

Planning and Zoning Commission Proposed Amendments

Windsor Locks Plan of Conservation and Development

June 9, 2012

Revised June 21, 2012

Approved on September 10, 2012

1. Section VI. / Business Districts / II. Main Street Area

Second Paragraph, First Sentence to be replaced with the following language:

“The Town of Windsor Locks commissioned a valuable study of the Main Street area authored by Ferrero-Hixon and Associates. The *Windsor Locks Main Street Study* provides numerous recommendations to be taken by the Town to improve the economic viability of this significant area of Town, and addresses areas such as the relationship of buildings to the street, public spaces, traffic, gateways, the pedestrian environment, lighting, signage, mixed uses and the importance of relocating the train station back to the downtown area.”

2. Section VI. / Business Districts / II. B. Historic Downtown

The first two paragraphs to be replaced with the following language:

“The historic pattern of the Main Street area, although largely impacted by urban renewal, suggests certain actions for today. There are many zoning techniques that can address a Main Street area to reinforce the development patterns unique to a downtown and to encourage new development to occur in a manner that respects the historic fabric of such an area.

A tool that has been used by Towns across the country is a historic overlay zone. This tool has been recommended by the *Windsor Locks Main Street Study* completed by the Town as a significant way to implement its land use and zoning recommendations. Such an overlay district can provide specific standards on new development within the affected area while also preserving the requirements of the underlying zoning district.

Such overlay districts have had successes in many towns and should be utilized for the Main Street area.”

3. Section VI. / Goals and Objectives / Objectives - Commercial:

Replace Objective #6 with the following language:

6. The Town of Windsor Locks should utilize the completed *Windsor Locks Main Street Study* as a guide for a comprehensive series of actions needed to revitalize the Main Street area of Windsor Locks.

Replace Objective #8 with the following language:

8. As recommended by the *Windsor Locks Main Street Study*, develop and adopt a Main Street overlay zoning district in the Main Street commercial areas to encourage new development and redevelopment in a manner compatible to a downtown setting. Also, develop and adopt zoning provisions to permit, either with the conversion of existing buildings or as new infill development, compatible professional, office, business service, bed and breakfast, and other similar uses in the transitional areas adjacent to the Main Street downtown area.

Also, replace the same two objectives that are repeated in Section XI. Planning Policies.