



AGENDA
ENFIELD TOWN COUNCIL
REGULAR MEETING
Monday, March 20, 2023
7:00 PM – Council Chambers
<https://youtube.com/live/gdhWcXIXBPg>

1. **PRAYER – John Santanella**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **FIRE EVACUATION ANNOUNCEMENT**
5. **MINUTES OF PRECEDING MEETINGS**
 - **Special Meeting – March 6, 2023**
 - **Regular Meeting – March 6, 2023**
6. **SPECIAL GUESTS**
 - **Members of the Scantic River Watershed Association**
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 - None**
12. **NEW BUSINESS**
 - A. **Consent Agenda**
 1. **Discussion/Resolution:** Resolution Authorizing the Town Manager to Execute a Historic Documents Preservation Grant Application with the Connecticut State Library
 - B. **Appointment(s)–Town Council Appointed**
 1. **Blight Review Committee** – The Term of Office of James Byrne (U), Expires 3/31/23. Reappointment Will be Until 3/31/25.
 2. **Prison Town Liaison Committee** – The Term of Office of Nanci Harvey (I), Expires 02/28/23. Reappointment Will be Until 02/28/25.
 3. **Senior Tax Relief Committee** – To Appoint George Young to replace Robert Tkacz for a term to end July 5, 2023

- C. Discussion/Resolution:** To conduct a Title Search concerning the potential conveyance of a Portion of Brainerd Park at 133 Brainard Road
- D. Discussion/Resolution:** To consult with the Charitable Trust Unit at the Attorney General's Office concerning the potential conveyance of a Portion of Brainerd Park at 133 Brainard Road
- E. Discussion/Resolution:** To authorize the Town Manager to enter into discussion with Fast Track Realty concerning a fixed tax assessment agreement 100 Bright Meadow Road.
- F. Discussion/Resolution:** Chief of Police Contract Extension to 2030
- G. Discussion/Resolution:** To Discuss the Proposed Plan of Conservation and Development and to Take Any Action as Necessary
- H. Discussion/Resolution:** Resolution Repealing the Vicious Dogs Ordinance, Enfield Town Code Sections 10-51 through 10-56, Inclusive
- I. Discussion/Resolution:** Resolution Setting a Public Hearing Regarding the Proposed Repeal of the Massage Therapy Establishments Ordinance
- J. Discussion/Resolution:** Resolution Setting a Public Hearing to Amend Enfield Town Code Section 82-41 Parking Violation Fines
- K. Discussion/Resolution:** Extension of the 120 Day Residential Permit Parking Program on Francis St., Highland Park, Pequot Ave. and Nonotuck St. Through July 28, 2023

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 SPECIAL MEETING
MONDAY, MARCH 6, 2023**

A Special Meeting of the Enfield Town Council was called to order by Chairman Cressotti on Monday, March 6, 2023. The meeting was called to order at 5:30 pm.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar (remotely), and Santanella. Councilor Unghire was absent. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Assistant Town Attorney, Mark Cerrato; and Town Clerk, Sheila Bailey.

MOTION #6507 by Councilor Mangini seconded by Councilor Nelson to go into Executive Session to discuss the Chief of Police employment contract, the potential disposition of Nathan Hale School, 5 Taylor Road, and an update on Brainerd Park.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6507** adopted 10/0/0.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Cressotti at 5:31 pm.

Councilor Nelson recused himself and left the room at 5:46 pm while an update was given regarding Brainerd Park.

Chairman Cressotti reconvened the Special Meeting at 6:22 pm and stated during executive session the Council discussed personnel matters/contract/real estate negotiations with no action or votes being taken.

ADJOURNMENT

MOTION #6508 by Councilor Finger, seconded by Councilor Santanella to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6508** adopted 10/0/0 and the meeting stood adjourned at 6:23 pm.

Respectfully submitted,

Sheila M. Bailey
Town Clerk
Clerk of the Council

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, MARCH 6, 2023**

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, March 6, 2023. The meeting was called to order at 8:23pm.

PRAYER – The Prayer was given by Councilor Nelson.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar (virtual), Santanella, and Unghire (virtual). Also present were the Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Assistant Town Attorney, Mark Cerrato; Town Clerk, Sheila M. Bailey.

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

MINUTES OF PRECEDING MEETINGS

MOTION #6509 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the special meeting on February 6, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6509** adopted 10-0-1. Councilor Hopkins abstained.

MOTION #6510 by Councilor Cekala, seconded by Councilor Mangini to accept the minutes of the regular meeting on February 6, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6510** adopted 10-0-1. Councilor Hopkins abstained.

MOTION #6511 by Councilor Nelson, seconded by Councilor Mangini to accept the minutes of the special meeting on February 13, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6511** adopted 9-0-2. Councilors Hopkins and Ludwick abstained.

SPECIAL GUESTS-Members of the Senior Tax Relief Committee

Chairman Cressotti introduced Marlene Hoginski, Mike Arnone, and Dave Goyette.

Mr. Goyette stated that they had five to seven meetings and a lot of homework to do before and after each meeting. They then came up with the proposed plan. They have looked at extending the Circuit Breaker Program by a couple of thousand dollars and adding \$26,000 a year for seniors who volunteer in town more than fifty hours a year.

Ms. Hoginski stated that there are many seniors who volunteer in the town.

Chairman Cressotti thanked all those who were involved with the Senior Tax Relief Committee. Seniors can receive up to a \$400 tax credit for volunteering.

Councilor Ludwick asked if seniors who work can qualify for the tax credit. Ms. Hoginski clarified that they still must volunteer at least one hour a week of their time.

PUBLIC COMMUNICATIONS

Nikki Price, 1324 Enfield St.

Ms. Price asked how the Council could accept the draft POCD when all the action items on development are based solely on Thompsonville. She said at an August 10, 2022 conservation workshop, she asked two staff members why the focus was only on Thompsonville. They replied that Thompsonville is what they were charged to do because there was not enough money in the budget. She wrote an email to Dr. Poland expressing her concerns on August 21, 2022. She thinks development is becoming more important than protecting our environment's character and charm. She also emailed the Council on February 13, 2023 after the public hearing expressing her thoughts.

George Young, 8 Holly Ln.

Mr. Young pointed out that on the agenda item later in the meeting about the senior tax credit, it states the limit for married people but not unmarried people.

John Hartley, 19 Auburn Rd.

Mr. Hartley stated that he was basically born and raised on South River Street in town. He passed around a flyer that says Enfield Train Station on it. He said it is miss-spelled and it should say Thompsonville Train Station. He has an old book called the History of Connecticut Railroads and Thompsonville is listed on the schedule. He has promised the book to the Enfield Historical Society. He wanted to know why they are changing the name of the station.

Walter Kruzel, 21 Charnley Rd.

Mr. Kruzel stated that he is a volunteer for First Readers. He thanked everyone that came out for the trivia night on February 25, 2023. He thanked Councilors Mangini and Nelson for attending. First Readers was at JFK and eighty readers were awarded. The program was suspended for a couple years due to COVID.

Mr. Kruzel also brought up a fact that his father rented a space at the Casket Building back in the early 70's and the address was Thompsonville, CT. Two years later the post office changed it to Enfield. Change does happen and it is inevitable.

Robert Bukowski, 21 Francis

Mr. Bukowski stated that he emailed the Council a copy of his comments yesterday. He is asking for a 120-day extension of the parking ban near Jimmy's Pub because it is coming to an end and there is no permanent solution yet. He would like a report on all the solutions that are being worked on. The pub owner is paying for his patrons parking tickets, he was or is violating his karaoke liquor license by having a DJ, and he is moving forward with his live band entertainment license to the Planning and Zoning Commission. The parking ban enforcement currently relies on resident call-ins. There should be active police patrols and towing for repeat offenders. The parking stickers should be transferable to give their guests a permit when visiting. The parking ban should be 24/7. He would like a progress report on the parking fine issue. He knows of two instances of drunk driving and disturbances since the pub's renovation. He would like to see the Council request a report of all police activity related to the pub and make it public. There is a pedestrian safety concern and intoxicated patrons crossing Route 5. He would also like to know what the current capacity is for the pub and the previous occupancy prior to the renovation. He will be asking for a delay in issuing a live entertainment license.

Ken Bedard, 27 Burnham St,

Mr. Bedard, owner of Jimmy's Pub, stated that he and his wife have extended many olive branches to the residents of Francis Avenue. He has asked them to come to him with problems and he said instead, they police the neighborhood vigilante style. He is sick of being harassed by the residents of Francis Avenue. He is a commercial property operating within his rights and working on the live entertainment part.

Melanie Dubiel, 4 Francis Ave.

Ms. Dubiel stated that the owner of the pub paying patrons parking tickets is not trying to work with the residents. She said she has a video of him having a DJ and he is not supposed to. People are roaming the street still at 2:00am. There were two drunk girls that backed into the speed limit sign, live entertainment, and underage drinking and they are still operating.

Chairman Cressotti declared Public Communications over.

COUNCILOR COMMUNICATIONS

Chairman Cressotti mentioned that a couple of weeks ago the BOE had a major distraction. There is zero tolerance for attempting to distract elected officials from doing their jobs and fulfilling the commitments of the role for which they were elected. The police department will continue to investigate this type of activity. March is Board of Education Appreciation month. He thanked all the elected officials on the BOE.

Chairman Cressotti congratulated the Enfield Stars for their participation in the Special Olympics Winter Games. He thanked Eversource for making snow for the kids to compete.

Councilor Mangini mentioned that it was great to see the First Readers ceremony so well attended after being absent during COVID.

Councilor Mangini mentioned that the Rotary Club is having a pancake breakfast on March 25, 2023 from 8:00-10:30am at Enfield Senior Center to raise funds for Santa Claus gifts, and scholarships.

Councilor Hopkins asked if they could schedule a Leisure Services meeting for the end of this month or beginning of next month due to all the discussion about parks.

Councilor Hopkins would also like an update on the parking ban.

Councilor Nelson stated that a bunch of residents have received letters from the assessor regarding personal property tax. He said due to the BAA being short one member, he would like to get a motion to add Donna Dubanowski's reappointment to the next meetings agenda. Councilor Ludwick seconded the motion. Ellen Zoppo-Sassu stated that she is still a member because she has not been replaced or reappointed. Councilor Nelson withdrew his motion.

Councilor Cekala reminded everyone that is not the way to add items to the agenda, it is done in leadership.

Councilor Hopkins mentioned that it was great that Ms. Dubanowski can still serve in her current capacity and take appeals. He thinks that the current investigation needs answers before moving on.

Councilor Pyznar reminded everyone that the property tax appeals have to be in by March 20, 2023. She wanted to know if residents can get the form anywhere else besides online in case they don't have a computer.

Councilor Ludwick wanted to know if anyone made Donna aware because she is under the impression that she did not get reappointed.

Councilor Ludwick asked for clarification on the appeals from the re-evaluation and how long they are good for.

Councilor Finger was sorry that he could not attend the First Readers ceremony as he was at a retirement party for Sue Wilson, the benefits administrator.

Councilor Finger mentioned that Jack Hartley is the gentleman that spoke about the train station. He is the one that organizes the flags up and down Enfield Street.

Councilor Cekala attended the Invention Convention and she said they should all be very proud of themselves.

Councilor Cekala stated that they are globally looking at the parking fines, not just related to Francis Avenue.

Councilor Ludwick asked if it would be possible to name the train station Thompsonville-Enfield Station. He also wanted to know what kind of safety plan is in place in case of a derailment.

Councilor Unghire was wondering if a date has been set for the next Public Safety meeting. Councilor Despard responded that it will be the first Wednesday of the month at 1:00pm.

TOWN MANAGER REPORT AND COMMUNICATIONS

Ellen Zoppo-Sassu stated that there will be a Leisure Subcommittee meeting after they get a report back from the people about disc golf. Any actions that the Council takes regarding Brainerd Park will go to Leisure Services also. We do need to set up a meeting for Leisure.

Ms. Zoppo-Sassu stated that in the packet is a list of recommendations regarding parking fines from the General Government. She also mentioned that they are cataloging and keeping in a file all the emails and phone calls regarding Francis Avenue. Most want the signs to stay, and some would like to see some tweaks. There will be something on the next agenda.

Ms. Zoppo-Sassu wanted to clarify there are no income restrictions on the volunteer tax credit. Married couples can only get one credit but they can split the hours. Ms. Zoppo-Sassu stated in response to Mr. Young that they are just increasing the income level to \$60,000. It was just added to the State of Connecticut qualifying income program. What is not filled in is the tax credit percentage. It needs to be carried across the line. She will have it updated.

Ms. Zoppo-Sassu said in terms of the BAA, the letters went out and there are some concerns that they have been working through. Any action that the BAA takes in the spring, the assessor has statutory authority to put something back on the tax rolls to modify it. BAA appeals hearings will start in April. We might want to look at the charter when it comes time for revision concerning adding hearing officers. We currently don't have that opportunity because the language is charter driven.

REPORTS OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Mangini mentioned that the Diversity, Equity, and Inclusion Committee met and came up with their mission statement.

The Fourth of July Committee also met and had their dinner dance fundraiser to help offset costs.

UNFINISHED BUSINESS

RESOLUTION #6512 by Councilor Cekala, seconded by Councilor Hopkins.

BE IT RESOLVED, that in accordance with Chapter VII, Section II of the Town Charter, the Enfield Town Council does hereby adopt the wage adjustment up to \$75,000 for the current Assistant Assessor position and advertise the salary range of \$65,000-\$75,000 for the vacant Assistant Assessor position.

Councilor Hopkins supports the salary increase to have multiple qualified people working in the Assessor's office. Councilor Nelson agreed with Councilor Hopkins that we need to have a full staff in case changes are made. He will support the motion.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6512** adopted 7-4-0. Councilors Unghire, Pyznar, Ludwick, and Finger voted against.

RESOLUTION #6513 by Councilor Nelson, seconded by Councilor Mangini.

BE IT RESOLVED, that the Enfield Housing Authority is not charged for use of the Transfer Station; that the Town Manager and the EHA Executive Director discuss opportunities to transition from barrels to dumpsters when appropriate and feasible, and that the EHA begin paying for the direct costs that the town incurs for appliance and Freon disposal fees effective July 1, 2023.

Councilor Ludwick thanked Scott Bertrand and Donald Nunes for this. He thinks it is a fair compromise.

Chairman Cressotti commended Scott Bertrand for being upfront with the committee. He also thanked the Town Manager and the people on the subcommittee.

Councilor Finger wanted to clarify what appliances the fee policy refers to. For example, washing machines are free because they are metal. Ms. Zoppo-Sassu responded that it includes anything that is not free.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6513** adopted 11-0-0.

NEW BUSINESS

CONSENT AGENDA

MOTION #6514 by Councilor Nelson, seconded by Councilor Cekala to approve Consent Agenda.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6514** adopted 11-0-0.

- Consent Agenda Resolutions are appended to the minutes.

APPOINTMENTS/TOWN COUNCIL APPOINTED

MOTION #6515 to appoint Daniel Keating (U) to the Enfield Culture and Arts Commission for a term expiring 6/1/24.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION#6515** adopted 11-0-0.

MOTION #6516 to appoint Kenneth Edgar (D) to the Prison Town Liaison Committee for a term expiring 2/28/25.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION#6516** adopted 11-0-0.

RESOLUTION #6517 by Councilor Cekala, seconded by Councilor Nelson.

BE IT RESOLVED, that in order to promote the goals of scientific, educational, literary, historical, governmental, charitable and non-profit entities located in the Town of Enfield by drawing upon the skills, knowledge and experience of its senior citizens, the Town Council of the Town of Enfield hereby establishes a Senior Volunteer Tax Relief Program for senior citizens who choose to donate their time, talent and experience by volunteering services to qualifying entities.

Councilor Cekala asked where residents can go to get the form for this. Ms. Zoppo-Sassu answered it will be on social media, web-based, at the Senior Center, and the libraries. There are appeal forms in those locations as well.

Councilor Pyznar asked if seniors can apply if they are on a board or a commission. Ms. Zoppo-Sassu responded, yes.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6517** adopted 11-0-0.

RESOLUTION #6518 by Councilor Mangini, seconded by Councilor Nelson.

BE IT RESOLVED, that the Town Council accepts the recommendation of the Senior Tax Relief Committee to adopt the expanded brackets up to \$60,000 for Enfield senior citizens who qualify.

Councilor Ludwick wanted to make sure that we point this out in the budget, so people know we cover it. Ms. Zoppo-Sassu stated that they are not sure they will be putting it in the budget, they are going to encumber it. There is no ceiling on this.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6518** adopted 11-0-0.

RESOLUTION #6519 by Councilor Nelson, seconded by Councilor Mangini.

WHEREAS, the Town has the opportunity to purchase a brand-new leftover 2020 Labrie refuse truck body at a substantial savings; and

WHEREAS, the body is functionally identical to a 2023 body and can be mated to a 2023 Autocar chassis; and

WHEREAS, the purchase of this combination will result in a savings to the town of \$26,609 compared to a standard 2023 vehicle; and

WHEREAS, because of this vehicle’s unique configuration, a bid waiver is required.

THEREFORE, BE IT RESOLVED, that the Town Council does hereby find, based on the foregoing compelling public interest, and in accordance with Chapter V, Section 8 (d), that it is therefore against the best interest of the town to require bids for the above-described vehicle.

Councilor Hopkins mentioned that this sounds like a deal that someone else did not buy and now it is a deal for us, so he justifies waiving the bid.

Councilor Ludwick commended Donald and staff. This is a great reason to use the bid waiver.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6519** adopted 11-0-0.

RESOLUTION #6520 by Councilor Mangini, 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:	General Fund-Non departmental charges		
	Contingency	10800092-584000	\$83,000
TO:	General Fund-Non departmental charges		
	Transfer to Capital	10800092-593010	\$83,000
FROM:	Capital Non-recurring Fund – 2023 Revenues		
	Transfer from General Fund	31042023-480001	\$83,000
TO:	Capital Non-recurring Fund –Municipal Facilities		
	Furniture and Fixtures	31008110-573300	\$83,000

Certification: I hereby certify that the above-stated funds are available as of March 1, 2023.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6520** adopted 11-0-0.

RESOLUTION #6521 by Councilor Nelson, seconded by Councilor Mangini.

BE IT RESOLVED, that the Enfield Town Council hereby authorizes the Town Manager to sign on behalf of the Town of Enfield the following Settlement Participation Forms:

- Allergen Settlement
- Teva Settlement
- CVS Settlement
- Walgreens Settlement
- Walmart Settlement

Councilor Ludwick just wants to make sure all money goes to purchasing Narcan or helping people with any kind of drug use. Ms. Zoppo-Sassu said that we are unaware of the amounts of the settlements at this time.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6521** adopted 11-0-0.

RESOLUTION #6522 by Councilor Mangini, seconded by Councilor Despard.

BE IT RESOLVED, that the ancillary structures located on 56 College Street will be demolished per town standards and subject to a final inspection by the town by July 6, 2023; and

BE IT RESOLVED, that 56 College Street must be sold by the Executor of the Estate of 56 College Street by March 6, 2024; and

BE IT RESOLVED, that if these conditions are not met, the town shall continue and finalize the foreclosure proceeding against the property at 56 College Street; and

BE IT FURTHER RESOLVED, that if these conditions are not met, the Enfield Town Council does hereby authorize that the waiver of the above-referenced property maintenance fines, the release of the above-referenced property maintenance lien, and the withdrawal of the above-referenced foreclosure.

Councilor Nelson asked a question about the address of the house and the other structure connected with the property may not have the same address and wondered if they needed to amend this. Attorney Cerrato confirmed that it is all one address and not necessary to amend.

Councilor Hopkins complimented the members of the Blight Committee. He said it is a great first wave of changing the way they do things.

Councilor Ludwick would love to see another business there after it is knocked down.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6522** adopted 11-0-0.

RESOLUTION #6523 by Councilor Nelson, seconded by Councilor Mangini.

NOW, THEREFORE BE IT RESOLVED, that the proposed improvements to the Higgins Park, including the construction of the bandshell, are hereby referred to the Planning and Zoning Commission in conformance with the requirements of Connecticut General State §8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6523** adopted 11-0-0.

RESOLUTION #6524 by Councilor Mangini, seconded by Councilor Nelson.

NOW, THEREFORE BE IT RESOLVED, that the proposed conveyance/transfer of the Nathan Hale School property at 5 Taylor Road is hereby referred to the Planning and Zoning Commission in conformance with the requirements of the Connecticut General Statute §8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6524** adopted 10-1-0. Councilor Ludwick voted against.

ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

PUBLIC COMMUNICATIONS

Walter Kruzel, 21 Charnley Rd.

Mr. Kruzel agreed with Councilor Ludwick in getting another business at 56 College Street.

Chairman Cressotti closed Public Communications.

COUNCILOR COMMENTS

Chairman Cressotti mentioned that on Saturday, March 11, 2023 they are having a free shopping event for youth for prom dresses, suits, jewelry, purses, makeup, and shoes etc. It is at the Opera House Players on High Street. It is from 11:00-3:00.

MOTION #6525 by Councilor Mangini, seconded by Councilor Despard to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6525** adopted 11-0-0 and the meeting stood adjourned at 9:55pm.

Respectfully submitted,

Sheila M. Bailey
Clerk to the Council
Town Clerk

Tina Demers
Secretary to the Council



Date: March 6, 2023

TOWN OF ENFIELD

Subject: Resolution to appropriate additional funds awarded by NCAAA to Social Services, Adult & Elderly Division - \$10,000

This grant operates on a FFY, therefore any unspent funds remaining in the current FY will be rolled over to subsequent fiscal years

Highlights:

- The Town FY 23 budget was prepared prior to this increased award amount.
- NCAAA awarded these additional funds to be used for Other Professional Services for community trainings.

There will be no impact on the town budget.

Recommendation:

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

Certification: I hereby certify that the above-stated funds are available as of March 6, 2023

John A. Wilcox, Director of Finance

Steven V. Bielenda, Assistant Town Manager

Date:

Date:

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

FROM: DSS-AE-NCAAA Supportive Services Grant

Revenue	22040415-460700	\$10,000
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TO: DSS AE NCAAA Supportive Services Grant

Other Professional Services	22040415-533900	\$10,000
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Date Prepared: March 6, 2023

Prepared By: Cindy Guerreri, Director of Social Services



TOWN OF ENFIELD

Date: March 6, 2023

Subject: Resolution to Transfer Funds within the Community Initiatives Division/Mental Health & Wellness to Other Professional Services: \$2,200

Highlights:

- The Department of Social Services is hosting a training for the Crisis Response Team for the first time in 4 years.
- Riverside Trauma Center will provide a 2-day training on Psychological First Aid/Posttraumatic Stress Management
- The contract amount requires a transfer of funds within the Division budget

There will be no impact on the town budget.

Recommendation:

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

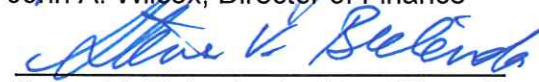
Certification: I hereby certify that the above-stated funds are available as of March 6, 2023.



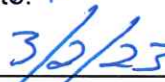
John A. Wilcox, Director of Finance



Date: 3/1/23



Steven V. Bielenda, Assistant Town Manager



Date: 3/2/23

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

FROM: Community Initiatives

Instructional Supplies	22046168-561100	\$2,200
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TO: Community Initiatives

Other Professional Services	22046168-533900	\$2,200
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Date Prepared: March 6, 2023
Prepared By: Cynthia Guerreri, Director of Social Services



TOWN OF ENFIELD

TO: Enfield Town Council
FROM: Ellen Zoppo-Sassu, Town Manager
DATE: March 20, 2023
RE: Projects & Activities Report (PAR)
CC: Town Direct Reports

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

TOWN MANAGER:

The Town Manager's Office has spent a considerable amount of time on the MassMutual proposals; working on union contractual language and preparing for the budget.

LIBRARY SERVICES:

The Children's Department and Reference Department both set up booths at Enfield Public School's Heritage Day. The Children's Department let attendees know about all the resources we have to offer, and Samantha Lee from Reference did a demonstration on our genealogy databases.

Kristin Raiche, Head of Children's Services participated in the First Readers Trivia Night fundraiser, the First Readers Ceremony and is a member of the KITE Citizen Focus Group.

Samantha Lee will be presenting an intellectual freedom training for the CT Association of Public School Superintendents in March.

The Friends of the Enfield Library have moved into the ground floor library space at the Annex. This will allow them to sort books and immediately put them on shelves for display for their book sale. This set up will allow the Friends to streamline their processes and save money on renting a tent and other expenses for their annual book sale. Buildings and Grounds have been instrumental in making this move a success.

Deputy Director, Katie Werth, participated in Read Across America Day at ECDC.

A major reclassification process was completed in the Children's Department. All of the picture books have been categorized into major topics that our youngest readers will find more user friendly. Topics such as "Pets," "Things That Go," "Favorite Characters," and "Holidays and Seasons" will make it much easier for kids to find books they are interested in than being arranged alphabetically by the author.



TOWN OF ENFIELD

Recreation

Staffing: Interviews were held for the Assistant Recreation Manager position on March 7th. A new hire should start in early to mid-April. Hiring is currently underway for summer seasonal positions and include Lifeguards and Camp Counselors. Applications are available at www.enfield-ct.gov/hr.

Winter Programming: Dolphins Swim Team, Instructional/Recreation/Travel basketball concluded their seasons in late February/early March. Travel basketball, Girls 7&8, took second place in the NCC tournament.

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.

Spring Programming: Registration is currently underway for Skyhawks Sports clinics, Babysitter Safety training, Preschool & Youth Martial Arts classes, Preschool/Youth/Adult Cupcake and Cake Decorating classes and Adult Yoga. Information on Youth Field Hockey and the Spring/Summer Dolphins season will be released in the coming weeks.

Tons-O-Fun Summer Camp: Program information is now online. Registration will begin on Friday, March 17th. The program will run for seven weeks, June 26 – August 11. Camp is open to Enfield residents entering grades 1-8 in September 2023. Activities include open swim, field trips, sports, crafts and before/after care services.

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

Senior Center

The Senior Center hosted 4,932 visitors for the month of January and 4,353 for the month of February.

AARP Tax Aide Program:

The Senior Center in conjunction with AARP is offering a free tax prep program for seniors. There was an informational session on January 6 which outlined the program and attendees were able to pre-register for an appointment. On January 12, eligible participants were able to start booking their appointments. To date, 330 appointments have been booked and we have a small waitlist. The program runs February 1 through April 17, 2023.

Rhythm Stix:

This new class offers a cardio workout with participants using drumming sticks and a stability ball to get an overall workout. It is a hit with the seniors

Special Events:

- Ring in the New Year; a Dance and Ice Cream Social were highlights over the last month.



TOWN OF ENFIELD

The Senior Center has planned several trips for 2023. There are eight 1-day bus trips, one 3-day bus trip and 3 fly tours. Registration has begun for some of the trips. Flyers are available at the front desk. The June trip to Goodspeed Opera House to see Gypsy sold out in four hours!

Presentations:

The Center hosted 3 presentations in February:

- February 10 - Real Estate Advice and Information presented by Shirleen Peabody, Coldwell Banker Realty, Senior Real Estate Specialist (SRES).
- February 16 – Hawaiian Islands presented by Bob, “The Travel Guy”.
- February 17 – The Who, What & Why of Home Inspections presented by Mark Roy, East Coast Home Inspections, LLC. Mark has been added to the monthly Ask The ... listing as a Home Inspector.

POLICE:

Sergeant's Promotional Ceremony: On January 20, 2023, Officer Steven Austin and Officer Leo Polverini were promoted to the rank of sergeant. Both were thereafter assigned to a sergeant's Field Training Supervisory (transition) program and both have now undertaken solo supervisory responsibilities.

Annual Police Explorer's Dinner: On January 20, 2023, the Enfield Police Department Explorer Program held their annual recognition and promotion ceremony. Lieutenant J. Paul Vance, Connecticut State Police (Ret.), served as the keynote speaker for the event.

NESPAC/NESPIN Meeting: On January 25, 2023, Chief Alaric J. Fox served as one of the two Connecticut representatives to the quarterly New England State Police Administrator's Compact Board of Director's Meeting.

Hartford Police Academy Graduation: On January 26, 2023, Officer Nicholas Ferracci graduated from the Hartford Police Department Training Academy. He has now undertaken the Enfield Police Department Field Training Officer Program and, assuming successful completion of this program, he will thereafter be assigned independent solo patrol duties.

WFSB-TV (Channel 3) Police Chief Training: On February 9, 2023, Chief Alaric J. Fox attended a police chiefs/media training session at WFSB-TV (Channel 3) in Rocky Hill.

Connecticut General Assembly “Public Safety Subcommittee” Legislative Testimony: On February 14, 2023, Chief Alaric J. Fox testified in favor of proposed legislation as to the protective custody/emergency care of persons revived through the use of Narcan.

DOT/Amtrak Train Safety Meeting: On February 15, 2023, members of the Enfield Police Department met with various representatives of the Connecticut Department of Transportation and Amtrak to review train safety protocols for the town of Enfield. Information and training materials that were received were also passed on to our fire department partners within the town.



TOWN OF ENFIELD

Brook House Meeting: On February 23, 2023, members of the Enfield Police Department command staff met with the newly appointed director of the Brook House to address frequency of calls for service and missing persons from within their facilities.

WFSB-TV (Channel 3) Training: On March 2, 2023, members of the Enfield Police Department provided requested training for field staff of WFSB-TV (Channel 3) on active aggressors and de-escalation of hostile individuals.

Hometown Heroes Canine (Grant) Award: On March 3, 2023, the Officer Michael Colantuono was awarded third place in a nationwide canine competition sponsored by "Hometown Heroes." This recognition came along with a \$5,000.00 award that the department can use to toward training, care, and equipment for our canine program.

Connecticut Police Chiefs Association Board of Directors Meeting: On March 8, 2023, Chief Alaric J. Fox attended a board meeting of the Connecticut Police Chiefs Association.

Freedom of Information Training Class: On March 14, 2023, the Enfield Police Department hosted a Freedom of Information laws training class, offered through Mr. Tom Hennick of the Connecticut Freedom of Information Commission.

PLANNING & ZONING APPLICATIONS:

PH# 3058 – 525 Enfield St – Application to expand an existing automotive sales and repair facility; 525 Enfield St, LLC Applicant/Owner; Map 33/Lot 263, Map 33/Lot 265, Map/Lot 267; BG Zone. APPROVED. This application is for the rebuild of the Artioli Dodge campus after the fire destroyed their building.

SPR# 1910 – 481 Enfield St – Application for a restaurant in Unit 1; Amelies LLC, Applicant; Frank Enterprises V LLC, Owner; Map 33/Lot 256; BG Zone APPROVED. This is an application for the Pierogi Queen to relocate to a larger facility from their current Alden street address.

PH# 3057 – 90C Elm St – Application for a hybrid retail cannabis establishment; Willow Brook Enfield LLC dba Zen Leaf Enfield, Applicant; Enfield Square Realty LLC/Enfield Ch LLC, Enfield Nassim LLC, Owner; Map 43/Lot 27; BR Zone APPROVED. This is the first application for a recreational and medical marijuana retail establishment that the town has received.

PH# 3054 – 117 North St – Application for home occupation, excavation permit and contractors' storage yard; Joseph Liquore, Applicant/Owner; Map 93/Lot 15 + Map 100/Lot 6; I-1 Zone. APPROVED the excavation permit. DENIED without prejudice the home occupation and contractors' storage yard, as a separate permit is required.

These applications are in response to zoning violations for excavation, and a contractors storage yard without permits from April of 2018. After lack of response to the violation and cease and desist orders, the Town filed a legal complaint to Superior Court. In January of 2021 a Stipulated Judgement was finalized. The stipulated judgment required the applicant to apply for the proper permits. The excavation permit was approved for past activity and reclamation of the site. The new application for the contractor's storage yard, home occupation and manufacturing (for creation of mulch) is anticipated to be filed in the very near future.



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CGS 8-24 Referral from Town Council for improvements to Higgins Park located at 820 Enfield St; Town of Enfield Owner/Applicant; Map 28/Lot 113; TD1 Zone. PZC sent a positive referral for the Bandshell only.

Plan of Conservation and Development (POCD) – Public Hearing for adoption on March 23, 2023 at 6:00 pm in the Council Chambers

ECONOMIC AND COMMUNITY DEVELOPMENT:

Enfield Station TOD Public Roadway Enhancements: The Office of Economic & Community Development is seeking \$1,000,000 from Congressman Joe Courtney's Office under the Fiscal Year 2024 Community Project Funding Application Round to support public streetscape improvements (sidewalks improvements, lighting, roadway improvements, etc.) and potential public utility upgrades needed to help support and compliment the proposed transit oriented development (TOD) in Thompsonville Village. In FY22, the CT DOT received \$2,500,000 to Upgrade Infrastructure and Accessibility at the Enfield Rail Station. In that request, sidewalks are proposed to be replaced on Main Street to complete pedestrian access to the station and tie the station to the village. Pavement on Main Street will also be upgraded as part of that funding. Main street provides a connection between the proposed Enfield Station TOD mixed-use development and the Train Station. The town request seeks additional funding to extend those improvements around this proposed development on Pleasant Street, Chapel Street, Church Street, and North Main Street.

Enfield Housing Rehabilitation Program Seminar: The Town's Office of Economic & Community Development offers a housing rehabilitation program to income eligible Enfield homeowners to reduce lead hazards, correct housing code violations, and perform energy efficiency measures to their primary residence. Town staff has scheduled a seminar at the Enfield Senior on April 13th at 6 pm to educate Enfield residents on the program's benefits, eligibility requirements, the application process, eligible improvements, and program procedures in an effort to work closely with eligible homeowners on performing necessary improvements to their homes. For more information on this program, please visit <https://www.enfield-ct.gov/1248/CDBG-Loan-Programs>

Pearl Street Public Library National Register of Historic Place Nomination: The Town is requesting up to \$20,000 in Historic Preservation Enhancement Grant funding from the CT State Historic Preservation Office to list the Pearl Street Carnegie Library located at 159 Pearl Street on the National Register of Historic Places as well as to perform a conditions assessment of this historic resource to ensure that it is properly preserved into the future.

EMS:

Enfield EMS responded to 1336 calls for service in January and February 2023. Mutual aid needed for 74 responses during this time period, and mutual aid was provided to surrounding communities for 77 responses.



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Enfield EMS took possession of a new 2022 Expedition Paramedic SUV, replacing a 2010 model. It has been inspected by the Department of Public Health and is in service. EMS also took possession of an additional ambulance to our fleet, Medic 8. This vehicle is currently awaiting installation of radios and the Dept. of Public Health inspection. Anticipated in service timeframe is late April 2023.

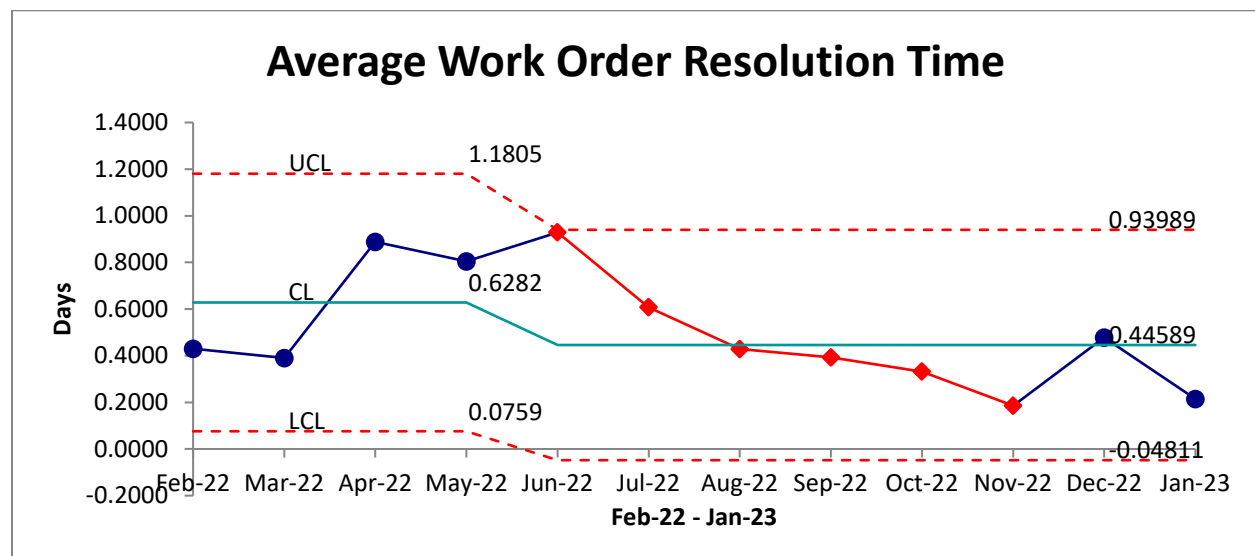
Chief Riggott and Captain Morisset participated in a Press Conference, held by the Co-Chair of the Public Health Committee at the Legislative Office Building on January 30th. There are several EMS related proposed bills that would be beneficial to the town, including Medicaid Rate increases. Additionally, Chief Riggott attended KITE's Early Childhood Community Plan Focus group on January 23rd, to lend perspective from Emergency Medical Services.

Enfield EMS staff provided CPR training for the Opera House Players and for staff at Eli Whitney for Professional Development. Staff also participated in Social Services Gatekeeper training for making referrals for residents in need. Chief Riggott also got to be a guest reader at the Enfield Child Development Center for Read Across America Day.

Enfield EMS assisted with the field delivery of two births in the past few months; a healthy baby boy delivered in January, and a healthy baby girl delivered in February. Paramedic Supervisor David Foote, and night crews Rebecca Locke, Kenya Russell, Kaitlyn Grabowski, and Charles Merrick were recognized for their response.

INFORMATION TECHNOLOGY:

Creating Efficiency through Continual Process Improvement



IT takes on average half a day to resolve technology requests (teal centerline).



TOWN OF ENFIELD

The IT service management process remains within the upper and lower limits (red dotted lines) which indicates a consistent and reliable service.

Ongoing process improvements reduced our average case resolution time 29%. The shift is visible in June 2022. Cases which once took .63 days to resolve now take just .45 days. In other words, it now takes IT less than half a day on average to resolve a technology request.

By focusing on the interaction between technology, people, and process, the IT Department can provide business support services while sustaining a highly available and secure technology infrastructure.

February was a busy month for IRS and Payroll scams throughout the world. Town of Enfield has rolled out the annual mandatory Security Awareness Campaign to all employees to help identify scams.

Please remember to verify identity, purpose, and location of the request before providing information. Many scammers take advantage of people being short on time and hope to get someone to Click before they think.

PUBLIC WORKS:

Engineering:

ROADS 2021 – Year 1 (Cheryl Dr, Cranbrook Blvd, Edmund Ln, Moody Rd & Stephen Dr) Construction work was advertised on February 8, 2023, the bid opened on March 2, 2023, and Hinckley Construction was low bidder at \$3,307,858.25. Construction should start on April 10, 2023.

ROADS 2021 – Year 2 (Abbe Rd, Broadleaf Ln, Hillyer Dr, Meadow Lark Rd, Pearl St Ext, Storrs Rd, Trinity Dr, Yale Ct & Yale Dr). Abbe Road Project: the design has been finalized, construction plans stamped & signed, wage rates have been requested, now just waiting on Finance.

Meadow Lark Area, FD plans should be submitted at the end of week for Engineering review.

ROADS 2021 – Year 3 (Thompsonville 2024, Hazardville West & Enfield Southwest). The Design Services RFP went out on January 27, 2023, with a submission date of March 10, 2023, there was a delay on the submission date due to WPC finishing the CC-Video work. WPC Work: CC-Video work performed by WPC to determine if any sewer work needed design work. After examining the videos, it was determined that no design work is needed.

Crack Seal Program 2022 – The work is complete.

South River Street Bridge Replacement – Currently the Consultant (GM2) is reviewing the submittals. The demolition of the house 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 have been removed, within the project limits.



TOWN OF ENFIELD

Powder Hollow Baseball Field Improvements – The electrical room design work is complete, DPW is taking the work out to bid. Engineering consultant continues with the design work.

Orlando Drive Culvert - Dayton Construction has installed the north half of the culvert and switched the traffic to the north side. The streambed has been prepared for the culvert footing on the southside.

Higgins Park Parking Lot – Design work continues, WiFi & CC cameras added to the trail. Elm Street Sidewalk Gap Community Connectivity Grant – Consultant continues design towards the FD plans.

Town Farm Road Multi-Use Path LOTCIP – Engineering Consultant submitted the 75% PD Plans and submitted plans to CRCOG for comments. CTDOT was asked to do the work on the ROW permanent easement takings, waiting on their answer.

Freshwater Pond Forebay Dredging - Freshwater Pond Forebay Dredging design RFP has been awarded and a Notice to Proceed issued. 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. Working with consultant on easement map, for easement acquisition.

Public Works Administration:

Municipal Roofs – Contract has been signed with Russel and Dawson to proceed with design of the roofs at Alcorn School and the Enfield Annex. The Enfield Police Department roof has been removed from this agreement due to the approved renovation of the Public Safety Complex. Purchase order has been requested.

Building and Grounds Garage – Proposals have been received for design services for a Building and Grounds Garage located at the Enfield Annex. A proposal from Silver Petrucelli + Associates has been selected to be awarded the contract. A site visit with the engineers is currently scheduled for March 16.

ADA Compliance – ADA audits have been completed at Henry Barnard, Hazardville Memorial, Enfield Street, Prudence Crandall, Stowe Early Learning Center, Eli Whitney, the EMS Building, the Animal Shelter, and the Enfield Annex. The elementary schools have been prioritized over all other buildings to complete first.

HVAC and Air quality analysis – A project description for engineering services will be drafted and sent out to provide a complete analysis and assessment of the HVAC system at all school buildings in town, as required by CT statute 10-220. Proposal will also include an air quality analysis at each school building, pending pricing and budget.

DPW Fleet and Skylight Repair – A notice to proceed has been sent to Silver Petrucelli for design services for this section of roof. A sample has been obtained for environmental testing.



TOWN OF ENFIELD

Animal Shelter Roof – In-house design has been completed and approved. Replacement is assigned to the Building and Grounds Department.

Stowe Electrical Upgrade –Allstate is currently scheduled for the week of April Vacation (April 10-14) to install conduit and complete as much of the job as possible while the school is out for the week.

Annex Asset Disposal – The wood shop and kitchen equipment at the Enfield Annex has been approved for disposal. The assets will be posted for auction.

Building and Grounds:

Built and installed new breakroom cabinets and sink for Enfield Express.

Rebuilt damaged calming rooms at Eagle Academy.

Finished installing toilets from preschool size to adult size at Eagle Academy.

Moved shotput throwing area from northeast corner of EHS to southwest corner for BOE.

Removed Annex gym bleachers. These bleachers were out of code and not safe to use.

Continued on winter PM's on summer equipment.

Completed winter painting of the great room and installed new flooring in the library of the Senior Center.

Renovated conference room and office space at WPC.

Cleaned both chillers at EHS.

Removed skating rinks at Powder Hollow.

Highway:

Waiting on new traffic lights to come in to redo the intersection of South Rd. & Phoenix Ave, work is delayed due to supply chain issues with light weight brackets. Mason, tree trimming, signage repairs, roadside mower brush cutting and pothole repairs ongoing. We have had to treat roads for 12 events and plow for 6 of those events. Two men went way above the normal jobs and repaired back wall of the salt shed and saved the town thousands of dollars doing it in-house. We repaired the head wall culvert on Oliver Rd. Starting on our spring repair list and street sweeping starting on March 27th.

RRM:

Transfer Station renovation ongoing, new gate is operational and moved over to the new scale house this week. IT installed the new computer equipment. RRM personnel cleaned out several rooms at the Annex and supplied help to B&G and WPC. Yard waste collection will resume March 31st.

WPC:

The daily average effluent flow for the month of January was 6.1 MGD and for February it was 4.7 MGD. The effluent flow totals for the month of January were 188 million gallons and it was 131 million gallons for February. All NPDES permit requirements were met.

C H Nickerson began work on the flood control berm by setting up the required track monitoring equipment. Then they relocated fence, installed sheet piles, and installed clay. They topped the berm off with rip rap, thus completing the berm installation.



TOWN OF ENFIELD

Collection System - January

CBYD Tickets: 108
Emergency Sewer Calls: 6
Manhole Inspections: 48
Video Inspection: 8,745 Feet
Jet Rodded: 10,470 Feet
Confined Space Entry Permits: 11

Collection System - February

CBYD Tickets: 72
Emergency Sewer Calls: 3
Manhole Inspections: 55
Video Inspection: 8,987 Feet
Jet Rodded: 11,562 Feet
Confined Space Entry Permits: 11

During our routine cleaning and inspections of the collections system we identified several locations where we had broken laterals, sewer main, and manhole frames. Using the on-call contractor all of these locations have been repaired.

Lift Stations

Load bank testing began on our nineteen generators ensuring they remain in good working condition when they are needed for power outages. Westshore required a new motor starter to be installed. Also, responded to several alarms related to clogged pumps and check valves caused by wipes.

Building Inspection Division:

25 Hazard Avenue - DSW remodel. Consolidated/ moved over, but not complete.

109 Elm Street - Golden Nozzle car wash. Open but not fully CO'd.

90 Elm Street - New Raising Canes restaurant. Plan review should be completed 3/15

1264 Enfield Street - new storage buildings at the High School. Almost completed.

820 Enfield Street - \$200,000 for the new band shell.

39 Residential addresses - \$1.75 million in miscellaneous Rooftop PV panels

175 Freshwater - Meeting next week about electrical upgrades. CO issued for last project 2/6

148 Hazard - \$448,000 in low voltage wiring work for the Trinity Health/Johnson project.

210 Moody - 14,000 sqft addition \$781,000

20 Avon Street - New house CO

701 Enfield - CO issued for medical remodel.

90 Elm Street - Popeyes Full CO issued.

About \$63,000 in revenue for the month with applications for 67 Building permits, 32 electrical permits, 35 HVAC permits, 25 plumbing permits, 13 Photovoltaic permits, 4 Fire Suppression/Sprinkler permits, 0 Fire Alarm permits and 18 Building code complaints for a total of 226 records created for the month.

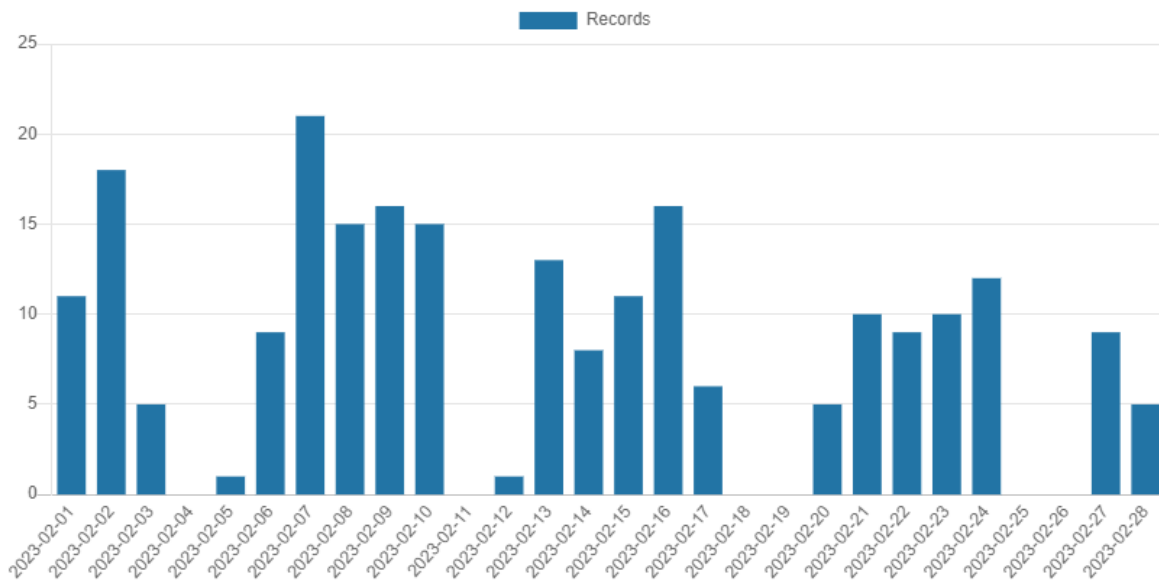


TOWN OF ENFIELD

About 302 inspections performed in approximately 19 working days.

Analytics

Records submitted over time



Totals



226

Records Created



302

Inspections Done



\$63,394.26

Revenue Collected



229

Permits Issued



TOWN OF ENFIELD

SOCIAL SERVICES:

ECDC

The Child Development Center is currently serving 196 children. In January ECDC received the exciting news that the center passed their accreditation visit with flying colors and is re-accredited for another 5 years. The scores they received were outstanding in all areas which include program and classroom portfolios, center tour and classroom observations.

In February 21 staff became recertified in CPR and First Aid. This is an 8-hour course that is a required component of their accreditation and state licensing.

On March 2nd ECDC celebrated Read Across America Day with readers from EMS, EFD, The Public Library, Town Council and The Town Managers office. This was the first year since the start of the pandemic that they had readers back in the rooms for this event. The students and readers also enjoyed a lunch of green eggs and ham prepared by the kitchen staff. This is always a fun day for the children and staff, and a wonderful way to have different divisions come together to support the Child Development Center.

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 5 weekly in-person groups with 68 adults and 69 children attending. The Stowe FRC is offering 6 weekly in-person groups with 90 adults and 145 children attending.

Our Parent Educators started a new Monday “Coffee & Chat” series during the month of January for parents/caregivers young children to come and talk about the joys and struggles of parenting. For the month of February on Monday mornings we offered a “Podcast Chat” series for parents/caregivers. We sent out a podcast episode from the Dr. Becky Kennedy “Good Inside” parenting podcast for families to listen to and then we discussed the podcast together in person. We also offered many Friday programs that were very well attended including a visit to the Enfield Public Library, Music & Movement with Renee Coro, Forest Park Zoo on the Go at the gym at Social Services, a gross motor event in the Stowe gym and a trip to Danny’s Pizza where families got to tour the restaurant and make their own pizzas. We also had our evening playgroup each month providing pizza dinner and it was very well attended.

We continue to work on increasing families’ use of the Sparkler app in the community through our Sparkler grant from the Office of Early Childhood. Sparkler allows families to easily complete their Ages and Stages Questionnaires (ASQs) to monitor development. We held a Sparkler party in the FRC as well as at the Enfield Food Shelf where we were able to assist 15 families in logging on to the app and completing their ASQs.



TOWN OF ENFIELD

Youth Service Bureau

The Enfield Youth Council had 4 biweekly meetings scheduled. During meetings, youth engage in skill building activities such as resume building and interview skills. Youth also use meeting time to develop a timeline and distribute tasks for projects such as Sticker Shock.

The Enfield Youth Council has conducted 3 interviews to be aired on *The Enfield Youth Services Show* on 107.7 WACC at Asnuntuck Community College. Recent guests included Adult & Community Social Worker, the founder of Alex's Army, and a co-owner of Riley's School of Dance. The youth work as a group to develop their interview scripts. Youth are also incorporating prevention themes in their interview scripts. The youth have also continued to record PSA's for local events.

The Enfield Youth Council participated in Sticker Shock. The youth distributed paper bags, with positive prevention messages about alcohol, to local liquor stores. The Enfield Police Department volunteered their time and 3 vehicles to help transport the youth during this activity. The youth distributed a total of 600 paper bags to 12 liquor stores. The youth also designed a new sticker to be used during the next round of Sticker Shock.

Positive Youth Development

Two 6-week LEGO® Club sessions occurred. 1 session took place at Prudence Crandall Elementary School, open to 3rd-5th grade students. 5 students registered for this session. Activities were planned with developmental assets as a guide. Through activities youth strengthens assets such as Planning and Decision Making, Children as Resources and Cultural Competence. Parents and youths were encouraged to complete a satisfaction survey at the end of the session. 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.

The other LEGO® Club session took place in the Enfield Youth Center and was open to all Youth Center members. This session did not utilize planned activities, instead youth engaged in free building. Free building is less structured, which is beneficial for youth who were not able to stay for the whole hour. Although less structured, the youth still engaged with each other using their builds. They built structures such as hospitals and hotels and developed correlating "rules" and characters. Typically, 3-4 youth attended this LEGO® Club each week.

The Youth Development Worker transitioned into the role of Prevention Coordinator in mid-February. The position is currently posted.

Youth Center

January and February were the busiest months we have had in years, we currently have 160 members. Our average daily attendance for the month of January was 46. The daily average attendance for February was 41.



TOWN OF ENFIELD

We collaborated with the Alternative Education program, brought students from the Annex to Asnuntuck Community College for tours of all available programs of study, these students graduated at the end of January. We celebrated the Chinese New Year with art activities, games and homemade chicken fried rice. Two Asnuntuck students are volunteering for us; one has a 120-hour internship, and the other student has a 20-hour observation for the Self and Others class.

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.

Adult & Elderly

The Kitchen at ECDC is currently serving around 400 children for breakfast and 280 for lunch. We are still having supply shortages; the food shortage has improved. With Thurston's new website it has made it easier to order because it lets us know what they have on hand when we are placing the order. The part time cook left ECDC in the middle of February. We are in the process of hiring for that position.

Mark Twain is currently serving around 24 to 30 residents during the weekday meal program. Our Site Manager is doing a wonderful job and the residents love having her there. We are serving around 17 to 21 residents in the dining room. We still provide 9 deliveries to residents who have health issues. We will be celebrating birthdays of the month starting at the end of March in hopes of bringing in more residents. The weekend meal program at Mark Twain serves anywhere between 20 to 24 residents. We are still having a tough time hiring staff for weekend program. We haven't received any applications for the weekend program. We are continuing with the recruitment process. We have incorporated new recipes for the residents to try on the weekends in the hope that a variety will bring in more residents.

Transportation

Magic Carpet provided 3,043 rides for the month of January and 2,430 rides for the month of February. Dial-a-Ride provided 898 rides in January and 1787 rides in February. Free rides for Magic Carpet are expected to end on March 31st. In February we welcomed a full-time driver, Viola Grey, who is driving the Blue line until 10:00 at night. We are happy to have this route open for the residents of Enfield. We also hired a part time dispatcher/back up driver, Angel Rodriguez, who has been a wonderful addition to the Transit division.

Care Coordination

The CCC directly supervises 6 staff and 2 interns, providing weekly supervision to each as well as biweekly care coordination team meetings. 2 positions have been open during this time and the CCC has been covering some of the direct service work as it pertains to at risk youth. One position was just filled and the second remains open. From November 10, 2023, to December 15, 2023 Enfield's Department of Social Services held a winter items drive. Donations were solicited from local corporate donors, as well as community members.



TOWN OF ENFIELD

Donations were dispersed to individuals and families that contacted the Department expressing a need for winter items, given out in the front office of the Department of Social Services, and given to the local warming center. Items received from the drive were 7 adult coats, 13 children's coats, 6 children's boots, 51 donated winter hats, 60 pairs of gloves/mittens, 12 scarves, 46 pairs of socks, and a Costco gift card. Our MSW intern from UConn, Eliza, coordinated this effort.

Adult & Community Social Services Workers

The ACSSW outpost at the police department received 20 referrals from enforcement counterparts during this period: 1 for hoarding and mental health issues; 2 for substance use and mental health issues; 3 for domestic violence issues, 3 for mental health issues, 3 for encampments, 2 for homelessness, 4 were elderly with issues regarding needing services, basic needs, transportation and housing and referrals were forwarded to ESCC worker Lopez. Also followed up with 3 individuals who were administered Narcan and the families of 2 individuals classified as untimely deaths. Finally, provided outreach to 20 individuals who were transported to the hospital as a police request for emergency examination.

Provided outreach on four occasions for an hour each time 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.

The ACSSW at Alcorn has received 27 adult referrals during this reporting period. Of the 17 referrals received, 5 were initiated by police request for emergency evaluation, 20 were self-referrals for basic needs including housing, mental health, and connecting to community resources, 2 were from calls for state agencies/legal support.

The ACSSW continues to cover the work of the vacant youth social services position.

Elderly Services Care Coordinator

ESCC attended 4 training sessions regarding serving the aging community in CT and advocating on their behalf during stressful events.

34 referrals were received from community members. These referrals consisted of affordable housing assistance, home health needs, food assistance, medical equipment, and education pertaining to hospital/SNF discharge procedures; 9 residents were assisted with Medicare applications through CHOICES, 7 referrals received through EMS, and 5 referrals through PD.

ESCC also provided assistance to 4 households that experienced no heat issues during this time, 2 of which qualified for Uniform Relocation Assistance or URA.

During this time, the Gatekeeper program had provided multiple training seminars to local fire departments and EMS. ESCC has also begun to receive referrals for the Gatekeeper program as a result.



TOWN OF ENFIELD

Early Childhood Social Worker

This position was vacant and was filled by Angelica Fajardo on 3/6/23. Angelica holds a Bachelor of Science in Psychology and Spanish from Eastern Connecticut State University, as well as an MSW from Springfield College School of Social Work. Angelica has practice as a professional social worker in the health care setting working with adults, children and adolescents. She has an extensive experience with the Early Head Start program. Angelica focuses her career to support families, children and their caregivers with a trauma-informed lens. Angelica is a strong advocate to all community backgrounds. When she is not in the office, Angelica enjoys cooking, listening to music, taking small road trips, and gardening.

Youth Social Services Worker

This position is currently vacant and applications are being reviewed. The work is being done by the Adult and Community Social Services Worker and the Clinical Care Coordinator.

The department has received 26 youth referrals during this reporting period. Of the referrals received, 15 were initiated by PREE's/PC's, 3 were initiated from JRB's, 1 from parent outreach, 2 from school, and 5 cannabis referrals.

Juvenile Review Board Case Manager The JRB case manager position was filled by Robyn Spence on 2/6/23. Robyn worked for the department as a project assistant for the Drug Free Communities Grant for 7 years prior. Responsibilities will include intake, assessment, case presentation and ongoing case management for all JRB cases. Currently, there are 17 cases pending to be seen through the JRB.

Case Worker

The case worker processed 10 Operation Fuel applications and one assisted from donated funds. During this time, she processed 52 Elderly and totally disabled homeowner applications, 13 additional veteran's exemptions and 6 local disabilities applications.

The Caseworker also assisted 3 residents for State of CT Department of Social Services paperwork and fielded 202 phone calls for various inquiries.

Enfield Together Coalition

The Enfield Together Coalition had a change in key personnel. A new Prevention Coordinator was hired internally in mid-February, with Tessa Ridel transitioning from her position as Youth Development Worker

The Enfield Together Coalition sent 5 members to the CADCA National Leadership Forum. Members who attended the conference debriefed when they returned and shared the resources they collected.

The Enfield Together Coalition hosted 3 Leadership Workgroup meetings and 2 Membership, Retention & Recruitment meetings.



TOWN OF ENFIELD

The Leadership Workgroup has been preparing for the quarterly membership meeting on March 28th by identifying a theme and securing a speaker. The upcoming membership meeting will feature a guest speaker from Amplify who will present on the intersection of substance use and mental health.

The Enfield Together Coalition is working with iMission to redesign their website and prepare for materials National Prevention Week which will take place May 7-13.

Grants & Performance Management

The Grants & Performance Manager (GPM) trained DSS Food & Nutrition staff in Apricot. Staff are entering FY 2022-2023 participant enrollment and grant data required by funders of meals served Monday-Friday at the Mark Twain Congregate Housing site. A Food & Nutrition workflow and procedure manual was created to onboard staff to the system.

QR Codes are being created for simple entry into the Apricot system. Referrals from first responders and community entities go directly to the Care Coordination Coordinator for social worker assignment. The QR Codes provide a streamlined process allowing for a quicker response. DSS is also using Apricot QR Codes to implement program surveys. Pre and post trainings surveys are used to measure knowledge and overall program and training satisfaction.

Apricot was used for Enfield non-profits for the first time to complete and submit the Enfield Social Services grant applications. This will allow for easier future DSS grant reporting moving forward.

The GPM assisted with completion and submission of the Sober Truth on Preventing Underage Drinking Act Grant and the North Central Area Agency on Aging Title III-B Supportive Services & Senior Centers Grant applications.

The GPM continuously creates, and updates forms, generates reports, and provides technical assistance for staff and management.



TOWN OF ENFIELD

Date: March 20, 2023

Title: Resolution Authorizing the Town Manager to Execute a Historic Documents Preservation Grant Application with the Connecticut State Library

Highlights:

- The Town of Enfield is applying for a grant in the amount of \$8,000
- The Town is statutorily required to maintain permanent grantor/grantee indices of Enfield's land records
- The Town Clerk is in need of additional vault shelving to store these indices
- This grant will be utilized to purchase a slope top double-sided record desk with a total of 48 roller shelves and a new record top for the existing desk
- Purchase of this unit should hold an additional twenty years of records

Recommendation:

Adoption of the following resolution.

BE IT RESOLVED that Ellen Zoppo-Sassu, Town Manager, is empowered to execute and deliver in the name of and on behalf of this municipality an application and a contract with the Connecticut State Library and Adkins Company for a FY2024 Historic Documents Preservation Grant subject to review and approval of the Town Attorney.

Date Prepared: March 20, 2023
Prepared by: Sheila M. Bailey, Town Clerk

Eckenroth, Cheryl

From: noreply@civicplus.com
Sent: Monday, March 6, 2023 9:10 AM
To: Eckenroth, Cheryl
Subject: Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

External Email: Use Caution when opening attachments or clicking links.

Application for Vacancy on Boards, Agencies & Commissions

Date	3/6/2023
First and Last Name	James Byrne
Address	67 Post Road
City	Enfield
State	CT
Zip	06082
Phone Number	18603246454
Second Phone:	8605482683
Email	jbyrne@uks.com
Occupation	Attorney
Occupation Phone Number	Field not completed.
Party Affiliation	Unaffiliated
Registered Voter	Yes
Name of the Board You Wish to Apply For:	Blight Review Committee
Appointment	Reappointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	Attorney, who has been on the Blight Committee

Have you ever served on a Board, Commission or Agency in Enfield or elsewhere?

Yes

If so, please state name of board, commission or agency and time server:

Blight Committee 2021-present
Hartford Tennis Club 2021-2022
Protectors of Animals 2104-resent

If this is a reappointment, please list the number of meetings attended during the last 12 months:

8?

If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Eckenroth, Cheryl

From: noreply@civicplus.com
Sent: Tuesday, March 7, 2023 11:05 AM
To: Eckenroth, Cheryl
Subject: Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

External Email: Use Caution when opening attachments or clicking links.

Application for Vacancy on Boards, Agencies & Commissions

Date	2/28/2023
First and Last Name	Nanci Harvey
Address	18 Lake Drive
City	Enfield
State	CT
Zip	06082
Phone Number	860-983-4435
Second Phone:	8609834435
Email	Nancischultz@aol.com
Occupation	Real estate agent
Occupation Phone Number	860-983-4435
Party Affiliation	Independent
Registered Voter	Yes
Name of the Board You Wish to Apply For:	Prison Town Liaison Committee
Appointment	Reappointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	I live on Crescent Lake which we share with DOC. I am also VP of the Crescent Lake Tax District.

Have you ever served on a Board, Commission or Agency in Enfield or elsewhere?

Yes

If so, please state name of board, commission or agency and time server:

Prison Town Liaison Committee

If this is a reappointment, please list the number of meetings attended during the last 12 months:

4

If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?

No

Email not displaying correctly? [View it in your browser.](#)



C, D & E

TOWN OF ENFIELD

TO: Members of the Town Council

FROM: Ellen Zoppo-Sassu, Town Manager

RE: Agenda Items C, D, and E regarding proposed Brainerd Park conveyance

DATE: March 17, 2023

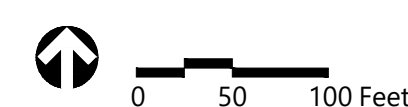
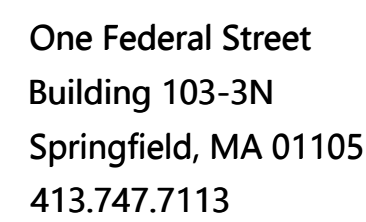
The attached map revision eliminates the use of Brainerd Park from site plan consideration for the proposed redevelopment of Mass Mutual by Fast Track Realty and All Sports Village. This is the plan that will be submitted to the PZC for their consideration of the zone change for the farm.

This plan, which we will refer to as Plan B, eliminates the turf indoor building and in essence, stacks it on top of the basketball building. This allowed Mr. Borgia to shift ten fields within the MassMutual property lines. The eleventh field is now inside the building. The previous plan that incorporates a portion of the Park will be referred to as Plan A.

At this time, proposed Plan B removes the need for a donated park maintenance fund, a donated time fund for Enfield leagues, rebuilt fields at the Annex or elsewhere, and the donation of 14 acres open space (beaver pond, area etc). Mr. Borgia will be re-purposing that \$6.5 million that was earmarked for the Town of Enfield Brainerd Park and field enhancements to the construction costs of the now combined building.

At this point, the proposed Plan B will enter the land use process. There is no way to predict the outcome of those land use hearings. At this time, in consultation with the Shipman & Goodwin attorneys and in conversation with our legal team, I am recommending that we continue to move forward with a title search of the park property since there were so many questions as to "can we or can't we," as well as ask for an advisory opinion from the Attorney General's Charitable Organizations section concerning the Brainerd donation. I would also recommend, in the interest of transparency and time, that a third motion that the Council authorize me to begin conversations about what a fixed tax assessment agreement would look like.

As you are aware, Mr. Borgia has stated that he will continue to pay the taxes as shown on the MassMutual Grand List in order to ensure the Town remains whole on that revenue stream. The Fixed Tax Assistance Agreement would set this amount and also consider the value of improvements he is proposing to include.



Bright Meadow Blvd.
Enfield, Connecticut

No.	Revision	Date	Appvd.

Designed by	Checked by
Issued for	Date
	March 8, 2023

Not Approved for Construction

Concept Plan

Drawing Number

C-5A

Sheet 1 of 1

Project Number
43222.00



F

TOWN OF ENFIELD

March 10, 2023

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution to Approve a New Seven-Year Police Chief Contract

Councilors:

Highlights:

- The Police Chief Contract will be expiring in less than 2 years and both Parties are desirous of keeping the Police Chief here until March 20th, 2030, his anticipated retirement date.
- The incoming police chief has agreed to the terms and conditions of the contract.

Budget Impact:

There is no current budget impact associated with this contract.

Recommendation:

RESOLUTION NO. _____

Resolution to Approve a New Seven-Year Police Chief Contract

BE IT RESOLVED, that the Enfield Town Council does hereby render the former police chief contract null and void and approve the Town Manager to sign this new seven (7) year contract between the Town of Enfield and Alaric J. Fox, commencing on March 20th, 2023 until March 20th, 2030.

Date Prepared: March 10, 2023
Prepared by: Steven Bielenda

EMPLOYMENT AGREEMENT
TOWN OF ENFIELD
CHIEF OF POLICE

This Agreement is made by and between the Town of Enfield, municipal corporation organized pursuant to the laws of the State of Connecticut hereinafter referred to as "the Town" or "the Employer", and Alaric J. Fox, hereinafter "the Chief."

SECTION ONE
TERM OF AGREEMENT

Upon execution of this new contract by both parties below, any prior contract between the Town of Enfield and the Police Chief will be rendered null and void. The term for the Police Chief's new contract will be in effect from March 20, 2023 until March 20, 2030.

SECTION TWO
TERMINATION

This Agreement may be terminated at any time by mutual agreement of the Chief and the Town Manager.

The Chief may terminate this Agreement by resigning, giving as much notice as possible, but in no event less than 90 (ninety) calendar days.

The Town may terminate the employment of the Chief of Police, at any time, for cause pursuant to Conn. Gen. Stat. section 7-278, as amended; or, if the Chief is incapable of fully performing his duties as Chief for a period of 12 (twelve) work weeks out of any 365-day period, excepting absences owing to worker's compensation, or appropriate use of town sick leave while under medical care, or absences authorized under the state and/or federal Family Medical Leave Act; or, if he fails to comply with the residency requirement set forth in Section Three.

The Town Council may terminate this Agreement after the Town Manager provides the Chief with advance written notice of specific grounds establishing just cause for termination and the Chief has had an opportunity to be heard in his own defense, personally or by counsel, at a public hearing before the Town Council in accordance with the Connecticut General Statutes.

SECTION THREE
RESIDENCY

Candidate agrees to establish his sole residence within a twenty-five (25) mile radius of the geographic borders of the Town of Enfield within two (2) months of employment, and thereafter to maintain said radius during the term of this contract.

Failure of the Chief to comply with this Section shall be deemed a resignation and shall not require a showing of just cause for discharge or termination.

SECTION FOUR **DUTIES, RESPONSIBILITIES, RESTRICTIONS & EVALUATIONS**

Effective upon his hire date of March 12, 2018, the Chief shall be responsible for the proper administration of the Enfield Police Department (hereinafter "Police Department") and general supervision of the enforcement of laws and ordinances within the town as further outlined in the attached job description.

The Chief shall devote his full time, skill, energy and best efforts to the faithful discharge of his duties as a full-time employee of the Town working 40 (forty) hours per week, together with such additional hours as are reasonably required to properly discharge his duties. The Chief shall be available to respond to calls as needed to carry out his responsibilities 24 (twenty-four) hours per day, 7 (seven) days per week and 365 (three hundred and sixty-five) days per year. His principal place of employment shall be at the Enfield police headquarters and/or other Town offices designated by the Town Manager.

Except as otherwise provided, the Chief shall devote all of his professional time, attention, knowledge and skills solely to the interest of the Town, and Town shall be entitled to all of the benefits arising from or incidental to all work, services and advice of Chief. The Chief is permitted to continue to engage in outside employment, as an adjunct instructor, with the Institute of Police Technology and Management (IPTM), the Spector Criminal Justice Training Network (SCJTN), and in the Connecticut community college system, during his off-duty hours or approved leave time, unless such employment should substantially interfere with his duties to the Enfield Police Department. Any other outside employment requires the advanced express written approval of the Town Manager.

The Chief's employment under this Agreement shall at all times be conditioned on his maintaining certification and meeting such other requirements for sworn police officers as may be set forth in State law or the regulations of the Connecticut Police Officer Standards and Training Council or any successor thereto.

There shall be at least one review of the Chief's performance by the Town Manager during the month of June each year or as determined by the Town Manager. The Chief's performance shall measure the Chief's review shall be conducted in accordance with the criteria developed jointly by the Employer and Chief. This provision in no way prohibits the Chief from requesting or the Employer from reviewing the Chief's performance on an on-going basis and requesting updates and/or periodic reviews at any regular or specially-called Town Council meeting.

The Chief shall abide by the Town's Ethics Ordinance, personnel rules and policies. The Chief agrees to comply with and abide by all Town policies and other rules and regulations in effect and as amended and created from time to time, except that in the event of conflict, the provisions of this Agreement shall prevail.

SECTION FIVE **COMPENSATION**

The Town shall continue the chief's current annual salary rate of \$147,441.66 (as of March 20th, 2023) in weekly or bi-weekly installments paid in accordance with the established practices of the Finance Department. The Town Manager shall review and may increase the salary rate on an annual basis as approved by the Town Council. The Chief shall not be entitled to any overtime pay, supplemental holiday pay, shift differential, or other premium pay. All compensation is subject to required deductions.

In addition, the Chief shall receive an annual stipend of three-thousand dollars (\$3,000) for the Cafeteria Benefits program as outlined in Resolution No. 4114 and amended in 2015.

Effective July 1, 2023, the Chief shall receive an annual educational stipend of one-thousand dollars (\$1,000), the same as all other police officers with the same educational background in the Enfield Police Department.

SECTION SIX **BENEFITS**

- A. **HEALTH INSURANCE.** The Town shall provide medical and dental benefits for the Chief and his eligible dependents. The Town shall pay the same share of the premium cost for such insurance as it pays for other non-union, management employees of the Town. The current cost share for said insurance is eleven (11) percent of the cost of the insurance during the term of this contract. The Chief may also opt out of receiving the Town's health insurance benefits and receive an annual monetary payout in accordance with the personnel rules.
- B. **LIFE INSURANCE.** The Town shall provide for a term life insurance policy for the Chief in accordance with what other department directors receive. The Town shall pay the full cost of the term life insurance.
- C. **UNIFORM ALLOWANCE.** The Chief shall be responsible for maintenance, repair and replacement of his uniforms. The Town shall provide the Chief with an initial Full Uniform/gear allotment (i.e. service weapon, badge, etc.) as reasonably necessary to fulfill the position of Police Chief. Thereafter,

commencing on July 1, 2018, the Chief shall receive an annual clothing allowance each fiscal year in the amount of \$1000 to maintain, repair and/or replace his uniforms.

- D. VACATION. The Chief shall be entitled to 30 (thirty) working days' vacation credited at the beginning of each fiscal year in accordance with the personnel policies & procedures. This amount will be effective as of the fiscal year commencing July 1, 2023.
- E. HOLIDAYS/LEAVE. The Chief shall be entitled to 12 paid holidays and 1 floating holiday as described in the personnel policies & procedures or as may be amended from time to time. The Chief will be granted 3 (three) paid personal leave days per fiscal year. The Chief shall be entitled to funeral leave in accordance with the rules for non-bargaining employees contained in the personnel policies & procedures. The Chief will accrue 10 hours of sick leave per month, not to exceed 15 days per year, as defined by the personnel rules.
- F. PENSION. The Chief shall participate in the Town Employee Pension Plan pursuant to the terms and conditions outlined in the plan document.
- G. VEHICLE. Since the Chief is required to be either on duty or subject to call and available to respond as needed to carry out his responsibilities as head of the Police Department at all times and may be required to report to an incident or event, the Town issued vehicle may be used by the Chief for unrestricted reasonable personal use in the State of Connecticut, but may not be used during vacations or recreational trips when he would not be reasonably expected to report to an incident or event. The Town shall provide and pay for liability, property damage and comprehensive insurance coverage, radio and communications equipment, and further shall pay the cost of operation (including all fuels and lubricants), maintenance and repair. The Chief will notify the Town Manager in advance if he intends to take the vehicle out of state for business use. The Chief shall be responsible for maintaining any required records of vehicle use and for payment of any federal or state income tax which may be attributed to personal use of the vehicle. The Chief's assigned vehicle will be an unmarked police four-door sedan or police SUV.
- H. MISCELLANEOUS. The Chief will be entitled to any other miscellaneous benefits as identified in the Town of Enfield's Personnel Rules and Procedures, as modified from time to time.

SECTION SEVEN
PROFESSIONAL LIABILITY

To the extent provided by the Connecticut General Statutes, the Town shall defend and indemnify the Chief in any legal action arising out of an act or omission occurring in the performance of the Chief's official duties. The Chief shall cooperate with the Town's defense of any such legal action. The Town may compromise and settle any such claim or suit and will pay the amount of any settlement or judgment rendered thereon.

SECTION EIGHT
PROFESSIONAL DUES AND PROFESSIONAL DEVELOPMENT

Upon advance written approval of the Town Manager and as provided for in the Enfield Town budget as appropriated by the Town Council, the Town shall pay for the following.

- A. DUES/SUBSCRIPTIONS. The Town recognizes the importance of professional development of the Chief of Police. Accordingly, the Town agrees to pay for the Chief's annual dues for the following memberships: International Association of Chiefs of Police, Connecticut Association of Chiefs of Police, and the FBI National Academy. The Town agrees to pay for the Chief's attendance at the IACP annual conference each contract year, including travel, lodging, and registration expenses, as budget conditions allow and in accordance with the Town's Business and Travel Reimbursement Policy. Also in accordance with that policy, the Town may pay for the Chief's travel and expenses for attending other conventions, seminars, and/or conferences approved in advance by the Town Manager
- B. OTHER. Other such national, regional, state and local government groups and committees as appropriate.

SECTION NINE
GENERAL PROVISIONS

- A. SEVERABILITY. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to remain in full force and effect.
- B. ENTIRE AGREEMENT. This Agreement sets forth and establishes the entire understanding between the Town and the Chief relating to the employment of the Chief by the Town. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement.

C. AMENDMENT. No amendment, modification or waiver of this Agreement shall be valid unless in writing and duly executed by the Chief and an authorized representative of the Enfield Town Council.

D. GOVERNING LAW. This Agreement and the employment of Chief hereunder shall be subject to all applicable provisions of the Charter, the rules and procedures adopted by the Enfield Town Council pursuant thereto and the provisions of the Enfield Town Code, as such may be amended from time to time. This Agreement shall be construed in accordance with the laws of the State of Connecticut. Any action to enforce the terms of this Agreement shall be brought in Connecticut.

IN WITNESS WHEREOF, the parties have executed this Agreement.

TOWN OF ENFIELD, POLICE CHIEF TOWN OF ENFIELD, TOWN MANAGER

By: _____ By: _____
Alaric J. Fox, Police Chief Ellen Zoppo-Sassu, Town Manager

Date: March 20th, 2023

Date: March 20th, 2023

MEMORANDUM

To: Honorable Mayor and Enfield Town Council
Enfield Planning and Zoning Commission

From: Laurie Whitten, Director of Planning

Date: March 16, 2023

RE: **Staff Comments, Clarifications, and Considerations for Potential Changes to the Draft POCD.**

In efforts to further compile comments and suggestions received from the public and members of the Town Council, staff has prepared the following clarifications and potential changes to the Draft POCD.

THE PLAN OF CONSERVATION AND DEVELOPMENT (POCD):

- ✓ Is a ten-year community guidance document for projects and changes that are or may be desired in town.
- ✓ May be modified at any time, provided changes follow state statutory requirements for notices, hearings etc.
- ✓ Goals and Implementation Strategies are a guide, suggestion, or a starting point for further discussion. They are NOT mandates. Sometimes these are discussed among staff and Commissions, or Committees are formed to investigate and evaluate an idea. Perhaps after the examination of a goal, it might be decided that it is not in the best interest to pursue the proposed change, or that a zoning regulation text amendment might fix the issue.
- ✓ Is used when applying for State Grants. When applying for a state grant (i.e., discretionary funding) the application most always requires an explanation on how the proposal meets the POCD of the municipality, and/or the State Plan, and gains extra points towards the possibility of being awarded the grant.
- ✓ Is required to be updated every 10 years per CGS 8-23, and SHALL promote the growth management principles within the statute. Should a Municipality not promote such principles, the state MAY withhold discretionary funding.
- ✓ In essence, before every strategy for improvement, the word "Consider", "Investigate" or "Research" could be added.

CLARIFICATIONS:

MULTI-FAMILY DEFINITION – 3 or more dwelling units – becomes a commercial structure per Fire and Building codes. This could include 3, 4, 5 + dwelling units in a building. Includes Condominiums, Apartments, Mixed Use, Assisted Living Facilities and Senior/Elderly Housing. Multi Family Housing is SITE SPECIFIC, not a zone. There is not a moratorium on condominiums. A condominium is a form of ownership, not a land use.

DENSITY – is how many dwelling units (DU) per acre.

Ex: Permissible densities per use /zone
Residential 44 zone = 1 DU /44,000 SF (1 du /acre)
Residential 33 zone = 1 DU/33,000 SF (1 DU/ ¾ ac)
Housing for the Elderly = 16 DU/acre
Multi Family Housing (Apts., Townhomes, Condos) = 10 DU /acre
Bigelow Commons = 29 DU/ac

DWELLING UNIT SIZE – Per PA 21-29 the Town may not require minimum dwelling unit sizes.

NON-CONFORMING SUBDIVISIONS - Many of the subdivisions in town were developed as R-17,000 sf for lot size. Subsequently, they were upzoned to R-33,000 sf lot size. This essentially made every lot in this situation nonconforming to size and setbacks (bulk and area). Regulations were put in place to allow, through a Special Permit – Public Hearing process, a modification of the bulk and area for these now non-conforming lots to add a deck, shed, pool, garage, or addition within the setbacks. This is onerous on the applicant and the town. The goal is to downzone these subdivisions back to the zone as they were developed. This will allow homeowners the same simple process for improvement to their property that are available to other property owners.

PUBLIC HEARINGS - There are three types of zoning approvals granted by the Zoning Commission. The first are zone changes (maps amendments) and text amendments (changes to the Zoning Regulations). Zone changes and text amendments require public hearing by law because they impact private property and property rights—the public has the right to be heard. The two other approvals considered by the Zoning Commission are related to use, permitted uses and conditional uses.

Permitted uses are uses that are allowed as-of-right (by staff zoning permit or by commission site plan) and by law do not require a public hearing. Permitted uses (by zoning permit or site plan) are as-of-right uses, which indicates that if the use complies with the requirements of regulations (i.e. bulk, area, site design, etc.), then the use must be approved. The reason these are as-of-right approvals is that they are administrative reviews to ensure compliance with the Zoning Regulations—consistency with use rights already granted to the private property by the Commission through the Regulations. Therefore, there is no subjectivity in the decision-making process or discretion. This is why no public hearing is required by law.

POTENTIAL CHANGES/CONSIDERATIONS:

NEED FOR DEFINITIONS AND ACRONYMS –Staff and Consultant have already realized the need for these.

HYPERLINKS – will be added where appropriate.

CLARITY OF MAPS –Staff and Consultant have already realized that the maps need more clarity, and more maps may be added, while the sewer service area maps will be combined into one. The Natural

Diversity Data Base (NDDb) Map was updated by the state in Dec of 2022, and will be incorporated into the final plan. A "Map Book" will be created as an addendum to the POCD, with full page sized graphics.

ACCESSORY DWELLING UNITS (ADU'S).

Public Act 21-29 *mandated* that towns allow ADU's almost anywhere, with limited oversight, unless the Town opted out of that specific mandate. The PZC desired to opt out of the mandate, with the proviso that they would investigate incorporating ADU's into the zoning regulations with proper oversight, such as requiring a special use permit. The Town Council agreed to opt out as well. (see attached documents from PZC to Town Council) Allowing ADU's will require a zoning text amendment, including a public hearing.

TARGETED INVESTMENT AREAS (TIA) – Enfield is a mature community which is very built out. In lieu of a Future Land Use Plan commonly placed in POCD's, Targeted Investment Areas were identified. These are areas with potential for growth, or adaptive reuse that should be studied further, especially prior to any landuse modifications that might occur. This is NOT a rezone, but a call for further investigation into generalized areas. Some citizens were concerned with the TIA in the prison and Lego area. The TIA's are essentially an updated version of the "Future Potentials" map carried over from the previous POCD dated 4/7/11 on pg. 21. (See Attached) It should be noted that if this TIA remains in the document, it would be more likely to receive "discretionary" grant funding for studies (such as for rezoning the Industrial area, preservation of grasslands, etc.) However, if this remains a controversial subject, the PZC should consider its removal from the POCD.

Citing from the Draft –on pg. 80 "...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..."

LACK OF SPECIFIC VISION IN THE PROPOSED PLAN Include vision statement from the last plan (see attached)

PARKING REQUIREMENTS

Per PA 21-29 the parking requirements are now:

1 space per studio or 1 BR housing unit; and 2 spaces per 2 BR or more housing units.

The proposal would be for 2 BR units to require 1.75 spaces per 2 BR and 2.0 spaces for 3 or more BR. This ratio could perhaps be used solely in the TOD district, if at all.

SPECIAL USE PERMITS

The proposal is to consider some uses that currently require a special permit to only need a zoning permit or site plan review. (for instance, some Farm Uses, or a change of use within an existing building) This is considered streamlining to make simple changes occur with less time and red tape.

There is no intent to eliminate special permits and public hearings, just to remove them as a possibility with Site Plan approvals/as of right applications. As this is quite controversial, the PZC should consider removing all references to eliminating Public Hearings.

LOCATION OF MULTI FAMILY (MF) proposed to be permitted in the BR, BP, BL and I1 zones. Mixed use is permitted in all but the I1 zone. The suggestion is to allow Multi Family development in these zones. Some have requested that MF not be allowed in the I1 zone. However, this would be contrary to many citizen requests that the I1 zones become less Industrial and more residential.

MULTI FAMILY PARCEL SIZE – Currently requires 60 acres minimum for a Multi Family Housing Development (MFHD) The recommendation is to consider reducing this down to 5 Ac. Perhaps a compromise would be 10- or 15-acre min.? (Reminder – MF development is dependent on the size of the parcel, and the type of housing for density (elderly, senior, non-age restricted etc.). They are ALL site specific, not a zone.

MIXED USE – Typically includes office, retail, restaurant and/or personal service on the first floor, with multi-family residential on the upper floors, similar to a new England Main Street. The mix may also be retail/office in 1 building, and residential in another on the same parcel.

HISTORIC RESOURCES – (p.23) Some believe that more background information should be included with the POCD on Historic Resources. One suggestion is to incorporate the Historic Resource chapter from the 2011 POCD as an appendix.

PA 490 OPEN SPACE - (p.38) *“Expand PA-490 benefits for open space protection.* PA-490 is a powerful tool to protect, or at least, delay the development of undeveloped space. Therefore, its use should be expanded to open space, not simply agriculture.”

There appears to be a consensus that we should entertain adoption of this tool. However, there should be collaborative discussions among the Town Council, PZC and Tax Assessor as to what if any parameters should be implemented. For instance, should there be a minimum acreage? Permitted only in certain zones? Should anyone with 20 sq. ft. of woods be granted an exemption?. These and other considerations should be thought out together. The study and implementation should be considered a high priority in the POCD. The parcels that would be included in such a program are to be placed in the POCD, which can be modified at any time provided that state statutory timelines and referrals are met.

CLIMATE CHANGE – Consider adding the creation of a Climate Action Plan for implementation.

PARKS – Consider adding the creation of a Parks and Recreation Development and Maintenance Plan



ADU'S

TOWN OF ENFIELD

September 20, 2021
Honorable Member
Enfield Town Council
Enfield, Connecticut

**Subject: Resolution to opt out of the provision of Public Act (PA) No.21-29
regarding Accessory Dwelling Units (ADU's) per Section 6 (f)**

Highlights:

- PA No.21-29 requires municipalities to allow accessory dwelling units on any established single family parcel with only a zoning permit.
- The PA allows an opt out provision by requiring the PZC to hold a public hearing with a 2/3 vote to opt out, followed by a public hearing by the Town Council with the same 2/3 vote in favor of opting out by January 1, 2023.
- The PZC held a special meeting on August 5, 2021 and voted unanimously in favor of opting out. Some reasons stated included concerns of overtaxing the local infrastructure, increased impervious coverage, public safety, depreciation of home values, enforcement of local codes and that the proposal is not in harmony with the POCD.

Budget Impact:

There is no budget impact.

Recommendation:

The Director of Development Services and Planning and Zoning commission recommends that the Town Council adopt the attached Resolution.

Respectfully Submitted,

Laurie Whitten
Director of Development Services

Attachments:

1. Referral from PZC for opt out
2. Resolution
3. attachment

Public Act #21-29 - Opting out of Accessory Dwelling Units (ADU's)

Currently permitted in the regulations: In law -Accessory Apt

- Developed for in-laws or other family members to live in same house with private quarters
- Requires Special Permit (ie public hearing), and is only for relatives.
- ***"Temporary" housing***
- Typically has only a door in between units
- Max size is between 400-750 sf
- Min lot size of 17,000 sf
- Shared utilities

Required Accessory Dwelling Unit per PA 21-29 – unless Town opts out

- May be an additional ***Freestanding house*** located on a single family lot
- By right with a zoning permit
- ***Permanent housing***
- Max 1000 sf with some restrictions
- Must meet zoning setbacks and coverage, but no min. lot size
- Any utilities

(Aug 5, 2021)

PZC voted to opt out of the mandated ADU provision due to concerns regarding:

- Overtaxing utilities
- Predictability with expected backyard privacy
- Drainage
- Traffic and on street parking
- Lack of oversight
- Among others

Proposed alternative regulations: In order to address equitable and alternative housing, the PZC plans to permit ADU'S with the rewrite of the zoning regulations, but with a bit more oversight than by right.

ENFIELD TOWN COUNCIL

RESOLUTION NO.

Resolution to opt out of the provision of Public Act (PA) No.21-29 regarding Accessory Dwelling Units (ADU's) per Section 6 (f)

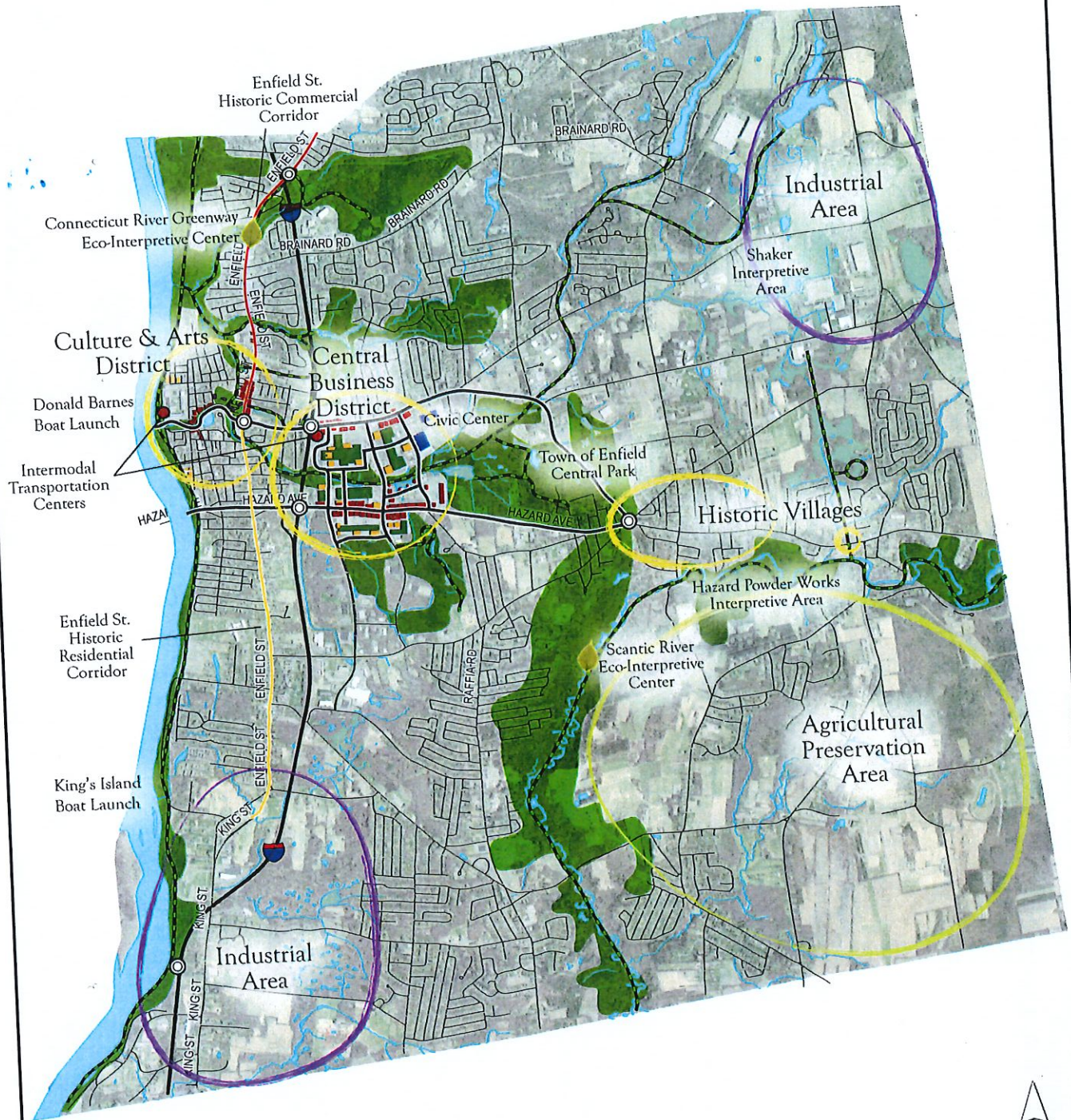
WHEREAS, the PZC has recommended that the Town opt out of the Public Act No. 21-29 ADU provisions;

WHEREAS, In order to opt out of the ADU provisions, the Town Council must hold a public hearing subsequent to the PZC public Hearing and gain a 2/3rd vote in favor of opting out;

WHEREAS, the Town Council held a public hearing on September 20, 2021;

WHEREAS, there are legitimate concerns with the proposed ADU regulations;

NOW, THEREFORE, BE IT RESOLVED, that the Town Council vote to opt out of PA 21-29 Section 6(f) for the ADU provisions



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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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The Future of Enfield

taken from POCD 4/07/11

A Vision Statement was prepared to guide the planning process for the POCD update. It was gradually developed as a series of public meetings, focus groups, and personal interviews were completed in 2009.

Vision Statement

Our community, the Town of Enfield, is North Central Connecticut's hidden gem. A warm and welcoming community, Enfield has the small town feel that we associate with "home" with all the conveniences of a larger community.

Enfield truly offers something for everyone. Nestled between Springfield, Massachusetts and Hartford, Connecticut, Enfield maintains a privileged position as the shopping and employment center of the region.

Our people and neighborhoods are diverse because we embrace people of all ethnicities, incomes and educational achievements; and offer safe and well cared for places in which to live, whether it be in an urban, suburban or rural setting.

History and nature have evolved in lockstep, and together we will preserve and enhance them for our enjoyment and sharing with visitors and future generations. We are proud of the role our town has played in the development of this country, and lovingly preserve the architectural legacy of our past.

We treasure our vast natural resources, specially our two major waterways, the Connecticut and the Scantic Rivers. We see our extensive wetlands as a valuable resource to be protected and used wisely. They are an oasis of water, vegetation and wildlife that gives us respite. We are committed to making them accessible to everyone and every neighborhood.

Agriculture is also central to our identity. While we understand that not all land will remain agricultural in perpetuity, we seek to preserve and protect the highest quality land, assist our farmers, and encourage agribusiness.

Our ultimate goal is to connect our community physically and enhance our spectacular waterfront by sensitively using the greenspace nature provides. We want to be a complete community that offers walkable neighborhoods, a variety of living and working opportunities, and the ability to meet our retail needs close to home.

Plan of Conservation & Development

2022 to 2032



December 30, 2022
Revised January 5, 2023



Acknowledgements

Town of Enfield Planning and Zoning Commission

Frank Alaimo	Kenneth Hilinski
Linda DeGray	Kiran Majmudar
Lewis Fiore, Chair	John Petronella
Vinnie Grillo	Christian D’Antonio, Alt.
Virginia Higley	Nicles Lefakis, Alt.

Plan of Conservation and Development Steering Committee

Peter Dimaria	Karen LaPlante	Scott Ryder
Mike Emmons	Bill Lee	Lynn Sacerdote
Melissa Everett	Kiran Majmudar	Richard Szweczak
Lewis Fiore	Cindy Mangini	Richard Stroiney
Virginia Higley	Ken Nelson	Pat Tallarita
Scott Kaupin	Marie Pyznar	Mary Anne Turner
Walter Kruzel	Charlotte Riley	Kevin Zorda

Planning Department

Lauren Whitten, Director of Planning
Matthew Davis, Assistant Town Planner
Georgienna Driver, Assistant Planner
Ricardo Rachele, Property Inspector
Nicole Maruca, Zoning Enforcement Technician
Mariella Garcia, Property Maintenance Inspector

Prepared by:



Donald J. Poland, PhD, AICP
Alyssa Fleming

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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)

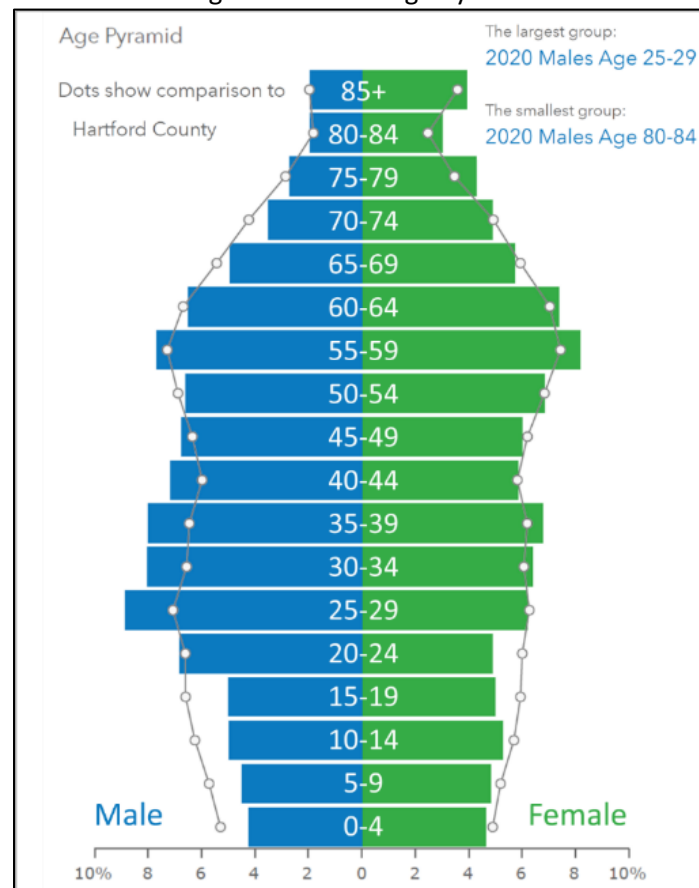
Total Population	2010	2020	Change 2010 - 2020	% Change 2010-2020
Connecticut	3,574,097	3,605,944	31,847	1%
Hartford County	894,014	899,498	5,484	1%
Enfield	44,654	42,141	-2,513	-6%

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 (PIFR) 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:

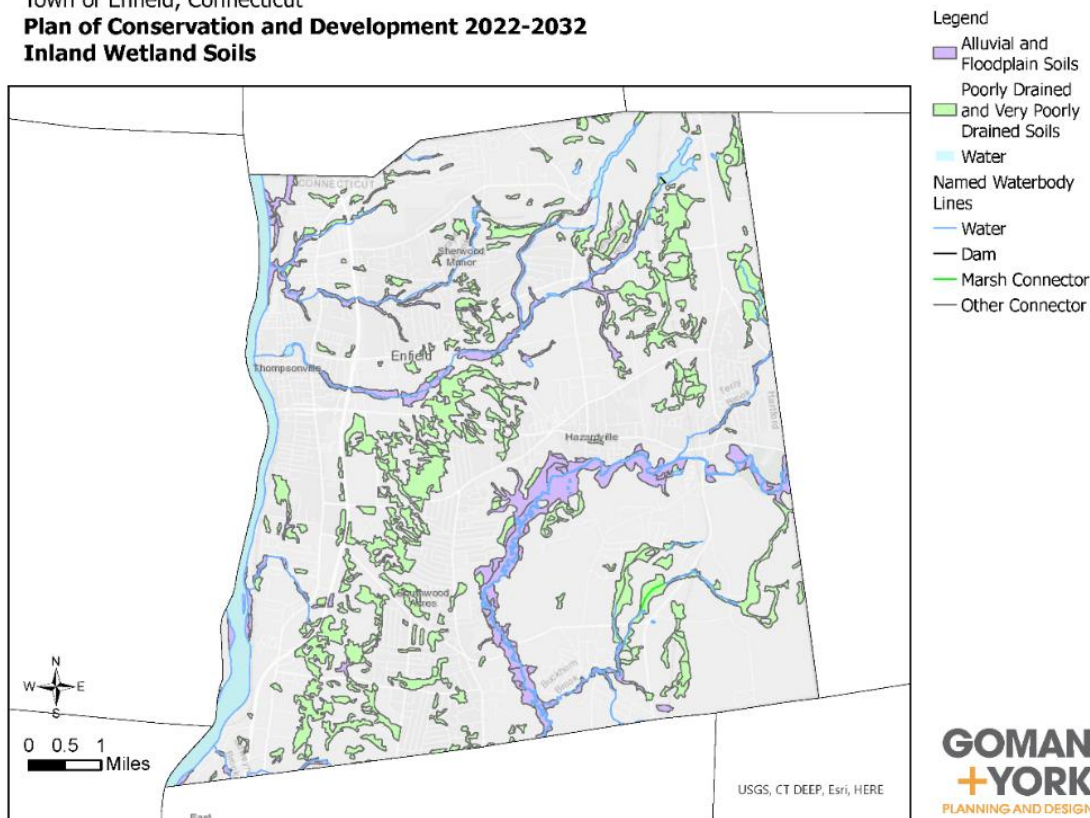
- **Public awareness and education.** Through the Inland Wetland Agency and Conservation Commission, Enfield should develop a public awareness and education program focused on the importance of wetlands and watercourse. Such an awareness and education program could be launched in association with Earth 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.

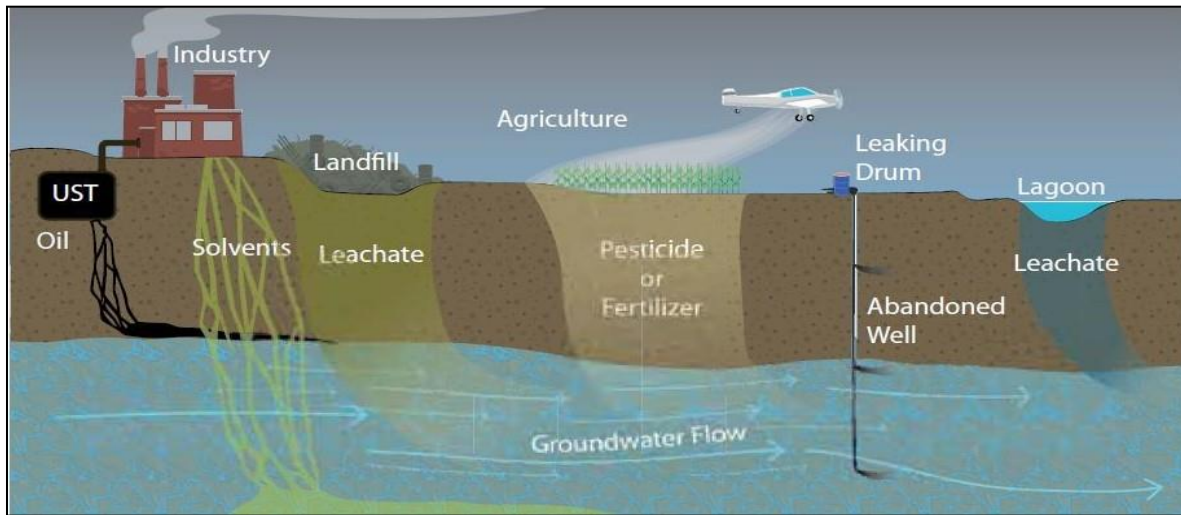
A small amount of hazardous material if improperly stored and/or disposed of, can result in substantial damage to underground aquifers as well as above ground water resources. In 2010, the State legislature passed legislation requiring towns with Level A (stratified drift) Aquifers to adopt aquifer protection 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:

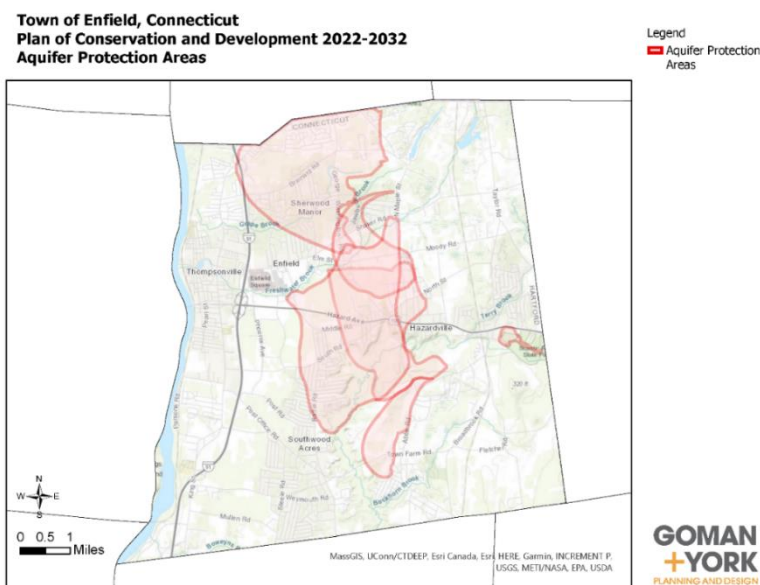
Better integrated aquifer protection into the Zoning Regulations. While the Zoning Regulations include Aquifer Protection provisions, said provisions should be better integrated into the zoning application process. This should include consideration for ground water protection, even in non-designated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

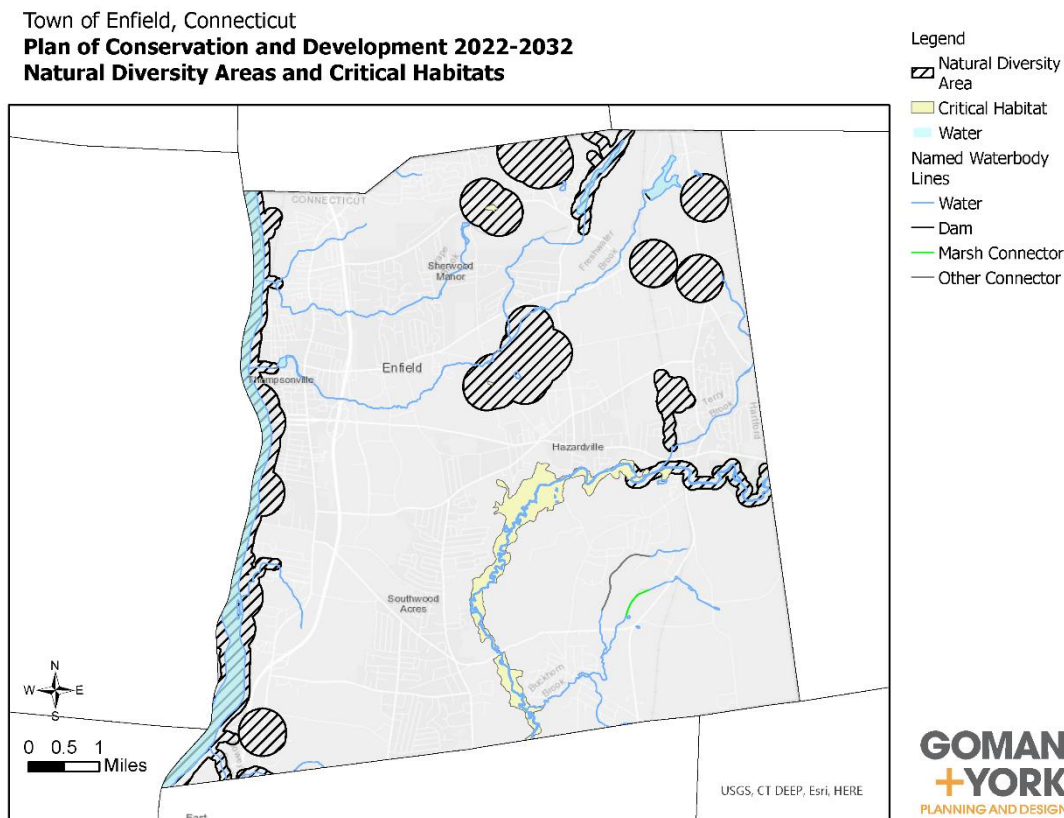
Many of the sensitive areas are along the Connecticut and Scantic Rivers, such as highly erodible Terrace Escarpment slopes, however sensitive areas are also clustered around Shaker [Pines Lake] Pond, Crescent Lakes, and Elm Street and Moody Road area, where there are Town-owned facilities and commercial 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



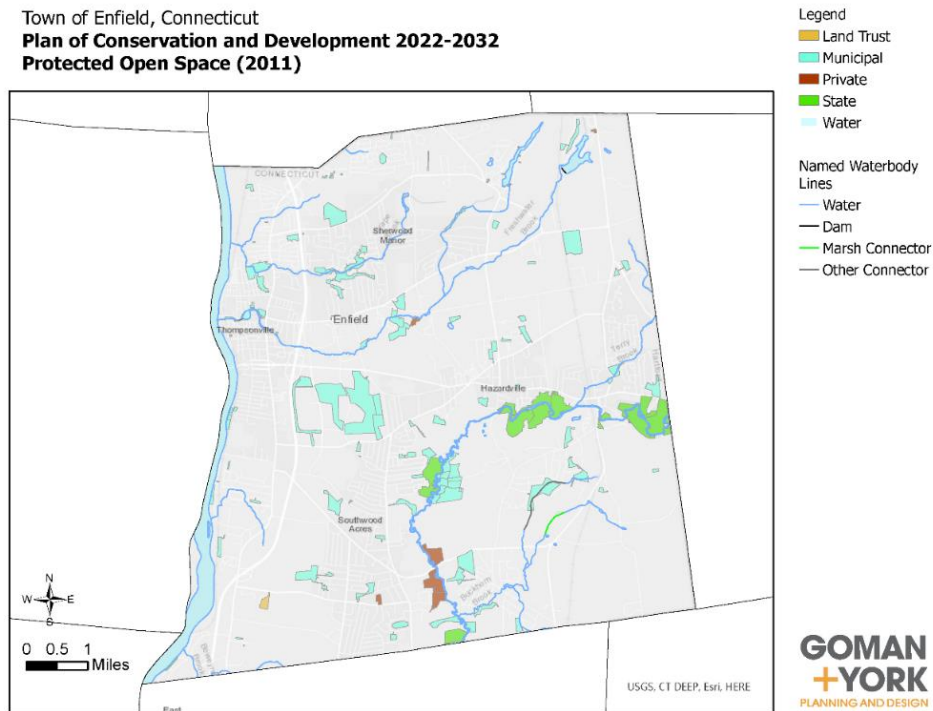
Strategies for Improvement:

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:

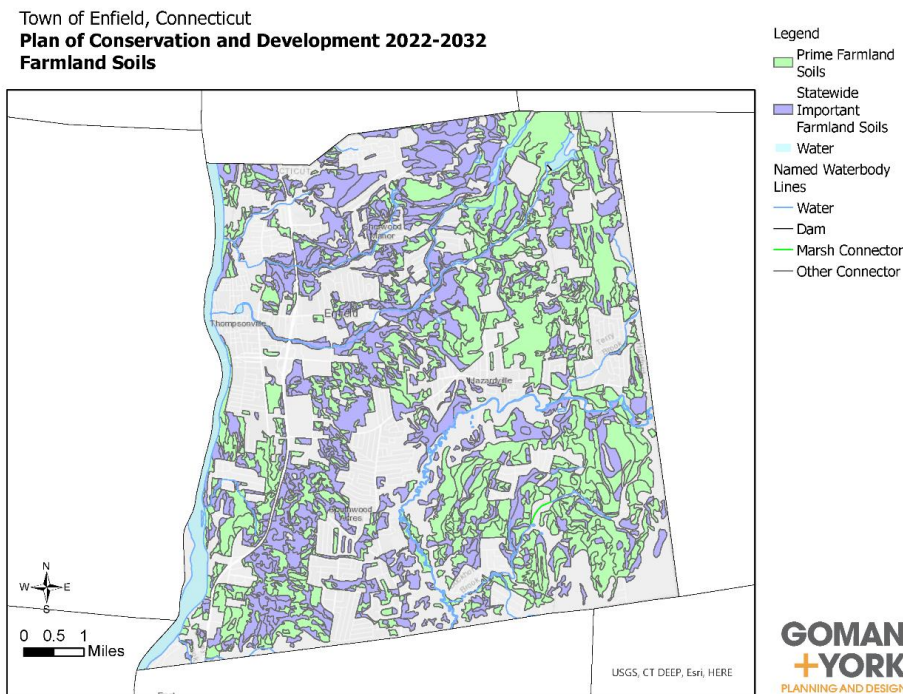
- Producing food locally helps meet sustainable development goals.
- Retail sales associated with farming attract customers from outside of Enfield which may benefit other commercial establishments.
- Many environmental benefits including wildlife habitats and the potential for groundwater recharge.
- 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

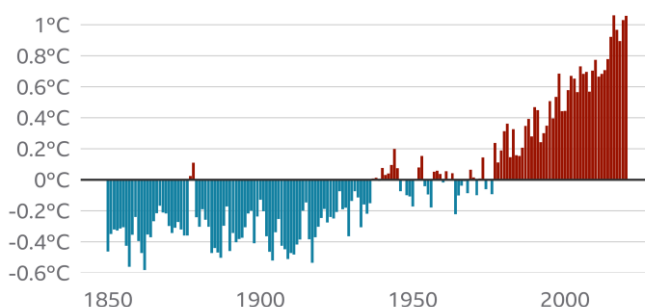
incentives to existing properties that convert to alternative energy sources and new development that utilize alternative energy sources.

- **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 patter 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.

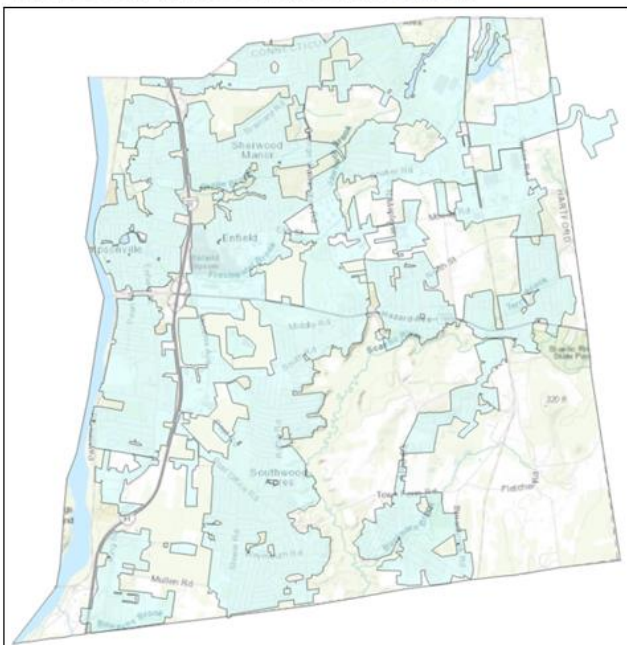
Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Existing Public Sewer System



- 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

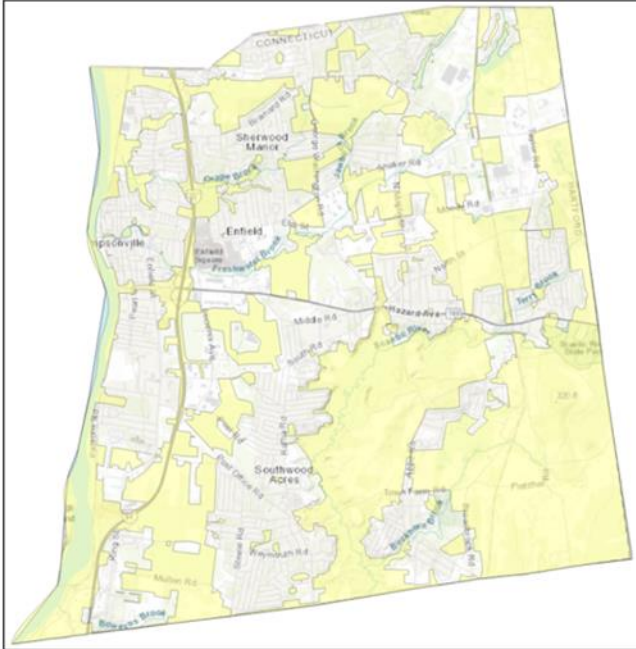


- Legend
- Proposed Sewer Service Area

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PLANNING AND DESIGN

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

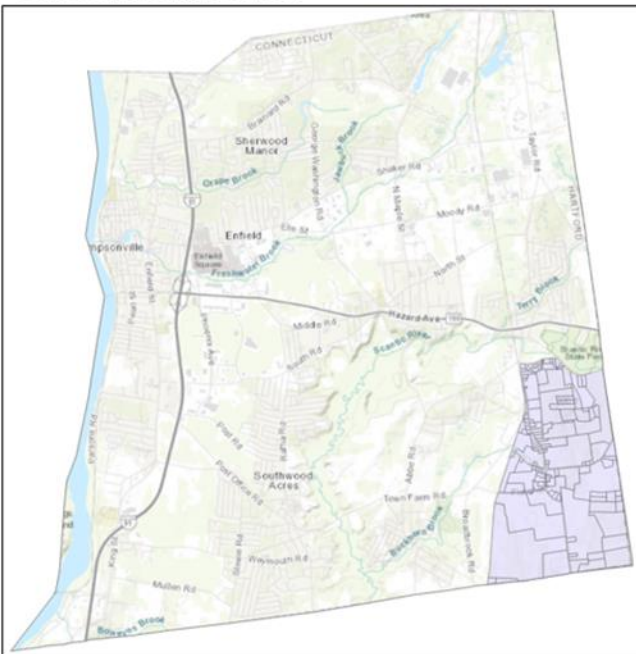
Legend
Future Sewer
Expansion Area



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PLANNING AND DESIGN

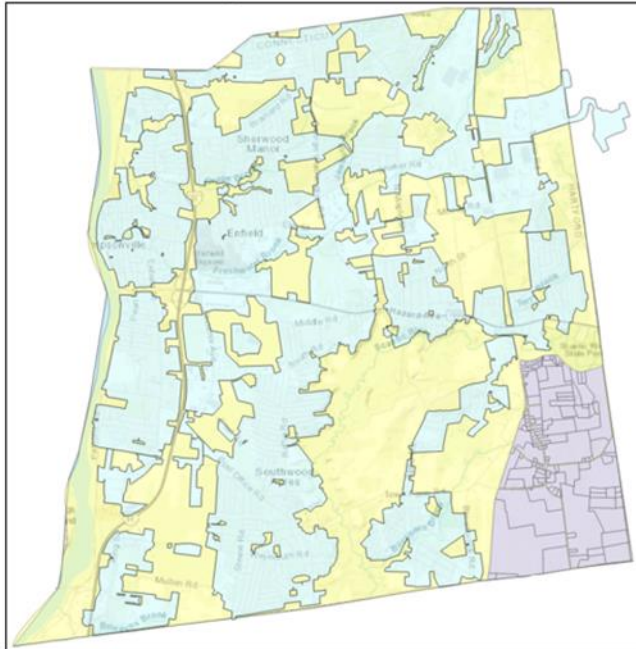
Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
Sewer Avoidance Area

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

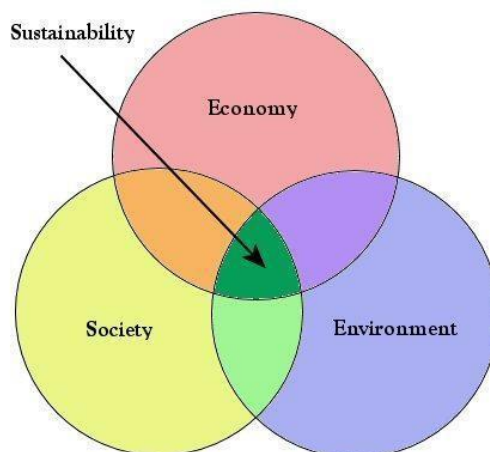
The concept aim of sustainability is embodied throughout this Plan. The widely accepted definition established by the United Nations 1987 Brundtland Report (World Commission on the Environment and Development) explains sustainability as follows:

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.

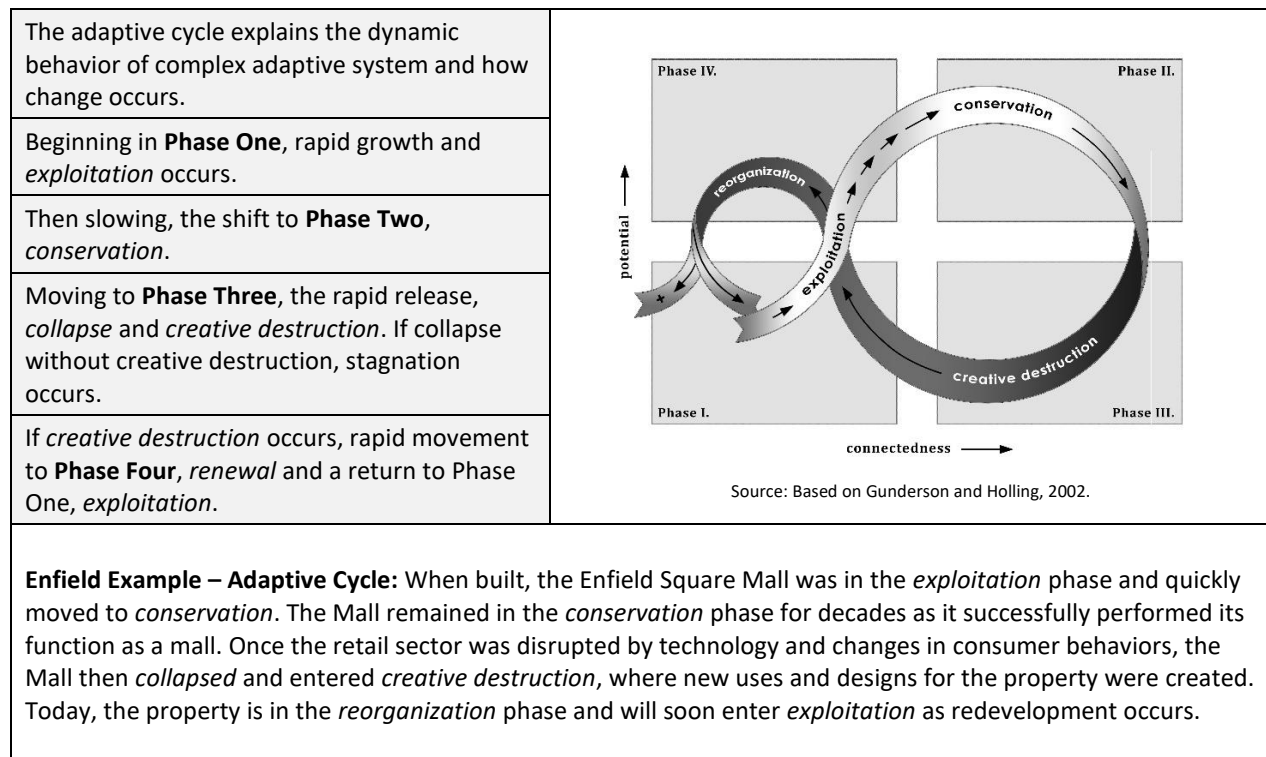
Government planning is inherently a rigid top-down governance structure that assumes adequate knowledge to project future outcome. In other words, planners (and planning commissions) assume a degree of confidence as to what is right, or best, or what is to come and how-to best plan for future needs and 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

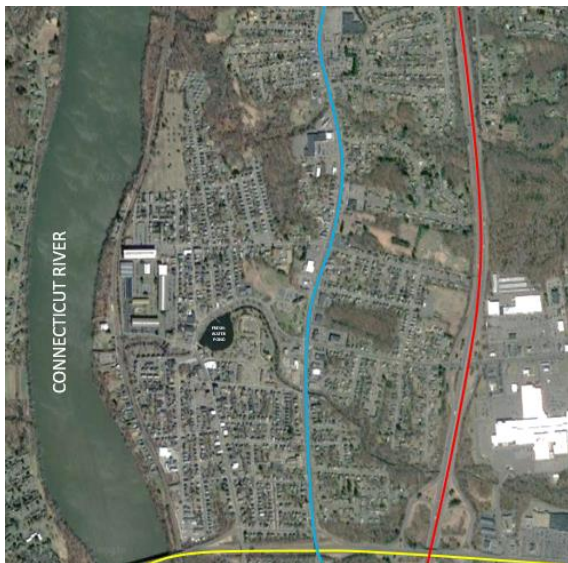


Figure 8. Thompsonville South of 190



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.

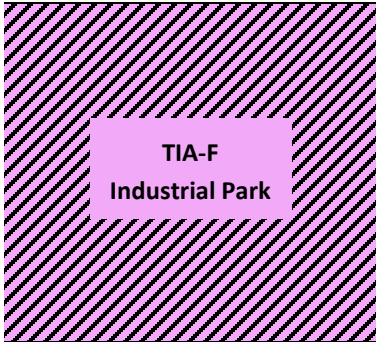
That said, this approach does not dismiss the idea that changes in land use will occur or need to occur. From of land use perspective, changes in land uses are anticipated and recommended within some of the Target Investment Areas. For example, the incorporation of mixed-use developments and multi-family 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

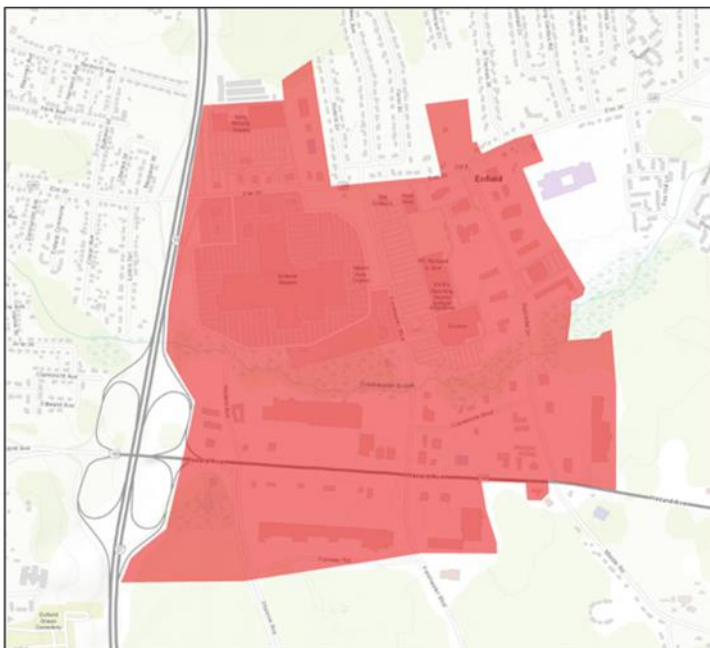


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Regional Shopping District

Legend

■ Regional Shopping District

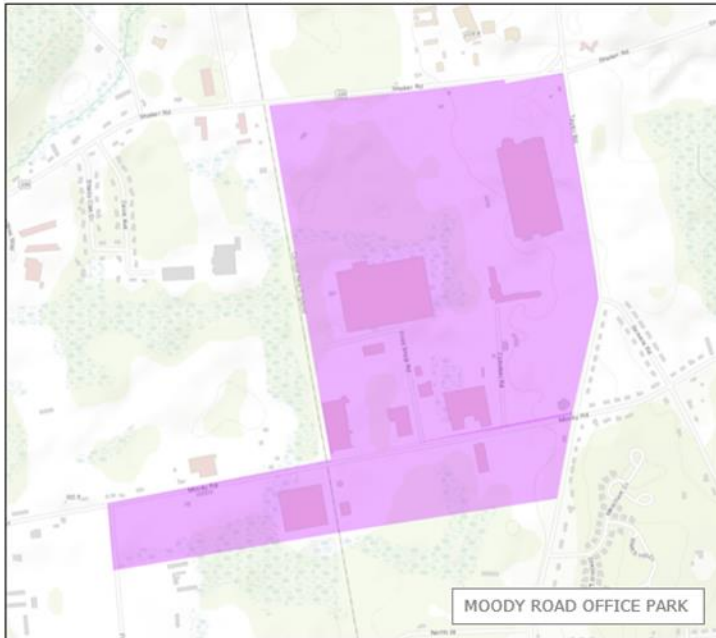


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Corporate Campus, Moody Road Office Park

Legend

Corporate Campus

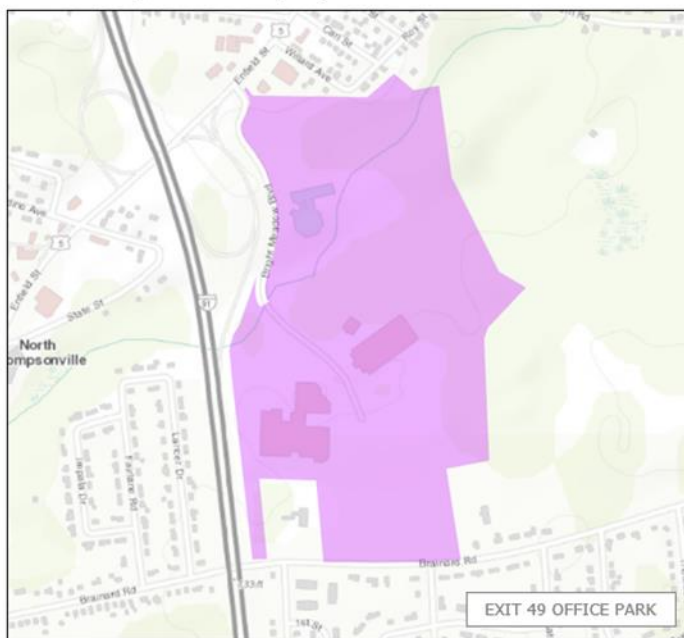


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Corporate Campus, Exit 49 Office Park

Legend

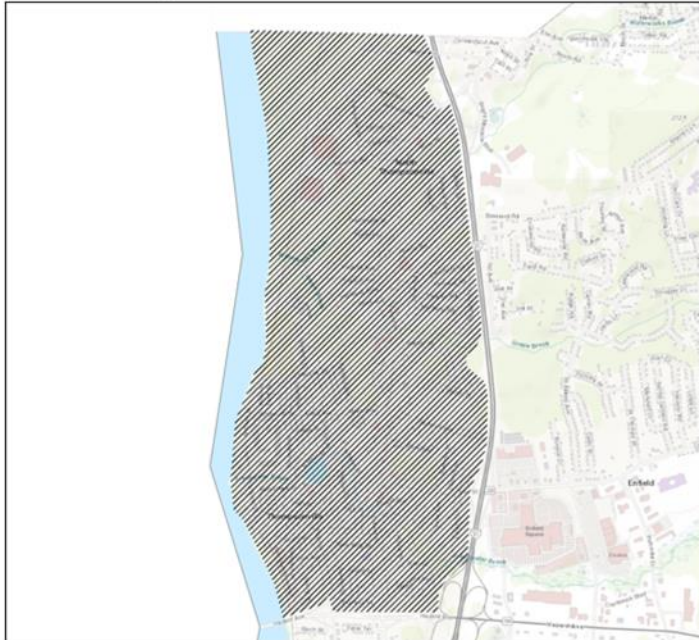
Corporate Campus



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

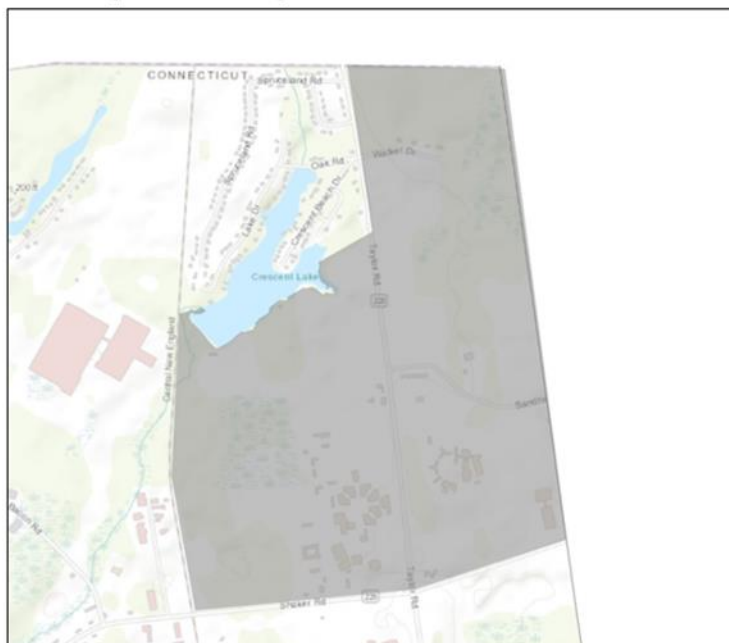
Legend
Thompsonville



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

Legend
Special Development

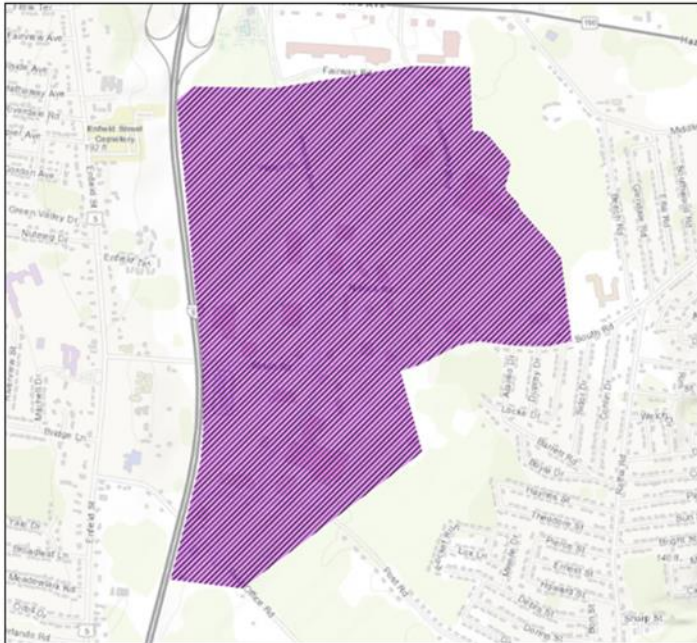


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Industrial Park

Legend

Industrial Park

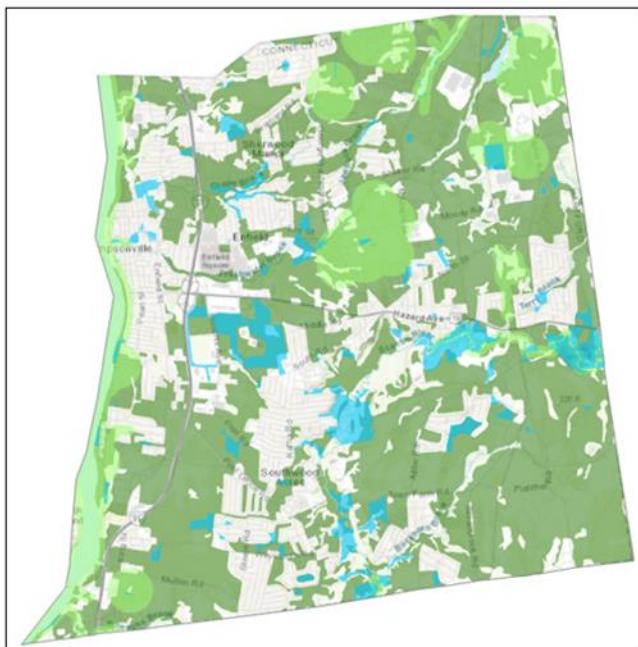


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Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – Conservation

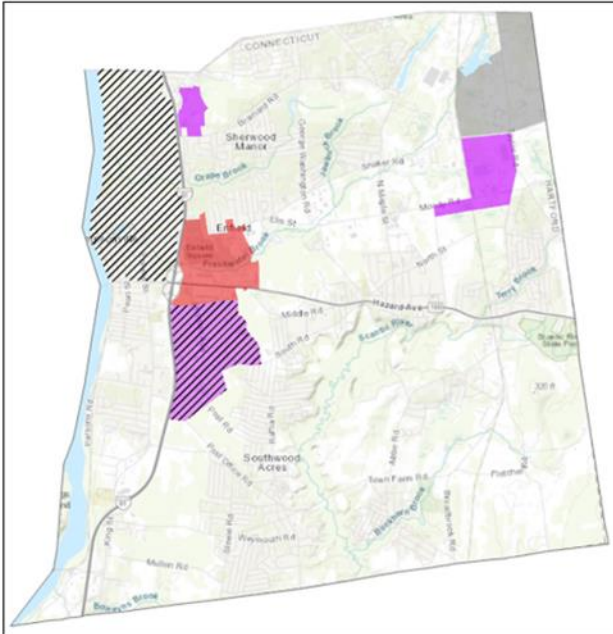
Legend

Natural Diversity
Protected Open Spaces
Farmland



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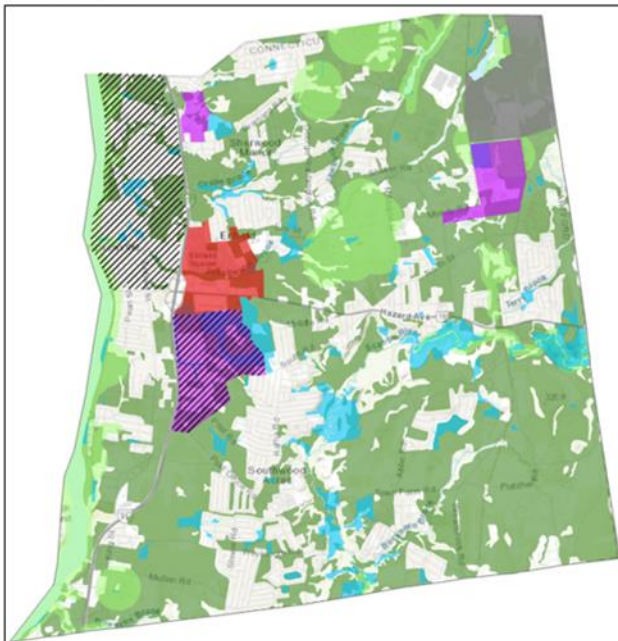
Town of Enfield, Connecticut
Plan of Conservation and Development 2022-2032
TIA – A, B, C, E, and F



- 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 CRCOG 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]...

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Repealing the Vicious Dogs Ordinance, Enfield Town Code Sections
10-51 through 10-56, Inclusive**

WHEREAS, On September 9, 2002, the Enfield Town Council (the "Council") enacted the above-referenced ordinance; and

WHEREAS, the Council wishes to consider repealing the ordinance; and

WHEREAS, the Council held a public hearing in the Enfield Town Hall Council Chambers on March 6, 2023, to allow public input on the proposed repeal of the Vicious Dogs ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby adopts the attached ordinance repealing the Vicious Dogs ordinance, Enfield Town Code sections 10-51 through 10-56, inclusive.

Date Prepared: March 10, 2023
Prepared by: Town Attorney's Office

TOWN OF ENFIELD
ORDINANCE REPEALING
THE VICIOUS DOGS ORDINANCE

Enfield Town Code Chapter 10, Article II, Division 2. - Vicious Dogs, sections 10-51 through 10-56, inclusive, is hereby repealed.

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Setting a Public Hearing Regarding the Proposed Repeal of the
Massage Therapy Establishments Ordinance**

WHEREAS, On January 13, 1975, the Enfield Town Council (the "Council") enacted the Massage Parlors Ordinance, now known as the Massage Therapy Establishments Ordinance.

WHEREAS, The Massage Therapy Establishments Ordinance is in Town Code sections 18-31 through 18-37, inclusive, 18-61 through 18-68, inclusive, and 18-91 through 18-94, inclusive; and

WHEREAS, the General Government and Finance Committee has reviewed the ordinance and the state regulations that now govern this. It is the recommendation of the subcommittee that the Council consider repealing the ordinance; and

WHEREAS the Council wishes to seek input from the public on the proposed repeal of the Massage Therapy Establishments ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby schedules a public hearing regarding the proposed repeal of the Massage Therapy Establishments ordinance, Town Code sections 18-31 through 18-37, inclusive, 18-61 through 18-68, inclusive, and 18-91 through 18-94, inclusive, to be held on April 3, 2023, at 6:50 p.m. in the Enfield Town Hall, Council Chambers, 820 Enfield Street, Enfield, Connecticut in order to receive public comment.

Date Prepared: March 17, 2023

ARTICLE I. IN GENERAL

Sec. 18-1. Bazaars and raffles.

The town hereby authorizes the promotion, conducting and operation of bazaars and raffles in the town as provided in G.S. §§ 7-170—7-186. (Code 1967, § 7-1)

Secs. 18-2—18-30. Reserved.

ARTICLE II. MASSAGE THERAPY ESTABLISHMENTS

DIVISION 1. GENERALLY

Sec. 18-31. Policy statement.

It is hereby declared that the business of operating massage therapy establishments as defined herein is a business affecting the public health, safety and general welfare. (Code 1967, § 5C-2)

Sec. 18-32. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Employee means any and all persons, other than the massage therapists, who render any service to the permittee and who have no physical contact with customers and clients.

Massage therapist means any person who, for any consideration whatsoever, engages in the practice of massage therapy as herein defined.

Massage therapy means the systematic and scientific manipulation and treatment of the soft tissues of the body, by use of pressure, friction, stroking, percussion, kneading, vibration by manual or mechanical means, range of motion and nonspecific stretching. Massage therapy may include the use of oil, ice, hot and cold packs, tub, shower, steam, dry heat, or cabinet baths, for the purpose of, but not limited to, maintaining good health and establishing and maintaining good physical and mental condition. Massage therapy does not encompass diagnosis, the prescribing of

drugs or medicines, spinal or other joint manipulations, nor any service or procedure for which a license to practice medicine, chiropractic, naturopathy, physical therapy, or podiatry is required by law.

Massage therapy establishment means any establishment having a fixed business where any person, firm, association or corporation engages in or carries on or permits to be engaged in or carried on any of the activities mentioned in the definition of "massage therapy" above.

Private parts means the genitals, pubic area, buttocks or female breast.

Recognized school means any school or institution of learning which has for its purpose the teaching of the theory, method, profession or work of massage therapy; which school requires a resident course of study of not less than 70 hours, to be given in not more than three calendar months before the student shall be furnished with a diploma or certificate of graduation from such school or institution of learning, following the successful completion of such course of study or learning in a school which has been recognized and approved by the state.

(Code 1967, § 5C-3)

State law reference—Similar provisions, G.S. § 20-206a.

Sec. 18-33. Operating requirements.

(a) Every portion of the massage therapy establishment, including appliances, apparatus and personnel shall be kept clean and operated in a sanitary condition.

(b) All employees shall be clean and wear clean outer garments whose use is restricted to the massage therapy establishment. Provisions for a separate dressing room for each sex must be available on the premises with individual lockers for each employee. Doors to such dressing rooms shall open inward and shall be self-closing.

(c) All employees, massage therapists must be modestly attired. Diaphanous, flimsy, transparent, formfitting or tight clothing is prohibited. Clothing must cover the employee's or massage therapist's chest at all times. Hemlines of skirts, dresses or other attire may be no higher than the top of the knee.

(d) Private parts of patrons must be covered by towels, cloth or undergarments when in the presence of any employee or massage therapist. Any contact with a patron's genitals is strictly prohibited.

(e) All massage therapy establishments shall be provided with clean, laundered sheets and towels in sufficient quantity which shall be laundered after each use thereof and stored in an approved, sanitary manner.

(f) Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each day business is in operation. Bathtubs shall be thoroughly cleaned after each use.

(g) No massage therapy establishment granted a permit under provisions of this chapter shall place, publish or distribute or cause to be placed, published or distributed any advertising material that depicts any portion of the human body that would reasonably suggest to prospective patrons that any services are available other than those services as described in section 18-32, or that employees or massage therapists are dressed in any manner other than described in subsection (c) of this section. Nor, shall any massage therapy establishment indicate in the text of such advertising that any services are available other than those services described in section 18-32.

(h) Health services enumerated in section 18-32, under the definition of "massage therapy," must be carried on in one cubical, room, booth or area within the massage therapy establishment. No service enumerated in section 18-32, under the definition of "massage therapy," may be carried on in any other cubical, room, booth or area except where such cubical, room, booth or area has transparent doors or walls so that all activity within a cubical, room, booth or area is visible from outside the same.

(i) A massage therapy establishment shall not carry on, engage in or conduct business on Sunday, and on any other days shall not carry on, engage in or conduct business before 8:00 a.m. or after 9:00 p.m.

(j) No alcoholic beverage or other intoxicant shall be displayed, served, ingested or sold on the premises of a massage therapy establishment.

(k) A full schedule of service rates shall be posted in a prominent place within the massage therapy establishment in such a manner as to come to the attention of all patrons. No charges other than the specified rates for specified services are to be allowed, with the patron being notified of the full cost prior to the rendering of any service.

(Code 1967, § 5C-17)

Sec. 18-34. Inspections; right of entry.

The division of police and the department of public health shall from time to time, at least twice a year, make an inspection of each massage therapy establishment in the town for the purposes of determining that the provisions of this article are complied with. Such inspections shall be made at a reasonable time, in a reasonable manner. It shall be unlawful for any permittee to fail to allow such inspection officer access to the premises or to hinder such officer in any manner. (Code 1967, § 5C-19)

Sec. 18-35. Exceptions to provisions.

This article does not apply to any person, service, procedure, activity or establishment exempted from the requirements of G.S. §§ 20-206a—20-206e.

(Code 1967, § 5C-21)

Sec. 18-36. Establishment of rules and regulations.

The town manager or his designee or the director of health may, after a public hearing, make and enforce reasonable rules and regulations not in conflict with, but to carry out, the intent of this article.

(Code 1967, § 5C-22)

Sec. 18-37. Violations.

Every person, except persons who are specifically exempt by this article, whether acting as an individual, owner, employee of the owner, operator or employee of the operator, or acting as a participant or worker in any way, who gives massage therapies or conducts a massage therapy establishment without first obtaining a permit and paying a license fee to the town, or who shall

violate any of the provisions of this article, shall be guilty of a misdemeanor. Penalty for conviction of such person shall be as provided in section 1-13.

(Code 1967, § 5C-23)

Secs. 18-38—18-60. Reserved.

DIVISION 2. ESTABLISHMENT PERMITS

Sec. 18-61. Required.

It shall be unlawful for any person to engage in, conduct or carry on or permit to be engaged in, conducted or carried on, in or upon any premises in the town, the operation of a massage therapy establishment as herein defined without first having obtained a permit from the town manager or his designee after approval by the director of health.

(Code 1967, § 5C-4)

Sec. 18-62. Filing and fee.

Each applicant for a permit to maintain, operate or conduct a massage therapy establishment shall file an application with the town manager or his designee and pay a filing fee of \$125.00 which shall not be refundable.

(Code 1967, § 5C-5)

Sec. 18-63. Application generally.

(a) The application for a permit to operate a massage therapy establishment shall set forth the exact nature of the massage therapy to be administered, the proposed place of business and facilities therein and the name and address of each applicant.

(b) In addition to the foregoing, any applicant for a permit shall furnish the following information:

- (1) Written proof that the applicant is at least 18 years of age;
- (2) Fingerprints and two portrait photographs of the applicant, at least two inches by two inches in size, made not more than six months before the filing date of the application;

(3) Business, occupation or employment of the applicant for the three years immediately preceding the date of the application;

(4) Massage therapy or similar business license history of the applicant; whether such person, has previously operated in this or another city or state under license, has had such license revoked or suspended, the reason therefor, and the business activity or occupation subsequent to such action of suspension or revocation;

(5) Whether such person has ever been convicted of any crime except minor traffic violations; if any person mentioned in this subsection has been so convicted, statement must be made giving the place and court in which the conviction was obtained and the sentence imposed as a result of such conviction.

(Code 1967, § 5C-6)

Sec. 18-64. Hearing; notice of hearing.

When the application is filed for a massage therapy establishment permit under this article, the town manager or his designee shall fix the time and place for a public hearing where the applicant may present evidence upon the question of his application. Not less than ten days before the date of such hearing, the town manager or his designee shall cause to be posted a notice of such hearing in a conspicuous place on the property in which or on which the proposed massage therapy establishment is to be operated. The applicant shall maintain such notices posted for the required number of days.

(Code 1967, § 5C-7)

Sec. 18-65. Issuance.

(a) The town manager or his designee may issue a permit within 14 days following a hearing if all requirements for a massage therapy establishment described in this article are met, and may issue a permit to all persons who apply to perform, massage therapy services, unless he finds:

- (1) The operation as proposed by the applicant, if permitted, would not have com-

plied with all the applicable laws, including, but not limited to, the building, health, city planning, housing, zoning and fire codes of the town; or

- (2) That the applicant and any other person who will be directly engaged in the management and operation of a massage therapy establishment has been convicted of:
 - a. A felony;
 - b. An offense involving sexual misconduct with children; or
 - c. Obscenity, keeping or residing in a house of ill fame, solicitation of a lewd or unlawful act, prostitution or pandering.

(b) The town manager or his designee in his discretion may issue a permit to any person convicted of any of the crimes in subsection (a)(2) of this section, if he finds that any such conviction occurred at least three years prior to the date of the application and the applicant has no subsequent convictions, if, after considering:

- (1) The nature of the crime and its relationship to the permit for which the person has applied;
- (2) Information pertaining to the degree of rehabilitation of the convicted person; and
- (3) The time elapsed since the conviction or release; the town manager or his designee determines that the applicant is suitable to hold such permit.

(c) Each such establishment shall conform to all rules and regulations contained herein and the public health code of the state as well as to such terms and conditions as the state commissioner of public health and/or the local director of health finds necessary and proper.

(Code 1967, § 5C-8)

Sec. 18-66. Prerequisites to issuance.

(a) No permit to conduct the massage therapy establishment shall be issued unless an inspection by the director of health or his authorized

representative reveals that the establishment complies with each of the following minimum requirements:

- (1) Construction of rooms used for toilets, tubs, steam baths, and showers shall be waterproofed with approved waterproof materials.
- (2) Toilet facilities shall be provided in convenient locations. When five or more employees and patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. A single water closet per section shall be provided for each 20 or more employees or patrons of that sex on the premises at any one time. Urinals may be substituted for water closets after one water closet has been provided. Toilets shall be designated as to the sex accommodated therein.
- (3) Lavatories or wash basins provided with both hot and cold running water should be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

(b) The director of health shall certify that the proposed massage therapy establishment complies with all the requirements of this section and shall give or send such certification to the town manager or his designee.

(Code 1967, § 5C-9)

Sec. 18-67. Revocation and suspension.

(a) Any permit issued for a massage therapy establishment may be revoked or suspended by the town manager or his designee after a public hearing before the town manager or his designee; or after it is found that the provisions of this article are violated; or where the permittee or any employee of the permittee, including a massage therapist, has been convicted of any offense found in section 18-93 and the permittee knows, or knows of the probability, of the violation or conviction; or in any case where the permittee or licensee refuses to permit any duly authorized police officer or health inspector of the town to inspect the premises or the operation therein as provided in section 18-34.

(b) The town manager or his designee, before revoking or suspending any permit, shall give the permittee at least ten days written notice of the charges against him and the opportunity for a public hearing before the town manager or his designee, at which time the permittee may present evidence bearing upon the question. In such cases the charges shall be specific and in writing. (Code 1967, § 5C-10)

Sec. 18-68. Transferability.

No permit shall be transferable except with the written consent of the town manager or his designee and the approval of the department of public health; provided, that upon the death or incapacity of the permittee, the massage therapy establishment may continue in business for a reasonable period of time to allow for an orderly transfer of permit. (Code 1967, § 5C-11)

Secs. 18-69—18-90. Reserved.

DIVISION 3. MASSAGE THERAPIST PERMITS

Sec. 18-91. Required; fee.

Any person, including an applicant for a massage therapy establishment permit, who engages in the practice of massage therapies shall file an application for a massage therapist permit with the town manager or his designee upon a form provided by the town manager and shall pay a filing fee of \$25.00 which shall not be refundable. (Code 1967, § 5C-12)

Sec. 18-92. Application.

The application for a massage therapist permit shall contain the following:

- (1) Name and resident's address;
- (2) Social security number;
- (3) Applicant's weight, height, color of hair and eyes, and fingerprints;
- (4) Written evidence that the applicant is at least 18 years of age;

- (5) Business occupation or employment of the applicant for three years immediately preceding date of application;
- (6) Whether such person has ever been convicted of any crime except minor traffic violations; if any person mentioned in this subsection has been so convicted, statement must be made giving the place and court in which the conviction was obtained and the sentence imposed as a result of such conviction;
- (7) A copy of the valid current license of the applicant as a Connecticut licensed massage therapist;
- (8) Any massage therapist so employed is required to present a certificate from a physician licensed to practice in the state stating that the applicant has been examined and found to be free of any contagious or communicable disease and showing that the examination was conducted within 30 days prior to the submission of the application.

(Code 1967, § 5C-13)

Sec. 18-93. Issuance.

(a) The town manager or his designee may issue a massage therapist permit within 21 days following application, unless he finds that the applicant for the massage therapist permit has been convicted of:

- (1) A felony;
- (2) An offense involving sexual misconduct with children;
- (3) Obscenity, keeping or residing in a house of ill fame, solicitation of a lewd or unlawful act, prostitution or pandering.

(b) The town manager or his designee in his discretion may issue a permit to any person convicted of such crimes if he finds that such conviction occurred at least three years prior to the date of application and the applicant has no subsequent convictions, if, after considering:

- (1) The nature of the crime and its relationship to the permit for which the person has applied;

- (2) Information pertaining to the degree of rehabilitation of the convicted person; and
- (3) The time elapsed since the conviction or release; the town manager or his designee determines that the applicant is suitable to hold such permit.

(Code 1967, § 5C-14)

Sec. 18-94. Revocation or suspension.

(a) A massage therapist permit issued by the town manager or his designee shall be revoked or suspended after a public hearing before the town manager or his designee where it appears that the massage therapist has been convicted of any offense enumerated in section 18-93.

(b) The town manager or his designee before revoking or suspending any massage therapist permit shall give the massage therapist at least ten days written notice of the examination into his conviction record and the opportunity for a public hearing before the town manager or his designee, at which hearing the town manager or his designee shall determine the relevant facts regarding the occurrence of the conviction.

(Code 1967, § 5C-15)

Secs. 18-95—18-120. Reserved.

ARTICLE III. ADULT-ORIENTED ESTABLISHMENTS

Sec. 18-121. Policy statement.

The town council finds:

- (1) There are a number of "adult-oriented establishments" located in the town which require special supervision from the town's public safety agencies in order to protect and preserve the health, safety and welfare of the patrons of such establishments, as well as the health, safety and welfare of the town's citizens.
- (2) Statistics and studies performed by a substantial number of cities and towns in the United States indicate that:
 - a. Large numbers of persons, primarily male, frequent such "adult-oriented

establishments," especially those which provide closed booths, cubicles, studies and rooms for the private viewing of so-called "adult" motion pictures and/or video tapes and/or live entertainment; and

- b. Such closed booths, cubicles, studios and rooms have been used by patrons, clients or customers of such "adult-oriented establishments" for the purpose of engaging in certain sexual acts; and
 - c. Male and female prostitutes have been known to frequent such establishments in order to provide sex for hire to the patrons, clients or customers of such establishments within such booths, cubicles and rooms; and
 - d. Doors, curtains, blinds and/or other closures installed in or on the entrances and/or exits of such booths, cubicles, studios and rooms which are closed while such booths, cubicles, studios and rooms are in use encourage patrons using such booths, cubicles, studios and rooms to engage in sexual acts therein with prostitutes and/or with other members of the same sex, thereby promoting and encouraging prostitution and the commission of sexual acts which cause blood, semen and urine to be deposited on the floors and/or walls of such booths, cubicles, studios and rooms, which deposits could prove detrimental to the health and safety of other persons who may come into contact with such deposits; and
 - e. The reasonable regulation and supervision of such "adult-oriented establishments" tends to discourage such sexual acts and prostitution, and thereby promotes the health, safety and welfare of the patrons, clients and customers of such establishments.
- (3) The continued unregulated operation of adult-oriented establishments including,

ENFIELD TOWN COUNCIL**RESOLUTION NO. _____****Resolution Setting a Public Hearing to Amend Enfield Town Code Section
82-41 Parking Violation Fines**

WHEREAS, Town Code section 82-41 establishes the fines for various parking violations; and

WHEREAS, the Town Council wishes to amend Town Code section 82-41 to revise the amounts of the fines; and

WHEREAS, the Town Council wishes to seek input from the residents of the Town of Enfield regarding the proposed amendment.

NOW THEREFORE BE IT RESOLVED, the Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, April 3, 2023 at 6:55 p.m. to allow interested residents an opportunity to express their opinions regarding the amendment to Enfield Town Code section 82-41 Parking Violation Fines.

Date Prepared: March 17, 2023

Recommendation from Gen Govt & Finance Committee: Parking Fine Comparison

OFFENSE	FINES									
Column1	Column12	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	
	Enfield New/Proposed	Enfield	Manchester	South Windsor	Vernon	W. Hartford	East Windsor	Windsor	E. Hartford	
Prohibited Zone	20	10	15		15	39	20	15	45	
Within 25 ft of intersection	20	10	15		15	39	20		45	
Within 25 ft of stop sign	20	10	15		15	39	20		45	
Over 12 in from curb	20	10	15		15	39			45	
Within 50 ft of rail crossing	20	10								
Left side to curb	20	10	15		15	39	20		45	
In loading zone	20	10	15		15	39	20			
On tree belt	20	10								
Within 20 ft of fire station driveway	25	15							45	
Within 75 ft of fire station driveway opposite side of street	25	15								
Winter snow ban	25	15		8	20	39	50	15	45	
Within 25 ft of crosswalk	25	20								
Obstructing traffic	25	20					20		45	
Within 10 feet of fire hydrant	25	25	15		30	39	20		45	
On sidewalk	25	25	15		30	39	20		45	
Blocking driveway	25	25	15		30	39	20		45	
Commercial vehicle in residential zone	50	50	90/Day					15		
Fire lane zone	50	50	25	25	50	\$89 plus \$16 fee	30		50	
Handicap space without permit	100	85			99	\$89 plus \$16 fee	40		150	
Overnight Parking in winter	25		Fine not stated	8	15	39	50	15	45	
Parking over parking stall lane lines	25		15							
Parking trailer-non power unit in road	25		90/Day							
Overtime parking	25		25		10	39	20	15		
Parking on others property w/O permission	25			8						
"Menace to traffic"	25			8						
Bus Stop	25				20	39				
Double Parking	25				15	39				
Parking on curve	25						20			



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TOWN OF ENFIELD

Date: March 20, 2023

Subject: Resolution to Extend the Temporary Residential Permit Parking program on Francis St., Highland Park, Pequot Ave., and Nonotuck St. for 120 days.

Highlights:

In order to allow Jimmy's Pub to continue to operate, while eliminating some of the quality of life complaints and concerns for public safety access on these streets, the Town Council will consider a temporary residential permit parking program between the hours of 10pm and 6am.

This will be in effect for 120 days, subject to renewal.

The owners of Jimmy's Pub, in the interim, will continue their good faith efforts to locate additional parking spaces, within 500 ft of their business as allowed per Enfield Zoning regulations **and enter the land use process to modify their site plan.**

Recommendation:

Approve the Resolution to create a temporary Residential Permit Parking program on the above-referenced streets.

BE IT RESOLVED that the Enfield Town Council does hereby approve the proposal to create a temporary Residential Permit Parking program for 120 days on the above-referenced streets, effective April 1, 2023 subject to renewal on or before July 28, 2023.

Date Prepared: March 20, 2023
Prepared by: Town Manager Ellen Zoppo-Sassu