



AGENDA
ENFIELD TOWN COUNCIL
REGULAR MEETING
Monday, January 23, 2023
7:00 PM – Council Chambers
<https://youtu.be/kbYxunFB9dE>

1. **PRAYER – Cindy Mangini**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **FIRE EVACUATION ANNOUNCEMENT**
5. **MINUTES OF PRECEDING MEETINGS**
 - **Regular Meeting – January 9, 2023**
6. **SPECIAL GUESTS**
 - **Overview of Traffic Issues – Chief Fox**
7. **PUBLIC COMMUNICATIONS AND PETITIONS**
8. **COUNCILOR COMMUNICATIONS AND PETITIONS**
9. **TOWN MANAGER REPORT AND COMMUNICATIONS**
 - **Project and Activity Report**
10. **REPORT OF SPECIAL COMMITTEES OF THE COUNCIL**
11. **UNFINISHED BUSINESS**

Discussion/Resolution:

12. NEW BUSINESS

A. Consent Agenda

1. **Discussion/Resolution:** Request for Transfer of Funds for Enfield Cultural and Arts Commission Transfer \$8,732

B. Appointment(s)–Town Council Appointed - None

- C. Discussion/Resolution:** Referral from Public Safety Committee to the Town Attorney for the Removal of the Aggressive Dogs Ordinance and Relocation of Animal Waste Language to Another Ordinance

- D. Discussion/Resolution:** Resolution Waiving the Bid Requirements for the Purchase of Two (2) Motorcycles for the Police Department

- E. Discussion/Resolution:** Request for Transfer of Funds to Outfit New Police Hires - \$89,596

F. Discussion/Resolution: Recommendation from Public Works Sub-Committee to Implement Transitioning the Enfield Housing Authority from Tipper Barrel pick-up to Dumpsters for the EHA Facilities

G. Discussion/Resolution: Receipt of the Draft Plan of Conservation and Development to Begin the 65 Day Review Period and to Take Any Necessary Action

H. Discussion/Resolution: Referral per CGS Section 8-24 to the Planning and Zoning Commission Concerning the Potential Disposition and/or Reuse of Nathan Hale School, 5 Taylor Road

I. Discussion/Resolution: Proposed Ordinance Establishing Number of Justices of the Peace at Seventy-Five (75)

13. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING.

14. PUBLIC COMMUNICATIONS/APPLIES ONLY IF PRIOR TO 11:00 p.m.

15. COUNCILOR COMMUNICATIONS.

16. ADJOURNMENT.

*****CONSIDERED FOR REAPPOINTMENT**

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, JANUARY 9, 2023**

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, January 9, 2023. The meeting was called to order at 7:02pm.

PRAYER – The Prayer was given by Councilor Hopkins.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, Santanella, and Unghire. Also present were the Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila M. Bailey; and Director of Finance, John Wilcox.

FIRE EVACUATION ANNOUNCEMENT – Mayor Cressotti made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #6453 by Councilor Pyznar, seconded by Councilor Mangini to accept the minutes from the Special Meeting on December 19, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6453** adopted 10-0-1. Councilor Nelson abstained.

MOTION #6454 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the Regular Meeting on December 19, 2022.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6454** adopted 11-0-0.

SPECIAL GUESTS – MassMutual Head of Corporate Real Estate, Sean Anderson; Fast Track Realty LLC Manager, Andy Borgia; and All Sports Village Inc. Director, Anthony Ardolino.

Ellen Zoppo-Sassu, Town Manager, stated that Mr. Borgia came to them a few weeks ago with a proposal concerning the 65-acre MassMutual office park which is now vacant. The discussion for tonight's meeting is a Section 8-24 referral to the Planning and Zoning Commission (PZC). The first step is deciding whether this project is appropriate for Enfield.

MassMutual used to be on our list of top ten taxpayers. They were number four on the last grand list. It was reported in October of 2022 that 29% of Americans are working from home resulting in a shrinking interest in commercial real estate. Foot traffic is also down in business districts. We need to decide what role local government will play in deciding what to do with the MassMutual parcel. This proposal will require additional acreage which will also include part of Brainerd Park and will require a referral to the PZC.

Councilor Nelson read a statement into the record stating that as required by Section 2-128 of the Enfield Town Ethics Ordinance, he has made a formal request to be excused from voting on this matter. He made the recusal statement due to his professional capacity in the real estate development field. He has a financial interest in this project as defined under Section 2-121. It is on file in the Town Manager's Office, has been sent to the Ethics Commission and will be included in the meeting minutes of tonight's meeting.

Councilor Nelson introduced Andy Borgia from Fast Track Realty, Anthony Ardolino from All Sports Village, and Sean Anderson from MassMutual. Mr. Borgia signed an agreement with MassMutual for the purchase of the campus. He previously made a similar proposal for a project in Windsor Locks. When the project faced too many hurdles, he hoped to work with the mall property in Enfield, but it did not work out. He then went back to Windsor Locks, but the project was terminated after a series of delays amid the pandemic.

Mr. Borgia shared a model of the project and explained that the project needed a minimum of eleven outdoor fields to be successful. The site already has the infrastructure and is approved for many of their uses, such as a 1600 space parking garage. Special permits will be needed for most of the amenities. Some existing buildings will be retrofitted to include a hotel, retail, restaurants, and a family entertainment center like Dave & Busters. Only six fields will fit on the MassMutual side of the parcel so the other five fields would be on the Brainerd Park side in this model. There will be new basketball, tennis, and pickleball courts. There will be two playground areas, one for children ages 2-5 and one for children ages 5-12. They will replicate the softball field that was recently built in Brainerd Park, as well as add restrooms. There will be a walking trail around the perimeter of the park and a splash pad and new dog run which will have its own brand-new parking lot.

Anthony Ardolino stated that All Sports Village is a non-profit formed seven or eight years ago. The mission is to improve and enhance sports and recreation in the area for youths and adults. There will be a lot of opportunities not only to play sports at the facility, but also for employment opportunities. These types of facilities can bring in millions of dollars in tourism to the town.

Chairman Cressotti thinks this project will benefit Enfield and the State of Connecticut. It will require approval by the PZC since it involves the use of park property. If a town leases any portion of public land, state law requires that PZC give a recommendation. He stated that they will be looking for a motion for an 8-24 referral tonight.

Councilor Finger wanted to know what would happen to the new softball field at Brainerd Park as well as the two men's fields. Mr. Borgia stated that the softball field is being replicated.

Councilor Nelson added for clarity that the fields are being shifted to the right side towards the east entrance. It will remain part of the public area of Brainerd Park. The area will be upgraded to include restroom facilities for boys and girls. They could possibly add two new softball fields at the Annex to accommodate the two fields in the back of Brainerd.

They have discussed the possibility of a park enhancement grant where a donation would be made to the Town of Enfield every year instead of a lease. The money would be guaranteed to be used to maintain the parks. Park maintenance gets cut from the budget when times get tight.

Councilor Finger thanked them for the clarification, and he thinks the project is a great idea.

Councilor Cekala stated that she is excited about this project and was excited about it two years ago. She would like to make sure all the players are involved when it comes to Brainerd Park, such as Buildings & Grounds, the Recreation Department, and our sports leagues.

Councilor Mangini asked if there would be regular updates if they complete the 8-24 process. Councilor Nelson responded that near the end of January the Town Manager and leadership will negotiate what the terms of this lease should be. He will be excluded as he is Mr. Borgia's representative. He also added that if they were to move fields to the Annex, those fields would be completed before Brainerd Park was touched so that there would be no loss of playing time.

Councilor Ludwick asked if they could explain their business model and why they need Brainerd Park. Mr. Ardolino stated that the non-profit is technically the borrower as they can get bonds. Eleven fields are the minimum they need to proceed with funding. Lenders lend to these types of facilities across the country, and it is a mathematical formula. They want eleven fields because that generates the size of the tournaments. Councilor Ludwick stated that even though he does like the project, he wishes it did not include Brainerd.

Councilor Santanella asked if they could quantify the number of jobs the project might bring to the community. He also asked if they could estimate how many families/foot traffic it would bring to town on a weekend and how many rooms the hotel would have. Mr. Borgia answered that the busiest time would be the summer and it could bring anywhere from 2-300 teams competing for a 4-5-day tournament, which is about 3,000 participants daily. The hotel has 150 proposed rooms. He supplied Ms. Zoppo-Sassu with information concerning the potential economic impact to the town. Councilor Nelson stated there is a business plan for Windsor Locks that can be adjusted or given as is. There is a potential of \$300 million in revenue coming to the town.

Councilor Hopkins thinks this would be good for Enfield. He does not want the town to lose its recreational area; however, he is interested in what people in the Brainerd Park area have to say.

RESOLUTION #6455 by Councilor Cekala, seconded by Councilor Unghire.

BE IT RESOLVED, that the proposed transfer/sale/lease of the portion of Brainerd Park shown on the attached map, is referred to the Planning & Zoning Commission in conformance with the requirements of Connecticut General Statute §8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6455** adopted 9-1-1. Councilor Ludwick voted against, and Councilor Nelson abstained.

PUBLIC COMMUNICATIONS

Peter Jonaitis, 3 Farmstead Circle

Mr. Jonaitis commented on the sports complex proposal saying he would support giving all of Brainerd and relocating all the fields because he thinks it is a great idea.

Mr. Jonaitis asked if there are any updates on the BAA investigation. He would like an explanation of the consolidation of the fire districts as there are rumors of Shaker Pines and Hazardville Districts consolidating.

He asked for an update on vacant buildings in town like Nathan Hale School and an update on the 30% abatement for Winstanley.

Gary Young, Abbe Road

Mr. Young wanted to raise concern with the transparency and timely notification of issues impacting the residents. If the Council is looking for residents' trust, they need more notification time. He raised this concern in the past with the 2023 budget and the local fire district issues.

His concern tonight is the Winstanley facility potentially getting a tax break of 30% over seven years. This was voted down in February of 2022. He does not support the proposed tax relief unless he knows the impact of how it can or can't help the town.

Kathleen Levesque, 10 Winter Way

Ms. Levesque stated that her property borders the Winstanley project, and she stood before the Council less than a year ago asking for a vote of no. She comes again asking for a vote of no. The folks in the neighborhood have had to repeatedly have their pools, air conditioners, and homes serviced and cleaned, and the project is still not complete. The project that was just presented for the sports complex is something the community can grasp and keep hold of. Winstanley wants to save himself money and it does not help the residents.

Angela Foss, 16 Crescent Beach Drive

Ms. Foss asked Town Council members to deny the newly revised application for a tax abatement for Winstanley for 113 North Maple Street. It should never have been accepted because it was previously denied. She also mentioned the lack of adequate notification. The property should not qualify for a tax abatement as there are only twenty employees who have mostly relocated and not Enfield residents. This is an insult to the community and those who stood up against it previously. Abatements are a privilege, not a right.

Jeffery Foss, 16 Crescent Beach Drive

Mr. Foss asked if a commercial building is built and they expect a tax discount, what if someone comes in and builds a residential building, do they get a tax discount? He asked what the difference was between residential or commercial. Both are bringing income into the Town of Enfield.

Sherri Jackson, 119 Cottage Road

Ms. Jackson stated that she thought the Council heard the taxpayers the last time this abatement was discussed, but sadly here it is again. She mentioned that tax abatements began to lure businesses during the Great Depression. Winstanley Enterprises has not brought many jobs here to Enfield. Enfield is a highly desirable location, and this is not the Great Depression, so incentives are not needed to lure

businesses. Some of these large companies become serial tax evaders. They collect the tax savings and then they move on leaving behind abandoned warehouses. The taxpayers get no tax breaks and are left to make up for the lost revenue while the big company places high demands on our infrastructure. She said the Council should serve the best interest of the public, not Winstanley.

Linda Ostapoff, 109 Cottage Road

Ms. Ostapoff stated that she is surprised that residents are back again after they objected to the tax abatement almost a year ago. The building is built, it is occupied, and they are not going anywhere. What gain does Enfield have by handing out \$2 million of our tax money? Large warehouses in residential areas of town do not enhance our town or bring anything positive other than tax money. Tax abatements should be based on bringing quality jobs to our town, not twenty jobs relocated from West Springfield. There should be a special meeting to pass an abatement. There was not ample notice that this was going to be on the agenda. She hoped the Council would vote no and is excited to see what will happen with the MassMutual project.

Lisa Rogers, 8 Winter Way

Ms. Rogers invited everyone to come have tea with her any day this week and witness her house shaking. She wonders if she will have foundation issues after the project is done. She hoped the Council would vote no because she does not see that anything has changed on Winstanley's part. If the lessees thought they would have a lower rent, that is a bad business decision that we should not be paying for. The public said no before, and she thought that the Council heard that. She asked that the property be changed in the records to read 113 North Maple Street and not 113 Maple Street. She hoped that Councilor Nelson would discuss his relationship to the project from start to finish. He sat on PZC when it was granted and now he sits and can vote on the abatement.

Lisa Batchelor, 6 Deer Run

Ms. Batchelor came to speak against the tax abatement. Abatements are for properties that are beneficial to the growth and prosperity of the town and this property is not. It brings truck traffic that will deteriorate the roads quicker than anticipated leaving residents to pay for the repairs. The 30% tax abatement could be used to better the community and residents. Instead, it will line the pockets of a multi-million-dollar company. She urged the Council to vote no and show the residents that they come first.

Lori Parker, 105 Cottage Road

Ms. Parker stated that she is not in support of the tax abatement. It is not fair to shift the tax burden to the residents. She agreed with the abatement on the Hallmark building because it brought in many jobs, this one will only have twenty jobs. She would like to know how many abatements have been granted in the last five years by the town. The abatement does not help AgriMark and Eppendorf who have already signed their lease agreements. She wants to know if their trucks will be registered in Enfield, so we receive the tax revenue. We have yet to see the full impact this will have on the town, yet residents are already dealing with dust, dirt, noise, and their houses rattling. The project contributed to a loss in property value and a reduced quality of life. Since this project, the town passed a moratorium on warehouses over 200,000 sq. ft. requiring a special permit.

In 1999, the Conservation and Development Plan showed Enfield as being 68% developed. She would like to know where we are now. She asked the Council to vote no.

Kathleen Sarno, 102 North Maple Street Unit 6B

Ms. Sarno asked where the 30% came from and if it is based on a property appraisal. Who appraised it, what did they use for comps? She doesn't understand why this has come up again because Mr. Nelson is the only addition to the Council. The rest of the Council voted no back in February.

Ms. Sarno stated that she is excited about the sports and entertainment complex and thinks it is more interesting than a warehouse. She urged the Council to vote no again like they did the first time.

Liz Warner, 74 West Shore Drive

Ms. Warner stated that she can't believe that they are back not even one year later after there was a special meeting in a packed auditorium on a miserable icy night. The Council did the right thing and turned it down. There have been so many complaints since then that a liaison had to be appointed to take weekly, sometimes daily, complaints. Now a new secret deal will be voted on tonight. Who is benefiting from this deal? Not the town residents. She suggested saving abatements for businesses that truly bring products needed to our town and significant jobs with it.

Neil Narcon, 5 Clear Street

Mr. Narcon is surprised that they are doing this thing again. Everyone was against it, including the Council, so why are we wasting everyone's time? There needs to be more advanced notice. Are we holding out until the last minute to notify hoping no one will fight it? People are living paycheck to paycheck and living off credit cards. Vote this thing down, enough is enough.

Tony Renna, 12 Ryefield Drive

Mr. Renna asked that all tax abatements be out for the public to see. He wants full transparency. He suggested taking the money from the abatement and using it to pay off the state for Nathan Hale and then selling it.

Christine Gomeau, 19 Winter Way

Ms. Gomeau said she was surprised that there was not more consideration getting this information out after the meeting and emotions from last year. She hopes that the Council will vote no again. There is no communication or transparency as to why this company deserves a tax abatement. We want answers and a vote of no.

Walter Kruzel, 21 Charnley Road

Mr. Kruzel mentioned that he had received his new recycling calendar and he said that there is information on the flip side about what can and cannot be recycled. He suggested the new Deputy Public Works Director make a presentation educating the public on recycling.

Mr. Kruzel asked what was going on with the roof referendum because he had not heard any updates since it passed a year ago. The Joint Facilities Committee should be named as Building Committee for those roofs.

Dale Butrymowicz, 11 Winter Way

Mr. Butrymowicz stated that the tax abatement was already shot down and questioned why we are doing this again.

Liz Davis, 201 North Maple Street

Ms. Davis mentioned that it was a cold night outside, and everyone should be home with their families because this was already voted on. This was thrown on the agenda at the last minute and is being voted on tonight. She hopes that this does not happen. She finds it shocking that a local businessman who lives in Enfield was being torn down. Jimmy's Pub donates to our schools and is a big part of our community. She stated that only companies with millions of dollars get breaks.

Chairman Cressotti declared Public Communications closed.

COUNCILOR COMMUNICATIONS

Councilor Pyznar stated that she was thankful for the update on the POCD that will take place at the P&Z meeting this Thursday. She also asked for an update on the DEI Committee and if there were any upcoming meeting plans.

Councilor Mangini asked if the Public Works Department could come in and do a presentation on recycling. She thinks a refresher is long overdue.

Councilor Unghire mentioned that The Rotary Club has been asking about placing three signs strategically on Route 5 and in Somers when you enter Enfield. They were up before and have somehow disappeared. They would also like to put a new adopt-a-spot sign out by Longhorn's Steakhouse and make it look nice.

Councilor Ludwick asked if there is a pending application for the work being done at the bridge. There is dirt inside boulder "pens" right near a resident's home.

Councilor Hopkins would like to see the abatement guidelines tightened up, especially regarding the issue of jobs. He also suggested prohibiting semi-trucks on certain roads. He would like to see the trucks using state roads only.

Councilor Nelson mentioned that years ago the State of Connecticut made a law, the Asset Forfeiture Law where if a drug dealer got pulled over for possession, they would lose all their assets. The money was then split between the town and state. He wants to know if that law is still in effect and if it is, could he get a summary of what was accumulated last year.

Chairman Cressotti mentioned that there are some ordinances that need updating. The Massage Parlor Ordinance, the Ordinance governing Food Truck Vendor Permits, and Sunday Liquor Sales. Another topic of discussion needs to be AED's and their locations across town.

Councilor Hopkins clarified that it is true that we can't prohibit through truck traffic on town roads because it impedes interstate commerce. Truck traffic that starts in Enfield needs to be addressed.

TOWN MANAGER REPORT AND COMMUNICATIONS

Ms. Zoppo-Sassu stated that we can deal with non-interstate truck traffic issues through the Public Safety Committee with the guidance of the Traffic Division. Councilor Despard responded that this was

discussed at the last meeting, and it was the consensus of the group and the experts at the police department that it was not feasible. He would not be opposed to looking at it again. Ms. Zoppo-Sassu was under the impression that it was specific roads. We could have the police department take those specifically and analyze them, that way people would have answers. Councilor Nelson said they tried through P&Z to try and stop any traffic from going down North Maple. They were told all they could do was signage, and no right turns.

Ms. Zoppo-Sassu said in terms of asset forfeiture, the law is still in place. There is an active account and she will get the summary for the next meeting.

Ms. Zoppo-Sassu does not know the answer to the South River Bridge question, but she believes that it is a fully permitted project. She will check on it and get back to everyone.

Ms. Zoppo-Sassu explained that the Rotary Club usually provides the signs and then gets clearance to erect them with Public Works and police guidance.

Ms. Zoppo-Sassu stated that the Plan of Conservation and Development (POCD) is a rather involved policy. January 12th is the start date for the presentation of the draft. From that time, we have 65 days and once it is accepted, referrals are made, and it will be put on the agenda. It goes to the Capital Region Council of Governments and the PZC, and then a public hearing on March 23rd if there are no changes. If there are changes, the Town Council can hold one or more public hearings between January 12th and March 23rd. On February 16th, the land use office will submit the draft to the Town Clerk and post it on the website, which gives a 35-day notice period before March 23rd. On March 8th the staff will prepare the legal notices for the public hearings to appear in the newspapers. 30 days after the adoption, the plans must be posted on our website and in the Town Clerk's office. 60 days after adoption the town sends it to the Secretary of OPM (Office of Policy and Management) with the State of Connecticut.

Ms. Zoppo-Sassu stated that they are looking to have the first DEI Commission meeting at the end of this month and have the group start planning a meeting schedule.

Ms. Zoppo-Sassu mentioned that town staff are working with members of the Greys Athletic Club due to the unfortunate fire that happened over the weekend. We already made calls to the state about historic preservation funds. There will be a meeting with members of the club tomorrow to plan a pathway forward.

Ms. Zoppo-Sassu asked the Council to look at the updated ARPA list in the packet. The balance before any action tonight is \$871,302. A portion of the Barnard School parking lot funds was returned to the ARPA Fund. This does take into account the business assistance grants as well as the not-for-profit business assistance grants. She also mentioned that we received our first ARPA grant to the police department for surveillance and traffic issues in the amount of \$37,000. Also, in the packet we have submitted for the Community Investment Fund round two of the state grant. We are asking for \$2.3 million to establish a Small Business Development Revolving Loan Fund.

Ms. Zoppo-Sassu reminded everyone about the grand re-opening ceremony at JFK this Thursday at 6:00pm. The public is invited and there will be a ceremony and tours of the building.

Ms. Zoppo-Sassu stated that the tax abatement guidelines are in the packet. This is for the Council to review and see if they want to make updates. She also highlighted some recommended administrative changes. Chairman Cressotti suggested that all suggestions go through General Government Subcommittee.

Steven Bielenda, Assistant Town Manager, reported that Section §2-129m of the Code of Ethics requires that the Town Manager cause to be established a procedure to familiarize elected and appointed officials with the duties and responsibilities of their positions as well as prepare a written report outlining subject activities for the prior year and plans for the upcoming year. This will be submitted to the Town Council during the month of January each year. He pointed out that it is included in the packet.

James Tallberg, Town Attorney mentioned that under new rules of procedure there is no longer a recurring Town Attorney Report. After reviewing the Massage Therapist Ordinance, they have determined that it is likely outdated. A memorandum has been circulated and if folks have not received it, they will re-send it. They will do the same for food trucks and liquor sales and make recommendations for those ordinances to also be rescinded.

REPORTS OF SPECIAL COMMITTEES TO THE COINCIL

Councilor Mangini reported that the Fourth of July Committee has begun their meeting process for their upcoming celebration.

UNFINISHED BUSINESS – None.

NEW BUSINESS

CONSENT AGENDA

MOTION #6456 by Councilor Cekala, seconded by Councilor Nelson to approve Consent Agenda.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6456** adopted 11-0-0. Copies of the resolutions are appended to these minutes.

- Transfer \$1,000 donation to the Family Resource Center
- Transfer \$9,566 to Public Safety for the Click It or Ticket Grant
- Accept \$15,000 donation from Rockville Bank Community Foundation for the Enfield Fuel Bank

APPOINTMENTS-TOWN COUNCIL APPOINTED

MOTION #6457 by Councilor Nelson, seconded by Councilor Cekala to appoint Kyle Bell (R) to the Enfield Housing Authority for a term that expires 11/30/2027.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6457** adopted 11-0-0.

RESOLUTION #6458 by Councilor Nelson, seconded by Councilor Mancini.

BE IT HERBY RESOLVED, that the Town Council accepts the recommendations from the Economic Development Commission for Small Business Grants funded by ARPA.

Chairman Cressotti thanked the members of the Economic Development Commission for their hard work over the past six months. He had members Mary Ann Turner, Marilyn Cressotti, Kelly Davis, Gretchen Pfeifer-Hall, Virginia Higley, Phil Kober, Steve Ragnauth, Rich Stroiney, and Councilor John Santanella come forward to be recognized.

Councilor Santanella said that this is the hardest working committee that he sits on. There were fifty-one applications reviewed. He thanked Mary Ann and the members for all they have done to help these businesses.

Councilor Ludwick suggested allocating more money to the small businesses, especially those that stayed in business throughout the pandemic.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6458** adopted 11-0-0.

MOTION #6459 by Councilor Ludwick, seconded by Councilor Nelson to consider and discuss allocating an additional \$200,000 for Small Businesses Grants funded by ARPA funds and refer it to the General Government Subcommittee to come back to the full Council.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6459** adopted 11-0-0.

RESOLUTION #6460 by Councilor Mangini, seconded by Councilor Nelson.

BE IT HEREBY RESOLVED, the Town Council approves the 14 ARPA Non-Profit/Not-For-Profit Grant Applications totaling \$200,000.

Upon a **ROLL CALL** vote being taken, the Chair declared **RESOLUTION #6460** adopted 11-0-0.

RESOLUTION #6461 by Councilor Nelson, seconded by Councilor Cekala.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: COVID – 19 Fund

COVID-19 Service Pay – Miscellaneous	24500350-589000	\$65,000
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TO: COVID – 19 Fund

Revenue – Grants-COVID-Federal	24540000-460004	\$65,000
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Certification: I hereby certify that the above-stated funds are available as of January 9, 2023

/s/ John Wilcox, Director of Finance

Upon a **ROLL CALL** vote being taken, the Chair declared **RESOLUTION #6461** adopted 11-0-0.

RESOLUTION #6462 by Councilor Nelson, seconded by Councilor Cekala to authorize the Town Manager to negotiate a MOU for the Collection of Fire District Taxes.

MOTION #6462B by Councilor Cekala, seconded by Councilor Santanella to waive the reading of the full resolution.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6462B** adopted 11-0-0. A copy of the full resolution is appended to these minutes.

Chairman Cressotti stated that several meetings have taken place regarding consolidation efforts since last year. This agreement encourages this to keep moving forward.

Councilor Santanella explained that at the Council's December 19, 2022 meeting, the Town Council accepted a resolution of the intent of Shaker Pines and Hazardville to consolidate their fire districts. The Town of Enfield has five separate fire districts with special taxing districts. He stated that we share a lot with the fire districts, including the taxpayers. In the last fiscal year, Enfield residents contributed \$14.1M towards fire protection, roughly 9% of total tax dollars collected. This amount is considerably higher in comparison to other communities of a similar size.

Councilor Santanella clarified that this is not an effort by the town to try to take over the fire districts. The intent of the town is to create a more efficient use of town resources. Additionally, merging Enfield's EMS with the fire districts is very complicated due to the fact that EMS is a town entity, and the fire departments are districts. This would be very difficult if not impossible to accomplish at this time.

He stated that this is not anything to do with firefighters specifically. The Town Manager and Councilor Santanella met with the representatives of the fire union last week, and Councilor Santanella left that meeting feeling energized about their future. Some are here today, and they too would like to see a fire department designed for the future.

The Council decided last year that they would no longer collect taxes for the fire districts. What this MOU is trying to accomplish is to resume collecting their taxes if they will agree to work on a plan for a consolidation of the fire districts in the future. The savings to taxpayers could be between 3-5 million dollars a year.

Councilor Nelson explained that the purpose of this committee is to help the fire districts move forward to find a way to consolidate. The town has no authority over the districts, and them letting us have a seat at the table and help them in this process is a benefit to the residents of Enfield. This MOU allows us to be there for the next five years, and we will continue to collect their taxes for the next five years. This is a collaboration. He will not support the town taking over the fire districts.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6462** adopted 11-0-0.

RESOLUTION #6463 by Councilor Cekala, seconded by Councilor Nelson

WHEREAS, PPF WE 113 North Maple Street LLC owns the property at 113 North Maple Street (the property); and

WHEREAS, PPF WE 113 North Maple Street LLC has constructed a 501,500 square foot building to be used primarily as a warehouse, storage, and distribution facility by Agri-Mark and Eppendorf; and

WHEREAS, the Town of Enfield will provide a Tax Assessment Agreement in accordance with Connecticut General Statute §12-65b and pursuant to the Town's Tax Abatement Guidelines effective with the October 1, 2023 Grand List.

NOW THEREFORE BE IT RESOLVED, that the Town Manager, Ellen Zoppo-Sassu, is empowered to enter into a Tax Assessment Agreement for a 30% reduction over 7 years, subject to review and approval by the Town Attorney, in the name of and on behalf of the Town of Enfield with PPF WE 113 North Maple Street LLC to benefit Agri-Mark and Eppendorf.

Chairman Cressotti stated that he understands that this is a difficult issue for many residents who did not want this building to be built. Last week he had an opportunity to meet with Agri-Mark and Cabot staff and some of the dairy farmers which are part of this co-op. Some who reside here in Enfield.

Ms. Zoppo-Sassu gave a historical overview regarding the proposed abatement. She stated that the last abatement brought forward which was in discussion with two previous town managers spanning four years was a descending scale: two years of 80%, two years of 60%, two years of 40% and the last year of 30%. The abatement was based upon an assessment value given while under construction. Fast forward a year and we now have an assessed value that includes all the improvements of the new construction and have included that in the assessment data.

According to CGS §12-65b, the Town Council may offer abatements for up to ten years. The reason we are here tonight is because she understands the caucuses are in agreement that a standard abatement of seven years and a 30% discount in taxes is the best fit for Enfield. Ms. Zoppo-Sassu reviewed Connecticut State Statute as well as Enfield's policy on eligible uses, additional considerations, and municipalities' goals and objectives for applying for and granting abatements.

Ms. Zoppo-Sassu reviewed the assessment history of 113 North Maple Street. As of October 1, 2020, it was vacant property zoned industrial that was assessed at \$2.4M. For purposes of this discussion, she used a mill rate of 30 resulting in annual tax payments were \$73,572. The new market value for this building is \$53M. If approved, this abatement would go into effect on October 1, 2023 and last for seven years. After applying the assessed value of 70% as well as a 30% abatement, the annual tax payment will be \$779,100 for seven years assuming a mill rate of 30. After seven years, the tax payment would increase to approximately \$1.1M. In addition, the personal property taxes of the tenants are an estimated value of \$10M.

Ms. Zoppo-Sassu clarified that the town is not giving money away. The tax collection from \$73,572 to \$779,100 is a significant increase. There is no money going in anyone's pocket. It is a discount. This money is not going to Winstanley. He has a triple net lease with his tenants which means his tenants pay for insurance, real estate taxes and maintenance.

Ms. Zoppo-Sassu spoke with the owners of both companies who were disappointed that the tax abatement was not approved. Eppendorf is a local company. They have added 100 jobs during the last year and anticipates that within the next five years, they could add an additional 100 jobs. They have outgrown their manufacturing/warehouse space on Freshwater and is moving a lot of the warehouse operation to North Maple so that they can increase their manufacturing division.

Agri-Mark's job creation is significantly less. It is about twenty to twenty-five people. They are a warehouse and aging operation where they are aging their dairy products. This was done intentionally because it is a low intensity use so the number of trucks is far fewer than what it would be by some of the other tenants who expressed interest in that space.

Winstanley is not receiving any other tax abatements with the town currently. There are six large taxpayer buildings that Winstanley had developed in the Town of Enfield that do not have any code enforcement issues, tax delinquencies, and which employ people and are well maintained. Winstanley has made twenty-two acres of open space donations and tens of thousands of dollars in corporate contributions have flowed into Enfield.

Councilor Nelson stated that this is not costing the taxpayers any money. The town will receive almost \$800K more in tax revenue that the residents will not have to pay. He supports this because it was a promise made by a previous Council.

Councilor Finger doesn't think we should turn our back on our taxpayers who voted this down almost a year ago. He will vote against this.

Councilor Despard feels this is a bad deal for the Town of Enfield.

Councilor Hopkins thinks that abatements are really an economic decision, and he feels this one is a bad one. He hopes that this can be used to address issues that have been raised such as what kind of development we want to encourage in Enfield.

Councilor Ludwick wanted to know whether we are breaking Roberts Rules of Order by bringing this up when it was already voted on. Attorney Tallberg answered that when it was originally proposed, the abatement was proposed over ten years and was a 50% offer. This is a different proposal.

Councilor Ludwick asked whether they could challenge their assessment if they are given this abatement. John Wilcox, Finance Director, answered that typically, we have language in the agreement that would not allow that.

Councilor Unghire stated that she believes we should stand by what was agreed to by previous Town Managers and Councils. The Council is trying to look at various ways to reduce residents' taxes.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6463** adopted 7-4-0. Councilors Despard, Finger, Hopkins and Ludwick voted against.

RESOLUTION #6464 by Councilor Mangini, seconded by Councilor Nelson.

BE IT RESOLVED, that the Enfield Town Council, as authorized to do so under the Connecticut General Statutes 32-71a, does hereby authorize the Town Manager to enter into a tax stabilization agreement with Enfield Solar One, LLC, subject to final review and approval by the Enfield Town Attorney.

Chairman Cressotti stated that this was the same tax stabilization agreement that was used a few years ago so that it would remain consistent.

Councilor Ludwick stated that he thought the last agreement was a set percentage over a number of years and not a sliding scale. Mr. Wilcox answered that he is trying to project the amount of tax revenue that would be collected over a period of years for personal property taking into consideration depreciation and then build a fixed schedule of payments.

Councilor Ludwick asked if it was zoned industrial or residential. Mr. Wilcox stated that this agreement only applies to personal property and the real estate taxes are assessed separately to the owner of the property. Councilor Ludwick is not in support of this.

Councilor Nelson stated that the reason the state takes away the town input is because they know no one wants solar farms in their open spaces. He asks if we are going to give all our farmland to these solar farms and then thank them by giving them a deal? He is against this.

Councilor Hopkins will support this proposal because solar farms are low impact to the town. They don't create hundreds of trucks on Enfield roads.

Chairman Cressotti stated that we did receive notification of another petition coming for Raffia Road. He is in favor of this particular project.

Councilor Ludwick wants to make sure that the town respond to the Citing Council regarding Raffia Road timely.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6464** adopted 6-5-0. Councilors Finger, Ludwick, Nelson, Pyznar and Unghire voted against.

RESOLUTION #6465 by Councilor Cekala, seconded by Councilor Mangini.

BE IT RESOLVED, that the Enfield Town Council does hereby authorize the Town Attorney, James N. Tallberg, or his designee, to settle the outstanding tax assessment appeal in the following action: K BROTHERS, LLC V. TOWN OF ENFIELD, Docket Number HHB-CV-22-6074085 S, the fair market value of 240 Brainard Road to be \$221,400 and the fair market value of 466 Enfield Street to be \$120,510.

Councilor Nelson stated he does not believe the assessments are accurate for 240 Brainard Road and 466 Enfield Street. He feels we can defend them in court. He will support the settlement for 301 Hazard Avenue.

Councilor Hopkins stated that he is reluctant to settle these cases out of concern over sending a message to businesses that if you file suit, we will settle.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6465** adopted 6-5-0. Councilors Finger, Ludwick, Nelson, Pyznar and Unghire voted against.

RESOLUTION #6466 by Councilor Mangini, seconded by Councilor Nelson.

BE IT RESOLVED, that the Enfield Town Council does hereby authorize the Town Attorney, James N. Tallberg, or his designee, to settle the outstanding tax assessment appeal in the following action: TROIANO REALTY CORPORATION V. TOWN OF ENFIELD, Docket Number HHB-CV-22-6074086 S, the fair market value of the property known as 301 Hazard Avenue to be \$550,440.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6466** adopted 7-4-0. Councilors Finger, Ludwick, Pyznar and Unghire voted against.

RESOLUTION #6467 by Councilor Nelson, seconded by Councilor Cekala.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: School Readiness Grant

Revenue	22046143-460140	\$26,880
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TO: School Readiness Grant

Non-Certified Salaries	22046143-511200	\$16,500
Social Security	22046143-522000	\$ 1,023
Medicare	22046143-522100	\$ 240
Professional Development	22046143-532200	\$ 4,000
Other Professional Services	22046143-533900	\$ 2,000
Instructional Supplies	22046143-563000	\$ 717
Food		

Certification: I hereby certify that the above-stated funds are available as of November 15, 2022

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6467** adopted 10-0-1. Councilor Ludwick abstained.

RESOLUTION #6468 by Councilor Mangini, seconded by Councilor Cekala.

BE IT RESOLVED, that the Enfield Town Council requests a meeting between the Board of Education leadership and the Town Council leadership in order to discuss the reversion/disposition of the Nathan Hale School and a request for a waiver from the State of Connecticut of the remaining balance.

Ms. Zoppo-Sassu stated that there is some interest in Nathan Hale from a private entity. There is an amortization schedule based on the renovations done to Nathan Hale and the subsequent closing that is scheduled to end in September of 2025. We still owe \$202,538 to the state as of today.

In order to clean this up for this interested party or for an interested party in the future, the town began conversations with out legislators on how to receive a waiver for the outstanding balance. The Superintendent has begun the process on his end and would like to meet with leadership to review how we can address this issue during the current legislative session.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6468** adopted 11-0-0.

PUBLIC COMMUNICATIONS

Zachary Zannoni, 6 Howard Street

Mr. Zannoni stated that one of the reasons he is a Democrat is because he has always believed that the party has a responsibility to listen to the people. That is not what happened tonight. He believes that the vote should have been tabled to allow residents an opportunity to speak.

Gary Young 320 Abbe Road

Mr. Young stated that during the meeting on August 8, 2022, he brought up his concern about speeding and the disregard of the stop sign on the southerly section of Abbe Road. It was stated that it would be brought to the Public Safety Committee, and he has yet to hear anything or to see an additional police presence.

Walter Kruzel, 21 Charney Road

Mr. Kruzel thanked the Council for passing the abatement and working to keep the mill rate down.

Charlotte Riley,

Ms. Riley thanked the Council for approving ARPA funds for non-profits. She is the President of First Readers, and they were unable to have their fundraisers over the past two years due to COVID. The funds are greatly appreciated.

COUNCILOR COMMUNICATIONS

Councilor Unghire stated that the Safety Committee did discuss traffic calming situations throughout town. Councilor Despard suggested that the Committee look at the specific situations Mr. Young addressed.

Ms. Zoppo-Sassu reviewed staffing levels at the Enfield Police Department and the high call volume. Since the August 8th meeting, the Council has made eight referrals to the Traffic Division for traffic study. We currently have sixty locations that are monitored by the police based on zone. Number twenty-five on the list is Abbe Road for speed and Number 26 is Abbe/Kneeland Roads for speed and stop signs.

Councilor Nelson stated that putting a stop sign up at Abbe Road and Taft is a waste of money due to the condition of the roadway. He said in the past, the town added two staffing positions to the police department. These were non-existent positions that allow the Chief to recruit and hire positions to stay in front of departing officers.

Mr. Nelson further stated that he has received complaints from the elderly that we don't have enough Dial-a-Ride drivers. Chairman Cressotti stated that the Council needs to look at both Dial-a-Ride and Magic Carpet driver recruitment.

ADJOURNMENT

MOTION #6469 by Councilor Finger, seconded by Councilor Mangini.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6469** adopted 11-0-0. The meeting stood adjourned at 10:42pm.

Respectfully submitted,

Sheila M. Bailey
Clerk to the Council
Town Clerk

Tina Demers
Secretary to the Council

TO: Town Manager Ellen Zoppo-Sassu
FROM: Councilor Ken Nelson
RE: Proposed Plans for Mass Mutual Site
DATE: January 9, 2023

In acknowledgement of the Town's Ethics Ordinance which requires all public officials and municipal employees to be responsive to the public interest and maintain integrity and public confidence.

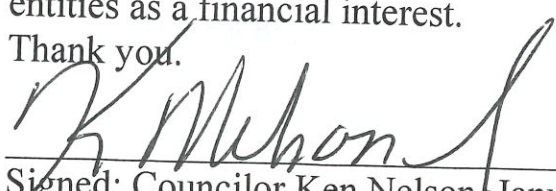
As required by Sec. 2-128 of the Town of Enfield Ethics Ordinance I am making a request to be excused from voting on this matter since I have a financial interest in the proposed activity.

I will be recusing myself from the any votes concerning the Town Council's potential actions concerning the proposals from Fast Track Realty and All Sports Village, involving the former Mass Mutual site on Bright Meadow Boulevard, in accordance with the requirements of the Ethics Ordinance, Sec. 2-128(k). I am making this recusal statement due to my professional capacity within the real estate development field therefore I have a financial interest as defined under Sec. 2-121 Definitions.

This statement is on file with the Town Manager. As part of Sec. 2-128, this statement will also be forwarded to the Ethics Commission, and I ask that it be included in the Minutes of the January 9, 2023 Meeting.

As required by Sec. 2-129 (k) of the Town of Enfield Ethics Ordinance, this statement shall also constitute a disclosure of interest in the legislative action, and in compliance with this section I am disclosing my work with the above-mentioned entities as a financial interest.

Thank you.


Signed: Councilor Ken Nelson, January 9, 2023
Enfield Town Council, District 1

RECEIVED
ENFIELD TOWN CLERK
2023 JAN -9 AM 10:37
Shirley M. Bailey



TOWN OF ENFIELD

Date: January 9, 2023

Subject: Resolution to Refer a proposed long-term lease of a portion of Brainerd Park to Planning & Zoning Commission

Highlights:

The Town of Enfield owns a 32.68 acre site - Map 58-88- at 133 Brainerd Road. This parcel is adjacent to the 65 acre office park owned by Mass Mutual, and which is the subject of a Purchase and Sales Agreement with Fast Track Realty for the development of a sports and entertainment complex.

The Will of Agnes Brainerd stipulated the recreational use of the land that she donated to the Town.

Fast Track Realty, LLC and its associates have requested to enter into a long-term lease for a portion of Brainerd Park for the inclusion of fields.

The Town Council would like to pursue the feasibility of whether the long-term lease of a portion of Brainerd Park is appropriate under the Plan of Conservation and Development and in keeping with the Town's desire to ensure that the Mass Mutual site is repurposed and remains a vital and contributing entity within the community.

Recommendation:

To make an 8-24 referral of the Fast Track Realty, LLC request to the Planning & Zoning Commission for review and action of the potential lease of town-owned land.

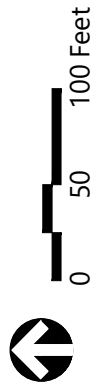
BE IT RESOLVED that the proposed transfer/sale/lease of the portion of Brainerd Park shown on the attached map, is referred to the Planning & Zoning Commission in conformance with the requirements of Conn. Gen. Stat. §8-24.

Date Prepared: January 9, 2023
Prepared by: Town Manager Ellen Zoppo-Sassu



One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113

Appended to the minutes of the January 9, 2023 Town Council Minutes. See Reso #6455 Page 3



Proposed Sports Complex

Bright Meadow Blvd.
Enfield, Connecticut

No.	Revision	Date	By	Appr'd
1	Update Parking Areas	11/7/2022		
2	Update Parking Areas	12/15/2022		
3	New Concept-expanded soccer	12/28/2022		

Designed by	Checked by
Reviewed for	

Date

November 3, 2022

Not Approved for Construction

Concept Plan

Drawing Number

C-3A

Sheet 1 of 1

Project Number
87119.22



INTERSTATE 91
LIC- VARIABLE WIDTH
- ACCESS HIGHWAY LINE
- VISION SEPTEMBER 23, 1994



Date: January 9, 2023

TOWN OF ENFIELD

Subject: Resolution to Transfer Funds donated to the Family Resource Center: \$1,000

Highlights:

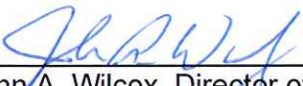
- The Family Resource Center received a donation of \$1,000 from the EIS Foundation/Schwarz and Weiss Families
- The donation is designated to support Enfield children and families in need and will be used to purchase gift cards for clothing and shoes.
- The donation has been deposited into Miscellaneous Income/Donations.
- The Other Supplies/Materials account needs to be increased by \$1,000 to fund the expenses associated with this donation.

There will be no impact on the town budget.

Recommendation:

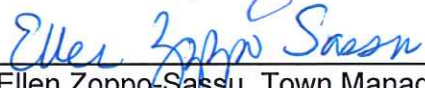
Town Council approve the resolution for transfer of funds.

Certification: I hereby certify that the above-stated funds are available as of January 9, 2023.



John A. Wilcox, Director of Finance

Date: 1/4/23



Ellen Zoppo-Sassu, Town Manager

Date: 1/4/23

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

FROM: *Child, Youth and Family Revenue*

<i>Misc. Contributions/Donations</i>	<i>22040417- 417050</i>	<i>\$1,000</i>
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TO: *Child, Youth and Family*

<i>Other Supplies/Materials</i>	<i>22040417- 561900</i>	<i>\$1,000</i>
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Date Prepared: January 9, 2023

Prepared By: Cindy Guerreri, Director of Social Services

Appended to the minutes of the January
9, 2023 Regular Town Council Meeting.

See Reso #6456 Page 10 Item #2

Date: December 28, 2022

TOWN OF ENFIELD

Subject: Request for Transfer of Funds for Public Safety - \$9,566

Highlights:

- The current Click it or Ticket Grant has been pre-approved for the Town of Enfield.
- The grant is reimbursed to the Town at 100%. The money will replenish the overtime accounts for the cost of the Click it or Ticket event.

Budget Impact:

There will be no impact on the town budget.

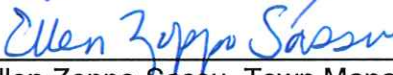
Recommendation:

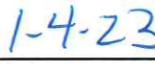
That the Town of Enfield Town Council approve the attached resolution of authorization.

Certification: I hereby certify that the above-stated funds are available as of December 28, 2022.


John A. Wilcox, Director of Finance


Date: 1/4/23


Ellen Zoppo Sassu, Town Manager


Date: 1-4-23

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

FROM: General Fund Revenue

Grants-Other-State 10040000-460001 \$ 9,566

TO: Police Services

Overtime 10200500-514000 \$ 9,566

Date Prepared: December 28, 2022
Prepared By: John A. Wilcox, Director of Finance



TOWN OF ENFIELD

Date: January 6, 2023

Subject: Donation from Rockville Bank Community Foundation

Summary:

The Rockville Bank Community Foundation has donated \$15,000 to the Town of Enfield's Fuel Bank, which is coordinated by the Department of Social Services.

Recommendation:

Accept the donation and acknowledge the Foundation's generosity.

BE IT RESOLVED that the Enfield Town Council does hereby accept \$15,000 in order to assist Enfield residents who are having difficulty with fuel bills.

BE IT FURTHER RESOLVED that these funds will be deposited into the Town of Enfield Emergency Fuel Bank Fund and be appropriated to be spent on fuel assistance in the following account.

Emergency Fuel Bank Fund – Miscellaneous Expenditures 22140001-589000

BE IT FURTHER RESOLVED: that any unspent amounts in this fund at the end of a fiscal year may be reappropriated in the following year until they are spent on their intended purpose.

Date Prepared: January 6, 2023
Prepared by: Town Manager Ellen Zoppo-Sassu and Finance Director John Wilcox



Town of Enfield, ARPA – Small Business Grant Award List

Business	Recommended Funding	Project
1 Love Jamacian Restaurant	\$2,500.00	New storefront sign (one of the two requested)
Enfield Produce & Deli	\$2,500.00	New storefront sign
Silvia's Restaurant & Catering	\$10,500.00	Façade improvements (awings and repointing brick)
Cold Harbor Seafood, Inc	\$35,000.00	Water line lateral to connect to new business
Riley's School of Dance	\$5,000.00	New gymnastic equipment
Amelies LLC - Pierogi Queen	\$20,000.00	Facility improvements at proposed new location
Muddy Foot Farm LLC	\$24,000.00	Sewer tank/pump and hvac unit
The Eclectic Peacock LLC	\$5,450.00	Enhancements to storefront
CT Mulch Distributors Inc.	\$20,000.00	Electrical and energy resilient upgrades to business
Enfield Scuba & Watersports	\$10,000.00	Website design and IT upgrades
Riverside Reptiles Education Center	\$10,000.00	Side door & glass frontage replacement
Smoothville, LLC	\$5,000.00	Equipment upgrades
Baco's Pizza Inc	\$7,500.00	Exterior improvements to facility
Caronnas Market	\$10,000.00	Façade improvements (lights, signs, awings)
Collins Powder Hill Farm, LLC	\$25,000.00	Acquisition of new farm store
117 Hazard LLC	\$15,000.00	Façade improvements
Peterashley Salon & Day Spa	\$15,000.00	Façade improvements
The Court LLC	\$7,500.00	Facility upgrades (bleachers and lighting)
The Collins Creamery	\$20,000.00	Acquisition of pavilion
Carmen's Bakery	\$500.00	New storefront sign
Sarapes Restaurant	\$1,500.00	New storefront sign
\$251,950.00		

**Town of Enfield
ARPA Non-Profit Grant Program
Recommended Funding**

Non-Profit/ Not-For-Profit	Project	Requested Funding	Recommended Funding
Opera House Players	These funds will be utilized to off-set the OHP's \$77,850 expense budget as it relates to their direct show costs for their 2022-2023 full season of shows.	\$25,000.00	\$18,500.00
Hazardville Institute	These funds will be utilized to hire a website designer to create a Hazardville Institute website which will enhance fundraising while broadening their outreach to the public in order to assist in fulfilling their mission of preserving and sustaining the Hazardville Institute.	\$5,000.00	\$5,000.00
American Legion Post 80	These funds will be used to expand their existing 35 space parking lot in order to accommodate more guests and/or simultaneous events.	\$25,000.00	\$25,000.00
Enfield Food Shelf	These funds will be used to perform HVAC and electrical upgrades to their existing facility at 786 Enfield Street.	\$25,000.00	\$20,000.00
North Central District Health Department	These funds will be utilized to support the ongoing significant renovations being performed at their 31 North Main Street facility which includes renovating the 2nd floor of the building, adding an accessible bathroom, and installing a wheelchair lift.	\$50,000.00	\$25,000.00
Mt Carmel Society	These funds will be utilized to perform electrical upgrades for the lights at its 93 Park Avenue ball fields to better serve local sports groups as well as to benefit the community at large during their annual Italian Festival.	\$20,000.00	\$15,000.00
Thompsonville Moose Lodge #1525	These funds will be utilized to remove and replace their existing outdoor deck in order to create a safer and more appealing experience for their members.	\$25,000.00	\$13,000.00
St Patrick Parish Center	These funds will be utilized to replace the existing lower roof at their historic St. Raymond of Parish Center and St. Adalbert & St. Patrick Giving Center located at 64 Pearl Street directly behind the church. The lower roof is in need of replacement due to water intrusion that is causing extensive damage to the first and 2nd floors.	\$25,000.00	\$20,000.00
Enfield Community Chorus	The funds will be utilized to expand awareness of the ECC by creating a stronger brand identity to share with the community. Funds will go towards creating a new logo and professional photography and recording of their 2023 concert.	\$1,880.00	\$1,900.00
Enfield People for People	These funds will be utilized to purchase portable equipment for the Enfield Safe Harbor – Warming Center which is currently operating out of Weaver Hall at St. Patrick's Church on 64 Pearl Street. This equipment includes moveable room dividers so areas of the facility can be configured as needed, moveable secure storage carts, and folding cots for their guests to use.	\$25,000.00	\$25,000.00

Town of Enfield
ARPA Non-Profit Grant Program
Recommended Funding

Non-Profit/ Not-For-Profit	Project	Requested Funding	Recommended Funding
First Readers Association	These funds will be utilized to purchase supplies given to the children participating in their program which celebrates the key milestone in learning to become a reader at their ceremonies.	\$5,000.00	\$2,500.00
Enfield Garden Club	These funds will be utilized to purchase and install Little Libraries on the grounds of the Enfield Community Gardens where gardening books will be provided for the gardeners to utilize during the gardening season.	\$4,600.00	\$2,500.00
Enfield Loaves & Fishes	These funds will be utilized to perform various capital improvements (lighting, fans, seating, tables, etc.) to the recently purchased facility at 23 North Main street.	\$25,000.00	\$25,000.00
Scantic River Watershed Association	These funds will be utilized to purchase and install Doggie Waste Stations at all 4 Scantic Parks in Enfield.	\$1,548.36	\$1,600.00
		\$263,028.36	\$200,000.00

**MEMORANUDM OF UNDERSTANDING
BY AND BETWEEN THE TOWN OF ENFIELD
AND THE FIRE DISTRICTS OF ENFIELD
REGARDING THE COLLECTION AND DISTRIBUTION OF TAXES**

WHEREAS, this Memorandum of Agreement (MOU) is by and between the Town of Enfield (Town) and the Fire Districts of Enfield, to wit, Enfield Fire District No. 1, Thompsonville Fire District No. 2, Hazardville Fire District No. 3, Shaker Pines Fire District No. 5 and North Thompsonville Fire District No. 10 (Districts); and

WHEREAS, the Town maintains the operational capability necessary to collect and distribute real property, personal property and motor vehicle taxes; and

WHEREAS, the Districts seek to formalize their historic relationship with the Town for the collection and distribution of each District's real property, personal property and motor vehicle taxes; and

WHEREAS, the Town Council in 1976 passed Resolution #2680 to "charge a fee to the fire districts not to exceed the rate of 5% of the total tax levy each fiscal year based on the Grand List of October 1, for each of the respective fire districts."

NOW, THEREFORE BY MUTUAL UNDERSTANDING, the Town and the Districts agree that, unless otherwise amended by the mutual agreement of the parties or legislative action of the Enfield Town Council, the following procedure shall be utilized when collecting and distributing the Districts' tax revenues:

A. Procedure for Fire District Disbursement – Regular Grand Lists

1. On August 7th of each year, or on the next following Monday if August 7th is a Saturday or Sunday, the Director of Finance and the Supervisor of Assessment and Revenue Collection shall commence:
 - a. Verification of the adjusted Grand Lists of real property, personal property and motor vehicles for each District as of that date; and
 - b. Calculation of the Adjusted Rate Book for each District as of that date. The Adjusted Rate Book is the assessed valuation (70% of fair market value) of the adjusted Grand Lists multiplied by the mill rate for each District.
2. On August 20th of each year, or the next following Monday if August 20th is a Saturday or Sunday, the Town shall send each District a check in an amount equal to the amount set forth in the Adjusted Rate Book for the District.
3. On August 20th of each year, or the next following Monday if August 20th is a Saturday or Sunday, the Town will send each District an invoice for 3% of the Adjusted Rate Book amount sent to each District for the Town's tax collection services.

4. The District shall pay the invoice within 30 (thirty) days of receipt of the invoice.
5. In the event that adjusted tax receivables and the adjusted Grand List do not reconcile as of August 7th of each year, or on the next following Monday if August 7th is a Saturday or Sunday, the Town shall:
 - a. Send each District a check in an amount equal to 50% of the estimated Adjusted Rate Book amount for such District.
 - b. Upon reconciliation of the adjusted tax receivables and the adjusted Grand List, the Town shall send each District a check for the unpaid balance within 14 (fourteen) days of such reconciliation.
 - c. Notwithstanding paragraph A. 3., above, the Town shall not send an invoice for collection services until the total amount due the Districts has been paid.

B. Supplemental Motor Vehicle Disbursement.

1. On February 7th of each year, or on the next following Monday if February 7th is a Saturday or Sunday, the Director of Finance and the Supervisor of Assessment and Revenue Collection shall commence:
 - a. Verification of the adjusted Supplemental Grand List of motor vehicles for each District as of that date; and
 - b. Calculation of the Adjusted Supplemental Rate Book for each District as of that date. The Adjusted Supplemental Rate Book is the assessed valuation (70% of fair market value) of the adjusted Supplemental Grand List multiplied by the mill rate for each District.
2. On February 20th of each year, or the next following Monday if February 20th is a Saturday or Sunday, the Town shall send each District a check in an amount equal to the amount set forth in the Adjusted Supplemental Rate Book for the District.
3. On February 20th of each year, or the next following Monday if February 20th is a Saturday or Sunday, the Town will send each District an invoice for 3% of the Adjusted Supplemental Rate Book amount sent to each District for the Town's tax collection services.
4. The District shall pay the invoice within 30 (thirty) days of receipt of the invoice.
5. In the event that adjusted tax receivables and the adjusted Supplemental Grand List do not reconcile as of February 7th of each year, or on the next following Monday if February 7th is a Saturday or Sunday, the Town shall:
 - a. Send each District a check in an amount equal to 50% of the estimated Adjusted Supplemental Rate Book amount for such District.

- b. Upon reconciliation of the adjusted tax receivables and the adjusted Supplemental Grand List, the Town shall send each District a check for the unpaid balance within 14 (fourteen) days of such reconciliation.
- c. Notwithstanding paragraph B. 3., above, the Town shall not send an invoice for collection services until the total amount due the Districts has been paid.

BE IT UNDERSTOOD, that the Town and Districts acknowledge the Town's fee of 3% was established in 1976 for the three Districts for which the Town was providing tax collection services; and

BE IT FURTHER UNDERSTOOD, that this MOU shall be effective for a 5 year period commencing on July 1, 2023 and ending on June 30, 2028, inclusive; and

BE IT FURTHER UNDERSTOOD, that it is the expectation of the Town Council that all Fire Districts work toward consolidation efforts over the course of this MOU; and that the Town Council reserves the right to not collect taxes in future years if there is no appreciable progress toward such goals;

BE IT FURTHER UNDERSTOOD, that members of the Town Council offer its continued support for consolidation of the Districts into one taxing district and pledge municipal resources to ensure and support this outcome; and such resources could include technical support, consultants, and financial assistance to achieve these goals;

BE IT FURTHER UNDERSTOOD, that members of the Town Council will serve as liaisons to the established Consolidation Committee and any other committees that may be constituted;

BE IT FURTHER UNDERSTOOD, that with 30 (thirty) days written notice, this MOU may be terminated by either party for any reason or for no reason; and

BE IT FURTHER UNDERSTOOD, that the following individuals have been empowered to sign this Memorandum of Understanding by action of the Enfield Town Council or their respective Fire Commission;

Ellen Zoppo-Sassu, Town Manager	Date
------------------------------------	------

Chief John Flanagan, and/or Chairman Richard Tkacz Hazardville Fire District	Date
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Chief Jim Nolan and/or, Chairman Peter G. Burk Shaker Pines Fire District	Date
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Chief Earl Provencher, and/or Chairman Jason Jones North Thompsonville Fire District	Date
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Chief David Deskis, and/or Chairwoman Marge Perry Thompsonville Fire District	Date
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Chief Edward Richards, and/or Chairman Vinny Grady Enfield Fire District	Date
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TOWN OF ENFIELD

TO: Enfield Town Council
FROM: Ellen Zoppo-Sassu, Town Manager
DATE: January 23, 2023
RE: Projects & Activities Report (PAR)
CC: Town Direct Reports

The following is a summary of activities and their progress over the last three weeks.

TOWN MANAGER:

A majority of time was spent on economic development initiatives, ARPA and contract issues; as well as starting to focus on the upcoming budget season and working with Dept. Heads to assess their current and long-term needs. An overview presentation of the last year with a look ahead of the upcoming projects will be presented at the 1/23 meeting.

LIBRARY SERVICES:

Library:

Many thanks to B&G for bringing shelving units over from Nathan Hale School. These units were set up in the Reference area, replacing very large and ugly shelving. The sight lines are vastly improved, providing for both a brighter and more secure area. B&G also promptly responded to two boiler issues that we experienced in the last month. Their timely response resulted in the library only having to close for a couple of hours instead of a couple of days.

The dated AV equipment in the Community Room was updated on January 18th and 19th. ATC Audio Video Lighting replaced the sound system, and video projector. This will enhance our programming tremendously.

Library Connection, the consortium of libraries that we belong to, has made the Museum Key service available to member libraries. This service allows patrons to print participating museum passes from home, eliminating the need to return the pass after a long day at the museum with the kids. All our museum passes are provided by the Friends of the Library.

We had a very successful food drive benefitting the Enfield Food Shelf this holiday season. Everyone who donated was entered into a raffle for a \$50 gift card that was donated by our friends at Lulu's.

The Children's Department put on a week's worth of events over the holiday break. Highlights included a magician and our always popular Noon Year's Eve bash, complete with a DJ.



TOWN OF ENFIELD

Recreation:

Staffing: Interviews for the vacant Assistant Recreation Manager were held in mid January.

December Vacation Programs held the week of December 27 – 30 were very popular. A Babysitter Safety Course, Youth/Teen/Adult Cake Decorating Classes, *Safe@Home* Class, a Cooking Workshop all filled to capacity. Youth Open Gym Basketball had 91 participants, Recreational Open Swim had 279 participants, and Adult Pickleball had 56 participants.

Dolphins Swim Team: Meets are now underway and are being held on Saturdays at the Annex pool through February 4 . Currently 74 swimmers are enrolled in the program. Swim team is for youth ages 5 – 18 years old.

Travel Basketball: Games have begun and the season is underway. 62 Enfield youth make up this season's, 6-team roster. For team schedules and standings: NCCBBall.org.

K-2 Instructional Basketball: 120 participants are participating in the K-2 Instructional Basketball program at the Annex on Sundays, January 8 – February 26. All sessions are filled to capacity with waitlists.

Developmental Recreation Basketball League: 180 Enfield youth in grades 3-6 are participating in the program this year. The season runs through Saturday, February 25.

High School Boys Rec. Basketball League: This program was cancelled due to low enrollment. A new pick-up program is being offered in its place. 30, 9-12 grade boys are participating in the program which is held on Thursday nights at the Annex through Feb 16th.

High School Open Gym Volleyball: This program is open to Enfield High School students, on Monday evenings, at Eli Whitney School. This drop-in program is held between the boys and girls volleyball seasons and is a great opportunity for teens at every level of play. A daily fee applies and school ID is required.

AM Pickleball Update: An additional morning of Pickleball is being held on Thursday mornings in the gym at the Annex. Dates are ongoing, as warranted by attendance numbers.

Winter 2023 Adult Programs: Open Gym Basketball, AM & PM Open Gym Pickleball, Open Gym Volleyball, Co-Ed Volleyball League, and Yoga are all ongoing. Complete information on Open Gyms can be found at www.enfieldrec.com.

Planning for Spring 2023 program and the Tons-O-Fun summer camp are underway. Program information will begin to roll out in February.

All Recreation related information can be found on the Recreation homepage. Visit www.enfield-ct.gov/recreation for complete details.



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Senior Center:

The Senior Center hosted 4,970 visitors for the month of December. On Saturday, December 3, the Senior Center held their annual Holiday Craft Fair and Lions Club Pancake Breakfast from 8:00am-12:00pm. Over 400 people visited the center that morning to shop for handmade items, purchase raffle tickets or enjoy a pancake breakfast. The two raffles generated \$1,509 in ticket sales, and the crafts and yarn brought in \$2,154.66 for a grand total of \$3,663.66 which all went to offset the Senior Center budget.

On Tuesday, December 6, the seniors traveled to Springfield, MA for lunch at the Student Prince German Restaurant with Holiday Carolers, visited MGM Casino, and enjoyed Bright Nights at Forest Park.

On Sunday, December 4, the town celebrated the annual Torchlight Parade and Carol Sing, hosted by the ECAC with a poetry reading, and Mayor Bob Cressotti and Enfield's kid mayor kicked off the Tree Lighting and Carol Sing. The combined choruses from the Enfield Schools lead the crowd in a variety of holiday songs. May thanks to the PD, DPW and all of the Fire Departments that made this event possible.

For information on all our programs, "The Center Connection" newsletter is available on-line or in print at the Senior Center.

POLICE:

Toys for Joy Program: The Enfield Police Department "Toys for Joy" program assisted over two hundred families and over five hundred children within this community that otherwise would have enjoyed a lesser holiday event. We also provided support to several outside agencies that were in need of assistance to support their holiday campaigns.

Cold Weather Kits: The Enfield Police Department Community Policing Unit acquired several cold weather kits for distribution, as needed, to homeless residents who decline shelter/social service assistance. These kits are being distributed on an as needed basis.

Police Canine Dunkin: Enfield Police Officer/Canine Handler Michael Colantuono and Police Canine Dunkin graduated from the 231st State Police Canine Training Troop on December 22, 2022. They have now assumed patrol duties within the town bringing our canine complement to two canines, with the two remaining department canines to be trained in 2023.

Police Canine Selection Process: A competitive selection process was completed to identify the next two department canine handlers. Officer Shawn Kotecki will begin a canine training program in the spring and Officer Matthew Alexander will begin one in this fall.

Police Hiring Process and Ceremony: On December 22, 2022, Officer Robert F. Killackey III and Officer Sean S. Hallett were sworn in as new Enfield Police Officers. Both have been assigned to the Connecticut Police Training Academy in Meriden for the next six months.



TOWN OF ENFIELD

Police Hiring Process and Ceremony: On January 6, 2023, Officer Timothy Campominosi and Officer Ryan Ostroski were sworn in as new Enfield Police Officers. Officer Campominosi has been assigned to the Connecticut Police Training Academy in Meriden for the next six months for a modified training academy and Officer Ostroski has been assigned to complete a comparative certification training program that will conclude by the end of January.

Asnuntuck Community College Radio Program: On January 10, 2023, Chief Alaric J. Fox participated in a “meet the community leaders” radio program for the Asnuntuck Community College radio station.

Sergeant’s Promotional Ceremony: On Friday, January 20, 2023, the Enfield Police Department hosted a promotional ceremony and formally promoted Officer Steven Austin and Officer Leo Polverini to the rank of sergeant. Sergeant Austin has previously completed First Line Supervisory Training and Sergeant Polverini will be assigned to the next available offering of this program.

Enfield Police Department Annual Explorers Reception: On Friday, January 20, 2023, the department’s annual “explorer’s dinner and promotion ceremony” was conducted for the department’s explorer cadre. During this ceremony outgoing explorer members were recognized and the incoming cadre of explorer leadership was formally put in place.

PLANNING & ZONING APPLICATIONS:

The PZC held only one meeting on December 12, 2022

SPR#1908 - 210 Moody Road- Application for an addition to a 13,900 SF addition onto the existing facility; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 11; I-1 Zone. APPROVED

SPR#1902 – 90 Alden Avenue – Application for a twenty-unit apartment building; Bellsite Development, LLC, Applicant/Owner; Map 28/Lot 17; TD-5 Zone APPROVED

SPR#1907 – 50 Palomba Drive – Remodel and expansion of existing car dealership, and associated site improvements; Gale Toyota, Applicant/Owner; Map 57/Lot 337; B-R Zone. APPROVED

January 12, 2023

PH# 3051 – 90E Elm St – Application for construction of freestanding restaurant with drive-thru; Adam Caracci, Applicant; Enfield Square Realty, LLC + Enfield CH LLC + Enfield Nassim LLC, Owners; Map 43/Lot 28; BR Zone. APPROVED

Accepted the Draft Plan of Conservation and Development (POCD) 10 year plan–
Acceptance of the draft POCD starts the statutory 65 day review timeclock. The Town Council, residents, Planning and Zoning and other Boards and Commissions may review and comment on the POCD.



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The Draft is available to review in the Planning Office, Libraries, and online at <https://www.enfield-ct.gov/1303/2021-Plan-of-Conservation-Development>. The public hearing for acceptance of the POCD is March 23, 2023.

ECONOMIC AND COMMUNITY DEVELOPMENT:

Former Bigelow-Hartford Carpet Mill - Power Plant: The Town previously received a \$222K CT DECD Municipal Brownfield Grant for an Environmental Site Assessment at this parcel along North River. As part of the 2nd phase, the Town is working with the current owner in developing a remedial design development plan that will be funded through this grant which will be based off of their development proposal in order to make the site shovel ready for redevelopment. Fuss & O'Neill, who had previously completed the Environmental Site Assessment, will perform survey & base mapping, wetlands delineation, technical site plans suitable for bidding, local permitting, traffic impact study, and a remedial action plan. The Site is located on River Street within Enfield's Transit Oriented District directly northwest of the proposed train station. The Town is assisting the current owner in bringing this site back to productive use.

Property Maintenance Liens: Staff is finalizing a list of outstanding property maintenance liens that the Blight Review Committee has requested. With this information, the Blight Review Committee can determine enforcement options and determine what remediation actions should be considered going forward.

EMS:

Enfield EMS responded to 698 calls for service in December 2022. Mutual aid was needed for 32 responses, and mutual aid was provided to surrounding communities 29 times. Total call volume for Calendar Year 2022 was 7811 responses.

Enfield EMS participated in the Wreaths Across America ceremony on December 17th, and the Wreaths Across America convoy on December 14th. The department also participated in the Torchlight Parade on December 4th, which was very well attended.

The department received accolades from St. Francis Hospital for our treatment of a patient experiencing a heart attack. Our early detection and notification to the hospital paved the road to early treatment and a good outcome. Paramedics Todd Cushing and Colin Sweeney, and EMT Celicia Tyson were recognized.

INFORMATION TECHNOLOGY:

Town Refresh Computers have been ordered. Expected delivery date is early March 2023. IT imaged and delivered new laptops that will be used in the new Police Cruisers.

Phishing Season is open and very active – be aware of credit card, banking, and IRS scams. Many scams will use these topics in order to have you click on the links that contain Malware, viruses, or other malicious code to capture personal information from your system and files. “Think before you Click”. Call the institution, or connect to the institution's website directly, not



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from the links in your notice, to see if there are any viable communications. If you are not actively working or expecting any messages from the institution, most likely it's a scam.

These security risks have also spilled into text messages called SMISHING. Scams are no longer limited to emails. So be aware of any text messages you receive unsolicited. They could be a SMISHING attack with the intent of capturing your personal information.

Protecting the Network:

The town has invested in "Advanced Threat Protection" (ATP) which scans all web traffic for exploits, malware, and other malicious activity. During the months of October through December the ATP detected and blocked over 82,200 severe threats, or approximately 1000/day. The town also provides security through URL Filtering. During the months of October through December, there were over 193.4M websites accessed of which 156.4K sites were blocked because they were identified as malicious sites.

Through our employee awareness programs and advanced technologies, we are providing a much greater security environment for the information we are responsible for utilizing in providing Municipal, Public Safety, and Public Education services for the town.

PUBLIC WORKS:

Engineering:

ROADS 2021 – Year 1 (Cheryl Dr, Cranbrook Blvd, Edmund Ln, Moody Rd & Stephen Dr) Consultant submitted FD plans, wage rates requested, project should go out to bid within the next 2-3 weeks.

ROADS 2021 – Year 2 (Abbe Rd, Broadleaf Ln, Hillyer Dr, Meadow Lark Rd, Pearl St Ext, Storrs Rd, Trinity Dr, Yale Ct & Yale Dr) Presented the Meadowlark Area Project to IWWA on January 3, 2022 and received IWWA approval. Abbe Road FD plans should be submitted by 02/10/23; Meadow Lark Area FD plans to be submitted by 03/10/23.

ROADS 2021 – Year 3 (Thompsonville 2024, Hazardville West & Enfield Southwest) The Engineering Office is planning to request fee proposal from the On-Call Engineering Service Consultants to perform design work on the above-mentioned projects.

WPC Work: Broadleaf Ln & parts of Yale Drive, 8-inch sanitary sewers have been lined.

South River Street Bridge Replacement – Currently the Consultant (GM2) is reviewing the submittals. House demo is completed. The bridge removal and replacement in the Spring of 2023. The WSA has been installed, as required. The Contractor is working with the utilities for relocations and the trees are scheduled to be removed next week, within the project limits.

Powder Hollow Baseball Field Improvements – Within the next couple of weeks the Consultant is expecting to have the survey group on the field and expects to have field visits to prioritize the mechanical, electrical and plumbing work.



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Orlando Drive Culvert – Eversource Energy has completed temporary relocation of their lines and Eversource Gas has completed installation of the relocated gas main. Dayton Construction set to relocate the watermain, starting next week. DPW did a test hole for the Frontier communication line on the north side of the road.

Higgins Park Parking Lot – SLR submitted change order to address review comments from the 12/21/22 ART meeting.

Elm Street Sidewalk Gap Community Connectivity Grant – Consultant continues design towards the FD plans.

Town Farm Road Multi-Use Path LOTCIP – On 12/05/22 Engineering Office attended a virtual meeting with the State & AECOM to discuss possible additional permits needed to extend the 48-inch culvert to accommodate the 4-foot snow shelf + the 10-foot trail on Broad Brook Road. At the 12/20/22 online meeting, the consultant presented the project to LOTCIP for the On-Board Design Review. Waiting on review comments from the State.

Freshwater Pond Forebay Dredging - Freshwater Pond Forebay Dredging design RFP recommendation for award of design work has been submitted for a PO. Working with Finance to get the PO approved. Due to extensive permitting requirements, forebay dredging is scheduled to start in 2024.

45 Kimberly Drive Drainage Outlet Design - Requested funds for construction moved to next fiscal under the CIP budget.

Public Works Administration:

Eli Whitney and Hazardville Memorial Roofs – Work is substantially complete. Change order #9 completed between 12/27-12/31. Punchlist, building inspection and closeout still needs to be completed.

Annex Scoreboards – Ordered, 3–4-month lead time. Possible 3/2023 delivery.

School Door Security – Findings presented to Joint Security Committee. DPW portion complete.

33 N. River St Demo – Debris was removed and the site was backfilled. Loam and seed to be installed in the spring of 2023. (Casket building)

Higgins Bandshell – Bandshell ordered using MHEC contract which provides a 4% discount. M.E. O'Brien was the selected vendor and will be providing a Cedar Forrest Products Bandshell # 4, with black hardware and a charcoal roof. The structure will be fitted on top of a concrete pad and with an electrical package so service can be installed at a later date. Hopeful for a May 2023 completion date.

Stowe Electrical Upgrade – Materials ordered. Possible 16-week lead time on panels and breakers. ALL-STATE Construction contracted for installation.



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SJC Generator Replacement – Generator ordered. Held a meeting with the Fire Marshal and Building Official to confirm location and model. Kinsley Power Systems providing Kohler generator and installation. Delivery 11/2023

Town Hall Restroom Renovation – Silver Petrocelli was the low bidder for the A/E portion of this project. S&P has been issued a notice to proceed and they are gathering information to start the project.

Town Hall Elevator Replacement – Walk-through complete, No RFI was submitted. Bid opening date is 1/12 at 11am.

Salt Shed Roof Replacement – Project paused due to ARPA legal language issues. The documents are being reviewed by the Finance Department and the Town Attorney.

Transfer Station Replacement – Work continues at the transfer station, fence posts installed, electrical piping has been run to new building.

MS4 – The 2022 annual report should be received from Fuss & O'Neill by the end of January. It will then be publicly posted and available for comments before the final report is issued.

MS4 Retrofit Program – Sites have been chosen for retrofit design. Central Library rear parking lot, public safety site (existing PD) area near Elm St where existing driveway is located, Prudence Crandall front parking lot circle area.

UST EZfile Closeout – All 10 of the underground storage tanks that were removed this summer are in the process of being closed out on the states EZfile system. All documents and reports have been prepared and forwarded to Fuss & O'Neill for filing. This will take care of the NOV that was received from DEEP in 2021. The state is very happy we chose to remove the tanks and restore the sites back to existing conditions.

E-waste Recycling – B&G has been moving items from the Annex and other sites and staging them in one location for disposal. Currently I have two price quotes for disposal. NLR is .39¢ per lb., Take2 is .30¢ per lb. Take2 holds the state DAS contract for disposal.

Health and Safety Review – We have contracted with Ensafé to complete a full review of our training and compliance documents. We have scheduled interviews with each division manager to review what training they are completing and what needs to be completed including due dates for completion. Ensafé is also putting together an environmental compliance matrix so we will have accurate dates for compliance submissions. This should be started in January 2023.

Nathan Hale Cleanout – B&G & RRM staff have successfully cleaned out and consolidated the contents inside Nathan Hale into 4 classrooms. Staff also stripped all the metal off the tables, chairs and desks to be recycled at the transfer station. All departments will be notified to come and look over the contents and decide what is being kept and what can go to the transfer station.



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Annex Cleanout – A preliminary inventory was taken of the contents on the first and third floors. All electronics have been moved to Hale for disposal. A small stock of desks and furniture should be kept and consolidated into a few rooms on the first floor. All the remaining furniture and contents should be disposed of. All metal will be removed and scrapped.

Building and Grounds

Removed all Christmas decorations in Hazardville and downtown Thompsonville.
Purged all unwanted items from Hale.
Ground stumps in parks and schools.
Built and installed cabinet for Town Manager's Office.
Built and installed counter and hung TV in Building Inspection.
Cleaned fallen trees at Brainard Park.

Highway: Waiting on new traffic lights to come in to revamp the intersection of South Rd. & Phoenix Ave. Work is supposed to be complete week of January 23, 2023. Mason, tree trimming, signage repairs, roadside mower brush cutting and pothole repairs ongoing. We have only had a few salting events and one snow plowing event. Highway has had a few men out for positive Covid cases and quite a few for other illnesses for multiple days.

RRM: The division has 1 man out long term WC, a few out for positive Covid cases. Transfer Station renovation ongoing. Townwide Christmas tree pickup has been completed.

WPC: The daily average effluent flow for the month of December was 4.7 MGD and the effluent flow totals for the month was 146 million gallons. All NPDES permit requirements were met. The weather event that occurred on the 23rd resulted in numerous and prolonged power outages at the main facility and several lift stations. Repeated outages in quick succession caused the transfer switch at the wastewater facility to freeze and required an electrician to reset. Thankfully, our Town electrician was close by and was able to respond quickly to our call. When these events occur, it requires the staff to reset VFD's, PLC's, computers and various other pieces of equipment throughout the entire wastewater water facility and lift stations. The IMLR flow meter located in bioreactor IV stopped working. This meter controls the speed of all four bioreactors nitrate recycle pumps. This required us to bring in a controls specialist to troubleshoot and repair the meter. They were unable to determine the cause of the failure or to repair the meter because it is mounted in such a fashion that it will require taking bioreactor IV offline and draining the tank to get access. However, the contractor was able to create in SCADA at our request a program that allows us to operate using a manual method the four nitrate recycle pumps. Most likely this will have to wait until the summer when we traditionally have the lowest influent flows.

The drive motor bearings went bad for final clarifier III. After investigating it was found to be cheaper to replace the motor than to have it repaired. New motors have been ordered and should arrive shortly so we may schedule the motor replacement for January.



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Collection System:

CBYD Tickets: 132

Sewer Calls: 12

Manhole Inspections: 26

TV Camera: 5199 Feet

Sewer Jetted: 1415 Feet

Confined Space Entry Permits: 13

Lift Stations:

A line that supplies propane to the emergency generator for the Brookside lift station began to leak. It was called in by a neighbor to police dispatch and our on-call operator responded. Our staff worked with our propane supplier and repaired the leak. We are looking into replacing the old underground tank with a new above ground tank and fuel lines. Other lift station activities included rebuilding a Parko valve at South Maple, removing wipes from pumps at several stations, and getting a pump rebuilt for the South River station.

Building Inspection Division:

1600 King Street - \$66,000 in HVAC work.

25 Hazard Avenue - \$32,000 in plumbing for the DSW remodel.

25 Bacon Road - \$15,000 to heat the sidewalks.

69 Broad Brook Road - \$42,000 to wire storage barn.

561 Hazard Avenue - \$74,000 for O'Reilly electrical.

109 Elm Street - \$10,000 in gas piping Golden Nozzle car wash.

95 Elm Street - \$107,000 for the new Saladworks tenant fit out.

90 Elm Street - \$800,000 for the new Raising Canes restaurant.

1264 Enfield Street - \$200,000 for the new storage buildings at the High School.

13 Residential addresses - \$575,000 in miscellaneous Rooftop PV panels.

190 Elm - \$80,000 for plumbing for the Noble store.

175 Freshwater - \$150,000 in electrical upgrades, \$68,000 HVAC, and \$13,000 in plumbing at Eppendorf for their packing room project.

148 Hazard - \$50,000 in sprinkler work for the Trinity Health/Johnson project.

10 Palomba - EV charging upgrades \$49,000

About \$81,000 in revenue for the month with applications for 67 Building permits, 45 electrical permits, 43 HVAC permits, 34 plumbing permits, 13 Photovoltaic permits, 1 Fire Suppression/Sprinkler permits, 2 Fire Alarm permits and 5 Building code complaints for a total of 210 records created for the month.

About 404 inspections performed in approximately 23 working days.

Miracle Shakes in the 130 Elm Plaza behind TGI Fridays opened and Keltic Table and Tap (89 Enfield) is in the process of opening as we speak.

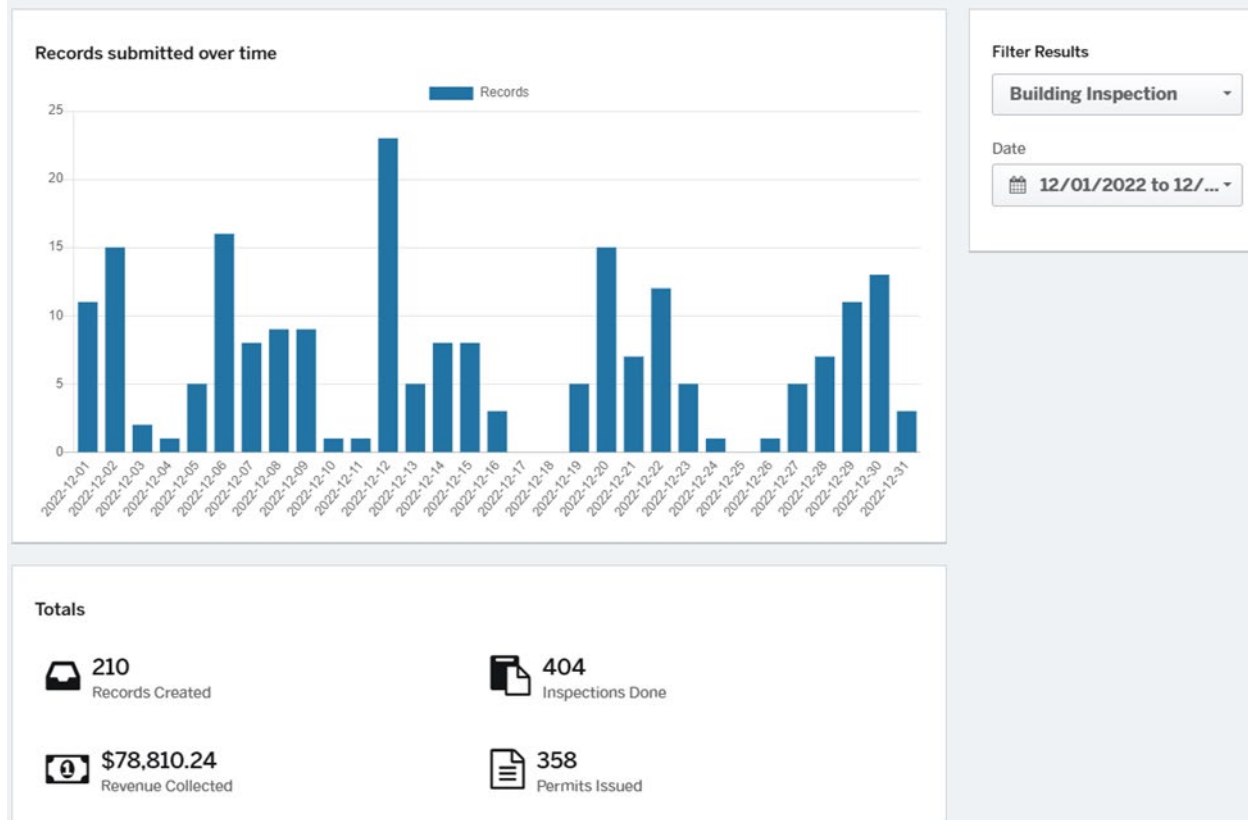


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Meeting this week with some potential shop/storage condos on Moody Road, new Teriyaki Restaurant fit out on Hazard.

Next week a 100,000 sq ft building on Mullen Road and a potential reuse of the Mass Mutual Campus and some more charging stations at the Big Y/Tractor Supply plaza.

Analytics



SOCIAL SERVICES: **Child, Youth & Family**

ECDC

ECDC is currently serving 197 children. Our Pre-School and Toddler teachers have been hosting conferences with families. Our staff use this time to review how children have progressed since September, create goals, and refer to outside services if needed. Many meeting times are available for families to coordinate with their school or work schedules.



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Staff and families have started using the Pro-Care App to sign in and out of the Center. This app also allows tuition to be paid on-line. This is something families have been requesting, so there is a lot of excitement that this is now an option.

The Bay Path Masters level Occupational Therapy Students started their pediatric rotation at the center in January. This is the start of the 7th year that we have had this amazing collaboration with the University. This experience is a win-win for their students and our students and staff. The knowledge shared helps our students improve in areas they need extra help in, through 1:1 lessons, and the students and staff share skills and knowledge to expand their "tool kits" as well.

Family Resource Centers

The FRCs continue their in-person *Learning through Play* Groups for children ages birth-five and their families at both our Henry Barnard and Stowe sites. The Henry Barnard FRC is offering 4 weekly in-person groups with 55 adults and 55 children attending. The Stowe FRC is offering 6 weekly in-person groups with 87 adults and 128 children attending in-person playgroups.

Our Parent Educators finished up their Monday hiking series with one last get-together at The Enfield Library walking trail. We offered three Friday family events that were very well attended. We visited the Syme's Family Christmas Tree Farm in East Windsor where the families enjoyed some fun holiday activities along with hot cocoa and a snack. We also partnered with a local family-owned business in town, the Enfield Produce & Deli for a fun field trip to their store. The kids got to sample different fruits and veggies and play in their pretend shopping play area. We also held a breakfast book swap at our Stowe FRC location. Families brought books to swap, we provided a breakfast spread and the kids had time to play. We also offered another evening playgroup at the Stowe FRC.

We continued outreach at The Enfield Food Shelf to promote the Sparkler App for families of children ages five and under which allowed us to reach new families and reconnect with previous families from the outreach done in November.

Youth Service Bureau

Enfield Youth Council

The Enfield Youth Council had 2 biweekly meetings scheduled. During meetings, the Social Media and Radio Show committees convene. The youth use this time to develop interview scripts and schedule their Instagram posts. Some meeting time was devoted to working on the Youth Voice's Count survey video. The youth have also started learning about messaging techniques and have used their knowledge to critique existing messages. They will use this knowledge as they move forward with prevention-related projects.

The EYC has conducted 2 interviews to be aired on *The Enfield Youth Services Show* on 107.7 WACC at Asnuntuck Community College. The youth work as a group to develop interview



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questions. The youth are incorporating prevention in their interviews by asking questions related to substance use in the community. The youth used information gathered from their first ETC meeting to base their questions off. Recent guests have included the members of Enfield's Alpha Delta Kappa and Enfield Chief of Police.

The EYC has started working with outside groups by creating PSAs. The youth receive information about an upcoming community event and work together to develop a PSA script. Youth have worked consistently to advertise for various events. They have also created PSAs for the upcoming Heritage Fair.

The EYC has participated in the Youth Voices Count survey by creating the introduction video. The youth worked with their advisor to create a timeline and delegate tasks such as script editing, recording, and video editing. The youth collaborated with Enfield High School staff to utilize the AV room and AV teacher's assistance.

Positive Youth Development

Each LEGO® Club concluded its 6-week session. Activities were planned with developmental assets as a guide. Through activities youth strengthened assets such as Planning and Decision Making, Children as Resources, and Cultural Competence. Parents and youth were encouraged to complete a satisfaction survey. The satisfaction survey sought to evaluate the youth's developmental assets with a focus on Self Esteem and Community Values Children. The survey also asked logistical questions about location, time, and age-appropriateness. This club had a total of 19 participants; 12 in group #1 and 7 in group #2.

Youth Center

December was the busiest month we have had since COVID. There are currently 123 members enrolled, with an average daily attendance of 36 for the month.

We hosted a holiday celebration in the gym for the community, a smaller version of Winter Traditions, where community agencies and families could come together to share and educate others about different winter traditions families celebrate, including Kwanza, Hanukkah, Chinese New Year, Christmas, Los Posadas and the Winter Solstice.

Throughout the month members also participated in a gingerbread house competition, Make and Take ornament afternoons, and a sugar cookie Make, Decorate and Take.

Focus of staff is continuing to build relationships with youth, especially the new members, always building on developmental assets which includes spending quality time with positive adult role models and creative use of free time, away from electronics and meeting new people.



TOWN OF ENFIELD

Adult & Elderly

Food & Nutrition

The Kitchen at ECDC is currently serving about 290 people/day. We are still having supply and food shortages issues. Mark Twain Congregate Meal weekday lunch program is currently serving around 24 to 27 residents in collaboration with CRT. We have hired a Site Manager who is engaging well with residents and staff. We are serving around 17 residents in the dining room while encouraging residents to participate in this socialization opportunity post-pandemic. We still provide delivery to residents who have health issues. We had some of the children from ECDC come over to Mark Twain to sing holiday carols, and the residents loved it. We are working on having the children from ECDC come to Mark Twain for a visit once a month. The weekend meal program at Mark Twain serves anywhere between 24 to 32 residents. We are still in need of staff for this program. New recipes are being incorporated for the residents.

Transportation

Magic Carpet provided 3058 rides for the month of December. Dial-A-Ride provided 1107 rides for the month of December. The free fares for Magic Carpet continue until March 31, 2023.

Enfield Transit provided Transportation for the Pre-K children at the Enfield Child Development Center (ECDC) to attend the Mark Twain Congregate Center for an inter-generational holiday celebration. We welcomed a new Enfield Transit Driver, Jennifer Chastain.

We had two retirements this month: Gail Riggins, who primarily drove Magic Carpet and Mark Pinard, who primarily drove Dial –A-Ride and filled in for dispatching. Mark is continuing in a part-time capacity to help with staff vacancies and staff who are out on FMLA. We are actively recruiting drivers and a dispatch/driver position.

Care Coordination - Clinical Care Coordinator

During the last month, we have primarily focused on transitioning our documentation for all direct service from paper charting to our new electronic case management system, Apricot. This entailed multiple trainings and additional supervision with staff. All aspects of case management are now being captured from referral to intake and assessment, to screenings to case notes.

The CCC has also been actively reviewing resumes and interviewing for 2 open full-time social worker positions. The work of these positions has been covered by the CCC and other care coordination staff.

Adult & Community Social Services Worker

Received 11 PD referrals linked to request for emergency mental health evaluation (involuntary hospitalization) and provided outreach to follow up with these individuals. Referrals made were to DSS for food assistance, Meals on Wheels, CHR, EHA, Enfield Recovery House.



TOWN OF ENFIELD

Received 11 referrals from the police department regarding housing, mental health, financial, domestic abuse, hoarding and conservatorship issues. Follow up was made with individuals and information was provided for psychiatrist, Meals on Wheels, The Network, CHR, Warming Center, GHLA and probate services. Additionally, followed up with one untimely death by suicide and reached out to family members to provide support.

Provided outreach on two occasions at Loaves and Fishes. Ssw is working with 4-5 individuals as a result of these visits. Most need housing services due to being homeless and referrals for DSS services for food and cash assistance. Also went to one encampment behind Shop Rite Plaza. There were two individuals living there who had been there for a while, stated they wanted housing and Ssw will begin to work with them on this issue. Maintaining ongoing involvement with approximately nine individuals.

Elderly Services Care Coordinator Elderly Services Care Coordinator (ESCC) attended 2 training webinars for suicide prevention with older adults and potential legislation changes for the elderly in CT. During this time conducted 16 CHOICES sessions, shared 3 cases with EPS, 5 referrals from EMS, 3 referrals from PD, 1 referral from FD and 8 ongoing cases. Issues include elder respite care, Conservatorship and Power of Attorney, hospital discharge planning, housing needs, and dementia.

Early Childhood/Family Resource Center Social Worker The Grandparents Raising Grandchildren held its holiday gathering with catering provided by the Woman's Club of Enfield and gifts for grandchildren provided by Riley's School of Dance.

Youth Social Services Worker During the last month, the staff in this position has transitioned into one of the two Adult and Community Social Services Worker positions. We received 5 referrals for the juvenile review board, 2 for cannabis violations and 1 for alternative to suspension. These were managed by members of the Care Coordination Team.

Case Worker The caseworker processed six Operation Fuel applications. The Caseworker continued to work with our energy assistance worker to help residents with payment plans 10 gas, 5 electricity bills and 8 CT water bills. The Caseworker coordinated 18 families and 43 children to receive holiday gifts from donors. These donors included staff of town departments, individual families, Amped Fitness, Happy Time Preschool, Enfield High School Honor Society and other local businesses. We thank these generous donors for supporting our neighbors in need.



TOWN OF ENFIELD

Community Initiatives Enfield Together Coalition

- The ETC workgroups are organized and scheduled to meet for the first time this month. Each workgroup will begin planning for monthly meetings, go over grant activity expectations, and plan out their work for future months.
- The ETC members and staff attending CADCA at the end of the month have begun planning for their trip. All travel details are approved and set. The group met to decide who was attending which workshops to ensure wide representation and learning to bring back to the Coalition.
- ETC is working with the Enfield Youth Council to create a video supporting the Youth Behavior Survey that is to be implemented at Enfield High and JFK for all students grades 6-12 in February. Further details above under "Positive Youth Development".
- Prevention staff are beginning monthly check-in's with positive youth development staff to streamline all efforts around youth development, education, and prevention.

Grants & Performance Management

Apricot capacity has increased through the onboarding of the Care Coordination (CC) Team. The team is entering all referrals, staff assignments, referral outreach efforts, participants, program/service enrollments and exits. They are completing intakes, screenings, assessments, individual service plans and clients' goals in the system. CC is entering data back from July 1st which will enable us to look at the data for the entire FY.

Initial data shows that the Enfield Police Department has provided the majority of the referrals to CC followed by Emergency Medical Services. Top reasons for referrals: Protective Custody, Juvenile Review Board, Basic Needs, Mental Health and Substance Misuse. CC has joined the Front Office to record information on DSS calls & visits:

December Visit Type

252 Phone Calls
80 Walk-In Visits

DSS Response to Call/Visit

160 Referral to Staff for Action
128 Referral to Outside Agencies
15 Other
14 Resource/Information Sent
6 Appointments Scheduled

Top Reason for Calls/Visit

Basic Needs
Elderly Support and Resources
Financial Resources

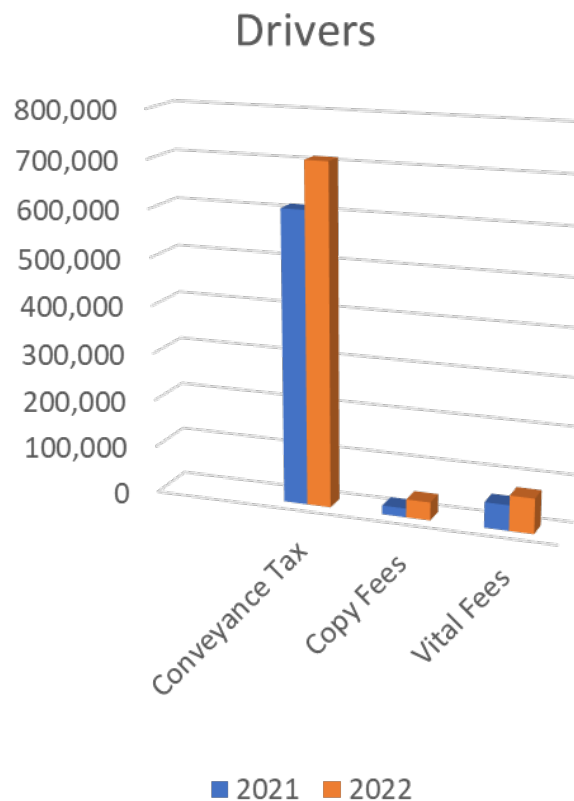
CC and DSS Front Office staff continue to support Enfield residents who are meeting with CRT for energy assistance.



TOWN OF ENFIELD

TOWN CLERK:

The Town Clerk's office collected over \$181,000 in additional fees during calendar year 2022 as compared to calendar year 2021. Total fees collected in 2022 were \$3,877,374 with the town's portion being \$1,100,061. The remainder of the fees are paid to the State. One of the main drivers for the increase in the town's portion of fees was our new online land records software which enables us to capture copy fees from our online subscribers. We also significantly increased the number of vital records we provide to the public due to the State of Connecticut's new statewide death registry implemented December 20, 2021. In addition, the robust real estate market accounted for an increase of \$98,000 in collection of town conveyance taxes.





TOWN OF ENFIELD

Date: January 18, 2023

Subject: Request for Transfer of funds for Cultural and Arts Commission - \$8,732

Summary Overview:

In reviewing the various conference and membership accounts it was noted that the Town was paying dues to the Capital Region Growth Council, which has been taken over by the Metro Hartford Chamber of Commerce. The benefits to Enfield are negligible, with the regional needs being met through CRCOG and other entities.

It is the recommendation of the Town Manager's Office to terminate the dues payment to Capital Region Growth Council moving forward, saving the Town \$8,732 moving forward. For this year, as the amount was already budgeted, it is our recommendation that the amount be transferred to the Culture and Arts Commission to aid their efforts in re-building their programmatic focus and initiatives, based on the success they have seen over the last few months.

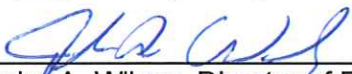
Budget Impact:

There will be no impact on the town budget.

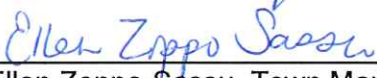
Recommendation:

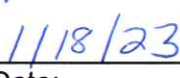
That the Town of Enfield Town Council approve the attached resolution of authorization.

Certification: I hereby certify that the above-stated funds are available as of January 18, 2023.


John A. Wilcox, Director of Finance


Date: 1/18/23


Ellen Zoppo-Sassu, Town Manager


Date: 1/18/23

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

FROM: Capital Region Growth Council

Miscellaneous Expenditure	10700712-589000	\$8,732
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TO: Cultural & Arts Committee

Miscellaneous Expenditure	10190990-589000	\$8,732
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Date Prepared: January 18, 2023
Prepared By: Ellen Zoppo-Sassu, Town Manager



C

TOWN OF ENFIELD

Date: January 18, 2023

Subject: Referral of Ordinance Change to Town Attorney

Summary Overview:

Town Code sections 10-51 through 10-56, inclusive, is the Vicious Dog ordinance. The Public Safety Sub-Committee had previously referred the matter to the Town Attorney for review of the chapter as it relates to Conn. Gen. Stat. §§ 22-358; 22-359; 22-363 and 22-364. The ordinance essentially mirrors the state statutes. For the past several years, the Animal Control Division has relied on the state statutes for enforcement actions. It is the recommendation of the Sub-Committee that the Vicious Dog Ordinance be repealed.

Budget Impact:

There will be no impact on the town budget.

Recommendation:

That the Town of Enfield Town Council take appropriate steps for the repeal of Town Code sections 10-51 through 10-56, inclusive.

BE IT RESOLVED, that the Town Council authorizes applicable Town staff to commence with the necessary steps for the repeal of Town Code sections 10-51 through 10-56, inclusive.

Date Prepared: January 18, 2023
Prepared By: Ellen Zoppo-Sassu, Town Manager

January 11, 2023

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Waiving the Bid Requirements for the Purchase of Two (2) Motorcycles for the Police Department

Councilors:

Highlights:

- The Enfield Police Department is purchasing two (2) new motorcycles.
- We recently added two (2) motorcycle-certified officers to the department complement through the completion of the required training program.
- MAX BMW Motorcycles is the sole vendor in the area for these lower cost police motorcycles.
- MAX BMW Motorcycles is located in South Windsor and can provide easy access for repairs and maintenance.
- These motorcycles are not on state contract and the motorcycles that are on the state contract are more expensive.

Budget Impact:

There will be no impact on the budget as we will be using Federal Asset Forfeiture Funds to acquire these motorcycles.

Recommendation:

It is recommended that the Town Council adopt the attached resolution.

Respectfully Submitted,

Chief Alaric J. Fox
Enfield Police Department

ENFIELD TOWN COUNCIL
RESOLUTION NO. _____

Resolution Waiving the Bid Requirements
For the Purchase of Two (2) Motorcycles for the Police Department

WHEREAS: The Enfield Police Department is purchasing two (2) motorcycles; and

WHEREAS: The Enfield Police Department will need a qualified vendor that is located close
To Enfield and has the ability to provide repairs and maintenance in a timely
Manner; and

WHEREAS: Max BMW Motorcycles has been identified as the only organization in the region
that sells, services and maintains these motorcycles.

NOW THEREFORE BE IT RESOLVED, that in accordance with Chapter V, Section 8,
Paragraph (d) of the Enfield Town Charter, the Enfield Town Council does
hereby determine that it is against the best interests of the Town to require
Competitive bidding for the purchase of the motorcycles.

Date: January 11, 2023

Submitted By:

Chief Alaric J. Fox
Enfield Police Department



E

TOWN OF ENFIELD

Date: 01/18/2023

Subject: Request for Transfer of funds to Outfit New Police Hires

Highlights:

- For fiscal year 2022/2023 the police department budgeted to hire (6) six new officers. Due to unforeseen circumstances, we have hired (11) eleven new officers thus far, and we anticipate hiring (3) three more before the end of the current fiscal year. To maintain staffing levels and to reduce overtime costs, these hirings needed to take place.
- On average, it is about \$10,000 to hire, outfit, and train a newly hired officer. The academy costs range from \$3,800 to \$ 4,100 per officer. Health services (physicals/psychological/drug screenings) cost \$1,666 per officer. The cost of supplying the initial uniforms, tasers, and equipment is approximately \$4,300.

Budget Impact:

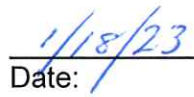
There will be no impact on the town budget.

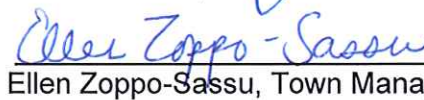
Recommendation:

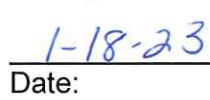
That the Town of Enfield Town Council approve the attached resolution of authorization.

Certification: I hereby certify that the above-stated funds are available as of January 18, 2023.


John A. Wilcox, Director of Finance


Date: 1/18/23


Ellen Zoppo-Sassu, Town Manager


Date: 1-18-23

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

FROM: Police

Salaries – Part time	10200500 - 512000	\$89,596.
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TO: Police

Professional Development	10200500 - 532200	\$40,900.
Uniforms	10200500 – 565000	\$38,700.
Health Services	10200500 – 533300	\$9,996.

Date Prepared: January 18, 2023
Prepared By: Captain Jeffrey J. Golden



F

TOWN OF ENFIELD

Date: January 18, 2023

Subject: Recommendation of Public Works Sub-Committee regarding Barrels at Enfield Housing Authority

Summary Overview:

As illustrated in the attached Legal Opinion, the Town is required to "provide municipal services and facilities of the same character as those furnished for other dwellings and inhabitants/citizens of the Town." The collection of trash and recycling at Enfield Housing Authority (EHA) properties is indicative of that. It is the recommendation of the Public Works Sub-Committee that the EHA collection method be transitioned to dumpsters as opposed to individual barrels.

Budget Impact:

There is no impact on the town budget other than reduced usage on the hydraulic arms of the Public Works collection trucks.

Recommendation:

That the Town of Enfield Town Council approve the attached resolution of authorization.

BE IT RESOLVED, that the Town Council approves the recommendation to transition the Enfield Housing Authority method of collection from barrels to dumpsters and authorize the Town Manager to work with the EHA on an implementation schedule.

Date Prepared: January 18, 2023
Prepared By: Ellen Zoppo-Sassu, Town Manager



OFFICE OF THE TOWN ATTORNEY

TO: Donald T. Nunes, Director of Public Works

FROM: Mark J. Cerrato, Assistant Town Attorney

DATE: October 31, 2022

SUBJECT: Transfer Station Fees
Enfield Housing Authority

FACTS

You have noted that the Enfield Housing Authority (EHA) has been bringing solid waste to the Town's Transfer Station and has not been paying the disposal fees. You have also noted that the EHA Director has claimed that the EHA is exempt from paying disposal fees pursuant to various cooperation agreements by and between the Town and the EHA.

ISSUE

Whether the EHA is exempt from the disposal fees at the Town's Transfer Station.

SHORT ANSWER

The EHA does not appear to be exempt.

DISCUSSION

A similar issue arose with regard to solid waste and recycling collection by the Town at EHA properties, which was addressed in my August 5th email (attached). The following cooperation agreements were entered into:

- Green Valley and Laurel Park project, November 26, 1951.
- Enfield Manor (Enfield Terrace), May 18, 1962.
- Enfield Manor Extension, January 18, 1964
- Windsor Court, September 25, 1967.
- Woodside Park, April 22, 1970.
- Ella Grasso Manor, December 3, 1979.
- Mark Twain Congregate Housing, September 17, 1980.

As noted in my August 5th email, each of the above-referenced cooperation agreements states that the Town will provide municipal services and facilities of the same character as those furnished for other dwellings and inhabitants/citizens of the Town. There is only one reference to a fee waiver – the Green Valley and Laurel Park 1951 agreement waives building and inspection fees that “might be payable by the Local Authority ... in connection with the development and administration of such Project.” None of the other cooperation agreements include such a waiver.

To: Donald Nunes
Re: EHA Transfer Station Fees

Date: 10/31/2022
Page: 2 of 2

A basic principle of contract law is that specific provisions will control over general provisions. Bead Chain Mfg. Co. v. Saxton Products, Inc., 183 Conn. 266, 273 (1981); see Restatement (Second), Contracts §203(c), p. 92-93 (1981) ("specific terms and exact terms are given greater weight than general language"). The Town and the EHA agreement for Green Valley and Laurel Park, in addition to the general provision regarding the same services furnished to all residents,¹ includes a *specific clause* waiving inspection fees. No other fees are waived. None of the subsequent cooperation agreements specifically waive any fees.

Accordingly, since there is no specific waiver of transfer station fees (or similar terms as may have been used at the time each agreement was executed), in any of the cooperation agreements, the EHA will be subject to same transfer station fees as are applicable to residents of the Town.

¹/ Town residents do not have free solid waste disposal privileges at the Transfer Station and are required to pay applicable fees.



TOWN OF ENFIELD

December 30, 2022

POCD 2023 – NEXT STEPS FOR ADOPTION - DRAFT

Requirements for the Adoption of the POCD falls under CGS 8-23. The time frame for actionable items falls within a 65 day timeframe prior to the public hearing.

The sequence is as follows:

Jan 12, 2023 - Start Date – Presentation of Draft to Public and Acceptance (+ 65 days = Mar 18, 2023).

Public Hearing for adoption scheduled following regular PZC meeting >March 23, 2023 PH)

PLEASE NOTE – Once the Draft POCD is accepted on Jan 12, 2023, the Town Council, CRCOG and the PZC MAY STILL MAKE CHANGES TO THE PLAN PRIOR TO THE PUBLIC HEARING DATE OF MARCH 23, 2023, provided required elements within the plan are not eliminated.

THE **GOAL** IS TO MAKE ANY SIGNIFICANT CHANGES BY FEBRUARY 16, 2023 SUCH THAT THE POSTING OF THE DRAFT TO THE TOWN CLERK AND ON THE WEBSITE IS THE MOST UPDATED VERSION

January 13, 2023 - Draft POCD submitted to CRCOG and Town Council (=65 days + before March 23, 2023 PH).

>CRCOG shall review and comment (See Note #1)

>The Town Council MAY hold one or more public hearings (See Note #2)

Between Jan 12 and March 23, Should the PZC, and or Town Council desire to continue to discuss the DRAFT POCD, they may add it to their agenda and/or hold special meetings.

February 16, 2023 – Submit Draft to Town Clerk and post on Website (= 35 days before March 23, 2023



TOWN OF ENFIELD

March 8, 2023 – Staff prepares legal notice for public hearing on March 23, 2023 to newspaper (See note #3)

March 23, 2023 – PZC holds public hearing for acceptance of the draft POCD.

After completion of the public hearing, the commission may revise the plan and may adopt the plan or any part thereof or amendment thereto by a single resolution or may, by successive resolutions, adopt parts of the plan and amendments there to. The effective date must be posted in the paper
(See note #4)

April 22, 2023 – By 30 Days after adoption, the Approved plan, or sections thereof must be posted on the Town's website, and in the Town Clerks Office (See Note #6)

May 22, 2023 – By 60 days after adoption, the POCD shall be submitted to the Secretary of Office of Policy and Management (OPM) (See Note #7)

NOTES – Taken Directly from PA 15-95/CGS 8-23

Note #1 - At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto to the regional council of governments for review and comment. The regional council of governments shall submit an advisory report along with its comments to the commission at or before the hearing. Such comments shall include a finding on the consistency of the plan with (A) the regional plan of conservation and development, adopted under section 8-35a, (B) the state plan of conservation and development, adopted pursuant to chapter 297, and (C) the plans of conservation and development of other municipalities in the area of operation of the regional council of governments. The commission may render a decision on the plan without the report of the regional council of governments.

Note #2 - At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto for review and comment to the legislative body or, in the case of a municipality for which the legislative body of the municipality is a town meeting or representative town meeting, to the board of selectmen. The legislative body or board of selectmen, as the case may be, may hold one or more public hearings on the plan and shall endorse or reject such entire plan or part thereof or amendment and may submit comments and recommended changes to the commission. The commission may render a decision on the plan without the report of such body or board.

Page 2 of 3



TOWN OF ENFIELD

Note #3 - The commission shall cause to be published in a newspaper having a general circulation in the municipality, at least twice at intervals of not less than two days, the first not more than fifteen days, or less than ten days, and the last not less than two days prior to the date of each such hearing, notice of the time and place of any such public hearing. Such notice shall make reference to the filing of such draft plan in the office of the town clerk, or both the district clerk and the town clerk, as the case may be.

Note #4 - Any plan, section of a plan or recommendation in the plan that is not endorsed in the report of the legislative body or, in the case of a municipality for which the legislative body is a town meeting or representative town meeting, by the board of selectmen, of the municipality may only be adopted by the commission by a vote of not less than two-thirds of all the members of the commission.

Note #5 - Not more than thirty days after adoption, any plan or part thereof or amendment thereto shall be posted on the Internet web site of the municipality, if any, and shall be filed in the office of the town clerk, except that, if it is a district plan or amendment, it shall be filed in the offices of both the district and town clerks.

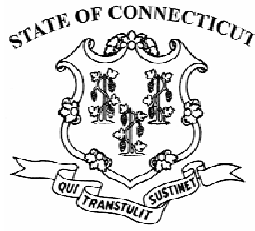
Note #6 - Not more than thirty days after adoption, any plan or part thereof or amendment thereto shall be posted on the Internet web site of the municipality, if any, and shall be filed in the office of the town clerk, except that, if it is a district plan or amendment, it shall be filed in the offices of both the district and town clerks.

Note #7 - Not more than sixty days after adoption of the plan, the commission shall submit a copy of the plan to the Secretary of the Office of Policy and Management and shall include with such copy a description of any inconsistency between the plan adopted by the commission and the state plan of conservation and development and the reasons therefor.

Attached:

Senate Bill No. 1045/PA no. 15-95

An Act Concerning Municipal Plans Of Conservation and Development



Senate Bill No. 1045

Public Act No. 15-95

**AN ACT CONCERNING MUNICIPAL PLANS OF CONSERVATION
AND DEVELOPMENT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-23 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) (1) At least once every ten years, the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan. The commission may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. The commission may, at any time, prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which, in its judgment, contain special problems or opportunities or show a trend toward lower land values.

(2) If a plan is not amended decennially, the chief elected official of the municipality shall submit a letter to the Secretary of the Office of Policy and Management and the Commissioners of Transportation, Energy and Environmental Protection and Economic and Community Development that explains why such plan was not amended. A copy

Senate Bill No. 1045

of such letter shall be included in each application by the municipality for discretionary state funding submitted to any state agency.

[(3) Notwithstanding any provision of subdivisions (1) and (2) of this subsection, no commission shall be obligated to prepare or amend a plan of conservation and development for such municipality from July 1, 2010, to June 30, 2014, inclusive.]

(b) On and after [the first day of July following the adoption of the state Conservation and Development Policies Plan 2013-2018, in accordance with section 16a-30] July 1, 2016, a municipality that fails to comply with the requirements of subdivisions (1) and (2) of subsection (a) of this section shall be ineligible for discretionary state funding unless such prohibition is expressly waived by the secretary. [, except that any municipality that does not prepare or amend a plan of conservation and development pursuant to subdivision (3) of subsection (a) of this section shall continue to be eligible for discretionary state funding unless such municipality fails to comply with the requirements of said subdivisions (1) and (2) on or after July 1, 2015.]

(c) In the preparation of such plan, the commission may appoint one or more special committees to develop and make recommendations for the plan. The membership of any special committee may include: Residents of the municipality and representatives of local boards dealing with zoning, inland wetlands, conservation, recreation, education, public works, finance, redevelopment, general government and other municipal functions. In performing its duties under this section, the commission or any special committee may accept information from any source or solicit input from any organization or individual. The commission or any special committee may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan.

Senate Bill No. 1045

(d) In preparing such plan, the commission or any special committee shall consider the following: (1) The community development action plan of the municipality, if any, (2) the need for affordable housing, (3) the need for protection of existing and potential public surface and ground drinking water supplies, (4) the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality, (5) the state plan of conservation and development adopted pursuant to chapter 297, (6) the regional plan of conservation and development adopted pursuant to section 8-35a, (7) physical, social, economic and governmental conditions and trends, (8) the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications, (9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, (10) protection and preservation of agriculture, and (11) sea level change scenarios published by the National Oceanic and Atmospheric Administration in Technical Report OAR CPO-1.

(e) (1) Such plan of conservation and development shall (A) be a statement of policies, goals and standards for the physical and economic development of the municipality, (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate, (C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and (ii) to promote such development patterns and land reuse, (D) recommend the most desirable use of land within the municipality for residential,

Senate Bill No. 1045

recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses, (E) recommend the most desirable density of population in the several parts of the municipality, (F) note any inconsistencies with the following growth management principles: (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis, (G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a, (H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297, and (I) consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may: (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive

Senate Bill No. 1045

supportive services in the home; (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and (iii) expand the definition of "family" in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure. For purposes of this subsection, "disability" has the same meaning as provided in section 46a-8.

(2) For any municipality that is contiguous to Long Island Sound, such plan shall be (A) consistent with the municipal coastal program requirements of sections 22a-101 to 22a-104, inclusive, (B) made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and (C) designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound.

(f) Such plan may show the commission's and any special committee's recommendation for (1) conservation and preservation of traprock and other ridgelines, (2) airports, parks, playgrounds and other public grounds, (3) the general location, relocation and improvement of schools and other public buildings, (4) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, [sewerage,] light, power, transit and other purposes, (5) the extent and location of public housing projects, (6) programs for the implementation of the plan, including (A) a schedule, (B) a budget for public capital projects, (C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations, (D) plans for

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implementation of affordable housing, (E) plans for open space acquisition and greenways protection and development, and (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27, (7) proposed priority funding areas, and (8) any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.

(g) Any municipal plan of conservation and development scheduled for adoption on or after July 1, 2015, shall identify the general location and extent of any (1) areas served by existing sewerage systems, (2) areas where sewerage systems are planned, and (3) areas where sewers are to be avoided. In identifying such areas, the commission shall consider the provisions of this section and the priority funding area provisions of chapter 297a.

[(g)] (h) (1) A plan of conservation and development or any part thereof or amendment thereto prepared by the commission or any special committee shall be reviewed, and may be amended, by the commission prior to scheduling at least one public hearing on adoption.

(2) At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto for review and comment to the legislative body or, in the case of a municipality for which the legislative body of the municipality is a town meeting or representative town meeting, to the board of selectmen. The legislative body or board of selectmen, as the case may be, may hold one or more public hearings on the plan and shall endorse or reject such entire plan or part thereof or amendment and may submit comments and recommended changes to the commission. The commission may render a decision on the plan

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without the report of such body or board.

(3) At least thirty-five days prior to the public hearing on adoption, the commission shall post the plan on the Internet web site of the municipality, if any.

(4) At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto to the regional council of governments for review and comment. The regional council of governments shall submit an advisory report along with its comments to the commission at or before the hearing. Such comments shall include a finding on the consistency of the plan with (A) the regional plan of conservation and development, adopted under section 8-35a, (B) the state plan of conservation and development, adopted pursuant to chapter 297, and (C) the plans of conservation and development of other municipalities in the area of operation of the regional council of governments. The commission may render a decision on the plan without the report of the regional council of governments.

(5) At least thirty-five days prior to the public hearing on adoption, the commission shall file in the office of the town clerk a copy of such plan or part thereof or amendment thereto but, in the case of a district commission, such commission shall file such information in the offices of both the district clerk and the town clerk.

(6) The commission shall cause to be published in a newspaper having a general circulation in the municipality, at least twice at intervals of not less than two days, the first not more than fifteen days, or less than ten days, and the last not less than two days prior to the date of each such hearing, notice of the time and place of any such public hearing. Such notice shall make reference to the filing of such draft plan in the office of the town clerk, or both the district clerk and the town clerk, as the case may be.

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~~[(h)]~~ (i) (1) After completion of the public hearing, the commission may revise the plan and may adopt the plan or any part thereof or amendment thereto by a single resolution or may, by successive resolutions, adopt parts of the plan and amendments thereto.

(2) Any plan, section of a plan or recommendation in the plan that is not endorsed in the report of the legislative body or, in the case of a municipality for which the legislative body is a town meeting or representative town meeting, by the board of selectmen, of the municipality may only be adopted by the commission by a vote of not less than two-thirds of all the members of the commission.

(3) Upon adoption by the commission, any plan or part thereof or amendment thereto shall become effective at a time established by the commission, provided notice thereof shall be published in a newspaper having a general circulation in the municipality prior to such effective date.

(4) Not more than thirty days after adoption, any plan or part thereof or amendment thereto shall be posted on the Internet web site of the municipality, if any, and shall be filed in the office of the town clerk, except that, if it is a district plan or amendment, it shall be filed in the offices of both the district and town clerks.

(5) Not more than sixty days after adoption of the plan, the commission shall submit a copy of the plan to the Secretary of the Office of Policy and Management and shall include with such copy a description of any inconsistency between the plan adopted by the commission and the state plan of conservation and development and the reasons therefor.

~~[(i)]~~ (j) Any owner or tenant, or authorized agent of such owner or tenant, of real property or buildings thereon located in the municipality may submit a proposal to the commission requesting a

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change to the plan of conservation and development. Such proposal shall be submitted in writing and on a form prescribed by the commission. Notwithstanding the provisions of subsection (a) of section 8-7d, the commission shall review and may approve, modify and approve or reject the proposal in accordance with the provisions of subsection [(g)] (h) of this section.

Approved June 22, 2015

Plan of Conservation & Development

2022 to 2032



December 30, 2022
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Planning Strategies Summary

Introduction

Enfield, like other Connecticut communities, is confronted with social, economic, and environmental challenges. These challenges include, but are not limited to, stagnant job growth, anemic population growth, an aging population, increased commercial vacancies, functionally obsolete properties, high housing costs, and climate change. These challenges create a circumstance that elevates the importance of comprehensive planning and the need for Enfield to be strategic and intentional in its policies and actions.

This Plan of Conservation and Development (POCD) is created in the context of these challenges with the aim to create a constancy of purpose and a culture of continuous improvement in Enfield. To accomplish this, the Plan provides pragmatic and actionable Strategies for Improvement that, if implemented, could move Enfield toward a more sustainable and resilient future. The Strategies for Improvement are presented in bullet format intentionally, to not imply ranking of priority. However, the Implementation Schedule in Chapter 12 establishes recommended priorities for the implementation of these strategies.

Strategies for Improvement

Organized by chapter and in the order in which they appear in this Plan, Chapter 1 will serve as an Introduction of the Plan, Chapter 2 outlines the Existing Conditions, and the following chapter outline is a summary of the Strategies for Improvement recommended in this Plan. More detailed strategies can be found in the respective chapters.

Chapter 3: Recommendations

Historic Resources

- **Historic districts and resources.** All of Enfield's historic districts and resources should be supported by the Town of Enfield, including the Planning and Zoning Commission and the preservation of historic resources should remain a top priority across local government agencies.

Scenic Resources

- **Scenic resources.** Work continuously to mitigate the negative impacts of change to such areas and further enhance the scenic value of these areas whenever possible.
- **Scenic road ordinance.** Adopt a local scenic road ordinance and designate local roads with outstanding scenic resources as scenic to ensure that such vistas are considered in the design of new development in these areas.
- **Connecticut River and Scantic River corridors.** Focus conservation efforts in areas proximate to the Connecticut River and Scantic River corridors to protect and enhance the scenic value, natural resources, and recreational opportunities in these river corridors.

Agricultural Lands and Farming

- ***Right-to-Farm ordinance.*** Adopt a local Right-to-Farm ordinance and a related provision within zoning that requires right-to-farm notations on approved development plans that are proximate to agricultural lands and working farms.
- ***Agricultural land preservation.*** Continue and increase efforts to preserve land for agricultural use and encourage agricultural activities—including both small- and large-scale farming activities.
- ***Zoning regulations.*** The Agriculture Commission should review the zoning regulations and advise the Planning and Zoning Commission on additional measures to make Enfield more farm-friendly to small- and large-scale farming activities.
- ***Agri-tourism.*** Allow, encourage, and promote agri-tourism uses and activities.

Chapter IV: Natural Resource Protection and Conservation

Floodplain Regulations – Strategies for Improvement

- ***Acquire flood-prone property.*** Work continuously to acquire flood-prone properties.
- ***Pipe size and stormwater system design.*** Ensure that all pipes, swales, and other stormwater systems are designed to accommodate large storm events.
- ***LID amendments to Zoning Regulations.*** As recommended in the Stormwater Management section.
- ***Update flood-maps through a more detail study.*** Work with FEMA to update 100-year and 500-year floodplain maps.

Inland Wetlands and Watercourses – Strategies for Improvement

- ***Public awareness and education.*** Develop a public awareness and education program focused on the importance of wetlands and watercourses.
- ***Create a wetlands guidebook.*** Develop a guidebook that educates the public and user on the importance of wetlands and provide guidance for the creation, restoration, and mitigation of wetlands.
- ***Create a more detailed wetlands map.*** Create a more accurate wetland map by compiling all the mapped field data submitted during the application review process (1974-2022) into a digital format.
- ***Rank the value of wetlands.*** Conduct a town-wide study to evaluate wetlands associated with remaining vacant, privately-owned land with development potential that contain significant wetland resources.
- ***Work to protect more wetlands.*** Work to increase the amount of preserved and protected wetlands and watercourses.
- ***Develop a searchable database.*** Develop a searchable database for past wetland applications, mapping, and related information.

Aquifer Protection – Strategies for Improvement

- ***Better integration of aquifer protection into the Zoning Regulations.*** The Aquifer Protection provisions in the Zoning Regulations should be better integrated into the zoning application process.

Stormwater Management – Strategies for Improvement

- ***Low Impact Development (LID) Amendments to Zoning Regulations.*** Adopt LID methods for the handling of stormwater in connection with private infrastructure associated with private developments that require site plan approval as well as public infrastructure—in accordance with the DEEP Stormwater Manual, MS-4 requirements, and the Town's Stormwater Management Plan.
- ***Outreach, Engagement, and Education.*** Host workshops to review stormwater requirements and expectations for site design.

Development in Sensitive Areas – Strategies for Improvement

- ***Outreach, Engagement, and Education.*** Provide educational programs for businesses and residents.
- ***Zoning Regulations.*** Incorporate a 'Sensitive Area' provision into the Zoning Regulations, specifically the site development requirements.

Open Space Conservation and Preservation – Strategies for Improvement

- ***21% open space conservation.*** Set 21% of Enfield's total land area as the goal for protected open space, which matches the State of Connecticut's goals.
- ***Expand PA-490 benefits for open space protection.*** Expand to open space, not simply agriculture.
- ***Update and establish a priority parcels list for open space protection.*** Criteria and priorities should be established to determine high-priority parcels.
- ***Target open space priorities.*** Identify, maintain, and acquire open space parcels to protect, preserve, and enhance the aesthetic, recreational, and ecological functions of natural resources around the Connecticut and Scantic Rivers.

Agriculture Conservation and Preservation – Strategies for Improvement

- ***Increase the number and location of community gardens.*** Utilize existing Town-owned land, open space, and acquire additional land if needed to provide more community gardens.
- ***Identify high-priority agricultural parcels for preservation.*** Conducted within this analysis as part of the open space prioritization process by including a category and ranking for prime agricultural soils.
- ***Create 'Farm Friendly' zoning regulations, including a right to farm provisions.*** Protect and encourage agriculture, farming, and agri-tourism through a right-to-farm provision in the Zoning Regulations and create a swift, simple, and certain permitting process for agricultural uses.
- ***Encourage agri-tourism and regulations to allow it.*** Create an agri-tourism provision in the Zoning Regulations.
- ***Evaluate PA-490 to see if it can be made more 'Farm Friendly'.*** Review and evaluate PA-490 to see if changes are required to make it more 'Farm Friendly.'

Confronting Climate Change – Strategies for Improvement

- **Community Facilities Capital Improvements.** Incorporate the installations of solar energy and/or geothermal heating and cooling systems at Town-owned facilities.
- **Zoning Regulations.** Remove regulatory barriers and allow alternative energy sources to be installed in residential and commercial developments.
- **Tax Abatements.** Provide tax incentives to existing properties that convert to alternative energy sources and to new developments that utilize alternative energy sources.
- **Energy Efficiency – Insulation / Air Sealing / Retrofitting.** Promote the insulation of homes and businesses and provide public outreach and programs to educate residents and businesses on the importance of, and cost savings from, insulation.

Tree Preservation – Strategies for Improvement

- **Become Recognized as a Tree City.** The Arbor Day Foundation provides four core standards to achieve to be recognized: form a tree board or department, establish a tree care ordinance, maintain a community forestry program with an annual budget of at least \$2 per capita, and proclaim and observe Arbor Day.
- **Encourage planting of native trees.** The town should set a positive example by planting more trees on town properties and street lines and encouraging private investment in trees.
- **Implement a tree replacement program.** If a mature tree is to be removed due to damage or development, a program should be available to ensure that a suitable replacement is planted nearby to ensure that the town's tree canopy does not shrink over time.

Chapter V: Residential Development – Housing and Housing Need

Housing Need and Affordable Housing Plan – Strategies for Improvement

- **Encourage and provide for a diversity of housing types, tenure, and affordable to all incomes.** This includes a mix of single-family, missing middle, and multi-family housing.
- **Allow multi-family housing in the BR, BP, and I-1 zoning districts.** This will allow for infill development, help to reposition under-utilized commercial development, diversify the housing stock, create opportunities for workforce housing, grow the grand list, and provide greater residential density proximate to commercial uses.
- **Other multi-family strategies.** Reducing the multi-family minimum lot size to 5-acres and reducing the required parking to: 1.25 spaces per 1-bedroom units, 1.75 spaces per 2-bedroom units, and 2.0 spaces per 3-bedrooms.
- **Allow mixed-use developments in the BR and BP districts.** Allowing mixed-use (commercial/residential) developments in BR and BP zoning districts to reposition commercial, especially retail developments, while allowing for more compact, pedestrian-friendly development.
- **Create a permitting process that is swift, simple, and certain.** Reduce overreliance on special permit uses for simpler and predictable applications.

- **Utilize tax abatements to encourage housing as part of redevelopment projects.** Provide tax abatements, when need is demonstrated, to encourage multi-family and affordable housing units or housing developments as part of redevelopment projects.
- **Establish a housing trust fund.** Create an affordable housing trust fund to raise and capture funding to aid in the development of affordable housing.
- **Create an inclusionary zoning provision.** Create an inclusionary zoning provision that requires all residential development of 10 units or more to provide a percent of the total units to be qualified affordable units.

Chapter VI: Commercial and Industrial Development – Economic Development

Economic Development – Strategies for Improvement

- **Remove barriers to investment.** Review the reliance on special permit uses, limit or cease the practice of holding public hearings on site plan applications and removing the impediments of non-conforming (uses and bulk requirements) in the Thompsonville area.
- **Encourage and allow greater density and diversity in land uses.** Allow greater density and diversity of commercial use in the commercial zoning districts—including mixed-use and multi-family development.
- **Provide incentives to overcome the high cost of redevelopment.** Allow for greater density and density bonuses in areas in need of adaptive reuse and redevelopment through the creation of Master Plan Overlay Zone to be utilized in the Business Regional (BR), Business Local (BL), Industrial Park (IP), and Industrial 1 (I-1) zones.
- **Streamline the land use application and permitting process.** Utilize a Master Plan Overlay Zone (MPOZ) create a more effective and efficient zoning application process in the Business Regional (BR), Business Local (BL), Industrial Park (IP), and Industrial 1 (I-1) zones.
- **Create a well-defined Economic Development program.** The program should include reexamination of the governance structure, business engagement activities, community information, and market information.

Chapter VII: Community Facilities

Community Facilities – Strategies for Improvement

- **Create a comprehensive community facilities plan.** Consider completing a comprehensive community facilities study and plan for all community facilities.
- **Implement a comprehensive building maintenance program.** As part of the Capital Improvements Plan/Budget, implement a comprehensive, continuous, and long-term maintenance plan for community facilities, like the road paving program.
- **Invest in amenities.** Enfield should invest in community facilities that function as placemaking amenities (i.e., parks, walking trails, library, etc.).

Chapter VIII: Infrastructure

Infrastructure – Strategies for Improvement

- **Encourage alternative modes of transportation.** Review and consider updating the ‘complete streets’ policy to guide the future design and construction of roads and sidewalks.
- **Expand the sidewalk network in commercial areas and Thompsonville.** Enfield would benefit from further enhancements to its sidewalk network; consider filling in the gaps in the sidewalk network.
- **Implement Low Impact Design Standards.** Amend the Zoning Regulations to include a provision for development applications, and through Town Engineering policy, for public infrastructure and Town property development that requires Low Impact Development as the default approach to stormwater management and design.
- **Incorporate Access Management requirements into zoning.** Requirements should be incorporated into the zoning site development requirements.
- **Continue the Road Paving approach and program.** Continue this as Enfield has an effective approach to road maintenance and paving based on a regular cycle of bonding.
- **Continue the MS4 compliance program.** Enfield has an effective approach to MS4 compliance and reporting. Incorporating Low Impact Design into the Zoning Regulations will further benefit MS4 compliance. Enfield should continue its MS4 practices.

Chapter IX: A Sustainable and Resilient Enfield

Sustainability and Resiliency – Strategies for Improvement

- **Build upon the 2014 Enfield Energy Strategy and the 2017-19 Energy Saving Performance Contract.** Honor the prior commitment to maximize the use of renewable energy for government operations and improve public access wherever possible. Revisit the Joint Facilities Committee 2020 list of likely town buildings for rooftop installations and continue exploring financing options such as the CT Green Bank’s programs.
- **Plan for renewable alternatives.** Enfield should continue to explore and plan for future options for reliable, affordable, locally controlled energy systems to serve government operations and public services.
- **Plan for renewable implementation.** Make a near-term plan for maximizing the renewable energy potential of all public buildings and the electrification potential of the town fleet.
- **Plan for and increase public charging facilities capacity.** Enfield should plan for public charging capacity around town, especially at the train station and commuter bus stops and include solar power sources wherever possible.
- **Zoning for charging capacity.** Review the zoning regulations to accommodate EV fast charging and significant scale battery storage at a minimum in commercial districts, and siting of renewable energy facilities including solar and geothermal.

- **Renewable leadership.** Establish a point of responsibility in local government for monitoring technological innovations of the potential benefits and educating the community on emerging opportunities for energy supply and storage.

Chapter X: Repositioning Thompsonville to Compete for Investment

Thompsonville – Strategies for Improvement

- **Create a Healthy Neighborhoods program and strategy.** Utilizing the Healthy Neighborhoods approach to neighborhood investment (as described by David Boehlke in *Great Neighborhoods, Great Cities*), design a comprehensive investment strategy to reposition the Thompsonville neighborhood to compete for investment.
- **CDBG Loan Programs.** Continue to support, fund, and target the CDBG Loan Program operated by the Town's Economic and Community Development Department in the Thompsonville neighborhood.
- **TIF District.** Promote and utilize the TIF District to leverage public financing capacity to support new and large-scale investment in Thompsonville.
- **Tax Abatements.** Utilize conventional tax abatements, in addition to TIF financing, when appropriate, to encourage investment in Thompsonville.
- **Zoning Regulations and non-conforming bulk and area requirements.** Amend the zoning districts in Thompsonville to remove restrictive provisions that are creating non-conformities.
- **Invest in the public realm.** Prioritize local government investment in community facilities, especially parks, recreation, buildings, and public infrastructure.
- **New loan programs.** Establish new loan programs aimed at housing (exterior improvements) and commercial structures (façade improvements) and use local funds (not constrained by CDBG income requirements) to stimulate private investment in Thompsonville.
- **Homeownership assistance program.** Create and implement a homeownership assistance program aimed at increasing homeownership in Thompsonville.

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Chapter I.

Introduction

The Plan of Conservation and Development: Statutory Authority

The Plan of Conservation and Development (POCD) is a comprehensive land use plan because it covers the whole geography of Enfield. As a land use plan, the POCD is intended to guide future land use and the development of Enfield. The process of planning for Enfield's future development considers land conservation (area to be conserved and preserved), commercial and residential development (areas to be developed), community facilities (buildings and other facilities that support government services), and the infrastructures (public sewer, roads, rail, etc.) required to facilitate development and support the current and future land uses. Planning for land use, conservation, community facilities, and infrastructure is informed by the demographic, social, environmental, and economic trends that indicate the potentials and constraints for future development in the context of what the Enfield community needs and wants. Therefore, the POCD considers the multiple and dynamic variables that are influencing Enfield's trajectory and inform us as to the strategies, policies, and interventions that Enfield can employ to create improvements and betterment.

The Plan of Conservation and Development as required by Connecticut General Statutes (CGS) 8-23 is to establish policies and goals related to both the development of land, as well as setting priorities for the conservation of land. 8-23 explains that the Plan shall:

- Be a statement of policies, goals, and standards for physical and economic development.
- Provide for a system of principal thoroughfares, sidewalks, and multi-purpose trails.
- Promote coordinated development to have compact transit-accessible pedestrian-oriented mixed-use development patterns and land reuse.
- Recommend the most desirable use of land for residential, recreational, commercial, industrial, conservation and other purposes and include a map showing proposed land uses.
- Note inconsistencies with the State's growth management principles.
- Make provision for the development of housing opportunities.
- Promote housing choice and economic diversity in housing.
- The Plan shall consider:
 - The need for affordable housing.
 - The need for protection of existing and potential drinking water supplies.
 - The use of cluster development and other development.
 - The State Plan of Conservation and Development.
 - The Regional Plan of Development (Capitol Region Council of Governments).

- Physical, social, economic, and governmental conditions and trends.
- The needs of the municipality, including the objectives of energy-efficient patterns of development.
- Protection and preservation of agriculture.

As a physical *land use plan* that recommends the spatial organization and density of development for the community, the POCD and planning process allow us to evaluate the physical, demographic, social, economic, and environmental trends to best determine the:

- natural resources to be protected and conserved,
- areas for residential, commercial, and industrial development (including the density and intensity of development), and
- the infrastructure and community facilities required to support the development of the community.

Thompsonville Community Outreach



Chapter II.

Existing Conditions – Demographics and Socioeconomic

Introduction

The demographic and socioeconomic trends inform us of Enfield’s potentials and limitations. By comparing existing conditions to historical trends and future projections, the Plan considers where Enfield has been in the past, where Enfield is today, and where Enfield is likely heading in the future. This allows the community to identify potential changes in policy, strategies, and investments that can influence Enfield’s trajectory. Therefore, this chapter provides a summary of key demographic and economic trends that are influencing Enfield’s trajectory today. The key trends confronting Enfield are trends that are confronting Connecticut and the Hartford region. For example, these trends include, population contraction, changes in population age structure, stagnant employment, and an aging housing stock with limited diversity.

Demographics, Economics, and Housing

Demographics

Enfield, like many Connecticut communities, is a no-growth community, in a stagnant metropolitan region, and a slow-to-no-growth state. While such statements may appear harsh, they are simply matter of fact statements about demographics and economics. However, confronting these stagnant trends are important to provide understanding, context, and to frame how Enfield plans for improvement. Enfield’s demographic stagnation is intimately tied to the stagnant job growth of Connecticut and the Hartford Region (See Table 1.).

Table 1. Comparative Population Change (2010-2020)

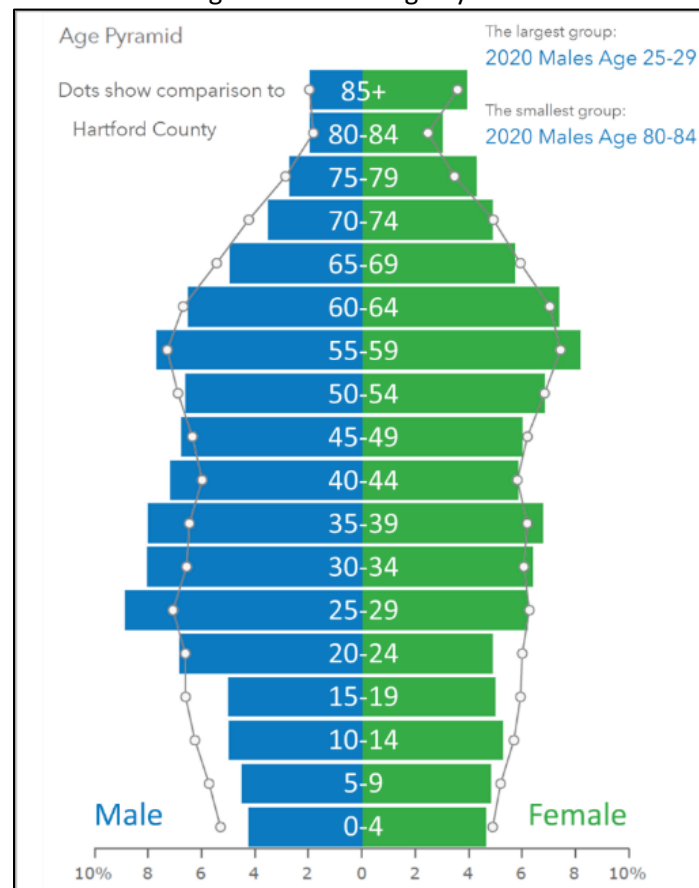
Total Population	2010	2020	Change 2010 - 2020	% Change 2010-2020
Connecticut	3,574,097	3,605,944	31,847	1%
Hartford County	894,014	899,498	5,484	1%
Enfield	44,654	42,141	-2,513	-6%

Adult Population	2010	2020	Change 2010 - 2020	% Change 2010-2020
Connecticut	2,757,082	2,869,227	112,145	4%
Hartford County	689,971	713,425	23,454	3%
Enfield	35,867	34,582	-1,285	-4%

Under 18 Population	2010	2020	Change 2010 - 2020	% Change 2010-2020
Connecticut	817,015	736,717	-80,296	-10%
Hartford County	204,043	186,073	-17,970	-9%
Enfield	8,787	7,559	-1,228	-14%

Enfield’s demographics are changing, and the community is contracting; as a result, Enfield’s population is aging. The age pyramid below (Figure 1.) demonstrates the aging population with the contraction of young persons under age 25 and the large cohort age 55 and above (the Baby-Boom Generation). The challenges created by a contracting and aging population include less disposable household income and reduced demand for commercial space, especially commercial retail space—older households spend less on consumer goods and services. This is contributing to, and will continue to contribute to, retail vacancies.

Figure 1. Enfield Age Pyramid



Economics: Jobs and Employment

Enfield’s demographic change—the decline in population and aging population—is the result of stagnant statewide and regional job growth. The fact is, Connecticut, the Hartford Labor Market, and the smaller Enfield Labor Market (Table 2.) have experienced decades of stagnant and declining job growth—resulting in weak demand for commercial office space and new commercial development.

Table 2. Labor Market Area Trends – Non-Farm Employment

LMA	1990	1995	2000	2005	2010	2015	2020	2022
Connecticut	1,653,200	1,567,300	1,689,800	1,666,600	1,601,000	1,683,900	1,700,100	1,636,400
Hartford LMA	603,400	548,800	568,900	556,500	545,100	575,000	591,700	560,400
Enfield LMA	53,200	46,400	50,000	48,000	44,000	45,300	44,800	41,300

Jobs (or employment) are the primary driver of demand for commercial and residential properties (land uses)—driving demand for both existing commercial and residential space and for new commercial and residential development—and population growth and household formations function as secondary demand drivers. The fact is Connecticut’s demand drivers have been weak for three decades—as have Enfield’s. This means that planning efforts aimed at land use—be it attempts to encourage new development or efforts to encourage redevelopment of existing properties—are confronted by the challenge of weak real estate market demand.

To say it another way, without strong demand drivers, creating change and improvement through land use planning, is challenging at best. For example, the Enfield Square Mall suffers from contracting population, smaller households, less disposable income, and changing consumer behaviors—the result is weakening retail demand. This weak demand for retail creates new challenges for Enfield and how Enfield plans for retail and the future of the Enfield Square Mall property (and surrounding area). For example, how can Enfield reposition the Enfield Square Mall to compete for investment when there is little demand for redevelopment alternatives? Commercial office is not a viable alternative to reposition the Mall, as is evident from high vacancy rates throughout the region (40% vacancy in the North Hartford office market) and the underutilization of existing corporate office campuses in Enfield. To further complicate the challenge of repositioning the Enfield Square Mall, from a land use perspective, the site location is not ideal for industrial uses (a use category with moderate-to-strong demand). Apartments show promise at this location with the greatest market demand. The Enfield Square Mall, as an example, demonstrates how planning functions at the intersection of demographic and socioeconomic trends with real property markets and the complexity of community planning and policy.

Housing

Similar challenges exist with residential development. Enfield’s housing stock (Table’s 3, 4, & 5.) is predominately owner-occupied (75.5%) and one-unit detached and attached total 76.5% of the housing stock, while 12.9% is missing middle housing (2 to 4 units) and only 10.4% is multi-family (5 units or more). Enfield’s housing stock lacks diversity and has not adapted to recent housing trends that favor multi-family housing. Historically, 20 years ago, multi-family accounted for less than 25% of new housing construction in Connecticut. Today multi-family accounts for approximately 47% of new housing construction statewide. This shift in demand from single-family residential to multi-family residential is the result of demographic changes, most notably the increase in one-person households and decreases in family-households. This means that demand for housing, today and in the foreseeable future, is and will be multi-family housing—mostly rental apartments.

In addition, Enfield’s existing housing stock is older and aging, with only 8.1% of Enfield’s housing stock being built in the past 30 years. This means that Enfield’s housing stock is dated in terms of modern housing amenities.

Table 3. Housing Units (ACS 2019)

	Town of Enfield	Hartford County	State of Connecticut
Total housing units	17,639	379,602	151,6629
<i>Occupied housing units</i>	16,744	350,408	137,0746
<i>Vacant housing units</i>	895	29,194	14,5883
<i>Owner vacancy rate (%)</i>	1.2	1.4	1.8
<i>Renter vacancy rate (%)</i>	3.3	6.3	6.3

Table 4. Housing Units in Structure

	Town of Enfield	Hartford County	State of Connecticut
Total housing units	17,639	379,602	1,516,629
<i>1-unit detached</i>	12,739	210,665	893,531
<i>1-unit attached</i>	767	21,892	81,832
<i>2 units</i>	1,088	29,450	124,082
<i>3 or 4 units</i>	1,203	36,302	130,863
<i>5 to 9 units</i>	691	23,719	82,695
<i>10 to 19 units</i>	371	16,718	57,281
<i>20 or more units</i>	770	38,674	134,093
<i>Mobile home</i>	10	2,111	11,826
<i>Boat, RV, van, etc.</i>	0	71	426

Table. 5 Household Size by Housing Tenure

	Town of Enfield	Hartford County	State of Connecticut
Occupied housing units	16,744	350,408	1,370,746
<i>Owner-occupied</i>	12,636 (75.5%)	224,640 (64.1%)	905,681 (66%)
<i>Renter-occupied</i>	4,108 (24.5%)	125,768 (35.9%)	465,065 (33.9%)
Average household size of occupied housing units			
<i>Average household size of owner-occupied unit</i>	2.48	2.61	2.65
<i>Average household size of renter-occupied unit</i>	2.35	2.23	2.28

The Role (and Challenge) of Planning

Enfield's demographic and socioeconomic trends point to challenges in crafting a POCD that can create change, influence Enfield's trajectory, and foster meaningful community improvement. Unfortunately, market forces are soft-weak, providing marginal demand to attract the investment that is needed to reposition Enfield. Therefore, Enfield, through the creation and implementation of this Plan, must be proactive and signal the market that Enfield is serious about improvement and attracting investment. To affect positive change, this document should be used as a guidance document.

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Chapter III.

Enfield's Cultural Landscape and Vision

The Cultural Landscape and Community Character

The cultural landscape is fashioned from the natural (physical) landscape and by the cultural influences that society impresses on the physical landscape. Culture is the agent, and the physical setting is the medium, together they create the cultural landscape. Under the influence of social and technological tenets, the cultural landscape itself changes over time.

In community planning, the cultural landscape is often referred to as community character. While community character is one of the most used phrases in planning, it is also one of the most ambiguous and least defined phrases—due in part to character being a unique quality and a personal feeling or experience of the individual residents of a given community at a specific moment in time. Community character, or the cultural character of a community, is a complex and adaptive quality of place, an organic and self-organizing quality—a quality that cannot be created simply through top-down planning and governance structures. Community character includes the core values and aesthetics of a community. The core values of a community remain mostly constant over time. However, they shift and move in intensity and importance. The aesthetics of community are often framed by an idealized or nostalgic image of place. That image tends to lag in that it changes more slowly than actual changes occurring. This lag—or slow adoption and acceptance of change—creates an often-intense feeling of threat to community character as the community is continually reshaped by many forces (social, economic, design, technological, etc.). This is why communities commonly resist change—especially new development.

The core values that provide the foundation to Enfield's community character are framed by love of history (i.e., the historic villages of Hazardville and Thompsonville), the picturesque landscape of rolling hills and agriculture, the suburban convenience of tract housing development and commercial strips, and the intense personal experience of community—being a part of the Enfield community. The aesthetics that frames the image of Enfield's community character are that of the New England Village, agrarian tranquility, cosmopolitan commercial development, and natural scenery (especially forests, farmland, and rivers).

Collectively, these community values and aesthetics are further enhanced by individual needs, wants, and experiences that coalesce through an unspoken consensus of the community into Enfield's community character. Community character is continually reinforced through dialogue and learning, processes that further produce, reproduce, and strengthen the core values and the aesthetics of community.

Understanding the complexity of community character and the specific qualities of Enfield's community character inform this Plan and the Planning and Zoning Commission as to what is most important to Enfield. This understanding further informs the Plan and the Commission as to the strengths and qualities of Enfield that need to be preserved and protected, and what needs to be promoted, enhanced, and strengthened. Community character cannot be produced solely from top-down planning, but it can be enhanced and reinforced.

All the topics and themes contained in this Plan impact the physical and cultural character of Enfield. However, a few themes are so intrinsically linked to the physical character of Enfield that they are included in this section rather than elsewhere in the Plan. These include historic resources, scenic resources, and farms and farmland.

Historic Resources

Enfield’s villages, specifically Thompsonville and Hazardville provide both historic and socio-economic context to Enfield. Thompsonville draws on a nostalgia of past social and economic vibrancy and prosperity, while simultaneously confronting the Enfield community with social and economic change (post-industrial decline) and the challenges of maintaining vibrancy and prosperity. Hazardville, juxtaposed against the challenges of Thompsonville, also draws on a nostalgia of past social and economic vibrancy and prosperity while simultaneously demonstrating the ability of a historic community to persist as vibrant and prosperous. Collectively, yet different, both villages anchor Enfield to its past, while emphasizing the importance of historic resources. While Hazardville will likely persist as vibrant and prosperous with little need for strategic intervention, Thompsonville requires intentional government intervention, hard work, and a constancy of purpose aimed at continuous improvement if it is to prosper again.

Other historic assets include, the Enfield Street Historic District, Enfield Shakers Historic District, Hartford Bigelow Carpet Mills Historic District, Hazardville Historic District, a dozen cemeteries, and many individual historic properties. While historic districts function under their own statutory and regulatory authority that is in addition to zoning, all of Enfield’s historic districts and resources should be supported by the Town of Enfield, including the Planning and Zoning Commission. Most important, the preservation of historic resources should remain a top priority across local government agencies. This means striking a balance between history, the inevitability of change, and new development.

Scenic Resources

With its rivers, forests, farmland and rolling hills, many areas of Enfield exhibit great scenic value that contribute to and enhance the physical character of Enfield. While development and change are inevitable, the Town of Enfield, the Planning and Zoning Commission, other commissions, and the community must work continuously to mitigate the potential impacts of change to such areas and further enhance the scenic value of these areas whenever possible. One possible intervention would be for Enfield to implement its scenic road ordinance (Article II. Scenic Roads. Sections 74-31 – 74-34) and designate local roads with outstanding scenic resources as scenic. Doing so will emphasize the importance of areas and scenic vistas and will ensure that such scenic vistas are considered in the design of new development in these areas.

Enfield’s Scenic Agricultural Aesthetic



Another possible intervention would be to focus conservation efforts in areas proximate to the Connecticut River and Scantic River corridors. Both areas provide scenic value in addition to natural resources and recreational opportunities. Most important, investments in conservation, public access, and passive and active recreation along the two rivers are overwhelmingly supported by the community and would further enhance the amenity value of Enfield overall.

Agricultural Lands and Farming

The Town of Enfield has several agricultural areas, the largest area is in the southeastern corner of town. It is roughly bounded on the north and west by the Scantic River, on the east by the Town of Somers, and on the south by the Town of East Windsor. While tree nurseries and tobacco fields are common throughout Enfield's agricultural areas, there are many parcels that are not actively being farmed. Several of these properties contain large barns used on a seasonal basis for drying tobacco. These farms and barns are critical features of Enfield's physical and cultural character, the rural-agrarian aesthetic that dominates this area of town and provide opportunities for future agricultural activities that can provide locally sourced agricultural products.

Related to Enfield's agriculture and farming tradition and prosperity, are soils that are considered *prime farmland or farmland of statewide importance*. Identification of prime and important farmland is useful to land use planning; when prime and important farmlands are lost to development, agriculture becomes relegated to marginal lands which may be more erodible, droughty, less productive, or less easily cultivated. Of the 82 soil types within the town, 26 types (approximately 7,160 acres or 33% of the town) are considered prime farmland. Additionally, 23 soil types (approximately 5,753 acres or 26% of the town) are considered farmland of statewide importance. Approximately 90% of the agricultural land use in the town occurs on land considered prime farmland or farmland of statewide importance. **Approximately 1,337 acres of land in Enfield are protected by the State Farmland Preservation Program.**

Agricultural lands and farming are not only an important part of Enfield's aesthetics and physical character, but farming is also a part of Enfield's economy. Therefore, it is important to distinguish between working agricultural lands and scenic vistas often characteristic of farmland. While the preservation of scenic agricultural landscapes is encouraged, this Plan recognizes that a working farm does not always look "scenic" and can generate noise and odor. Enfield should consider a local Right-to-Farm ordinance and a related provision within zoning that requires right-to-farm notations on approved development plans that are proximate to agricultural lands and working farms.

The Town should continue to seek additional opportunities to preserve land for agricultural use and encourage agricultural activities, while making sure the economic vitality of farming is not harmed. Enfield should continue its efforts to balance the encouragement of farming activities with potential impacts on neighbors, particularly for smaller-scale farming activities (e.g., homeowners that keep chickens or other small livestock). While the zoning regulations are permissive for some small-scale farming activities, others can still entail a cumbersome and costly process that carries a risk of denial. The Agriculture Commission should review the zoning regulations and advise the Planning and Zoning Commission on additional measures to make Enfield more farm-friendly to small-and large-scale farming activities. In addition, with the growing popularity of agritourism and its potential as an economic development opportunity for Enfield's farms, the Town should seek to allow, encourage, and promote such uses.

The Amenities of Place and Place-Making

Society and the way we live have changed. That means communities have changed and how we plan for our community must also change. Place-making, a process of strengthening connections between people and the places they share and communities they live in, is a phrase used in planning to describe the collaborative process used to shape the public realm. Another phrase, third (3rd) space, describes all the places other than home (1st space) and work (2nd space) where we spend our free time.

As discussed in the previous chapter, changes in demographics and household structures are driving changes in the way we live, the way we work, and the way we consume. How and where we shop, eat, recreate, and travel have continually changed over decades and across generations—and continue to shift and change today. One of the most notable changes across society is the rise of the experience economy, a society where we seek out and even purchase experiences, just as we seek out and purchase tangible goods and services. The elevated importance, value, or status *of the experience*, in the context of place-making, third space, and community planning, has given rise to and can be termed as the *amenities of place* (or amenities of community).

It is no longer enough for a community to be clean, safe, affordable, and aesthetically pleasing. Today's consumers (read homebuyer, resident, businesses, and visitors) have new expectations of place and community. Homebuyers don't simply purchase homes, they buy into a community, a place, and they expect (want and desire) more than simply three-bedrooms, a two-car garage, and a yard. They want a community that offers more, that engages their passions and enthusiasms. They want amenities and the experience of place.

The amenities of places are simultaneously tangible and abstract. For examples, tangible amenities may be good schools, well-designed parks, walking trails, bike lanes, walkability, outdoor dining, community events, and access to public transit. The abstract amenity of place is the collective experience that the community provides—how the place engages the resident, business, or visitor, and how the place provides a unique experience. Another example, sustainability can also be understood as an amenity of place—the availability of locally sourced agricultural products, a community embracing renewable energy, or providing walkable and inviting commercial spaces.

The fact is the importance of amenities of place have been elevated by the way we live and engage places and are critically important to maintaining and further creating a vibrant and prosperous community. It is no longer enough for Enfield to be a good place to live or work. Today, Enfield must also engage residents and consumers in the passions and enthusiasms of the community—to provide a unique Enfield experience of place, whatever that experience may be.

This concept of the amenities of place is important to recognize, understand, and embrace in the planning of Enfield's future. The amenities of place need to be focused on when making decisions on design, use, density, infrastructure, community facilities, and public investments. That means amenities should be front and center in thinking about how Enfield invests in itself—why, how, and where Enfield's budget seeks to improve and create betterment in the community.

Vision

Enfield is suburban community with a small-town New England community atmosphere. With historic villages in Thompsonville and Hazardville, large tracts of agriculture land and rolling hills, and situated on the banks of the Connecticut River. Enfield offers an eclectic landscape and vast picturesque settings for a community of 45,000 people. Located between New York and Boston, Hartford and Springfield, Enfield is well positioned in the metropolitan landscape, with superior access to Interstate 91, Bradley International Airport, and the Amtrak and New Haven/Hartford/Springfield rail lines.

As a community, Enfield seeks to maintain the historic, small-town, and agrarian charm that we love and embrace as part of who we are. While the past shapes our identity, we embrace the future—a future framed by continued and strategic investment in our community assets and amenities, with a view to creating a vibrant and prosperous community for generations to come. Enfield is home—an inclusive home to families, friends, and businesses that co-creates Enfield as a wonderful place to live, work, and recreate.

Moving forward, Enfield will invest in our history, natural environment, and civic life, as we embrace the inevitability of change. We will do this through thoughtful action, good governance, and an eye toward investment, improvement, and incremental growth. To accomplish this vision and to manage our future trajectory, we seek to nurture our sense of place through continuous improvement that builds community confidence, fosters community pride, and creates a predictable, vibrant, and prosperous Enfield.

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Chapter IV:

Natural Resource Protection and Conservation

Introduction

Enfield's natural features—forests, hills, fields, rivers, ponds, and streams—all contribute to the natural beauty and aesthetic qualities of Enfield's physical character and cultural landscape that residents value and appreciate. Protecting these resources preserves their benefits and supports a healthy thriving ecosystem, and, in many cases, also protects human health and well-being.

Some natural resources are so important to environmental quality, public health, or community character that alterations should be avoided to the extent feasible. These include the 100-year floodplain, steep slopes (>20%), terrace escarpments, watercourses including riparian buffers (vegetated area along stream or river), and wetlands. Other resources have important functions that can be maintained while compatible activities take place, if such activities occur in an environmentally sensitive way. These are resources to conserve, and they include the 500-year floodplain, aquifers, recharge areas, and unique or special habitat areas such as areas in the State's Natural Diversity Database (NDDB).

Since Enfield has many valuable natural resources dispersed throughout the community, the Planning & Zoning Commission, along with other land use commissions, and Town agencies, should continue efforts to protect and preserve these resources as they:

- Help to define the physical and natural character of community.
- Protect sources of clean drinking water.
- Reduce the probability of the loss of life and damage to personal property in flood prone areas.
- Positively affect human health.
- Provide environments essential to the survival of certain species of plants and animals.
- Protect prime agricultural soils for farming operations, the production of food, and opportunities for a sustainable future.

The community outreach efforts facilitated in the creations of this Plan, indicate that the community strongly believe in the protection and preservation of these natural resources that help define Enfield's cultural landscape and provide valuable recreational opportunities.

In addition to State Forests, Enfield has been successful in its efforts to preserve approximately 7% of the total land area as open space. Enfield has done a commendable job complying with state and federal mandates for the adoption of wetland regulations, floodplain regulations, and most recently municipal stormwater management regulations (MS4). In some instances, the Town has undertaken its own programs to further protect valuable natural resources. The adoption of a regulation to protect natural resources sometimes places restrictions on the use of privately-owned property which may result in financial impacts to private property owners, especially commercial property owners. The Planning and Zoning Commission is keenly aware of this reality and carefully weighs these impacts against the social, economic, and environmental needs of the community when considering changes to its regulations or when implementing new regulations. In addition, the

Commission recognizes that many of these regulations, such as restricting development in flood prone areas, relate directly to public safety which takes priority over other considerations.

This Plan recognizes the importance of incorporating sustainable practices. This approach requires utilizing natural resources in a responsible manner and preserving them whenever possible in their natural state, such that future generations may also benefit from them. The sustainability approach also recognizes the importance of balancing environment needs against the social and economic needs of the community. Therefore, efforts to achieve environmental sustainability may still result in development, where economic and social needs are also being achieved.

Floodplain Regulations

According to the Connecticut Institute for Resilience and Climate Adaptation, over the last 50+ years, the State has seen increased frequency of greater magnitude rainstorms. In Enfield, people have reported drainage issues in areas that had not experienced issues before. While we cannot know for certain that this increase in greater magnitude storms is the cause, if this trend continues, we can expect to see more drainage issues. This is, in part, why the MS4 requirements, discussed below, are so important.

Enfield Zoning Commission has overseen the floodplain ordinance since 1967. The floodplain ordinance established standards for the minimum elevation of habitable floor area and rules relating to the filling of flood prone areas. All regulated activities must comply with standards set by the Federal Emergency Management Agency (FEMA). FEMA administers this program in partnership with State agencies who in turn are responsible to monitor local regulations for compliance with provisions of Federal law. Remaining in compliance with FEMA standards permits owners of property within flood prone areas to purchase flood insurance at a reduced rate. All new structures built in Enfield's flood prone areas since the adoption of local flood plain regulations are above the regulatory flood elevation and do not require the purchase of flood insurance.

Enfield is in the fortunate position of having very few existing structures within the floodplain—at the last count, only **approximately 25 homes were located partially or wholly below the 100-year flood plain** and it is unlikely, based on the floodplain regulations that this number has increased. In addition, there were only 15 known insurance policies issued through FEMA. More important, over the past 10-year period, the Planning and Zoning Commission has not received any applications for proposed regulated activities within the floodplain or floodway. The Planning and Zoning Commission is keenly aware of the importance of the floodplain regulations and as a result a very limited amount of filling below the 100-year floodplain has been permitted since the adoption of regulations. The Commission has generally not permitted filling within the floodway.

Strategies for Improvement:

- **Acquire flood-prone property.** As part of other conservation and recreation efforts and as opportunities present themselves, work continuously to acquire flood-prone properties.
- **Pipe size and stormwater system design.** Consider requiring or ensuring that all pipes, swales, and other stormwater systems are designed to accommodate large storm events and work with the State to ensure the implementation of MS4 requirements.
- **LID amendments to Zoning Regulations.** As discussed, and recommended in the Stormwater Management section below.
- **Update flood-maps through a more detailed study.** FEMA provided the Town with paper maps and a flood study maps—paper and digital. This map establishes the 100-year and 500- year floodplain. The maps include accurate data for "studied" areas and less accurate data for "non-studied" areas.

The mapping is used as the basis to determine whether flood insurance will be required as part of home mortgage financing. This has resulted in some inaccuracies especially in non-studied areas.

Freshwater Brook Study. NRCS has conducted a Preliminary Investigation Feasibility Report (PFIR) on Freshwater brook. The latest draft was completed in July of 2022. Resources Conservation Service (NRCS) Watershed Program assistance for the Freshwater Brook Watershed. This Preliminary Investigation Report (PIFR) is being conducted to determine the feasibility of developing and implementing a Watershed Plan using the Watershed Protection and Flood Prevention Act (Public Law 83-566) funding. The primary authorized Project Purpose is Flood Prevention, with secondary purposes of Watershed Protection and Public Recreation. Resource concerns addressed by the project related to flooding include, preventing flood damages, continuity of emergency facilities operations and access routes, and possibly reduction in erosion and sedimentation. This document's recommendations for flood control should be referenced and utilized within the Freshwater Brook Corridor when considering any new development.

Inland Wetlands and Watercourses

In 1974 the State of Connecticut passed legislation aimed at the protection of wetland resources and delegated the responsibility of protecting these resources to each of Connecticut's 169 towns. Enfield adopted a comprehensive set of regulations and created the Inland Wetland Agency in the same year. Under Connecticut law wetlands are defined by soil type, not the presence of surface water or hydrophytic vegetation.

In 2006 the DEEP published a model set of regulations (4th Edition). These were used as the basis for Enfield's current regulations that were updated and adopted in 2020. The regulations include a 100-foot and 50-foot upland review area where in addition to mapped wetlands, regulated activities within 100 feet, and in some cases 50 feet, of a wetland must also be reviewed by the Inland Wetlands Agency. In addition, the Agency adopted a more restrictive 200-foot upland review area for specific rivers and streams—these include the Connecticut, and Scantic Rivers, Beemans Brook and Freshwater Brook, upstream of the Elm Street crossing.

Wetlands offer significant value in both maintaining and improving water quality. DEEP, as well as the U.S. Army Corps of Engineers, lists many important functional values of wetlands that include:

- remove nutrients, pollutants and sediments from surface water runoff;
- groundwater recharge;
- reduce shoreline erosion and flood risks; and
- provide fish and wildlife habitats.

In addition, wetlands provide recreational opportunities, aesthetic benefits, sites for research and education, and commercial fishery benefits. Many wetlands have been destroyed or are threatened by illegal dumping, filling, dredging, diversion or obstruction of water flow, erection of structures and other uses.

The Inland Wetland Agency is charged with the responsibility to protect valuable wetland resources in Enfield. **In Enfield, approximately 5,160 acres (or 23% of the town) are classified as inland wetlands or watercourses.** Additionally, approximately 6,260 acres (or an additional 28% of the town) falls within the upland review area associated with the wetlands permitting process. Under the Inland Wetland Agency's regulations, it is difficult to

earn a permit to fill wetlands and to earn an approval to conduct a regulated activity within the upland review area, an applicant must be able to demonstrate little to no adverse impact to the adjacent wetland.

Strategies for Improvement:

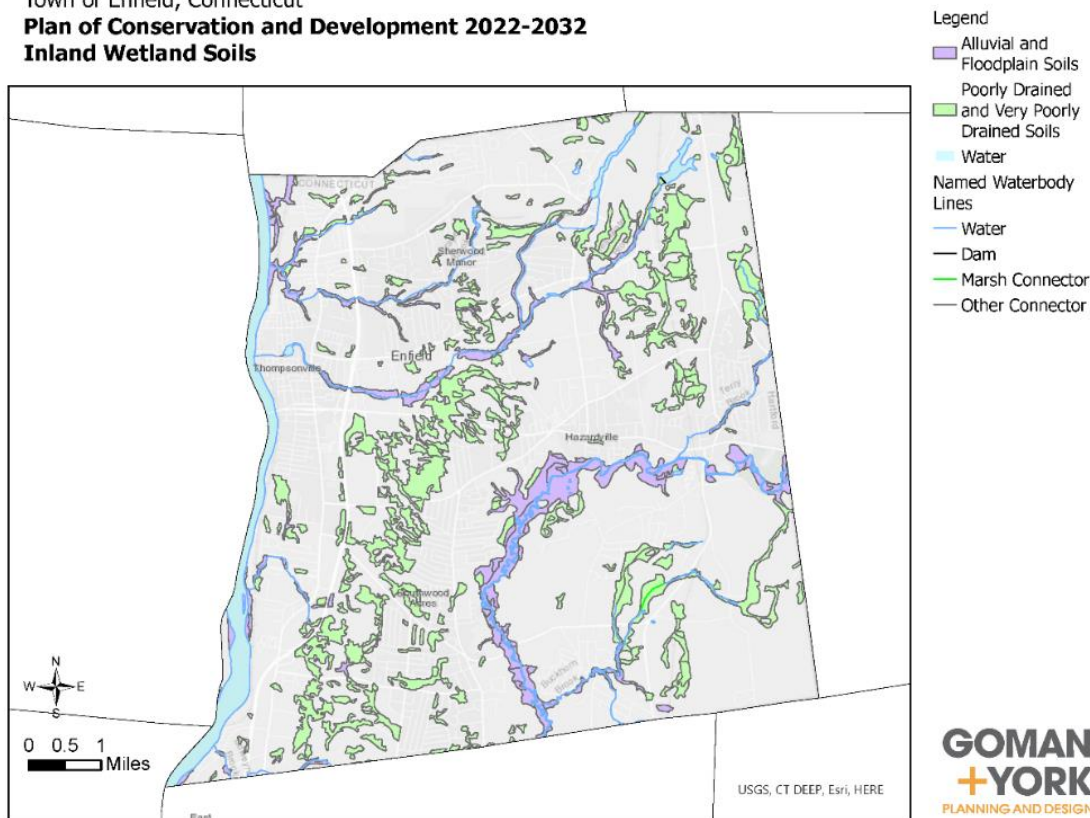
- **Public awareness and education.** Through the Inland Wetland Agency and Conservation Commission, Enfield should develop a public awareness and education program focused on the importance of wetlands and watercourse. Such an awareness and education program could be launched in association with Earth Day and include a ‘Don’t Dump to Drain Campaign.’
- **Create a wetlands guidebook.** Develop a guidebook that educates the public and user on the importance of wetlands and one that provides guidance for the creation, restoration and mitigation of wetland.
- **Create a more detailed wetlands map.** The Town of Enfield and the Inland Wetland Agency should create a more accurate wetland map by compiling all the mapped field data submitted during the application review process (1974-2022) into a digital format. The "official" map would then be depicted as a combination of this data differentiated from the more generalized data compiled from USDA soils maps.
- **Rank the value of wetlands.** The final decision of the Inland Wetland Agency to approve or disapprove an application to conduct "regulated activities" is a matter of analyzing the value of the wetland resource (some wetlands are of much greater value than others) and then evaluating projected adverse impacts that the proposed regulated activities may have on the wetland. The Inland Wetland Agency may find it useful to conduct a town-wide study to evaluate wetlands associated with remaining vacant, privately owned land with development potential, that contain significant wetland resources. A ranked value of these wetlands could be established utilizing the 13 functional values established by State law. This information may be an additional aid to the Agency by establishing a relative wetland "value" (in comparison to other wetland resources in Enfield).
- **Work to protect more wetlands.** As part of other conservation efforts and the work of the Inland Wetland Agency, Enfield should seek to increase the amount of preserved and protected wetlands and watercourses.
- **Lake Districts.** Assist the lake communities with guidance and education as to help reduce nutrient and sediment loading into the lakes.
- **Develop a searchable data base.** The development of a searchable data base for past wetland applications, mapping, and related information (i.e., the location of vernal pools and other critical wetland habitat) would be useful to the Inland Wetland Agency, staff, and applicants. Potential applicants might search for similar applications based on the amount of filling requested, size of the wetland resource, amount of work within the regulated buffer, etc. Such data may also prove useful to the Inland Wetland Agency seeking consistency in reaching outcomes that are largely similar when similar resources with similar activities are proposed.

Map 1. Inland Wetlands and Watercourses

Town of Enfield, Connecticut

Plan of Conservation and Development 2022-2032

Inland Wetland Soils



Aquifer Protection

Much of Enfield sits above large aquifers. In addition, the Connecticut Water Company, Hazardville Water Company, and many community water systems have substantial public water supply facilities in the town, in addition to many of private wells serving residential properties. The existence of these aquifers and their importance to public water supply elevates the importance of aquifer protection.

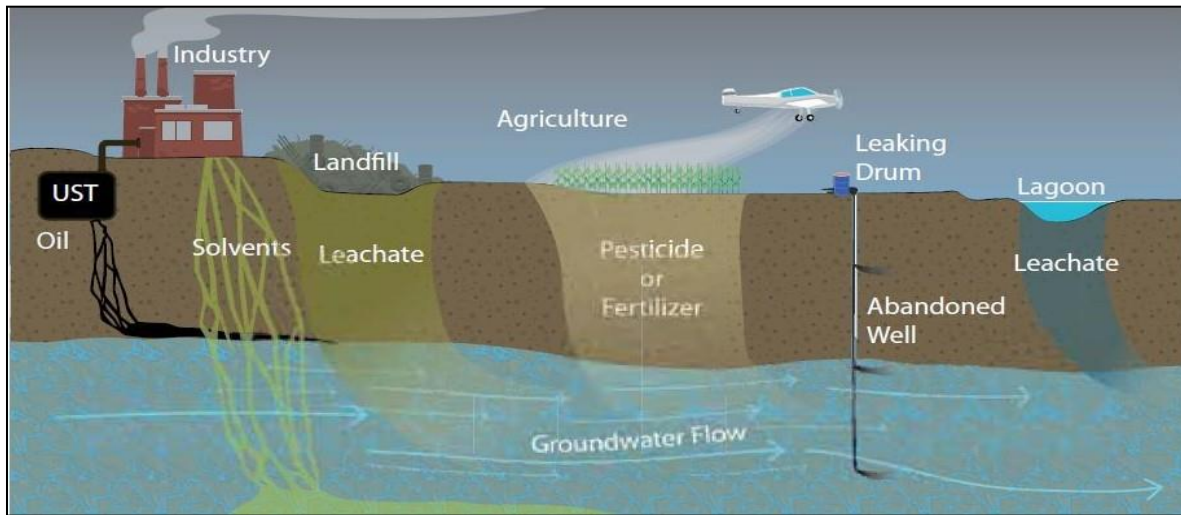
A small amount of hazardous material if improperly stored and/or disposed of, can result in substantial damage to underground aquifers as well as above ground water resources. In 2010, the State legislature passed legislation requiring towns with Level A (stratified drift) Aquifers to adopt aquifer protection regulations and create an aquifer protection commission. These Towns have aquifer resources meeting specific state defined criteria. Under the law, water companies with public wells in those affected communities are required to prepare detailed maps of recharge areas. Enfield is one of these eighty communities and has established an Aquifer Protection Agency and Enfield adopted Aquifer Protection Regulations (APR).

Strategies for Improvement:

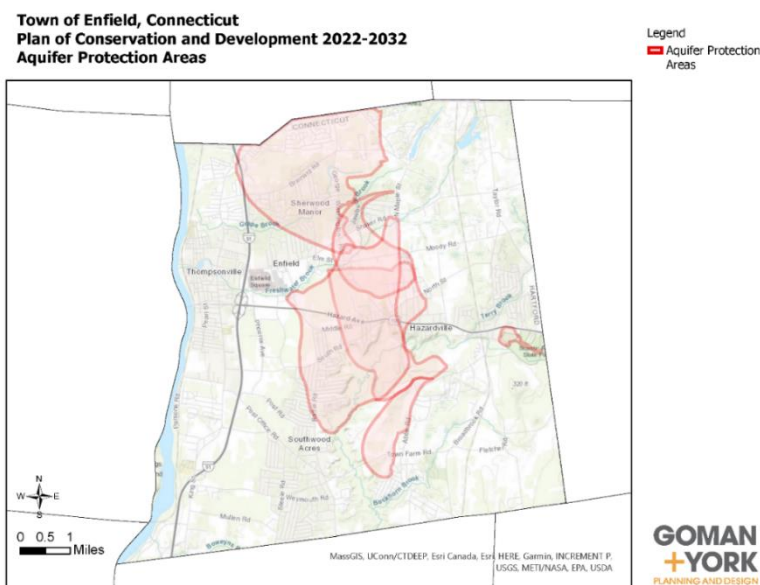
Better integrated aquifer protection into the Zoning Regulations. While the Zoning Regulations include Aquifer Protection provisions, said provisions should be better integrated into the zoning application process. This should include consideration for ground water protection, even in non-designated aquifer area.

Figure 2. Sources of Groundwater Contamination

Source: Connecticut's Aquifer Protection Area Program - Municipal Manual



Map 2. Aquifer Protection Areas



Stormwater Management

The importance of protecting water resources cannot be overstated. Enfield's water resources provide drinking water for residents and businesses, and recreation. Protecting the quality of ground and surface water is an important public health issue. Non-point-source pollution poses one of the greatest risks to surface and ground water. Therefore, the Town of Enfield should continue to strive to improve water quality of its water bodies and aquifers.

The revised state-mandated stormwater standards (called "MS4") are a key change since the 2010 POCD. The standards impose greater water quality and water quantity requirements when development occurs. They require inventories of existing drainage infrastructure and the adoption of regulations requiring either off-site improvements or payments-in-lieu-of if a site cannot address all stormwater requirements.

The Town prepared a Stormwater Management Plan in July of 2017 in compliance with the Connecticut Department of Energy and Environmental Protection (DEEP) general permit requirements for the discharge of stormwater from the municipal storm sewer systems (MS-4.) This Stormwater Management Plan outlines a program of Best Management Practices (BMPs), the responsible party to implement the BMP, the schedule for implementation, and measurable goals for the following six Minimum Control Measures:

1. Public education and outreach;
2. Public involvement and participation;
3. Illicit discharge detection and elimination;
4. Construction site stormwater runoff control;
5. Post-construction stormwater management in new development and redevelopment; and
6. Pollution prevention good housekeeping.

The complete Stormwater Management Plan is available on the Town of Enfield website and is formally adopted as part of this Plan of Conservation and Development.

Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature; managing rainfall at the source using uniformly distributed decentralized controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing/treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level. Many components of the built environment have the potential to assist in LID. This includes not only open space but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID techniques include measures such as rain gardens, green roofs, permeable pavers, drainage swales, detention basins, tree boxes, and bio retention.

LID has numerous benefits and advantages over conventional stormwater management (i.e., catch basins and pipes). In certain instances, managing stormwater by utilizing LID techniques can result in improved protection of natural resources at a lower cost.

Although there may be added costs associated with landscape materials, studies have shown savings compared to conventional approaches due to reduced hard infrastructure and site work, including reductions in clearing, grading, pipes, ponds, inlets, curbs, and paving. In the case of private development, such as commercial parking

lots and roadway infrastructure associated with residential condominiums, maintenance responsibilities should be assigned to these private owners or associations. Figure 3 illustrate LID techniques including a rain garden; a detail for parking lot storm drainage; and the use of a landscape island to help manage storm drainage in a commercial parking lot.

Strategies for Improvement:

- **LID Amendments to Zoning Regulations.** The Planning and Zoning Commission should adopt LID methods for the handling of stormwater in connection with private infrastructure associated with private developments that require site plan approval as well as public infrastructure such as the construction of new roads in association with an approved subdivision, which will become public, or the construction of new public buildings such as schools. The LID standards and requirements should be incorporated in the Town's Zoning and Subdivision Regulations in accordance with the DEEP Stormwater Manual, MS-4 requirements, and the Town's Stormwater Management Plan.
- **Outreach, Engagement, and Education:** The Planning and Zoning Commission and staff should consider hosting workshops to review stormwater requirements and expectations for site design.
 - Seek to raise awareness and understanding of MS-4 and LID.
 - Explore more effective erosion and sediment control measures.
 - Undertaking additional efforts to inform property owners who have wetlands when a permit is required.

Figure 3. LID Example



Figure 3-A. Photo of a Rain Garden and LID Parking Lot Storm Drainage



Figure 3-B. Photo of a Rain Garden and LID Landscaped Island

Development in Sensitive Areas

In addition to floodplains, aquifers, and wetlands, Enfield has many natural features and habitats that are sensitive and need to be protected. For example, steep slopes, highly erodible soils (i.e., terrace escarpments), and the State Natural Diversity Data Base Areas. The Natural Diversity Data Base maps represent approximate locations of endangered, threatened, and special concern species and significant natural communities in Connecticut (see Map 3. Natural Diversity Data Base Areas).

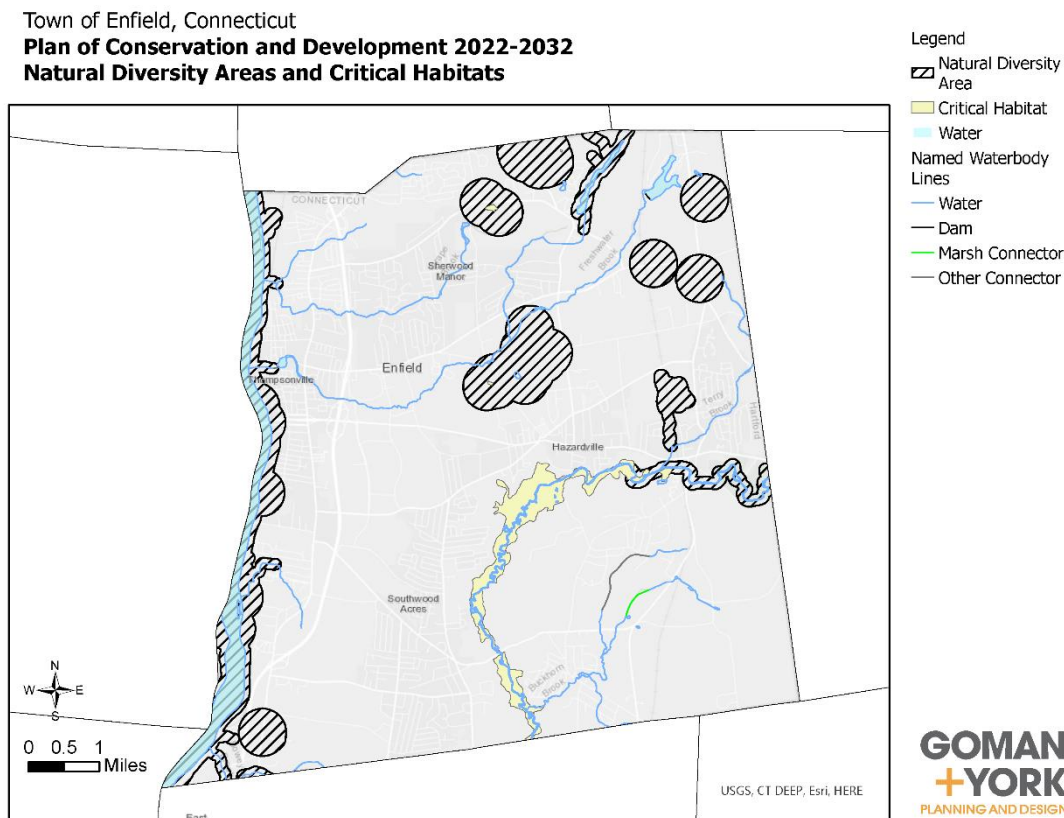
Many of the sensitive areas are along the Connecticut and Scantic Rivers, such as highly erodible Terrace Escarpment slopes, however sensitive areas are also clustered around Shaker [Pines Lake] Pond, Crescent Lakes, and Elm Street and Moody Road area, where there are Town-owned facilities and commercial development. These natural features, habitats, and sensitive areas require special attention and protection whenever possible.

Strategies for Improvement:

The Town of Enfield and Planning and Zoning Commission should develop programs and policies aimed at ensuring these sensitive areas are considered and protected whenever possible. When development does occur in these sensitive areas, it is important to ensure that proper site planning and construction practices reduce impacts to the extent possible. Specific efforts might include:

- **Outreach, Engagement, and Education:** Providing educational programs for businesses and residents. It is particularly important to help people understand how actions on their individual properties can affect the natural environment, especially water quality.
- **Zoning Regulations:** Incorporate a 'Sensitive Area' provision into the Zoning Regulations, specifically the site development requirements. Such a provision would require applications in sensitive areas to demonstrate their awareness of the specifics of sensitive area and their plan for mitigating potential negative impacts. This can be accomplished by defining what are 'Sensitive Areas' and ensuring that such sensitive features are properly documented, considered, and mitigation measures are provided as part of the application process.

Map 3. Natural Diversity Data Base Areas



Open Space Conservation and Preservation

Open space contributes greatly to the physical and aesthetic character of Enfield, while maintaining undeveloped land provides natural landscape and habitats for wildlife. In addition, open space provides opportunities for passive and active recreation.

It is important to note that land commonly referred to as open space, in fact, has different levels of protection regarding the certainty that the land will remain open and undeveloped. In fact, although it is a goal of this Plan to permanently protect existing open space assets identified in this Plan, those guarantees cannot necessarily be made in perpetuity. Important variables include whether the property contains restrictions in the deed, whether the property is in private or public ownership, and physical and regulatory constraints such as zoning, floodplain, wetlands, and steep slopes.

There is still a significant amount of land in Enfield which is in private ownership that has development potential. Although it is natural that residents sometimes associate these undeveloped properties as contributing to the open space aesthetic which they enjoy, they are not in public ownership, and may be developed in accordance with local requirements such as zoning, subdivision, wetlands, and the public health code—property rights ensure reasonable use/development of private property.

An Agricultural Landscape Worthy of Preserving



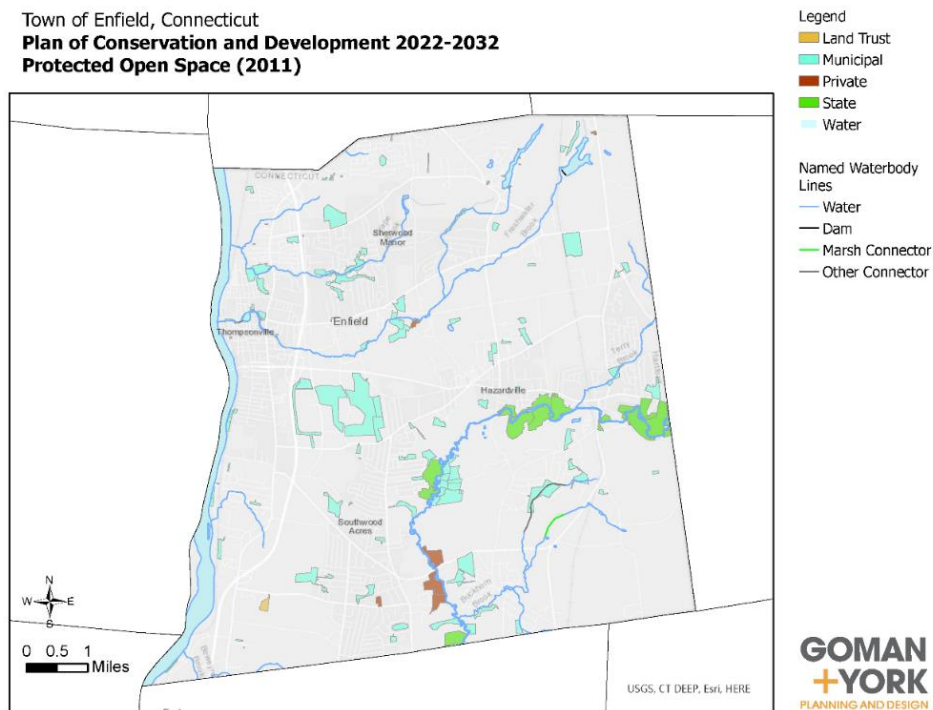
Strategies for Improvement:

The Town of Enfield and Planning and Zoning Commission, along with the Agricultural Commission and Conservation Commission should take steps to preserve and protect open space. Such strategies could include:

- **21% open space conservation.** Set 21% of Enfield's total land area as the goal for protected open space—matching the State goals.
- **Expand PA-490 benefits for open space protection.** PA-490 is a power tool to protect, or at least, delay the development of undeveloped space. Therefore, its use should be expanded to open space, not simply agriculture.
- **Update and establish a priority parcels list for open space protection.** Criteria and priorities should be established to determine high priority parcels. For example, prime agricultural soils, critical habitat (Natural Diversity Database), adjacent open space, riverfront location, and high recreational value. In addition, the distinction should be made between parcels suitable for passive and active open space. Properties identified shall not be in a particular ranked order nor is it intended that the properties listed shall be the only properties that may be considered for preservation by the Town. However, identifying a list of properties can be a valuable tool for the Planning and Zoning Commission in their review of individual applications (site plan, special permit, subdivision) and by the Town Council who may consider the acquisition of certain properties when they are offered for sale.

- **Target open space priorities.** Identify, maintain, and acquire open space parcels to protect, preserve, and enhance the aesthetic, recreational, and ecological functions of natural resources around the Connecticut and Scantic Rivers.

Map 4. Protected Open Space



Agriculture Conservation and Preservation

Agriculture and agricultural lands are part of Enfield’s history and Enfield’s future. The Agricultural Commission, Conservation Commission, and the Planning and Zoning Commission are keenly aware of the importance of agriculture in Enfield. The Planning and Zoning Commission will continue to use its authority under zoning to adopt rules that favor agricultural operations.

There are many benefits farming provides to the community which include:

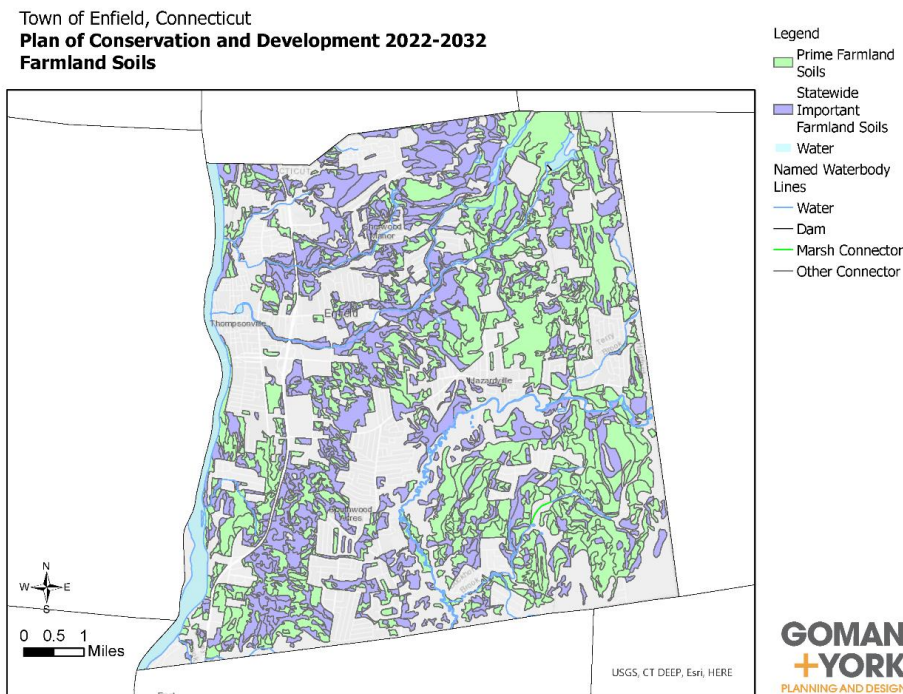
- Producing food locally helps meet sustainable development goals.
- Retail sales associated with farming attract customers from outside of Enfield which may benefit other commercial establishments.
- Many environmental benefits including wildlife habitats and the potential for groundwater recharge.
- Farmland within the floodplain and floodway can convey and store floodwaters in an unimpeded manner.
- Farms provide jobs and contribute to the local economy.
- Net positive tax revenue as the result of limited use of government service.

Strategies for Improvement:

The Town of Enfield should take steps to protect and preserve agriculture and the operations of farms. Such strategies could include:

- ***Increase and number and location of community gardens.*** Utilize existing Town owned land, open space, and acquire additional land if needed to provide more community gardens, especially in proximity to higher density housing developments
- ***Identify high priority agricultural parcels for preservation.*** Conduct this analysis as part of the open space prioritization process by including a category and ranking for prime agricultural soils.
- ***Create ‘Farm Friendly’ zoning regulations, including a right to farm provisions.*** Protect and encourage agriculture, farming, and agri-tourism through a right-to-farm provision in the Zoning Regulations and create a swift, simple, and certain permitting process for agricultural uses.
- ***Encourage agri-tourism and regulations to allow it.*** Agriculture, as business has changed. In addition, the rise of the experience economy, increased interest in local and organic products, and need for agricultural businesses (farms) to diversify their activities and sources of revenue, have resulted in new agricultural practices and opportunities. Agri-tourism provide an opportunity for economic development and more prosperous farming operations.
- ***Evaluate PA-490 to see if it can be made more ‘Farm Friendly’.*** For example, can land not in active agricultural use that is part of a parcel that is in part used for agriculture, be considered for the benefits of PA-490.
- ***Re-establish the Regional Agricultural Summit.*** This summit brought regional farmers together to learn new methods, best practices, and new trends in farming. As its momentum started, Covid 19 hit and the summit was brought to a halt.

Map 5. Farmland Soils



Confronting Climate Change

A POCD is required to consider sea level change scenarios published by the National Oceanic and Atmospheric Administration in Technical Report OAR CPO-1. The report presents scenarios that result in a range of sea level rise from 0.2 meters to two meters. Given Enfield's distance to the coast and being upstream of the tidal effects on the Connecticut River, it is anticipated that sea level rise alone will not impact Enfield. Other impacts related to climate change could impact Enfield and should be monitored. These include likely negative impacts to agriculture and habitat and flooding due to greater intensity storms, rain bombs, and drought

Strategies for Improvement:

The Town of Enfield should take steps to reduce impacts of climate change. Such policies and strategies could include:

- **Community Facilities Capital Improvements.** Consider and explore the potential for the installation of solar energy and/or geothermal heating and cooling systems at Town-owned facilities.
- **Zoning Regulations.** Removing regulatory barriers and allowing alternative energy sources to be installed in residential and commercial developments. For example, allow the installation of solar panels in required yards or to exceed high restrictions if roof mounted, and allow heat-pumps to encroach into required yards.
- **Tax Abatements.** In accordance with Section 12-65b (Agreements between municipality and owner...of real property...fixing the assessment of such property...) of the Connecticut General Statutes provide tax

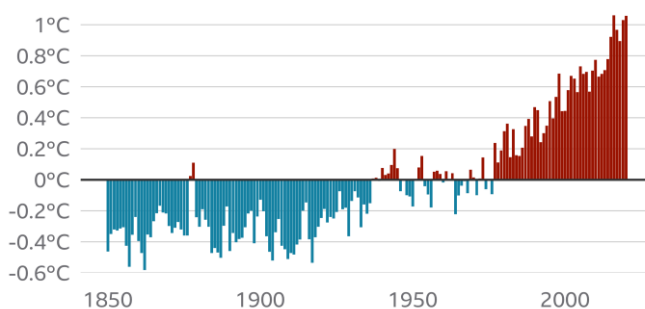
incentives to existing properties that convert to alternative energy sources and new development that utilize alternative energy sources.

- **Energy Efficiency – Insulation / Air Sealing / Retrofitting.** Promote the insulation, air sealing, and retrofitting of homes and businesses and provide public outreach and programs to educate residents and businesses on the importance of, and cost savings from, insulation. Also promote the Eversource Home Energy Assessment program.

Figure 4. Warming Temperatures

The world is getting warmer

Annual mean land and ocean temperature above or below average, 1850 to 2020



Note: Average calculated from 1951 to 1980 data

Source: University of California Berkeley

BBC

Tree Preservation

Trees are a key natural resource that provide many direct and indirect benefits for the community and the environment, such as absorption of carbon dioxide, floodwater, and sound, improved aesthetics, increased property values, and more. As a positive neighboring example, the Town of Longmeadow, MA—a longstanding Tree City USA community, shows commitment to tree preservation and planning, and displays how replacement creates an appealing and welcoming environment, from the regular street trees to the mature canopy.

Strategies for Improvement:

The Town of Enfield should consider the following policies and strategies:

- **Become Recognized as a Tree City.** The Arbor Day Foundation provides four core standards to achieve to be recognized: form a tree board or department, establish a tree care ordinance, maintain a community forestry program with an annual budget of at least \$2 per capita, and proclaim and observe Arbor Day.
- **Encourage planting of native trees.** The town should set a positive example by planting more trees on town properties and street lines and encouraging private investment in trees.
- **Implement a tree replacement program.** If a mature tree is to be removed due to damage or development, a program should be available to ensure that a suitable replacement is planted nearby to ensure that the town's tree canopy does not shrink over time.

Natural Hazards Mitigation

The Capitol Region Council of Governments (CRCOG) prepared a 2019–2024 Natural Hazard Mitigation Plan for the region and it includes a section specific to Enfield. The report determined that “flooding is the most significant hazard affecting Enfield.” In addition, the report notes, the “water bodies that pose potential flood hazards include Beemans Brook, Waterworks Brook, Grape Brook, Freshwater Brook, Jawbuck Brook, Shaker Lake, Terry Brook, Boweys Brook, Buckhorn Brook, and the Connecticut River.” It further states, “Freshwater Brook flooding affects the mall and the High Street Neighborhoods.” The CRCOG Plan recommends 11 Active Mitigation Strategies and Actions that the Town of Enfield proposed to initiate, and those actions are incorporated into this POCD (See text box below).

CRCOG Natural Hazards Action Plan:

1. Enter the Sustainable CT program.
2. Implement Vehicle Replacement Plan to upgrade and replace public works fleet.
3. Conduct outreach to local small businesses with the aim of preventing the accidental release and pollution from chemicals...
4. Coordinate with NEMO and CRCOG to share resources and gain technical support for hazard mitigation actions involving stormwater management and public outreach...
5. Participate in EMI courses or the seminars and annual conference held by the Connecticut Association of Flood Managers.
6. Complete and implement Freshwater Brook dam action plan to mitigate flooding on I-91 and Route 5.
7. Pursue opportunities to bury utilities in appropriate locations and scenarios, such as during a road reconstruction.
8. Contact the owners of Repetitive Loss Properties and nearby properties at risk to inquire about mitigation undertaken and suggest options for mitigating flooding in those areas...
9. Coordinate with CT SHPO to conduct historic resource surveys, focusing on areas within natural hazard risk zones (such as flood or wildfire hazard zones and areas near steep slopes), to support identification of vulnerable historic properties and preparation of resiliency plans...
10. Work with CT DEEP to complete a formal validation of the Repetitive Loss Property list and update the mitigation status of each listed property.
11. Send information to residents about emergency preparedness and services available in the event of an emergency by mailing out a newsletter and including information in tax bills.

Chapter V.

Residential Development – Housing and Housing Need

Housing and Housing Need

Housing is critical to the social and economic wellbeing of Enfield. Therefore, the aim of this chapter is to address Enfield's residential development, housing, and housing need in accordance with the requirements of Connecticut General Statutes (CGS), Section 8-30j Affordable Housing Plan. As required by CGS 8-30j, all municipalities, including Enfield, must create an affordable housing plan every five years.

In addition, the requirements of CGS Section 8-23 (Plan of Conservation and Development) states:

- make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain, and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located... [and to]
- promote housing choice and economic diversity in housing, including housing for both low- and moderate-income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development... [and] the state plan of conservation and development...

Recent changes in the State zoning laws (PA 21-29) further require that zoning *affirmatively forward fair housing*. This means that Enfield must plan for housing, and zone for housing and affordable housing, in ways that are proactive and do not discriminate.

To accomplish this, to give due consideration to state and regional planning efforts, the State of Connecticut *2020-24 Consolidated Plan for Housing and Community Development*, the Capitol Region Council of Governments (CRCOG) *2014 Plan of Conservation and Development*, and the State of Connecticut *2018-2023 Conservation & Development Policies: The Plan for Connecticut* were reviewed.

Residential development and housing play important roles in community, physical character, the cultural landscape, and economic wellbeing. Residential development is the most abundant land use, *housing is where jobs go at night*, and housing is where households and families live their lives. Housing density, style, and tenure contribute to a community's cultural landscape and economic wellbeing. Homeownership and housing equity are the primary driver of middle-class wealth creation in America. Residential zoning dominates the land area and land use of most towns. Residential development patterns often frame the overall development patterns of a community.

Enfield is a community that is suburban in character with substantial land zoned for single-family residential housing. Single-family residential zoning dominates Enfield's land area and allowable uses. In fact, Enfield's housing stock (Table's 6, 7, & 8) is 72.2% single-family detached, 4.3% single-family attached, 6.2% two-unit, and 6.8% three- and four-unit. Only 10.3% of Enfield's housing stock is multi-family (five-units or more). In terms of resiliency—specifically, diversity—Enfield's housing stock is lacking in diversity and can be viewed as being susceptible to disturbances in the housing market.

Table 6. Housing Units (ACS 2019)

	Enfield	Hartford County	Connecticut
Total housing units	17,639	379,602	151,6629
<i>Occupied housing units</i>	16,744	350,408	137,0746
<i>Vacant housing units</i>	895	29,194	14,5883

Table 7. Housing Units in Structure

	Enfield	Hartford County	Connecticut
Total housing units	17,639	379,602	1,516,629
<i>1-unit detached</i>	12,739	210,665	893,531
<i>1-unit attached</i>	767	21,892	81,832
<i>2 units</i>	1,088	29,450	124,082
<i>3 or 4 units</i>	1,203	36,302	130,863
<i>5 to 9 units</i>	691	23,719	82,695
<i>10 to 19 units</i>	371	16,718	57,281
<i>20 or more units</i>	770	38,674	134,093
<i>Mobile home</i>	10	2,111	11,826
<i>Boat, RV, van, etc.</i>	0	71	426

Table. 8 Housing Tenure

	Town of Enfield	Hartford County	Connecticut
Occupied housing units	16,744	350,408	1,370,746
<i>Owner-occupied</i>	12,636 (75.5%)	224,640 (64.1%)	905,681 (66%)
<i>Renter-occupied</i>	4,108 (24.5%)	125,768 (35.9%)	465,065 (33.9%)

The limited diversity in housing stock—overreliance on single-family housing—results in a housing stock that favors homeownership, higher income households, and large household size. This further results in a housing stock that underserves one- and two-person household, renters, and households of lesser means. That said, compared to many other Metropolitan Hartford communities, Enfield’s single-family housing stock is moderately priced and more affordable than many communities.

Overall Residential Pattern

As a suburban community with substantial dedicated and managed open space (approximately 11%), moderate density residential development (approximately 29.6%), and meaningful agricultural lands (approximately 18%), it is reasonable to anticipate that Enfield will continue to maintain its suburban character throughout much of the community. This suburban pattern of development and character is the result cultural preferences—codified by zoning regulations—that have encouraged lower density suburban style development. This suburban development pattern remains the dominant cultural and consumer preference. Enfield, as an older settlement, is also fortunate to have areas with a village aesthetic, Thompsonville and Hazardville. Thompsonville, the area most in need of investment, provides a unique opportunity for housing, density, and housing investment.

This Plan and housing assessment recognizes and accepts that Enfield’s suburban development patterns, residential land use pattern, housing type, form, and density will continue, mostly as it is today. That the existing single-family zones and residential density establish the residential density plan for Enfield—the Comprehensive Plan of Zoning. That said, this Plan equally recognizes that Enfield is lacking a modern multi-family and mixed-use developments that can provide greater diversity in housing options, housing affordability, and amenities of place that will enhance Enfield’s physical character and economic wellbeing. More important, there are many appropriate locations for much-needed housing opportunities beyond low-density single-family units. With careful consideration of location, design and density, Enfield can and will maintain its overall moderate-density suburban development pattern while providing greater housing opportunities for households of modest size and income.

Bigelow Commons – A Multi-Family Community



What Does “Affordable” Mean?

Housing affordability is a complex concept and challenging problem that often results in many misconceptions. One of the challenges is that affordable housing can be defined in several ways. For example, the Connecticut General Statutes (CGS), Chapter 126a Affordable Housing Land Use Appeals, Section 8-30g narrowly defines housing affordability as:

- Assisted Housing: housing which is receiving or will receive financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing, and any housing occupied by persons receiving rental assistance...
- Set-aside Development: a development in which not less than 30% of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least 40 years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at or below prices which will preserve the units as housing for which persons and families pay 30% or less of their annual income, where such income is less than or equal to 80% of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than 15% of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to 60% of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to 80% of the median income.

Such narrow land use definitions of affordable housing fail to recognize existing market-rate housing that is affordable. In addition, the phrase, affordable housing, is often misinterpreted as low income or public housing, when in fact is housing affordable to working class and middle-class households—**workforce housing**.

Housing Needs Assessment – Affordable Housing Plan

As part of the planning process, a Housing Needs Assessment was completed to determine housing need in Enfield. Table 9 evaluates and compares household income to housing costs to determine where affordability gaps may exist in the housing market. Table 9 reveals that the need for affordable housing is at the lowest incomes, below the federal poverty level (approximately \$27,750). At incomes below \$25,000 (31% local median household income) where there are 618 fewer housing units than households that need affordable housing at the lowest cost. Keep in mind, these are the most at-risk populations living at or below the poverty level with the greatest need (least choice), and the population most likely to become or to be homeless.

The need for affordable housing in Enfield is more apparent when recognizing that the calculation above utilized Enfield’s local median household income of \$79,730, which is \$2,472 higher than the West Hartford-Hartford-East Hartford MSA median household income of \$77,258. Therefore, Enfield is relatively less affordable or more expensive to populations outside of Enfield.

Table 9. Households by Income Compared to Existing Housing Stock by Value

Household Income	Less than \$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000 or more
Households @ Income	988	1,206	1,289	1,758	2,628	2,846	3,332	1,590
Est. affordable monthly rent Value (HH Income x 0.30)	\$375	\$625	\$875	\$1,250	\$1,875	\$2,500	\$3,750	\$3,750+
Existing Housing (Household) Units	435	1,141	4,110	5,392	4,617	1,868	1,018	262
Households w/Adequate Income	988	1,206	1,289	1,758	2,628	2,846	3,332	1,590
Units Available Vs Adequate Income	-553	-65	2,821	3,634	1,989	-978	-2314	-1,328

Strategies for Improvement:

In accordance with 8-30j, the Planning and Zoning Commission must actively seek to encourage, allow, and promote a modern and diversified housing stock—including affordable housing. This includes encouraging the renovation of the existing housing stock (especially in Thompsonville) and construction of new housing stock. New housing should encourage and favor multi-family residential housing as standalone developments and as part of mixed-use developments.

The Town of Enfield and the Planning and Zoning Commission affirmatively forward fair housing through the promotion and creation of a modern, diverse, and competitive housing stock. Such strategies include:

- **Encourage and provide for a diversity of housing types, tenure, and affordable to all incomes.** This includes a mix of single-family, missing middle, and multi-family housing. In addition, market rate multi-family residential should target the \$75,000 to \$99,999 income cohort with 10% to 15% affordable at or below 80% AMI.
- **Allow multi-family housing in the BR, BP, BL, and I-1 zoning districts.** This will allow for infill development, help to reposition under-utilized commercial development, diversify the housing stock, create opportunities for workforce housing, grow the grand list, and provide greater residential density proximate to commercial uses.
- **Other multi-family strategies.** Such strategies include, but are not limited to, reducing the multi-family minimum lot size to 5-acres, and reducing the required parking to: 1 space per 1-bedroom units, 1.75 spaces per 2-bedroom units, and 2.0 spaces per 3-bedrooms. These parking requirements are in accordance with the parking requirements of PA 21-29).
- **Allow mixed-use developments in the BR, BP, and BL districts.** Allowing mixed-use (commercial/residential) developments in these zoning districts will greatly aid in the repositioning of commercial, especially retail, developments, while allowing for more compact, pedestrian-friendly development.
- **Create a permitting process that is swift, simple, and certain.** Create a more efficient permitting process. Specifically, reduce overreliance on special permit uses for simpler and predictable applications. Consider creating a template listing and reviewing minimum zoning requirements.

- **Utilize tax abatements to encourage housing as part of redevelopment projects.** Allow and provide tax abatements, when need is demonstrated, to encourage multi-family, mixed-use, and affordable housing units, or housing developments as part of redevelopment projects.
- **Establish a housing trust fund.** In accordance with the Connecticut General Statutes, Chapter 98, Section 7-148l(2)(K), create an affordable housing trust fund to raise and capture funding to aid in the development of housing and affordable housing. Consider targeting the funds to support affordable housing that serves households at or below 50% median income. Such a funding could also be utilized to fund a housing renovation loan fund and/or a first-time homebuyer program.
- **Create an inclusionary zoning provision.** Create an inclusionary zoning provision that requires all residential development of 10 units or more to provide a percent of the total units as qualified affordable units. Such a provision could include fee-in-lieu-of affordable housing (CGS Section 8-2i Inclusionary Zoning) provision to provide funding for the Housing Trust Fund.
- **Small lot open space subdivision.** Explore the creation of a small-lot (5,000 to 7,500 square foot) open space subdivision in environmentally sensitive areas. Such an approach could protect environmentally sensitive area while providing a more affordable housing stock.
- **Non-conforming subdivisions.** Further explore and study non-conforming subdivisions that do not comply with zoning and consider modifications to the zoning to reduce or eliminate non-conformities.
- **Create an Affordable Housing Committee.** Create such a committee to promote and monitor affordable and equitable housing, conduct community education, website, and maintain an inventory of affordable housing.
- **Promote Transit Oriented Development (TOD) in Thompsonville.** Further explore ways the regulations could be modified to encourage new and redevelopment, such as reduction in parking requirements, promoting smaller unit development, offering density bonuses for affordable housing units,
- **Section 8-30j Affordable Housing Plan – Additional Strategies.**
 - Continue to sponsor and expand first-time homebuyer program.
 - Allow Accessory Dwelling Units (ADU) though the adoption of an accessory dwelling unit provision in the Zoning Regulations.
 - Work with the not-for-profit and for-profit developers to develop affordable housing.
 - Explore areas of opportunity for mid-density (missing-middle housing).

Chapter VI.

Commercial and Industrial Development – Economic Development

Commercial and Industrial Development

Commercial and industrial development are important sources of economic development and the economic prosperity of a community. Commercial and industrial development provide Enfield residents with jobs, goods, services, and amenities of “place” that contribute to Enfield’s cultural landscape, physical character, and economic wellbeing. In addition, commercial and industrial development contribute to Enfield’s Grand List through real and personal property tax revenues. Such tax revenues help fund Town services and offset residential property taxes. Furthermore, commercial, and industrial development contribute to the physical character of Enfield, especially at gateways and along commercial corridors—providing the first and lasting impressions of the community.

Enfield, from a geographic perspective, is well-positioned for economic prosperity in that it is the largest community in northern Connecticut and the northern Hartford Metropolitan area. In addition, it is proximate to the Metropolitan Springfield region. Enfield’s location and size provide a degree of economic centrality, establishing Enfield as a *central place* in the area between Hartford and Springfield. Historically, and today, Enfield has been a sub-regional center of jobs, service, and retail—providing higher-order goods, services, and employment to the smaller surrounding communities.

Enfield also has good accessibility. This includes three interchanges on Interstate-91, Route 5 as a North-South arterial, and Routes 190 and 220 as East-West arterials. In addition, Enfield is proximate to Bradley International Airport, with access provided via Interstate-91 and Route 20. Furthermore, the Hartford-Springfield Commuter Rail services run through Enfield and soon there will be a new rail station in Thompsonville.

While Enfield is well-positioned to prosper, forces beyond the Town’s control present economic challenges that weaken Enfield’s economic position. Anemic job growth throughout the State has stunted economic growth in Metropolitan Hartford (and Enfield) for nearly three decades. Changes in corporate structures, mergers and acquisitions, and further changes in the location and utilization of office space have resulted in the loss of Lego, the Phoenix Insurance Company, and Mass Mutual, the owner and occupant of the former Phoenix office campus. These losses have resulted in higher commercial office vacancy rates, contracting jobs, and diminished consumer spending in the community. Other related changes, such as the pandemic-caused restructuring of work, has further reduced the demand for large office parks, reducing future opportunities for full occupancy of such facilities and the return of jobs to Enfield in large numbers. Similar forces, such as shifts to ecommerce, have disrupted the bricks and mortar retail sector, and harmed the Enfield Square Mall.

Economic Findings

Overall, Enfield’s economic position is vulnerable. The loss of jobs, population, young persons, and increased vacancies in certain commercial office and retail space create concerns regarding the future prosperity of the community. If such negative demographic and economic trends persist, Enfield’s socioeconomic position will

weaken further, resulting in noticeable increases in the socioeconomic ills associated with economic decline. Similarly, as concerning, it is likely vacancies in commercial office and retail spaces will persist, creating downward pressure on market value (appraised value) and result in decreased assessed value for property taxes. Such decreases in value will negatively impact Enfield's Grand List, and further shifting the tax burden to residential properties. Increases in residential property taxes will likely capitalize into residential property values, decreasing residential property values and further impacting Enfield's Grand List. While it is challenging for any local municipality to overcome negative state and regional economic and demographic forces, this does not mean Enfield cannot work to better position itself in the regional market. What it does mean is that Enfield will have to work harder to improve its economic and demographic trajectory.

Vacant Retail – A Prime Opportunity for Redevelopment



Strategies for Improvement

The Town of Enfield and the Planning and Zoning Commission, in areas already zoned for commercial and industrial development, should actively allow and promote such development, including mixed-use development. If Enfield is to grow and prosper, Enfield must work to reverse the trends of economic and demographic stagnation by proactively seeking to attract investment. To accomplish this, Enfield embraces a constancy of purpose aimed at investment and continuous improvement. Unfortunately, just good enough is, in fact, is no longer good enough. Enfield must create a *culture of constant improvement*, working continuously to improve everything the Enfield community does. This means investing strategically in the community.

While opportunities for new development will always arise and should be supported when appropriate, the primary focus of Enfield should be to encourage the redevelopment and adaptive reuse of existing commercial (and other) properties. This is especially true of older retail sites and corporate offices campuses (this may also include town-owned properties, the state prisons, and institutional properties). To demonstrate that Enfield is

serious about competing for investment, redevelopment, and new development, Enfield seeks to implement the following strategies:

- **Remove barriers to investment.** Update the Zoning Regulations with the aim of repositioning commercial and industrial areas to encourage development by reducing the reliance on special permit uses, limiting or ceasing the practice of holding public hearings on site plan applications and removing the impediments of non-conforming (uses and bulk requirements) in the Thompsonville area.
- **Encourage and allow greater density and diversity in land uses.** Allow greater density and diversity in commercial use in the commercial zoning districts—including mixed-use and multi-family development.
- **Provide incentives to overcome the high cost of redevelopment.** Consider allowing greater density and density bonuses in areas in need of adaptive reuse and redevelopment. This includes the creation of Master Plan Overlay Zone to be utilized in the Business Regional (BR), Business Local (BL), Industrial Park (IP), and Industrial 1 (I-1) zones. The Town Council should consider the creation of a tax abatement policy aimed at adaptive reuse and redevelopment of commercial and industrial sites. Any utilization of tax abatements should be targeted at commercial, industrial, mixed-use, and multi-family development.
- **Streamline the land use application and permitting process.** Utilize a Master Plan Overlay Zone (MPOZ) to create a more effective and efficient zoning application process in the Business Regional (BR), Business Local (BL), Industrial Park (IP), and Industrial 1 (I-1) zones. The MPOZ approach typically uses a flexible approach to mitigate risk for both the Town and the applicant. Such an approach, in a simple example, is as follows:
 - Pre-Application Conference with the Planning and Zoning Commission.
 - Application for Master Development Plan—The Zone Change Application with a Master Plan.
 - Site Plan Approval
- **Create a well-defined Economic Development program.** Such a program should include a revisiting of the governance structure, business engagement activities, community information, and market information. Focus first and foremost on business retentions (i.e., business visitation, networking events, and community outreach), and then business attraction. Provide detailed information on demographics, socioeconomics, psychographics housing, traffic counts, taxes, workforce, industrial sectors, and market rents by asset class.

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Chapter VII.

Community Facilities

Introduction

Enfield's community facilities are adequate and generally serving the needs of the community. However, the total number of community facilities and the total square footage of facilities appear to be more than is needed. In addition, the greatest issues confronting Enfield regarding community facilities are age and deferred maintenance. Unfortunately, maintaining community facilities is costly, especially older facilities that require considerable upgrades. Add to this the fact that Enfield's population is contracting—and will likely continue to contract—raises questions as to the amount, kind, and quality of community facilities that Enfield needs and wants.

Need defines the facilities required to adequately deliver Town services. For example, providing adequate and accessible space for town records and document storage. Want defines the quality of space and amenities that increase the desirability of the facilities and the community. Enfield, at a minimum, seeks to provide facilities that are needed to best serve the community. Once accomplished, the next aim is for Enfield to provide the facilities that meet the wants of the community. However, determining such needs and wants are not possible if the community does not have a firm understanding of the existing community facilities, including the number, size, utilization, and condition of all such facilities.

While community facilities are expensive to build, renovate, maintain, and operate, they are a critical infrastructure for the delivery of government services and contribute to the amenities of place that impact quality of life. Therefore, investments in community facilities are necessary and required. More important, such investments are not simply expenditures or tax increases—cost to the community. Improvements to community facilities are investments in the community and the future of community. Therefore, decision making on such investments should not be measured simply on costs alone but also as benefits.

Community Facilities

Community facilities are those facilities provided and maintained by local government to facilitate the delivery of public services to the community. Some community facilities function as physical infrastructure that support land use, development, and the physical needs of community, such as public works facilities and schools. Other community facilities, such as parks, ball fields, schools, libraries, and community center's function both as infrastructures and as *amenities of place* that contribute directly to Enfield's physical character, quality of life, and property values. Be they infrastructures or amenities of place, community facilities are critical to governance, the community, good government, and to the implementation of this Plan.

While this Plan considers the community facilities in the context of the community vision and the needs and wants of the community, there are limits to the capacity and role of the Plan of Conservation and Development to plan for the specifics of each community facility. For example, the Board of Education has a better understanding of its facilities and needs than this planning process can assess and understand. The same is true

of Public Works or the Enfield Public Library. However, the Planning and Zoning Commission, in the context of this Plan, understands the role that community facilities play in supporting land uses, the patterns of development, and how these facilities influence quality of life and economic development.

Enfield Town Hall



The primary recommendation of this POCD's community facilities planning process is for Enfield to engage in a comprehensive community facilities planning process focused on the creation of a Comprehensive Community Facilities Plan. (Note, while Enfield has an existing Community Facilities Plan, it is not comprehensive and does not cover all community facilities.) In creating such a Community Facilities Plan, the process should include, but not be limited to, the following consideration:

- **Organizational Structure:** Provide an evaluation of Enfield's Organization Structure, including specific departments, agencies, their services, roles, and space needs. The aim should be to best organize facilities around agency service delivery and space needs.
- **Facilities (Buildings) Assessment:** Conduct a detailed evaluation of each Town owned facility, including major mechanical systems, equipment, ADA requirements, and space/capacity. This should include detail maintenance requirements and estimated five- or ten-year maintenance schedule and budget.
- **Park and Ball Fields (Recreation) Assessment:** Complete a detailed evaluation of all parks, facilities, equipment, and ball fields, including an assessment of the number and types of facilities in comparison to community size, utilization, and need. This should include detailed maintenance requirements and estimated five- or ten-year maintenance schedule and budget. In addition, identify areas of the community that may be underserved by parks and recreation facilities and identify potential sites to close those gaps.
- **Annex Reuse Plan:** Perform a comprehensive evaluation for the reuse of the Annex property like the 2013 study, without the limit of only considering certain departments/agencies and uses—leave open the option how the facility may best be utilized based on the other findings of the Comprehensive Facilities Plan.

- **Public Safety Services:** Conduct a detailed study and evaluation of Police, EMS, and Fire District Services, including the 911 call center with the aim of finding efficiencies in facilities, service delivery, and geographic coverage of Enfield.
- **Facility Disposition Plan:** As part of this comprehensive assessment, a disposition plan should be developed to identify Town owned facilities that could sold.

Strategies for Improvement

The Town of Enfield and the Planning and Zoning Commission should actively engage in a comprehensive study and assessment of community facilities with the aim of planning for the future facility needs of the community. To accomplish this, Enfield should implement the following strategies:

- **Create a comprehensive community facilities plan.** Consider competing a comprehensive community facilities and study and plan for all community facilities.
- **Implement a comprehensive building maintenance program.** As part of the Capital Improvements Plan/Budget, implement a comprehensive, continuous and long-term maintenance plan for community facilities, like the road paving program.
- **Invest in social services.** While social services are specifically facilities and programs, they provide a foundation to government services, facilities, and providing for the basic needs of disadvantage populations—the social safety net. In the context of Enfield, specifically socioeconomic challenges discussed above, and in Thompsonville, social services, addressing the needs of disadvantage populations, and providing the much-needed social safety net, are critically important to Enfield’s future prosperity. Failure to confront such social ills and provide for such needs will work against other initiatives to create improvement and community betterment. Social services are soft infrastructures.
- **Invest in amenities.** Enfield should invest in those community facilities that function as amenities of place (i.e., parks, walking trails, library, etc.) and provide equitable places of engagement. For instance, establish more community gardens in higher density residential areas.

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Chapter VIII.

Infrastructure

Introduction

Infrastructure (transportation and utilities) provide the Town’s “skeleton”—they are the systems that the community is built on, providing access to land, and supporting the use of land. Traditionally, infrastructure has been conceptualized and managed simply as physical infrastructure to be built and maintained. Today, it is recognized that infrastructures also contribute to the material culture of the community.

Recognizing this deeper importance of infrastructure, Enfield seeks to shift how it views, supports, and provides infrastructure. For example, the conditions of roads, the accessibility, design, and maintenance of sidewalks, and the availability of sewers all contribute to the image of the community and the value of real property. Maintenance and new construction of infrastructure are not simply an expenditure, but an investment in the community, and a contribution to Enfield’s physical character, cultural landscape, property values/taxes, and quality of life. Just as homeowners need to continually maintain and invest in their homes—replace the roof, upgrade the mechanicals, etc.—to realize their full value potential, Enfield must continually provide, maintain, and invest in infrastructure for Enfield to realize its full value potential.

Infrastructure

Enfield’s public sewer systems serve much of the community, especially the core commercial corridors and higher density residential neighborhoods. The existing sewer system is unlikely to change as to locations served. Therefore, this Plan establishes both a sewer service area and sewer avoidance area this will aid in maintaining the overall development patten of Enfield. The sewer system has played an important role in Enfield’s development pattern and will continue to play a critical role in the future development of Enfield, especially in the context of redevelopment and density. With the recent upgrades to the water pollution control facility, the primary focus of investments moving forward will be on system maintenance, especially the upgrading of the many pump stations.

Other infrastructure includes water, electricity, communications, and fuel and power sources. Traditionally, these are privately-held and publicly-regulated utilities that Enfield has little control over. However, with the state’s commitment to decarbonizing the energy system and increasing reliance on renewable electric power, municipalities like Enfield have options to invest in these technologies for government operations and the use of the community. Within the timeframe covered by this Plan, opportunities are likely to include district scale geothermal installations and micro-grids with energy storage powered by solar. Enfield should make sure these options are allowed in its zoning regulation and considered at strategic locations such as the train station and mall area parking, where renewable power to charge electric vehicles will be a useful climate strategy and an amenity especially appreciated by the technology work force. This includes monitoring the regulations of and working with the Connecticut Sitting Council. In addition, Enfield should continually monitor services provided by private suppliers to ensure adequacy and affordability, and advocate where new models of service delivery

are under consideration. The Town should stay apprised of evolving and emerging communication technologies and support or encourage the implementation of technologies that help the Town function more efficiently and that might aid in economic development.

Transportation

Historically, transportation planning focused mostly on commuting and circulation. How we move between home and work and how our transportation networks (primarily roads) provide for circulation within the community. Today, transportation planning is beginning to recognize the need to focus more on mobility—movement to and from multiple locations—than on commuting and circulation. As a suburban community, Enfield has mostly developed in the era of the automobile, and this Plan anticipates that going forward the automobile will remain the primary means of movement. That said, with changes in lifestyle, rising concerns of climate change, and overreliance on fossil fuels, shifts to alternative modes of mobility are likely—even though such shifts may be small in the near term. Therefore, Enfield must continue to maintain and improve its road network and ensure that adequate parking facilities are provided to accommodate automobiles. However, Enfield must also plan for alternative modes of transportation and mobility, such as transit, bikes, and walking.

Road Classification

The State of Connecticut Department of Transportation classifies roadways and highways (<https://portal.ct.gov/-/media/DOT/documents/dpolicy/policymaps/fcl/pdf/048fcl.pdf>) according to the function or service it provides. There are three major categories of roadways and highways: arterial, collector, and local. Within the Town of Enfield, each of these classifications exists:

Arterials: include interstates, other freeways and expressways, and are designed for higher speed and traffic volumes. These roads serve as connections between municipalities or are part of the interstate system.

- Expressway – Interstate-91
- Principal Arterials – U.S. 5 and Route 190
- Minor Arterials – Route 191, Route 192, Route 220, Abbe Road, Brainard Road, Powder Hill Road, Raffia Road, Shaker Road, Simon Road, South Road, South Maple Street, and Taylor Road

Collectors: designed for lower speeds and shorter distances. They are typically two-lane roads that collect and distribute traffic to and from the arterial system and connect them with residential neighborhoods.

- Major Collectors – Beech Road, Middle Road, and Somers Road.
- Collectors – Abbe Road, Bacon Road, Elm Street, Freshwater Boulevard, George Washington Road, Moody Road, North Street, North Main Street, Pearl Street, Phoenix Avenue, Post Office Road, Shaker Road, Steele Road, Town Farm Road, and Weymouth Road

Local roads: all roadways not included in a higher-level classification. They provide basic access between residential and commercial properties as well as connections to higher classification roads.

Parking

Parking, which is a critical component of the Town’s transportation system, is mostly privately-owned. Although parking provides a necessary piece of the transportation system, parking facilities often have negative aesthetic impacts on the physical character of the community. Furthermore, parking lots usually entail large expanses of pavement, therefore impacting stormwater management and water quality. Parking infrastructure can be planned and managed to meet its intended purpose while minimizing such impacts.

The zoning regulations are the best tool to address and manage parking impacts. Parking standards ensure each property and use (or uses) has enough parking to meet its own needs without impairing traffic, public safety, or the use of adjacent land. Zoning requirements also influence potential environmental impacts of parking areas through landscaping and stormwater management requirements. This approach to parking through zoning has mostly worked well and should continue. However, changes in lifestyle have reduced peak-demand for parking, resulting in the need for fewer parking spaces for residential, commercial, and industrial uses. Enfield should continuously monitor, assess, and adjust parking requirements based on demand/need.

Alternative Modes of Transportation

How we think about transportation and mobility has shifted in recent years, with a greater focus on alternatives to the automobile. Enfield is aware of this shift and recognizes the importance of promoting, supporting, and providing alternative modes of transportation, when feasible and practical. Such modes include walking, biking, public transit, and para-transit. [define](#) These modes also offer opportunities for those who cannot drive or prefer not to drive. By encouraging and actively supporting these alternatives, the community stands to benefit from more equitable and sustainable mobility that meets a variety of needs and results in decreased congestion and carbon emissions and safer, healthier roads.

Public Transit

Enfield has multiple public transit options. These transit options include Dial-A-Ride, the Magic Carpet Bus, and CT Transit. The Dial-A-Ride services provides affordable transportation to persons over 60 years of age and the disabled. The Magic Carpet Bus is a local transit system that provides a low-fare bus loop in the core of Enfield, including Thompsonville. CT Transit provides the Hartford Express (905 bus) that connects Enfield to Hartford and many locations in between. The 905 bus also provides opportunities to connect to other routes within the CT Transit system.

With the rise of sharing economy, smart-phone applications, and the advent and expansion of ride-sharing services, it is reasonable to anticipate that greater opportunities for getting around without a privately owned and operated car will continue to emerge. Such services offer additional opportunities to address the mobility needs of seniors and other populations with mobility challenges. Enfield should monitor these new technologies and services, identify opportunities, and encourage such opportunities.

Thompsonville Rail Station

As part of the New Haven-Hartford-Springfield Commuter Rail Service, the Thompsonville Rail Station offers a large, meaningful, and important investment in Thompsonville. The station will connect Enfield with Springfield, Hartford, New Haven, and points beyond, including New York City. This station and connection to other cities and regions redefines the geography of Enfield, expanding its already strong position within the metropolitan area. The station will create new connections and opportunities for an alternative to the automobile. In addition, the station creates an anchor and trip-generator within Thompsonville that will create greater vibrancy and can be leveraged to grow demand and attract new investment.

Electric Vehicle Charging Stations

Electric vehicles are increasing in number and will continue to grow in share of the total automobile market. For example, market share for total U.S. automobile sales for electric vehicles grew from 0.9% in 2016 to 2.1% in 2018, and the major automakers are investing in production capacity to scale this technology up. This means that there is and will continue to be a growing demand and need for charging stations. In accordance with PA 22-25, Enfield should require the installation of level two or level three charging stations as part of new development. Such charging stations should be encouraged and included as part of redevelopment projects, mixed-use development, and municipal facilities. Priority should be given to charging stations at the train station and mall parking area, with consideration to renewable power sources to align clean energy and transportation development. The Town should work with state or private partners to ensure the installation of at least one DC fast charger near Interstate-91. The more charging stations available, the more feasible the electric automobile will become. The Town should also consider planning to electrify its fleet of cars, trucks, and buses as quickly as can be done cost-effectively.

Electrical Vehicle Charging Stations at Town Hall



Public Sidewalks /Pedestrian Infrastructure

Enfield has a good sidewalk network in much of Thompsonville and some commercial areas, however there are considerable gaps in the network that discourage walking and other activities and create hazardous situations for pedestrians, such as Enfield Street and Hazard Avenue. Similar effects are also created by other limited or lacking pedestrian infrastructure, such as crosswalks and cross signals, as well as road design that facilitates high speed vehicle travel at the expense of safety for pedestrians and cyclists.

Bicycle Infrastructure

Enfield has made some initial attempts to facilitate bicycle travel, including an unprotected bike lane, shared lane markings, and a multi-use path, but the bicycle path network is lacking and could benefit significantly from improved planning – to create a practical network connecting people to destinations (i.e. residential to commercial) – as well as improved coordination with the State of Connecticut to improve bicycle and pedestrian infrastructure and design on particularly important and centralized state roads, such as Routes 5, 190, and 220.

Public Sewer

Enfield operates its own water pollution control facility and public sewer system. The pollution control facility was recently upgraded with a \$24 million investment in renovations for facility. The next needed investment is the replacement of the 16-pump stations that move the sewage through the sewer system. Two pump stations are large, the South River Street pump handles half the town, and the Grant Brook pump handles a third of the town—these two station upgrades should be considered priorities.

In accordance with the requirements of Connecticut General Statutes 8-23(g), the Plan of Conservation and Development shall “identify the general location and extent of any areas served by existing sewerage systems, areas where sewerage systems are planned, and areas where sewers are to be avoided.” The following maps are designed and aimed at complying with 8-23(g) by showing the existing sewer system infrastructure, the sewer service area where the sewer system may be expanded, if needed, and the sewer avoidance area, the area where the sewer system will not be expanded.

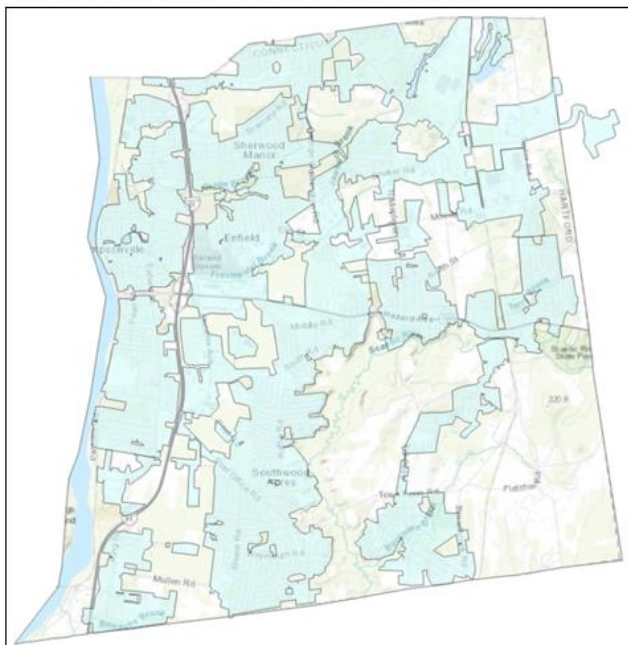
Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Existing Public Sewer System



- Legend
- Forced Main Sewer Line
 - Gravity Sewer Line
 - Pump Stations

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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Proposed Public Sewer Service Area

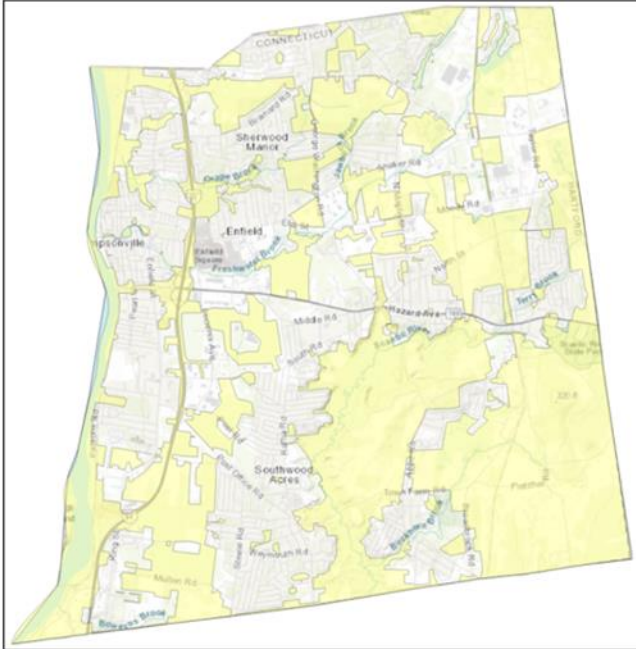


- Legend
- Proposed Sewer Service Area

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PLANNING AND DESIGN

Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Future Sewer Expansion Area

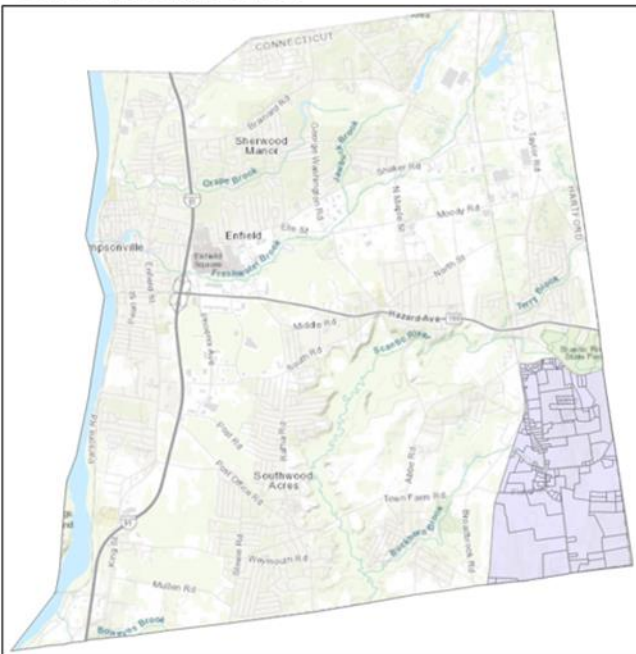
Legend
Future Sewer
Expansion Area



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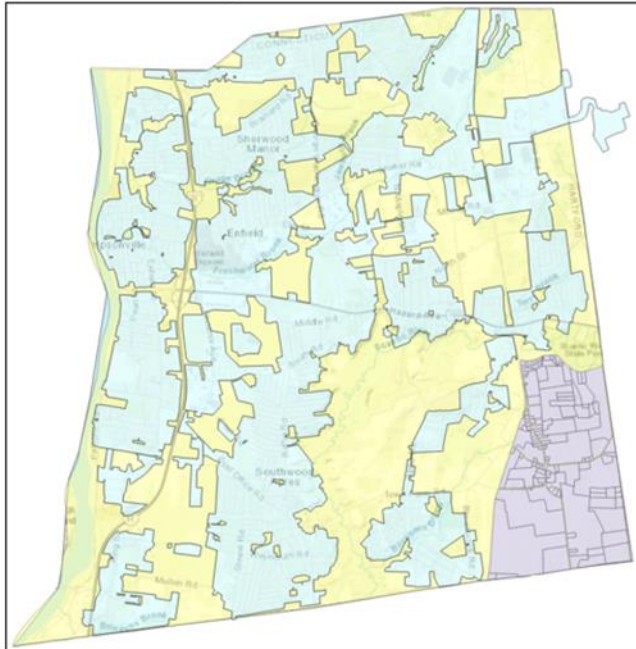
Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Sewer Avoidance Area

Legend
Sewer Avoidance Area



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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Future Sewer Expansion Area



- Legend
- Future Sewer Expansion Area
 - Proposed Sewer Service Area
 - Sewer Avoidance Area

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PLANNING AND DESIGN

Strategies for Improvement

The Town of Enfield and the Planning and Zoning Commission should consider implementing the following investments in infrastructure:

- **Encourage alternative modes of transportation.** Adopted on April 20, 2015 the complete streets policy guide is due to be reviewed and modified to meet the current needs of the community. Such a 'complete streets' policy continuously guides the design and construction of roads and sidewalks. As part of the implementation of the complete streets policy and updates to the zoning regulations, consider:
 - Supporting the continuance and formalize the Magic Carpet Bus system with formal bus stops and shelters.
 - Requiring proposed developments to include accommodations for bicycle, pedestrians, and electric vehicles—including charging station.
 - Expanding the sidewalk network—as discussed below.
- **Expand the sidewalk network in commercial areas and Thompsonville.** Enfield will benefit from further enhancements to its sidewalk network. It is recommended that Enfield consider filling in the gaps in the sidewalk network in accordance with the following framework for sidewalk installations:
 - Within business areas (on both sides of the street)

- On major streets within one-half mile of the train station to allow commuters to walk safely to and from the station (on both sides of the street)
- Where sidewalk connections can be made between commercial areas and residential neighborhoods.
- ***Implement Low Impact Design (LID) Standards.*** Amend the Zoning Regulations to include a provision for development applications and through Town Engineering policy for public infrastructure and Town property development that requires Low Impact Development as the default approach to stormwater management and design.
- ***Incorporate Access Management requirements into zoning.*** Improvement of Access management is an effective means of reducing curb cuts on roads in commercial zoning districts. Such requirements should be incorporated into the zoning site development requirements and should be considered a priority.
- ***Continue the Road Paving approach and program.*** Enfield has an effective approach to road maintenance and paving based on a regular cycle of bonding. This approach and program should be maintained.
- ***Continue the MS4 compliance program.*** Enfield has an effective approach MS4 compliance and reporting. In addition, Public Work's continues to seek to reduce impervious coverage related to public improvements. Incorporating Low Impact Design into the Zoning Regulations will further benefit MS4 compliance. Enfield should continue its MS4 practices.
- ***Consider ways to promote broadband, wi-fi and 5G to all parts of the community,***

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Chapter IX.

A Sustainable and Resilient Enfield

Introduction

Sustainability has become a topic of interest and concern in government, business, and throughout society. In planning, and specifically in the context of creating plans, sustainability has evolved to address emerging issues such as the impacts of climate change and concerns about equity that many communities are addressing more concertedly. Enfield is not immune to climate change and should plan for the impact.

The key to maintaining Enfield's physical character and quality of life is to create a sustainable and resilient Enfield. While the concepts of sustainability and resiliency may feel abstract and their goals far reaching and idealistic, sustainability and resiliency also provide a pragmatic framework for thinking about community planning and planning for improvement.

Sustainability

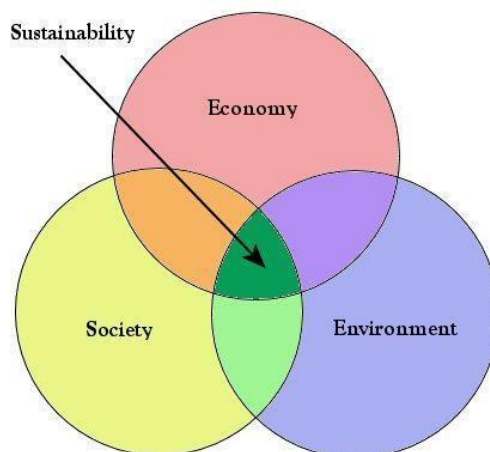
The concept aim of sustainability is embodied throughout this Plan. The widely accepted definition established by the United Nations 1987 Brundtland Report (World Commission on the Environment and Development) explains sustainability as follows:

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Doing so must integrate and balance economic, environmental, and social goals.

Key to understanding sustainability, and to achieve sustainable development, is to recognize the symbiotic relationship of the three core elements: economic, environmental, and social. For a community to be sustainable, it cannot simply work at one or two of the core elements but must be working at all three elements. In addition, the core elements emphasize the importance of balance, that one outcome (i.e., environmental sustainability) cannot be achieved if the community is not also economically and socially sustainable.

This Plan seeks to create a dynamic balance between social wellbeing, economic prosperity, and environmental quality of the community within the context of the planning authority granted to the Planning and Zoning Commission.

Figure 5. Sustainability



Resiliency

Resiliency is the capacity to absorb shock and disturbance and still retain the functions and structures of a given system—in this case, municipal governance and land use planning are the systems. In the context of community planning, resiliency shifts the focus from simply seeking to achieve the community’s vision and goals (staying the intended course), to creating the capacity to adapt to and manage change. Communities (cities, towns, and metropolitan regions) are complex adaptive systems with multiple variable and forces at work. For example, the economic, social, and environmental forces that work at varying intensities, competing at times, and cooperating at other times. Therefore communities (Enfield) are forever shifting and changing.

Key to resiliency is diversity. Complex adaptive systems—a community—that is over reliant on a single industry (economic sector) or a certain type of housing (single-family homes) is less resilient, more susceptible to disturbances, and at greater risk of losing functions and structures. Detroit, for example, was over reliant on the automobile industry, collapsed under the economic forces that disrupted automotive manufacturing—economic forces that were beyond Detroit’s control.

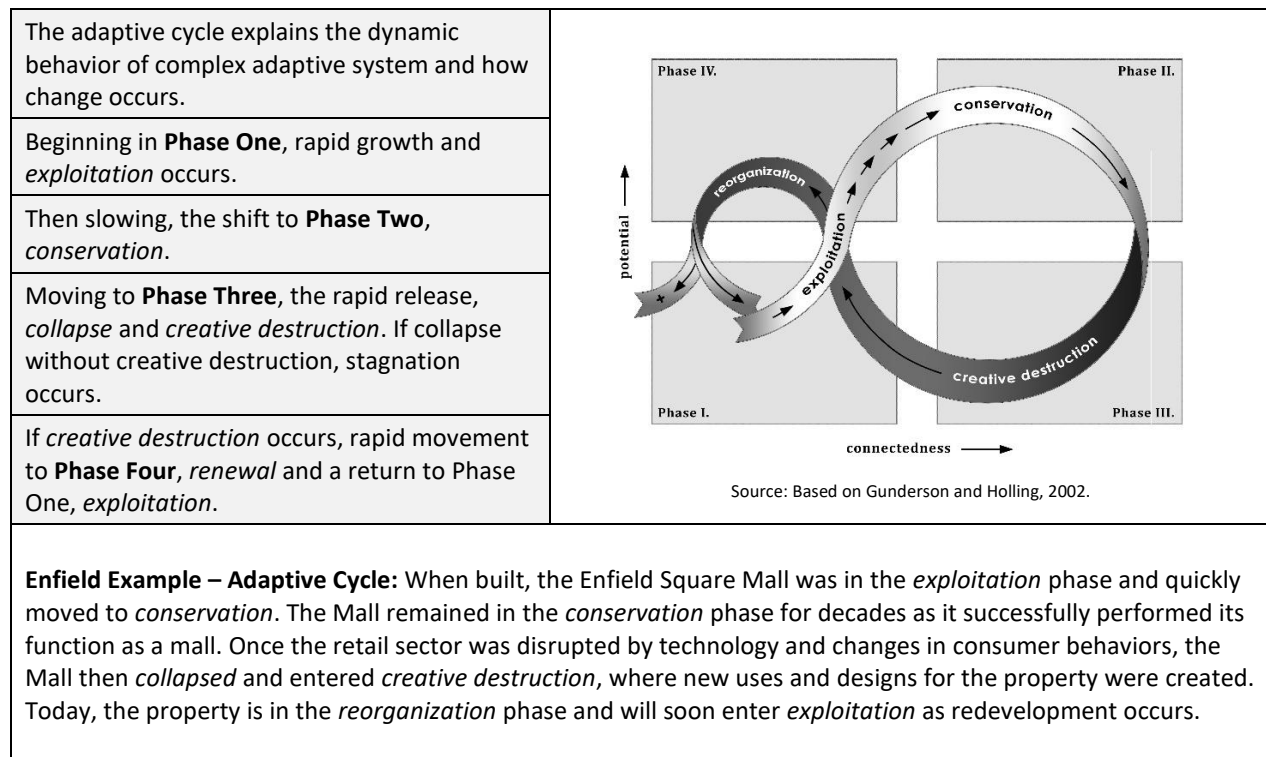
Government planning is inherently a rigid top-down governance structure that assumes adequate knowledge to project future outcome. In other words, planners (and planning commissions) assume a degree of confidence as to what is right, or best, or what is to come and how-to best plan for future needs and wants. However, resiliency and creating a resilient community is counter intuitive as to how a community plans, since the future is unknown and change inevitable. Therefore, planning is about building capacity and adaptability, not preordained futures. Such an approach to planning should:

- *Embrace change—things change.*
- Recognize that Enfield is *always shifting* around multiple equilibria and that change is *not continuous or gradual*, but *episodic*.
- Don’t *presume sufficient knowledge—recognize our ignorance*.
- *Keep options open*, fostering *innovation and experimentation*, while embracing, not trying to resist or constrain *change*.

- *Don't assume future events are expected, but that they will be unexpected.*
- *Embrace diversity—in all its forms.*
- *Pay attention to the slow variables of change.*
- *Embrace redundancies, overlapping responsibilities, and incorporate both top-down and bottom-up structures.*
- *Recognize the regional context and scaled to fit the local context.*
- *Don't seek to predict or preordain the future—devise systems to accommodate future events in whatever unexpected form they may take.*

A resiliency approach to planning and governance is about Enfield having the capability and capacity to adapt to change—to managing the everyday and doing the little things well.

Figure 6. The Adaptive Cycle



The Regulatory Framework

It can be argued that the current regulatory framework that Enfield (and most Connecticut communities) follows (as prescribed by State law) forces the fragmentation of economic, social, and environmental considerations. The preservation of wetlands, for example, are often considered as an environmental goal with little consideration of their social or economic benefits or impacts. This Plan provides an opportunity to rethink Enfield's approach to conservation and development, how economic, social, and environmental considerations

related, and how Enfield can seek to strike a balance between them. For example, at times the desired outcome of economic prosperity may be greater than the need of environmental conservation. At other times, the outcome social justice may override the outcome economic prosperity. Therefore, the Planning and Zoning Commission and the community must continuously work at balancing these different goals to achieve balance and the most desired outcome for the community.

In general, this Plan addresses:

Environmental Sustainability by:

- Recommending the review of existing regulations in the areas of floodplain protection, inland wetland protection, and aquifer protection.
- Recommending the adoption of regulations to manage stormwater in a more environmentally sensitive manner using LID (Low Impact Development) practices.
- Setting priorities for the acquisition/preservation of additional open space.
- Setting priorities for the acquisition of new open space and the management of existing open space assets and the construction of additional recreational trails.
- Creating opportunities for mixed-use developments that will allow residents to gain access to services, shopping, and recreation by walking and biking—reducing carbon emissions.

Economic Sustainability by:

- Creating opportunities for commercial and industrial development that reflects the present and projected market demand and the needs of the residents and businesses of Enfield.
- Seeking out innovative economic development opportunities.
- Recommending a reduction in required parking to increase (re)development opportunities.
- Recommending a more user-friendly permitting process that is swift, simple, and certain—providing predictability and confidence in the commercial marketplace.
- Managing traffic and congestion along main arterials through roadway design and access management.
- Encouraging alternative modes of transportation.

And Social Sustainability by:

- Creating additional opportunities for a broad range of housing that can meet the needs of changing households and household structure.
- Confronting the challenges of housing affordability.

Energy Security, Affordability and Equity

Power outages are becoming more common. Enfield has taken leadership in planning for energy security and incorporation of renewable energy through its 2012 Solarize campaign, 2014 Enfield Energy Strategy, 2017-19 Energy Saving Performance Contract which cut energy consumption by 25% in the most-used buildings, and active involvement in the development of the utility scale Nutmeg Solar facility. The 2014 Enfield Energy

Strategy made a commitment that is still to be fulfilled, to maximize the use of renewable energy for government operations and improve public access wherever possible.

When locally owned, renewable energy installations can keep revenue circulating in the community. When they are combined with energy storage in a microgrid, renewable solutions can keep the power on when the centralized grid is down. These self-reliance measures are an appropriate aspect of conservation and development for Enfield today, and their value will increase. Solar panels are a well demonstrated commodity. Electric options for municipal fleets are becoming available. Air source and ground source heat pumps and heat pump water heaters are growing in use and incentivized by Connecticut utilities. These technologies should be routinely evaluated as options whenever a municipal heating/cooling system or vehicle needs to be replaced. In addition, long range planning should begin to consider sites for district scale renewable energy including geothermal as well as solar; district installations of ground source heat pump systems in the northeast are being piloted by several utilities and private users, and data should be monitored so that Enfield can take advantage of opportunities that emerge. In the ten-year cycle of this Plan, the town should begin to plan for future options for reliable, affordable, locally controlled energy systems to serve government operations and public services.

Two especially attractive locations for solar-and-storage microgrids are near concentrations of low-income housing and near transit hubs. Enfield should explore opportunities such microgrids connected with building the new train station in Thompsonville, an area with a concentration of low-income housing that is also near critical municipal facilities. In addition, as the use of electric vehicles expands, Enfield should plan for public charging capacity around town, and especially at the train station and commuter bus stops and include solar power sources wherever possible. Not only does this demonstrate the value of charging EVs with clean power; it creates the conditions for success.

Food Security and Local Food Access

Local government has taken leadership in supporting local agriculture and the farm economy by establishing the Enfield Regional Farmers Market. Additional efforts to connect local farms with consumers should be developed, such as favoring local produce in food assistance programs and encouraging restaurants to feature local delicacies. To prepare for possible challenging growing seasons, Enfield should consider ways to support the expansion of controlled environment agriculture (i.e., greenhouses) using renewable technologies.

Flood Safety

As an inland community, Enfield has not seen the catastrophic floods that have come to coastal communities with rising sea levels and stronger storms. However, even an inch of floodwater can create \$25,000 worth of property damage for a typical homeowner, according to FEMA. More frequent, longer, and stronger storms may contribute to localized flooding, even in areas that have not seen flooding in the past. Enfield should continue its enrollment in the National Flood Insurance Program and educate residents about the option to acquire flood insurance. Where properties and their occupants are especially at-risk (such as basement apartments) the town should educate the public about these risks and consider special steps to warn residents when extreme rain events are expected (such as customized use of the Enfield Alerts system).

Water Supply Planning and Management

The Northeastern US is generally considered a water-rich region. But climate change drives changes in the dynamics of water cycles, creating more extreme precipitation and greater risk of drought by evaporating more water that is concentrated in the atmosphere. New kinds of water pollution, such as harmful algal blooms, are also increasing. The town should commit to water supply planning that addresses these risks, including:

- Investing in water conservation whenever possible;
- Including consideration of adequate water supply infrastructure in all new development proposal reviews;
- Identifying and incentivizing opportunities to construct “green infrastructure” such as rain gardens, green roofs, constructed wetlands and bioswales, both at a large scale in public spaces and at property scale by encouraging these landscaping practices for homeowners and businesses.
- Investigating opportunities to reduce wastewater volume by separating and anaerobically digesting biosolids to create biogas which can be used to power wastewater treatment facilities.



Strategies for Improvement

The Town of Enfield and the Planning and Zoning Commission should consider implementing the following investments in renewable alternatives:

- ***Build upon the 2014 Enfield Energy Strategy and the 2017-19 Energy Saving Performance Contract.*** Honor the prior commitment to maximize the use of renewable energy for government operations and improve public access wherever possible. Revisit the Joint Facilities Committee 2020 list of likely town buildings for rooftop installations and continue exploring financing options such as the CT Green Bank’s programs.
- ***Plan for renewable alternatives.*** With new opportunities for renewable energy installations, Enfield should continue to explore and plan for future options for reliable, affordable, locally controlled energy systems to serve government operations and public services.

- ***Plan for renewable implementation.*** Make a near-term plan (3 – 5 years, reviewed annually) for maximizing the renewable energy potential of all public buildings and the electrification potential for the town fleet.
- ***Plan for and increase public charging facilities capacity.*** Enfield should plan for public charging capacity around town, and especially at the train station and commuter bus stops and include solar power sources wherever possible.
- ***Zoning for charging capacity.*** Reviewing the zoning code to be sure it can accommodate EV fast charging, significant scale battery storage at least in commercial districts, and siting of renewable energy facilities including at least solar and geothermal.
- ***Renewable leadership.*** Establishing a point of responsibility in local government for monitoring technological innovations of potential benefit and educating the community on emerging opportunities to foster effective political decision making on technology investments such as new sources of energy supply and storage.

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Chapter X.

Repositioning Thompsonville to Compete for Investment

Introduction

From the perspective of neighborhood revitalization, Thompsonville can be characterized as a weak-market neighborhood. Weak-market neighborhoods, while not distressed and suffering from substantial blight and abandonment, are communities that suffer from disinvestment, deferred maintenance, poor standards of property maintenance, and the associated socioeconomic ills that come with neighborhood decline. While the southern portion (south of Route 190) of Thompsonville is a healthy neighborhood (attracting investment) and characterized by historic architecture and charm, the northern portion (north of Route 190) of the neighborhood display characteristics of disinvestment and decline. While the causes of Thompsonville’s weak-market conditions are many, Thompsonville’s weak-market conditions can be explained simply as the result of post-industrial decline—a community that is past its prime. More important, in the context of planning and neighborhood reinvestment, is that meaningful investment has not been flowing into Thompsonville.

Figure 7. Thompsonville North of 190

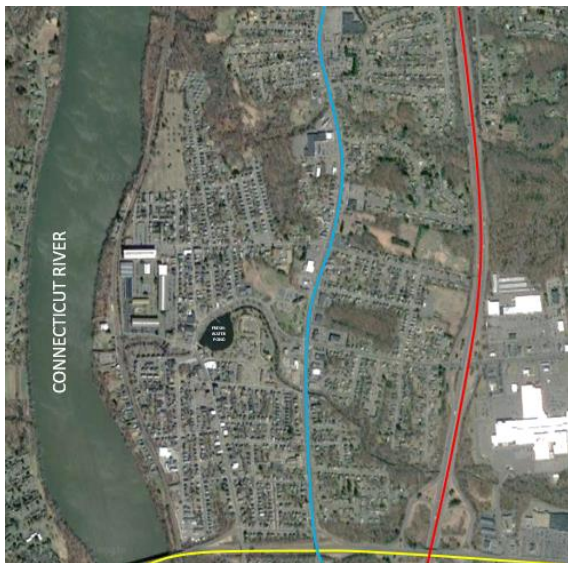


Figure 8. Thompsonville South of 190



Thompsonville has suffered from decades of disinvestment, a phenomenon or process if not arrested, results in further disinvestment. Disinvestment is the result of a lack of investor (i.e., owner, resident, outsiders) confidence and an unpredictable neighborhood market. This is the result of disinvestment and the poor quality of product (commercial and residential buildings) on display in Thompsonville. For a neighborhood to compete, to retain and attract investment, the neighborhood must be predictable and reinforce investor confidence, so that investors know their investments today will be worthwhile and returned tomorrow in terms of value or return on investment.

Neighborhoods do not decline over night—weak-market conditions arise slowly over decades as new norms are established that treat declining conditions as acceptable. Nor do neighborhoods improve over night. There are no silver bullets to betterment and improvement. It takes commitment, constancy of purpose, and continuous work and investment (time, effort, and money) to reposition a neighborhood to compete and prosper. Most important, it often requires government—the Town of Enfield—to take a leadership role, demonstrating its commitment to the neighborhood, to Thompsonville, by strategically investing the community with the aim of creating predictability and bolstering investor confidence.

The public outreach in Thompsonville conducted as part of this Plan revealed near consensus that Thompsonville needs to improve, and that improvement requires investment, especially public investment in the public (and to a less degree, the private) realm. The investments desired by the public participants included parks and recreation facilities, housing, and businesses. The fact is the community intuitively knows and understands what is not working in Thompsonville. They also know what is needed for Thompsonville to improve. The following are the key strategies for Enfield to implement to reposition Thompsonville to compete for investment—with the aim of improvement.

Thompsonville Public Outreach



Strategies for Improvement

The Town of Enfield and the Planning and Zoning Commission should implement a comprehensive program of continuous improvement aimed at repositioning the Thompsonville neighborhood to compete for investment. The following are specific strategies that should be included in such a comprehensive program of improvement:

- **Create a Healthy Neighborhoods program and strategy.** Utilizing the Healthy Neighborhoods approach to neighborhood investment (as described by David Boehlke in *Great Neighborhoods, Great Cities*), Enfield can design a comprehensive investment strategy to reposition the Thompsonville neighborhood to compete for investment.
- **CDBG Loan Programs.** Continue to support, fund, and target the CDBG Loan Program operated by the Economic and Community Development Department in the Thompsonville neighborhood.

- **TIF District.** Promote and utilize the TIF District to leverage public financing capacity to support new investment in Thompsonville.
- **Tax Abatements.** Utilize conventional tax abatements when appropriate, to encourage investment in Thompsonville.
- **Zoning Regulations and non-conforming bulk and area requirements.** Amend the zoning districts in Thompsonville to remove restrictive provisions that are creating non-conformities. Such non-conformities are key barriers to investment, preventing property owners from investing in and improving their properties. For example, setback requirements that prevent improvements and additions to existing homes and businesses.
- **Invest in the public realm.** Prioritize local government investment in community facilities, especially parks, recreation, buildings, and public infrastructure. Ensure that any such investments are of the highest quality and design, ensuring that the Town of Enfield leads by example with aim of establishing new norms for investment—setting high standards of investment.
- **New loan programs.** Establish new loan programs aimed at housing (exterior improvements) and commercial structures (façade improvements) and using local funds (not constrained by CDBG income and other requirements) to incentive private investment in Thompsonville.
- **Homeownership assistance program.** Create and implement a homeownership assistance program aimed at increasing homeownership in Thompsonville. Such a program could provide down-payment and closing cost assistance to homebuyers in Thompsonville with a required owner occupancy provision. The City of Hartford, *House Hartford*, program offers a good model and starting point for the design of such a program.
- **Technical and Professional Assistance.** Explore and consider retaining consulting assistance to forward the strategic (re)development of Thompsonville. For example, engaging the assistance of the Connecticut Main Street program.
- **Outsourced Assistance.** Consider hiring frontline consultant, similar to CT Main Street) to work with local stakeholders and focus and promote development in Thompsonville.
- **Promote inclusionary zoning to promote workforce housing**

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Chapter XI.

Strategic and Targeted Investment Plan

Introduction

Comprehensive (land use) Plans (i.e., Plans of Conservation and Development) commonly culminate in what is known as a Future Land Use Plan. The Future Land Use Plan is typically a map and narrative that recommends and describes changes to land use patterns (i.e., recommended changes to zoning district designations or densities). In addition, the Future Land Use Plan typically include recommended locations for conservation efforts and infrastructure investments. Recognizing, as this Plan has, that Enfield is a mature community with well-established land use patterns and zoning designations, it is not recommended that Enfield make substantial changes to its existing land use patterns or zoning designations. Therefore, this Plan culminates, not in a conventional Future Land Use Plan, but in a Strategic and Targeted Investment Plan aimed at creating and encouraging investment in the areas of the community that require specific interventions to create improvement, betterment, and to reposition these areas to compete in the greater regional market. This will allow Enfield to focus its attention on the areas of greatest need.

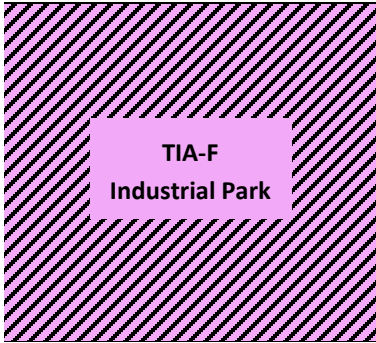
That said, this approach does not dismiss the idea that changes in land use will occur or need to occur. From of land use perspective, changes in land uses are anticipated and recommended within some of the Target Investment Areas. For example, the incorporation of mixed-use developments and multi-family residential developments in TIA-A that focuses on the Regional Shopping District. In addition, it is recognized that opportunities and proposals for zone changes will likely arise, especially along the borders of existing zoning designations. Therefore, it is recommended that such opportunities and proposals be handled on a case-by-case basis with the aim of encouraging new investment and redevelopment, while being sensitive to and mitigating impacts to existing residential zones and properties.

The Strategic and Targeted Investment Plan is both a narrative and geographic (map) representation of where *Enfield should strategically target investments and the Strategies for Improvement recommended in the chapter of this Plan*. The primary aim of this strategic and targeted approach is to focus resources to adapt to changes in demographics, economics, and the environment, in the context of the related challenges that are confronting Enfield and discussed throughout this Plan. By utilizing this approach, in-lieu of a simple land use plan, Enfield can preserve and maintain the existing development patterns, densities, and physical character of neighborhoods that the community values.

The following table provides a narrative description of the Strategic and Targeted Investment Areas that presented on the following maps. Together, the table and maps provide the Strategic and Targeted Investment Plan that guides the implementation (see Chapter VII) of this Plan of Conservation and Development.

Table 10. Description of Strategic and Targeted Investment Plan

Target Investment Areas	Descriptions
TIA-A Regional Shopping District	This TIA represents the Business Regional Shopping District, an area that is best positioned for mixed-use development including both multi-family residential and commercial retail uses. Multi-family residential can be allowed as residential above retail or free-standing when co-located with commercial uses. A master plan approach to zoning and zoning approvals is recommended. Whenever possible, investments in public infrastructure and community facilities should be prioritized and targeted into this area. For example, expanded and improved sidewalks, upgrades of WPCA pump stations, and complete street initiatives should all be priorities in this area. TIF funding and conventional tax abatements should also be employed as tools to encourage redevelopment and new development in this area.
TIA-B Corporate Campus	This TIA represents the Business Professional zoning districts, areas that have large corporate campuses. These areas are best positioned for mixed-use development including both multi-family residential, commercial office, and possibly hospitality uses. Multi-family residential can be allowed as free-standing when co-located with commercial uses or a stand-alone residential to replace the commercial uses. Whenever possible, investments in public infrastructure and community facilities should be prioritized and targeted into the area. Tax abatements should be employed as a tool to encourage new investment and development in these areas.
TIA-C Thompsonville	This TIA represents the north end of Thompsonville, an area characterized by disinvestment and weak-market conditions. This area is need of public investment—in infrastructure, community facilities, and private properties. The Town of Enfield should lead by example, investing as much as possible in this area with the aim of attracting private investment. Whenever possible, investments in public infrastructure and community facilities should be prioritized and targeted into the area. For example, expanded and improved sidewalks, improved and expanded parks and recreation facilities, and complete street initiatives should be priorities in this area. TIF funding and conventional tax abatements should be employed as tools to encourage redevelopment, renovations, and new development in this area.
TIA-D Conservation	These TIA areas represent where conservation, open space, agricultural, and recreation activities and investments should be focused. This includes, but is not limited to, the acquisition of open space, preservation scenic view, support of agriculture, creation of walking trails, and the encouragement of agri-tourism. In addition, when considering development and the expansion of infrastructure, the Sewer Avoidance Area should be respected. Furthermore, when considering proposed land use applications in these areas, the Planning and Zoning Commission and Wetlands and Watercourse Commission should seek to use their statutory authority to mitigate potential impacts to the natural environments and maximize conservation efforts. For example, open space acquisition through Subdivision Regulations should be prioritized in these areas.
Natural Diversity	
Protected Open Spaces	
Farmland	
TIA-E Special Development	The Special Development TIA is aimed at the State prison properties, recognizing that unknown future opportunities may arise. Therefore, such opportunities should be monitored and when they arise, special attention in the form of a special area plan should be conducted to evaluate the highest and best uses—from both a land use and economic perspective—in this Special Development Areas. Such uses may include solar farm facilities—even on prison land today—or residential, including multi-family, development.

 TIA-F Industrial Park	This TIA focuses on the area of existing Industrial Park, an area characterized by older industrial and office development and undeveloped land that is constrained by substantial wetlands. The focus of this area is to encourage a support the renovation and expansion of existing buildings, when feasible based on wetland constrains. In addition, it may be an area worthy of a specific study to determine the quality of wetlands in the area to evaluate the potential for a wetlands mitigation program that could allow for some wetland areas to be filled provide new wetlands were created in other area. Such a study and mitigation program may reveal opportunities for further development and investment in this area, while ensure that low quality wetlands are replaced with high quality wetlands.
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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032

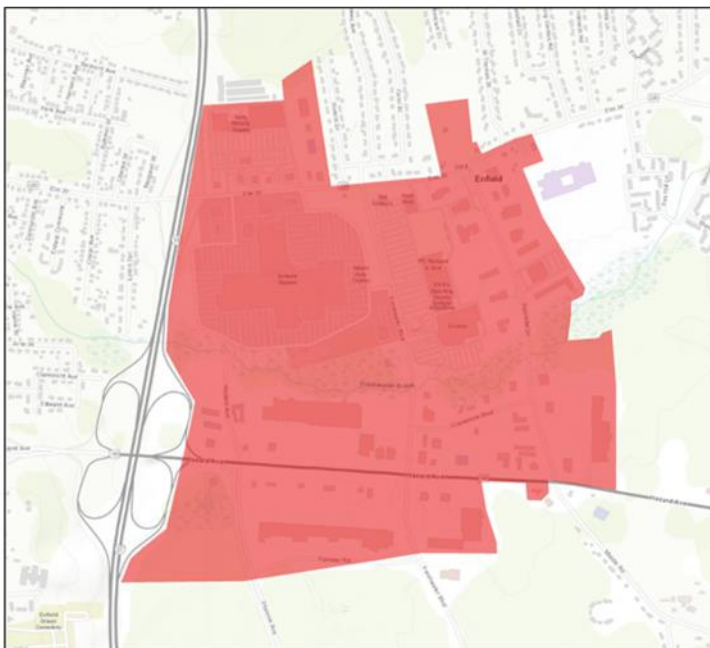


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Regional Shopping District

Legend

■ Regional Shopping District

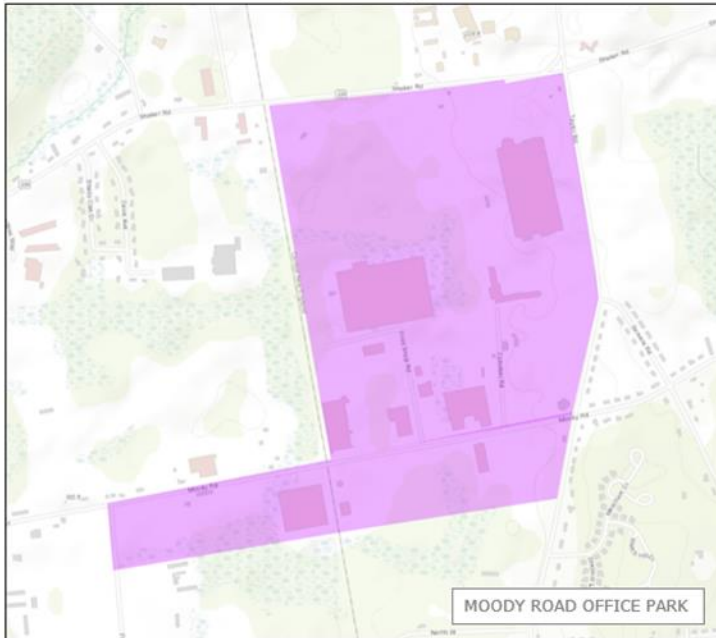


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Corporate Campus, Moody Road Office Park

Legend

 Corporate Campus

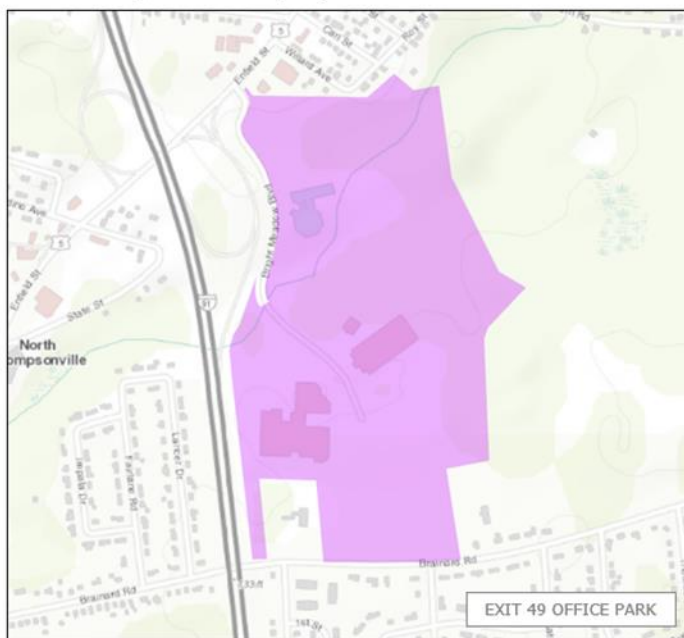


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Corporate Campus, Exit 49 Office Park

Legend

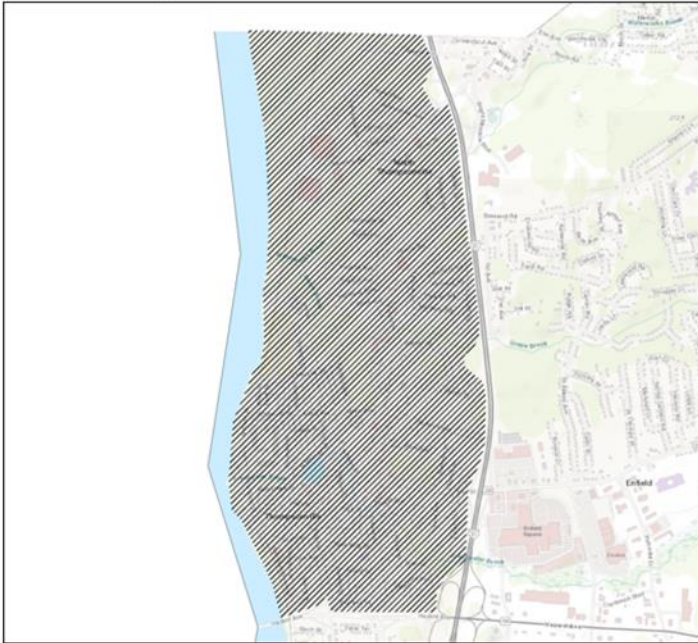
 Corporate Campus



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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Thompsonville

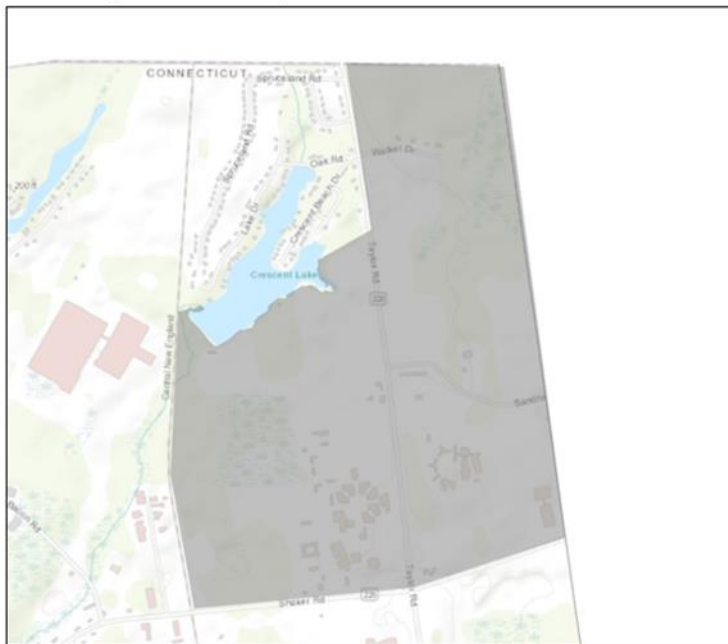
Legend
Thompsonville



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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Special Development

Legend
Special Development

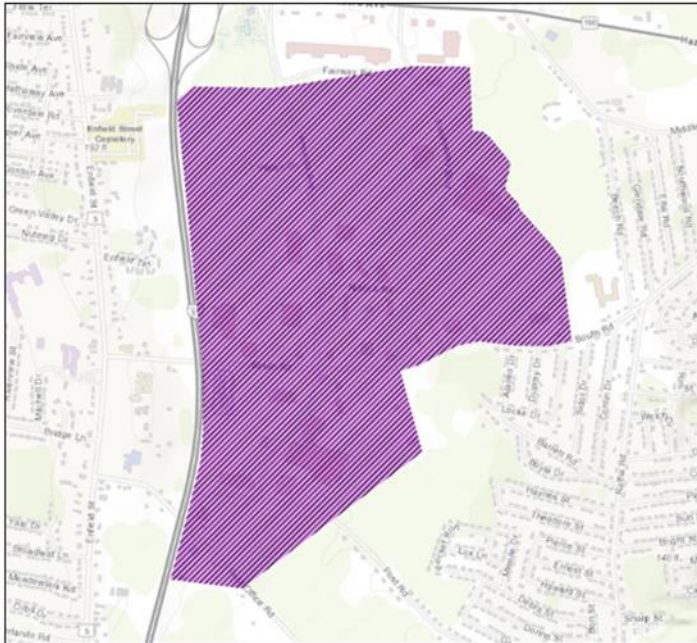


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Industrial Park

Legend

 Industrial Park

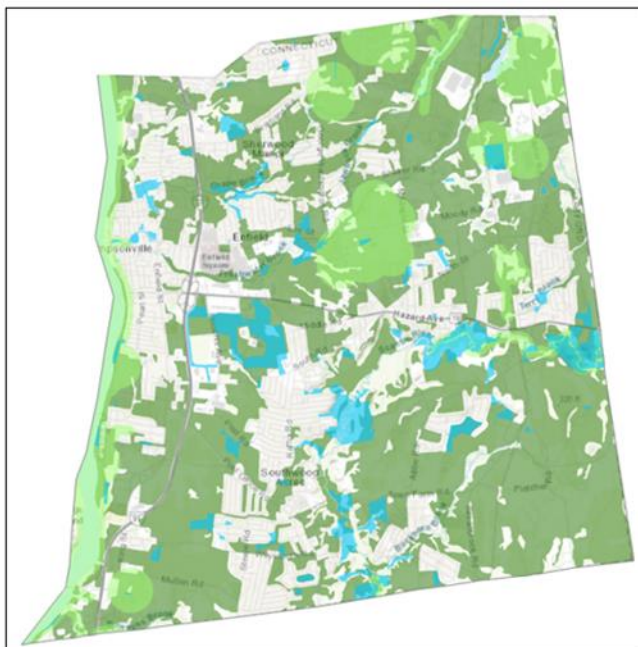


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Conservation

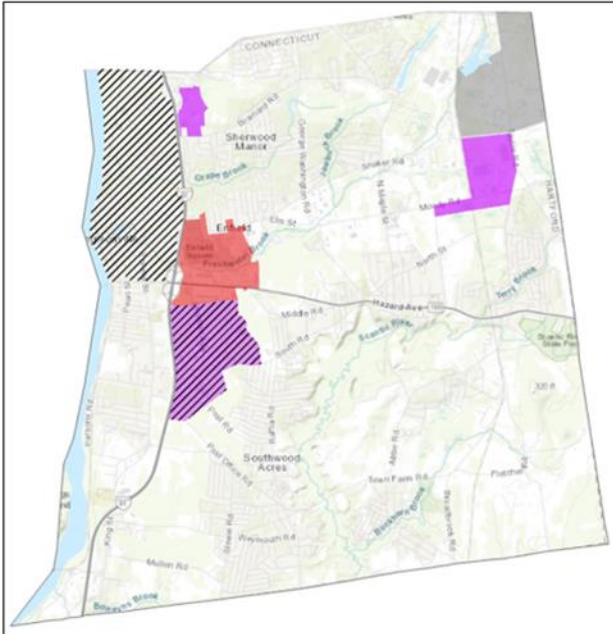
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 Natural Diversity
 Protected Open Spaces
 Farmland



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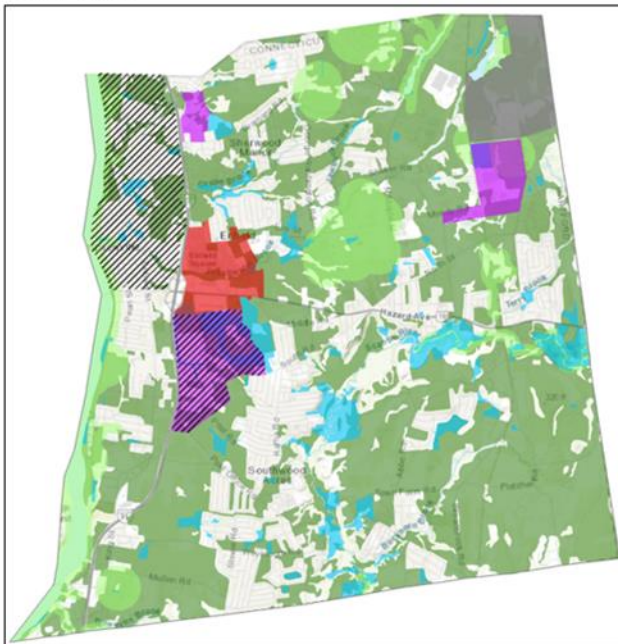
Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – A, B, C, E, and F



- Legend
- Regional Shopping District
 - Corporate Campus
 - Thompsonville
 - Special Development
 - Industrial Park

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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA - ALL



- Legend
- Regional Shopping District
 - Corporate Campus
 - Thompsonville
 - Special Development
 - Industrial Park
 - Natural Diversity
 - Protected Open Spaces
 - Farmland

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Chapter XII.

Implementation

Implementation Overview

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

Other recommendations require the cooperation of, and actions by, other Town boards and commissions such as the Town Council, Conservation Commission, Water Pollution Control Authority, and similar agencies. However, for the Plan of Conservation and Development to be successfully implemented and realized, it must serve as a guide to all residents, applicants, agencies, and individuals interested in the orderly, sustainable, and efficient growth of Enfield.

Implementation Tools

Enfield has several tools available to implement the recommendations of this Plan of Conservation and Development. These tools include:

- Establishment of a Plan of Conservation implementation committee to encourage and facilitate Plan implementation.
- Convening an annual implementation work program with members from all Board and Commissions.
- Zoning, Subdivision, and Wetland Regulations.
- Capital Improvements Program, and
- Referral of Municipal Improvements (CGS 8-24).

Annual Implementation Work Program

The implementation schedules that follow can be used by the Planning Commission to develop an annual implementation work program, both for itself and other boards and commissions, as a reminder of issues to be addressed in the next budget year. To accomplish this, the Planning and Zoning Commission, may want to host an 'all boards and commission' meeting once a year to review the Plan recommendations and create a work program for the year.

Plan of Conservation and Development

Using the Plan of Conservation and Development as a basis for land use decisions by the Planning and Zoning Commission will assist in achieving the goals and objectives of the Plan. All land use proposals should be measured and evaluated in terms of the Plan and its various elements.

Subdivision Regulations

The Subdivision Regulations provide specific criteria for land subdivision, road layout, infrastructure, and open space. As a result, these regulations are an important tool for implementing the recommendations of the Plan of Conservation and Development. Therefore, the Planning and Zoning Commission should review the Subdivision Regulations to assure they are consistent with the recommendations of this Plan and make any revisions necessary to implement this Plan.

Zoning Regulations

The Zoning Regulations and Zoning Map together set forth the Comprehensive Plan of Zoning— the plan for future land use and development. In doing so, the Zoning Regulations provide the specific criteria for land uses, including the desired density and intensity of development.

Therefore, the Zoning Regulations are an important tool for implementing the recommendations of the Plan of Conservation and Development. To implement the recommendations of this Plan, the Planning and Zoning Commission should review the Zoning Regulations and Zoning Map and make any revisions necessary to implement this Plan.

Capital Budget

The Capital Budget (or Capital Improvement Program) is the tool a municipality uses for planning major capital investments (expenditures) so that community needs can be identified, prioritized, and planned for within any fiscal constraints that may exist.

This Plan of Conservation and Development contains proposals whose implementation may require the expenditure of town funds. The Plan of Conservation and Development recommends that these (and other) items be included in the town's Capital Improvements Program and that funding for them be included as part of the Capital Budget. In addition, the Planning and Zoning Commission request that the Town Council and Director of Finance consider the Plan of Conservation and Development when preparing and adopting the Capital Improvement Program to ensure that all communities investments are forwarding the goals and objectives of this Plan.

Referral of Municipal Improvements

Section 8-24 of the Connecticut General Statutes requires that municipal improvements(defined in the statute) be referred to the Planning and Zoning Commission for a report before any Town action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote. All Town boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements. The Planning and Zoning Commission, when considering 8-24 referrals should consider the Plan of Conservation and Development to ensure such municipal improvements forward the goals and objectives of this Plan.

Implementation Schedule

Implementation of the Plan is a gradual and continual process—a continuous process of working towards improvement through achieving the strategies included in the Plan. While some recommendations can be carried out in a relatively short period of time, others may only be realized towards the end of the plan implementation period, and some may be even more long- term in nature. Furthermore, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages or phases.

The charts on the following pages identify primary responsibilities and preliminary priorities to the Plan recommendations. In many instances, the responsibilities are shared by more than one entity.

The town should establish a POCD Implementation Committee to monitor progress of goals.

Implementation Schedule Legend

	Reference
PZC	Planning and Zoning Commission
IWC	Inland Wetlands Commission
CC	Conservation Commission
TC	Town Council
PW	Public Works/Water Pollution Control Authority
Town	Town Departments, Officials and Staff
Other	Other Boards, Agencies, or Persons

	Priority
High	Years 1 to 3
Medium	Years 4 to 7
Low	Years 8 to 10
Continuous	Ongoing

LPW – I am now the Dir. of Planning

Community Character and the Cultural Landscape								
Historic Resources	PZC	IWC	CC	TC	PW	Town	Other	
Historic districts and resources.						Planning Dept.	Historic District Commissions	
Scenic Resources	PZC	IWC	CC	TC	PW	Town	Other	X
Scenic resources.						Planning Dept.		
Scenic road ordinance.						Planning Dept.	Public Works	
Connecticut and Scantic River corridors.						Planning Dept.		
Agricultural Lands & Farming	PZC	IWC	CC	TC	PW	Town	Other	X
Right-to-Farm ordinance.						Planning Dept.	Agriculture Commission	
Agricultural land preservation.						Planning Dept.	Agriculture Commission	
Zoning Regulations.						Planning Dept.	Agriculture Commission	
Agri-tourism.						Planning Dept.	Agriculture Commission	

Natural Resource Protection & Conservation								
Floodplain Regulations	PZC	IWC	CC	TC	PW	Town	Other	
Acquire flood-prone property.						Planning Dept.	Public Works	
Pipe size and stormwater system design.						Planning Dept.	Public Works	
LID Amendments to the Zoning Regulations.						Planning Dept.	Engineering	
Update flood-maps through a more detailed study.						Planning Dept.	Engineering	
Inland Wetlands	PZC	IWC	CC	TC	PW	Town	Other	X
Public awareness and education.						Planning Dept.		
Create a wetlands guidebook.						Planning Dept.		
Create a more detailed wetlands map.						Planning Dept.		
Rank the value of wetlands.						Planning Dept.		
Work to protect more wetlands.						Planning Dept.		
Develop a searchable data base.						Planning Dept.		
Aquifer Protection	PZC	IWC	CC	TC	PW	Town	Other	X
Better integrate aquifer protection into the Zoning Regulations.						Planning Dept.		
Stormwater Management	PZC	IWC	CC	TC	PW	Town	Other	X
LID amendments to the Zoning Regulations.						Planning Dept.	Engineering	
Outreach, Engagement, and Education.						Planning Dept.	Engineering	
Sensitive Areas	PZC	IWC	CC	TC	PW	Town	Other	X
Outreach, Engagement, and Education.						Planning Dept.		
Zoning Regulations amendment.						Planning Dept.		

Natural Resource Protection & Conservation (Continued)								
Open Space Conservation	PZC	IWC	CC	TC	PW	Town	Other	
21% open space conservation.						Planning Dept.		
Expand PA-490 benefits for open space protection.						Finance Dept.		
Update and establish a priority parcel list for open space protection.						Planning Dept.		
Target open space priorities.						Planning Dept.		
Agriculture Conservation	PZC	IWC	CC	TC	PW	Town	Other	X
Increase the number and location community gardens.						Public Works		
Identify high priority agricultural parcels for preservation.						Planning Dept.		
Create 'Farm Friendly' zoning regulations.						Planning Dept.	Agricultural Commission	
Encourage agri-tourism and regulations to allow it.						Planning Dept.	Agricultural Commission	
Evaluate PA-490 to see if it can be made more 'Farm Friendly.'						Finance Dept.		
Climate Change Conservation	PZC	IWC	CC	TC	PW	Town	Other	X
Community facilities capital improvements						Managers Office		
Zoning Regulations amendments.						Planning Dept.		
Tax abatements.						Managers Office		
Energy Efficiency – Insulation / Air Sealing / Retrofitting.						Planning Dept.		

Residential Development								
Housing & Affordable Housing	PZC	IWC	CC	TC	PW	Town	Other	
Encourage and provide for a diversity of housing.						Planning Dept.		
Allow multi-family housing in the BR, BP, and I-1 zones.						Planning Dept.		
Other multi-family strategies.						Planning Dept.		
Allow mixed-use developments in the BR and BP zones.						Planning Dept.		
Create a permitting process that is swift, simple, and certain.						Planning Dept.		
Utilize tax abatements to encourage housing as part of redevelopment projects.						Managers Office	Planning Dept.	
Establish a housing trust fund.						Managers Office	Planning Dept.	
Create an inclusionary zoning provision.						Planning Dept.		

Economic Development								
Economic Development	PZC	IWC	CC	TC	PW	Town	Other	
Remove barriers to investment.						Planning Dept.		
Encourage and allow greater density and diversity in land uses.						Planning Dept.		
Provide incentives to overcome the high cost of redevelopment.						Planning Dept.	Managers Office	
Streamline the land use application and permitting process.						Planning Dept.		
Create a well-defined economic development program.						Managers Office	Planning Dept.	

Community Facilities								
Economic Development	PZC	IWC	CC	TC	PW	Town	Other	
Create a comprehensive community facilities plan.						Public Works		
Implement a comprehensive building maintenance program.						Public Works		
Invest in social services.						Social Services		
Invest in amenities.						Managers Office	Public Works	

Infrastructure								
Infrastructure	PZC	IWC	CC	TC	PW	Town	Other	
Encourage alternative modes of transportation.						Engineering	Planning Dept.	
Expand the sidewalk network in commercial areas and Thompsonville.						Engineering		
Implement Low Impact Design (LID) standards.						Dev. Director	Engineering	
Incorporate Access Management requirements into zoning.						Planning Dept.	Engineering	
Continue the Road Paving approach and program.						Public Works		
Continue the MS4 compliance program.						Engineering		

Sustainability and Resilient Enfield								
Sustainability & Resiliency	PZC	IWC	CC	TC	PW	Town	Other	
Build upon the 2014 Enfield Energy Strategy.						Managers Office	Public Works	
Plan for renewable alternatives.						Managers Office	Public Works	
Plan for renewable implementation.						Managers Office	Public Works	
Plan for and increase public charging facilities capacity.						Planning Dept.	Engineering	
Zoning for charging capacity.						Planning Dept.		
Renewable leadership.						Managers Office		

Repositioning Thompsonville to Compete for Investment								
Sustainability & Resiliency	PZC	IWC	CC	TC	PW	Town	Other	
Create a Healthy Neighborhoods program and strategy.						Planning Dept.	Managers Office	
CDBG Loan Programs.						Managers Office	Planning Dept.	
TIF District.						Managers Office	Planning Dept.	
Tax Abatements.						Managers Office		
Zoning Regulations and non-conforming bulk and area requirements.						Planning Dept.		
Invest in the public realm.						Managers Office	Public Works	
New loan program.						Managers Office	Planning Dept.	
Homeownership assistance program.						Town Manager	Planning Dept.	

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Chapter XIII.

Consistency – State and Regional Plans

Comparison with the Connecticut Conservation and Development Policies Plan 2018-2023.

The Planning and Zoning Commission believes this Plan of Conservation and Development is consistent with the Connecticut Conservation and Development Policies Plan 2018-2023. The State Plan establishes 6 growth management principles. A more detailed explanation of the Plan and map may be found at www.ct.gov/OPM. The following is a review of how this Plan is consistent with each of these principles.

Growth Management Principle #1: Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.

The Enfield POCD establishes a priority for the redevelopment of existing commercial nodes, corridors, and the historic Thompsonville village. These areas currently house many important facilities including the Town Hall, Town Green, and parks and recreation facilities. commercial High School, Library, Public Works Facility, Senior Center, and Post Office. Thompsonville also has a number of structures that are of historic importance. The areas are served by public water and sewer and is framed by 3 state roadways. The areas present unique redevelopment opportunity.

Growth Management Principle #2: Extend housing opportunities and design choices to accommodate a variety of household types and needs

Enfield's housing stock is predominately owner-occupied (75.5%) and one-unit detached and attached total 76.5% of the housing stock, while 12.9% is missing middle housing (2 to 4 units) and only 10.4% is multi-family (5 units or more). The number of current "qualified affordable" housing units (12.42%) exceed the 10% threshold established under section 8-30g of the Connecticut General Statutes. Opportunities are presented in this Plan to add affordable housing units. These include housing strategies in Thompsonville and the including of more multi-family housing.

Growth Management Principle #3: Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.

This plan includes a recommendation for the concentration of commercial development—including mixed-use development—along the Route 190 corridor near the I091 interchange. In addition, the Plan supports the proposed Thompsonville Train Station and the redevelopment of Thompsonville—efforts that will enhance the State planning efforts for the Hartford-Springfield Railway and Thompsonville Train Stations.

Growth Management Principle #4: Conserve and restore the natural environment, cultural and historic resources, and traditional rural lands.

This Plan contains numerous recommendations that are consistent with this objective. Although Enfield has experienced consistent growth over the past several decades, it still possesses meaningful elements of rural and agricultural character and valuable natural resources valued highly by Town residents.

Goals established in this Plan include prioritizing open space and agricultural parcels for acquisition, protecting scenic views, enhancements to the official wetlands map, and the implementation of low impact development standards to better manage stormwater and water quality.

Growth Management Principle #5: Protect and ensure the integrity of environmental assets critical to public health and safety

This plan contains many recommendations that are consistent with this policy. They include a recommendation to adopt zoning provisions to protect development in sensitive areas (State Natural Diversity Database). Other strategies include acquisition of floodplain parcels, enhanced aquifer protection, and policies to promote renewable resources and energy efficiency.

Growth Management Principle #6: Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.

There are many recommendations contained in this plan which will require review and/or funding by one or more state agencies. These include improvements to Enfield's community facilities, transportation infrastructure, and the consolidation of driveways serving commercial properties along Route 190 corridor. We believe that these and other recommendations in the Plan are consistent with State policies, those of adjacent communities, as well as the 2014 Capitol Region Plan of Conservation and Development.

Comparison with the Capitol Region Plan of Conservation and Development: 2014-2024

The Enfield Plan of Conservation and Development advances many of the same policies contained in the Capitol Region Plan of Conservation and Development: 2014-2024 and is consistent with the goals established in this regionwide plan.

The Enfield Plan discusses the importance of sustainability and places a priority on integrating social, economic, and environmental principles. Sustainable initiatives include recommendations to broaden opportunities in the Zoning regulations aimed at farmland preservation, the adoption of Low Impact Development methods for the handling of stormwater, and the creation of a walkable mixed-use development in commercial areas. The Plan contains recommendations for the construction of sidewalks in commercial areas and supports the Hartford-Springfield rail line.

The Enfield Plan incorporates, in full, the CROG Natural Hazards Action Plan as the Enfield strategy for Hazard Mitigation. Priorities are also adopted to upgrade Enfield's sanitary sewer pump stations. There are several important priorities established in the area areas of Natural Resource Protection and preservation consistent with goals established in the Regional Plan. These include the development of a more comprehensive map relating to wetland protection, updating the FEMA flood maps, enhancement of the aquifer protection regulations, and

continued implementation of the stormwater management program including all objectives established in the MS-4 program.

In the area of housing Enfield’s housing stock is predominately owner-occupied (75.5%) and one-unit detached and attached total 76.5% of the housing stock. However, the housing stock has meaningful amount (12.9%) of missing middle housing (2 to 4 units). Unfortunately, only 10.4% of the housing stock is multi-family (5 units or more). However, the Plan encourages more multi-family housing. As for affordability, Enfield’s housing includes 12.42% “qualified affordable” housing units—a percent that exceed the 10% threshold established under section 8-30g of the Connecticut General Statutes.

The municipal focus areas for Enfield, described in the Appendix of the CRCOG Plan, continue to accurately reflect many of the goals and policies contained within this 2022 Enfield Plan of Conservation and Development. In accordance with State Law, this Plan was submitted to the Capitol Region Council of Governments. Review comments were received on [Date to be Added]. This review found [to be Added]...



TOWN OF ENFIELD

Date: January 20, 2023

Subject: Nathan Hale School

Summary Overview:

In light of interest from private entities in general over the last year, and one specific private entity at this time, the Town and the Board of Education leadership have worked to identify the appropriate pathway to apply to the State to waive the remaining balance on the School Construction dollars attached to the renovation of the School in 2004-05. It should be noted that this is only for the administrative piece of this process, and any future use or requests would return to the Town Council.

Budget Impact:

There will be no impact on the town budget at this time; eventual sale or lease may result in taxable property being added to the Grand List.

Recommendation:

That the Town of Enfield Town Council authorize the Town Manager to pursue the Waiver as denoted in the Resolution below.

BE IT RESOLVED, that the Town Council and Board of Education pursue the Waiver of Funds remaining on the amortization repayment schedule in order to pursue a re-use of Nathan Hale School at 5 Taylor Road.

Date Prepared: January 20, 2023
Prepared By: Ellen Zoppo-Sassu, Town Manager



TOWN OF ENFIELD

January 23, 2023

Title: *Ordinance Establishing the Number of Justices of the Peace*

Highlights:

- The Town of Enfield is one of thirty-three (33) towns which have yet to adopt an ordinance fixing the number of Justices of the Peace
- By statute, the Town of Enfield currently has 5,405 available Justice of the Peace positions for the 2021-2025 term
- This quantity is difficult to administer and results in a number of officials who are elected but who are not performing the duties conferred to them by statute
- Section 9-183(b) of the Connecticut State Statutes provides that a town may, by ordinance, provide for the election of a lesser number of Justices of the Peace for such town.
- Proposed ordinance will fix the number of Justices of the Peace at seventy-five (75)

Budget Impact:

There will be no impact on the town budget.

Recommendation:

Adoption of the following resolution:

BE IT RESOLVED, the number of justices of the peace for the town is hereby fixed at seventy-five (75) to be chosen in accordance with the General Statutes of Connecticut.

This ordinance shall become effective with the term beginning in 2025.

Date Prepared: January 3, 2023

Prepared By: Sheila M. Bailey, Town Clerk