON CENTER

The historic center of the Town is at the intersection of South Road and Burlington Road. Located here is the historic district, the old Town Hall – now a Community Center – the historic burying ground, the Congregational Church with its architectural dominance, the Town Green with its historic signpost and, a short distance away, the old Theodore A. Hungerford Memorial Library, now used as a museum.

TOWN GARAGE, DOG POUND AND STORAGE YARD

The Town Garage, dog pound and storage yard are located on a 3.175 acre site next to the Harwinton Agricultural Society Fairgrounds. The original cement block garage was built in 1952, and a substantial addition was built in 1962 to increase the total square footage to 5,816. In 1991 a 3,750 square foot salt and salt/sand storage barn was constructed of concrete with a steel roof and side extensions. This building meets or exceeds all present state regulations for salt storage. In 1997 a 1,500-square-foot new dog pound was constructed as an addition to the east side of the salt barn. This dog pound meets all state regulations and at this time is considered state-of-the-art, often housing other town's dogs on a temporary basis.

A new Town Garage was constructed in 2001. This building is insulated steel, clear span with a maintenance garage, office space, break room, parts room and bathroom facilities. This new garage covers 12,400 square feet and presently houses the entire town's everyday rolling stock. The old garage is used for storage of less-used equipment and as a welding garage. This upgrade of the Town Garage facility should carry the public works needs of the Town for the next twenty-five years or so. The storage yard is a problem, as more space could be used for materials storage, and there is no more room for buildings should the time come as the town continues to grow. A larger site will be needed in the future, or perhaps neighboring property could be acquired. This is something that may need to be considered in the future.

PROPOSED LAND USE POLICIES

The Connecticut statutory provision for a municipal Plan of Development requires that the plan contain, “the Commission’s recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the several parts of the municipality”.

RESIDENTIAL LAND USE POLICIES

The Town is fortunate that several years ago its basic residential policies were set down in the Plan of Development and in the Zoning Regulations that exist today. The Zoning Commission, supported by the Planning Commission, adopted regulations requiring building lots of two acres in the Country Residential (CR) zones and one and a half acres in the Town Residential (TR) zones. The CR zone covers most of the Town and the TR zone most of the rest.

Please see A-12 for a Zoning Map which shows the generalized location of the residential zones.

As the map clearly shows, the great majority of land in Harwinton is zoned in at least two-acre lots in the Country Residential zone. The major growth areas of town lay almost exclusively in the CR two-acre zones. Current zoning regulations in Harwinton achieve the valuable goal of protecting the freshwater aquifers from which the private wells on each building lot draw water.

EXISTING ZONING POLICY

Zoning requirements cover more than permitted uses and lot sizes for residential areas. Equally important are requirements for yards, frontage, setbacks, and floor area, to name only a few. We have printed below the key zoning requirements for the residential zones of Harwinton.

Zone	Min Lot Area (SF)	Min Lot Width	Min Front Yard	Min Side Yard	Min Rear Yard	Min Habitable Floor Area (SF)
CR – Country Residential	87,120 SF	200 ft.	60 ft.	35 ft.	75 ft.	950 SF on 1 st floor
TR – Town Residential	65,340 SF	175 ft.	50 ft.	25 ft.	50 ft.	950 SF on 1 st floor
LC – Lake Harwinton	65,340 SF	150 ft.	35 ft.	25 ft.	50 ft.	950 SF on 1 st floor
LA – Lake Harwinton	65,340 SF	175 ft.	50 ft.	25 ft.	50 ft.	950 SF on 1 st floor
Multi Family	5 acres	150 ft.	75 ft.	75 ft.	75 ft.	600 SF – 2 room 725 SF – 3 room

These requirements, and the zoning maps showing residential districts, are printed in this Plan of Development because they are sound and will provide well-planned growth. This Plan proposes that they be continued as the foundation of proposed residential densities.

FUTURE LAND USE

RESIDENTIAL POLICIES

1. The key decisions about residential development in Harwinton were made decades ago and before recent development; however, the basic zoning regulations are sound and should be maintained.
2. The text of the zoning and subdivision regulations must be modified when necessary.
3. Both the Planning and Zoning Commissions should consider any proposal that would accomplish the goals of this Plan and the policies of the Town. New ways to design subdivisions that preserve open space and maintain the rural character of the Town will always be an issue and should be carefully and seriously considered while preserving public safety.
4. Driveways and local roads should be engineered and constructed to facilitate easy passage of emergency vehicles. Consideration should be taken in when reviewing lengths of driveways because most fire apparatus carries 1,200 – 1,500 feet of supply hose.
5. It is recommended that the Zoning Commission adopt new regulations to deal with short-term rentals such as Bed and Breakfasts as well as Airbnb's. For example, new regulations could, in residential zones: 1) ban any rentals of less than one month ("short-term rentals") when the property owner is not also living at the property; or 2) ban short-term rentals altogether in residential zones because such rentals are a commercial activity; or 3) only permit short-term rentals as a special permit use where the property owner demonstrates to the Zoning Commission that the safety and character of the residential neighborhood will not be disturbed by a short-term rental.

RESIDENTIAL DENSITIES

The present policy of 2-acre density in that part of Town south of Routes 4 and 118 and east of Route 4 northerly should be continued. Because of the necessity to maintain septic systems and on-site wells, it is essential to maintain this policy.

The map in Appendix-12 shows existing Zoning. A statutory requirement, this map is a major part of the Plan of Development. The Zoning Regulations control residential densities in the Town. This plan proposes to keep the existing pattern of residential zoning and no boundary changes are proposed.

In fact, as the Town develops, growth may occur in the two-acre density area where open land is located. However, this portion of Harwinton south of Routes 4/118 contains the large reservations of the Bristol Water Company and the open space of the Roraback Wildlife Area.

As of 2018, the town's residential population density is 180 persons per square mile compared to 201 for the County and 741 for the State.

Obtained from 2018 CERC Profile

AFFORDABLE HOUSING

The State of Connecticut, pursuant to Section 8-23 of the Connecticut General Statutes, requires that a Plan of Conservation and Development address housing, “including housing for both low and moderate-income households.” Affordable housing is now an important consideration in planning because, in a municipality (such as Harwinton) with insufficient affordable housing (calculated via the state's definition, including public housing, rent subsidized housing, state funded CHFA mortgages, and Affordable Housing Developments) a developer potentially may build affordable housing in a manner against the planning wishes of the town and its residents.

If the town wants to avoid affordable housing imposed by developers, and if the town wishes to control where affordable housing will be located, Harwinton must facilitate the construction of affordable housing. The town should consider Affordable Housing Developments. These developments must be designed, constructed, and managed according to formulas set forth in the statute setting requirements for the percentage of total housing units that must be certified as Affordable, the income levels for which the units must be priced, and management standards for how the Affordable Housing units are to be advertised, marketed, and leased or sold. It very well likely may require town or non-profit organization funding to establish Affordable Housing Developments. State and other grants for affordable housing may also be available. As a positive incentive for accepting Affordable Housing Developments, a town earns a three-year moratorium from appeals under Sec. 8-30g when a qualifying Affordable Housing Development is completed.

The Planning Commission recognizes that construction of affordable housing in town, particularly if it is partially or fully funded by the town, will create controversy. However, based upon current state law, the town has no option unless it wants to allow developers to decide where to put affordable housing. This is a matter of utmost priority for the town to address and the Board of Selectman must address this issue immediately.

In terms of workforce housing, prices in Town are expensive and, as a result, housing is not affordable to some of the people that work in the community as well as others who may have experienced illness, divorce, job loss, retirement, etc. Often the children of Town residents cannot afford to live independently here. The Town should seek to provide for a diversity of housing costs. The Town should also encourage the development of less expensive housing.

Although there is little support for affordable housing in Harwinton, creative ways to provide such housing must be explored by the Town. One obvious potential is affordable senior housing, which a majority of Town survey respondents support.

In addition, non-senior affordable housing is also needed in town. Incorrect perceptions should be overcome. Residents often have a perception that affordable housing equates to low income developments, which the reality is that such housing equates to workforce housing for those earning

slightly less than the median income. The Town should encourage the diversification of Harwinton's housing stock to make more units available to a wider range of household types.

Based on state law, it is to the Town's advantage to have more affordable housing. If it does not, developers will be in a better position to force affordable housing on the Town. State law essentially states that, unless 10 percent of the Town's housing stock is government-assisted or deed-restricted to remain affordable, a developer who is willing to build housing with a sufficient degree of guaranteed long-term affordability can challenge the Town's failure to approve their proposal.

As to location for affordable housing, whether senior or otherwise, areas near the Town's border with Torrington should be explored, particularly to the extent that these areas might be able to connect to the sewer system that connects with the Torrington sewer system.

HOUSING FOR THE ELDERLY

There is and will continue to be interest in housing facilities for the Town's senior residents. The Wintergreen project with its rehabilitated historic building is located on the Town campus within walking distance to the Library. Additional sites for affordable elderly housing should be explored.

Senior housing is welcome because of the increased taxable property without the addition of school-aged children. However, senior housing developments, and their elderly residents, need the support of public and commercial services. Planning for senior housing in a rural community such as Harwinton can be difficult.

The town should also try to comply with the state affordable housing requirements, along with promoting Harwinton's goal of providing sufficient housing for its elderly citizens, by exploring programs to develop more affordable rental housing for low-income elderly residents. Affordable elderly housing provides elderly residents the opportunity to continue to reside within the community where they have lived and not be forced to move elsewhere. Such housing is a critical concern statewide.

With regard to determining suitable and needed affordable elderly housing, the town should establish a committee to explore: 1) the type(s) of affordable elderly housing to develop in Harwinton; 2) potential sites in town for such affordable elderly housing; and 3) non-profit organizations who might be willing to partner with the town in the development of affordable elderly housing.

With regard to the type of affordable elderly housing to develop in Harwinton, there is a large and growing need for independent living facilities for the elderly and those with disabilities. These facilities are not, and should be distinguished from, nursing homes, residential care facilities, assisted living facilities, congregate living facilities, and continuing care retirement communities. Independent living facilities provide rental housing for those senior citizens, and younger persons with disabilities, whose physical health allows them to live independently without assistance. There is currently a shortage of

independent living facilities in the state and a long waiting list to obtain a residence in one. An independent living facility should be developed with a non-profit organization to provide affordable housing for low-income, independent senior citizens and disabled persons. In terms of the housing needs for an aging population, the Town should: a) facilitate assistance (dial-a-ride, meals-on-wheels, senior activities, and home health services); b) provide property tax relief for elderly residents; c) allow accessory units for seniors in some or all zones; d) allow multi-family developments in some zones; e) allow congregate, assisted living, or life-care facilities as a Special Permit use; and f) allow development of subsidized elderly housing.

ECONOMIC DEVELOPMENT

In keeping with the community's rural character, careful consideration must be given to the further development of existing sites or development of future sites. Positive changes can help control the impact on the appearance of the community and may have significant implications for the tax base of Harwinton. The Town's goal should be to retain and attract businesses, sustain business investment, and create economic opportunity and jobs.

The Planning Commission recommends the following:

1. Explore potential zoning regulations that are conducive to the development of a town center, and identify a market niche for the area.
2. Reaffirm the policy of permitting home-based businesses when they are compatible with single family neighborhoods.
3. Connect the Town to affordable, high-speed, fiber optic broadband as soon as possible.
4. Expand the Town's tax base and employment opportunities through existing businesses or by attracting new businesses to suitable locations within the community.
5. Give priority to those prospective businesses that would support existing businesses, provide employment opportunities for residents, and not overburden the ability of the Town's infrastructure to provide necessary services.
6. Continue to use the Northwest Hills Council of Governments (NHCOC) as a resource tool for assessing economic development in the region that impacts how Harwinton modifies or expands its economic plan.
7. Examine the feasibility of a small office park, which could promote the diversity of businesses and commercial uses.
8. Determine the responsibility of the developer in providing and extending Town services prior to approval of any commercial development proposal. The burden for providing services to any development should not fall solely upon the public.

9. The Economic Development Commission should be tasked to identify areas in town suitable for industrial and commercial operations.
10. There are three “Gateways” to Harwinton: Route 118 near Route 8, Route 4 near the Torrington border, and Route 4 near the Burlington border. Focus, rather than scatter, the development of light industrial and/or commercial sites at the Town’s gateways of Routes 4, taking into consideration the architectural and rural community flavor of the area.
11. Participate in regional economic development efforts that can assist Harwinton businesses.

COMMERCIAL DEVELOPMENT

COMMERCIAL POLICIES

1. There appears to be little demand in Harwinton for expanded commercial uses by either residents or commercial developers. Land presently zoned for commercial uses contains land for expansion.
2. Present zoning regulations for commercial uses are workable and effective.
3. Future commercial development should be at or near present zones. Centers should be well-landscaped and small scale.
4. The Town should keep an open mind as to commercial development and seriously review ideas that would benefit it.

PRESENT PATTERNS OF COMMERCIAL DEVELOPMENT

Almost all commercial uses in Town are located on land zoned for commercial use. The exceptions to this are home-operated service businesses, which may or may not be governed under zoning, but they have little impact on the Town.

There are two commercial zones in Harwinton, a Retail Service (RS-A) zone and a Retail Service (RS-B) zone.

The Retail Service zones (RS-A) are scattered along Routes 4 and 118 from the fire station west and along Route 4 as it turns north toward Torrington. Retail development is small in scale and conforms to the development patterns of the Town.

The Retail Service zone (RS-B) is located across from the Consolidated School on Route 118. This zone, which consists of 40 acres, was clearly intended to be more tightly controlled and design-restricted.

All commercial development is permitted only by special permit, which requires site plan approval and is controlled by parking, landscaping, and sign restrictions.

Both zones are shown on the Zoning Map in A-12.

PROPOSED COMMERCIAL POLICY

The Town should partner with NWCC's Northwest Startup to determine what kind of startup businesses the Town should try to attract, how to attract them, and how to get funding to try to attract Startups. In addition, a Startup Lab (physical space for Startups) should be created in Town – such Labs have been a major mechanism for creating jobs worldwide. We recommend that the Board of Selectmen immediately establish a Startup Committee (including with younger tech-savvy members) to work with NWCC's Northwest Startup.

The Town should facilitate home-based business as follows: a) the Zoning Commission needs to research and adopt regulations regarding home-based businesses consistent with these recommendations; b) such businesses should have minimal impacts on neighbors; c) vehicle traffic to such a business should be minimal; d) such a business should have, at most, one employee from outside the home; e) no outdoor storage or vehicles associated with the business should be permitted other than the owner's own vehicle, up to one employee vehicle, and minimal client vehicles. Examples of acceptable home-based businesses are: a) telecommuting; b) artists; and c) professional and service businesses such as architects, engineers, appraisers, attorneys, accountants, realtors, and insurance agents.

Harwinton agrees with the findings and recommendations of the Northwest Connecticut Comprehensive Economic Development Strategy (CEDS), which was endorsed by NHCOG in April 2018. In particular, the following points made by CEDS are particularly appropriate to Harwinton: a) Economic weaknesses include an aging workforce, limited transportation options, limited broadband infrastructure, a lack of housing that is affordable to the workforce, and a perception that there are no jobs; b) zoning regulations should be made friendlier to home-based businesses; c) make Northwest Connecticut, including Harwinton, the nation's "Rural Lab" by developing a comprehensive strategy that invites the world's leading entrepreneurs, academic institutions, and companies to develop their complementary innovations in a rural setting – including attracting companies and entrepreneurs interested in testing new agricultural and other technologies, tourism, remote healthcare applications, efficient rural package delivery systems, architectural design and construction materials, and other innovations in a rural setting. This is another task for a new Harwinton Startup Committee; and d) high speed fiber optic broadband is needed throughout Town – this should be coordinated with Northwest Connect (a non-profit corporation formed for two purposes: to orchestrate for our region a universal gigabit data

highway using fiber optic transmission lines; and to promote economic and community development made possible by such a network).

- The Commission continues to recommend that the Town explore a commercial area that would include stores and restaurants.

INDUSTRIAL

Industrial uses in Harwinton cover a wide range of activities, from the Torrington Sewage Disposal plant to small shops and the businesses in the Clearview Storage Park.

EXISTING PATTERNS OF INDUSTRIAL DEVELOPMENT

The Town has two Industrial zones, a Light Industrial Zone A (LI-A) and Light Industrial Zone B (LI-B). Both are intended for light, non-polluting industries. Both are special-permit zones requiring site plan approval. The LI-B requires a ten acre site.

Both zones are shown on the Zoning Map in A-12.

PROPOSED INDUSTRIAL POLICY

The Town tax base must be broadened. While there appears to be little pressure for additional industrial development, the Town should be open to any proposal which is well designed, does not impact the residential character of the Town, and is not harmful to the environment.

There appears to be universal agreement that it would be beneficial to increase Harwinton's tax base. However, there seems to be no pressure to provide additional industrial sites.

Industrial uses in rural communities range from haphazard construction to well-planned office areas that have landscaping and large grounds and are appropriate neighbors to most residential properties.

Assuming that no use should be permitted that is damaging to the Town or neighborhood either visually or environmentally, a good industrial use for Harwinton would have the following characteristics:

1. Professional design, in keeping with the rural character of the Town.
2. Underground utilities
3. Large, well landscaped lots with low coverage
4. Uses which generate no noise, no waste, no outside storage
5. Uses which are usually limited to one story
6. Uses that have no adverse visual impact on neighbors
7. Adequate buffers to adjacent residential zones

Please see the Zoning Map in A-12.

ESTABLISHING COMMITMENT AND ACCOUNTABILITY

Upon completion of the plan, it should be made available to residents and other interested parties through the town's web site. In addition, the Plan will be referred to the Regional Planning Agency and a copy filed with the Town Clerk. After public noticing in a local newspaper, a Public Hearing will be held, any necessary revisions made, and the draft referred to the Board of Selectmen.

Once adopted, the three selectmen, all town commission members and key Town employees should be given hard copies and should reference this document when considering changes to regulations or policy.

IMPLEMENTING THE RECOMMENDATIONS

MODIFICATION OF REGULATIONS AND STANDARDS

Once the Plan of Conservation and Development has been finalized and accepted, the Planning Commission will need to work with the Board of Selectmen and certain Commissions to ensure that regulations and ordinances are modified as appropriate to support the recommendations. Primary on this list will be a review of the Zoning, Inland Wetlands, and Subdivision Regulations. This work should be started within two years following adoption of the plan. An ongoing review of the Plan vis-a-vis Zoning, Wetlands and Subdivision regulations should be conducted on an annual basis, driven by the First Selectman. In addition, construction standards within each set of regulations should be reviewed against other towns' standards and the stated objectives and updated as appropriate.

ACKNOWLEDGEMENTS

The Harwinton Planning Commission would like to thank the following sources that provided valuable input during the preparation of this Plan of Conservation and Development:

Northwest Hills Council of Governments

Harwinton Ambulance Association

Harwinton Volunteer Fire Department

Harwinton Westside Volunteer Fire Department

Dave Bousquet, Harwinton Highway Supervisor

Michael D. Rybak, Town Attorney

Harwinton Water Pollution Control Authority

Harwinton Public Library, Board of Directors

Regional School District #10, Patricia George, Executive Assistant, Office of the Superintendent

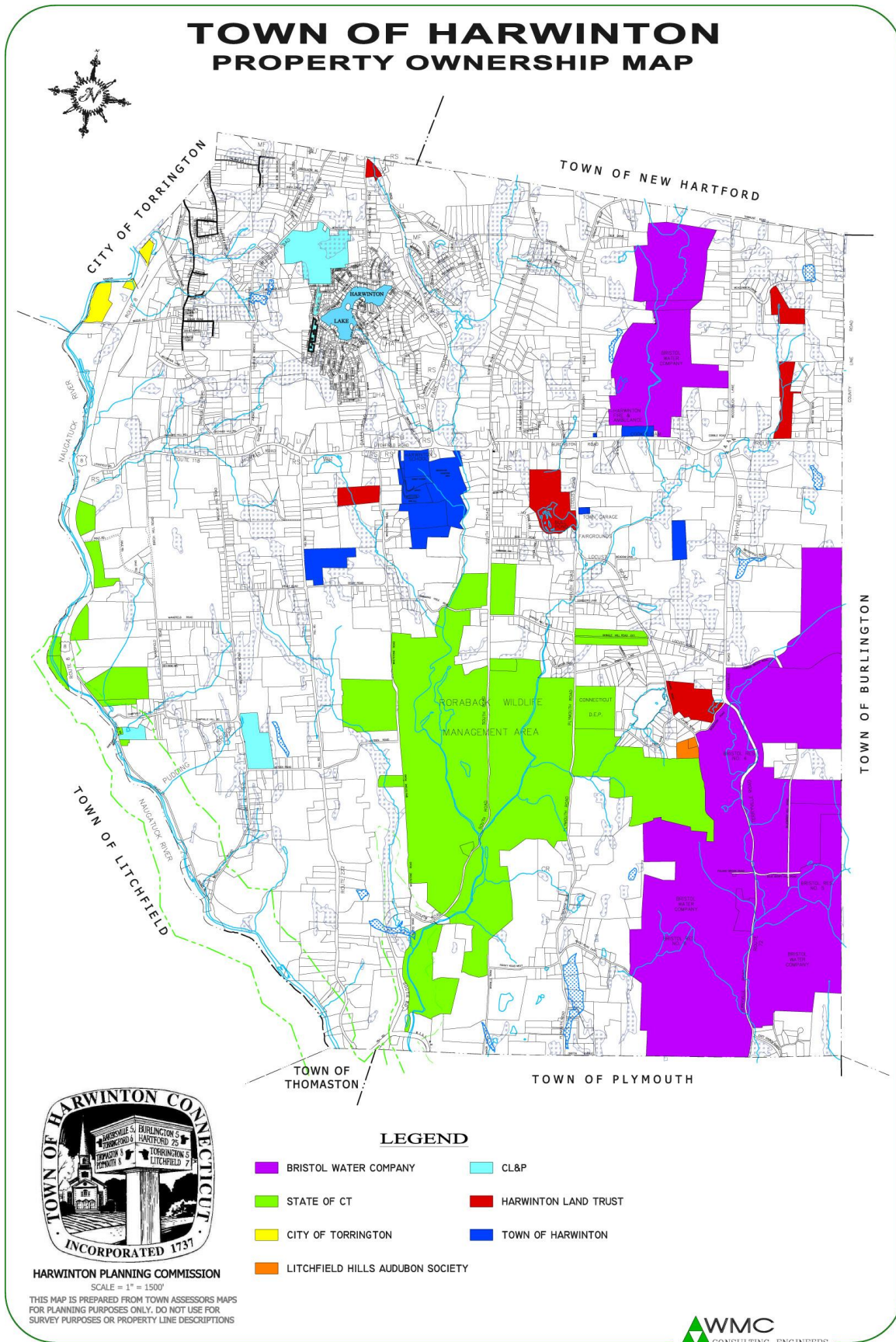
Harwinton Board of Selectmen

And Other Town Commissions

The Planning Commission would also like to thank all of its past members for their contribution in bringing the Plan of Conservation and Development to completion.

APPENDIX

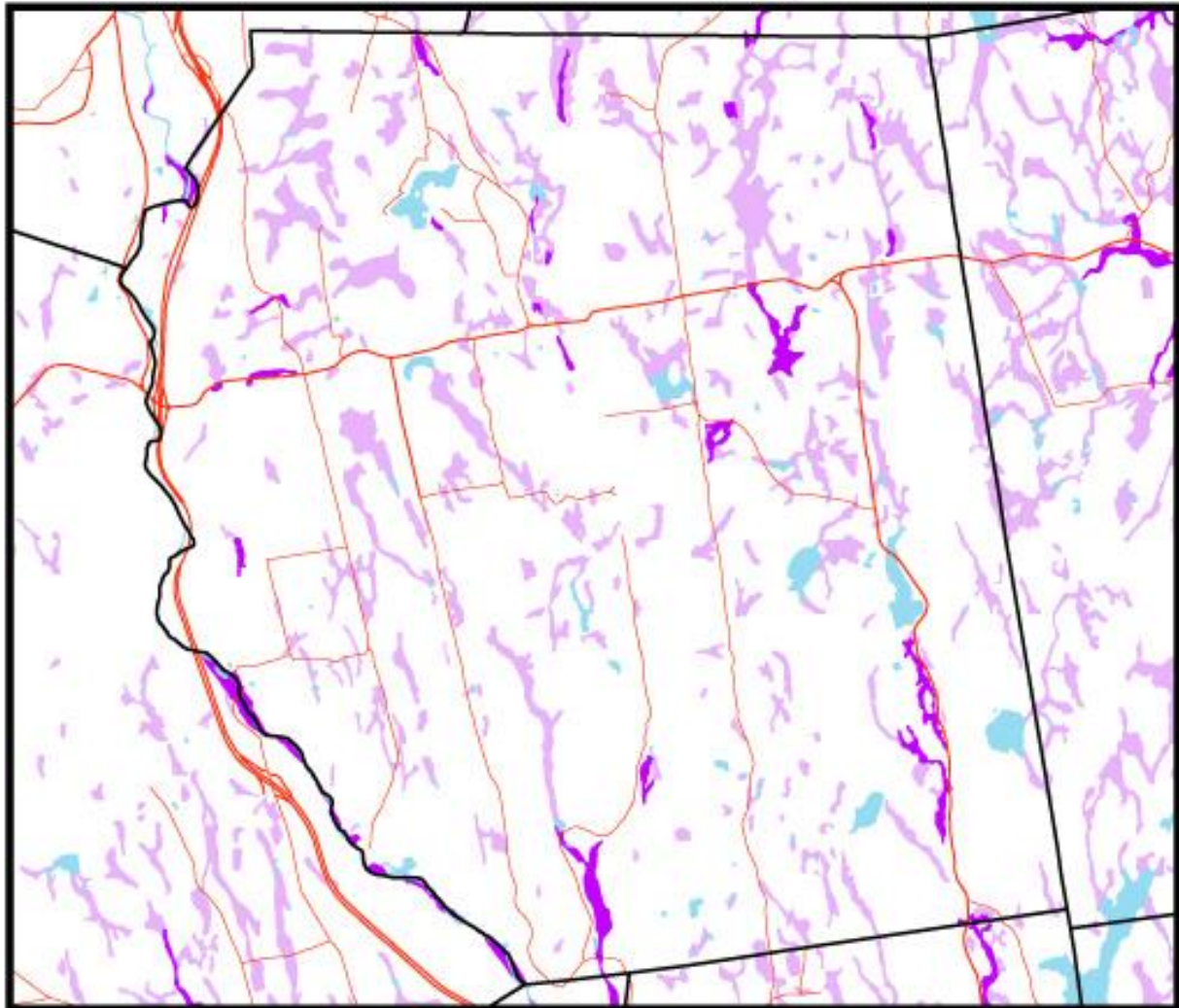
- A-1 HARWINTON OWNERSHIP MAP
- A-2 WETLANDS SOILS
- A-3 SURFACE WATER
- A-4 SURFACE WATER QUALITY
- A-5 REGULATED LANDS MAP
- A-6 2002 LAND COVER
- A-7 NAUGATUCK RIVER GREENWAY (SECTION 1)
- A-8 NAUGATUCK RIVER GREENWAY (SECTION 2)
- A-9 NAUGATUCK RIVER GREENWAY (SECTION 3)
- A-10 HARWINTON DRAINAGE MAP
- A-11 HARWINTON PUBLIC UTILITIES MAP
- A-12 HARWINTON ZONING MAP
- A-13 HARWINTON SLOPES MAP
- A-14 HARWINTON ACREAGE MAP
- A-15 GROWTH POLICY MAP



Harwinton, CT

Wetland Soils

Community Resource Inventory Map Series



Legend

- Towns
- Primary Route
- Secondary Route
- Alluvial and floodplain soils
- Poorly/very poorly drained soils
- Water



0 0.25 0.5 1 1.5 Miles



More Information: Visit <http://clear.uconn.edu/projects/cr>

Data source: Natural Resources Conservation Service (NRCS) by way of the CT DEP <http://www.ct.gov/dep/gis/>

This project was funded in part by the CT DEP through an EPA Clean Water Act Section 319 Nonpoint Source Grant. NEMO is an educational program of the Center for Land use Education and Research (CLEAR) at the University of Connecticut.

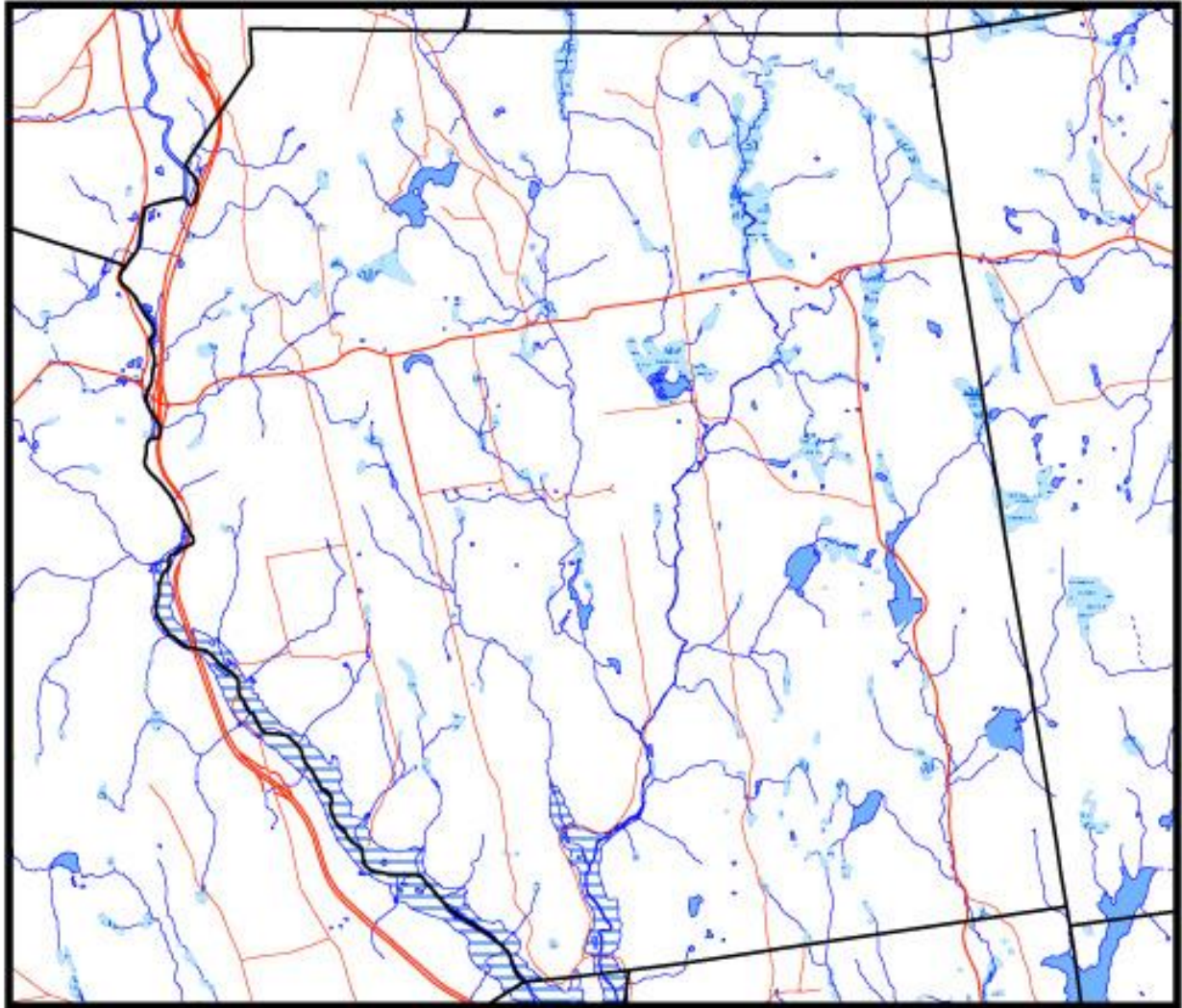
These maps are intended for general information and planning purposes only. They contain no authoritative positional information.



Harwinton, CT

Surface Water

Community Resource Inventory Map Series



Legend

- Towns
- Primary Route
- Secondary Route
- Flat
- Intermittent Water
- Water/Shore
- Water
- Intermittent Water
- Flats
- Rocks
- Inundated Area
- Marsh on Quad



0 0.25 0.5 1 1.5 Miles



More Information: Visit <http://clear.uconn.edu/projects/cr>

Data source: CT DEP <http://www.ct.gov/dep/gis/>

This project was funded in part by the CT DEP through an EPA Clean Water Act Section 319 Nonpoint Source Grant. NEMO is an educational program of the Center for Land use Education and Research (CLEAR) at the University of Connecticut.

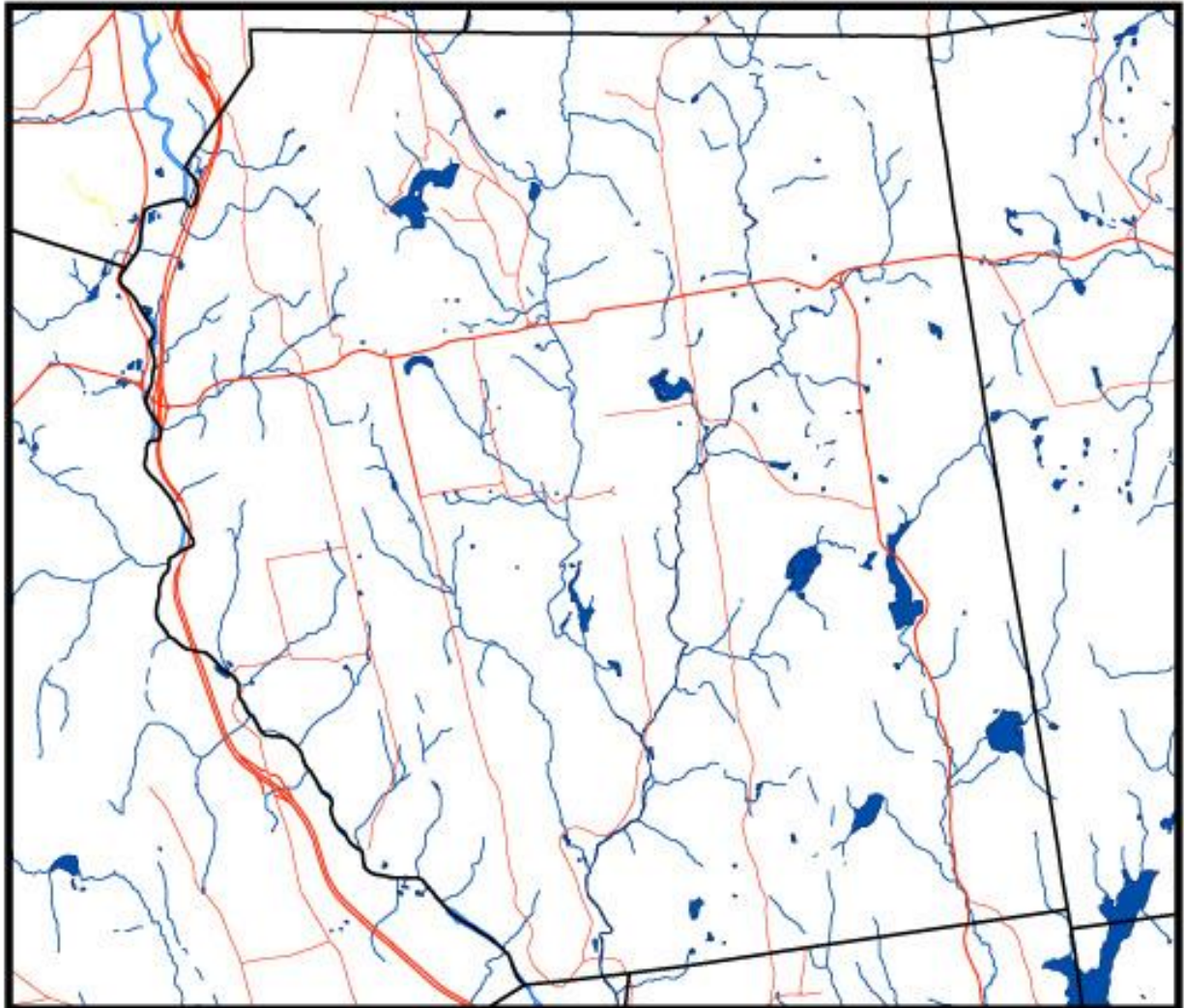
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Harwinton, CT

Surface Water Quality

Community Resource Inventory Map Series



Legend

Towns

Primary Route

Secondary Route

Surface Water Quality

Good to excellent natural quality (A, AA)

Fishable, swimmable (B)

Natural quality may be threatened (B/A, B/AA)

Impaired (C/A, C/B, D/B)

Coastal good to excellent natural quality (SA)

Coastal fishable, swimmable (SB)

Coastal impaired

0 0.2 0.4 0.8 1.2 Miles

More Information: Visit <http://clear.uconn.edu/projects/cri>**Data source:** CT DEP <http://www.ct.gov/dep/gis/>

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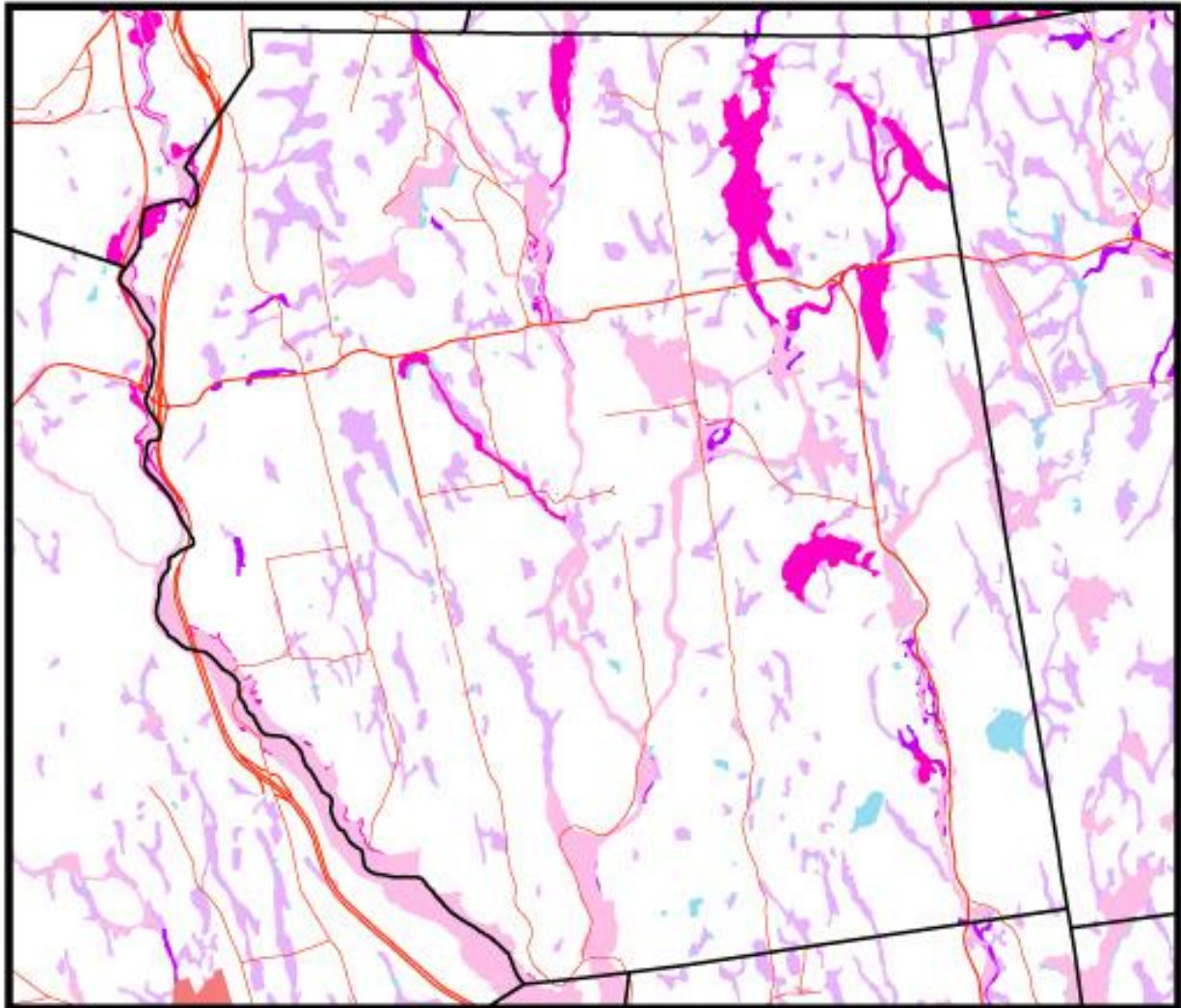
These maps are intended for general information and planning purposes only. They contain no authoritative positional information.



Harwinton, CT

Regulated Lands

Community Resource Inventory Map Series



Legend

- Towns
- Primary Route
- Secondary Route
- Alluvial and floodplain soils
- Poorly/very poorly drained soils
- Water
- 100 Year Flood Zone
- 500 Year Flood Zone
- Floodway in Zone AE
- Other Flood Areas
- Coastal Boundary
- Adopted
- Final
- Preliminary



0 0.25 0.5 1 1.5 Miles



More Information: Visit <http://clear.uconn.edu/projects/cri>

Data source: CT DEP <http://www.ct.gov/dep/gis/>

Aquifer Protection Areas updated December 2007.

This project was funded in part by the CT DEP through an EPA Clean Water Act Section 319 Nonpoint Source Grant. NEMO is an educational program of the Center for Land use Education and Research (CLEAR) at the University of Connecticut.

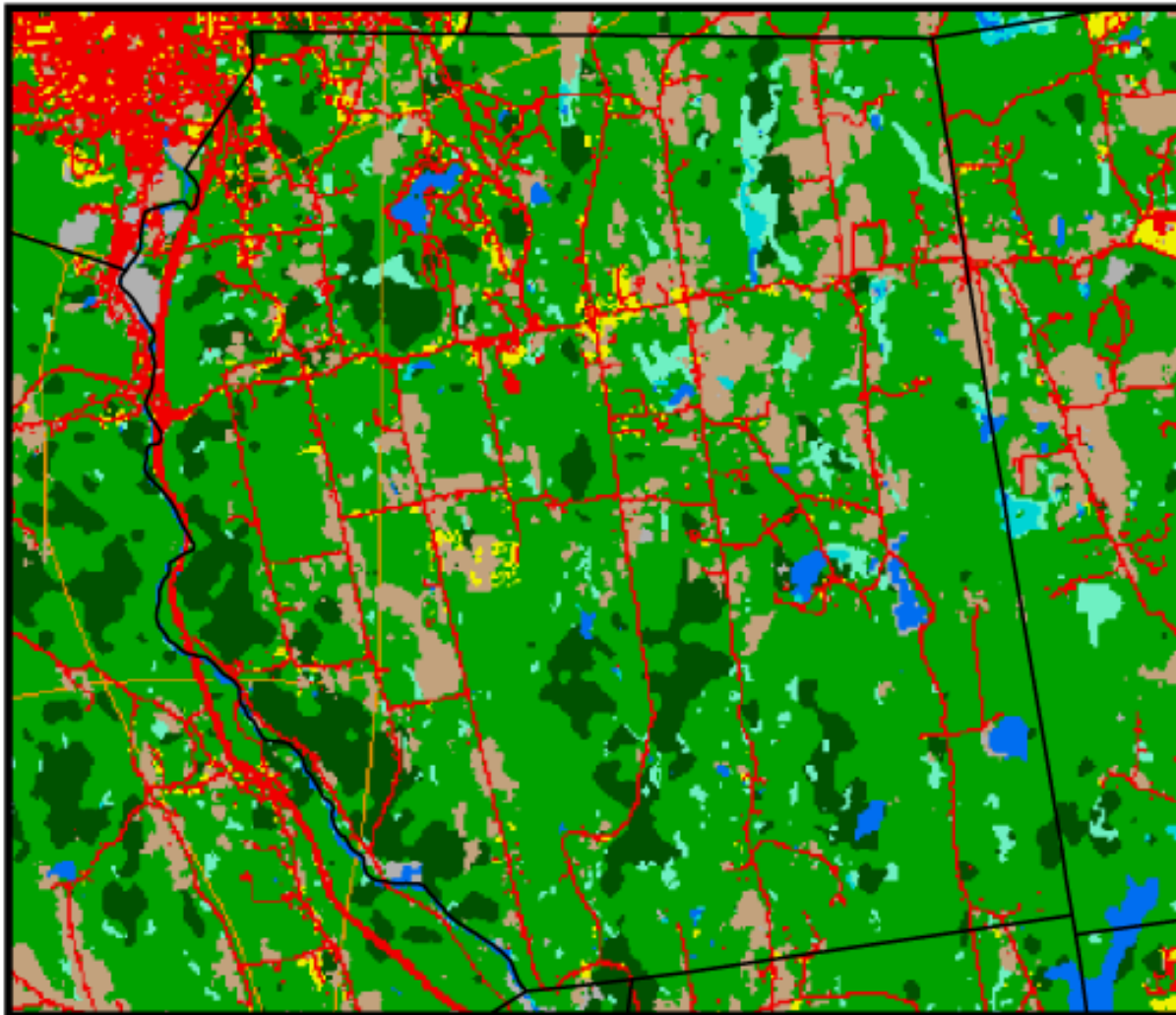
These maps are intended for general information and planning purposes only. They contain no authoritative positional information.



Harwinton, CT

Land Cover

Community Resource Inventory Map Series

**Legend**

- Towns
- 2002 Land Cover Classes**
- Developed
- Turf and Grass
- Other Grasses and Ag.
- Deciduous Forest
- Coniferous Forest
- Water
- Non-forested Wetland
- Forested Wetland
- Tidal Wetland
- Barren
- Utility Right-of-way



0 0.2 0.4 0.8 1.2
Miles



More Information: Visit <http://clear.uconn.edu/projects/cr>

Data source: The 2002 land cover was created by the Center for Land Use Education and Research (CLEAR) at the University of Connecticut. Visit <http://clear.uconn.edu/projects/landscape> for more information.

This project was funded in part by the CT DEP through an EPA Clean Water Act Section 319 Nonpoint Source Grant. NEMO is an educational program of the Center for Land use Education and Research (CLEAR) at the University of Connecticut.

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