

TOWN OF COVENTRY

PLAN OF CONSERVATION AND DEVELOPMENT



July 2020

PLAN OF CONSERVATION AND DEVELOPMENT

FOR THE TOWN OF COVENTRY, CONNECTICUT

PRESENTED BY THE COVENTRY PLANNING AND
ZONING COMMISSION

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*This Plan of Conservation & Development is dedicated to the people
of Coventry.*

*You gave your thoughts and feelings on wide-ranging issues affecting
the Town's growth, and they are here in this document.*



North Coventry Green

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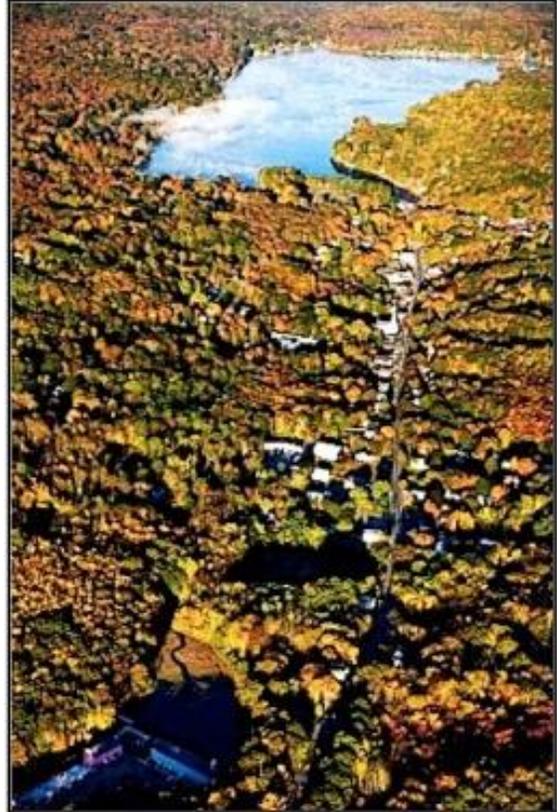
1 INTRODUCTION

A. Coventry

Some 20 miles east of Hartford lies Coventry, a town with rich rural character and a place Native Americans called Wangumbaug, meaning “crooked pond,” after the shape of the then-300-acre lake within its bounds. The town is probably best known as the birthplace of America’s young Revolutionary War hero Nathan Hale.

But its claims to history are much more varied. From the Civil War to the onset of the Great Depression, its strategic waterways fed one of the highest concentrations of mills in New England, the majority along the Mill Brook. To this day, South Coventry Village retains its authenticity, interrupted by two modern-day commercial retail buildings.

The town divided itself into two societies of sorts, connected to the two early churches. The North Parish farmers called themselves the “woods” people and maintained ties to the Second Congregational Church and life along the Boston Turnpike, now Route 44. Their work and education was connected to Manchester and Rockville. The southern residents called themselves the “village” people and were oriented to the First Congregational Church, the railroad depots, the lower Windham Turnpike and the lake. Their occupational and educational orientation was to Willimantic.



The way we think of Coventry today springs from our Town’s rich and colorful history.

- Fine old homes and a pair of town greens remain from colonial times.
- Stone walls wind along farm fields and through re-grown woodlands, pleasing reminders of our agricultural period.
- Venerable traces of mills beside streams that powered them, recalling our industrial era.
- Rustic farms and barns from all periods speak of our ties to the land.

The connection we make with these and countless other links to Coventry's past is what we call rural character. Rural character is the essential nature of our Town and keeps it vital and fresh.

Many choose to live here for the enduring charm of our Lake, the scenic vistas opening to fields, woodlands, hills and quaint historic sites, the small villages and communities, the quiet and privacy, farmland and the dark sky at night. These are among the many expressions of Coventry's rural character and we cherish them.

In surveys and interviews over the years, the people of Coventry have endorsed these sentiments. They've made it clear they feel rural character is the Town's most important quality and should be preserved.

B. The Plan of Conservation and Development

The State Requires a Plan of Conservation and Development

The State of Connecticut recognizes the benefits of cities and towns planning their future. Section 8-23 of the Connecticut General Statutes requires that each municipality prepare a Plan of Conservation & Development (POCD), in consideration of the Conservation and Development Policies Plan for Connecticut (2013-2018). This POCD is consistent with the State Plan of Conservation & Development and the Capitol Region Council of Governments (CRCOG) Regional Land Use Plan.

Purpose of the Plan

A good plan is a blueprint for the future. Our POCD records wide-ranging community input and projections by experts on Coventry's growth, and gives direction to public and private development that will define that growth. The Plan's objectives are meant to look a decade or more into the future and then offer guidance on short and mid-term land use decisions.

Creating the Plan

This POCD took more than two years of dedicated effort to complete. A Planning & Zoning sub-committee was charged with assembling the new thought and information needed for presentation in the POCD. They met in bi-weekly sessions beginning in the summer of 2017, consulting extensively with the Town Planner and other Town staff, boards and commissions, civic groups and the general community.

This collaborative work was aided by information gleaned from a statistically valid citizen survey completed in 2019. Survey results were supplemented by Town-sponsored visioning sessions for Coventry citizens to help determine their prevailing thought on future growth, development, conservation and public facilities.

In addition, significant guidance was obtained from future demographic trends for the town and the State, existing zoning regulations, commercial, retail and service trends, and the Fundamental Values expressed later in this section.

This document is the fruit of those efforts. It is presented in a format of goals and recommendations for each element of the Plan along with an overview of the relevant factors behind them, and mapping to reflect current and future Plan recommendations.

The Plan document is final when the people of Coventry have the opportunity to comment during scheduled public hearings and is then adopted, with any amendments based on public comment, by the Planning & Zoning Commission.

POCD Implementation

Going forward, the Plan's legitimacy is validated as it guides and informs the Town's many decisions on land use, zoning, land acquisition, public works, new public facilities and infrastructure, among many other official decisions.

Key to the Plan's effectiveness is how well it's understood and supported by the public, and how thoroughly the Planning & Zoning Commission and Town Council act, in harmony with the Town's staff and Boards and Commissions to implement its recommendations.

To help achieve a broader understanding of the Plan, some supplemental background material has been included in it. This material is available for review at the Town Clerk's office and on the Town website. A list of these supplements—including the survey of Town residents—is given at the end of this document.

Once officially adopted, this POCD supersedes the 2010 Plan. It is an advisory document, and its recommendations are not legal mandates.

The POCD is seen as a living document.

The Plan must be adaptable enough to respond to changes in its underlying assumptions, principally the social, economic and technological structure of the town and region. It should be reviewed from 3-5 years after its adoption to be sure those assumptions are still viable. If changes are needed, the Plan should be amended to show them. It is strongly encouraged that all responsible parties in the creation of the POCD participate in the review and/or update.

Although prepared by the Planning & Zoning Commission, this POCD belongs and pertains to the entire Town of Coventry. It reflects community consensus on all aspects of future growth in Town.

C. Community Vitality

By its very nature the Plan of Conservation and Development (POCD) embodies the concept of Community Vitality. The planning elements and action items of the POCD are created to insure a community sustains and improves its quality of life for the present and future generations of residents and visitors. The elements described below serve as building blocks for the structure of the plan and were constantly considered when the document was revised and updated.

Community Vitality may be characterized as a place that is comfortable and safe, with good quality housing and infrastructure, low crime rates, good jobs, a growing population, strong civic organizations and civic pride, good schools, social and recreational opportunities and a responsible government.

To maintain its vitality a community must be:

Thriving

- All people have access to quality education, and opportunities for rewarding and satisfying work.
- Every child is guided and supported to develop self-respect, social awareness and respect for others
- Every person who needs to earn a living is supported to find meaningful work that is compensated well enough.
- Every senior citizen has the opportunity to live their final years with comfort and dignity.
- All people have meaningful opportunities for informed and responsible civic engagement, and their energies, and talents are utilized well.
- The business sector maintains healthy and sustainable growth.
- All residents have the facilities for outdoor sports and recreation

Resilient

- Resilience is often associated with city planning and design. Its goal is to give cities the structures, systems and resources that allow them to exist and grow while facing the challenges of society, economics and the climate. However, it clearly relates to towns that are defined as rural, as well as the urban landscape.
- It involves balanced development, an active business climate, and well-designed infrastructure including water, sewer, roads and internet.
- Resilience also includes maintaining the natural systems and resource efficiency (energy, water, waste and recycling)

Collaborative

- Communities should foster a process of shared decision-making in which all the parties with a stake in a problem may constructively explore their differences and develop a joint strategy for action. This concept is both about creating space and opportunity for rational discussion as well as respecting the opinions of those involved. The discussions should center on community problems and solutions, not personal differences.
- Community boards and commissions, libraries, community centers and volunteer-based service organizations all provide the “space” for collaboration. These ‘spaces’ can provide a springboard for the development of partnerships within the community where the stakeholders are better able to leverage their resources and gain more mutual success.
- Positive, accurate and unbiased communication is critical to sharing messages in a community by using a variety of available mediums to be as inclusive as possible. Social media is a powerful tool that can be a good source for collaboration provided it is done in a positive sense.

Forward Looking

- Forward-looking statements are expectations or predictions of future conditions, events or results. They are not guarantees of future performance, but provide a process to continually assess the future needs and risks, and to develop actions consistent with those needs.
- The Plan of Conservation and Development and its full support by the local government and residents is a primary forward-looking tool.



Coventry Farmers' Market

D. Our Fundamental Values

In Coventry, we manage change with a vision, expressed in this Plan and animated by our fundamental values- the shared ideals and standards nurtured over three centuries and most treasured by our citizens.



Agriculture: The Town's rural character has its roots in the tradition of New England agriculture. Farms, large and small, offer pleasing vistas and provide residents with a local source of foods, forest products and other valued commodities. The Coventry Farmers' Market embodies this value.

Community: Coventry's citizens and town staff take pride in caring for the basic needs of all residents. Often they show unique resourcefulness in doing so. The community engages in networking, church groups, schools, clubs and civic associations that build trust, sharing and a refined sense of personal charity.

Neighborhoods: The fundamental building block of any community is its neighborhoods. They promote a sense of ownership, family and cooperation. Neighborhood character and its diverse housing must be protected from encroachment.

Volunteers: Much of the work done to plan and carry out the work of positive growth in Town is done by citizen volunteers. We take heart in these efforts, believe in them, and strongly encourage citizens to volunteer in service to the community.

Vistas: Perhaps the most striking way to define rural character is to look at the scenic vistas in Town. These are an unending inspiration to residents and visitors alike. Some of them are singled out in this Plan.

Open Space: Open space is a powerful asset for the Town. We hold environmental, economic, recreational and visual factors in high regard. When we set aside open space to be enjoyed just for what it is, we speak eloquently of our community pride.

Mobility: Coventry is an expansive community that strives for safe, convenient access and mobility in a rich diversity of roads, sidewalks, paths and trails.

Villages: Coventry is blessed with an authentic 19th century mill village on lower Main Street, and an equally historic north village on the Boston Turnpike. These charming areas feature farms and well-kept old homes along with buildings once used as taverns and stage coach stops. Both areas have a Village Green. They are unique facets of our identity.

Businesses: Local enterprise is the backbone of any community's well-being. Jobs and revenue flow from it, residents can get to work easily, and the Town's vital volunteer services enjoy its longstanding support. Many of Coventry's small businesses attract regional visitors as well.

History: Our links to the past range from our stone walls, old homes and barns to mill sites that trace back to the first settlers. We intend to preserve these ties to the past as defining instruments in our Town's character.

Waterways: Coventry is fortunate to have three rivers and three lakes within or along its borders, along with a rich assortment of ponds, brooks and wetlands. Some of these waterways were central to Coventry's early history and helped create its character.



The Skungamaug River

E. Long Range Planning

Proceeding directly from our ideals and values are the long range planning objectives for the future growth of Coventry. These were arrived at by asking citizens and a broad range of experts what's important to them as they view Coventry over the next 10 to 20 years.

In developing these objectives, consensus was taken from many sectors of the community. The means of gathering input are described earlier in this Plan. The recent Citizen Survey provided the baseline. That was supplemented by public visioning sessions and many meetings with civic groups and Town department managers.

The conclusions were quite clear. Coventry's citizens have a high regard for the character of their town and its neighborhoods, and a strong sense of community. The town is considered a safe place to live, with a relatively high quality of life. At the same time, there is a demand for more local jobs, more commercial and specific retail services and more recreational opportunities.



Crossen Farm

Goal

Preserve and maintain the essential rural character of Coventry as change and growth occur in future years.

Recommendations (Action items include the responsible party, in brackets)

1. Anticipate growth so that it can be accommodated by Town facilities and services. Update regulations to guide development and prevent unintended sprawl and to establish appropriate architectural and related standards. [Planning & Zoning Commission, Town Staff]

2. Coventry's future growth should respect the Town's capacity to handle it, including roads, sewers, water supply, drainage, recreation areas and schools, along with fire and police services. Residents must be able to pay for new infrastructure without undue hardship. All plans should respect the integrity of Coventry's rural character.[Town Staff, Boards, Commissions]

3. Create and maintain a positive image of the community as a rural historic visitor's destination, and nice place to call home and to do business. [Town Staff]
4. Provide for public buildings and commercial/industrial development to be sited and designed to enhance the surrounding area and to fit contextually with Coventry's rural character through regulations that stipulate the appropriate setbacks from streets and property lines, landscaped areas or natural terrain, minimal areas of impervious surface, parking areas attractively designed and landscaped, and signage designed and located for a rural setting as specified in the Town's Commercial Development Design Guidelines. [Planning & Zoning Commission, Economic Development Commission and Land Use staff]
5. Recognize that Coventry and its neighboring towns are interdependent in many ways. Explore all viable options for regional cooperation in providing services and reducing their cost. [Town Manager/Council, Public Works, Board of Education]
6. Incorporate into municipal regulations and standards the best progressive means of protecting the physical, social, historic and aesthetic well-being of neighborhoods old and new. [Planning & Zoning Commission, Inland Wetlands, Conservation Commission & Land Use Staff]
7. Take measures to prevent the spread of blight. The Town should consistently support rehabilitation of sub-standard areas where private efforts have not worked. [Town Council, Planning & Zoning and Conservation Commissions, Land Use Staff]
8. Encourage actions by all town bodies to reflect the goals and recommendations of the Plan. All codes, regulations and ordinances that affect conservation and development should be strengthened where necessary, and duly enforced to support the Plan. [Town Staff, Boards, Commissions]
9. Promote greater citizen involvement in local planning efforts, by public meetings, social media, publications, local cable TV access and the Town web site. [Town Staff]
10. Adhere to statutory requirements that all changes to the zoning regulations and map must be consistent with the Town's Plan of Conservation & Development. [Planning & Zoning Commission, Land Use staff]
11. Control the issuance of variances by the Zoning Board of Appeals. [Zoning Board of Appeals and Land Use Staff]
12. Support continuing education for members of Town land use boards and encourage them to communicate fully among themselves. [Town Manager and Director of Planning]

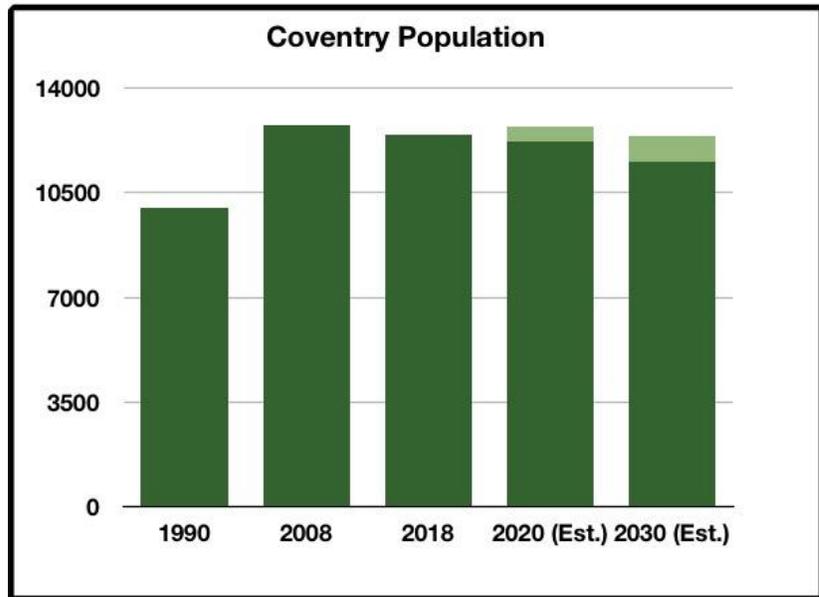
2 DEMOGRAPHICS

Coventry, part of Tolland County, is located 20 miles east of Hartford and includes its signature Lake Wangumbaug. The Hop River forms part of its western border and the Willimantic River its eastern boundary. Its main thoroughfares are Route 44 (east to west) and Route 31 (north to south). The University of Connecticut is five miles east and the town of Windham is southeast. The majority of the working population commutes out of town.



A. Population

Coventry's population in 2018 is estimated at 12,458, a 1.6 percent decrease since 2008. This compares with similar population decrease in the surrounding towns and for Tolland County, and an average 0.6 percent increase for the state in total. Projections for the next ten years vary, by source, some indicating a modest increase, others a modest decrease.



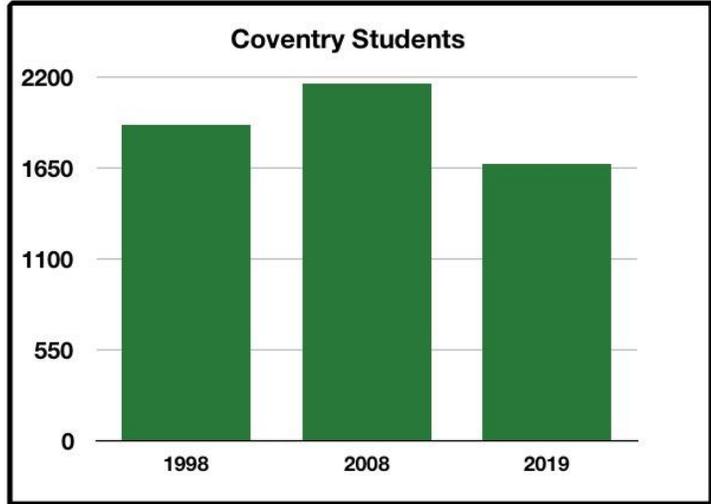
(Projections for 2020 and 2030 show low and high ranges)

B. Households

Households in 2018 numbered 4,710, nearly the same as 2008. This compares with similar averages in the surrounding towns and for Tolland County, and an average of 2.6 percent for the state in total. The vast majority (~91%) of households live in single-family units, many of those (~50%) located on one acre or less.

C. Schools

Total school enrollment of 1,677 in 2019 has decreased 12 percent since 2008 and will continue modest reductions for the future. Projections do not include 104 students who attend school outside of town and 97 students in the Hale Early Education Center.



D. Household Income

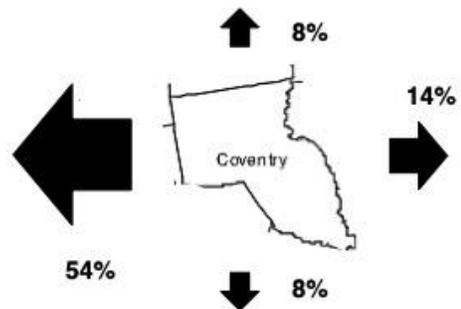
Median household income for 2018 stands at \$88,562, a 10 percent increase from 2008, compared to an average increase of 11 percent for Tolland County, and 10 percent for the state in total.

E. Employment

Employment is dominated by local government and the Board of Education, followed by retail trade, food services, health care and construction. The largest employers in town are the Board of Education, CVS & Walgreens, Highland Park Market, Pelletier Builders and Teleflex.

F. Commuting

The adjacent sketch shows the percentage of those residents who commute out of town, and in which direction they travel. Commuters to the west include those to Manchester, East Hartford, Windsor and Hartford with the largest segment commuting to Hartford. Rush hour traffic is congested particularly at the Route 31 intersections in North Coventry and at the Bolton town line.



G. Age Composition

An analysis of age composition can be an effective tool for anticipating public facility and service needs. The following information illustrates that while Coventry's total population will increase modestly in the future, the age sectors will change more dramatically. Included with the various age sectors is a comment on the needs of those sectors which helps formulate municipal plans and strategies.

H. Age Related Data

<u>Description</u>	<u>Age Range</u>	<u>Needs</u>	<u>% Change to 2025</u>	<u>% Change to 2035</u>
Children	0-19	Child care, schools, recreation	-15	-24
Young Adult	20-29	Housing, jobs	-3	-17
Middle Age	30-49	Family programs, Trade-up homes	-17	-17
Mature Adults	50-64	Smaller homes	-3	-28
Retired	65+	Tax relief, housing options, elderly care	+40	+60

I. Race/Ethnicity

	Coventry	Tolland County	State
White Non-Hispanic	11,681	129,519	2,446,049
Black Non-Hispanic	69	4,425	350,820
Asian Non-Hispanic	89	6,690	154,910
Native American Non-Hisp	0	38	5,201
Other/Multi-race Non-Hisp	221	3,059	84,917
Hispanic or Latino	398	7,860	551,916

Sources:
 Connecticut Economic Resource Center (CERC)
 Connecticut Data Center (UConn)
 Coventry Board of Education
 Coventry Tax Assessor

3 COVENTRY CITIZEN'S SURVEY & COMMUNITY INPUT

A. The Citizen's Survey

The Citizen's survey was conducted in early 2019 by the National Research Center, Inc. (NRC) and the International City/County Management Association (ICMA). The survey and its administration are standardized to assure high quality research methods and directly comparable results across communities. The survey captures residents' opinions within the three pillars of a community, (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement). This report compares the 2018 ratings for the Town of Coventry to its previous survey results in 2008.

Overall, ratings in Coventry for 2018 generally remained stable. Of the 69 items for which comparisons were available, 36 items were rated similarly in 2008 and 2019, 11 items showed a decrease in ratings and 22 showed an increase in ratings. Comparisons were not available for 65 items. Notable trends include the following:

- Within the pillar of Community Characteristics, ten aspects were scored more positively in 2019 than in 2008. Three scores for general measures of community livability increased: overall appearance, Coventry as a place to raise children, and the overall image of Coventry. However, evaluations for Coventry as a place to retire decreased. Coventry was seen as a better place to work and educate children; K-12 education and child care/preschool received more positive scores. Ratings for affordable quality housing also increased. Aspects of Recreation and Wellness showed an increase in ratings for health care, but a decline for the availability of affordable quality food.
- Ratings within the pillar of Governance were similar to 2008 ratings, but there were increases for nine measures and decreases for four measures. Evaluations declined for welcoming citizen involvement, recreation programs and cable television. Residents gave higher marks for snow removal, sidewalk maintenance, garbage collection, recycling, sewer services, land use, planning and zoning, public information and the overall direction of the Town..
- Where comparisons were available, Coventry residents tended to report lower levels of participation in 2019 compared to 2008. Fewer residents reported that they had visited a Town park, used Coventry public libraries or attended or watched a local public meeting. In addition, fewer residents contacted Coventry employees in 2019. However, a greater number of residents voted in local elections, and more residents thought the economy would have a positive impact on their income.

B. First Impressions Program

In the fall of 2017, representatives from Coventry participated in a “First Impressions Program” with the town of North Branford. The First Impressions community exchange program was designed to help communities learn about their strengths and shortcomings through the eyes of first-time visitors. Volunteer teams undertake unannounced visits, record observations, and give constructive feedback to the exchange community. The North Branford representatives’ impressions are:

The Village has a historic feel with nice shops and a bakery/coffee shop would be a nice addition. There was a nice variety of antique stores, but additional specialty retail is needed. Outside of the Village there were nice retail options and suggestions included a larger grocery store, a hardware store and a clothing store. They note a variety of housing options, particularly KenyonFalls condominiums and were impressed with Patriots Park and the Hale Homestead.

In summary:

The positive things you observed about this community:

- Historic resources, including renovated village center and Nathan Hale Homestead.
- Rural character
- Recreational opportunities, including town parks and the lake.

The potential opportunities available to this community:

- Revitalized historic village center, including a coffee shop, specialty retail, and arts and culture
- Market other assets such as the lake (non-motorized boating) and Hale homestead
- Capitalize on proximity to UCONN

The biggest obstacles or challenges facing the community:

- Rural location, off the beaten path, and need for public transportation (aging population)
- Lack of industry
- Downtown – limited storefront space and need to connect to housing developments

C. Community Visioning Forums

The Planning & Zoning Commission has conducted community visioning forums in the fall of 2019 where citizens expressed their opinions on a range of subjects such as Housing, Economic Development and Environment/Open Space, and their input was used to help create this POCD.

4 Land Use

A. Existing Land Use

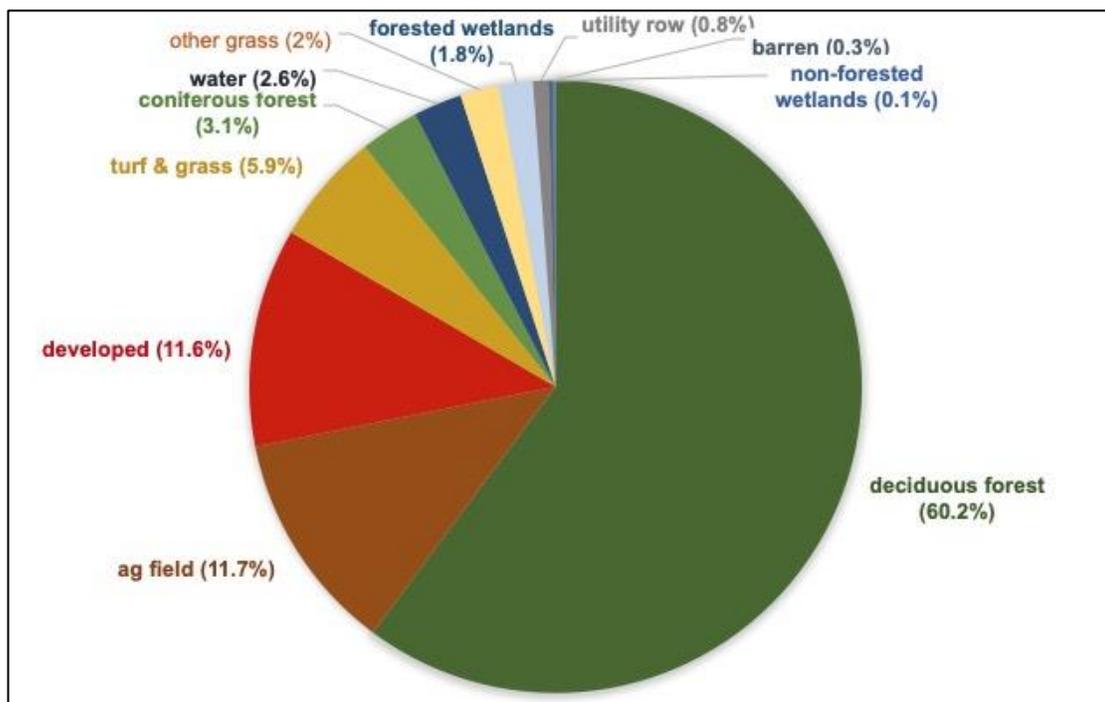
The existing land use pattern of Coventry essentially reflects the Town's rural character. Most of the Town's 24,505 acres is still undeveloped as shown in the data below. The majority of undeveloped land is forest followed by farms, open space and public/private clubs.

B. Town of Coventry Land Use

TOWN OF COVENTRY LAND USE (BY TAX ASSESSOR DATA OWNER/PARCEL)*

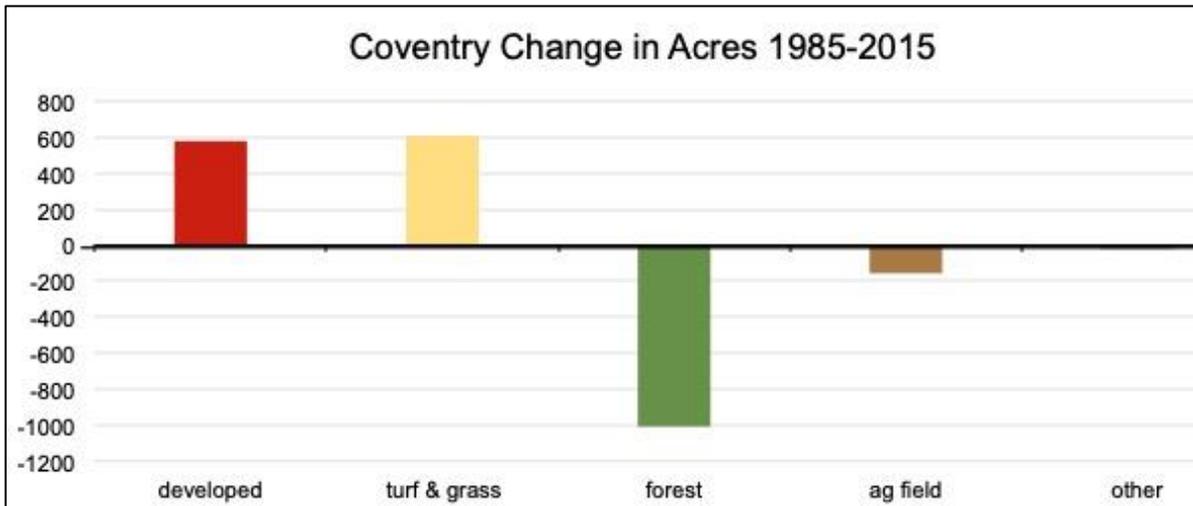
CATEGORY	Acres	Percent	Comment
RESIDENTIAL	12,596	51%	Excludes Conservation Easements (see open space)
COMMERCIAL	1169.2	5%	Includes Utilities
TOWN FACILITY	268.50	1%	Schools, Town Hall, Police, Fire, Exc.
ROADS/RIGHT OF WAY	714.4	3%	
PUBLIC LAKES/PONDS/RIVERS	468	2%	
RELIGIOUS/SOCIETIES	161.4	1%	
PROTECTED OPEN SPACE	2,723	11%	Town Owned, State, Conservation Easements, Land Trust, etc.
PRIVATE CLUBS	919	4%	
FARMS	1239	5%	
VACANT/FOREST	4,247	17%	
TOTAL	24,505.50	100%	

*Calculations are based on tax assessor and GIS data. The calculations are intended to give a general depiction of land use in Coventry. There are expected inconsistencies with the calculations due to the nature of the information available.



C. Coventry Land Use History

	2015	2010	2006	2002	1995	1990	1985	Change
Deciduous forest	60.2%	60.0%	60.3%	60.9%	61.5%	62.4%	64.1%	▼ 3.95%
Agriculture field	11.7%	11.7%	11.6%	11.7%	11.8%	12.4%	12.3%	▼ 0.63%
Developed	11.6%	11.5%	11.4%	11.0%	10.6%	10.2%	9.2%	▲ 2.36%
Turf & grass	5.9%	5.9%	5.9%	5.5%	5.0%	4.6%	3.9%	▲ 1.98%
Coniferous forest	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.2%	▼ 0.06%
Water	2.6%	2.6%	2.6%	2.6%	2.6%	2.7%	2.7%	▼ 0.14%
Other grass	2.0%	2.3%	2.2%	2.4%	2.4%	1.7%	1.6%	▲ 0.49%
Forested wetlands	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.9%	▼ 0.07%
Utility R.O.W.	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	▼ 0.02%
Barren	0.3%	0.2%	0.2%	0.2%	0.3%	0.2%	0.3%	▲ 0.03%
Non-forested wetlands	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.00%
TOTAL	100%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	



Although forests and farmlands still dominate the land area of Coventry, there are small, but substantially developed areas throughout the Town. This is most evident in the area around Lake Wangumbaug, including Coventry Village along Main Street. The Village is Coventry's traditional "downtown." It is home to many of the Town's retail businesses, as well as some public and other institutions.

Approximately one-quarter of the Town's population lives around Lake Wangumbaug and a smaller community at Pine Lake Shores on Eagleville Lake. Most homeowners in this area are members of associations that own and maintain some of the roads, beaches and other community facilities. Homes in the area were typically built as seasonal vacation cottages, but were subsequently converted to year-round dwellings. The density of development is relatively high, with many houses on lots of 5,000 square feet or less.

There is a smaller concentration of commercial and institutional uses in northern Coventry, around the intersection of Main Street (Route 31S) and the Boston Turnpike (Route 44). The area contains several small shopping centers, free-standing commercial buildings, a school, a church and a fire station.

Smaller clusters of commercial uses are located at the intersection of Daly Road and Main Street; along the Boston Turnpike near the Bolton town line and near the intersection of Boston Turnpike, Bread & Milk Street (Route 31) and Swamp Road, the latter two of which have near term plan for growth.

Residential development, aside from the Lake area, is generally distributed throughout the Town. There are many newer residential subdivisions spread throughout the Town, reflecting recent growth and respecting the open space subdivision regulations.

D. Non-Residential Development Potential

The current zoning map allocates about 600 acres to commercial/retail buildings. About 50 percent of that land is not developed primarily in the areas of Route 6, Bread & Milk Street, Route 44 across from Highland Park Plaza and lower Main Street. With the assumption that two-thirds of that property has the soil and terrain for development, and assuming a suburban commercial floor area ratio (total building floor square footage divided by total site square footage) of .20 to .25, the potential exists for over two million square feet of new floor space.

Commercial/retail development in Coventry is limited by distance to limited-access highways, traffic count and little or no public water or sewer infrastructure. Currently, there is just over 400,000 square feet of commercial/retail development in town and it would seem feasible, based on the above data, that the town could support at least double the amount of current floor space, given that development retains its respect for the character and landscape of the town.

Development in the areas of existing water and sewer infrastructure will remain limited because of available land and sewer capacity. In areas without infrastructure, public water systems are logical and are encouraged by the State Department of Public Health. Community sewer treatment systems to support commercial development are an area that requires more study and possible regulation.

E. Impervious Surfaces

Impervious surfaces can have an effect on local streams, both in water quality and streamflow and flooding characteristics.

A significant portion of rainfall in forested watersheds is absorbed into soils (infiltration), is stored as groundwater, and is slowly discharged to streams through seeps and springs. Flooding is less significant in these conditions because some of the runoff

during a storm is absorbed into the ground, thus lessening the amount of runoff into a stream during the storm.

With any development vegetation is replaced by impervious surfaces, thus reducing the area where infiltration to groundwater can occur. Thus, more stormwater runoff occurs - runoff that must be collected by extensive drainage systems that combine curbs, storm sewers, and ditches to carry stormwater runoff directly to streams. More simply, in a developed watershed, much more water arrives into a stream much more quickly, resulting in an increased likelihood of more frequent and more severe flooding. Frequent flooding causes problems for residents and also the local government including erosion, property damage, as well as sand, sediment and ice on roads which have to be cleaned up.

Impervious Coverage Data

14% of land in the Lake Residential Zone is impervious, 9% of which falls on private property as buildings/structures, driveways and parking lots.

	Location	Location Area (Acres)	Impervious Acres	Percent Impervious
All Impervious	Town Boundary	24505	1129.9	5%
All Impervious	LR Zone	971.8	138.39	14%
Roads	LR Zone	971.8	47.3	5%
Buildings/Structures, Driveways, Parking Lots	LR Zone	971.8	91.09	9%
All Impervious	GR40 Zone	4598.3	258.3	6%
All Impervious	GR80 Zone	15361.5	557.2	4%
All Impervious	R/A Zone	1788	48.4	3%

5 CULTURAL AND HISTORICAL

Coventry's historical and cultural resources affect the potential for growth and are major contributions to the Town's quality of life. In addition, the remarkable views are a major contributor to rural character and are a significant factor that draws residents here. (Refer to map #4)



A. Archaeological Resources

According to the Connecticut State Museum of Natural History, archaeological resources in the Town of Coventry range from single artifacts to entire villages and span both the historic and prehistoric periods beginning as early as 10,000 years ago. They provide the primary sources of knowledge of the latter. Archaeological resources in Coventry are particularly important where Native American cultures prior to colonial settlement had no written history or records.

Archaeological sites are often fragile and not immediately apparent. Only a few sites have been inventoried. Special attention must therefore be given to ensure that archaeological resources are not needlessly damaged or destroyed by current land use activity. Not only must it be determined whether archaeological resources are known to exist on a project area, but the likelihood of their presence should be ascertained before an irreversible action is taken. If their presence is likely, more detailed investigations are then warranted to determine the extent and significance of the resources, the potential impact of the proposed project, and the appropriate mitigation measures.

There are numerous areas in Coventry that can be considered archaeologically sensitive. At this time there are 58 identified prehistoric sites. Many of the archaeological sites can be found along the Skungamaug River, Theims Brook adjacent to Hop River Road, Route 31 and Parker Bridge Road. Other locations are along North School Road, an unnamed brook south of Reed Brook (North Coventry), and along the Willimantic River. When one examines the map of known archaeological sites it is clear that over 50 percent of Coventry can be considered archaeologically sensitive. Due to the number of mills along rivers and streams in Coventry's historical past, there are sure to be undiscovered sites as the Town develops and grows.

Current subdivision regulations require a developer to obtain a statement from the State archaeologist regarding potential damage to archaeological elements on their site. If the site is five acres or larger or there are five lots or more, or if there is a potential for impact on archaeologically sensitive areas, then the Planning & Zoning Commission will determine the need to protect the site or excavate for artifacts before construction begins.

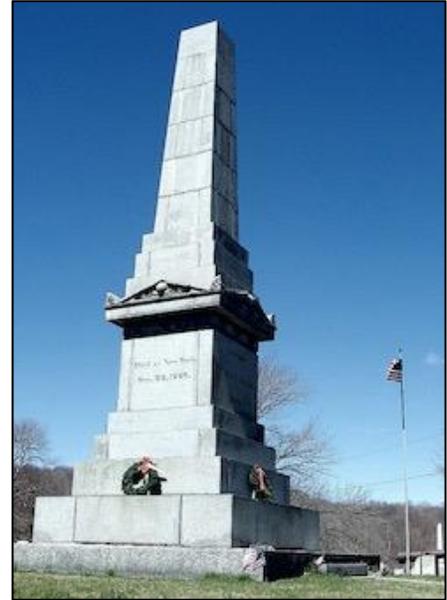
B. Historic Sites

Historic districts:

The Coventry Glass Factory, Boston Turnpike and North River Road, 1815-1848.
South Coventry Historic District, South Coventry Village, 19th Century Mill Village.

Houses on the National Historic Register:

- The Loomis-Pomeroy House, 1747 Boston Turnpike, built in 1810
- The Brigham Tavern, 12 Boston Turnpike, built in 1778
- The Capron-Phillips House, 1129 Main Street, built ca1864
- Captain Nathan Hale Monument, 120 Lake Street, erected in 1846
- The Hale Homestead, 2229 South Street, built in 1776
- The Parker-Hutchinson Farm, 207 Parker Bridge Road
- The Strong-Porter House, 2382 South Street, built in the 1730's.



Recently the David Hayes house at 905 South Street has been designated a historical landmark by the State. David Hayes (1931-2013) was a world renown sculptor.

Historic Museums include the Hale Homestead owned by the Connecticut Landmarks Society, the Strong-Porter House and the Brick School House owned by the Coventry Historical Society, the Turner House owned by the Museum of Connecticut Glass, the 1876 Building (Main Street Visitors Center) and the Tracy Mill building (recently converted to Mill Brook Place- a community rental space), both owned by the town.



Mill Buildings exist on the Mill Brook in South Coventry including the Boynton Mill on Lake Street- now apartments built in 1815; the Tracy Mill on Main Street- town owned, built ca1890; the National Silk Factory and the Kingsbury Box Shop- privately owned, built ca1870 on Mason Street; the old Washington Mill building- now a private business, built ca1890 on Bradbury Lane; and the Kenyon Mill, built ca1864, recently redeveloped as Kenyon Falls condos on Armstrong Road.

More than 250 houses were built in town before 1900, with a fair number erected in the 1700's. The historical and archaeological survey conducted in 1990 by Andrews and Lewis identified nearly 80 homes in the Village area, built in the 19th Century, that are notable for their historical character. While they have no formal preservation controls, many are owned by families wishing to maintain their historical character. This large number of historic homes also creates part of the character of the town and its neighborhoods.

While regulations to limit or prohibit the deterioration or destruction of any of these old structures are not practical, design guidelines exist for development in South Coventry Village and for selected sites on Route 44 and Route 31 known as Special Planning Areas (SPA). These design guidelines apply to commercial development, and residential owners are urged to consider their impact on all structures.



Like many New England towns, Coventry has many enduring stone features that add to the character of the town. They include bridges (Mill Brook under Main Street), dams (Teleflex, Woods Lane, and Depot Road), foundations, root cellars and many miles of stone walls. The town wishes to recognize and preserve these features and to protect them from development impacts over the long term.

Goal: Maintain and improve those aspects of a historical, cultural and rural nature important to the quality of life.

Recommendations- (Action items include the responsible party, in brackets)

1. Protect the Town's historically and architecturally significant structures and sites, and areas of unique natural beauty through acquisition, land development controls, and other preservation techniques. Include the use of historic signage. [Planning & Zoning and Conservation Commissions, Coventry Historical Society and Land Use staff]
2. Promote significant cultural and historical elements that reflect the town's identity and are important to attract tourism. [Planning & Zoning and Conservation Commissions, Coventry Historical Society and Land Use staff]
3. Improve the gateway entrances into the Town, particularly at the Route 44 Bolton town line. [Planning & Zoning Commission and Public Works]

4. Provide for periodic meetings among the Historical Society, the Village Improvement Society and the Conservation and Economic Development Commissions to discuss common issues related to historic preservation. [Town Council, Town Manager]



The State Vietnam Veteran's Memorial on Lake Street

6 LAND AND WATER RESOURCES

Preservation and protection of natural resources and the environment continues to be of prime importance. The quality of ground and surface water, prime agricultural soils, wildlife habitats and unfragmented forest land are necessary for the health of our entire ecosystem. The careful acquisition of open space helps keep a stable mill rate. These elements are a major contributor to the quality of life of the town.

Protecting Natural Resources

The Inland Wetlands Agency and the Planning & Zoning Commission have regulations and review procedures that cover the maintenance and preservation of our local natural resources. Many of their activities are directed by the Connecticut General Statutes as well as the State Department of Energy and Environmental Protection. The Conservation Commission provides additional support and guidance in an advisory capacity.

For development applications, the current zoning regulations require the identification of land contours, easements, wetlands, watercourses, wooded areas, stone walls, open space, flood zones, public or private water supplies, etc. They also require hydraulic studies, an erosion and sedimentation control plan, consideration of passive solar techniques, archaeological evidence studies, environmental assessments and protection of historic resources that can be used to modify the site design.

The Coventry Town Council, in 2008, created the Conservation Corps. The Corps is composed of volunteers who monitor town owned open space. Corps members are assigned in groups of two or more, to walk properties at least four times a year to observe and report the status of the property to an appropriate town official. The Corps was changed in 2016 to the Protected Lands Stewardship Committee whose responsibility is trail blazing and maintenance of the properties

Goals:

1. Provide adequate protection and preservation of the town's natural resources while providing open space along with recreational opportunities for all town residents.
2. Formally protect a minimum of 20 percent of the town's land area as open space. Consider as high priorities: farm soils, river aquifers and unfragmented forest. Strive to make open space land contiguous.
3. Protect the water quality of Lake Wangumbaug, Eagleville Lake, Upper Bolton Lake, the Skungamaug, Hop and Willimantic Rivers.

Water Resources

A. Lake Wangumbaug



Lake Wangumbaug at the dam

The Coventry Lake Advisory and Monitoring Committee is the Town appointed entity that focuses its efforts on education, protection and management of the lake. The committee prepared a lake management plan in 2016 that serves as a helpful resource regarding the lake's future.

Moderate to high density residential development occupies 40 percent of the Lake's drainage area. However, several natural features of the lake-watershed ecosystem make Lake Wangumbaug somewhat resistant to processes where excess nutrients stimulate excessive plant growth. The following are rather unique, "healthy attributes" of the Coventry Lake ecosystem:

The area which drains to the lake ("watershed") is small when compared to the large, deep lake. This means that the lake does not need to process a large mass of additional watershed organic matter that would result in oxygen demand.

The mean depth and surface area of the lake are large compared to the drainage area. This gives Coventry Lake a "clear water" tendency.

The shape of the lake basin results in a small sediment-contact area at the depth where water remains cold in summer. The lake is also oriented such that wind mixing is strong compared to lakes of similar size. These features are beneficial to the aquatic life in the lake.

B. Eagleville Lake

Eagleville Lake was created by a dam on the Willimantic River to provide a source for the old Eagleville Mill. The lake is 80 acres on the border of Coventry and Mansfield. The Coventry side has an 80+ housing development from the 1930's and some forest.

The Mansfield side is bordered by the railroad, fields, forests and a gravel pit.

Fishing and paddling are popular and there is a boat launch on the west side of the impressive dam. The lake is shallow (about one to 2.5 meters deep.)

C. Lake Threats

1. Lake Wangumbaug

Wastewater, storm water, sedimentation, and road runoff impacts have been analyzed and indicate that Coventry Lake is a healthy ecosystem that has the characteristics of a high quality water resource with a moderate amount of dissolved nutrients. All physical, chemical, and biological evidence indicates that if Coventry Lake has an increase in spring phosphorus level, its resource quality will decline. Restoration would be costly, so preservation is desirable through preventative maintenance, primarily in the limitation or elimination of phosphorous from lawn fertilizers.

Other data shows the lake's water clarity has improved since 2000. Starting in 2018, water clarity recorded using a Secchi disk indicated the water clarity to be excellent. Excellent water clarity is a result of sunlight reaching greater depths, an indication of less particulates suspended in the water. In the fall of 2018, the trend of warmer than normal weather resulted in an increase in blue-green algae. Blue-green algae, also known as cyanobacteria, can be toxic at high concentrations. Continued monitoring is needed to assist in developing a response plan for identifying conditions suitable for potential blue-green algae blooms.

Invasive aquatic plant species present in the lake require close monitoring, especially curly-leaf pondweed, Eurasian Milfoil, and Hydrilla. Hydrilla, discovered in the lake in 2015, is the greatest invasive aquatic threat. Treatments began in 2016 and have demonstrated success at controlling the spread of hydrilla. Full eradication will require yearly monitoring and additional treatments for the foreseeable future. The Town has partnered with Connecticut DEEP to manage the treatment program.

Although the drainage basin is small, it is also steep and the watercourse length is short. This results in a rapid runoff of rainfall which tends to make stable lake level management difficult.

2. Eagleville Lake

In 2012, the CT. Agricultural Experimental Station conducted an aquatic invasive plant survey of Eagleville Lake to determine the presence of any species of concern. The survey revealed the presence of an aquatic invasive plant known as Fanwort which can be very damaging to the ecology of the Lake due to how quickly and how thick it grows, and can create a significant impairment to the recreational use of the Lake. The Towns of Coventry and Mansfield have worked cooperatively to address the infestation since the plant survey was conducted. The Towns were successful in

obtaining a State of CT Department of Energy and Environmental Protection grant to assist in funding a chemical treatment of the Lake in 2015. The Towns have continued to share in the cost to chemically treat the Fanwort. This will be an ongoing effort over time to continue to address the plant in order to protect the Lake's environmental quality and capacity to support recreational uses such as paddling and fishing.

3. Upper Bolton Lake Watershed

Upper Bolton Lake's watershed contains stands of Atlantic White Cedar forest. The Eastern Connecticut Environmental Review Team has reported that Atlantic White Cedar forests are imperiled ecosystems in Connecticut due to changes in land use that stresses their environment. Coventry should consider actions along with the towns of Tolland, Vernon and Bolton to protect the watershed and this unique ecosystem.

Land Resources

A. Open Space

Coventry defines open space as land that is preserved, protected and may have use restrictions for any of the following purposes:

1. Maintains or enhances the conservation of natural, scenic, cultural and historic resources.
2. Protects wetlands/watercourses and other bodies of water.
3. Protects water supply sources.
4. Promotes the conservation of soils and prime farmland.
5. Enhances the public value of abutting or neighboring parks, forests, wildlife preserves, natural reservations and sanctuaries, and/or other open space.
6. Enhances public recreation opportunities.
7. Preserves historic and/or culturally significant sites.
8. Assists in the promotion of orderly growth and development.

There is other undeveloped land nominally considered open space that is not protected from development and includes sportsmen's clubs, camps, golf courses, farms, forests and vacant tracts. They remain a primary focus for preservation and formal protection.

According to the Natural Resources Conservation Service, Connecticut is the 4th most densely populated state in the country. An increase in sprawl development patterns threatens water supplies, wildlife habitat, agricultural lands, historic resources, and the quality of life for urban and rural communities. In response,

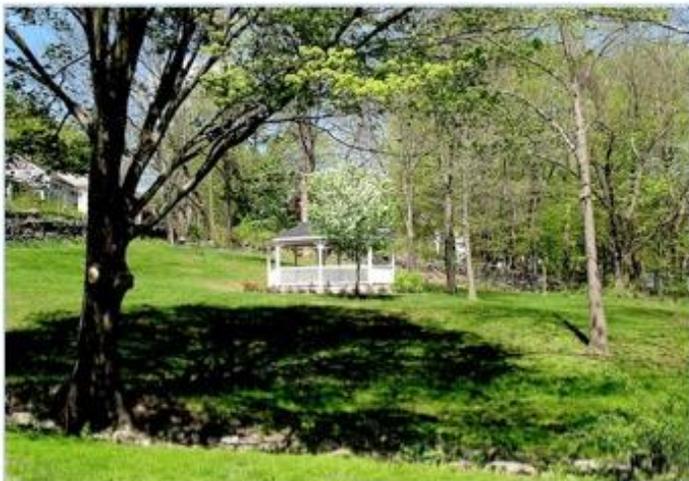


Connecticut's citizens have accelerated their efforts to preserve remaining open space. Connecticut is among the 12 states with the highest rate of land conversion to urban/suburban. The state is losing a significant number of acres of farmland a year, a rate exceeding most other states. Connecticut has made progress in preserving open space and working lands. The state has set a goal to preserve 21 percent of the state's land as open space by 2023. In addition, they have a goal of protecting 130,000 acres of working agricultural lands. To date, 75% of these goals have been reached.

In Coventry, over 500 acres of land have been dedicated as open space by direct conveyance or easement in thirty-six subdivisions since 1990. Seventy-five percent of that has occurred since November of 1999 when Open Space Subdivision regulations were adopted.

The Planning and Zoning Commission adopted new subdivision regulations in 2011. The open space design, or 'cluster' subdivision regulations, consider building siting and open space dedication more from a natural resource protection perspective. This will enhance open space initiatives and provide better regulation both from the developer's and the town's standpoint. The Commission should monitor these regulations over the coming years to assess their use and effectiveness.

B. Open Space Plan



13.5 percent (~3,300 acres) of Coventry's total land area (24,505 acres) is presently protected open space by fee simple deeds and conservation easements.

The Planning & Zoning Commission developed, in 2014, an Open Space Report for Coventry (Included in the Appendix). A very accurate map has been prepared that delineates all open space in town (public and

private) and it will serve as a baseline. (This is included in the map collection section.) The primary function of the Plan and Report is to distinguish and identify areas that merit various levels of long term protection, and suggest appropriate methods to acquire and designate open space. It will serve as an educational tool and a guide for municipal organizations and private land owners.

This Plan recognizes farmland, forest, lakes and rivers as the prime candidates for protection and preservation. Opportunities for additional protected open space include: about 1,000 acres owned by sportsmen's clubs (i.e. Manchester Coon & Fox Club and Manchester Sportsmen's Association) and the Channel 3 Kids Camp, aka Times Farm Camp, over 1,000 acres of land designated as farmland, but having unused wooded

areas, and several thousand acres of privately owned residentially zoned land, some of which may be subject to open space subdivision mechanisms or other protection. With consideration of the opportunities above, a significant increase in protected open space is possible consistent with the community's goals. Much of this land is adjacent or near to one of our rivers, and being designated as open space will help protect our surface and ground water. Unfragmented forest land is another important component. For the following reasons open space acquisition is a key element in future planning: Combining the desire of residents to maintain and protect our rural character, the need to protect natural resources, particular water and forest related, and the fact that open space will mitigate service and revenue demands.

C. PA490

Public Act 490 is Connecticut's law that allows farm, forest or open space land to be assessed at its use value rather than its fair market value, for a period of ten years, resulting in a tax savings to the property owner as long as the land is not used for applications other than farm, forest or open space. Approximately 13.7 percent of Coventry's land base is under PA 490 protection. While this is a temporary measure, it does offer both protection and tax relief for the land owners.

D. Joshua's Tract

Joshua's Tract Conservation and Historic Trust is a non-profit organization based in Mansfield that protects more than 4,000 acres of land in northeastern Connecticut. Several properties are owned in Coventry. The Trust may provide funding and other assistance relative to their goals that include unfragmented forests, water shed protection and properties of community value. The town has an informal relationship with the organization to work collectively in identifying and acquiring selected properties for preservation either by easements or acquisition. This relationship must be maintained and strengthened to build on the assets and expertise of both the town and the Trust.

Recommendations- (Action items include the responsible party, in brackets)

1. Protect the surface and groundwater resources in town with ongoing efforts to limit impacts from waste water, storm water, sedimentation and road runoff. [Inland Wetlands, Planning & Zoning, Commission Water Pollution Control Authority and Land Use staff]
2. Preserve and enhance water quality and minimize or eliminate phosphorus runoff and eradicate the incursion of invasive species in Lake Wangumbaug and Eagleville Lake. Educate the public regarding the potential negative impacts of these conditions. [Inland Wetlands, Conservation Commission and Land Use staff, Coventry Lake Advisory & Monitoring Committee]
3. Continue to support the Coventry Lake Advisory and Monitoring Committee.

4. Consider the following:

- Monitoring the boat launches (public & private) to prevent the transfer of invasive species.
- Support the limiting of phosphorous-containing fertilizers impact in the lake watershed.
- The formation of a consolidated lake authority to address the issues above.
- Utilize the 2016 Lake Management Plan to guide decision-making regarding the care of Coventry Lake; particularly regarding maintaining long-term ecological health, providing safe recreational opportunities, and preserving the economic value of surrounding properties.

5. Protect and conserve prime farmland soils, productive woodlands soils and large, unfragmented forest blocks, notable wildlife or plant life and fisheries habitat, stream belts composed of watercourses, inland wetlands and other associated riparian habitat components, and scenic views and vistas, through a range of preservation techniques, as identified in the 2014 Open Space Plan. [Planning & Zoning Commission, Inland Wetlands Agency, Land Use Staff]

6. Promote farmland operations and forestry management and resist economic pressures that force land into development. [Planning & Zoning, Conservation and Economic Development Commissions and Inland Wetlands]

7. Educate the property owners on the options to protect open space including conservation easements, outright conveyance of ownership, and cash payment to the town instead of property conveyance in subdivision applications, Transfer of Development Rights, tax incentives and Public Act 490 protection. [Conservation and Planning & Zoning Commissions and Land Use staff]

8. For developed areas, pay particular attention to stormwater runoff from impervious surfaces and encourage natural drainage systems for new and modified developments such as vegetative filters, porous surfaces and other bioinfiltration methodologies. Encourage proper septic/sewer maintenance. [Planning and Zoning Commission, Inlands Wetlands Agency, Land Use Staff]

9. Maintain and increase interconnected, linear open spaces, greenways, trails and wildlife corridors, and when appropriate, link with other town, or state greenways. [Conservation and Planning and Zoning Commissions, Land Use Staff]

10. Utilize the 2014 Open Space Plan and the POCD to guide town land acquisition strategies and acquire more open space and coordinate the plan with recreational needs as expressed in the Parks & Recreation section. [Conservation Commission, Town Council, Land Use staff]

11 Continue monitoring and improving our natural resource based subdivision regulations. [Planning & Zoning and Conservation Commissions and Land use staff]

12. Promote the “greening” of the Town by installing and maintaining landscaping such as trees and shrubs along streets and other public rights-of-way and in public open spaces, and by requiring landscaping in new private developments using plants indigenous to the area. [Planning & Zoning Commission and Land Use staff]

13. Consider strategies to reduce tree clearing, minimize grading and maintaining existing vegetation for new or modified developments, and promote, to the maximum extent possible, the underground installation of utility services for all new major residential projects, commercial and industrial development. [Planning & Zoning Commission and Land Use staff]

14. Consider methods to provide guidance to landowners who are seeking ways to “naturalize” their residential lot, pursue forest management plans or other natural resource protection activities of interest to the community. [Conservation Commission]

15. Cooperate with federal and state agencies to upgrade and maintain the air quality of the Town and encourage energy conservation and the use of alternate energy sources. [Energy Committee, Town Staff]

16. Employ resiliency and sustainability actions that serve to address relative impacts caused by climate change related events.[Town Staff]

17. Encourage and promote water conservation practices. [Conservation Commission]

18. Encourage the support and protection of pollinators by promoting native, pollinator friendly landscape species and the use of integrated pest management techniques. [Conservation Commission]

19. Continue to support the ongoing operation with the community gardens at Creaser Park. [Parks and Recreation]



North Coventry Green

E. Vistas

Vistas are a key element in Coventry's rural character and are always there to be enjoyed by residents and visitors. Saving these vistas is an integral part of development plans. The Coventry Historical Society has prepared a list of significant vistas presented here.



1. Giglio Property - Route 44 at the Bolton line looking south.
2. Bread & Milk Street - Looking north from Route 44 to Zeya Drive.
3. Route 44 - Looking east from Perrachio's Farm to Main Street.
4. Silver Street - Looking south from Route 44 to South Street.
5. South Street #1 - Looking west from Silver Street.
6. South Street #2 - Looking West from the Hale homestead.
7. South Street #3 - Looking Southeast from the old Huntington house.
8. Crossen Property - Looking southwest from South Street & Bunker Hill Road.
9. Hop River - Looking southeast from Bunker Hill Road to the Hop River.
10. Flanders Road - Looking southeast from Plains Road to the Willimantic River.
11. Pucker Street - Looking southeast from South Street to the Hop River.
12. Parker Bridge Road - Looking south from Bunker Hill Road to the Hop River.
13. South River Road - Looking south from Route 31 along the Skungamaug River.
14. Town Green - Looking west from the Town Green over Lake Wangumbaug.
15. Stonehouse Road - Looking northeast from the "Stonehouse" to the Eagleville dam.
16. Brigham Tavern Road - Looking north from Route 44 along the Willimantic River.
17. Brigham Road - Looking east from Lewis Hill Road to the Willimantic River.
18. Broadway - Looking east from Hannah Drive to the Skungamaug River.
19. Cassidy Hill Road - Looking east from the Cassidy Hill Winery.
20. South Village - Looking northwest from Depot Road to Lake Wangumbaug including Main Street and the Mill Brook.

7 AGRICULTURE

Agriculture has become a prominent issue from a land use, economic and quality of life viewpoint. For decades, communities have been concerned about the loss of farmland for development. The State and municipalities have instituted various programs to preserve farmland with limited success. Coventry was one of the first towns in the state to offer tax relief for farmland.



A significant issue is the economic viability of the relatively small farms in Connecticut that sometimes results in the need to sell for development. In addition, with the recent globalization of food sources, concerns have been raised about the quality and safety of food acquired from sources that have little oversight, and the transportation costs in delivering that food.

A. Benefits of Agriculture

The benefits of local agriculture include:

- The preservation and creation of jobs
- Respectful land use and preservation
- Maintenance of the town's rural character and positive identity
- Fresh and safe food growing and production
- Land use that uses less in municipal services than it pays in taxes
- Opportunities for unique recreation, tourism and education activities

Farm related commercial opportunities in town are typified by the Coventry Farmers' Market, roadside stands, pumpkin patch rides, hobby farms, corn mazes, horseback riding, Christmas tree cutting, wine production, farm educational tours, food and agriculture production and others. There has been a recent resurgence of horse stables and pastures and opportunities for horse riding trails on public land.

Coventry has a variety of agricultural and livestock entities including dairy, hay and vegetables, horses, llamas, goats, herbs, Christmas tree farms, a winery, etc. With the recent success of the Farmers' Market, the community has taken advantage of and benefited from locally grown foods and have appreciated the recreational and social benefits of attending and supporting the Farmers' Market.

Goal: Preserve farmland and support farming activity and preserve working farms, both crops and livestock, for their economic benefits, their educational/recreational opportunities and local food production.

Recommendations- (Action items include the responsible party, in brackets)

1. Promote the farm assessment program (PA 490) to assist farmers with maintaining their agricultural land use. (Approximately 13.7 percent of Coventry's land base is under PA 490 protection.) [Conservation Commission, Land use staff]
2. Continue to explore opportunities for a municipal or public/private program for purchase of farm development rights. [Town Council, Town Staff,]
3. Encourage local farmers to collectively apply for the Connecticut Farmland Preservation Program and assist them in submitting applications where necessary. Additionally, the Connecticut Farmland Trust offers expertise to preserving farmland. [Conservation Commission, Town Council, Town Staff]
4. Monitor the effects of the Commercial/Agriculture Zone and modify, if necessary, to assist farmland preservation, agricultural businesses and related uses. [Planning & Zoning and Land use staff]
5. Create educational and other farm friendly activities to support agriculture. (Conservation and Economic Development Commissions, Land use staff)
6. Encourage the use of Community Supported Agriculture (CSA) programs. [Town Staff]
7. Continue the sponsorship and support of the Coventry Farmers' Market, particularly as it relates to local farming opportunities and look for opportunities to strengthen and expand the market to connect with "brick and mortar" businesses. [Economic Development Commission, Town Manager, Town Council]
8. Consider the recent popularity of horse stables/farms and pastures and collectively find ways to encourage or expand horse related activities. [Planning & Zoning and Conservation Commissions, Town Staff]
9. Continue the Conservation Commission's efforts to establish a goal for agricultural land preservation priorities and monitoring agricultural land use in Town. [Conservation Commission and Land Use staff]
10. Encourage and support the formation of an Agricultural Commission that will establish and maintain an open line of communication between the Town and the agricultural community. [Economic Development Commission and Town Council]

8 PUBLIC SERVICES AND FACILITIES

A. Municipal Facilities - General

The 2019 Citizen's Survey (See Chapter 3) included specific questions regarding residents' opinions on infrastructure priorities, and the results were:

The respondents indicating strong support for:

- Road/bridge improvements- 57%
- Water supply for fire suppression- 39%
- Community Center- 25%
- Athletic field complex- 17%



Goal: Continue to provide existing municipal services facilities and programs to best serve citizens' needs and expectations, and encourage their use. Retrofit existing facilities to reduce energy usage.

Recommendations- (Action items include the responsible party, in brackets)

1. When considering the nature and location of public facilities, examine demographic variations from one section of the town to another, as necessary. [Town Manager, Town Council]
2. Explore alternative uses of educational facilities during non-school hours. [Board of Education and Town Manager]
3. Complete the planning and construction of a replacement Community Center. [Town Council and Town Manager]
4. Prior to the future development of all types of land uses, consider the feasibility of public/private partnerships to provide infrastructure and other amenities consistent with other policies in this plan and with other governmental agencies such as the WPCA. [Town Council and Town Manager]
5. Plan capital improvements on the basis of a priority system carefully related to the needs of the community and fully integrated with the Plan of Conservation and Development. [Town Council and Town Manager]
6. Upgrade or replace Town facilities and parks to provide handicapped accessibility, gender equal, energy efficiency, environmentally sound and efficient public use. [Town Staff, Town Council]
7. Acquire land for future unanticipated needs. [Town Council, Town Manager]

B. Parks and Recreation

The Parks and Recreation Commission was formed in the mid 1950's to develop and supervise recreational activities for the community. The Commission carefully interprets public opinion in deciding how it will best serve Coventry residents. The Parks and Recreation Department fosters active lifestyles, social well-being, and environmental stewardship.

The Department is responsible for the administration of all Town-sponsored recreation activities and facilities, including the management and planning for Town parks and recreational facilities. It also provides essential community benefits, including:

- Healthier residents. Physically active adults and children are less prone to obesity, diabetes, heart disease and depression.
- A wide range of free and low cost opportunities to experience the outdoors, engage in exercise and to ensure social equity.
- A sense of well-being and community spirit.
- Safer neighborhoods and a higher quality of life.
- Increased property values and economic vitality. Parks offer the perfect venue for community and regional events- tournaments, concerts, exhibitions, food festivals- that draw visitors and new dollars into our backyard.
- Respect for nature. Spending time outside reminds us of our unique place in the world. Air, water and land are our greatest natural treasures. Conserving and enjoying green spaces and waterways for the future is crucial.

Vision

To have well maintained and actively used parks, open spaces, and trails that provide opportunities for all citizens to maintain active, healthy lifestyles; while appreciating our community's natural resources and preserving them for future generations. Community spirit is fostered by the town's diverse cultural fabric; facilitated and coordinated in quality recreational programs, facilities, services and special events.

Mission

To foster active lifestyles, social well-being, and environmental stewardship.

Goal: Provide park facilities that strengthen community image and sense of place; in an inviting and safe family atmosphere.

Strategy: Protect and enhance our investment in infrastructure of our public parks and facilities

Recommendations: [To be implemented by the Parks and Recreation Commission.]

1. Create an inviting and safe family atmosphere using consistent policies for patron use.
 - Install wayfinding directional signs to all parks and trails to improve public accessibility.
 - Develop a consistent trail marking system.
2. Develop funding streams and provide direction to address ongoing maintenance of town parks.
 - Complete Master Plans for all park properties. Address condition of furniture, fixtures, and equipment in buildings. Utilize GIS system with parks, Trails and equipment inventory.
 - Develop a Joint Planning Process with the Dept. of Public Works and the Board of Education to develop practices and policies, as well as define roles and responsibilities for maintenance, development, access and joint use of facilities. Use CIRMA Risk Management Audit as a tool.
 - Coordinate recreational needs with the Open Space Plan by holding joint meeting of Conservation Commission and Parks & Recreation Commission. [Parks & Recreation]
3. Improve sustainability with green management practices to reduce carbon footprint and enhance habitat.
 - Install recycling at Patriot's Park to reduce litter costs or use of solar powered trash compactors.
 - Complete Model Environmental Policy Scorecard.
 - Install solar arrays at community center & lodge buildings.
4. Provide direction for future development options with consideration given to demographic/cultural requirements.
 - Create a Community Center Feasibility Study Committee.
 - Design and construct Boat House building that coordinates the use and consolidates the footprint of the boat launch areas at Patriots Park.
 - Assess future recreational possibilities at Miller Richardson Park, addressing the relocation of the transfer station and the Department of Public Works Gravel Pit.

Goal: Provide recreational opportunities to encourage positive youth development, inclusion of special populations, healthy lifestyles and lifelong learning opportunities.

Strategy: Utilize parks and recreation to increase physical activity and improve our community's overall health.

Recommendations:

1. Advocate for health and wellness initiatives.
 - Continue to promote recreational opportunities that enable and support unstructured, self-scheduled, multi-ability and low cost activities:

(Geocaching, hiking, pickle ball, disc golf, kayak, stand up paddleboards, cross country skiing, snowshoeing etc.)

- Implement Park RX program to partner with Health professionals. Park Prescription programs involve health or social service providers encouraging people to spend time in nature to improve their health and well-being.
- Identify location for Installation of an Adult Fitness Park

2. Connect kids & families to nature and the outdoors.

- Increase efforts to offer more outside of the camp & afterschool environment. Geocaching, letterboxing. Increase youth involvement in Community Gardens.
- Offer separate programs for families on weekends such as Walktoberfest guided hikes.
- Implement recommendations of Creaser Park Environmental Review report.
- Address Nature Deficit Disorder with environmental education programs that develop our citizenry into stewards of our environment.

3. Increase social equity in parks, recreation programs and services.

- Develop Implementation & promotion plan for inclusion/Americans with Disabilities Act compliance. Provide Staff training.

Coventry Parks Inventory (*using the 1995 National Park and Recreation Association the classification table*)

Neighborhood Parks:

Windswept Farms

School Parks:

Robertson Intermediate School
Coventry Grammar School
Captain Nathan Hale Middle School
Coventry High School

Community Parks:

Miller-Richardson Field - 6.3 acres
Laidlaw Park - 37.3 acres
Creaser Park - 54 acres
Patriots Park- 17.5 acres
Lisicke Beach - 2 acres
Mill Brook Park - 7.4 acres
Mill Pond Park - 7.2 acres

C. Trails, Sidewalks and Greenways

1. Greenways



The Millbrook-Greenway linear trail project is anticipated to offer a formal pedestrian link from the Lake Wangumbaug boat launch area to the Village Center and then along the Mill Brook to the Willimantic River. The section from the Lake boat launch along Lake Street and Monument Hill Road, then through Mill Brook Park to Mason Street has been completed. A sidewalk along Cross Street also connects this Greenway to South Street and its sidewalks.

A new pocket park at the DeCew mill on Depot Road that possesses frontage on the Mill Brook was completed in 2019. It was funded by a State of Connecticut recreational trails program grant. Parking improvements for Town owned land that

fronts along the Willimantic River was also funded by this grant.

The Willimantic River Greenway is a long-term project to link existing open spaces and to extend walking trails and bike routes along the 25-mile length of the river. Other goals include improving the existing canoe/kayak route from Stafford to Windham and also protecting natural resources.

The Willimantic River Alliance maintains a regional greenway vision for the towns and offers information about potential projects and about resources for town and regional projects. Although the greenway projects will be planned and completed over many years, they will in time offer residents and visitors better opportunities to access the river and enjoy its natural beauty and historic features. Several riverside towns are working together on multi-town trails along the Greenway. The section in Coventry is partially completed and work continues on the remaining areas.

2. Trails

a. Riverview Park Trail - Merrow Road/Riverview Drive- Inter-municipal trail system along Willimantic River frontage and part of the Willimantic River Greenway.

b. Hop River Trail (Rails to Trails) - Inter-municipal trail system linking towns along the former railway bed as part of the East Coast Greenway from Calais, Maine to Key West, Florida.

c. Patriot's Park Forest & Trail - The hiking trail is an adjunct to the Cross Street/South Street sidewalk system.

d. South Street/Cross Street sidewalk system - Provides pedestrian friendly access over southern and most of western shore around Coventry Lake.

e. Creaser Park Trails - Four different marked trails offer a variety of lengths and access to unique natural features.

Coventry has a number of horse farms/stables and some of the owners have expressed an interest in developing a horse-riding trail system in town. This opportunity will be further explored.

3. Sidewalks

Over the past several years sidewalks have been installed in the Village, on Main Street from the Village to the High School, on Lake/Cross Street from Main Street to South Street, and on South Street from Cross Street to Daly Road. They have been well accepted and well used.

Futures plans include:

- Extending the Main Street sidewalks from the High School to Lisicke Beach with an additional connection to Daly Road.
- Extending the South Street sidewalk from Daly Road to the Strong-Porter House. (A grant has been awarded to complete this section within the next few years and will facilitate access to the Farmers Market, the hale Homestead and the Strong-Porter Museum.)

Goals:

1. Develop an interconnected system of trails and sidewalks that serve transportation and recreational needs and accommodate a variety of skill levels.
2. Guide implementation of infrastructure by developers, public agencies and others.
3. Increase the number of trips made by foot and bicycle for both transportation and recreation.
4. Make pedestrian use and bicycling safer and more convenient for residents and visitors.

D. Fire & EMS Protection

The Town of Coventry Fire-Emergency Medical Services Department was established in 2015 by local ordinance. At this time, our Town also created the position of Fire-EMS Administrator for the purpose of managing policies, purchasing and training. Shortly thereafter a Joint Fire Budget was created to merge the expenses that Coventry Volunteer Fire Association and North Coventry Volunteer Fire Department shared.



Coventry Volunteer Fire Association (CVFA) has been in operation serving our community since 1936. CVFA currently provides fire and EMS protection to our residents. They operate from 2 locations. The main station is located at 1755 Main St (opposite Town hall) and they have a sub-station at 1645 South St.

(corner of Judd Rd). These fire stations have different types of emergency vehicles designed to provide the best fire protection possible. The membership making up the volunteer fire department varies and averages about 50 active members.

North Coventry Volunteer Fire Department (NCFD) has been in operation proudly serving our community since 1947. NCFD currently provides fire and EMS protection to our residents. They operate from 2 locations. The main station is located at 3427 Main St. and they have a sub-station at 999



Merrow Rd. These fire stations have different types of emergency vehicles designed to provide the best fire protection possible. The membership making up the volunteer fire department varies and averages about 30 active members.



On February 24, 2017, the Town of Coventry Fire-EMS Department took over the Emergency Medical Response responsibility. We currently contract with a private business to provide personnel coverage for the ambulance from 5am – 5pm during the weekdays. The remaining times are covered by our local dedicated volunteers. The Ambulance averages approximately 950 calls

per year. Starting in November 2018, an interim organizational structure was established to assist in managing the day to day operations of the EMS Division of the Town of Coventry Fire-EMS Department. In January 2019 a formal transition team authorized by Town Council began meeting to discuss the future of the Fire-EMS services in town, with an emphasis on joint efforts in as many areas as possible. The primary mission of the transition team is to plan and implement an organizational structure and policies to govern one Coventry Fire Department.

In 2019 the Town received a designation of 5/5Y by the Insurance Services Office (ISO). This rating is used by a number of insurance companies when determining the premiums charged for the policies they write. The lower the classification the lower your rates could be. Numerous factors are taken into consideration during the

evaluation, such as distance to a fire station and distance to a water source. The ratings are estimated to be re-evaluated every 5 years.

E. Police Protection

The Coventry Police Department was organized by town ordinance on August 26, 1965. The agency is centrally located on Main Street in its own separately facility close to town hall and other town facilities.



The police department is a full-service law enforcement agency consisting of sixteen sworn officers (including the chief), three full time dispatchers, an executive assistant and a community service officer. One officer, assigned as a detective, conducts follow- up investigations on more serious or time-consuming criminal cases. Part time dispatchers are used on weekends and holidays. A part-time lake patrol officer is employed on most weekends and holidays during the boating season.

The department keeps current on best practices and advancements in police technology. The agency became accredited at the advanced level by the Commission on Accreditation for Law Enforcement Agencies in 2010 and has been successfully re-accredited three times since. The agency was awarded accreditation with excellence in 2016. They are also accredited at the Tier III level by the Connecticut Police Officers Standards and Training Council.

The agency uses in-car video cameras and each officer is assigned and uses a body camera. The in-car computer system allows for processing electronic traffic citations. The agency participates with other area law enforcement agencies in a number of regional partnerships and initiatives.

Long term planning goals for the department include:

- Continue to monitor population, growth and traffic trends to ensure resources necessary to provide effective law enforcement services.
- Transition to 800 lt/Hz radio system utilizing the state central core infrastructure.
- Evaluate emerging police technologies to maximize effective utilization of personnel and provide for pro-active crime prevention tools.
- Continue to coordinate with the Coventry School District and town emergency services on school safety and security.

F. Schools

Existing Facilities



Currently, the town has six schools located on three sites. Coventry High School (grades 9-12) shares a facility with the Capt. Nathan Hale School (grades 6-8), Coventry Academy, and Hale Early Education Center (Pre-K). This shared facility is located on a 99-acre site on the south central portion of town. This site is also shared with the Town Hall and the school administration building.

Coventry High School has a current enrollment of 431 students, Coventry Academy has 18 students, Capt. Nathan Hale School has 399 students, and the Hale Early Education Center has 97 students.

The town has two elementary schools. The Coventry Grammar School (grades K-2) is located on a 21-acre site on the northern part of town and has an enrollment of 358 students. The George H. Robertson School (grades 3-5) is located on a 20-acre site in the southern part of town and has an enrollment of 370 students. Total enrollment is 1,677. There are 104 students attending other schools. (Source: Coventry Board of Education- December 2019)

Projected School Enrollments

Projected enrollment trends for the next ten years show that the enrollment for grades PK-12 will likely decrease slightly consistent with overall population trends.

Projected Facility and Site Requirements

Coventry High School's reaccreditation through the New England Association of Schools and Colleges Visiting Committee was conducted in 2016. This reaccreditation happens every 10 years. Included in the Visiting Committee's Report, was a recommendation to "Ensure adequate funding to update the physical space of the weight room to make the weight room more inviting to all students, and to implement best practices for weight room safety and sanitizing protocols."

The Larry A. Pietrantonio Athletic Field Complex is a heavily used facility at Coventry High School. The field is accessed throughout the year by soccer, football, and track and field teams. The infield has more than appropriate drainage allowing the field to remain usable even during an average wet season. The field drains so well that during the dry season the field above becomes excessively dry. Using the field during this

time destroys the grass root system that, in turn, damages the soil and causes poor drainage during the rainy season. These conditions cause ruts that could cause injuries to students. An irrigation system would alleviate the concerns by using an old existing well as its water supply, thus, improving the condition of the infield of the track allowing the district to maintain the integrity of the turf during all seasons.

The Board of Education should develop a strategy and associated plans to fund both of these projects.

Technology

During the past ten years, the district has advanced its technology infrastructure and offerings to help meet its mission to "...prepare every student for life, learning and work in the 21st century." The district developed a comprehensive wireless network that ensures high speed connectivity. All students in grades 8-12 are assigned an individual device (Chromebook in grades 9-12 and iPad in grade 8), which teachers integrate regularly into their instruction to help enhance learning. Students in grades 2-5 will have access to both Chromebooks and iPads through individual classroom carts. Preschool through grade 1 students' primary devices will be iPads. All buildings provide access to PC labs to use for research, project development, and assessment. The Technology Department keeps apprised of changes to the technology landscape and works to ensure that all stakeholders have access to the devices and programming they need.

Hale Early Education Center (HEEC)

Established as part of the Coventry Public Schools in 2017 and accredited by the National Association for Education of Young Children (NAEYC), the Hale Early Education Center offers a high-quality preschool experience for Coventry's youngest learners. A curriculum based on the Connecticut Early Learning and Development Standards (CT ELDS) and practices aligned with the Coventry Grammar School, along with a strong partnership between the two schools, ensures that students develop a strong foundation and have a smooth transition into kindergarten.

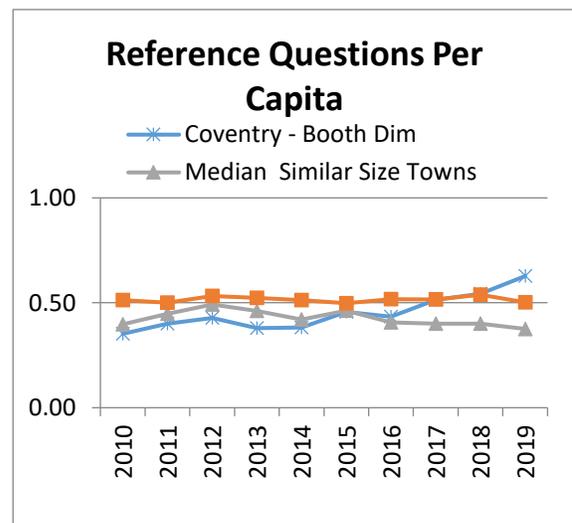
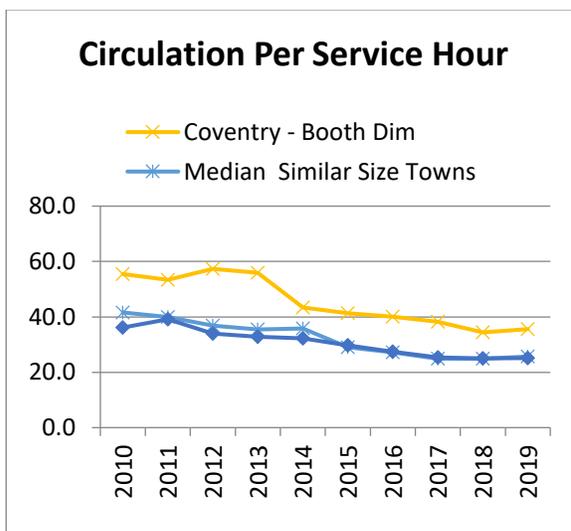
Funding for HEEC comes from a variety of sources, including two large grants. These grants enable the center to offer programming to families who require financial assistance. 41% of HEEC families receive assistance for their children to attend the center. 19% of the HEEC students receive some type of special services, which may include specialized instruction, speech and language therapy, occupational therapy, and physical therapy. All classroom teachers are dual-certified in regular and special education. Students with special needs are fully integrated into all the classrooms which provides excellent opportunities for all students to learn from each other.

G. Booth & Dimock Memorial Library

In 1911, Henry Dimock of Coventry offered the South Coventry Library Association \$40,000 under the condition the association changed its name to honor his father Dr. Timothy Dimock, and grandfather Reverend Chauncy Booth. The association officially became The Booth & Dimock Memorial Library on May 20, 1911, and a new building opened on October 24, 1913. Since then, the library has expanded in ways our predecessors would not have thought possible, including adding 8,000 square feet to the building in 1989 and bringing in computers and technologies unfathomed in the early twentieth century. It is the goal of the library to continue to expand, grow, and develop in ways matching the community's expansions, growth, and development.

Today, the Booth & Dimock Memorial Library exists to provide materials and services to help all residents of the community meet their informational, educational, cultural, and creative needs. In fiscal year 2018-2019, the Booth & Dimock Memorial Library:

- Housed a total physical collection of 49,359 items
- Welcomed 46,497 visitors
- Hosted a total of 121,420 internet sessions
- Circulated items 79,650 times
- Circulated electronic items 6,187 times
- Answered 7,789 reference questions
- Hosted 435 programs with 7,586 attendees
- Issued 389 new library cards



The above charts show Booth & Dimock's circulation and reference questions compared to state averages.¹

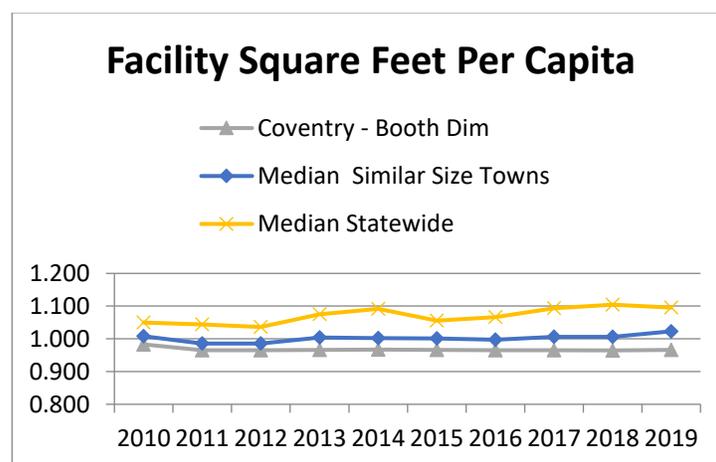
¹ Chart provided by Connecticut State Library's "Statistics for Connecticut Public Libraries"
<https://libguides.ctstatelibrary.org/dld/stats/chartmakers>

The Booth & Dimock Memorial has three main areas of improvement and development to focus on in the next ten years.

1. Library Building
2. Salaries and Benefits
3. Services and Resources

Together, these areas make up the Library’s platform of operation. A building with adequate space and without structural and cosmetic shortcomings provides a safe and comfortable place for the community to learn and explore. Competitive wages and salaries allow the Library to maintain their excellent staff and create a stable team. Providing relevant and community-specialized services is indication of a library doing its job. Changing with the times assures that the library has the most up-to-date and accurate information and services for consumption. Excellence in all three areas guarantees the Library’s ability to provide optimal service to its community. By planning to enhance these areas over the next ten years, the Booth & Dimock Memorial Library dedicates its commitment to the future of the Town of Coventry.

Library staff have to overcome many obstacles in order to provide their regular services. Challenges due to facility shortcomings and a tight operating budget put a burden on the staff. The library’s building is no longer adequate to accommodate the needs of the community. The community room is too small, our physical collection is unable to grow at the rate our patrons need due to space limitations, and the addition built in in 1989 is not effective for hosting the technological demands for everyday use. Additionally, the building faces issues including water intrusion at multiple locations, code violations, lack of storage space, and a counter-intuitive layout. The building has 30-year-old carpeting, roofing, and windows, all overdue for replacement. It is imperative that in the next ten years these building issues are addressed. Leaving these issues unattended much further would be to neglect a central need of the community.



The chart above shows how the Booth & Dimock Memorial Library falls below state averages for facility space per capita.²

² Chart provided by Connecticut State Library’s “Statistics for Connecticut Public Libraries” <https://libguides.ctstatelibrary.org/dld/stats/chartmakers>

By 2030, Booth & Dimock Memorial Library would like to provide their staff with fair wages that meet industry standards. Full-time, professional staff (staff who hold Masters Degrees in Library and Information Science) are some of the most underpaid library professionals in the State.³ Currently, our librarians do not meet the Connecticut Library Association's minimum recommend salary for an entry level librarian. The FY20 budget line for benefits is not enough to afford both health insurance and retirement for an individual, let alone employee plus one plans, or family plans. The Library does not offer paid maternity leave or paid medical/family leaves of absence. Providing competitive salaries and comprehensive benefits is part of what the Library will be working to achieve in the next ten years.

Finally, it is a top goal of the Booth & Dimock Memorial Library to develop the services it offers to match national, state, and local trends and needs. Libraries nationwide are undergoing an enormous 'growth spurt' as their place and purpose in the community is required in new ways. In the upcoming years the Booth & Dimock Memorial intends to address this change by focusing heavily on programing, providing access to new and reliable technologies, and developing collections (physical and electronic) to match changing user needs. Across the state libraries are seeing shifts in trends: programing numbers are rising while circulation numbers are declining; the demand for public computers, free Wi-Fi, and support for mobile devices continues to grow; traditional reference resources, like encyclopedias, are being overlooked in favor of databases and software which have the ability to create specialized and unique user experiences. By being aware of these changes we can maximize our preparedness for the future.

H. Human Services

The Human Services Department also includes Youth Services and Senior Services. The department staff serve the Human Services Advisory Committee and the Youth Services Advisory Board and Coventry Council for the Prevention of Student Drug and Alcohol Abuse.

The Human Services Department's overall goal is to allow Coventry residents to achieve and maintain personal and social wellness. Youth Services provides a comprehensive delivery of prevention, intervention and support services for children, youth and their families. The Senior Center is committed to providing adults 55 and older, a welcoming, inclusive, and supportive environment to participate in recreational, educational and wellness programs.

The department consists of the Human Services Director, Youth Services Coordinator, Senior Center Coordinator, Senior Center Assistant, Transportation Coordinator and Administrative Assistant.

³ "Connecticut Public Libraries: A Statistical Profile, 2018-2019" <https://libguides.ctstatelibrary.org/dld/stats/overview>

Goal: Provide the necessary human services and educational opportunities to Coventry residents.

Recommendations- (All actions are the responsibility of the Human Services Department)

1. Encourage the provision of services such as child and adult day care, and public transportation for all who need such services to allow them to enter and remain in the job market.
2. Encourage adult education, which can expand/upgrade general knowledge, vocational skills and cultural endeavors at times and locations that are easily accessible to potential enrollees.
3. Encourage programs of education in health care, housing care and maintenance, personal growth, and other “non-academic” subjects for all town residents.
4. Encourage the establishment of programs and facilities which address the Town's needy and homeless families and individuals.
5. Make social services available at the local neighborhood level, whenever possible, on a comprehensive and coordinated basis. Provide necessary health care education and service options.

I. Public Works

1. Public Works Responsibilities

- Maintenance of roads, schools, and park grounds
- Road and bridge projects
- Coventry Lake Sewer Expansion Project
- Trash / recycling

2. Facilities and Future Plans

The Town of Coventry Public Works Facility is located at 100 Olsen Farm Road in Coventry CT. The building was completed in 2011 and is a 20,000 sq. ft. steel building located on a 11 acre site. The building includes 4,000 sq. ft. of office space, a 4,000 sq. ft. storage mezzanine, a 5,000 sq. ft. maintenance garage and 11,000 sq. ft. of vehicle storage. The site also includes a 1,500 sq. ft. heated truck washing bay, a detached 5,000 sq. ft. storage building and a 4,000 sq. ft. detached salt storage building. The facility is located very close to the geographic center of Town to maximize productivity during snow removal operations.

The perimeter of the 11 acre Department of Public works (DPW) parcel is fenced with two remote controlled entrance gates that provide maximum security for construction

materials and larger construction equipment that are stored outside. The DPW Facility is served by the Town Sewer System allowing gray water used to wash equipment to be discharged effectively through the Water Pollution Control Plant.

Future DPW expansion would include relocation of the Town Transfer Station to a five acre parcel of land adjacent to the DPW Facility and adding a 10,000 sq. ft. cold storage building on the site. Relocation of the Transfer station would improve logistics and productivity of Transfer Station operations, reducing costs for travel time of employees and wear and tear on equipment used at the Transfer Station. In addition, the relocation of the Transfer Station would allow ballfields to be built at the current Transfer Station site providing needed expansion of public athletic fields.

J. Town Hall

The existing Town Hall was built in 1964. With the Police Department move to a separate building and the addition of the Annex for meeting space, the immediate space needs of the Town Hall were addressed. Renovations of the mechanical systems and energy efficiency has occurred but additional security is still required. While not fully code complaint, most ADA issues have been addressed. Long term, the need for larger meeting space to accommodate larger Council and Planning & Zoning Commission meetings, will need to be addressed. Solutions could include an ell-wing addition of meeting space off the rear entrance or enlargement of the Town Hall Annex. A room capable of holding 125 people is envisioned.

K. Water Pollution Control Authority

In 1973, the Town Council created a sewer commission designated as the Sewer Authority in accordance with the provisions of the Chapter 103, General Status of Connecticut, 1958 Revision. The Sewer Authority was succeeded by the Water Pollution Control Authority, (WPCA), on March 17, 1980 under Section 7-246, Connecticut General Statutes, and Town of Coventry Ordinance No. 134. The WPCA is responsible for the Operation and Maintenance of the Water Pollution Control Facility and associated Collection System.

The purpose of the WPCA is to prepare and periodically update a water pollution control plan for the Town of Coventry. The plan designates and delineates the boundary areas:

Served by any municipal sewerage system

Where municipal sewage facilities are planned

Where sewers are to be avoided.

To be served by any proposed community sewage system not owned by a municipality.

1. Sewer System- Original Orders

The Department of Environmental Protection found that a community pollution problem existed in the Town of Coventry at Waterfront Manor and Lakeview Terrace and issued an order on February 20, 1971 to: "Construct sewerage facilities within the Town of Coventry consistent with the recommendation of the report on the Sewerage System-Coventry, Connecticut, prepared for the Coventry Town Council by Cahn Engineers, Inc., and Griswold Engineering, Inc. dated January, 1971."

The design and construction, and startup of the sewerage system encompassed 1982-1987. The system was installed to abate pollution by providing wastewater disposal for densely developed properties which could not meet their needs by continued use of on-site subsurface disposal. A limited sewer system was designed to serve 310 properties and avoid induced growth within the Coventry Lake Basin. The sewers were planned to allow future service to certain identified additional areas (e.g. the Westerly Lake area) should off-site sewage disposal become necessary. The sewers were also planned to support "revitalization" of the Village area and to serve the industrially zoned area in the vicinity of Route 31 and South Street Extension in the future.

2. Sewage System- Geographical Identification

The Wastewater Treatment Facility is located at 394 Main Street. The associated lateral collection system encompasses Lakeview Terrace, Waterfront Manor, South Coventry Village, Main Street from Route 275 to the High School, Lakewood Heights, Gerald Park, Waterfront Park, Bellevue Association, Oak Grove Association and Standish Shores.

A significant expansion to the sewer system was completed in 2008. It encompassed many of the properties in close proximity to the Lake. There are now 85,000 feet of sewer pipe (45,000 added recently). There are about 1,000 properties in the service area and about 115 homes are not yet connected. Once all connections are made, the treatment facility will be near 90 percent capacity.

3. Sewer System Future Plans

Future sewer service areas anticipated in the facility plan include the Upper Oak Grove, Cheney Lane, Hemlock Point and Waterfront Heights. Currently developed areas on the eastern side of Lake Wangumbaug and the industrial zoned area on Route 31 near the treatment plant are considered high priority areas by the WPCA. Community Treatment Systems will be considered by the WPCA to correct septic problem areas where they may develop. Regarding Community Treatment Systems, dialog is needed with the State DPH and DEEP regarding jurisdiction. DEEP policy is that sewers cannot allow residential development in the lake basin.

The Authority should consider sewer plant expansion and/or connecting to another town's sewer system within the next ten years. Connecting to Bolton's sewer system

to facilitate limited economic growth in the Western route 44 sewer planning area is being explored. A community septic system or a "package plant" could be considered for the Route 44 Main Street area.

4. Solid Waste Management

The Town decided to close the landfill on Route 31 next to Miller-Richardson Field in 1993. Waste management is now managed by the Coventry Municipal Resource Recovery Authority (COVRRRA) in order to satisfy new state regulations and mandates regarding solid waste and recycling initiatives. The Authority receives advice from the Conservation Commission and Department of Public Works on day-to-day operations relative to recycling education and initiatives and the "pay-per bin size" trash disposal system.

COVRRRA functions to meet the regulatory requirements and mandates of the Connecticut General Statutes relative to the regulation and control of solid wastes and recycling programs. Under State Law, the Town is responsible to provide for the disposal of solid waste generated by its residents and businesses located in the Town. State mandates recyclables include plastic, paper, cardboard, waste antifreeze, tires, brush, electronics, mattresses, metal, magazines and junk mail.

A Regional Hazardous Waste Center, located in Willington, began operation in the spring of 1994, under the general supervision of Mid-NEROC. The communities that are members of Mid-NEROC share in having a common drop-off place for residents to dispose of household chemical hazardous and other hazardous wastes.

The Town has been recycling for some time and is currently in compliance with State recycling requirements. The town has a high recycling rate. The Town contracts for waste and recycling collection and has a long-term contract with Willimantic Waste for waste and recycling disposal.

In November of 1994, the Town opened a residential recycling drop-off facility on the site of the old landfill to provide residents with disposal options for material not covered by contract with the Town's contractor. The facility was constructed using a State of Connecticut Grant administered through Mid-NEROC. The facility is permitted by the CT DEP to receive construction debris, metal, tires, electronics, CFC's, leaves, cardboard, mattresses and empty propane tanks. The relocation of this facility, which is between two athletic fields, should be considered.

Household Chemical Hazardous Waste is also an area where public education needs to be emphasized. Education can also serve to point out alternative nonhazardous substitutes for problem substances. An education program can help people to identify hazardous materials that they already have stored in their garage, basement, or barn. If upon identifying a material as being hazardous, and the resident wishes to properly dispose of it, the Town can direct the resident to the Household Chemical Waste Drop-off Facility located in the Town of Willington.

5. Future Development

It is expected that in the future there will be both voluntary and legislated programs to continue to reduce the amount of household hazardous chemical waste generated. Programs that require sellers to take back dead batteries, unused paint and household chemicals, etc. would seem to be the best way to have those responsible for generating hazardous wastes pay for the costs of disposal or recycling.

Recommendations- (Action items include the responsible party, in brackets)

1. Public education is of primary importance in making the waste stream minimization and recycling programs work. State mandates serve to ensure that minimal efforts and results are obtained but it will take a willing public to make any waste reduction or recycling efforts viable. [Conservation Commission, Town Council and Public Works]
2. The Residential Recycling Transfer Center and the Town's current Waste Disposal Program should adequately handle the Town's waste disposal needs for the foreseeable future. There are no recommendations to consider the construction and operation of a full Transfer Station.

L. Energy Conservation and Resource Policy

The United States consumes about one-quarter of the world's energy resources. It is imperative that we do our part at the town level to reduce our energy footprint and work to minimize the amount of natural resources we locally use. Coventry has historically been a leader in energy conservation and sustainability within Connecticut but we continue to strive to reduce our energy costs and make our community a better place to live.

Vision: The Town of Coventry, understanding the importance of energy conservation and reducing dependence on scarce energy resources for the sustainability of our community, commits to develop and follow, within budgetary and operational constraints a commitment to the achievement of energy saving goals, the use of better energy practices, and the pursuit of energy saving projects, alternative financing, incentives and opportunities to help the Town of Coventry reach those goals. [Recommendations listed below involve a variety of Town and Board of Education staff.]

1. Energy Efficiency Goal: Seek a 5% reduction in Town of Coventry municipal and school annual energy consumption over five years (July 1, 2018 - June 30, 2023).

Recommendations:

- Tracking of energy usage should be ongoing and follow formats as available with the Energy Star Portfolio Manager or similar to record oil, propane, electric and water usage.
- Reduce energy loads whenever possible by integrating occupancy sensors for lighting, switching to LED lighting fixtures, all equipment should be programmed to enter automatic Sleep modes when not in use.
- Continue to pursue net metering or low-risk solar projects.

2. Energy Efficiency Goal: Seek a 5% reduction in purchased oil over the next five years.

Recommendations:

- Increase utilization of the waste oil furnace at the Department of Public Works.
- Install remote access thermostats at rental facilities to assure maximum and minimum temperatures in buildings are maintained.
- Replace the boiler at GHG Robertson School, Coventry Grammar School and Booth and Dimock Library with a high efficiency boiler.

3. Energy Efficiency Goal: Seek a 5% reduction in transportation fuel (diesel/gasoline) used in the municipal fleet over the next five years.

Recommendations:

- Purchase and integrate alternative fuel and plug-in electric vehicles where possible into the municipal fleet.
- Adopt more stringent idling policies for municipal staff.
- Continue to look for grant opportunities to purchase more efficient and clean diesel heavy duty trucks.

4. Energy Efficiency Goal: Increase residential recycling rates by 5% while concurrently reducing household waste tonnage by 5% over the next five years.

Recommendations:

- Increase education on non-curbside recycling like household chemicals, fabrics, oil, paints, electronics, metals, prescription drugs, leaves/grass.
- Make additional dumpsters for co-mingled recyclables available for peak holiday seasons.
- Continue the residential compost program and make more educational resources available.

- 5 Energy Efficiency Goal: Increase the number of educational energy efficiency, sustainability, and environmental awareness event over the next five years.

Recommendations:

- Partner with Booth and Dimock Library, school environmental advocacy groups, the town recreation department, and civic groups in their efforts to educate the public about clean energy awareness.
- Continue hosting annual energy/sustainability events and forums.
- Promote the Home Energy Solution energy audits to residents through letters and workshops.
- Use email lists generated from Energy events to send out bi-monthly energy tips to interested residents.



Solar Array North Coventry Fire Station



Solar Carport Town Hall/School Complex

9 HOUSING

Housing has long been a central focus of public policy. Governmental agencies on the federal, state and local level are constantly evaluating the quality, availability and the cost of housing. On a local level, housing is often the principal land use, and it affects all residents. Its condition, cost, form and availability are major determinants of the quality of life in a community. An examination of the Town's housing stock has been conducted resulting in a determination of the future needs and actions to address those needs.

Housing policy goals:

- Meet the economic and social needs of the current residents, both renters and owners
- Incorporate future demographics in policy considerations
- Maintain the rural character and natural landscape of the town in the design and location of new housing
- Preserve and expand the existing affordable housing stock in the community



A. Housing Data

Data provided by the Connecticut Economic Resource Center (CERC) and the Department of Economic and Community Development (DECD) for 2017 indicate Coventry has 5,070 housing units. This represents just under 1% growth per year. Ninety-one percent are single family, six percent are multi-family and two percent are condominiums. Ninety-one percent are owner occupied. Country Place condominiums are located on Merrow Road (98 units) and Bidwell Village on Stonehouse Road (37 units, 23 under construction). Kenyon Falls condominiums are on Armstrong Road (46 units), and Flanders Woods on Flanders Woods Lane has 16 stand-alone units. In addition, Orchard Hill Estates, 80 one and two bedroom subsidized units for low and moderate income elderly, is located at 1630 Main Street.

The median price of a house in Coventry is \$243,500 which is 98 percent of the county median and 91 percent of the state median. Fifty-two percent of the houses are located on one acre or less of land, and about one-quarter of the housing stock is located around Lake Wangumbaug. Housing permits since 2008 have ranged between 16 and 30 units, a significant decrease from the previous ten years.

The neighborhoods around Lake Wangumbaug and Eagleville Lake were originally subdivided into relatively small lots. Most of the homes in these neighborhoods were originally constructed for use as vacation homes during the summer. Many of the lots have been combined, but there are still homes on lots of 5,000 square feet or less. Until recently, each house had an individual well and septic system. Many of these houses were only used seasonally, but with the conversion of homes to year round dwellings, some problems have arisen such as inadequate heating and the concentration and overuse of individual wells and septic systems. This led to a variety of public health issues and the potential degradation of the lake water quality, which resulted in the incorporation of sewers around portions of Lake Wangumbaug.

Dramatic improvements of neighborhoods have occurred over the past 26 years enabled by Community Development Block Grants (CDBG) for housing rehabilitation as well as many private owners adding significant investment to their properties. The recent sewer expansion project, completed in 2008, has provided the majority of the lake homes with sewer service, addressing many of these issues.

The 2019 Citizen's Survey (See Chapter 3) included specific questions regarding residents opinions on the availability of housing types, and the results were:

- Options for young residents- 78% of the respondents indicated "somewhat too little or about right".
- Option for seniors- 84% of the respondents indicated "somewhat too little or about right".
- Multi-family housing- 79% of the respondents indicated "somewhat too little or about right".
- Townhouses- 82% of the respondents indicated "somewhat too little or about right"
- Single family homes- 82% of the respondents indicated "about right".

B. Fiscal Impact

Municipal finances in Coventry rely heavily on single family detached housing, primarily because they place more demand on municipal and public education services. Commercial, farmland and Open Space, conversely have a positive effect on municipal finances.

In comparison, attached single family homes and multi-family housing generally consist of smaller units with fewer bedrooms, and are generally not as attractive to large families. In addition, much of this type of housing is oriented towards specific population groups, such as "empty nesters" who generally demand less in municipal services. With fewer school children, attached single-family homes and multi-family housing generally have less of a negative fiscal impact. Furthermore, streets and utilities within these developments are often privately maintained, which can reduce the municipal fiscal burden.

C. Demographic Trends Create Challenges

Demographic trends in Coventry for the next fifteen years indicate the following:

- Age 24 years or less- The population will decrease by fifteen to twenty percent
- Age 24 to 64 years- The population will shrink by seven to fifteen percent
- Age 65 year and up- The population will increase by 25 to 50 percent

The median housing price in Coventry has increased over ten percent in the last 10 years to \$259,000. 20% of the units were below \$100,000, 65% were between \$100,000 and \$300,000 and 15% over \$300,000.

These trends indicate the two most significant housing challenges are those related to the affordability of housing for lower income residents, and for those over the age of 65. The multitude of smaller houses around the lakes helps to address the first challenge. The second is more complicated. Seniors have several options for housing including: staying in the present family home, downsizing to a smaller single family residence, finding an apartment or condominium that allows less attention to maintenance, living with a child or relative in a common or separate area, and a smaller apartment near other like families such as Orchard Hills. With the significant population increase of the over-65 group, housing policies must recognize the need for these options.

D. Affordability of Housing

The issue of housing affordability is extremely complex, and defies simple solutions. The cost of housing is affected by a wide variety of factors including mortgage interest rates, labor and material costs, land costs, consumer preference, environmental regulations, disposable income and local economic conditions. Most of these factors are beyond the control of local government, though there is encouragement and guidance through the regulatory process. Regulations have encouraged a particular style of development that provides mutually beneficial trade-offs between the developer and the community, such as density bonuses in subdivisions. Federal and State governments have used a variety of housing programs that involve a direct or indirect financial subsidy to lower the cost of constructing housing units.

A 2015 report by the Partnership for Strong Communities (Hartford, Ct.) noted that housing is more affordable in Coventry than most other municipalities in the state, as measured by the cost of housing versus household disposable income. This data indicates the town has a diversity of housing opportunities that should be maintained.

Coventry has over 25 years' experience acquiring and managing Community Development Block (CDBG) grants that promote equal opportunity housing for residents at or below 80 percent of the median Hartford-Metro region family income. The grants can be applied to rehabilitation or maintenance of existing homes where owners meet certain criteria. The projects include improvements to the Town's senior housing project, Orchard Hills Estates. Nearly 650 projects totaling approximately \$8.5 million have been completed.

Given that Coventry has a multitude of residences that qualify for these grants, and since the demographic trends indicate the continued need for these modest homes, this program is an effective way to preserve affordable housing and should be continued.

E. Subdivisions

In 1998, The Planning and Zoning Commission adopted open space subdivision regulations. These regulations provide for a more flexible design, sustainable neighborhoods, and more logical and connective open space areas. The developments are density neutral when compared to traditional subdivisions. The Commission has made several amendments since the adoption of the regulations that has enabled better collaboration with the developer, designer and land owner to achieve ultimately the best design possible for the property that provides compatibility with the natural landscape.

F. State of Connecticut Initiatives

The State requires that municipal Plans of Conservation and Development address the issue of affordable housing. A program to address the housing needs of Coventry should be consistent with the other land use goals and objectives of the Town, as set forth in this Plan. A multifaceted approach that utilizes a number of strategies would be the most effective program. The primary State/Federal Program that applies to Coventry is the CDBG Housing Rehabilitation Grant Program that is designed for low and moderate income homeowners and landlords with low and moderate income tenants to address safety and public health code violations, and to provide funds for necessary house repairs.

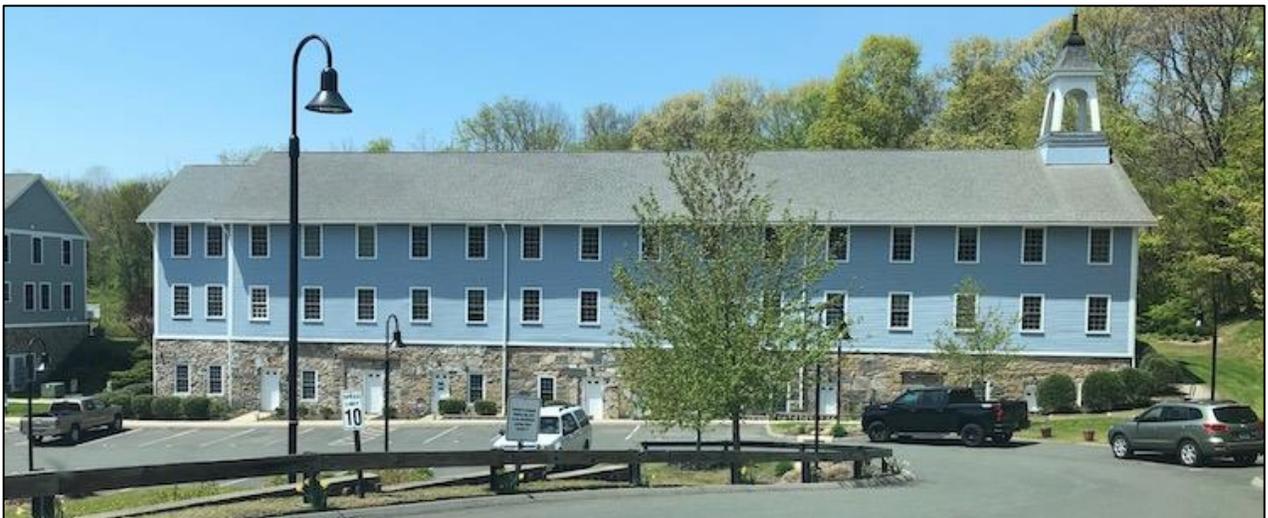
Recommendations - (Action items include the responsible party, in brackets)

1. Continue attention to the progress of open space subdivisions and modify regulations as necessary to provide sustainable neighborhoods, open space protection and increased land values. [Planning & Zoning and Conservation Commissions and Land Use staff]
2. Encourage and protect stable residential development of long-term quality and a favorable range of housing values. Dwellings and related land and buildings will constitute the bulk of the tax base. [Planning & Zoning Commission and Land use staff]
3. Support the preservation of the physical and architectural characteristics of large houses and their sites. Encourage the conversion of large houses into uses compatible with the neighborhood, structure and site. The overall goal is to maintain and/or improve the exterior of the houses and to provide opportunities for adaptive reuse. [Planning & Zoning Commission]
4. Accommodate residential development at densities (lot size and families per acre) that can be supported by slope and soil conditions and also fit the natural landscape without major re-grading or slashing of wooded areas. Consider water quality needs as related to existing/new infrastructure. [Planning & Zoning Commission]
5. Continue to encourage mixed-use and nodal development in appropriate areas, particularly the Route 44/Main Street intersection and Route 44 near the Bolton town line. [Planning & Zoning and Economic Development Commissions, Land use staff]
6. Monitor the Coventry Village regulations/design guidelines that provide for mixed use development and improve as necessary. [Planning & Zoning and Economic Development Commissions and Land use staff]
7. Work to adaptively reuse older buildings, particularly mill structures and build on the recent success of the Kenyon Falls condominiums that provide 34 affordable housing units. [Planning & Zoning and Economic Development Commissions and Land use staff]
8. Pursue an affordable housing plan which emphasizes public-private cooperation. The plan should be specific as to potential sites for affordable housing and methods of implementation. The plan should ensure that the affordable housing be dispersed throughout Town and integrated within the community. [Planning & Zoning Commission, Land use staff and Town Council]
9. Apply for additional Community Development Block Grant (CDBG) funding to upgrade existing low-to-moderate income housing and insure zoning regulations allow appropriate housing initiatives. [Planning & Zoning, Town Council, Land use staff]

10. Encourage alternative housing options for mature families (empty-nesters) and senior citizens who no longer desire single-family housing but who would prefer to live in multi-family planned environments that offer a wide range of residential amenities or in other alternate living arrangements more appropriate for their stage of life (e.g., accessory apartments, multi-family housing, congregate housing, self-care facilities). [Planning & Zoning Commission, Town Council and Land use staff]

11. Based on the demand for apartments at Orchard Hills, as well as the fact that the site has public sewers, conduct a study as to the feasibility of expanding housing units on site. Apply for CDBG funding to make necessary improvements and modernization to Orchard Hills under the State of Connecticut 2013-18 Action Plan for Housing and Community Development. [Planning & Zoning Commission, Town Council and Land use staff]

12. Continue efforts to upgrade the neighborhood environment of the communities around Coventry Lake. Efforts should be oriented towards the improvement of the neighborhood's public infrastructure, water supply and roads, as well as the upgrade of the homes of low and moderate income residents. Participation in the CDBG program is a method for financing and implementing these improvements and should be continued. An emphasis of any program should be the leveraging of public actions to encourage private investment in the area. [Planning & Zoning Commission, Land use staff, Town Council]



13. Consider areas in Town with adequate existing or emerging infrastructure where some moderate density residential development may be appropriate. Development at this density could be in the form of single-family detached, single-family attached, two-family or multi-family housing with more than two units. The analysis performed with Home-CT grant will help identify housing needs and solutions. Zoning regulations may need to be revised where appropriate to reflect these recommendations and the needs of the community. [Planning & Zoning Commission and Land use staff]

14. Consider Amending Zoning Regulation 5.13.01 to allow apartments or condominiums in the lake watershed area with available sewer and appropriate safeguards to the Lake. [Planning & Zoning Commission]
15. New regulations adding flexibility for farm labor quarters should be monitored and updated as experienced is gained. [Planning & Zoning Commission and Land use staff]
16. Promote, where possible, residential development that is pedestrian friendly- sidewalks, pathways or bikeways- that allow access to neighborhoods and non-residential amenities. [Planning & Zoning and Conservation Commissions and Land use staff]
17. Promote residential development that conserves energy and takes advantage of active and passive solar techniques. [Planning & Zoning Commission and Energy Conservation Committee]
18. The zoning regulations were changed in 2006 to address houses with accessory apartments for family members. Monitor the administration of these permits and address issues as necessary. [Planning & Zoning Commission and Land use staff]
19. Acknowledge the “Crumbling foundations” issue in the area and participate and be supportive of potential solutions. [Planning & Zoning Commission and Land use staff]

10 TRANSPORTATION



The transportation system of a community is important in its growth and development. It represents a major public investment, and the service provided by the facilities in the system is often cited as an important factor in the quality of life of a community. Like other public facilities, the transportation system is usually impacted by growth in the community and region.

However, traffic congestion is more readily apparent to residents than growth impacts on many other services.

The goal of the transportation system in town is to provide multi-modal accessibility, connectivity, and mobility for citizens of all ages and abilities. Accessibility is the overall ease by which a person can reach a desired destination. Connectivity is the directness of travel paths and the density of intersections. Mobility refers to the ability to travel from one place to another at a reasonable cost.

A. Regional Setting

Coventry lies along several major regional transportation corridors. U.S. Route 44, in conjunction with Interstate 384 links the Town with Hartford and other major traffic generators such as the University of Connecticut at Storrs, as well as shopping, employment and housing in Mansfield. Coventry also lies between Willimantic and Vernon/Tolland.

Preferred routes emanating from Willimantic generally skirt Coventry via Routes 195 and 32 to the east, or U.S. Route 6 to the southwest. However as these routes have become increasingly burdened with heavier volumes, alternate routes through Coventry have experienced increased use as well. Route 31 is the primary access to Coventry Center from points north and south, while Route 275, (Stonehouse Road), connects Coventry Center easterly with Eagleville and Routes 32 and 195 to Mansfield and Storrs.

According to the latest census data, about 80 percent of Coventry's working population commute out of town, with the majority of workers traveling towards the Hartford area.

B. Mass Transportation

Coventry is served by the CT Transit system with commuter bus service to Hartford and a commuter parking lot on Route 44 at the Second Congregational Church. The commuter service to Hartford should be monitored to ensure its continued adequacy in terms of convenient parking, scheduling and promotion to encourage its use. CT Transit provides service from Hartford to the UConn transportation center.

At present there is no transit service between Vernon and Windham. It would be desirable to investigate this route through Coventry for future mass transit opportunities. Currently there is no student bus service from UConn to Coventry. The opportunity exists to connect the University with commuter bus service and retail establishments in North Coventry Village and with commercial uses and housing in or near South Coventry Village.

Bradley International Airport is approximately 34 miles from Coventry and the State owned Windham Airport is less than ten miles from Coventry Center. Only freight, charter and other general aviation services are currently available at Windham Airport but its significant surplus capacity may attract increased usage in the future, as other competing facilities approach capacity.

C. Existing Road System

Coventry participated in the Route 6 Hop River Corridor Transportation Study that also included the towns of Andover, Bolton and Columbia. The Study was performed subsequent to the completion of the Route 6 – Hop River Corridor Economic Development Study. The Transportation Study serves as a compliment to the Economic Development Study since it provides detailed analysis on Route 6 as well as specific transportation related recommendations that coincide with the visions and policies on future growth in the Corridor.

The Eastern Gateways Transportation Study analyzed the Route 44 and 195 corridors through the towns of Bolton, Coventry, Mansfield and Tolland. The Study examines the growth that is expected in the subject towns as well as the projections for the University of Connecticut campus, which is the largest employer and generator of traffic in the subject towns. The Study provides detailed transportation related recommendations that focuses on a multi-modal and a context sensitive approach.

The highest traffic volumes in Town are where Routes 31 and 44 intersect. Route 44 crosses the northern part of the Town east-to-west. Where 1-384 terminates at the junction of Routes 6 and 44, nearly equal proportions of traffic continue on Route 44 as those which travel south on Route 6 toward Willimantic. Traffic volumes on Route 44 will increase over the long term. The State has modified the road with increased pavement width with left turn lanes from the Bolton town line to the east intersection of Route 44 and Carpenter Road. The Eastern Gateways Transportation Study provides insight on potential improvements for Route 44.

Route 31 north of Route 44 is an important link in the Town's transportation system, providing access to I-84. Although traffic volumes are currently not very high, they are expected to increase as more development occurs in northern Coventry. The road is in generally good condition and has been improved by the State DOT through several projects along specific sections of the road.

Due to increased development on Route 44, the Town has identified the intersections of Route 44 and Bread & Milk Street and Swamp Road as severely congested and potentially unsafe, particularly at rush hours. Recently, a plan has been developed to significantly change the road system in the area by combining Swamp and Northfields Roads to one southerly intersection with Route 44 and to upgrade the pass-through and turning lanes in the area. The project is slated for completion in 2022.

A most significant improvement of the Regional Plan of Transportation has been concluded. It encompasses Route 31 between Route 275 and Woods Lane, a "context sensitive" project which softened the curve east of Route 275, as well as added pedestrian, curb cut and parking access improvements.

While the state highways form the corridors for through-traffic and the spine of local circulation, other important roads for internal circulation include Daly Road, South Street, Pucker Street, Flanders Road, Flanders River Road, North River Road and Goose Lane. The Town should evaluate these "urban area" roads as local intercyclings to include in the LOTCIP program for State aid.

As growth continues in the northern part of Coventry, east-west circulation will rely increasingly on Broadway, Merrow Road and North School Road. The completion of an east-west connection between Bread & Milk Street and Cedar Swamp Road, would facilitate east-west access in North Coventry, and keep some local traffic off of Route 44.

Cedar Swamp Road and Grant Hill Road are important collectors as well. Brigham Tavern Road, River View Drive and Jones Crossing Road, as improved, should serve as a convenient connection along the easterly Town boundary and as access to Route 195.

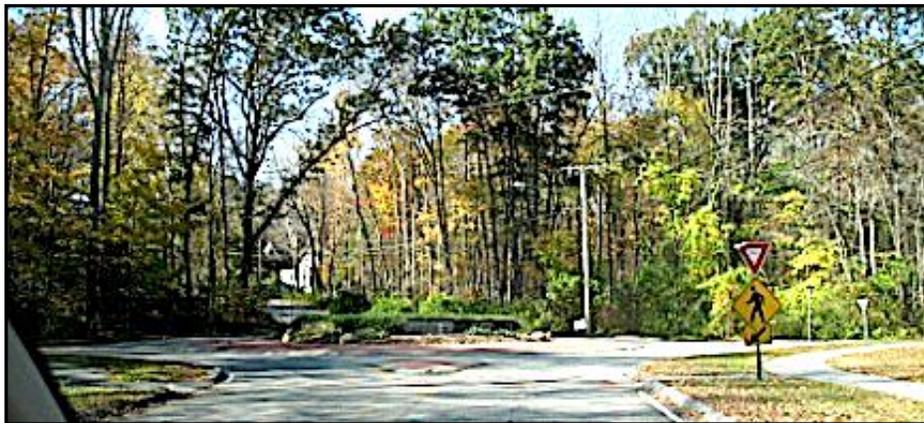
Dead end and single access roads create potential issues for circulation and emergency access. For example, Riley Mountain Road and several subdivisions exhibit these conditions. Considerations should be given to correct these situations where possible.

With the new development at the intersection of Route 44 and Main Street, Stage Road has become an area of concern due to its outdated intersections with Route 44 and Grant Hill Road. The Eastern Gateways Transportation Study includes recommendations for this area.

In the east-central section of Town, Lewis Hill and Ripley Hill Road complete the link along the east edge of Town between Route 31 and Brigham Tavern Road toward Route 195. Sam Green Road and Richmond Road serve as secondary local streets and access new development in the vicinity of Old Tolland Turnpike. The intersection of Old Tolland Turnpike and Route 31 is unsafe due to its alignment and vertical grade and is currently discontinued, though a right-of-way remains.

In the west-central section, Silver Street, or a combination of Swamp Road and Brewster Street provide access between South Street and Route 44. Silver Street should be improved to standards of a major local street, because of its central location and direct configuration. In the future it may also be desirable to provide a connection between Wrights Mill Road (at the intersection of Case Road) and Swamp Road via Love Lane.

South Street from Route 6 to Flanders Road is the longest major road linking central and southern sections of town. At the eastern end, South Street Extension is not improved through to Route 31. Completing this connection would improve east-west circulation through the south part of Town, and provide an alternative connection between Route 31 and Route 6. The Town is currently considering possible pedestrian linkage on South St. Ext. on the closed portion of that road. The intersection of South Street and Swamp Road is narrow and dangerous and a significant upgrade is needed.



Upgrading Snake Hill Road and High Street would improve the circulation around Coventry Village. Snake Hill Road has particularly dangerous sight lines. To improve traffic flow in the Village it would be desirable to provide a connection (along an old right-of-way) between the intersection of Bradbury Lane and Prospect Street southward to High Street. Eagleville Road and Depot Road provide an alternative connection between Routes 31, 275 and 32.

D. Railroads

A short stretch of railroad track runs through Coventry, crossing Depot Road. It is part of a line that extends from New London north into Canada, running along the Willimantic River. The line is used primarily for freight traffic. There is increasing support for passenger service on this line from the New London to Montreal, Canada. The tracks have been recently upgraded and its terminus at the port of New London holds promise for future traffic increases.

The former rail line between Willimantic and Manchester that goes through the southern part of Coventry has been abandoned. It is currently under the control of the Department of Environmental Protection and is now used for recreational purposes. The right-of-way will remain intact, should it be needed in the future.

E. Street Classification

A street classifications system is used to define the variety of functions served by different types of roads in the community. The system is useful in formulating this Plan in that it can be used to describe the functions and the associated level of improvements and construction standards which should be maintained.

The Town uses a system of street classification in its zoning regulations as one basis for regulating development, with different standards for the development of property along different classifications of streets. The existing street classifications are generally determined by existing road conditions and use or actual traffic volumes. Coventry Zoning Regulations define streets in four classifications:

1. Principal State Route: Connecticut Routes 6, 31, 44, and 275.
2. Major Local Street: Bunker Hill Road, Cross Street, Daly Road, Flanders Road to Route 32, Flanders River Road, Goose Lane, Lake Street, Lewis Hill Road, Merrow Road & Broadway, Grant Hill Road, North River Road (to Goose Lane), North School Road, Pucker Street, Ripley Hill Road and South Street.
3. Secondary Local Street: Babcock Hill Road, Case Road, Cedar Swamp Road, South River Road, Seagraves Road, Silver Street, Snake Hill Road, Swamp Road and Wright's Mill Road from Case Road to Route 31.
4. Minor Local Street: All other Streets in Town.

The current classification system is defined primarily by street construction and right-of-way standards. In order for it to be effectively used in the Plan of Conservation and Development, definitions should be expanded to include function which can then relate to construction, right of way standards and contextual sensitivity as follows:

1. Limited Access Highways, as their name implies have limited, controlled access from the local street network and provide no access to adjacent property. They are integral components of the State transportation system and are intended to carry large volumes of traffic between communities and regions.

2. Principle State Routes are intended to carry large volumes of traffic between different neighborhoods and communities. They are important components of the regional transportation network. Transportation is their primary function, with access to properties along them a secondary function, which should not interfere with traffic carrying capacity and level of service (LOS).

3. Major Local Streets are intended to collect traffic from neighborhood areas and carry it onto the state routes. They are not intended to be used for long trips or to carry large volumes of traffic. They are also used to connect different sections of a community. Although their primary function is transportation, access is also important, providing that it does not significantly interfere with the traffic carrying capacity of the road.

4. Secondary Local Streets are similar to major local streets, except that access to adjacent property is a more important function than transportation. They are intended to fill short potential gaps in the local transportation network.

5. Minor Local Streets provide access to adjacent properties. They are intended only for low traffic volumes and should not be used for through traffic. The street system should be designed to avoid extensive travel on local streets and employ traffic calming measures where appropriate.

F. Unimproved Roadways

The Town of Coventry currently maintains and oversees 5.1 miles of unimproved roads. These roadways are surfaced with gravel and receive grading twice a year.

The following roadways are deemed unimproved; North School Road from Dunn Road to Route 31; Hop River Road, approximately one half mile in from Bunker Hill Road to the Town Line of Columbia; Riley Mountain Road, approximately one half mile in from North River Road to the end; South Street Extension, from Plains Road to the end; Times Farm Road, from Town Line in Andover to the end at Channel 3 Camp, and Whites Hill Road, starting .02 miles in from Route 275.

G. Scenic Roads

The Town Scenic Road Ordinance (#184) provides for an overlay designation which could be applied to Minor Local or in some cases Secondary Local Streets, which by virtue of their unique beauty, including vistas, stone walls, mature trees, historic structures and the like, could be degraded by otherwise desirable improvements to comply with design standards for its street classification. The following roads have been designated as scenic roads:

- North School Road
- Skinner Hill Road
- South Street (in the area of the Hale Forest)
- River View Drive

H. Compliance with Metropolitan Transportation Plan

In April of 2019, the Capitol Region Council of Governments (CRCOG) adopted a revised Metropolitan Transportation Plan for the region, which includes Coventry, under the jurisdiction of (CRCOG). The Plan identifies how the Capitol Region will manage and operate its multi-modal transportation system (including transit, highway, bicycle, pedestrian and accessible transportation) to meet the region's economic, transportation, development and sustainability goals, among others, with a planning horizon to 2045 within a fiscally constrained environment.

Transportation System Goal: Provide for the efficient and orderly movement of people and goods into, out of, and within Coventry and provide adequate access to places of employment, residences, recreational and commercial activity. The Plan recognizes that residents are automobile-oriented and that will serve as the primary means of transportation.

Recommendations- (Action items include the responsible party, in brackets)

1. Provide for adequate circulation within and between all sections of the town. Dead-end roads or cul-de-sacs in new development should not preclude strategically located through-streets that would improve traffic flow. Pedestrian and bike access to connect subdivisions and their open space are important considerations. [Public Works, Planning & Zoning Commission]

2. Provide and maintain public infrastructure facilities such as roads, sewers and storm drainage, where appropriate, in all areas throughout the town to prevent physical deterioration, in keeping within the town's Capital Improvements Program. Any new roads or existing road improvements should be accomplished in a "context sensitive" manner that respects the natural environment and landscape, considers non-vehicular mobility and is compatible with the neighborhood. [Public Works]

3. Work with the State and other affected communities to evaluate future transportation needs as they could impact Route 31, Route 44, Route 6, Route 195 and Route 275, and implement improvements in a manner which is not disruptive to the communities. [Town Manager, Town Engineer]
4. Monitor traffic volumes on town roads to assess capacity and future needs. [Public Works]
5. Continue to support the improvement of Lake Association roads through joint cooperative effort between the Town and the Associations, including facilitating transfer of ownership. [Public Works, Town Engineer, Town Council]
6. Consider Scenic Road designations and educate the public about the benefits of scenic road designation. Review the applicability of the ordinance over time and make appropriate changes. [Town Council, Planning & Zoning Commission and Land Use staff]
7. Encourage the use of public transit by maintaining and improving amenities such as related parking facilities and publicizing their benefits. Consider public transit from Vernon to Willimantic and extending the UConn student bussing routes to include Route 44 and Route 31/275 in Coventry. [State of Connecticut]
8. Strive to minimize the number of curb cuts to State and Major Local Streets. [State of Connecticut]
9. Intersections, crosswalks, alignments and drainage should be improved on local streets as needed to promote public safety. [Public Works]
10. Consider pedestrian on and off road mobility as a significant opportunity in the context of subdivisions and their relation to retail/commercial nodes where appropriate. An example of such an opportunity is the plan to connect the Pilgrim Hills subdivision to Grant Hill Road, then to the Williams subdivision and then along Coventry Brook to Route 44 with potential extensions to the Skungamaug River. [Planning & Zoning, Commission, Land Use Staff]
11. Provide pedestrian/bicycle access from the High School to Daly Road, via Main Street, and consider "Share-the-road" for bicycles on Daly Road. [Public Works, Town Council, Town Engineer]
12. The Conservation Commission is encouraged to complete its town wide bicycle route mapping for connecting densely populated areas and along scenic viewsheds. [Conservation Commission and Land Use staff]

13. Continue and expand inter-municipal cooperation for trail systems such as the Hop River Rail trail and the Willimantic River Greenway, and continue planning for the Nathan Hale Greenway on the former Route 6 land acquired by the Town. [Town Engineer, Land Use staff, Town Manager, Town Council]

14. Publish biking and walking trail systems on the town web site. [Land Use Staff]

15. Follow a policy of “Complete Streets” whereby provisions are made for vehicles, bicyclists and pedestrians on every major transportation project. [Planning & Zoning Commission, Public Works, Town Engineer]

16. Locate off-street parking behind or to the side of buildings to maintain aesthetic value and pedestrian accessibility between adjacent destinations. [Planning & Zoning Commission]



Jones Crossing Road Bridge Replacement

11 COVENTRY VILLAGE

Coventry Village was the traditional social and economic center of South Coventry until the 1970's when economic and demographic factors diminished its role and function. Residential growth shifted to northern Coventry and the loss of small businesses created challenges. The Village layout of small lots and underused mill sites are more conducive to small scale development.



In 1990, a Plan of Preservation and Development for Coventry Village was commissioned and updated in 2012. Its recommendations, which still apply today, have been actively pursued by municipal and private entities. The aforementioned plan says: “Coventry Village remains an area of impressive architectural and natural beauty, retaining the significant cultural assets associated with its 18th and 19th century life as an industrial mill village....The landscape features of the area around the Mill Brook contribute to its significance and beauty.”

Driving development in the Village since then has been an awareness of its basic qualities of small scale, dense development patterns, multi-use buildings and shared parking. Most of the Village is served by public water and sewer, which fits the infrastructure well and enhances smart-growth principles. Zoning regulation changes supported this new approach.

The Natural and Built Environment

The key natural feature of the Village is the Mill Brook. It fostered the development of many water-powered mills and associated structures as well as many fine homes, along with rich stone features that create a strong visual element. The Village is fortunate in the amounts of fields, woodlands and wetlands that survive. The challenges are mainly in the preservation of these elements and the adaptive re-use of existing mill and commercial buildings and landscapes.

The Village was listed on the National Register of Historic Places in 1994 due to its strong mix of styles ranging in age from the early 1800's to the early 1900's that still exist. The lack of protection of these historic elements have allowed development of non-compatible uses and some destruction or alteration of historic structures.

The Village's traditional role has been a mixed-use service center for residents which is relatively stable, but has the potential for further economic vitality, particularly with the recent curve realignment project completion.

The Village Today

As recommended by the 1990 and 2012 Coventry Village plans, significant public and private infrastructure improvements have occurred in the Village. A seven-acre tract has been preserved as open space and named the Mill Brook Park. The Zoning Regulations also include design guidelines to help preserve the character of the area. The long-envisioned Mill Brook walkway has been implemented from the Lake to Mason Street, and future portions are being planned.

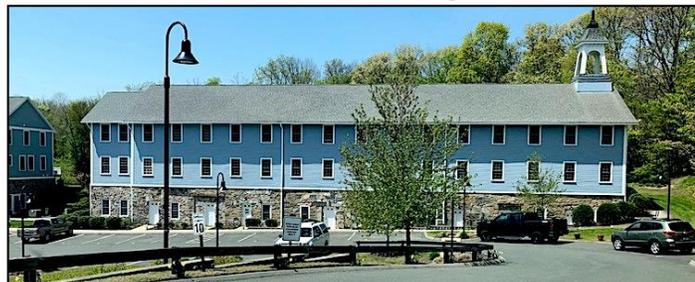


The recent curve realignment project has dramatically improved the roadway, added sidewalks and streetscapes and encouraged private building renovations. Significant improvements have been made to Mill Brook Place and Mill Brook Park and new community partners including the Coventry Arts Guild and the CT Main Street Center are now active in events and economic vitality.

State of Connecticut Department of Economic and Community Development grant money has been used to greatly improve the facades of twelve buildings, and it has encouraged private investment. Another grant allowed the placement of eighteen interpretive historic signs in the Village as an educational and recreational asset.

The lake outlet to the Mill Brook has been completely renovated to allow better control of the lake water level and a small landscaped area has been installed. Lake Street sidewalks have been added from Main Street to the Town Green.

Two major residential projects, including the Bidwell Village condominiums the Kenyon Falls condominiums have added to the residential base. The Village now includes an eclectic mix of shops, personal care options, and dining establishments in addition to the existing post office, Booth & Dimock Memorial Library and the First Congregational Church. While there has been significant revitalization progress made in



the past ten years, continuing effort is required to realize the opportunities to improve the quality of life of the residents and visitors to the Village.

Goal: Preserve the historical and architectural resources in Coventry Village in addition to increasing its economic and functional vitality.

Recommendations- (Action items include the responsible party, in brackets)

1. Continue to preserve the Village's architectural and historical resources. [Planning & Zoning and Economic Development Commissions, Land use staff, Village Improvement Society]

- Continue to apply and modify Zoning Regulations as necessary and employ the design guidelines to their fullest extent. Apply the experience that was gained with the successful brownfield remediation activities at Kenyon Falls to the other sites in the Village that possess chemical contamination which can limit adaptive reuse.
- Encourage strong advocacy for historic preservation by existing or new groups. The Village is on the National Register of Historic Places.

2. Increase economic and functional vitality. [Planning & Zoning and Economic Development Commissions, Land use staff]

- Selectively promote intensive and appropriate residential and commercial uses.
- Plan a careful strategy to combine new uses, including services, retail starter businesses, clustered housing on the Village edges, and infill commercial development along Main Street.
- Target new uses that will have regional attraction, including those associated with local universities.
- Develop the Village's tourist potential in tandem with Coventry's significant tourist draws; the Hale Homestead, Coventry Lake, Historical Society Sites and the Farmers' Market.
- Participate actively in planning with "The Last Green Valley" Heritage Corridor.

3. Adaptively reuse Coventry Village's historic mills and under-utilized properties. [Planning & Zoning and Economic Development Commissions, Land use staff, Town Council]

- Develop adaptive re-use plans for the mills as new centers for commercial growth. Each mill may serve as a different thematic center or for housing, although the appropriate flexibility of land scale must be allowed. Target the two mills on Mason Street.
- Develop and promote a plan for the following properties: Woodland Road lakeside parcel, the old roller rink/auction house on Lake Street in combination with the Lakeview Restaurant, potential commercial use of the front lot across

from the First Congregational Church, potential commercial use of the buildings at 1340 Main Street (old Antiques shop), Sanborn's Garage, the corner of Main and Paden Roads and the lot at 41 Stonehouse Road.

- Continue working with the Teleflex Corp. for potential expansion adjacent to their present facilities, and assist in maintaining their presence in the Village.

4. Enhance significant natural resources. [Planning & Zoning and Conservation Commissions, Public Works, Land use staff]

- Continue the development of a linear park, where appropriate, hike/bike trail along Mill Brook, with public access and open space linkages to Main Street. Restore the old mill ponds and dams where feasible.
- Continue planning for improved recreational opportunities and community support at Patriots Park and at the linear park near the Willimantic River with potential connections to Miller-Richardson Field.
- Encourage open space preservation through such processes such as incentive zoning, conservation easements, outright purchase and other techniques.
- Designate roads that might be considered under the Scenic Roads ordinance.

5. Initiate public actions and improvements. [Town Council, Public Works, Town Engineer]

- Design, implement and maintain, in conjunction with the Route 31 curve realignment project, a program of coordinated parking facilities and new sidewalks, crosswalks, lighting, street furniture, signage, and landscaping in the Village Center, where the project did not include these. Develop a comprehensive streetscape plan, with indigenous plants, which includes sidewalks on the southerly side of Main Street from Post Office area to Armstrong Road and sidewalks from Main Street to the Bidwell Village condominiums.

6. Establish financial incentives and a revitalization strategy. [Town Council, Economic Development Commission, Town Staff]

- Implement the existing property tax incentives for economic development, and consider same for historic restoration.
- Create a revitalization loan and grant program, with public and private funding, participation and leveraging.
- Continue to support funding and other resources to facilitate projects and citizens groups' activities that support the Village and the Town.

7. Explore the potential of financing public improvements that may include the creation of a special assessment district, tax increment financing and Community Development Block Grants. [Town Council, Manager and Staff]



Historic Coventry Village

12 NORTH COVENTRY VILLAGE

North Coventry Village was the traditional social and economic center of North Coventry and included the Second Church, a tavern and stage coach stations in the 1800's. It encompasses the area bounded north and east by Coventry Brook, south by the North Coventry Volunteer Fire Station and west by Silver Street.

The layout and configuration of the area, are a potential attraction to large scale development. Traffic on the Boston Turnpike has the highest volume of any road in town which supports development. The large farms present an opportunity for farm and rural character preservation and an increase in agri-business/tourism.



Development in the area began in the 1970's with the creation of Meadowbrook Plaza and was followed by Vinton Village, the CVS/Dunkin Donuts/Key Bank complex and the Walgreens pharmacy. Due to the local traffic volume and the increase in residential development, more activity is anticipated.

An "Eastern Gateways Strategy and Implementation Plan" sponsored by CRCOG, completed in April 2019, addresses current and long-range travel demand surrounding the area of Route 44 in Coventry and adjacent towns. Route 44 traffic is expected to increase 25% by 2040. The plan makes specific recommendations for the intersection of Route 44 and Main Street including adding a left turn lane, closing Stage Road access to Route 44, realigning curb cuts, a landscaped median and crosswalks and sidewalks. This plan is consistent with Coventry's plan for the North Village and will be closely monitored.

The issues at this location are:

- Traffic congestion created by further development around the intersection of Main Street and Route 44.
- The need to preserve the neighborhood character, preserve farm land and provide for needed commercial services.
- The lack of sewers limits development.
- The perceived need for public transportation both easterly and westerly.
- Threats to historic buildings.

The opportunities at this location are:

- Public water (Connecticut Water Co.) in relatively close proximity.
- A high bandwidth fiber optic cable under Route 44.
- Parcels of land available and conducive for development close to the intersection.
- Opportunities to use proximate open space for passive recreation and walking trails.
- An available commuter parking lot.
- High traffic count on Route 44.

Goal: Preserve the historical and architectural resources in the North Village in addition to increasing its economic and functional vitality.



Recommendations- (Action items include the responsible party, in brackets)

1. Balance the architectural, historical and agricultural resources of the area with future growth. [Planning & Zoning Commission, Land Use staff, Coventry Historical Society]

- Conduct a thorough site plan review of all land use proposals and continue to apply the design guidelines to facilitate harmonious development.

2. Increase economic and functional vitality. [Planning & Zoning and Economic Development Commissions Town Staff]

- Consider adaptive re-use of existing residential properties in the commercial zone.
- Selectively attract appropriate commercial, retail, service and agriculture uses.
- Work with the State of Connecticut Department of Transportation on road improvements, curb cuts and safe ingress/egress for both pedestrians and vehicles, consistent with the Eastern Gateways Transportation Study.
- Plan a careful strategy to combine new uses, including services, especially professional and medical offices, and infill commercial development.
- Target new uses that will have regional attraction, including those associated with local universities.

3. Develop and promote an integrated plan for future growth involving the following properties: [Planning & Zoning and Economic Development Commissions, Town Staff, Town Manager]

- The commercially zoned property east of Walgreens and adjacent town-owned land.

- The next phase of development behind Dunkin Donuts/CVS.
- The re-development of Vinton Village and adaptive re-use of adjacent residences.
- Meadowbrook Plaza, and adjacent vacant land, the corner gas station and access to both Routes 44 and 31.
- The residential properties on Main Street across from the Dunkin Donuts.
- Commercially zoned land east of the old Pomeroy Tavern (#1804 Boston Turnpike) with attention to set back and sensitivity to the adjacent historic homes.

4. Monitor zoning regulations and modify as necessary to respond to the above noted recommendations. Special attention should be made to design criteria, historic character, and strict standards for sign design and layout. [Planning & Zoning Commission, Land use staff]

5. Conduct a study on the necessary infrastructure needed for rational development of the area including water supply, package treatment sewer systems and public and shared transportation. [Planning & Zoning Commission, Town Engineer]



North Coventry Green

13 ECONOMIC VITALITY

Introduction

Economic Vitality is the sustainment of livable and viable communities. It may be characterized as a community that is comfortable and safe, with good quality housing and infrastructure, low crime rates, good jobs, a growing population, strong civic organizations and civic pride, good schools, social and recreational opportunities and a responsible government. The community and the government must actively support the retention of existing businesses and the development of selected new businesses in robust commercial districts attractive to residents and visitors. This allows residents to enjoy a high quality of life and to care for the community's future. This section of the POCD will deal with the business related aspects of Economic Vitality.

A. Overall Fiscal Analysis

The local tax burden in Coventry is placed squarely on residential property due to the lack of diversity of the tax base. The growth of the grand list is nearly all attributed to the development of single family homes which creates fiscal pressure on the education and Town services budgets.



B. 2016 Grand List Assessments of Real Property in Coventry:

Residential	96 %
Commercial	4%

The percentage of commercial assessment relative to the total in Coventry is one of the lowest in the State.

C. Citizens Surveys

The 2019 Citizen's Survey (See Chapter 3) included specific questions regarding residents opinions regarding Commercial/Business Growth, and the results were:

1. Commercial Development

65% of the respondents indicated Coventry should encourage some commercial development to provide jobs, services and tax revenue.

2. Support for Business Growth

The respondents indicated strong support for:

- Outdoor recreation- 65%
- Restaurants and Food Service- 48%
- Technology- 40%
- Arts and Entertainment- 29%
- Healthcare- 27%
- Professional Offices- 27%
- Tourism- 26%

3. Business Preference

The respondents indicated they would like to see the following business in Coventry:

Coffee shop/café	63%	Professional Services	35%
Casual Restaurant	62%	Personal Services	29%
Small Retail	55%	YMCA	25%
Sit-down Restaurant	52%	Automotive Parts	20%
Recreation	52%	Lodging	20%
Hardware Store	49%	Quick Oil Change	17%
Special food/grocery	44%	Fast Food	17%
Medical Services	35%	Large Retail Chain	11%

4. Growth Locations

The respondents indicated the following locations for growth;

Route 44 at Bolton Town Line	72%
Route 44 at Bread & Milk Street	59%
Coventry Village	58%
Route 44 at Route 31 South	52%

D. Employment

Nearly 50 percent of the employment in town is in the service and government sector. Thirty percent of the population (over age 25) have a high school degree and 34 percent have a bachelor's degree or more. Roughly 40 percent of those employed in town commute from the surrounding towns. The vast majority of the labor force commutes out of town with the following towns having the highest number commuting: Hartford, Manchester, Mansfield, East Hartford and Windham.

E. Economic Development Opportunities

The Town should broaden its economic base without losing its rural character. Business development is welcomed particularly when it complements and enhances the town's rural and historic nature, is appropriate for the neighborhood, creates high-quality jobs and provides goods or services that are needed by the residents of Coventry and the immediate surrounding towns. Coventry's geographical location has not made it a prime target for commercial development, but there are indications that the population count, household income, and traffic on main roads are now approaching the level that will attract business attention, particularly in the area of personal and medical services.

In 2006 the Town significantly updated its zoning regulations and zoning map to more clearly define the areas of development and to some extent focus the kind of development.

The enhancements included Design Guidelines in the South Coventry Village and other commercial districts. It also recommended several



levels of home-based business and their compatibility with the neighborhood. Significant efforts continue to be made to streamline the approval process for development applications. This has served as a good base for future development.

The Special Planning Areas map and narrative, included later in this section, provides details of future growth and infill in various areas of Town.

Goals:

- Support a stable diversified economic base
- Increase high quality jobs
- Provide the goods and services needed by the community
- Reduce the distance traveled for work, shopping and recreation

- Improve the balance between the commercial/ and the residential components of the grand list (Commercial is 4.2% of the grand list)

These goals should be achieved within the current zoning map categories and include adaptive re-use of existing structures, infill of existing development and new development. Mixed use development is appropriate where allowed, and infrastructure needs will be a major issue particularly public sewer and water. Traffic and pedestrian access management and the application of the design guidelines will also be a critical part of the equation.

Recommendations- (Action items include the responsible party, in brackets)

1. Encourage balanced commercial, light industrial, retail and service development and home-based businesses, subject to proper location and standards. [Economic Development Commission, Planning & Zoning Commission, Land Use Staff]

2. Protect neighborhoods from commercial encroachment by discouraging zone changes unless they are compatible with the neighborhood. [Planning & Zoning Commission]

3. The Route 6 Regional Economic Development Council's land use strategic plan recommends the adoption of corridor based zoning regulations and design guidelines that will encourage appropriate land use strategies that are compatible in each of the four towns. The towns should work cooperatively to complete this task.

4. The Town should coordinate local and regional efforts with the Capitol Region Council of Governments to guide and coordinate economic development efforts. The plans should address issues of existing businesses, as well as potential new businesses. For existing businesses, the strategy should include methods to encourage their economic health and growth. The economic development strategy should also address the need to attract appropriate businesses into Coventry. [Economic Development Commission, Town Staff]

5. An EDC Strategy Plan has been created (See Appendix) using current market and spending data. Implement this strategy with further enhancements from emerging market analysis and cooperation with regional towns, such as the Regional Economic Vitality Action Plan. Expand data sources to be able to react to market changes. Specific methods are being developed to pursue the economic development objectives, such as developer contacts, the use of state programs, public infrastructure or regulatory means to further the objectives. [Economic Development Commission, Town Staff]

6. Using the Special Planning Areas (SPA), maintain the target site development plans with specific uses of the available land that meet the needs of the community. Monitor and react to the changing market and modify the inventory as needed. [Economic Development Commission, Town Staff]

7. Facilities for growing industries, particularly those involving research and development, professional services and internet-based services require different types of physical facilities than traditional manufacturing firms. Truck or railroad access is not as vital as there are fewer goods with a service based industry. Coventry's rural nature matches this need very well, and particular emphasis should be made toward these types of businesses. [Planning & Zoning and Economic Development Commissions, Town Staff]

8. Encourage the growth of small businesses and industries through a variety of methods, including: [Planning & Zoning and Economic Development Commissions Town Staff]

- Application of the home business zoning regulations.
- The use of incubator facilities.
- Continue EDC sponsored educational forums.
- Continue EDC supported efforts to encourage businesses to work collaboratively for mutual benefit. (i.e. Connecticut Main Street Program)

9. Promote the revitalization of Coventry Village zoning district as a mixed-use activity center in accordance with the recommendations of this document. Recent improvements to the transportation and pedestrian facilities are a key element to promoting the Village as a destination. Employ low impact development design and context sensitive development design where appropriate in site and architectural plans that are developed. The Village has both water and sewer infrastructure. [Planning & Zoning and Economic Development Commissions, Town Staff, Village Improvement Society]

10. Promote the revitalization of the North Coventry Village (Route 44 and Main Street) as a mixed-use activity center of the Town and continue to apply design guidelines in the zoning regulations to supplement existing regulations. Employ low impact development design and context sensitive development design where appropriate in site and architectural plans that are developed. [Planning & Zoning and Economic Development Commissions Town Staff]

11. Promote the economic interests in agricultural, forest land, and other natural and cultural resources especially as they apply to tourism and recreation. Encourage the preservation and creation of viable and active farms that provide varied products to the regional populace. Consider methods to allow commercial agricultural operations and the processing and/or sale of locally grown products. Encourage farm related enterprises for recreation and education. [Planning & Zoning and Economic Development Commissions, Town Staff]

12. Improve the overall appearance and safety of the Town's business areas through the use of graphic symbols, planting of indigenous trees and shrubs, public art, installing sidewalks, non-obtrusive lighting and street furniture, the improvement of public safety, and the provision of other amenities that will make these areas more

desirable for pedestrians and shoppers. [Planning & Zoning and Economic Development Commissions, Town Council and Land Use staff]

13. Continue to monitor and adjust the zoning regulations to be more 'user friendly', reduce uncertainty, and streamline the review process. Continue to monitor the Zoning Map to insure adequate land is set aside for needed municipal and private services. [Planning & Zoning and Economic Development Commissions, Land Use Staff]

14. Evaluate small, town owned parcels that would be better served by sale to the public with proceeds to be used to acquire more suitable public land. [Planning & Zoning Commission, Land use staff]

15. Continue methodologies to expand needed public infrastructure (water, sewer, internet and cell service) in specific targeted commercial areas where the location and capacity is consistent with agreed upon goals and objectives. Apply green and innovative technologies where appropriate. [Planning & Zoning Commission, Land use staff, Public Works, Town Engineer]

16. Develop a cooperative relationship with the University of Connecticut, Eastern Connecticut State University, the Capitol Region Council of Governments, the Connecticut Main Street Center and Chambers of Commerce for economic development efforts and business development education. Maintain awareness and promote partnering with the State Economic Development entities to take advantage of the services and initiatives offered. [Economic Development Commission, Town Manager, Town Staff]

17. Continue the support of the Coventry Farmers' Market and stress its importance in supporting regional agriculture and local businesses. Encourage local business collaboration with the Market. [Town Staff]

18. Continue to support the revitalization and future adaptive re-use of the former Caprilands property on Silver Street. [Town Staff]

F. Tourism-Recommendations-

1. The Town should continue to encourage the growth of tourism as an economic component of the community. An initial step is the formulation of a tourism plan, preferably as a part of the regional tourism efforts both public and private. [Economic Development and Planning & Zoning Commissions Town Manager, Town Staff]

The plan should address the development of attractions and the marketing of the community. It should build on the successes of recent tourism initiatives, primarily the Farmers' Market, and should strive to provide a quality buying experience, show how tourism benefits local businesses, and protect natural and historical resources. [Economic Development Commission, Town Staff]

2. The creation of the Regional Economic Vitality Action Plan serves as an important first step in examining how tourism can be enhanced. Further analysis can be considered that provides a deeper focus on the matter. [Economic Development Commission, Town Staff]

G. Special Planning Areas for Growth and Infill

(Depending on the nature of proposed development, the following areas will be subject to the application of the Commercial Development Design Guidelines.)

Between 2016 and 2018, the Towns of Bolton, Coventry, Mansfield and Tolland have been involved with the Eastern Gateways Transportation Study, which has focused on the Route 44 and Route 195 corridors between member towns. The study is exploring multi-modal transportation options and strategies to address traffic safety and traffic volume issues that have resulted from recent development at UCONN as well as future development in the respective towns.

1. Rte. 44/ Bolton Gateway- (refer to the Strategic Plan in the Appendix) Commercial, Professional Office and adjacent Commercial Agricultural zones. The area presently contains several commercial/retail establishments on the south side of Route 44. Opportunities exist for new development, in-fill and re-use, particularly with the potential of the new sewer service entering from the Bolton town line. There are two houses of historic value on Cedar Swamp Extension, and there is a significant vista to the south. There is good access to route I-384. Improvements to Route 44 in Bolton, and future plans in collaboration with Bolton present new opportunities.

- Recognize that this area is the gateway to Coventry and creates a first impression of the Town.
- Consider changing zoning regulations (i.e. a floating or overlay zone) to create flexibility, mixed use development and encourage rational growth.
- Apply access management strategies to minimize curb cuts and consider shared and interconnected parking.
- The area includes a commercial/agriculture zone and uses should target the economic vitality of farms.

2. Rte. 44/ Bread & Milk Street- Commercial zone. The area currently contains several retail and service establishments on the north side of Route 44 and a public golf course on Bread & Milk Street. Opportunities exist for new development along the east side of Bread & Milk Street where there is a large vacant parcel that has had prior commercial interest. The Eastern Gateways Transportation Study may offer new potential for this area. There is a historic house on the northwest corner of Route 44 and Bread & Milk Street. Public sewer does not exist. A public water supply exists in the adjacent Pilgrim Hills subdivision. Cumberland Farms has built a full service gas station and convenience store on the northeast corner replacing an antique shop whose owners have retired.

- Consider a community sewer treatment system
- Work closely with the State DOT on planned intersection changes (primarily with Swamp Road) to improve traffic flow and safety
- Minimize curb cuts particularly adjacent to the intersection
- Utilize the commercial development design guidelines
- Target businesses compatible with the residential neighborhood.
- The site includes a commercial/agriculture zone and uses should target the economic vitality of farms.

3. North Coventry Village (Route 44/Route 31/Grant Hill Road) - Commercial zone. One of the most active retail sites in town, this area includes Meadowbrook Plaza which, in 2009, received a significant exterior upgrade. The North Coventry Fire Station and the Coventry Grammar School are adjacent to the east. Several historic homes exist on Stage Road and north of Route 44 to the west. The Walgreens and the CVS/Bank sites have further potential development adjacent to them. No sewers exist, but there are public water supply infrastructures on site. Develop an overall strategic plan for the area that includes:

- The potential for a community septic system to serve the area.
- Careful attention to traffic patterns at and near the intersection, particularly on Route 44 near the entrances to Meadowbrook Plaza.
- A rear traffic access from Route 44 to Main Street (southwest side)
- Respect the historic homes, the rural character and the adjacent farms.
- Utilize the commercial development design guidelines.
- Target new development on the site east of Walgreens, northeast of Dunkin Donuts, across Main Street from Dunkin Donuts, the area adjacent to Meadowbrook Plaza, a site north of Route 44 west of the old Pomeroy Tavern, and a site north of Stage Road.
- Consider shared and interconnected parking where possible.
- Consider a zoning map change to restrict commercial access to Grant Hill Road.
- Respect Coventry and Olson Brooks as natural resources.
- Maintain or expand the Town green, landscaped areas adjacent to the intersection.
- The site includes a commercial/agriculture zone and uses should target the economic vitality of farms.
- Utilize the Eastern Gateways Transportation study and its recommendations that may include bikeways, bus lines and pedestrian connectivity

4. Rte. 31 North (Bread & Milk Street) - Rural Development zone. The area contains small commercial and manufacturing establishments with potential to expand. The nature of the soils (high water table) present challenges to expansion. I-84 is in close proximity northward. Business, light manufacturing, technical/construction trades and service facilities are deemed suitable for this zone which is separated from neighborhoods. Several historic houses exist on the west side of the road as well as some active farms. Public water and sewer does not exist.

- Commercial development should be designed to limit their potential negative visual impact on the neighborhood.
- Utilize the commercial development design guidelines.

5. Daly Road/Main Street - Neighborhood Commercial zone. Commercial enterprises exist on both sides of Daly Road. The parcel on the east side has a large older building suitable for redevelopment with a lake view. Sewers are available. Adequate parking exists. Development is restricted to retail and services due to the proximity to neighborhoods.

- Target businesses that can benefit from good traffic count and accessibility, sewers and proximity to the lake.
- Consider access management changes in line with future development.
- Utilize the commercial development design guidelines

The Towns of Andover, Bolton, Columbia and Coventry created the Route 6 Regional Economic Development Council to guide the creation of a land use strategic plan and a transportation plan for the Route 6 corridor. The Council's work was completed when the plan preparation was concluded.

6. Rte. 6 Corridor - Commercial zone. This 100+ acre parcel is undeveloped. It has had interest in the past for large scale development including a holistic conference center, a residential condominium and retail outlet stores. The two challenges are: access to the parcel requires crossing the Hop River, and the topography is very challenging. The site is about two miles from I-384 and has no public water or sewer. Large scale, mixed-use development is the likely candidate for this site.

- Coordination with adjacent towns (Bolton, Andover and Columbia) through land-use exercises and plans by the respective land use staffs, will serve to provide guidance for future development is recommended.
- Consider specific, corridor based, zoning regulations to accommodate the envisioned multifaceted development.
- Consider alternate access via Bolton's South Road.

7. Rte. 195- Neighborhood- Commercial zone. There is no commercial activity on this site which borders Route 195. The parcel is about ten acres and suitable for re-use, infill or new development. It is close to the Willimantic River Greenway and open space in Coventry and Tolland with walking trails.

- On site sewer and water supply needs to be provided.
- Consider the proximity to Willington, Tolland and Mansfield's commercial nodes.

8. South Coventry Village- Village zones. The area has fairly dense residential and commercial development with public water and sewer.

Future development includes mill re-use, some in fill, and mixed residential/commercial uses. Strict design guidelines exist.

The area is a designated historic zone and retains significant characteristics of a nineteenth century mill village. The success of the Kenyon Falls and Bidwell Village condominium project points to the fact that mill reuse can be successful in the Village and also provides more of a residential base.



- Utilize the existing Village Design Guidelines.
- Consider maintaining involvement with the Connecticut Main Street Program
- Utilize the Route 31 curve realignment project with safer pedestrian and vehicular traffic to facilitate destination oriented and service businesses
- At the Main Street/Stonehouse Road intersection, potential exists for new and infill development north of the gas station and east of Coventry Corners.
- On Mason Street potential exists for significant adaptive reuse of the old mill buildings along the Mill Brook.
- Some infill opportunities exist on Main Street particularly at the old antiques shop just south of Stonehouse Road, and a parcel across from 1159 Main Street.
- Studies are ongoing for potential sites for new high-density housing.
- A site on Woodland Road was approved for a small office complex which did not proceed, and the auction house building on Lake Street has potential for re-development.
- The recently rehabilitated Tracy Mill building and Mill Brook Park offer potential for community based activities and social interaction.
- The building on Main Street south of the Paden Road intersection has potential for adaptive re-use.



9. Depot Road/Main Street- Neighborhood Commercial and Commercial Agricultural zones. This area, similar to the Daly Road/Main Street zone, has a few small service businesses. There are historic homes along Depot Road, and the Mill Brook and an old mill pond intersect the site. It is a short distance west of the Miller-Richardson sports field, the recycling center and the old town landfill. Infill and re-use opportunities exist for small scale commercial development consistent with the neighborhood and the well-traveled Main Street. Public sewers exist on Main Street.

- Consider small service related businesses.
- Respect the neighborhood and the proximity to the Mill brook and wetlands.
- Consider access management issues.

10. Depot Road at the Willimantic River- River Aquifer zone. An old railroad station and an auto repair garage exist on the site. There are several historic houses on Depot Road. A rail bed for a spur exists.

- Consider potential long-term expansion of rail service (New London to Montreal) that may occur along the existing line, and the opportunities presented here.
- Respect the residential neighborhood and the River Aquifer Zone.
- Consider adaptive reuse of the former railroad station.
- Consider uses that benefit from the proximity to the Willimantic River and associated open space amenities.

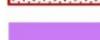
11. Route 31 South- Rural Development zone. There is no commercial development on this site bordering both sides of Main Street. An office park was approved several years ago but was not built. Light manufacturing or service businesses are likely candidates. No public water supply or sewer exists, but it is in close proximity to the sewer treatment plant.

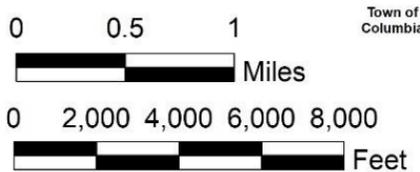
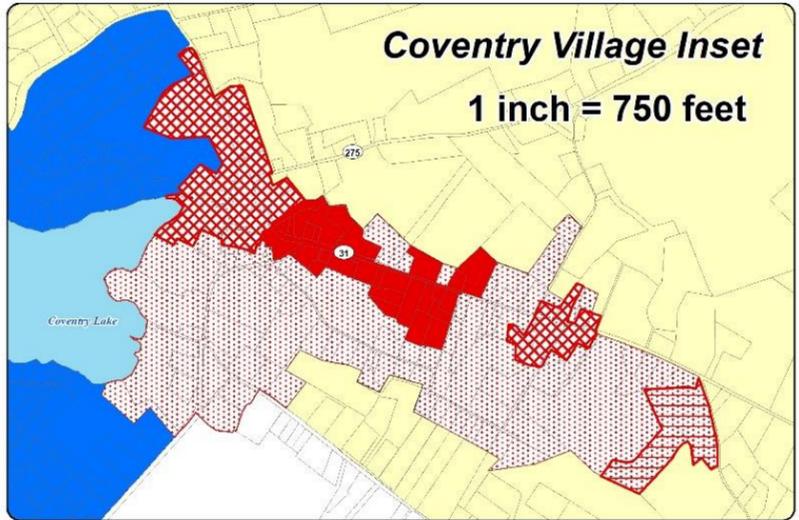
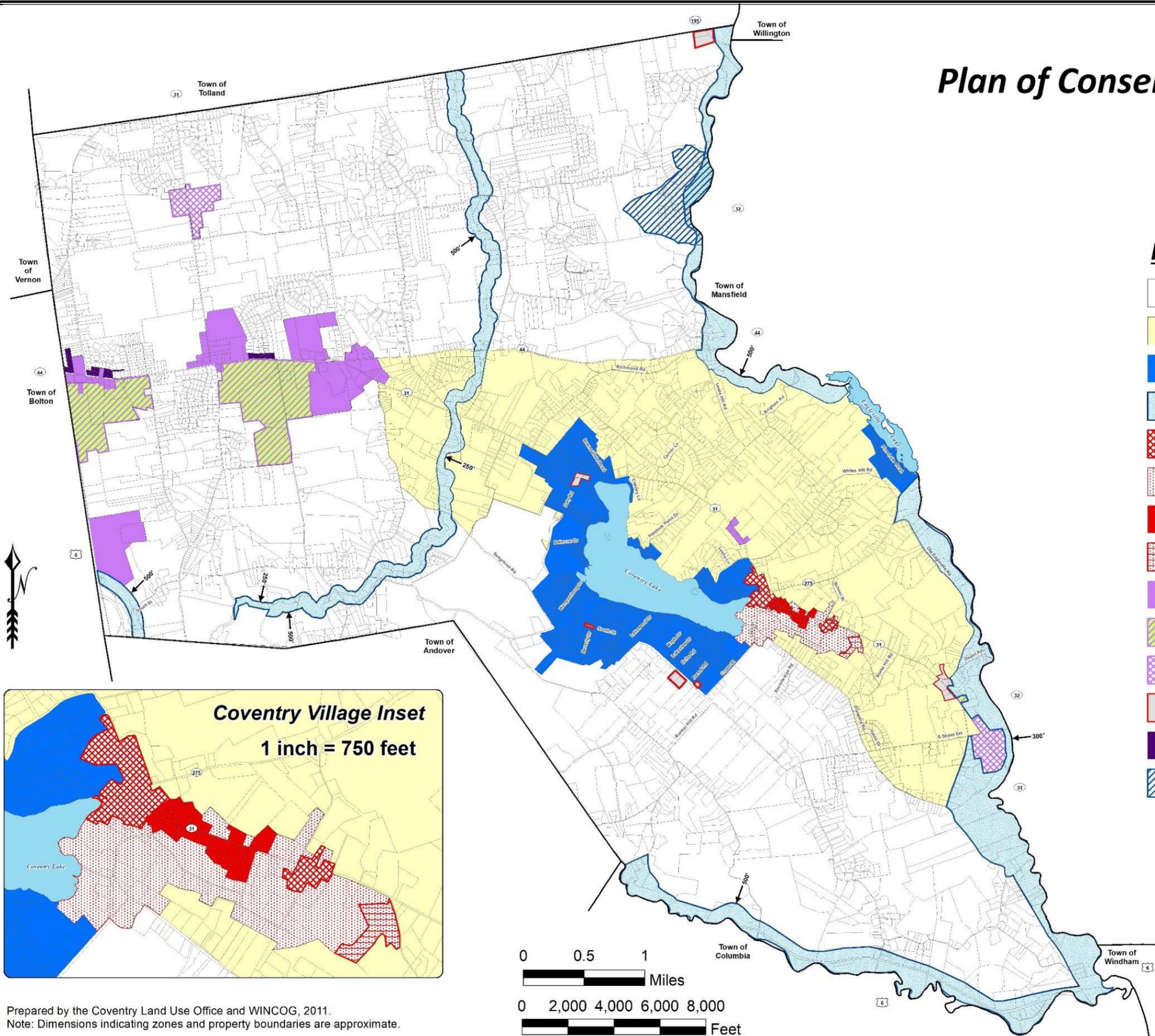
- Development should occur in a manner removed from proximity to Main Street with a single curb cut and respect for the local neighborhood.
- Public sewer could be considered for this site.
- Consider the proximity to the Miller-Richardson sports fields and the town recycling center and old landfill.
- Consider the proximity to the Willimantic River Greenway

Town of Coventry, CT Plan of Conservation & Development

1. Current Zoning 2020

KEY:

-  General Residential Zone - 80
-  General Residential Zone - 40
-  Lake Residential Zone
-  River/Aquifer Zone
-  Village Gateway Zone
-  Village Residence Zone
-  Village Center Zone
-  Industrial Heritage Overlay District - 1
(underlying zone is Village Residential)
-  Commercial Zone
-  Commercial/Agricultural Zone
-  Rural Development Zone
-  Neighborhood Commercial Zone
-  Professional Office Zone
-  Aquifer Protection Area - Level A
(underlying zone is General Residential - 80 and River/Aquifer Zone)



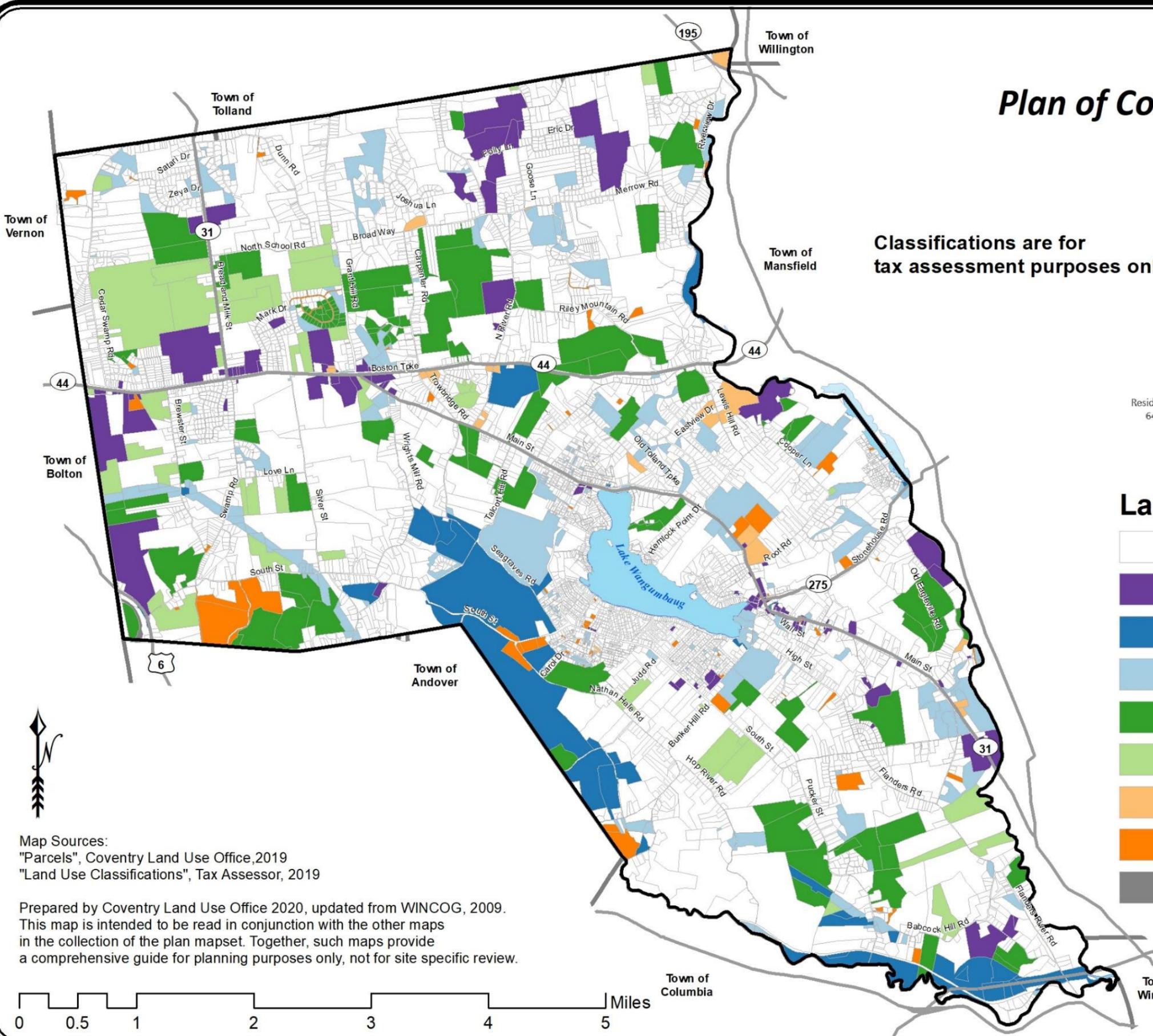
Prepared by the Coventry Land Use Office and WINCOG, 2011.
Note: Dimensions indicating zones and property boundaries are approximate.



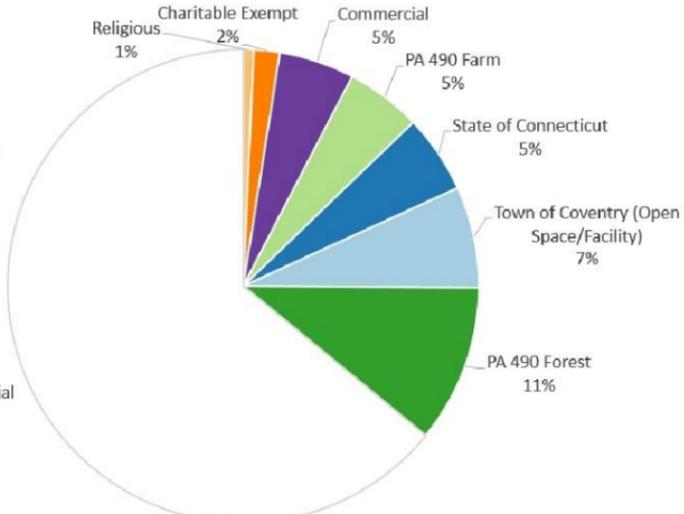
Town of Coventry, CT

Plan of Conservation & Development

2. Land Use Classifications



Classifications are for tax assessment purposes only



Land Use Classifications 2019

- Residential (14,981 acres)
- Commercial (1,208 acres)
- State of Connecticut (1,254 acres)
- Town of Coventry (1,618.3 acres)
- PA 490 Forest (2,520 acres)
- PA 490 Farm (1,209.6 acres)
- Religious (165.3 acres)
- Charitable Exempt (416.4 acres)
- Other (13.8 acres)

Map Sources:
 "Parcels", Coventry Land Use Office, 2019
 "Land Use Classifications", Tax Assessor, 2019

Prepared by Coventry Land Use Office 2020, updated from WINCOG, 2009.
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Town of Coventry, CT

Plan of Conservation & Development - 2020

3. Existing Open Space

The State of Connecticut has established a collective goal of protecting 21% of all lands as open space by the year 2023. Approximately 15% the total land in Coventry is permanently protected as open space.

- Town of Coventry - Conservation Easement
- Coventry Open Space - Fee Simple
- Agricultural Easement
- Town Land
- Land Trust
- State
- State - Town
- Utility
- Parcels

EASEMENTS			FEE SIMPLE		
Name	Type	Acres	Name	Type	Acres
Reynold's Farm	Agricultural Easement	81	Wolf	Land Trust	50
McLaughlin Meadows	Conservation Easement	27.5	Schmid	Land Trust	28.5
Laurel Point	Conservation Easement	23.3	Couch Preserve	Land Trust	12.1
Ziegler Woods	Conservation Easement	20.7	Broadway Meadow	Land Trust	9.8
Menzel	Conservation Easement	20	Breen Parcel	Land Trust	4.3
Evergreen Reserve	Conservation Easement	16.1	Taylor Preserve	Land Trust	2.5
Haynes Woods	Conservation Easement	14.7	Nathan Hale SF	State	870.7
Desiato South St Ext.	Conservation Easement	14.5	Willimantic Turnpike	State	145.4
Ripley Ridge	Conservation Easement	14.1	Lee Farm Tract	State	81
Hop River Trail Estates	Conservation Easement	14	C & J Custom Homes	State	40.1
Desiato South Street Ext.	Conservation Easement	13.4	Hop River	State	38.83
Hemlock Brook Estates	Conservation Easement	13	Maulucci	State	37
Maynard	Conservation Easement	13	Hop River Trail	State	36.2
Trueman's Meadow	Conservation Easement	13	Brigham Tavern Rd	State	30.4
North River Realty	Conservation Easement	11.9	Bishop Lane	State	23
LBS	Conservation Easement	10.9	Pucker Street	State	19.8
Therrien	Conservation Easement	8.7	Boat Launch	State	2.4
Hilton	Conservation Easement	7.3	Eagleville Lake	State	1.2
Twin Hills	Conservation Easement	6.6	Creaser Park	State - Town	98.7
Welles	Conservation Easement	6.3	Misc Town Owned Land	Town Land	138.4
Powers	Conservation Easement	5.8	Middle School/HS/TH	Town Land	81.3
Melody Farms	Conservation Easement	5.6	Grammar School	Town Land	21.6
Bidwell Village	Conservation Easement	5.2	G.H. Robertson	Town Land	21
Farr	Conservation Easement	5.2	Department of Public Works	Town Land	14
Storrs Community Church	Conservation Easement	5	Morrow Road	Town Land	12
Flanders Woods	Conservation Easement	4.7	Hop River 2	Town Land	7.1
Moriarty	Conservation Easement	4.4	Daly Road	Town Land	4.5
Nadeau	Conservation Easement	4.2	Bear Swamp Road	Town Land	3.1
Upton	Conservation Easement	3.6	Hop River 1	Town Land	3.1
Colvest	Conservation Easement	3.4	Judd Lane	Town Land	2.6
Godiva Lane	Conservation Easement	3.2	Stonehouse Road/ Bidwell	Town Land	1.82
Maize Hill	Conservation Easement	3.2	South River Road	Town Land	1.7
Satari	Conservation Easement	3.2	Pine Lake Drive	Town Land	1.55
Glennyen	Conservation Easement	2.4	Korner Estates	Coventry Open Space - Fee Simple	328
Stonebridge Estates	Conservation Easement	4.1	Route 6 Expressway (North)	Coventry Open Space - Fee Simple	278
Desiato/Jobbagy	Conservation Easement	2.3	Route 6 Expressway (South)	Coventry Open Space - Fee Simple	80.8
Hillside Woods	Conservation Easement	2.2	Laidlaw Park	Coventry Open Space - Fee Simple	69.1
Country Way	Conservation Easement	2.1	Liberty Croft	Coventry Open Space - Fee Simple	69
Malon	Conservation Easement	2	Miller Richardson	Coventry Open Space - Fee Simple	62.4
Connors	Conservation Easement	1.8	Patriots Park Forest	Coventry Open Space - Fee Simple	57.6
Bay	Conservation Easement	1.6	Rose Property	Coventry Open Space - Fee Simple	56.8
Frechette	Conservation Easement	1.6	Truman Williams	Coventry Open Space - Fee Simple	56.1
Lillian Farms	Conservation Easement	1.6	Mountain Estates	Coventry Open Space - Fee Simple	43.2
Thornton Brook Estates	Conservation Easement	1.6	Williams	Coventry Open Space - Fee Simple	30
T&S of CT	Conservation Easement	1.4	Thornton Brook Preserve	Coventry Open Space - Fee Simple	36
Beebe Farms	Conservation Easement	1	Highlands	Coventry Open Space - Fee Simple	32.3
Hidden Acres	Conservation Easement	0.2	Lillian Woods	Coventry Open Space - Fee Simple	28.6
			Windy Hill	Coventry Open Space - Fee Simple	28.1
			Riverview	Coventry Open Space - Fee Simple	28.1
			Thornton Meadow	Coventry Open Space - Fee Simple	27.3
			The Ledges	Coventry Open Space - Fee Simple	26.4
			Heckler	Coventry Open Space - Fee Simple	24.8
			Windswept Farms	Coventry Open Space - Fee Simple	23.3
			Coventry Hills	Coventry Open Space - Fee Simple	21.5
			Grant Hill Estates	Coventry Open Space - Fee Simple	18.7
			Simmons Estates	Coventry Open Space - Fee Simple	18.2
			Patriots Park	Coventry Open Space - Fee Simple	12.6
			Plouffe	Coventry Open Space - Fee Simple	12.1
			High Meadow Farms	Coventry Open Space - Fee Simple	12.1
			Apollo Gardens	Coventry Open Space - Fee Simple	11.7
			Broadway Meadow	Coventry Open Space - Fee Simple	13.4
			Mill Brook Park	Coventry Open Space - Fee Simple	8.2
			Decew	Coventry Open Space - Fee Simple	7.2
			Hetzl Lane	Coventry Open Space - Fee Simple	5
			Moriarty	Coventry Open Space - Fee Simple	4.5
			Kenyon Falls	Coventry Open Space - Fee Simple	4.2
			Stonehouse Road	Coventry Open Space - Fee Simple	4
			Carpenter Coventry Woods	Coventry Open Space - Fee Simple	3.1
			Thornton Brook Estates	Coventry Open Space - Fee Simple	3
			Brigham Tavern	Coventry Open Space - Fee Simple	2.8
			Lisicke Beach	Coventry Open Space - Fee Simple	2.5
			Memorial Beach	Coventry Open Space - Fee Simple	1.7
			Bishop Lane	Coventry Open Space - Fee Simple	1.1
			Willow Glen	Coventry Open Space - Fee Simple	1.1

Permanently Protected Land:
 Easements = 431.2 acres (Conservation, Agriculture)
 Fee Simple Owned = 3,086.5 acres (State, Town Fee Simple, Land Trust)
 Total Permanently Protected = 3,517.7 acres (15%)

Other (not Permanently Protected):
 Town Land/Town Facilities = 313.8 acres

Total Open Space (Permanently Protected and Town Land) = 3,831.5 acres
 Land Area in Coventry = 24,505 acres
 Percentage of Town as Open Space = 15.6%

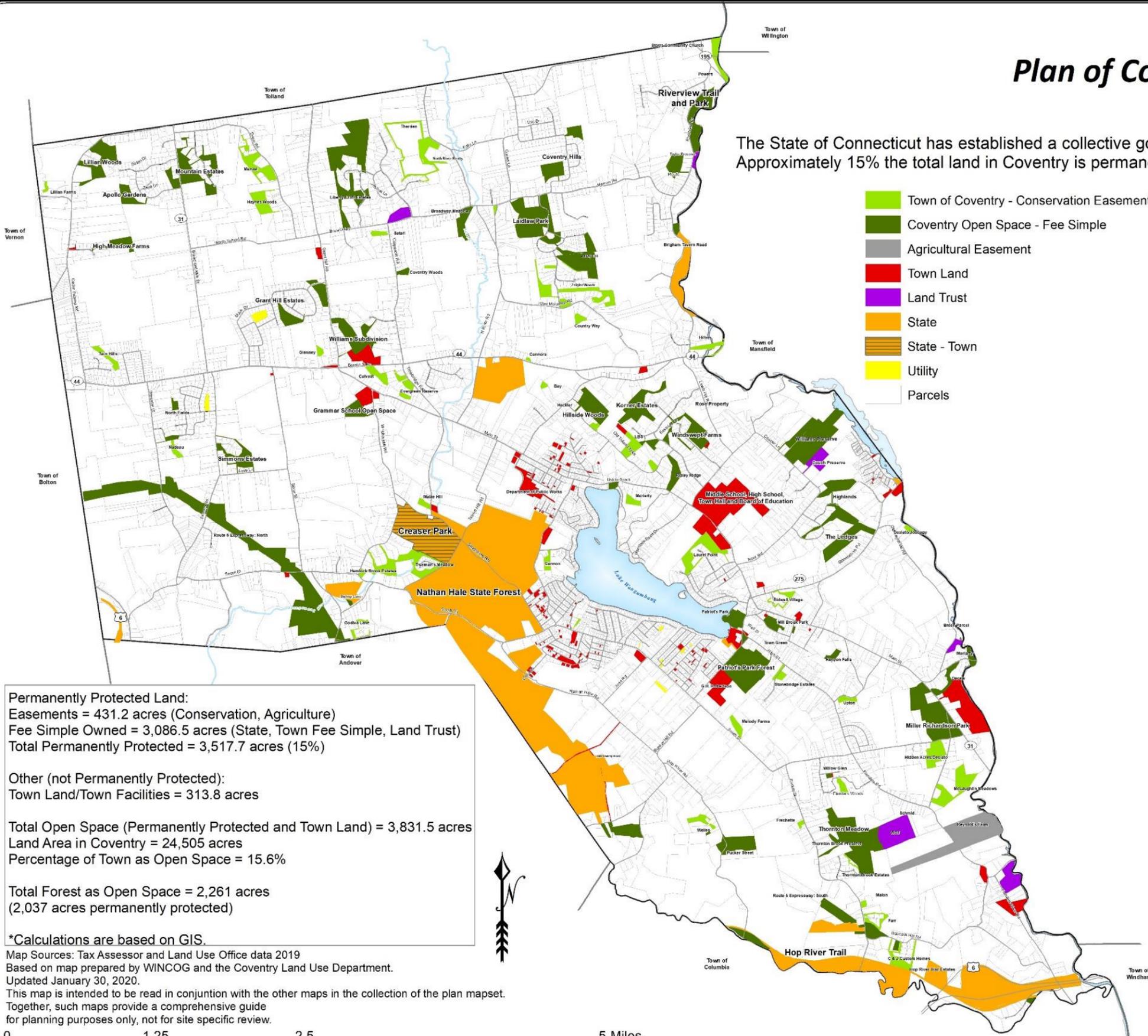
Total Forest as Open Space = 2,261 acres
 (2,037 acres permanently protected)

*Calculations are based on GIS.

Map Sources: Tax Assessor and Land Use Office data 2019
 Based on map prepared by WINCOG and the Coventry Land Use Department.
 Updated January 30, 2020.

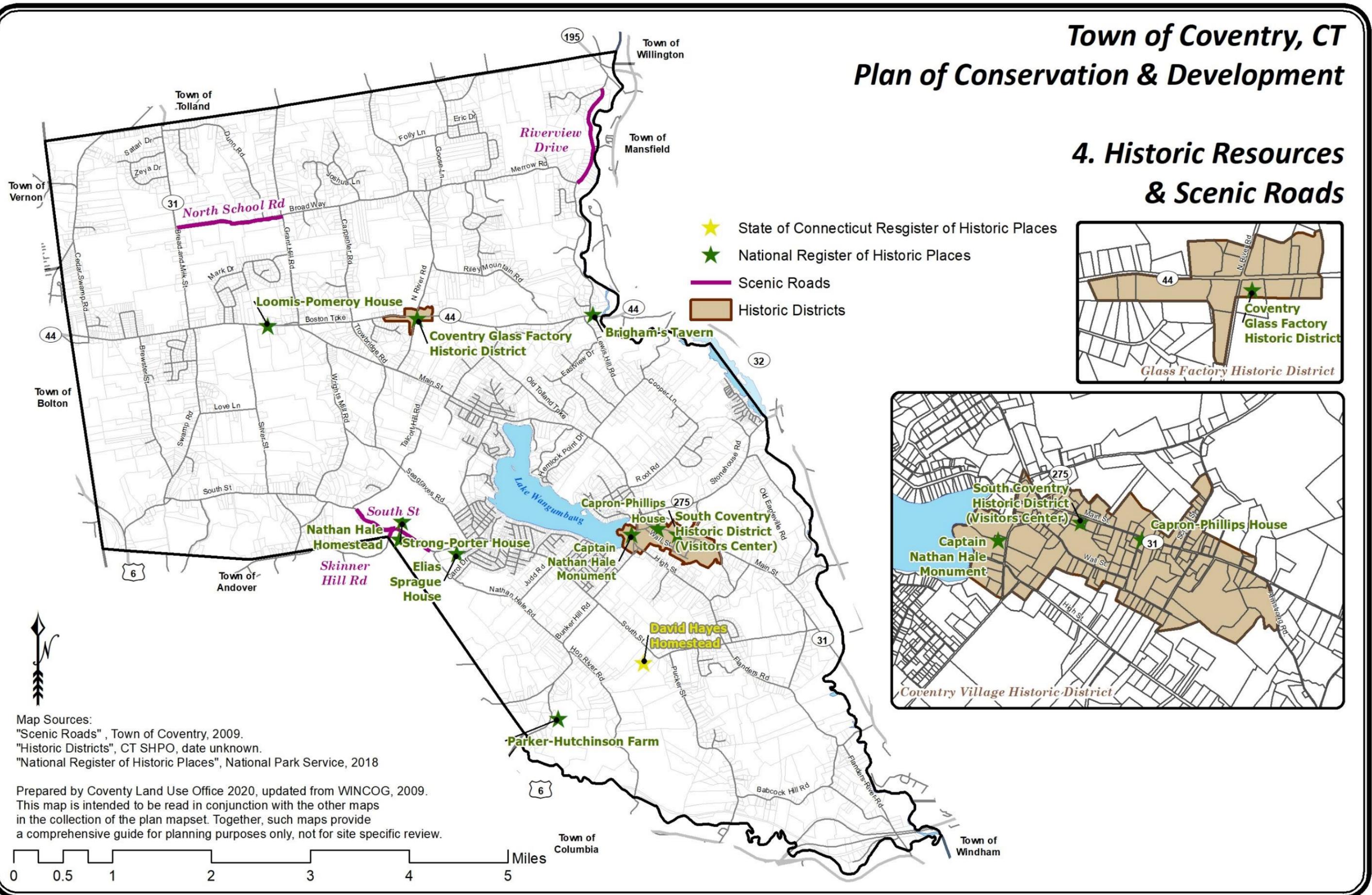
This map is intended to be read in conjunction with the other maps in the collection of the plan mapset.
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0 1.25 2.5 5 Miles

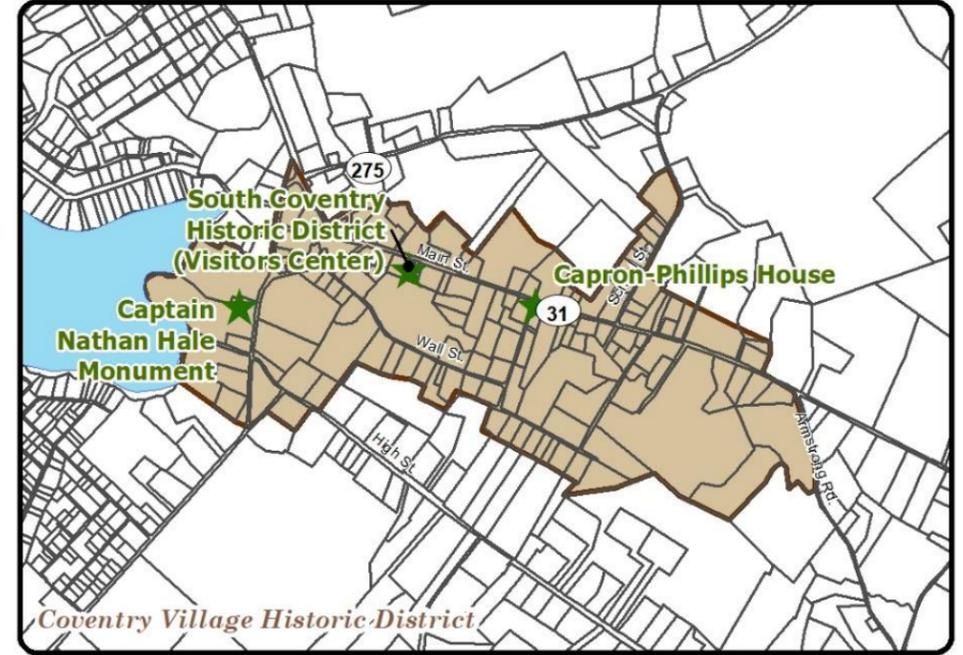
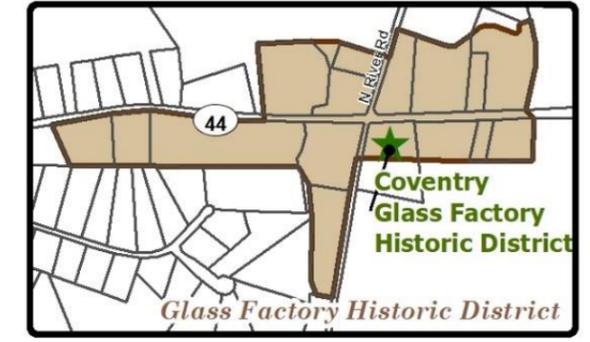


Town of Coventry, CT Plan of Conservation & Development

4. Historic Resources & Scenic Roads

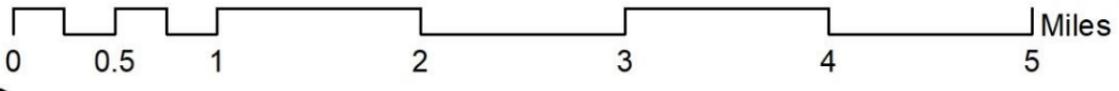


- ★ State of Connecticut Register of Historic Places
- ★ National Register of Historic Places
- Scenic Roads
- Historic Districts



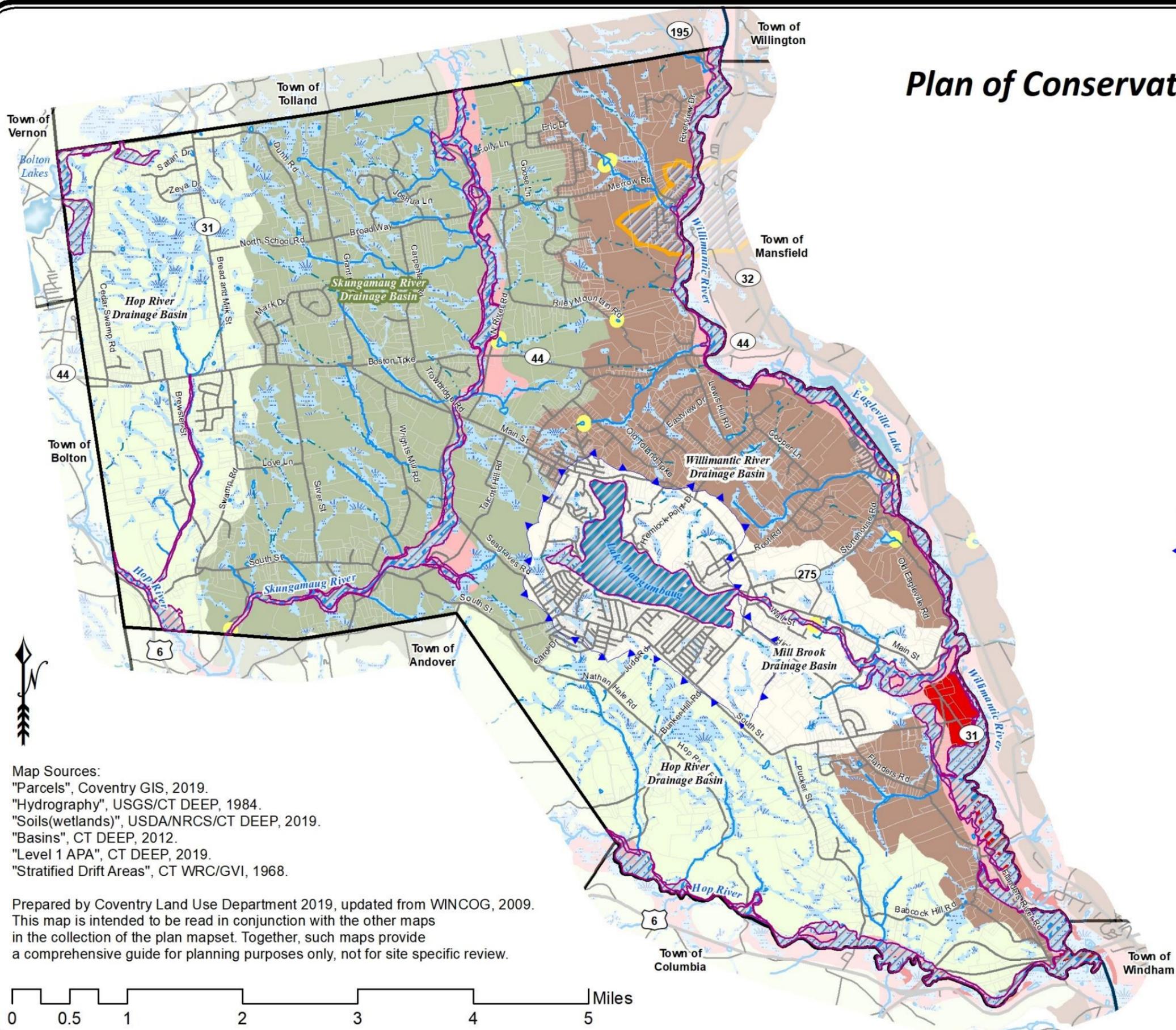
Map Sources:
 "Scenic Roads", Town of Coventry, 2009.
 "Historic Districts", CT SHPO, date unknown.
 "National Register of Historic Places", National Park Service, 2018

Prepared by Coventry Land Use Office 2020, updated from WINCOG, 2009.
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Town of Coventry, CT Plan of Conservation & Development 2020

5. Water Resources



- Perennial Stream
- Intermittent Stream
- Dam
- Waterbody
- Wetland Soils

- FEMA 100 yr Floodplain
- Coventry Lake Watershed
- DEEP Aquifer Protection Area

Drainage Basin Boundaries

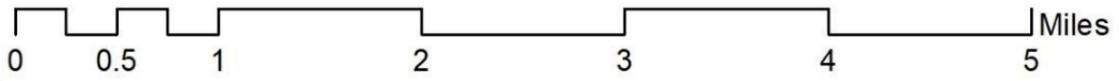
- Hop River
- Mill Brook
- Skungamaug River
- Willimantic River

Stratified Drift Aquifer Areas

- 10 to 80 Feet
- 80+ Feet

Map Sources:
 "Parcels", Coventry GIS, 2019.
 "Hydrography", USGS/CT DEEP, 1984.
 "Soils(wetlands)", USDA/NRCS/CT DEEP, 2019.
 "Basins", CT DEEP, 2012.
 "Level 1 APA", CT DEEP, 2019.
 "Stratified Drift Areas", CT WRC/GVI, 1968.

Prepared by Coventry Land Use Department 2019, updated from WINCOG, 2009.
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Town of Coventry, CT

Plan of Conservation & Development

6. Forest Resources

How was this mapped? The patch forest consists of small forest fragments in which all pixels are less than 100 meters (300 ft) from a fragmenting feature. Core forest pixels are more than 100 meters (300ft) from fragmenting features. The peripheries of tracts containing core forest pixels are classified into edge and perforated forest.

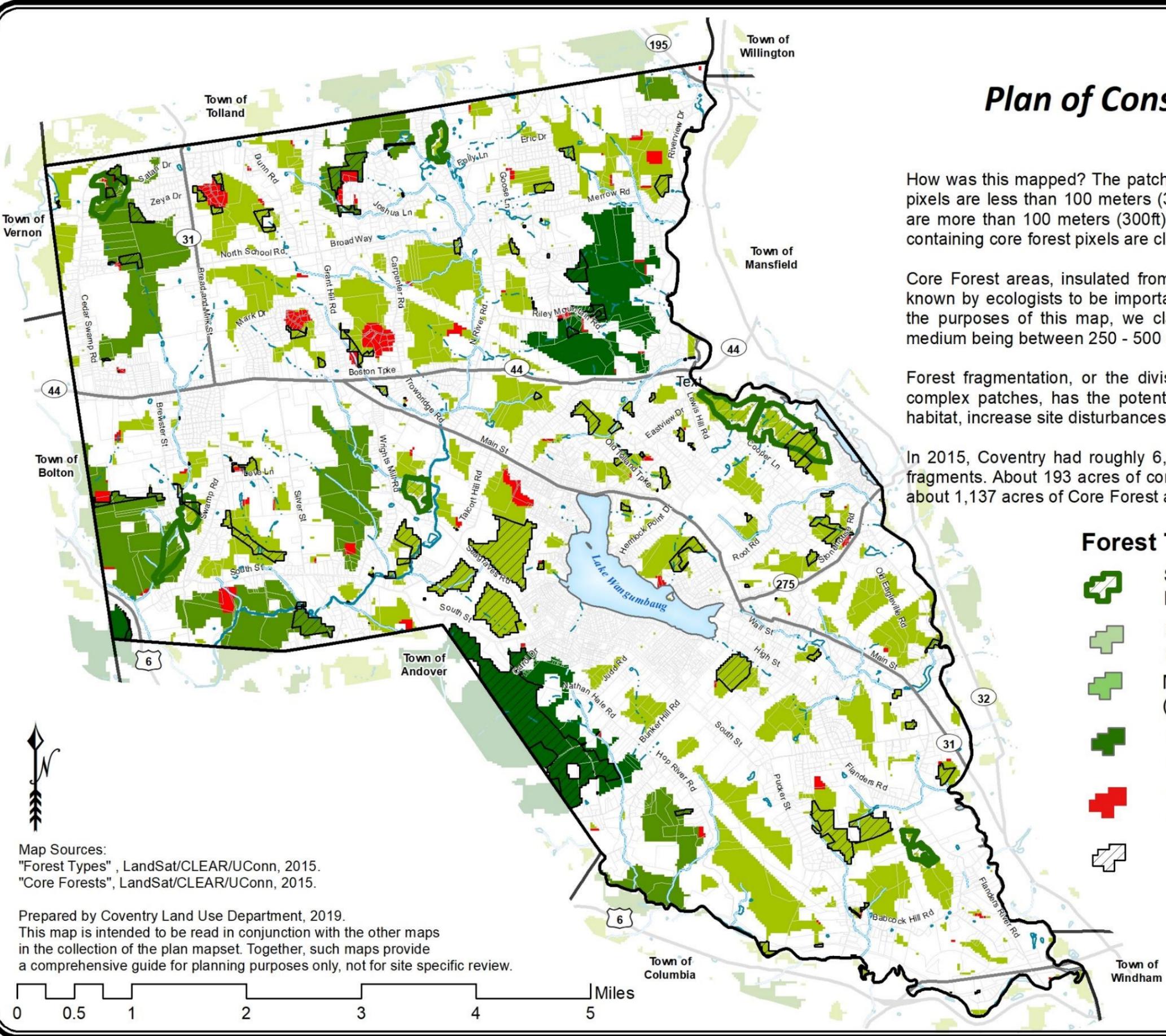
Core Forest areas, insulated from development and roads by surrounding forest, are known by ecologists to be important for many species of both plants and animals. For the purposes of this map, we classify core forest as small being under 250 acres, medium being between 250 - 500 acres, and large core forest as over 500 acres.

Forest fragmentation, or the division of contiguous forest land into smaller or more complex patches, has the potential to change local hydrology, reduce forest interior habitat, increase site disturbances, and promote the invasion of invasive plant species.

In 2015, Coventry had roughly 6,802 total acres of Core Forest spread out into 265 fragments. About 193 acres of core forest were lost between 2006 and 2015. In 2018, about 1,137 acres of Core Forest area is protected as Open Space.

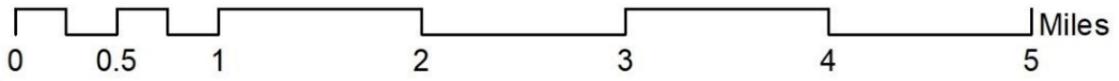
Forest Types

-  Significant Coniferous Forest Stand (>20 ac)
-  Small Core Forest (4,070 acres, 251 fragments)
-  Medium Core Forest (1,718 acres, 10 fragments)
-  Large Core Forest (1,015 acres, 3 fragments)
-  Core Forest Lost 2006 to 2015 (193 acres)
-  Core Forest Area Protected as Open Space (1,138 acres)



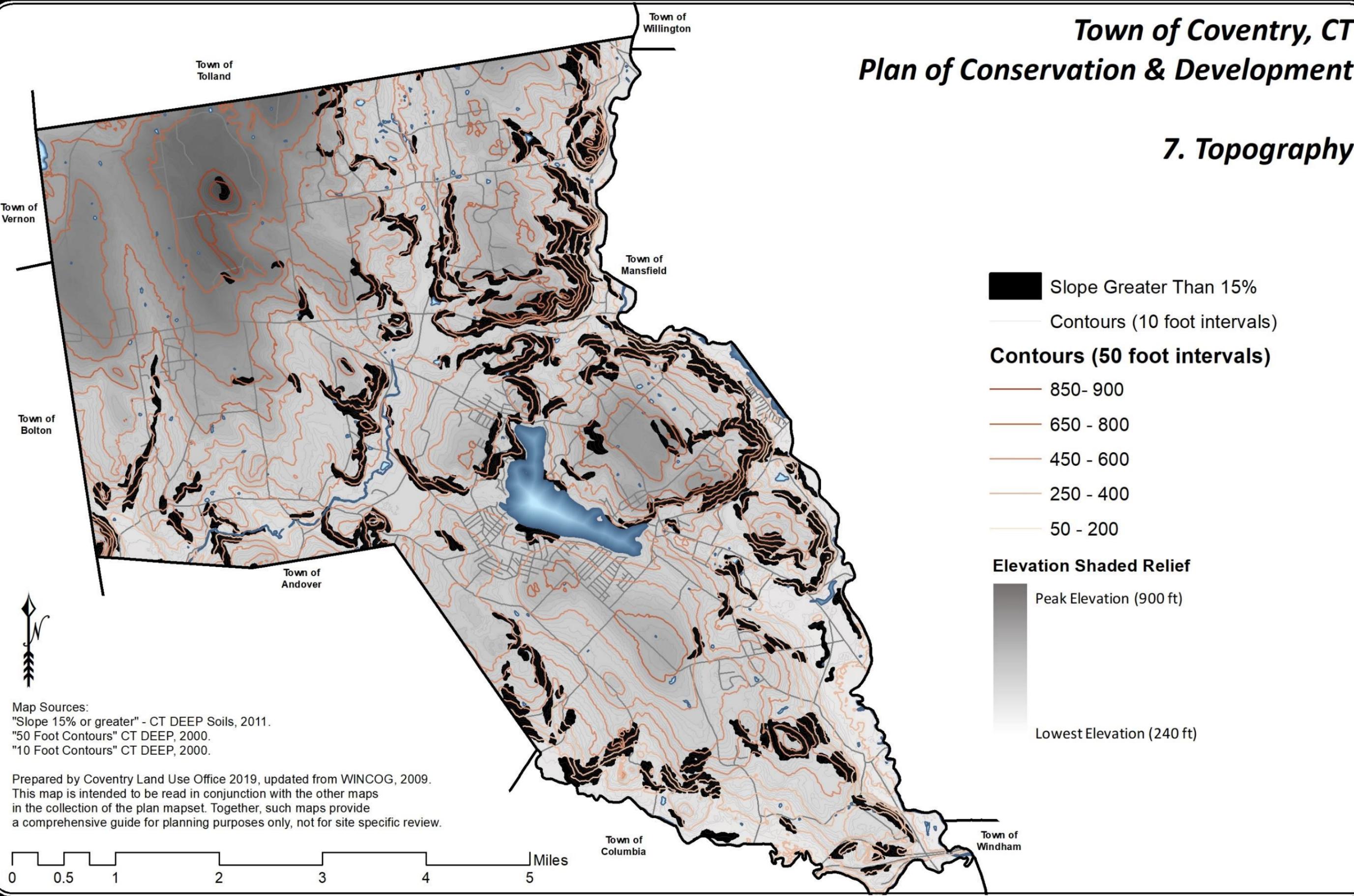
Map Sources:
 "Forest Types", LandSat/CLEAR/UConn, 2015.
 "Core Forests", LandSat/CLEAR/UConn, 2015.

Prepared by Coventry Land Use Department, 2019.
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Town of Coventry, CT Plan of Conservation & Development

7. Topography



Town of Coventry, CT Plan of Conservation & Development

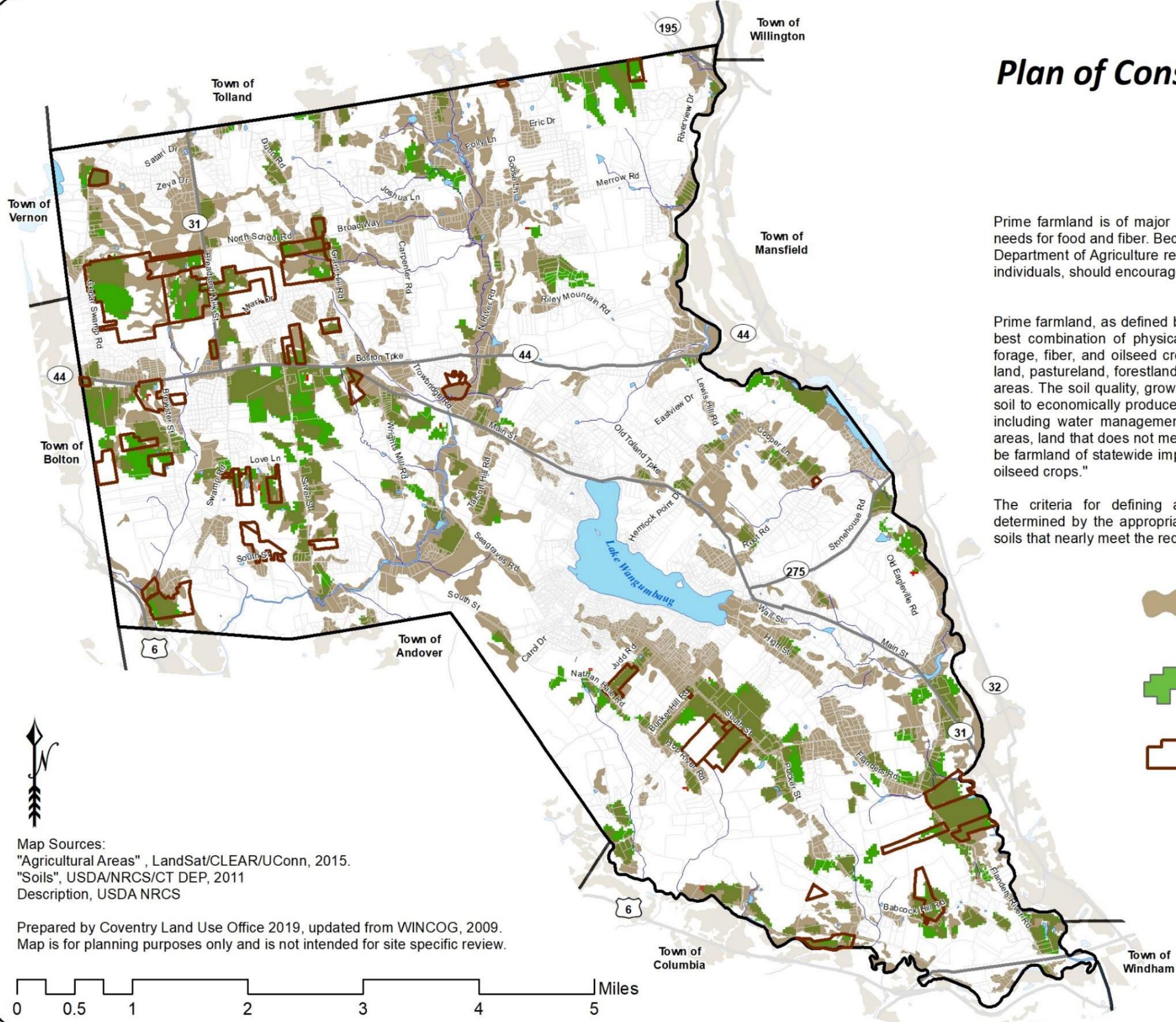
8. Agricultural Resources

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In some areas, land that does not meet the criteria for prime or unique farmland is considered to be farmland of statewide importance for the production of food, feed, fiber, forage, and oilseed crops."

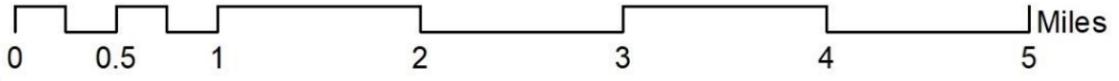
The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically

-  Prime and Important Farmland Soils
-  Land Used for Agriculture Purposes (based on remote sensing data)
-  PA 490 Farm Property (Based on Tax Assessor)



Map Sources:
 "Agricultural Areas", LandSat/CLEAR/UConn, 2015.
 "Soils", USDA/NRCS/CT DEP, 2011
 Description, USDA NRCS

Prepared by Coventry Land Use Office 2019, updated from WINCOG, 2009.
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Town of Coventry, CT Plan of Conservation & Development

9. Development & Impervious Coverage

-  Impervious Coverage
-  Coventry Lake Watershed

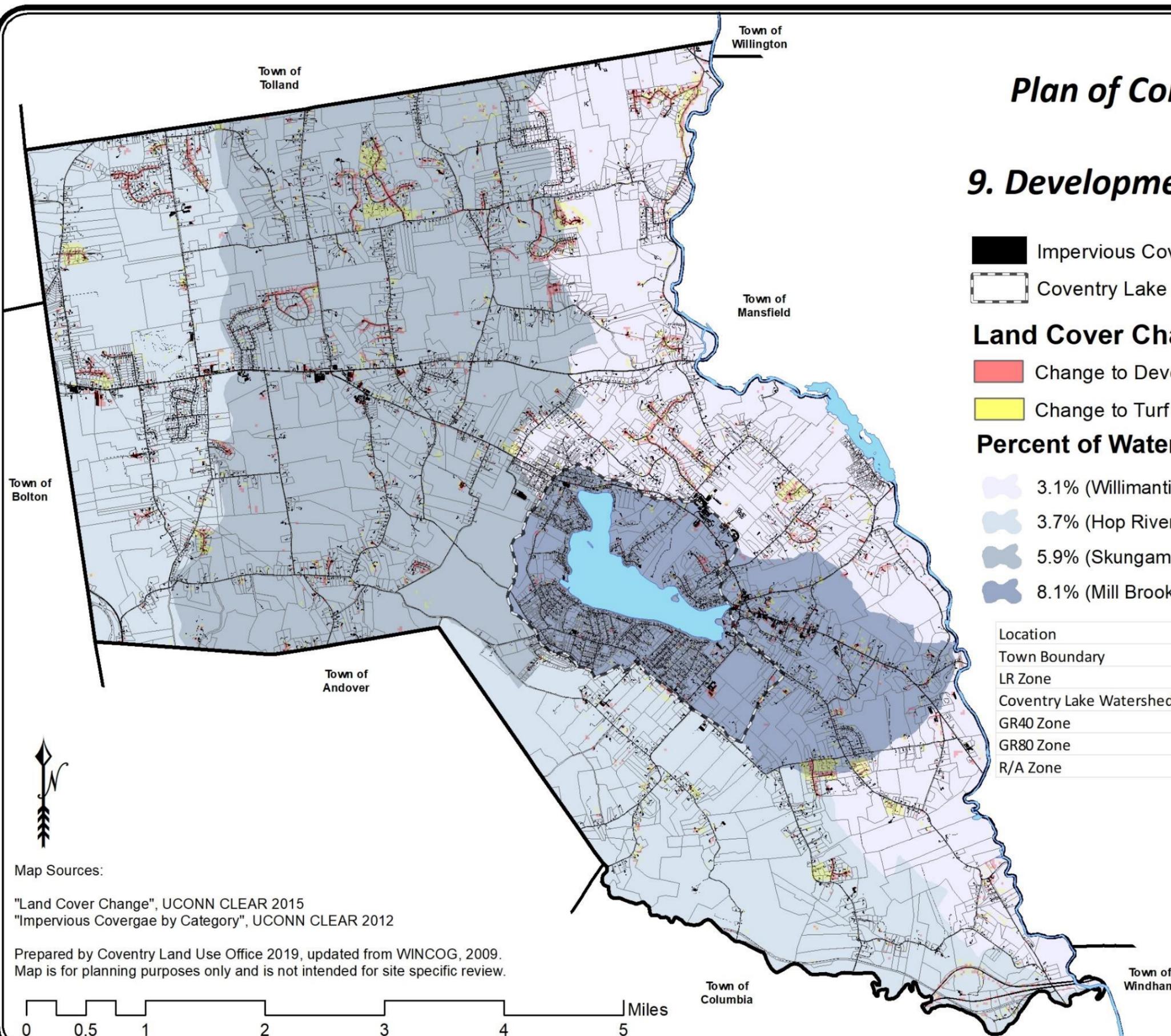
Land Cover Change from 1985 to 2015

-  Change to Developed (579 acres added)
-  Change to Turf and Grass (486 acres added)

Percent of Watershed as Impervious Coverage

-  3.1% (Willimantic River)
-  3.7% (Hop River)
-  5.9% (Skungamaug River)
-  8.1% (Mill Brook)

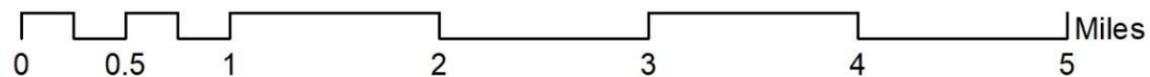
Location	Location Area (Acres)	Impervious Acres	Percent Impervious
Town Boundary	24505	1129.9	4.6%
LR Zone	971.8	138.39	14.2%
Coventry Lake Watershed	1895.4	68.8	3.6%
GR40 Zone	4598.3	258.3	5.6%
GR80 Zone	15361.5	557.2	3.6%
R/A Zone	1788	48.4	2.7%



Map Sources:

"Land Cover Change", UCONN CLEAR 2015
 "Impervious Covergae by Category", UCONN CLEAR 2012

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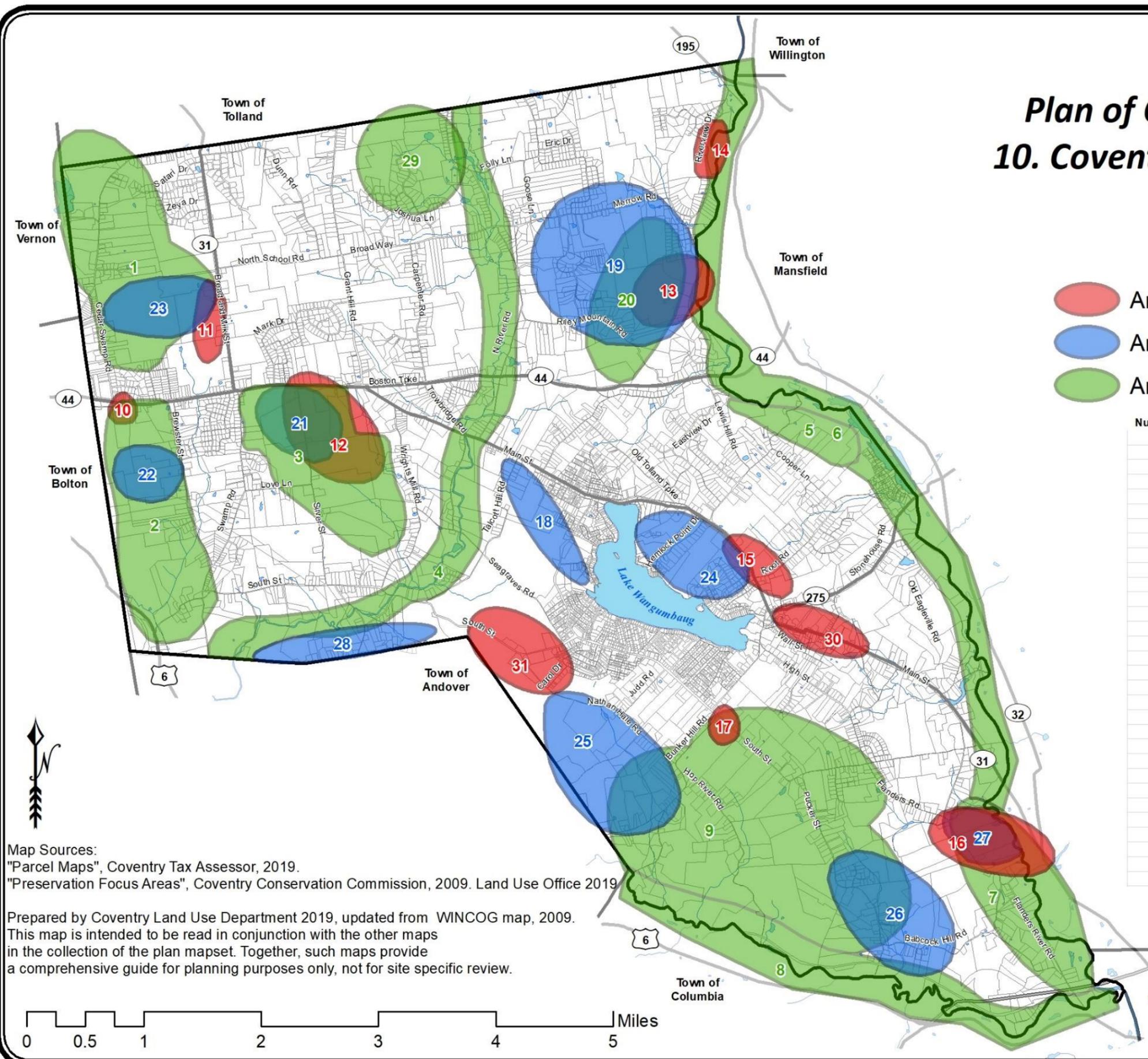


Town of Coventry, CT Plan of Conservation & Development 10. Coventry Conservation Commission Preservation Focus Areas (PFA)

- Areas with Cultural Value
- Areas with Functional Value
- Areas with Natural Resource Value

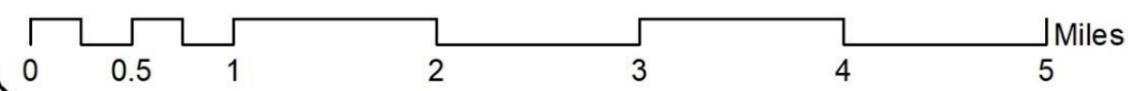
Number	Resource categories	Resources Present
1	Natural Resource Value	PFS, UFF, ES, UFS
2	Natural Resource Value	PFS, UFF, WR
3	Natural Resource Value	PFS, UFF
4	Natural Resource Value	ES, PFS, WR (Skungamaug River)
5	Natural Resource Value	UFS
6	Natural Resource Value	ES, WR (Willimantic River)
7	Natural Resource Value	PFS, UFS
8	Natural Resource Value	ES, UFF, WR (Hop River)
9	Natural Resource Value	PFS, UFF, ES
10	Cultural Value	SV (SSW)
11	Cultural Value	SV (W)
12	Cultural Value	SV (SE)
13	Cultural Value	SV (river)
14	Cultural Value	SV (river)
15	Cultural Value	SV (SE)
16	Cultural Value	SV (ESE)
17	Cultural Value	SV (SW)
18	Functional Value	Adjacent to preserved open space
19	Functional Value	Adjacent to perceived open space, PFS
20	Natural Resource Value	PFS, UFF, perceived and preserved open space
21	Functional Value	Perceived open space
22	Functional Value	Perceived open space
23	Functional Value	Perceived open space
24	Functional Value	Adjacent to lake
25	Functional Value	Adjacent to Nathan Hale Forest
26	Functional Value	Adjacent to preserved open space
27	Functional Value	Perceived open space
28	Functional Value	Natural link from river to NH forest
29	Natural Resource Value	PFS, UFF, WR
30	Cultural Value	Coventry Village, national historic registry
31	Cultural Value	SV, NH Homestead, Strong-Porter House Museum

Legend:
PFS- Prime farmland soils
UFF- Unfragmented forest
UFS - Unique forest stand
WR - Water resources
ES - Endangered species
SV - Scenic vista



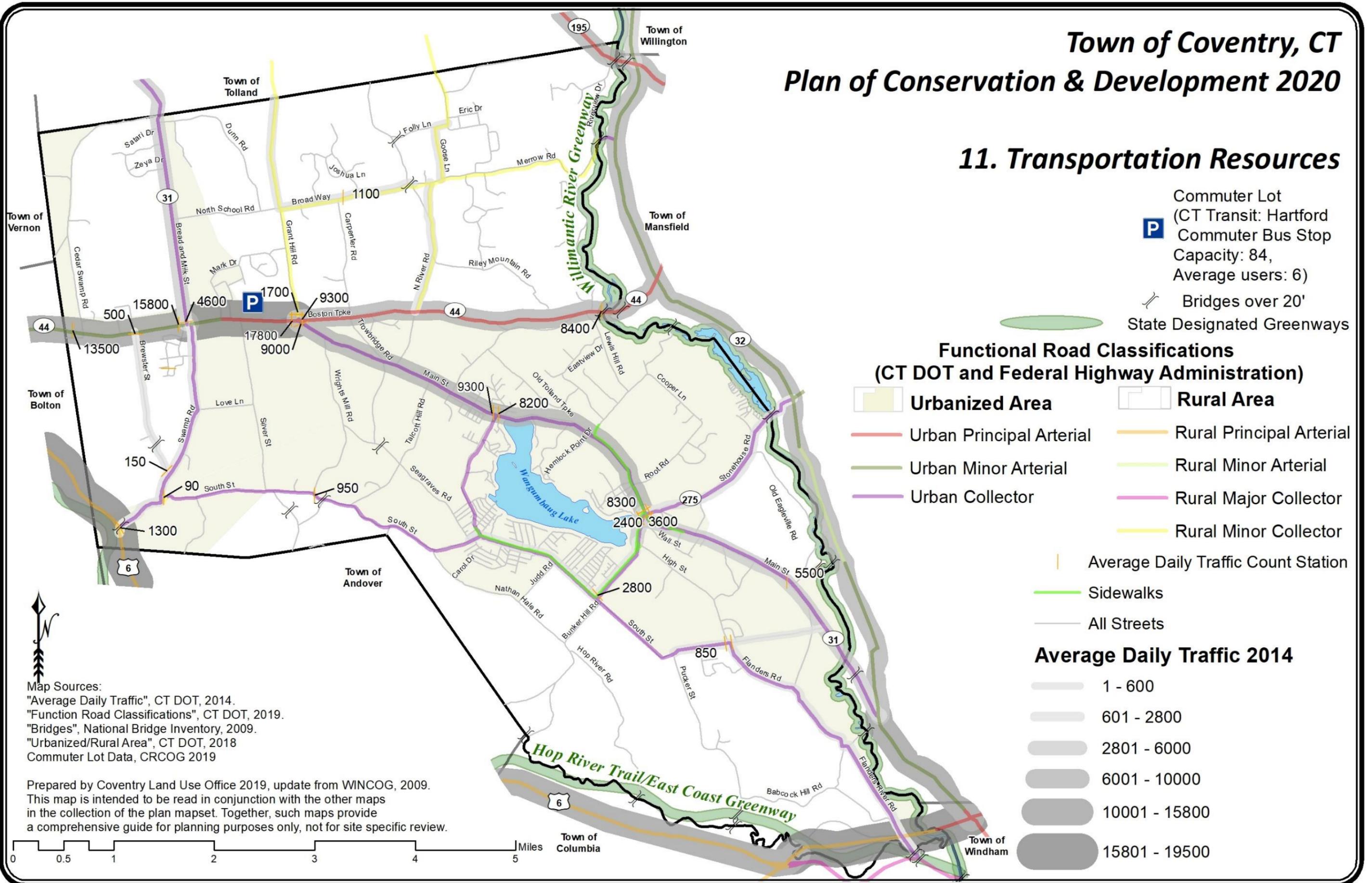
Map Sources:
"Parcel Maps", Coventry Tax Assessor, 2019.
"Preservation Focus Areas", Coventry Conservation Commission, 2009. Land Use Office 2019

Prepared by Coventry Land Use Department 2019, updated from WINCOG map, 2009.
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Town of Coventry, CT Plan of Conservation & Development 2020

11. Transportation Resources



- Commuter Lot
(CT Transit: Hartford
Commuter Bus Stop
Capacity: 84,
Average users: 6)
- Bridges over 20'
- State Designated Greenways

- ### Functional Road Classifications (CT DOT and Federal Highway Administration)
- | | |
|--------------------------|--------------------------|
| Urbanized Area | Rural Area |
| Urban Principal Arterial | Rural Principal Arterial |
| Urban Minor Arterial | Rural Minor Arterial |
| Urban Collector | Rural Major Collector |
| | Rural Minor Collector |

- Average Daily Traffic Count Station
 - Sidewalks
 - All Streets
- ### Average Daily Traffic 2014
- | | |
|--|---------------|
| | 1 - 600 |
| | 601 - 2800 |
| | 2801 - 6000 |
| | 6001 - 10000 |
| | 10001 - 15800 |
| | 15801 - 19500 |

Map Sources:
 "Average Daily Traffic", CT DOT, 2014.
 "Function Road Classifications", CT DOT, 2019.
 "Bridges", National Bridge Inventory, 2009.
 "Urbanized/Rural Area", CT DOT, 2018
 Commuter Lot Data, CRCOG 2019

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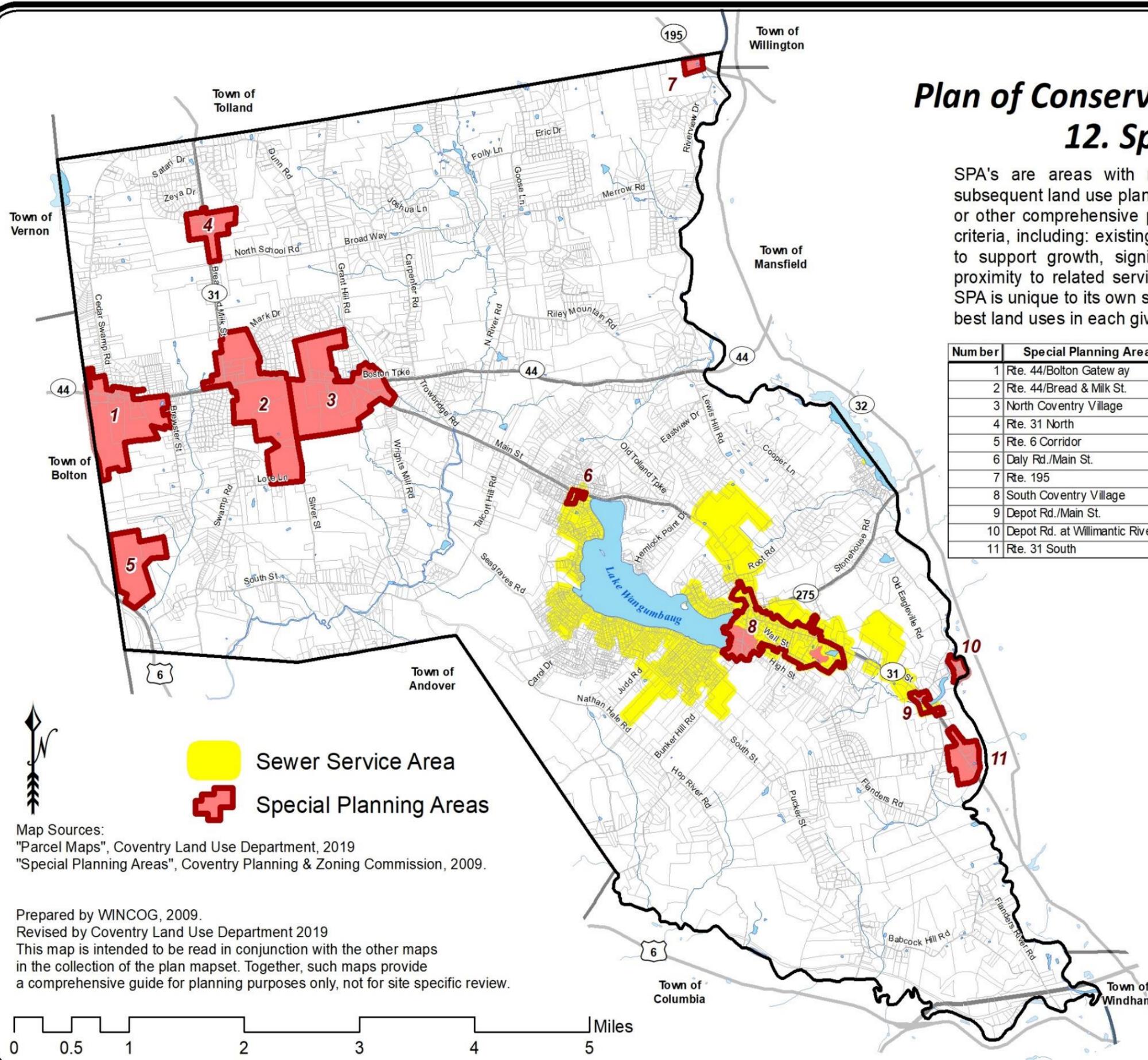
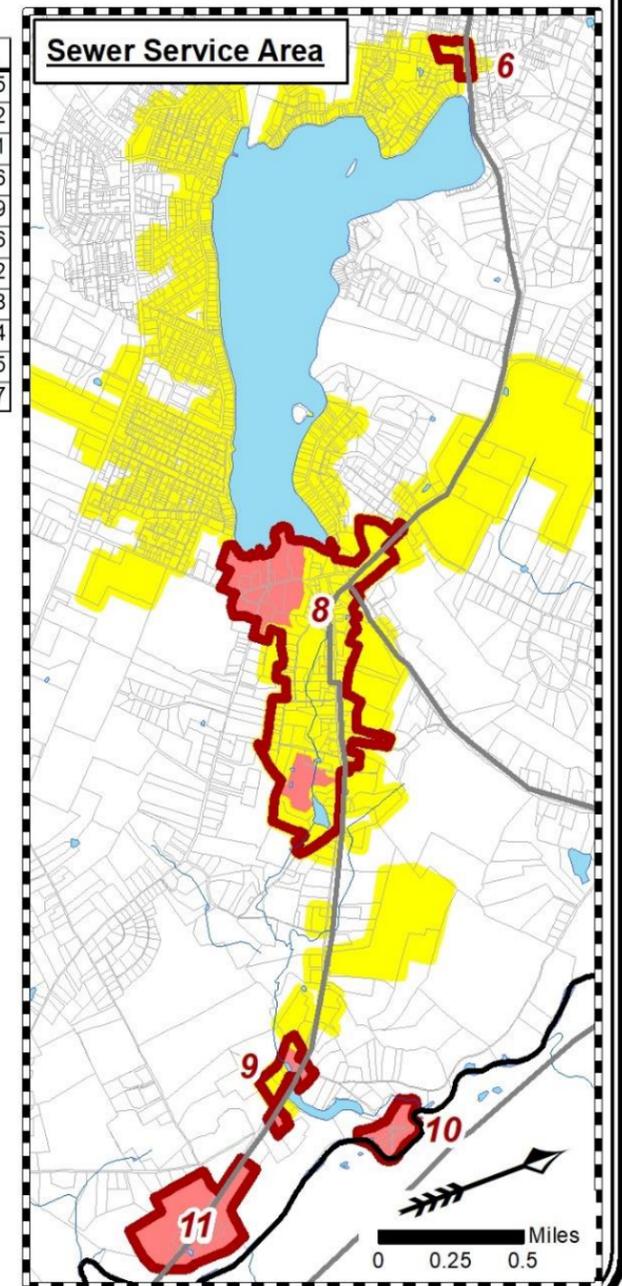
Town of Coventry, CT

Plan of Conservation & Development 2020

12. Special Planning Areas (SPA)

SPA's are areas with new growth potential that require more detailed subsequent land use planning, such as the development of a detailed site plan or other comprehensive plan. The SPA's were established based on several criteria, including: existing development conditions, existence of infrastructure to support growth, significant traffic counts, consistency with the POCD, proximity to related services and compatibility with adjacent land uses. Each SPA is unique to its own set of characteristics, which ultimately determines the best land uses in each given area.

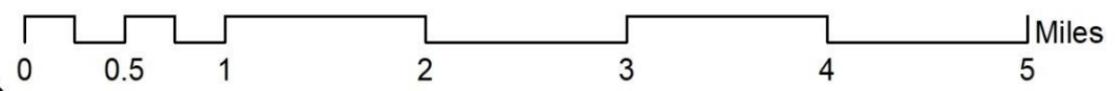
Number	Special Planning Areas	Acres
1	Rte. 44/Bolton Gateway	225
2	Rte. 44/Bread & Milk St.	312
3	North Coventry Village	301
4	Rte. 31 North	66
5	Rte. 6 Corridor	119
6	Daly Rd./Main St.	6
7	Rte. 195	12
8	South Coventry Village	208
9	Depot Rd./Main St.	14
10	Depot Rd. at Willimantic River	15
11	Rte. 31 South	57



 Sewer Service Area
 Special Planning Areas

Map Sources:
 "Parcel Maps", Coventry Land Use Department, 2019
 "Special Planning Areas", Coventry Planning & Zoning Commission, 2009.

Prepared by WINCOG, 2009.
 Revised by Coventry Land Use Department 2019
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Town of Coventry, CT Plan of Conservation & Development

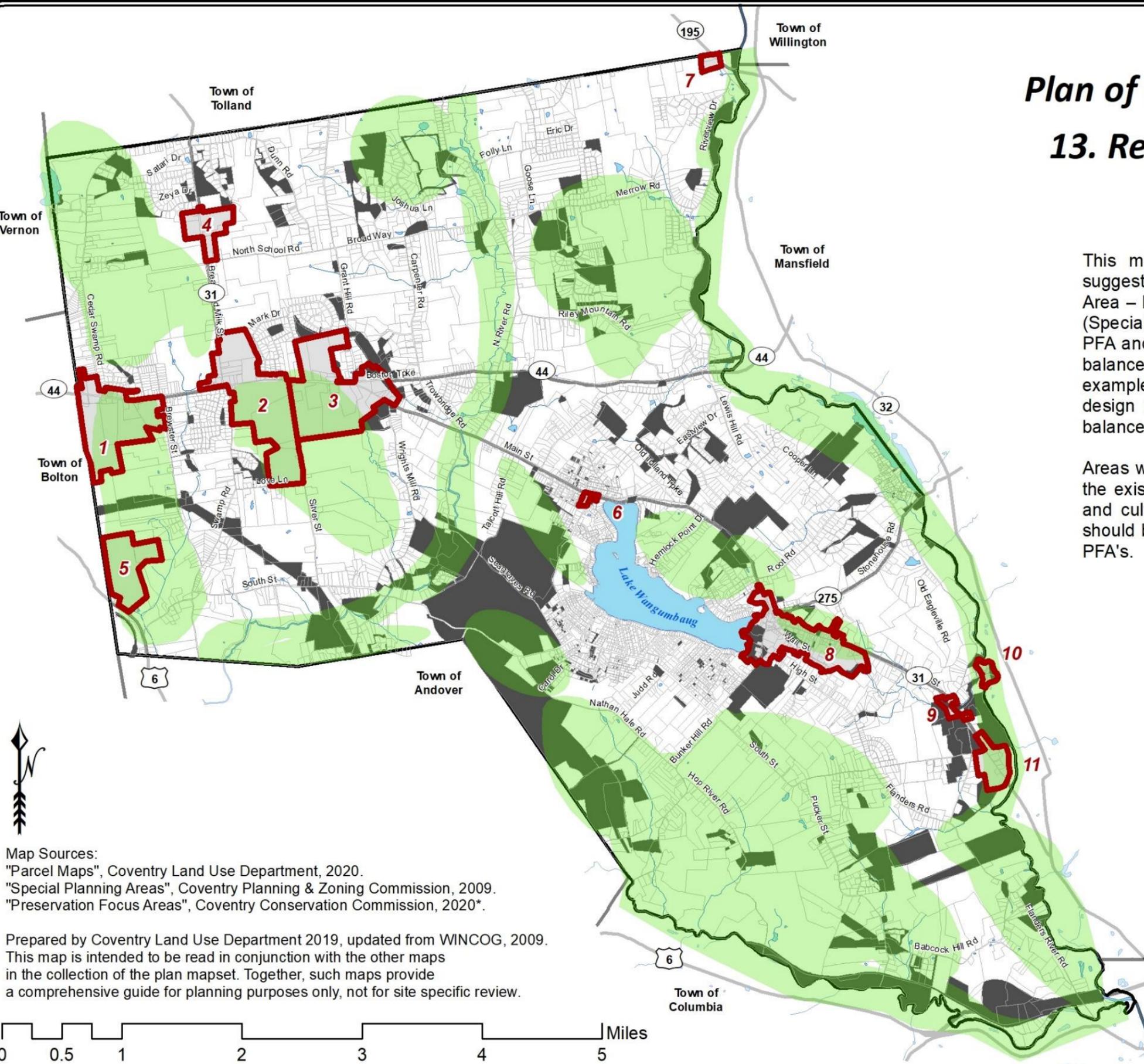
13. Recommended Future Land Use Preservation Focus Areas & Special Planning Areas

This map shows the relationship between areas that are suggested for conservation/preservation (Preservation Focus Area – PFA) and areas that have growth/development potential (Special Planning Area – SPA). Land uses within overlapping PFA and SPA areas should be carefully considered in order to balance the needs and respective attributes of each area. For example, low impact development design and context sensitive design measures can be employed to help to achieve this balance.

Areas with overlapping existing open space and PFA's indicate the existing protection of land with natural resource, functional and culture values. Expansion of open space in these areas should be encouraged to provide connectivity of open space in PFA's.

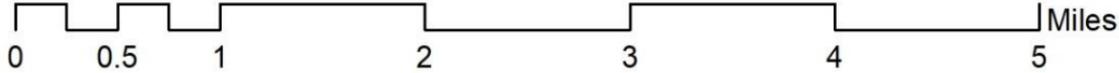
-  Preservation Focus Areas (PFA)
-  Special Planning Areas (SPA)
-  Permanently Protected Open Space
-  Existing Open Space & PFA Overlap

Number	Special Planning Areas	Acres
1	Rte. 44/Bolton Gateway	225
2	Rte. 44/Bread & Milk St.	312
3	North Coventry Village	301
4	Rte. 31 North	66
5	Rte. 6 Corridor	119
6	Daly Rd./Main St.	6
7	Rte. 195	12
8	South Coventry Village	208
9	Depot Rd./Main St.	14
10	Depot Rd. at Willimantic River	15
11	Rte. 31 South	57



Map Sources:
 "Parcel Maps", Coventry Land Use Department, 2020.
 "Special Planning Areas", Coventry Planning & Zoning Commission, 2009.
 "Preservation Focus Areas", Coventry Conservation Commission, 2020*.

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THE NCSTM
The National Citizen SurveyTM

Coventry, CT
Community Livability Report

2019



NRC
National Research Center Inc

2955 Valmont Road Suite 300
Boulder, Colorado 80301
n-r-c.com • 303-444-7863



Leaders at the Core of Better Communities

777 North Capitol Street NE Suite 500
Washington, DC 20002
icma.org • 800-745-8780

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The National Citizen Survey™
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About

The National Citizen Survey™ (The NCS) report is about the “livability” of Coventry. The phrase “livable community” is used here to evoke a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live.

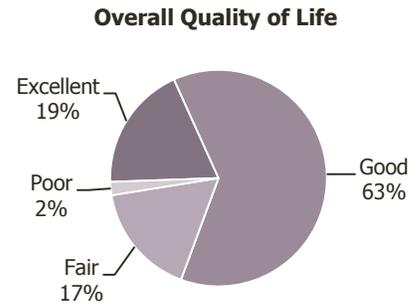
Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions within the three pillars of a community (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement).

The Community Livability Report provides the opinions of a representative sample of 496 residents of the Town of Coventry. The margin of error around any reported percentage is 4% for all respondents. The full description of methods used to garner these opinions can be found in the *Technical Appendices* provided under separate cover.



Quality of Life in Coventry

About 8 in 10 residents rated the quality of life in Coventry as excellent or good. This is similar to ratings in communities across the nation (see Appendix B of the *Technical Appendices* provided under separate cover).



Shown below are the eight facets of community. The color of each community facet summarizes how residents rated it across the three sections of the survey that represent the pillars of a community – Community Characteristics, Governance and Participation. When most ratings across the three pillars were higher than the benchmark, the color for that facet is the darkest shade; when most ratings were lower than the benchmark, the color is the lightest shade. A mix of ratings (higher and lower than the benchmark) results in a color between the extremes.

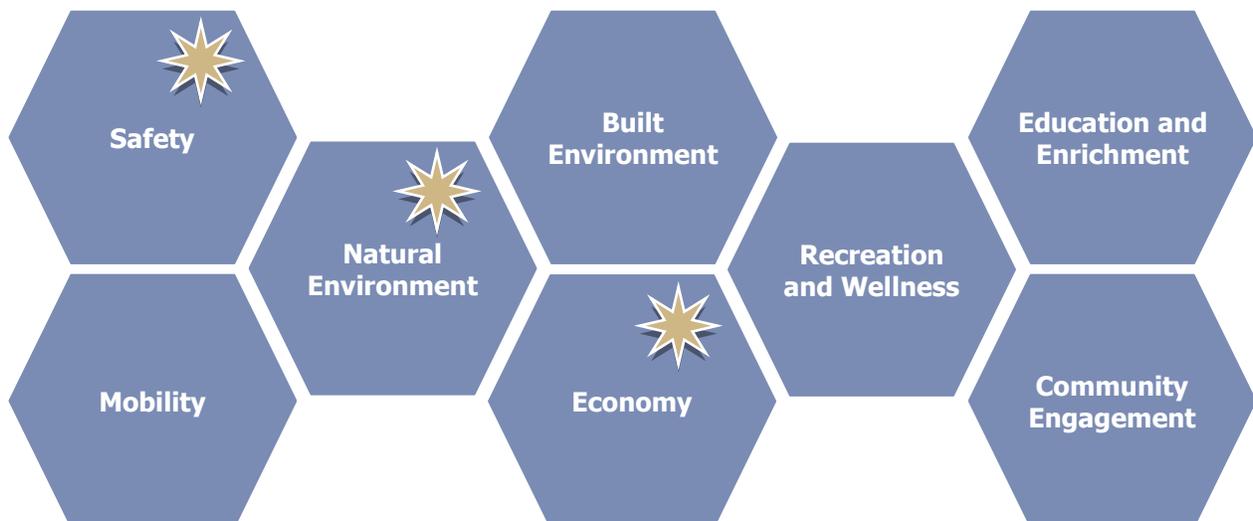
In addition to a summary of ratings, the image below includes one or more stars to indicate which community facets were the most important focus areas for the community. Residents identified Safety, Economy and Natural Environment as priorities for the Coventry community in the coming two years. Broadly, assessments for all community facets tended to be positive and were rated similarly to comparison communities across the nation. This overview of the key aspects of community quality provides a quick summary of where residents see exceptionally strong performance and where performance offers the greatest opportunity for improvement. Linking quality to importance offers community members and leaders a view into the characteristics of the community that matter most and that seem to be working best.

Details that support these findings are contained in the remainder of this Livability Report, starting with the ratings for Community Characteristics, Governance and Participation and ending with results for Coventry’s unique questions.

Legend

- Higher than national benchmark
- Similar to national benchmark
- Lower than national benchmark

- * Most important



Community Characteristics

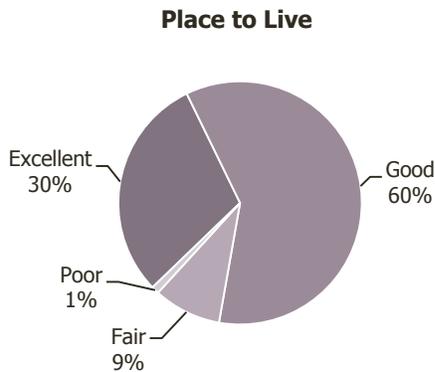
What makes a community livable, attractive and a place where people want to be?

Overall quality of community life represents the natural ambience, services and amenities that make for an attractive community. How residents rate their overall quality of life is an indicator of the overall health of a community. In the case of Coventry, 90% rated the Town as an excellent or good place to live. Respondents' ratings of Coventry as a place to live were similar to ratings in other communities across the nation.

In addition to rating the Town as a place to live, respondents rated several aspects of community quality including Coventry as a place to raise children and to retire, their neighborhood as a place to live, the overall image or reputation of Coventry and its overall appearance. Approximately 7 in 10 residents rated the overall image of Coventry as excellent or good, on par with comparison communities. At least 8 in 10 residents positively evaluated their neighborhood, Coventry as a place to raise children, and the overall appearance of Coventry. These ratings were also similar to ratings in communities across the nation. Coventry as a place to retire was scored positively by about 4 in 10 residents, a level which was below the national benchmark.

Delving deeper into Community Characteristics, survey respondents rated over 40 features of the community within the eight facets of Community Livability. Residents were generally pleased with items relating to travel by automobile (travel by car, public parking, and traffic flow), as these items were scored as excellent or good by at least 7 in 10 residents. These ratings were higher than in comparison communities. Alternative transportation

modes (ease of walking, travel by bicycle and travel by public transportation), however, were rated positively by fewer than half of respondents; levels which were lower than national averages. Within Economy, Coventry as a place to work was positively scored by one-third of residents. Employment opportunities and shopping opportunities were rated as excellent or good by less than one in five residents. These aspects were lower than the national benchmarks. However, about half of residents gave high marks to the overall economic health of Coventry, businesses and services, and Coventry as a place to visit, similar to national averages. Ease of walking, travel by car and Coventry as a place to work increased since the 2008 iteration of this survey (see the *Trends over Time* report under separate cover).



All aspects of Natural Environment were rated positively by at least 8 in 10 residents, levels which were similar to national averages. Within Recreation and Wellness, a majority of residents scored recreational opportunities in Coventry as excellent or good, similar to the national average. However, the availability of affordable quality food, fitness opportunities, health and wellness, mental health care, preventive health services and health care received high marks from fewer than half of residents. These aspects were rated lower than in comparison communities. Scores for the availability of affordable quality food declined since 2008; however, scores for health care increased.

Percent rating positively (e.g., excellent/good)

Comparison to national benchmark

■ Higher ■ Similar ■ Lower



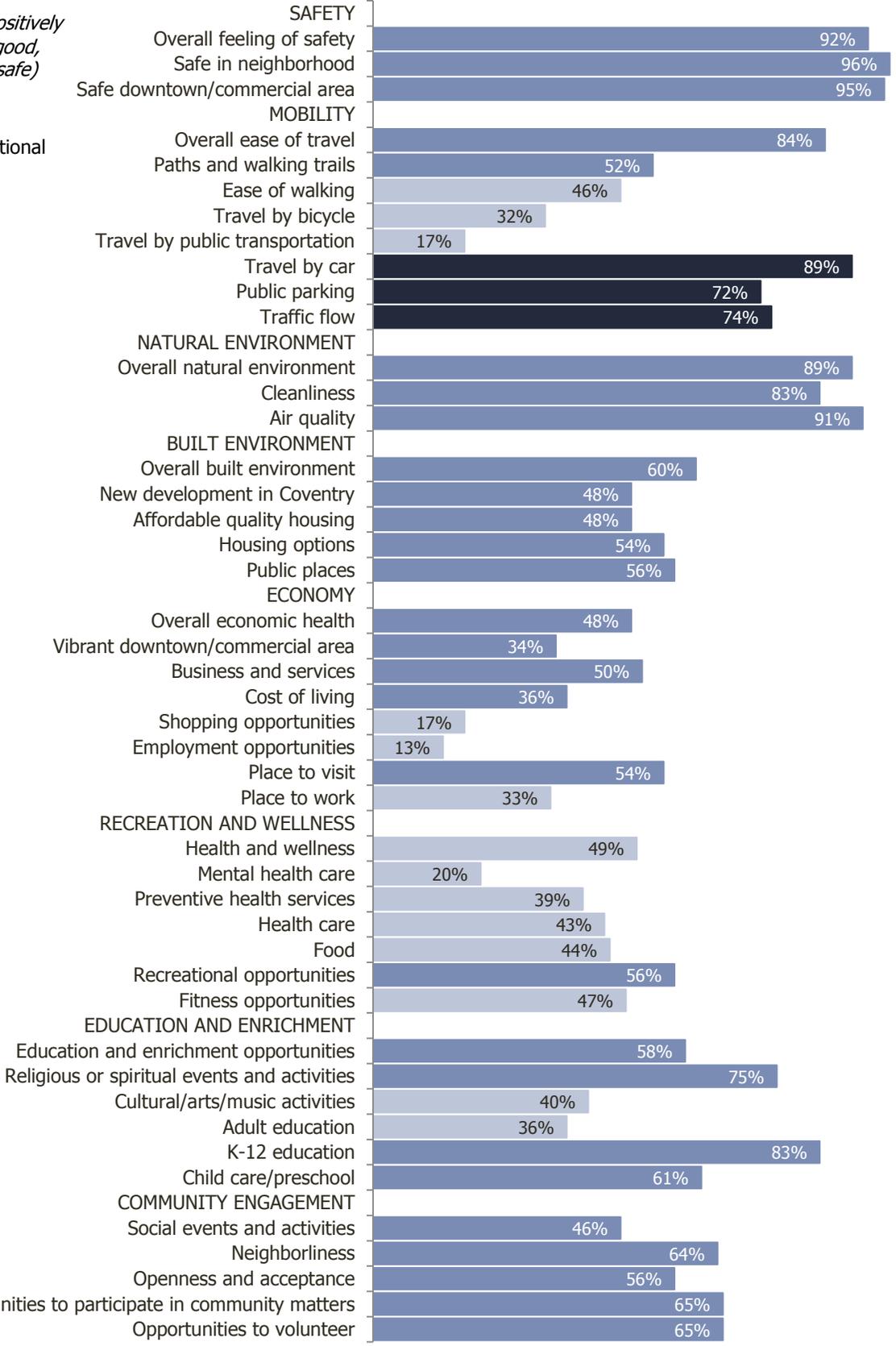
The National Citizen Survey™

Figure 1: Aspects of Community Characteristics

*Percent rating positively
(e.g., excellent/good,
very/somewhat safe)*

Comparison to national
benchmark

- Higher
- Similar
- Lower



Governance

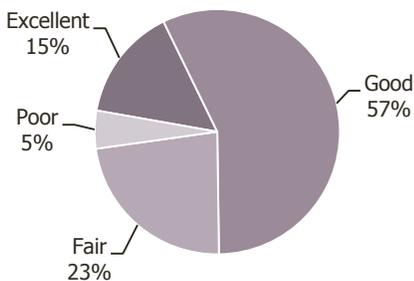
How well does the government of Coventry meet the needs and expectations of its residents?

The overall quality of the services provided by Coventry as well as the manner in which these services are provided is a key component of how residents rate their quality of life. More than two-thirds of residents rated Town services as excellent or good, a similar proportion to the national average. In comparison, roughly one-third of residents positively scored the services provided by the Federal Government, also similar to the national average.

Survey respondents also rated various aspects of Coventry’s leadership and governance. Customer service was seen as excellent or good by nearly 8 in 10 residents. More than 4 in 10 residents positively rated their confidence in Town government as well as the value of services for the taxes paid. Remaining items of leadership and governance were rated positively by more than half of respondents. All elements of leadership and governance were rated similarly to comparison communities.

Respondents evaluated over 30 individual services and amenities available in Coventry. Ratings within Mobility were a mix of positive and negative. Traffic signal timing received high marks by nearly 8 in 10 residents, a higher level than the national average. Traffic enforcement, snow removal and sidewalk maintenance were positively scored by about two-thirds of residents; and street repair was rated excellent or good by one-third of residents. These aspects were similar to levels seen in communities across the nation. Street cleaning and street lighting, however, were positively scored by less than half of residents, proportions which were lower than the national averages. Ratings for bus or transit services were also below the benchmark, with fewer than 2 in 10 residents giving it positive scores. Ratings for snow removal and sidewalk maintenance increase since the survey was last administered in 2008.

Overall Quality of Town Services



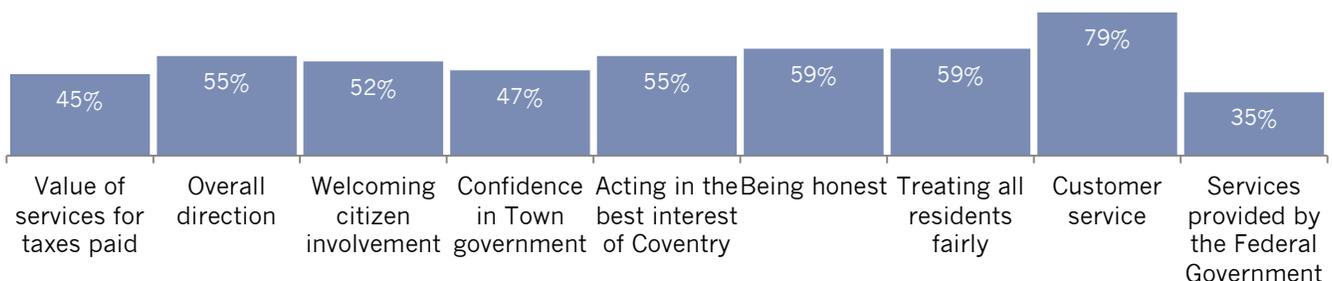
Almost all aspects of Natural Environment were positively scored by at least 7 in 10 residents and were on par with comparison communities. Yard waste pick-up was given excellent or good marks by approximately 6 in 10 residents, and fell below the national average. Marks for drinking water improved in 2019 compared to 2008.

Scores for items within Recreation and Wellness were mixed. Town parks and recreation programs received high marks from at least 6 in 10 residents and were similar to the benchmarks. About 4 in 10 residents rated recreation centers and health services as excellent or good and these ratings were lower than the national averages. Coventry residents gave lower marks to recreation programs and recreation centers in 2019.

Percent rating positively (e.g., excellent/good)

Comparison to national benchmark

■ Higher ■ Similar ■ Lower



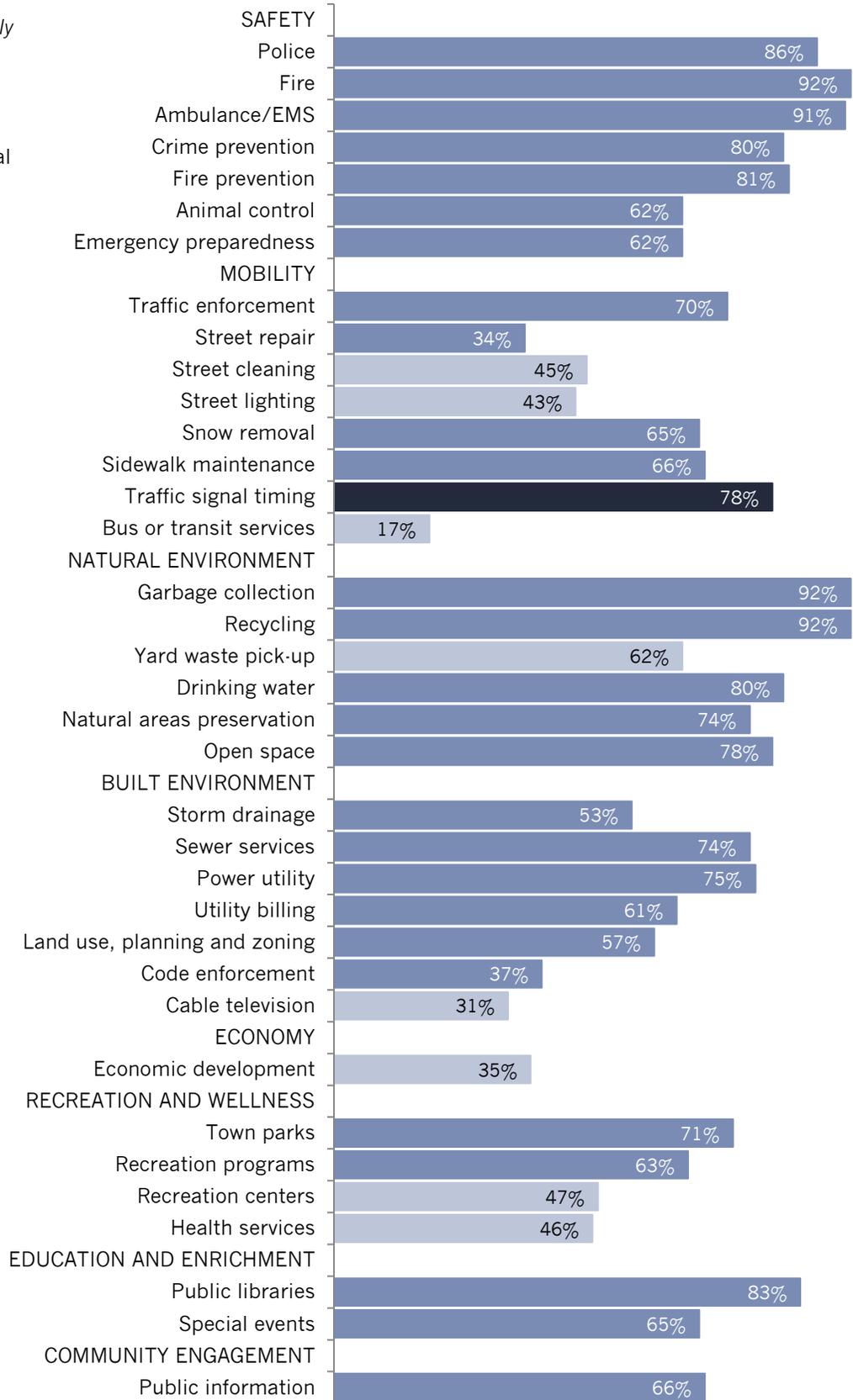
The National Citizen Survey™

Figure 2: Aspects of Governance

Percent rating positively
(e.g., excellent/good)

Comparison to national
benchmark

- Higher
- Similar
- Lower



Participation

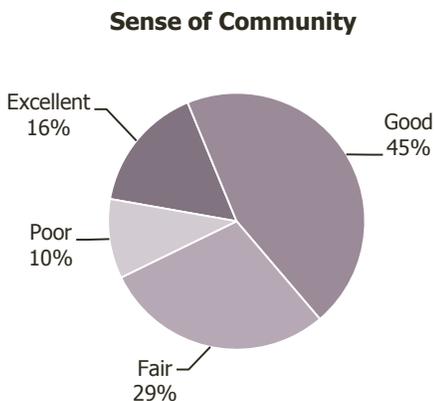
Are the residents of Coventry connected to the community and each other?

An engaged community harnesses its most valuable resource, its residents. The connections and trust among residents, government, businesses and other organizations help to create a sense of community, a shared sense of membership, belonging and history. Approximately 6 in 10 residents rated the sense of community in Coventry as excellent or good. This proportion was similar to the national benchmark. About 8 in 10 residents were likely to recommend living in Coventry and planned to remain in Coventry, these rates were similar to those reported in comparison communities.

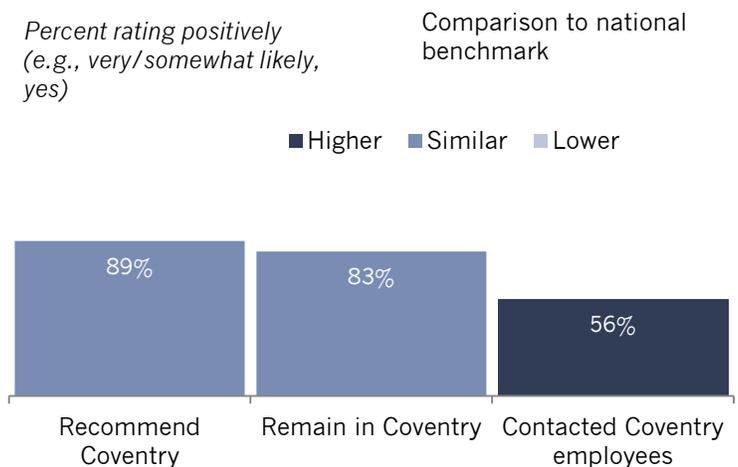
The survey included over 30 activities and behaviors for which respondents indicated how often they participated in or performed each, if at all. Participation rates within Coventry varied widely, making the comparison to the benchmarks, as well as to Coventry over time, useful for interpreting the results

Nearly half of residents indicated they had stocked supplies for an emergency, a higher proportion than the national average. Similar to national averages, more than 8 in 10 residents did NOT report a crime, nor were they victims of a crime.

Coventry residents reported lower rates of participation within Mobility than their counterparts. Fewer than 1 in 10 residents reported having used public transportation instead of driving and about 3 in 10 had carpoled instead of driving alone or walked or biked instead of driving. About 9 in 10 residents purchased goods or services in Coventry, similar to the national average. However, less than one-quarter of residents worked in Coventry and thought the economy would have a positive impact on their income. Marks for these items were lower than in comparison communities; however, the number of respondents that thought the economy would have a positive impact increased since the 2008 iteration of this survey.



Within the facet of Natural Environment more than three-quarters of residents reported having conserved water and made their home more energy efficient. These rates were similar to those seen in comparison communities. Nearly all residents reported having recycled, a proportion that was higher than the national average.



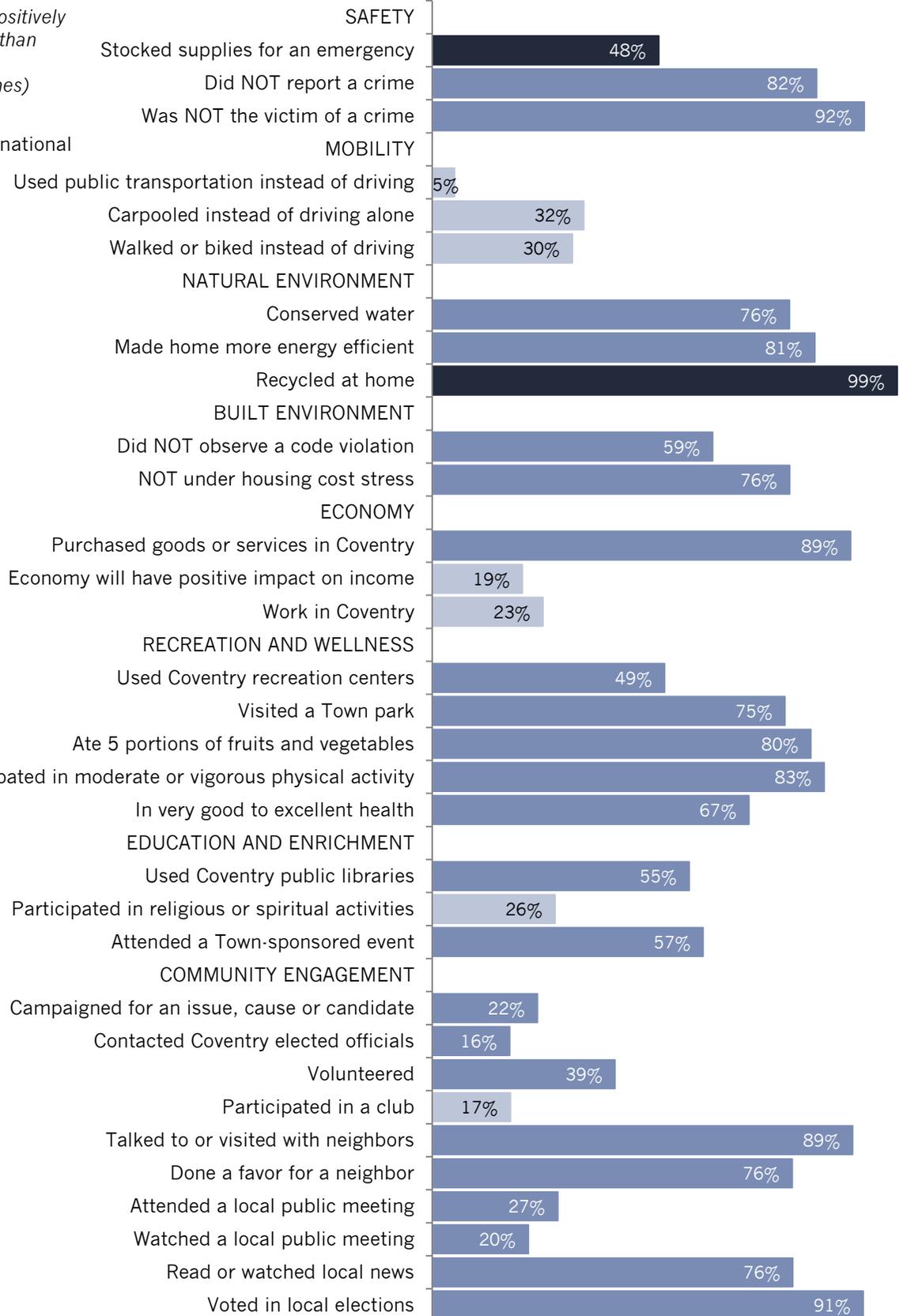
The National Citizen Survey™

Figure 3: Aspects of Participation

Percent rating positively
(e.g., yes, more than
once a month,
always/sometimes)

Comparison to national
benchmark

- Higher
- Similar
- Lower



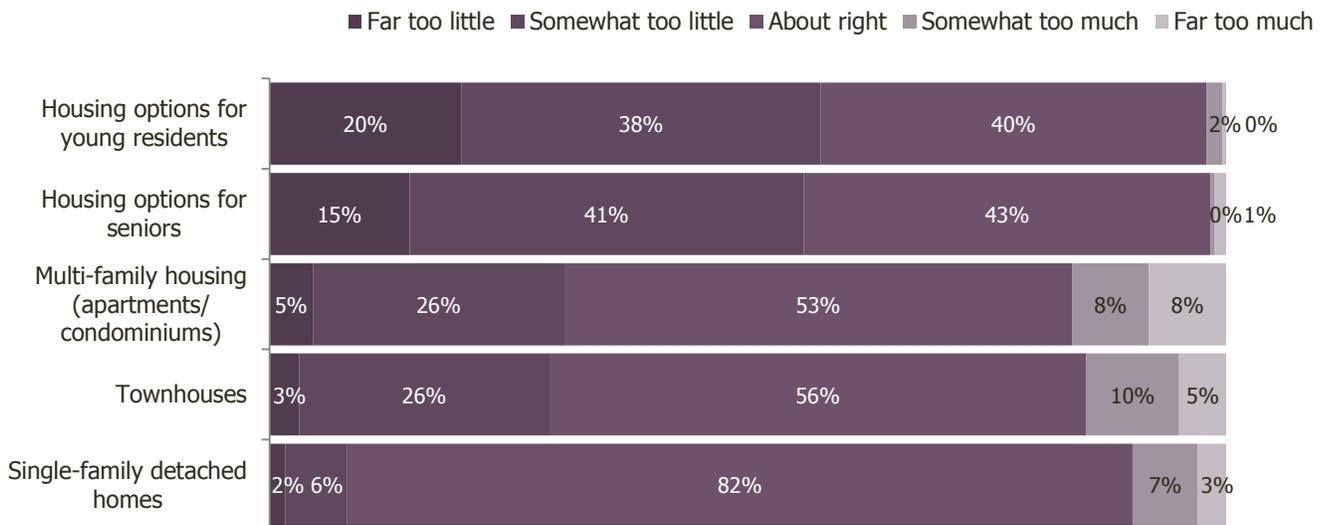
Special Topics

The Town of Coventry included four questions of special interest on The NCS. City leadership sought feedback from residents regarding the amount of housing types, opinions regarding development and growth and infrastructure priorities.

Residents were asked if they felt there were enough of several types of housing to meet the community’s needs in the coming years. A majority of residents felt there were far too little or somewhat too little housing options for young residents and for seniors. A little more than half of residents felt there the amount of multi-family housing and townhouses was about right; approximately one-third of residents felt there was somewhat or far too little of these housing types. More than 8 in 10 residents indicated there was about the right amount of single-family homes in Coventry.

Figure 4: Housing Types

Please indicate if you feel there is too little, too much, or about the right amount of each of the following housing types in Coventry to meet the community’s needs in the coming years:

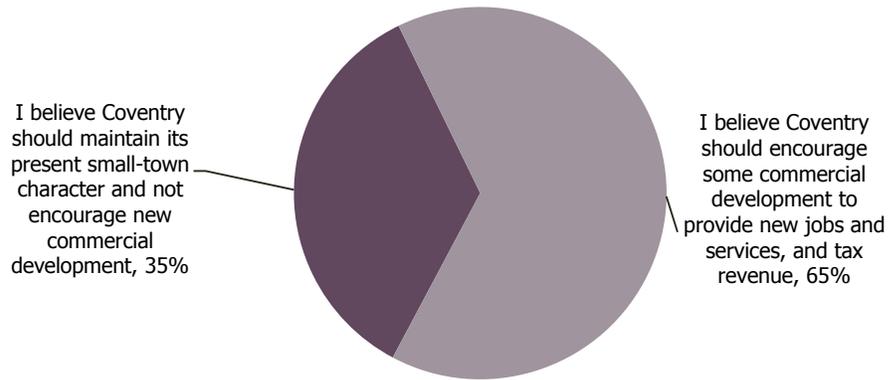


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The Town of Coventry asked residents their opinions on the encouragement of commercial development. About 6 in 10 respondents expressed support for the Town encouraging commercial development while about 3 in 10 of residents felt the Town should not encourage new commercial development, in favor of Coventry maintaining its current small-town feel.

Figure 5: Commercial Development

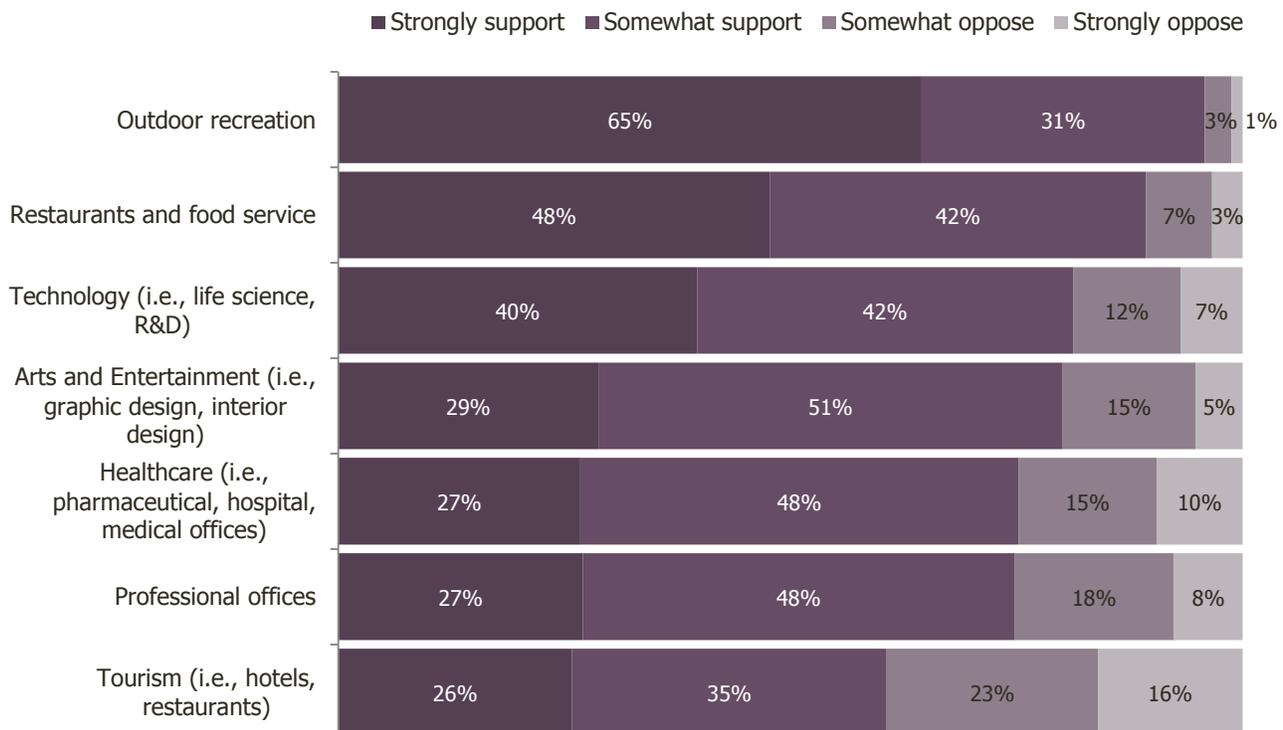
The Town of Coventry is considering encouraging some commercial development to provide new jobs and services, and tax revenue to fund Town projects. Please select the response that best represents your opinion.



The next question Town had to do with support or opposition for the Town to encourage growth in various businesses and industries. The greatest support was for outdoor recreation, with 96% of residents strongly or somewhat supporting the encouragement of growth in that industry. Nine in 10 residents would strongly or somewhat support growth in restaurants and food service. Tourism had the least support of the businesses/industries listed, but 6 in 10 residents would strongly or somewhat support growth in the tourism industry.

Figure 6: Support for Business/Industry Growth

To what extent would you support or oppose the Town of Coventry encouraging growth in the following types of businesses/industries?

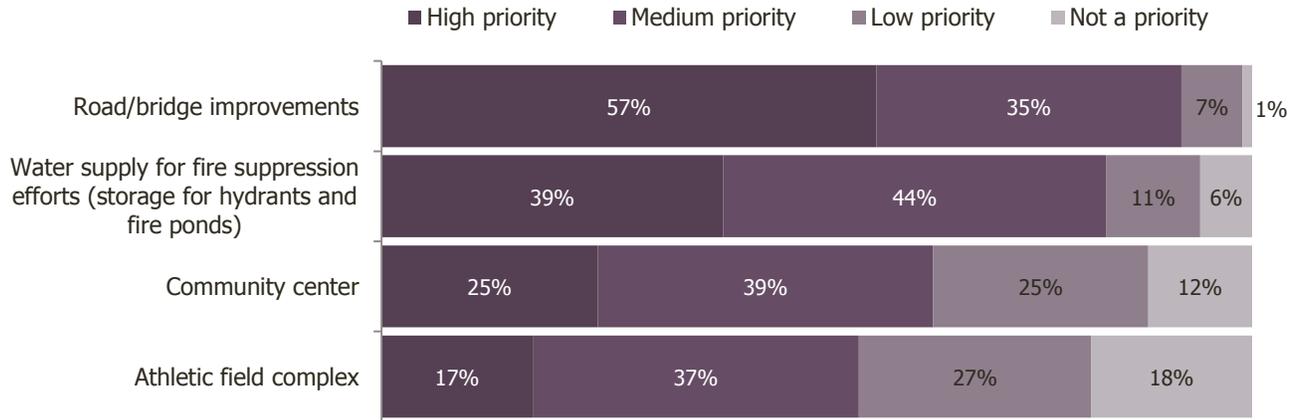


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Residents gauged which possible infrastructure projects they would consider a priority. More than 9 in 10 residents selected road/bridge improvements has a high or medium priority. Water supply for fire suppression was a high or medium priority for more than 8 in 10 residents.

Figure 7: Priorities for Infrastructure Projects

The Town is updating the Plan of Conservation and Development, which determines which infrastructure projects the Town should consider for the next ten years. Please indicate how much a priority, if at all, each of the following are for the Town to consider for the future:



Conclusions

Coventry residents enjoy a high quality of life and feel safe.

About 9 out of 10 residents rated the quality of life in Coventry as excellent or good. At least 8 in 10 residents positively evaluated their neighborhood and the overall appearance of the community. Coventry respondents felt the Town was a great place to raise a family: 8 in 10 residents gave high marks to Coventry as a place to raise children and K-12 education, and 6 in 10 residents positively evaluated child care/preschool. These scores are similar to national averages and increased since the 2008 iteration of this survey.

Safety was identified as a priority by residents. A majority of respondents reported feeling safe in Coventry overall, in their neighborhood and in Coventry's downtown/commercial areas. At least 8 in 10 residents awarded excellent or good marks for safety services (police, fire, ambulance/EMS), as well as crime prevention and fire prevention. Nearly half of survey participants reported having stocked supplies for an emergency, a proportion greater than the national average.

Residents are pleased with Mobility, but alternative modes of transportation may be an opportunity for improvement.

Residents were satisfied with aspects of Mobility that are related to travel by automobile. Around 7 in 10 residents awarded excellent or good marks to travel by car, public parking and traffic flow, and nearly 8 in 10 respondents gave positive scores to traffic signal timing. Moreover, these ratings exceeded those in comparison communities. Ratings for travel by car, snow removal and sidewalk maintenance increased since the 2008 iteration of this survey. Further, road/bridge improvements were selected as a high or medium priority by more than 9 in 10 survey participants, more than any other option offered for possible infrastructure improvement projects.

In contrast, fewer than half of respondents gave positive scores to several alternative transportation modes (ease of walking, biking and public transit) and less than 2 in 10 residents gave excellent or high scores for bus or transit services. Additionally, less than 1 in 10 residents reported having used public transportation instead of driving. Less than one-third of community members had carpooled or walked or biked instead of driving alone. Scores for aspects related to alternative transportation were lower than national benchmarks.

There have been small gains in the local economy and it remains an area of opportunity.

In 2019, ratings for Coventry as a place to work were higher than those last seen in 2008, with about one-third of survey participants awarding positive scores and more residents were optimistic that the local economy would have a positive impact on their income in the next six months. Most residents gave high marks to the overall economic health of Coventry, quality of business and service establishments and Coventry as a place to visit and nearly 9 in 10 respondents had purchased goods or services in Coventry. However, only about 2 in 10 community members were pleased with employment and shopping opportunities and one-third felt favorably about the economic health of Coventry, levels that lagged behind those in comparison communities. When asked for their opinions on commercial development, about nearly twice the amount of residents (65%) felt the Town should encourage some commercial development to provide new jobs, services and tax revenue compared to the one-third who would prioritize the small town character over growth. Residents were most likely to support encouraging growth in restaurant/food service, technology and arts and entertainment industries, with at least 8 in 10 at least somewhat supporting development in these areas.

The Natural Environment is an asset and a priority.

Coventry residents also placed a high value on Natural Environment and was identified as a focus area for the next two years. At least 8 in 10 residents thought highly of the overall natural environment, cleanliness and air quality. Respondents also appreciated related services, with about 9 in 10 awarding positive scores to garbage collection and recycling and around three-quarters assigned excellent or good reviews to open space, preservation of natural areas and drinking water (a rating that improved since 2008). Residents demonstrated their commitment to the environment by participating in green behaviors at rates at or above national averages; nearly all residents had recycled (a level that eclipsed other communities) and three-quarters or more had conserved water and made their home more energy efficient. When providing their support for growth of different potential commercial industries, almost all residents were supportive of expanding outdoor recreation.

REPORT
OF THE
**COVENTRY OPEN SPACE WORKING
GROUP**

A SUBCOMMITTEE OF THE PLANNING & ZONING
COMMISSION; INCLUDING TOWN BOARDS, LAND USE
AGENCIES AND OTHER PARTICIPANTS

OCTOBER 2014
(REVISED JUNE 2021)



Thornton Brook Preserve

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Waterfall – Unnamed Brook – Snake Hill Road

SUBCOMMITTEE MEMBERS:

Cathy Cementina - SOS Coventry
Mike Griswold - Town Council
Art Hall - Conservation Commission
**Bill Jobbagy – Planning and Zoning Commission, Economic
Development Commission**
Leroy Lowe - Conservation Commission
Teri Merisotis - Parks & Recreation Commission
Christine Pattee – Planning and Zoning Commission
**Darby Pollansky – Inland Wetlands Agency, Planning and Zoning
Commission**
Eric Thomas – Ad-hoc Conservation Corps Committee
Jasmine Wolf - SOS Coventry, Ad-hoc Conservation Corps Committee
Eric Trott - Director of Planning and Development

Committee Member Affiliation Description:

Town Council – The elected governing body of the town. The Town Council establishes policy decisions that must be supported by the public in order for those policies to become enabled.

Planning & Zoning Commission (PZC) - Creates regulations applicable to land use. Reviews and decides on land use applications with regard to their agreement with regulations and impact on public health, safety and welfare.

Economic Development Commission (EDC) - Provides recommendations to other agencies on economic development issues. Promotes and conducts activities relative to economic development

Conservation Commission - Recommends open space and conservation issues for the PZC and IWA, and maintain records of all open space areas and wetlands.

Ad-hoc Conservation Corps Committee - Visits and monitors assigned open space properties in town.

Inland Wetlands Agency (IWA) - Reviews and administers applications where there is regulated activity as defined in the Inland Wetlands and Watercourses Regulations.

Parks & Recreation Commission - Determines the needs and interests of the community for recreation programs, services and facilities. In turn, informs and interprets them to Town Council and the parks and recreation staff.

SOS Coventry - A private citizen organization dedicated to preserving open space.



Miller Richardson Park – Main Street

Preface

The 2010 Coventry Plan of Conservation and Development and the Coventry Open Space Plan define **open space** as:

Land that is preserved or restricted for any of the following purposes (with limited or restricted access to the public):

- Maintains or enhances the conservation of natural, scenic, cultural and historical resources.
- Protects wetlands/watercourses and other bodies of water.
- Protects water supply sources.
- Promotes the conservation of soil and prime farmland.
- Enhances the public value of abutting or neighboring parks, forests, wildlife preserves, natural reservations and sanctuaries and/or other open space.
- Enhances public recreation opportunities.
- Preserves historic and/or culturally significant sites.
- Assists in the promotion of orderly growth and development.

Open space is perceived by our community in many different ways. While the term has a legal definition shown above, open space is also considered to be any parcel of land or water that has little or no man-made structures such as fields, lakes, forests, farms and parks.

This report focuses primarily on legally preserved open space, but recognizes that the value of other lands noted and evaluated in this report are also community assets.

Use of this Document

This document is an extension of the Plan of Conservation & Development and the Open Space Plan. It represents a thorough analysis of the open space experiences in Coventry over the last 20 years. It should be used as an educational and advocacy tool for the community at large, town staff, land use boards, commissions and other stakeholders. This document is part of an ongoing discussion of the future acquisition, management and use of open space.

Mission of the Subcommittee

Assess the current state of all of Coventry's open space properties with respect to their values to the community and the stewardship and maintenance required to maintain those values.

Recommend changes to policies and regulations to improve the scope and value of present and future open space properties.

Approach of the Subcommittee

The working group met monthly for nearly two years as a consortium and reviewed regulations, documents and pertinent studies relative to open space in Coventry. Agendas and minutes were prepared for each meeting. The result is a comprehensive agreement of decision makers from a variety of agencies and other stakeholders.

Tasks of the Subcommittee

Create a summary of the Value of Protected Open Space, with data specifically related to Coventry.

Summarize the experience in Coventry over the past 15-20 years in acquiring open space and comment on the success of that experience. Review large, small and contiguous parcels. Evaluate the use of Open Space (public vs. non-public), and look at the present and future state of the management of Open Space.

Determine methods to enhance and continue the efforts to obtain and maintain open space including, but not limited to, donations, gifts, bargain sales, behests, bequests, bonding, grant funding, regulation modifications, education, partnering with individual land owners, etc.

SUMMARY OF COVENTRY'S UNDEVELOPED LAND

PROTECTED (by deed):

Conservation Easement – 431.2 acres
Fee Simple Deed – 3,086.5 acres

Subtotal – 3,517.7 acres
(15% of total town area)

COVENTRY LAKE AND RIVERS: **460 acres**
EAGLEVILLE LAKE: **25 acres**
UPPER BOLTON POND: **22 acres**

TOTAL PROTECTED- 4,024.7 ACRES
(16.4% of 24,505 acres- total town area)

UNPROTECTED:

3,768 acres (15.4%)

Golf courses - 220 acres
Sportsman's organizations - 490 acres
Almada Lodge (Channel 3 Kids Camp) - 140 acres
Farms - 1,600 acres arable, 1,200 acres wooded
Museums - 31 acres
Connecticut Light & Power/Nu Star- 87 acres
CT Water Company – 13 acres

Excludes: residential parcels, State owned parcels from the Route 6
Expressway acquisition, church owned land.

The Subcommittee analyzed a variety of documents relevant to Coventry's open space experience, some of which are included as appendices, and rendered the following Findings, Conclusions, Recommendations and Value Statements:

FINDINGS

- Open space, in different forms, creates quality of life for the community.
- Open Space (aka conservation or natural resource) Subdivisions have created substantial amounts of open space both through fee simple ownership and conservation easements (restriction).
- Open Space Subdivision homes have a higher value than equal homes outside of those subdivisions.
- Residents and abutters of Open Space Subdivisions may not be aware of the Open Space Regulations and responsibilities associated with their subdivision's open space.
- The development community has reacted favorably overall to the Open Space Regulations, based upon the experience of the town staff and Planning and Zoning Commission.
- Large undeveloped parcels (sportsman's clubs, Channel 3 Kids Camp) currently have no permanent open space protection and are at risk for sale to developers. They are noted on the Plan of Conservation and Development maps as 'Functional Open Space'.
- CL&P, Algonquin Gas and CT Water Company properties and some rights-of-way are candidates for permanent open space preservation.
- State land acquired by the Connecticut Department of Transportation for the formerly proposed Route 6 Expressway are candidates for re-sale to previous owners or conveying to the Town as open space.
- Abutting open space parcels of neighboring towns are not shown on the Coventry Open Space Map and can be useful to demonstrate open space connectivity. Town Staff can update maps and databases by accessing regional mapping and data.

- The “intent for use” of open space parcels is generally delineated on the approved development site plan or noted in the PZC minutes, but are not always easily available to the Staff or to the public.
- There is an example involving land that has been donated to the Town for the purpose of open space preservation. Two properties on Depot Road that possess frontage on the Willimantic River were donated by the Moriarty family.
- Where public access is intended and allowed, the intent is not always easy to find or available to the public.
- The community at large may not be aware of the Coventry Open Space Regulations and long term responsibilities for properties in town.
- Attention has been paid to contiguous parcel acquisition or easements for wildlife corridors and trail systems (i.e. Coventry Brook, Riverview Trail, Hop River Trail, Mill Brook and Willimantic River Greenway). It is important to maintain this approach in order to expand the ‘stock’ of the connected open space properties and protection of valuable natural resources.
- The Town should pursue more dedicated open space parcels in order to meet the Plan of Conservation and Development recommendation that a minimum of 20% of the Town’s land area be permanently protected. The Town should consider more private land stewardship (i.e. Joshua’s Trust, Connecticut Farmland Trust) where appropriate.
- The maintenance and management of open space parcels needs improvement. The Conservation Corps has had some success in monitoring the condition and uses of assigned parcels.
- Creative land management options should be considered for a town ‘open space toolbox’ including agricultural land and forest management leasing, and utility right of way vegetation and access management.

CONCLUSIONS & RECOMMENDATIONS

The recommendations indicated below have associated responsible parties identified in parentheses. These entities would be involved with the execution of them. The following is a description of the coding that was used to identify them: BOE – Board of Education, CON COM – Conservation Commission, CON CORPS – Conservation Corps, DPW – Department of Public Works, IWA – Inland Wetlands Agency, Manager – Town Manager, P/R – Parks and Recreation Commission and Staff, Planner – Director of Planning and Development, PZC – Planning and Zoning Commission, TC – Town Council.

- **Open space creates value for the community.**
 - Acquire more open space parcels in addition to those acquired through the subdivision and donation process. Future open space acquisitions should be targeted, balancing the value to the community, size of the site, its future use and future maintenance costs. Targeting efforts will reference the POCD Preservation Focus Areas map, Open Space Map, Special Planning Areas Map, Open Space Plan, Conservation Commission Agriculture Map and the POCD Forest Resources Map.(CON COM, PZC, TC)
 - Develop more links between open spaces and greenways.(CON COM, PZC)
 - In order to provide additional support of the Open Space Plan the Town Council may wish to consider the adoption of an open space ordinance that would serve to anchor the efforts involving open space preservation.(TC)
- **Open space subdivisions have been very successful in the context of neighborhood design.**
 - Continue monitoring Open Space Subdivision Regulations for minor improvements as warranted. Fee simple and conservation easements continue to be viable options. Each option has its own benefits and is carefully evaluated depending on the site. “Fee in lieu of open space” is also another option.(CON COM, Planner, PZC)

- Recommendations for revisions to the Open Space Subdivision and Zoning Regulations as well as the POCD and Open Space Plan are included in Appendix G.(CON COM, Planner, PZC)
- **Large undeveloped parcels remain at risk for development.**
 - Strengthen the open space education materials and outreach efforts throughout all facets of our community. Consider contact with specific property owners. Agree on methods to engage the property owners and discuss cooperative efforts to pursue the purchase of open space or the development rights. Promote responsible private ownership and stewardship that complements the Town's Open Space Plan.(CON COM, Planner, PZC)
 - Consider developing a policy on the right of first refusal for key open space parcels and analyze the likely costs.(Manager, TC)
- **The Town and the community need to be better stewards of open space.**
 - Open space parcels need to have a use and management plan created for the purpose of describing the value of the property, any intentions for public use, planned management activities, their costs and a historical summary of the acquisition. The management plans should be made public and a database created through the Town Land Use Office and appended to the Open Space Plan. Consider new and expanded volunteer roles for the Conservation Corps and other related entities to strengthen stewardship activities. Partner and cooperate with the Town's Department of Public Works and Parks and Recreation Department to execute management efforts.(CON COM, DPW, P/R, Planner, PZC, TC)
 - Conservation easement properties need to have continued monitoring by the Town. The Connecticut Forest and Park Association, Joshua's Trust and the Bolton Land Trust have documents to guide the Town.(CON CORPs, DPW, Planner)
 - Promote discussion on a funding mechanism to facilitate maintenance and stewardship efforts of open space

- properties.(DPW, P/R, TC, Town Manager)
- Continue to utilize the volunteer efforts of civic and service organizations to assist in stewardship activities.(Planner, TC)
 - **Open space advocacy is critical to furthering open space goals.**
 - Continue to advocate the uses for and values of open space and park properties by the community. One example is to highlight the recently completed trail mapping describing several of the Town's parks. (CON COM, P/R, Planner)
 - Maintain and strengthen public and private stakeholder relations to further the open space goals.(PZC, Planner)
 - **Partnerships with related stakeholders are essential in accomplishing open space goals.**
 - Establish and maintain partnerships with entities such as Joshua's Trust, Connecticut Farmland Trust, State of Connecticut, CL&P, Connecticut Water Company, The Last Green Valley, abutting towns, developers, property owners, nature groups, recreational entities and others to work cooperatively, share information and successes to further the various open space recommendations and goals.(CON COM, EDC, PZC, Planner, TC)
 - **Continuing open space education is critical to public understanding and support.**
 - Evaluate and agree upon viable educational methods and materials that include reasons to support the preservation of open space. Host educational and recreational hikes, walks and forums on these properties for the public. Utilize diverse media platforms to promote and broadcast the information. Evaluate and execute measures to improve signage and visibility of open space properties that allow public access.(CON COM, Planner)
 - Support the Parks and Recreation Department and Board of Education's efforts to provide environmental education to instill a sense of wonder and value about nature in today's youth, our next generation of stewards.(BOE, P/R, Planner)

- Encourage teachers and youth group leaders to use appropriate open space parcels for field trips and studies.(BOE, P/R, Planner)
- Continue to support the Parks and Recreation Department with its efforts to maintain involvement in the Playful Cities designation.(P/R, Planner)
- **The public's opinion and understanding of the value of open space is important.**
 - Provide forums to engage the development, real estate, civic and service sectors of our community and public at large to dialogue on the issues of open space and the conclusions of this report. Reflect on the outcome of these discussions and adapt the recommendations as necessary.(CON COM, Planner)
 - Regularly update the Open Space Plan as necessary to address required revisions.CON COM, PZC, Planner)



Roman Pond at Kenyon Falls – Armstrong Road

VALUE STATEMENTS

- OPEN SPACE CONTRIBUTES SIGNIFICANTLY TO THE CHARACTER AND CHARM OF COVENTRY
 - Scenic areas endow communities with substantial benefits, such as higher property values and increased tourism revenue. Protecting scenic vistas and viewsheds from the effects of haphazard development allows a community to preserve its unique charm, build civic pride, and attract positive growth to the area.
 - The following are special scenic vistas and historic locations that involve open space that are identified in the POCD – Please refer to the corresponding map which appears at the end of the list:

Key:

- (1) View has protected open space
- (2) View does not have protected open space
- (3) View has undeveloped land that can be considered for protection

1. Route 44 at the Bolton line looking south- Giglio Property. (3)
2. Bread & Milk Street-Looking north from Route 44 to Zeya Drive. (3)
3. Route 44- Looking east from Perrachio's farm to Main Street. (3)
4. Silver Street- Looking south from Route 44 to South Street. (3)
5. South Street #1- Looking west from Silver Street. (3)
6. South Street #2- Looking West from the Hale homestead. (1)
7. South Street #3- Looking Southeast from the old Huntington house (corner of Cross St.) (3)
8. South Street & Bunker Hill Road looking southwest- Crossen Property. (3)
9. Hop River- Looking southeast from Bunker Hill Road to the Hop River. (1&2)
10. Flanders Road- Looking southeast from Plains Road to the Willimantic River.
11. Pucker Street- Looking southeast from South Street to the Hop River. (3)
12. Parker Bridge Road- Looking south from Bunker Hill Road to the Hop River. (1&2)
13. South River Road- Looking south from Rte 31 along the Skungamaug River. (1&2)
14. Town Green- Looking west from the Town Green over the Lake. (1)
15. Stonehouse Road- Looking northeast from the "Stonehouse" to the Eagleville dam. (2)
16. Brigham Tavern Road- Looking north from Rte 44 along the Willimantic River. (1&2)
17. Brigham Road- Looking east from Lewis Hill Road to the Willimantic River. (2)
18. Broadway- Looking east from Hannah Drive to the Skungamaug River. (2)

19. Cassidy Hill Road- Looking east from the Cassidy Hill Winery. (3)
20. South Village- Looking northwest from Depot Road to Lake Wangumbaug. (1&2)
21. Main Street looking south from Manning Hill over the Village. (2) (This location does not appear on the map, but is located between #14 and 15 on map.)



Eagleville Lake, Willimantic River

HISTORIC REGISTER SITES:

- Brigham Tavern, 12 Boston Turnpike
- Coventry Glass Factory District, Route 44 and North River Road
- Hale Homestead, South Street
- Loomis- Pomeroy House, 1747 Boston Turnpike
- Elias Sprague House, 2187 South Street
- Parker-Hutchinson Farm, Parker Bridge Road
- Capron-Phillips House, Main Street
- Strong-Porter House, 2382 South Street
- South Coventry Village, Main Street



- OPEN SPACE PROTECTS THE NATURAL AND BUILT ENVIRONMENT FOR A VARIETY OF PURPOSES, INCLUDING HISTORICAL, CULTURAL AND ARCHAEOLOGICAL.
 - The Subdivision Regulations require the review of the natural landscape such as significant trees, stone walls, etc. The approval process requires that development maintain and respect these natural features.
 - The Zoning Regulations encourage the examination of archaeological significant sites and possible on-site review by the State Archaeologist to protect these resources.
 - The Planning & Zoning Commission, Inland Wetlands Agency and the Conservation Commission review all development applications for their impact on the natural landscape. These entities make decisions and recommendations to maximize preservation and minimize negative impacts.
 - The State of Connecticut Department of Energy and Environmental Protection (DEEP) identifies native plant species or any native non-harvested wildlife species as Species of Special Concern. These areas include but are not limited to upper Bolton Lake; along the Skungamaug, Willimantic and Hop Rivers; along Coventry Brook; along Millbrook; at Coventry Lake. The State DEEP recommends methods to mitigate the effects of development on the natural features that are administered by the PZC with the development applications.
 - Examples of where State agencies played a significant role in preserving archaeological and natural features include: Truman's Meadow Subdivision on South River Road, the Zeigler Woods Subdivision on Riley Mountain Road, Creaser Park on Case Road, which was the subject of two Environmental Review Team reports.
- OPEN SPACE CONTRIBUTES TO BETTER AIR AND WATER QUALITY, GROUND WATER SUPPLY AND FLOOD MANAGEMENT.
 - Coventry's Zoning and Inland Wetlands Regulations pay special attention to Coventry Lake, ponds, rivers and wetlands as well as stormwater run-off created by any development. Ground and surface

water quality is a growing concern. Potential impacts to them are carefully examined with development applications. There are flood plain protection zones along major waterways which are administered by the PZC to mitigate flood related impacts. The zoning regulations/map also includes a River Aquifer Protection Zone along major waterways to manage land use activities in these sensitive areas.

- The protection of forests is encouraged by the POCD and through the administration of the Zoning and Subdivision Regulations. The Subdivision Regulations require protected vegetated buffers at the borders of and throughout subdivisions to minimize natural resource impacts and by managing land clearing activities as well.
- Consider the development of forest management and other plans for open space parcels that can be executed and provide funds that can support future open space purchases or on-going maintenance.
- **OPEN SPACE CONSERVES CRITICAL FOREST AND FARMLAND SOILS AND PROVIDES THE OPPORTUNITY FOR LOCAL FOOD, FIBER AND WOOD PRODUCTION.**
 - The Public Act 490 program is in use in Coventry as one tool for farm and forest land protection and is under consideration for open space protection as well.
 - The Conservation Commission has compiled a list of significant agricultural sites in town with the intention of educating property owners of the availability of programs to facilitate farmland protection and the myriad benefits of doing so.
 - The Coventry Farmers' Market has raised awareness of the criticality of local food production and the need to support local farms and producers.
 - Proper forest management techniques are important for the continued health of forests and provide a habitat for a variety of wildlife. The Land Use Staff reviews plans proposed by local foresters for timber harvesting activities to ensure that the sensitive resources are monitored and protected.

- OPEN SPACE PROVIDES RECREATIONAL AND HEALTH BENEFIT OPPORTUNITIES FOR RESIDENTS OF ALL AGES.
 - Coventry is expanding and improving its municipal parks to provide more recreational opportunities for residents and guests.
 - Organized soccer, football and baseball leagues benefit from existing and planned playing fields. There are times when active recreation opportunities can be designed and incorporated into open space and subdivision plans.
 - Open space provides opportunities for maintaining good physical and mental health, helping children develop healthy lifestyle habits.
 - Explore opportunities for trail conservation restrictions/easements where the Town holds permanent rights to the trail corridor on a property which protects conservation and recreation values.

- OPEN SPACE PROVIDES TOURISM AND ECONOMIC DEVELOPMENT OPPORTUNITIES.

The following are examples of the variety of tourism opportunities in town that relate to open space:

Patriots Park
 Lisicke Beach
 Miller-Richardson Fields
 Creaser Park
 Skungamaug River Golf Course
 Twin Hills Golf Course
 Manchester Coon and Fox Club
 Manchester Sportsmen Club
 Channel 3 Kids Camp
 Willimantic River Greenway (Riverview Park)
 Visitor's Center

Upper Bolton Lake
 Mill Brook Park
 Nathan Hale State Forest
 Cassidy Hill Winery
 Hale Homestead
 Coventry Regional Farmers Market
 Strong-Porter Museum
 Glass Factory District
 Horse Stables & Trails
 Matt's Outback Paintball
 Hop River State Park/Greenway
 School Age Sports Events

A Tourism Impact Survey was conducted by The Last Green Valley in 2017 of the member towns in the region. The survey found that 1.9 million visitors came to the region and impacted the local economy by \$303 million.

OPEN SPACE INCREASES THE PROPERTY VALUE FOR SITES IN PROXIMITY TO THE UNDEVELOPED LAND.

- A very detailed study completed in 2010 for southeastern Pennsylvania indicates this value to be 5-8% for such properties. (“The Economic Value of Protected Open Space in Southeastern Pennsylvania” November 16, 2010 – Appendix A)
 - A study completed in 2019 for New England states by Amherst University concludes that when land conservation increased within a town or city, local employment responded positively over the next five-year period. (“Assessing the Local Economic Impacts of Land Protection – 2019 -
- OPEN SPACE MINIMIZES MUNICIPAL REVENUES NEEDED FOR FIRE, POLICE, ROADS, SCHOOLS AND OTHER SERVICES.



Millbrook Park – Wall Street

GLOSSARY OF TERMS USED IN THIS REPORT:

Aquifer – An underground bed or layer of earth, gravel, or porous stone that yields water.

Connecticut Farmland Trust – A non-profit land trust organization whose mission is to permanently protect farmland in Connecticut.

Conservation Easement (Restriction) – A restriction placed on a piece of property to protect its associated resources. It is a legally binding agreement that limits certain types of uses or prevents development from taking place on the land in perpetuity while the land remains in private ownership. The easement is recorded in the local land records.

Development Rights – The legal ability to improve a piece of land, which may be limited by a restriction placed on the title to the property or regulated by a local land use authority. These rights may be held by the owner or exchanged or sold to another owner.

Farmland – A tract of land used principally for agriculture.

Fee in Lieu of – A negotiated agreement between a regulatory agency and a private party where the agency collects funds from the private party in lieu of complying with a particular regulation. The funds collected are deposited into the Town open space acquisition fund. For the purposes of this report, this term relates to the conveyance of open space, pursuant to Connecticut General Statutes Section 8-25.

Fee Simple – An interest in land where it is owned completely without any limitations or conditions, but may still be subject to taxation or debt obligations.

Floodplain – Any area that is susceptible to be inundated by water as a result of stream or waterway overflowing. Floodplains are characterized by the probability of their flooding.

Greenway – A corridor of undeveloped land preserved for recreational use or environmental protection.

Joshua's Tract Historic and Conservation Trust (aka: Joshua's Trust) – A local non-profit land trust that receives or purchases tracts of land it considers important to preserve.

Open Space Plan – A plan that distinguishes areas of town that merit various levels of long term protection.

Open Space Subdivision – A cluster development in which the lot dimensions that would otherwise be required under the zoning regulations may be reduced for the purpose of the dedication and preservation of open space.

Public Act 490 Program – Public Act 490, aka "PA 490", is Connecticut's law (Connecticut General Statutes Sections 12-107a through 107-f) that allows your farm, forest, or open space land to be assessed at its use value rather than its fair market or highest and best use value (as determined by the property's most recent "fair market value" revaluation) for purposes of local property taxation.

POCD – The Plan of Conservation and Development, which is a document that gives direction to public and private development that will define the town's growth.

Species of Special Concern – Any native plant species or any native non-harvested wildlife species documented by scientific research and inventory to have a naturally restricted range or habitat in the state, to be at a low population level, to be in such high demand by man that its unregulated taking would be detrimental to the conservation of its population or has been extirpated from the state.

Stakeholder – An entity that can be affected by the results of that in which they are said to be stakeholders, i.e., that in which they have a stake.

Stewardship – An ethic that embodies the responsible planning and management of resources.

Subdivision – The division of a parcel of land into three or more parts or lots.

Undeveloped Land – An area that contains no modern man-made structures or infrastructure.



Turtles and Canada Goose – Roman Pond

APPENDIX A

Excerpts from “The Economic Value of Protected Open Space in Southeastern Pennsylvania” Nov. 10, 2010. This study estimates the value of protected open space (public parks, land trust, town owned and eased, preserved farmland) in southeastern Pennsylvania by measuring impacts across four areas:

- (1) the effects of protected open space on residential property values
- (2) the value associated with environmental services provided by protected open spaces
- (3) the value of recreational activity and associated avoided health-care costs
- (4) jobs and revenue created as a result of activity on and connected to protected open space.

This analysis indicates that protected open space adds significant value to the regional economy, with benefits accruing to businesses, governments, and households. The economic benefits generated by protected open space accrue in different ways – some are direct revenue streams to individuals or governments, some represent asset appreciation value, some accrue in the form of avoided costs. Because these values differ in nature, the estimates in this study should not be added together to produce a single aggregate value of protected open space.

Property Values (Average \$9,000 - \$11,000 per house, values are higher, the closer the home is to the OS) **Homeowners** are willing to pay a premium to live in close proximity to protected open space This increased wealth is captured by citizens through higher sales values of homes near protected open space (within one mile), and also generates increased government revenues via larger property tax collections and transfer taxes at time of sale. Results indicate that proximity to open space contributed a significant positive impact to residential property values for homes as far away as one mile from the open space.

Environmental Services

Protected open space also provides value in the form of naturally occurring environmental processes. If these lands were developed, municipalities would be forced to replicate vital and costly services such as flood control and air pollution mitigation through alternative methods. In relying on the natural landscapes on protected open spaces to provide these valuable services, the towns avoid significant expenses. This study estimates the avoided costs associated with several environmental services that naturally occur, including water supply, flood mitigation, provision of wildlife habitat, air pollution; costs are avoided by not having to artificially replace vital ecosystem services currently provided by protected open space removal. Trees on protected open space store carbon within existing biomass. If the carbon currently stored in trees – both above and below ground – on protected open space were released into the air, it would cause damages due to increased carbon emissions that would have to be mitigated.

Recreation and Health

Park usage generates value via the consumer benefit that residents enjoy by engaging in recreation and exercise for free or at below-market rates instead of turning to private markets for the same activities. There also are considerable health cost avoidance and productivity savings related to rigorous exercise on protected open space. This savings represents the additional amount of money that residents would be willing to spend in the private market to participate in the recreational activities that they currently enjoy on protected open space. The moderate and strenuous activity that takes place on protected open space avoids medical costs. It is estimated that businesses avoid lost productivity costs as a result of the physical activities their employees engage in on protected open space in the region.

Economic Activity

Protected open space generates a variety of economic activities, ranging from agricultural activity on preserved farmland to tourist visitation to public park maintenance. This includes expenditures for maintenance, purchases of goods made on farmland, and tourism. Jobs are created including maintenance workers, rangers, farmers and tourist support.



Coventry Farmer's Market

APPENDIX B

POCD CHAPTER 6 LAND AND WATER RESOURCES

Preservation and protection of natural resources and the environment continues to be of prime importance. The quality of ground and surface water, prime agricultural soils, wildlife habitats and unfragmented forest land are necessary for the health of our entire ecosystem. The careful acquisition of open space helps keep a stable mill rate. These elements are a major contributor to the quality of life of the town.

Protecting Natural Resources

The Inland Wetlands Commission and the Planning & Zoning Commission have regulations and review procedures that cover the maintenance and preservation of our local natural resources. Many of their activities are directed by the Connecticut General Statutes as well as the State Department of Energy and Environmental Protection. The Conservation Commission provides additional support and guidance in an advisory capacity.

For development applications, the current zoning regulations require the identification of land contours, easements, wetlands, watercourses, wooded areas, stone walls, open space, flood zones, public or private water supplies, etc. They also require hydraulic studies, an erosion and sedimentation control plan, consideration of passive solar techniques, archaeological evidence studies, environmental assessments and protection of historic resources that can be used to modify the site design.

The Coventry Town Council, in 2008, created the Conservation Corps. The Corps is composed of volunteers who monitor town owned open space. Corps members are assigned in groups of two or more, to walk properties at least four times a year to observe and report the status of the property to an appropriate town official. The Corps was changed in 2016 to the Protected Lands Stewardship Committee who's responsibility is trail blazing and maintenance of the properties

Goals:

1. Provide adequate protection and preservation of the town's natural resources while providing open space along with recreational opportunities for all town residents.
2. Formally protect a minimum of 20 percent of the town's land area as open space. Consider as high priorities: farm soils, river aquifers and unfragmented forest. Strive to make open space land contiguous.
3. Protect the water quality of Lake Wangumbaug, Eagleville Lake, Upper Bolton Lake, the Skungamaug, Hop and Willimantic Rivers.

Water Resources:

A. Lake Wangumbaug Today



Lake Wangumbaug at the dam

The Coventry Lake Advisory and Monitoring Committee is the Town appointed entity that focuses its efforts on education, protection and management of the lake. The committee prepared a lake management plan in 2016 that serves as a helpful resource regarding the lake's future.

Moderate to high density residential development occupies 40 percent of the Lake's drainage area. However, several natural features of the lake-watershed ecosystem make Lake Wangumbaug somewhat resistant to processes where excess nutrients stimulate excessive plant growth. The following are rather unique, "healthy attributes" of the Coventry Lake ecosystem:

The area which drains to the lake ("watershed") is small when compared to the large, deep lake. This means that the lake does not need to process a large mass of additional watershed organic matter that would result in oxygen demand.

The mean depth and surface area of the lake are large compared to the drainage area. This gives Coventry Lake a "clear water" tendency.

The shape of the lake basin results in a small sediment-contact area at the depth where water remains cold in summer. The lake is also oriented such that wind mixing is strong compared to lakes of similar size. These features are beneficial to the aquatic life in the lake.

B. Eagleville Lake

Eagleville Lake was created by a dam on the Willimantic River to provide a source for the old Eagleville Mill. The lake is 80 acres on the border of Coventry and Mansfield. The Coventry side has an 80+ housing development from the 1930's and some forest. The Mansfield side is bordered by the railroad, fields, forests and a gravel pit.

Fishing and paddling are popular and there is a boat launch on the west side of the impressive dam. The lake is shallow (about one to 2.5 meters deep.)

C. Lake Threats

1. Lake Wangumbaug

Wastewater, storm water, sedimentation, and road runoff impacts have been analyzed and indicate that Coventry Lake is a healthy ecosystem that has the characteristics of a high quality water resource with a moderate amount of dissolved nutrients. All physical, chemical, and biological evidence indicates that if Coventry Lake has an increase in spring phosphorus level, its resource quality will decline. Restoration would be costly, so preservation is desirable through preventative maintenance, primarily in the limitation or elimination of phosphorous from lawn fertilizers.

Other data shows that water clarity has decreased somewhat since 2000, and oxygen loss has continued which could stimulate blue-green algae growth. Zooplankton (which consume algae) population has decreased somewhat, though not alarmingly. Algae abundance has increased over time, but the general condition of the lake remains stable with relatively low phosphorous and a good iron content.

Recent surveys have indicated small amounts of invasive species (curly pondweed, hydrilla and milfoil) in the lake which must be monitored closely. The biggest threat is hydrilla and since 2016 ongoing treatments will be necessary for the foreseeable future. The Town has partnered with the State to manage the treatments.

Although the drainage basin is small, it is also steep and the watercourse length is short. This results in a rapid runoff of rainfall which tends to make stable lake level management difficult.

2. Eagleville Lake

In 2012, the CT. Agricultural Experimental Station conducted an aquatic invasive plant survey of Eagleville Lake to determine the presence of any species of concern. The survey revealed the presence of an aquatic invasive plant known as Fanwort which can be very damaging to the ecology of the Lake due to how quickly and how thick it grows, and can create a significant impairment to the recreational use of the Lake.

The Towns of Coventry and Mansfield have worked cooperatively to address the infestation since the plant survey was conducted. The Towns were successful in

obtaining a State of CT Department of Energy and Environmental Protection grant to assist in funding a chemical treatment of the Lake in 2015. The Towns have continued to share in the cost to chemically treat the Fanwort. This will be an ongoing effort over time to continue to address the plant in order to protect the Lake's environmental quality and capacity to support recreational uses such as paddling and fishing.

Land Resources:

A. Open Space

Coventry defines open space as land that is preserved, protected and may have use restrictions for any of the following purposes:

1. Maintains or enhances the conservation of natural, scenic, cultural and historic resources.
2. Protects wetlands/watercourses and other bodies of water.
3. Protects water supply sources.
4. Promotes the conservation of soils and prime farmland.
5. Enhances the public value of abutting or neighboring parks, forests, wildlife preserves, natural reservations and sanctuaries, and/or other open space.
6. Enhances public recreation opportunities.
7. Preserves historic and/or culturally significant sites.
8. Assists in the promotion of orderly growth and development.

There is other undeveloped land nominally considered open space that is not protected from development and includes sportsmen's clubs, camps, golf courses, farms, forests and vacant tracts. They remain a primary focus for preservation and formal protection.



According to the Natural Resources Conservation Service, Connecticut is the 4th most densely populated state

in the country. An increase in sprawl development patterns threatens water supplies, wildlife habitat, agricultural lands, historic resources, and the quality of life for urban and rural communities. In response, Connecticut's citizens have accelerated their efforts to preserve remaining open space.

Connecticut is among the 12 states with the highest rate of land conversion to urban/suburban. The state is losing a significant number of acres of farmland a year, a rate exceeding most other states. Connecticut has made progress in preserving open space and working lands. The state has set a goal to preserve 21 percent of the state's

land as open space by 2023. In addition, they have a goal of protecting 130,000 acres of working agricultural lands. To date, 75% of these goals have been reached.

In Coventry, over 500 acres of land have been dedicated as open space by direct conveyance or easement in thirty-six subdivisions since 1990. Seventy-five percent of that has occurred since November of 1999 when Open Space Subdivision regulations were adopted.

In 2011 the open space design, or 'cluster' subdivision regulations, consider building siting and open space dedication more from a natural resource protection perspective. This will enhance open space initiatives and provide better regulation both from the developer's and the town's standpoint. The Commission should monitor these regulations over the coming years to assess their use and effectiveness.

B. Open Space Plan



13.5 percent (~3,300 acres) of Coventry's total land area (24,505 acres) is presently protected open space by fee simple deeds and conservation easements.

The Planning & Zoning Commission developed, in 2014, an Open Space Report for Coventry (Included in the Appendix). A very accurate map has been prepared that delineates all open space in town (public and private) and it will serve as a

baseline. (This is included in the map collection section.) The primary function of the Plan and Report is to distinguish and identify areas that merit various levels of long term protection, and suggest appropriate methods to acquire and designate open space. It will serve as an educational tool and a guide for municipal organizations and private land owners.

This Plan recognizes farmland, forest, lakes and rivers as the prime candidates for protection and preservation. Opportunities for additional protected open space include: about 1,000 acres owned by sportsmen's clubs (i.e. Manchester Coon & Fox Club and Manchester Sportsmen's Association) and the Channel 3 Kids Camp, aka Times Farm Camp, over 1,000 acres of land designated as farmland, but having unused wooded areas, and several thousand acres of privately owned residentially zoned land, some of which may be subject to open space subdivision mechanisms or other protection.

With consideration of the opportunities above, a significant increase in protected open space is possible consistent with the community's goals. Much of this land is adjacent

or near to one of our rivers, and being designated as open space will help protect our surface and ground water. Unfragmented forest land is another important component. For the following reasons open space acquisition is a key element in future planning: Combining the desire of residents to maintain and protect our rural character, the need to protect natural resources, particular water and forest related, and the fact that open space will mitigate service and revenue demands.

C. PA490

Public Act 490 is Connecticut's law that allows farm, forest or open space land to be assessed at its use value rather than its fair market value, for a period of ten years, resulting in a tax savings to the property owner as long as the land is not used for applications other than farm, forest or open space. Approximately 13.7 percent of Coventry's land base is under PA 490 protection. While this is a temporary measure, it does offer both protection and tax relief for the land owners.

D. Joshua's Tract

Joshua's Tract Conservation and Historic Trust is a non-profit organization based in Mansfield that protects more than 4,000 acres of land in northeastern Connecticut. Several properties are owned in Coventry. The Trust may provide funding and other assistance relative to their goals that include unfragmented forests, water shed protection and properties of community value. The town has an informal relationship with the organization to work collectively in identifying and acquiring selected properties for preservation either by easements or acquisition. This relationship must be maintained and strengthened to build on the assets and expertise of both the town and the Trust.

Recommendations- (Action items include the responsible party, in brackets)

1. Protect the surface and groundwater resources in town with ongoing efforts to limit impacts from waste water, storm water, sedimentation and road runoff. [Inland Wetlands, Planning & Zoning, Commission Water Pollution Control Authority and Land Use staff]
2. Preserve and enhance water quality and minimize or eliminate phosphorus runoff and eradicate the incursion of invasive species in Lake Wangumbaug and Eagleville Lake. Educate the public regarding the potential negative impacts of these conditions. [Inland Wetlands, Conservation Commission and Land Use staff]
3. Continue to support the Coventry Lake Advisory and Monitoring Committee.

4. Consider the following:

- Monitoring the boat launches (public & private) to prevent the transfer of invasive species.
- Support the limiting of phosphorous-containing fertilizers impact in the lake watershed.
- The formation of a consolidated lake authority to address the issues above.

5. Protect and conserve prime farmland soils, productive woodlands soils and large, unfragmented forest blocks, notable wildlife or plant life and fisheries habitat, stream belts composed of watercourses, inland wetlands and other associated riparian habitat components, and scenic views and vistas, through a range of preservation techniques, as identified in the 2014 Open Space Plan. [Planning & Zoning Commission, Inland Wetlands Agency, Land Use Staff]

6. Promote farmland operations and forestry management and resist economic pressures that force land into development. [Planning & Zoning, Conservation and Economic Development Commissions and Inland Wetlands]

7. Educate the property owners on the options to protect open space including conservation easements, outright conveyance of ownership, cash payment to the town instead of property conveyance in subdivision regulations, Transfer of Development Rights, tax incentives and Public Act 490 protection. [Conservation and Planning & Zoning Commissions and Land Use staff]

8. For developed areas, pay particular attention to stormwater runoff from impervious surfaces and encourage natural drainage systems for new and modified developments such as vegetative filters, porous surfaces and other bioinfiltration methodologies. Encourage proper septic/sewer maintenance. [Planning and Zoning Commission, Inlands Wetlands Agency, Land Use Staff]

9. Maintain and increase interconnected, linear open spaces, greenways, trails and wildlife corridors, and when appropriate, link with other town, or state greenways. [Conservation and Planning and Zoning Commissions, Land Use Staff]

10. Utilize the 2014 Open Space Plan and the POCD to guide town land acquisition strategies and acquire more open space and coordinate the plan with recreational needs as expressed in the Parks & Recreation section. [Conservation Commission, Town Council, Land Use staff]

11 Continue monitoring and improving our natural resource based subdivision regulations. [Planning & Zoning and Conservation Commissions and Land use staff]

12. Promote the “greening” of the Town by installing and maintaining landscaping such as trees and shrubs along streets and other public rights-of-way and in public open spaces, and by requiring landscaping in new private developments using plants indigenous to the area. [Planning & Zoning Commission and Land Use staff]

13. Consider strategies to reduce tree clearing, minimize grading and maintaining existing vegetation for new or modified developments, and promote, to the maximum extent possible, the underground installation of utility services for all new major residential projects, commercial and industrial development. [Planning & Zoning Commission and Land Use staff]
14. Consider methods to provide guidance to landowners who are seeking ways to “naturalize” their residential lot, pursue forest management plans or other natural resource protection activities of interest to the community. [Conservation Commission]
15. Cooperate with federal and state agencies to upgrade and maintain the air quality of the Town and encourage energy conservation and the use of alternate energy sources. [Energy Committee, Town Staff]
16. Employ resiliency and sustainability actions that serve to address relative impacts caused by climate change related events.[Town Staff]
17. Encourage and promote water conservation practices. [Conservation Commission]
18. Encourage the support and protection of pollinators by promoting native, pollinator friendly landscape species and the use of integrated pest management techniques. [Conservation Commission]
19. Continue to support the ongoing operation with the community gardens at Creaser Park. (Parks and Recreation)



North Coventry Green

F. Vistas

Vistas are a key element in Coventry's rural character and are always there to be enjoyed by residents and visitors. Saving these vistas is an integral part of development plans. The Coventry Historical Society has prepared a list of significant vistas presented here.



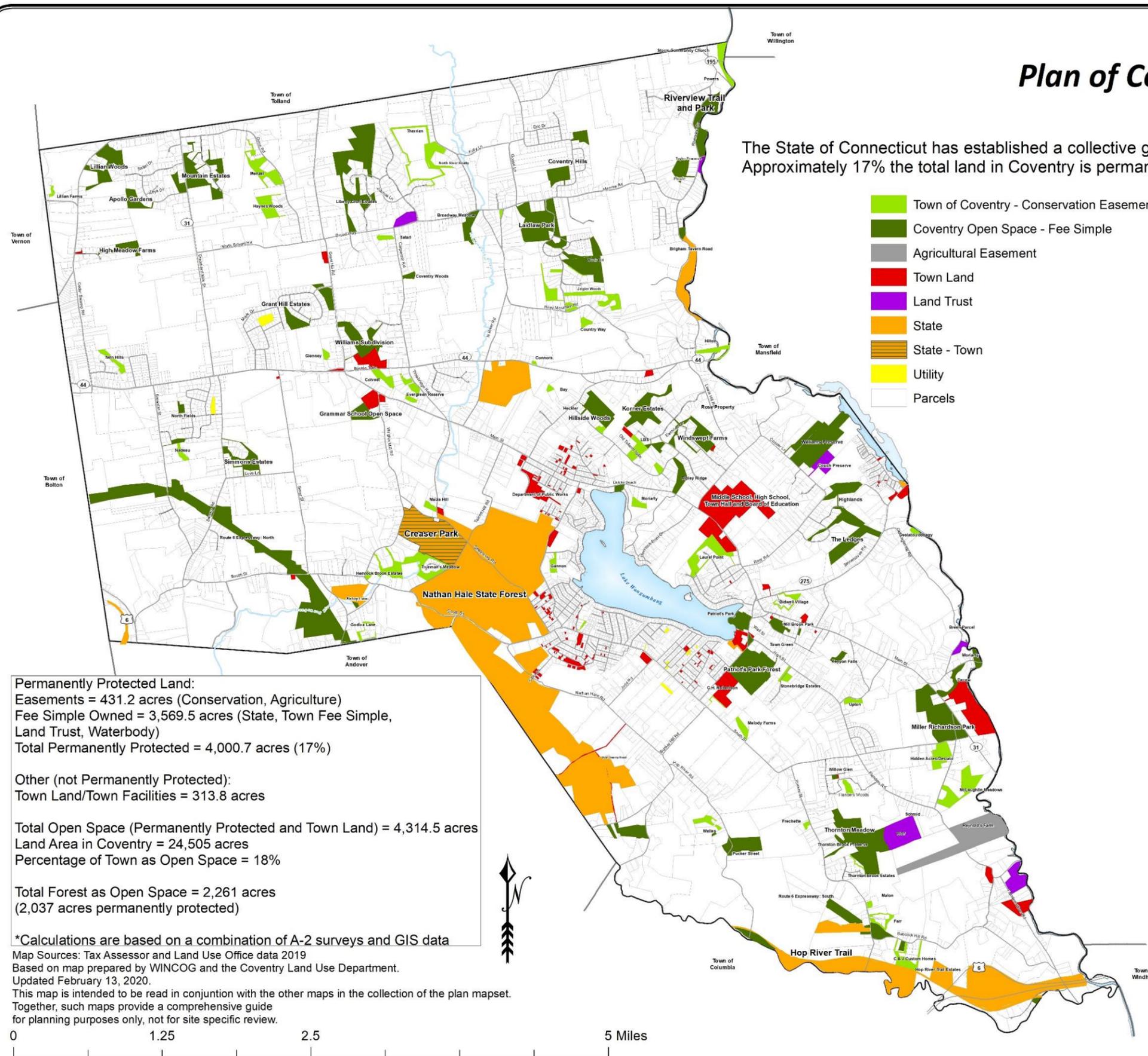
1. Giglio Property- Route 44 at the Bolton line looking south.
2. Bread & Milk Street- Looking north from Route 44 to Zeya Drive.
3. Route 44- Looking east from Perrachio's farm to Main Street.
4. Silver Street- Looking south from Route 44 to South Street.
5. South Street #1- Looking west from Silver Street.
6. South Street #2- Looking West from the Hale homestead.
7. South Street #3- Looking Southeast from the old Huntington house.
8. Crossen Property- Looking southwest from South Street & Bunker Hill Road.
9. Hop River- Looking southeast from Bunker Hill Road to the Hop River.
10. Flanders Road- Looking southeast from Plains Road to the Willimantic River.
11. Pucker Street- Looking southeast from South Street to the Hop River.
12. Parker Bridge Road- Looking south from Bunker Hill Road to the Hop River.
13. South River Road- Looking south from Route 31 along the Skungamaug River.
14. Town Green- Looking west from the Town Green over Lake Wangumbaug.
15. Stonehouse Road- Looking northeast from the "Stonehouse" to the Eagleville dam.
16. Brigham Tavern Road- Looking north from Route 44 along the Willimantic River.
17. Brigham Road- Looking east from Lewis Hill Road to the Willimantic River.
18. Broadway- Looking east from Hannah Drive to the Skungamaug River.
19. Cassidy Hill Road- Looking east from the Cassidy Hill Winery.
20. South Village- Looking northwest from Depot Road to Lake Wangumbaug including Main Street and the Mill Brook.

Town of Coventry, CT

Plan of Conservation & Development - 2020

3. Existing Open Space

The State of Connecticut has established a collective goal of protecting 21% of all lands as open space by the year 2023. Approximately 17% the total land in Coventry is permanently protected as open space.



- Town of Coventry - Conservation Easement
- Coventry Open Space - Fee Simple
- Agricultural Easement
- Town Land
- Land Trust
- State
- State - Town
- Utility
- Parcels

EASEMENTS		Acres	FEE SIMPLE		Acres
Name	Type		Name	Type	
Reynold's Farm	Agricultural Easement	81	Wolf	Land Trust	50
McLaughlin Meadows	Conservation Easement	27.5	Schmid	Land Trust	28.5
Laurel Point	Conservation Easement	23.3	Couch Preserve	Land Trust	12.1
Ziegler Woods	Conservation Easement	20.7	Broadway Meadow	Land Trust	9.8
Menzel	Conservation Easement	20	Breen Parcel	Land Trust	4.3
Evergreen Reserve	Conservation Easement	16.1	Taylor Preserve	Land Trust	2.5
Haynes Woods	Conservation Easement	14.7	Nathan Hale SF	State	870.7
Desiato South St Ext.	Conservation Easement	14.5	Williamatic Turnpike	State	145.4
Ripley Ridge	Conservation Easement	14.1	Lee Farm Tract	State	81
Hop River Trail Estates	Conservation Easement	14	C & J Custom Homes	State	40.1
Desiato South Street Ext.	Conservation Easement	13.4	Hop River	State	38.83
Hemlock Brook Estates	Conservation Easement	13	Maulucci	State	37
Maynard	Conservation Easement	13	Hop River Trail	State	36.2
Trueman's Meadow	Conservation Easement	13	Brigham Tavern Rd	State	30.4
North River Realty	Conservation Easement	11.9	Bishop Lane	State	23
LBS	Conservation Easement	10.9	Pucker Street	State	19.8
Therrien	Conservation Easement	8.7	Boat Launch	State	2.4
Hilton	Conservation Easement	7.3	Eagleville Lake	State	1.2
Twin Hills	Conservation Easement	6.6	Creaser Park	State - Town	98.7
Welles	Conservation Easement	6.3	Misc Town Owned Land	Town Land	138.4
Powers	Conservation Easement	5.8	Middle School/HS/TH	Town Land	81.3
Melody Farms	Conservation Easement	5.6	Grammar School	Town Land	21.6
Bidwell Village	Conservation Easement	5.2	G.H. Robertson	Town Land	21
Farr	Conservation Easement	5.2	Department of Public Works	Town Land	14
Storrs Community Church	Conservation Easement	5	Marrow Road	Town Land	12
Flinders Woods	Conservation Easement	4.7	Hop River 2	Town Land	7.1
Moriarty	Conservation Easement	4.4	Daly Road	Town Land	4.5
Nadeau	Conservation Easement	4.2	Bear Swamp Road	Town Land	3.1
Upton	Conservation Easement	3.6	Hop River 1	Town Land	3.1
Colvest	Conservation Easement	3.4	Judd Lane	Town Land	2.6
Godiva Lane	Conservation Easement	3.2	Stonehouse Road/ Bidwell	Town Land	1.82
Maize Hill	Conservation Easement	3.2	South River Road	Town Land	1.7
Satari	Conservation Easement	3.2	Pine Lake Drive	Town Land	1.55
Glennay	Conservation Easement	2.4	Korner Estates	Coventry Open Space - Fee Simple	328
Stonebridge Estates	Conservation Easement	4.1	Route 6 Expressway (North)	Coventry Open Space - Fee Simple	278
Desiato/Jobbagy	Conservation Easement	2.3	Route 6 Expressway (South)	Coventry Open Space - Fee Simple	80.8
Hillside Woods	Conservation Easement	2.2	Laidlaw Park	Coventry Open Space - Fee Simple	69.1
Country Way	Conservation Easement	2.1	Liberty Croft	Coventry Open Space - Fee Simple	69
Malon	Conservation Easement	2	Miller Richardson	Coventry Open Space - Fee Simple	62.4
Connors	Conservation Easement	1.8	Patriots Park Forest	Coventry Open Space - Fee Simple	57.6
Bay	Conservation Easement	1.6	Rose Property	Coventry Open Space - Fee Simple	56.8
Frechette	Conservation Easement	1.6	Truman Williams	Coventry Open Space - Fee Simple	56.1
Lillian Farms	Conservation Easement	1.6	Mountain Estates	Coventry Open Space - Fee Simple	43.2
Thornton Brook Estates	Conservation Easement	1.6	Williams	Coventry Open Space - Fee Simple	30
T&S of CT	Conservation Easement	1.4	Thornton Brook Preserve	Coventry Open Space - Fee Simple	36
Beebe Farms	Conservation Easement	1	Highlands	Coventry Open Space - Fee Simple	32.3
Hidden Acres	Conservation Easement	0.2	Lillian Woods	Coventry Open Space - Fee Simple	28.6
			Windy Hill	Coventry Open Space - Fee Simple	28.1
			Riverview	Coventry Open Space - Fee Simple	28.1
			Thornton Meadow	Coventry Open Space - Fee Simple	27.3
			The Ledges	Coventry Open Space - Fee Simple	26.4
			Heckler	Coventry Open Space - Fee Simple	24.8
			Windswept Farms	Coventry Open Space - Fee Simple	23.3
			Coventry Hills	Coventry Open Space - Fee Simple	21.5
			Grant Hill Estates	Coventry Open Space - Fee Simple	18.7
			Simmons Estates	Coventry Open Space - Fee Simple	18.2
			Patriots Park	Coventry Open Space - Fee Simple	12.6
			Plouffe	Coventry Open Space - Fee Simple	12.1
			High Meadow Farms	Coventry Open Space - Fee Simple	12.1
			Apollo Gardens	Coventry Open Space - Fee Simple	11.7
			Broadway Meadow	Coventry Open Space - Fee Simple	13.4
			Mill Brook Park	Coventry Open Space - Fee Simple	8.2
			Decew	Coventry Open Space - Fee Simple	7.2
			Hetzel Lane	Coventry Open Space - Fee Simple	5
			Moriarty	Coventry Open Space - Fee Simple	4.5
			Kenyon Falls	Coventry Open Space - Fee Simple	4.2
			Stonehouse Road	Coventry Open Space - Fee Simple	4
			Carpenter Coventry Woods	Coventry Open Space - Fee Simple	3.1
			Thornton Brook Estates	Coventry Open Space - Fee Simple	3
			Brigham Tavern	Coventry Open Space - Fee Simple	2.8
			Lisick Beach	Coventry Open Space - Fee Simple	2.5
			Memorial Beach	Coventry Open Space - Fee Simple	1.7
			Bishop Lane	Coventry Open Space - Fee Simple	1.1
			Willow Glenn	Coventry Open Space - Fee Simple	2.1
			Coventry Lake and Rivers	Waterbody	460
			Eagleville Lake	Waterbody	25
			Upper Bolton Pond	Waterbody	22

Permanently Protected Land:
 Easements = 431.2 acres (Conservation, Agriculture)
 Fee Simple Owned = 3,569.5 acres (State, Town Fee Simple, Land Trust, Waterbody)
 Total Permanently Protected = 4,000.7 acres (17%)

Other (not Permanently Protected):
 Town Land/Town Facilities = 313.8 acres

Total Open Space (Permanently Protected and Town Land) = 4,314.5 acres
 Land Area in Coventry = 24,505 acres
 Percentage of Town as Open Space = 18%

Total Forest as Open Space = 2,261 acres
 (2,037 acres permanently protected)

*Calculations are based on a combination of A-2 surveys and GIS data
 Map Sources: Tax Assessor and Land Use Office data 2019
 Based on map prepared by WINCOG and the Coventry Land Use Department.
 Updated February 13, 2020.
 This map is intended to be read in conjunction with the other maps in the collection of the plan mapset.
 Together, such maps provide a comprehensive guide for planning purposes only, not for site specific review.

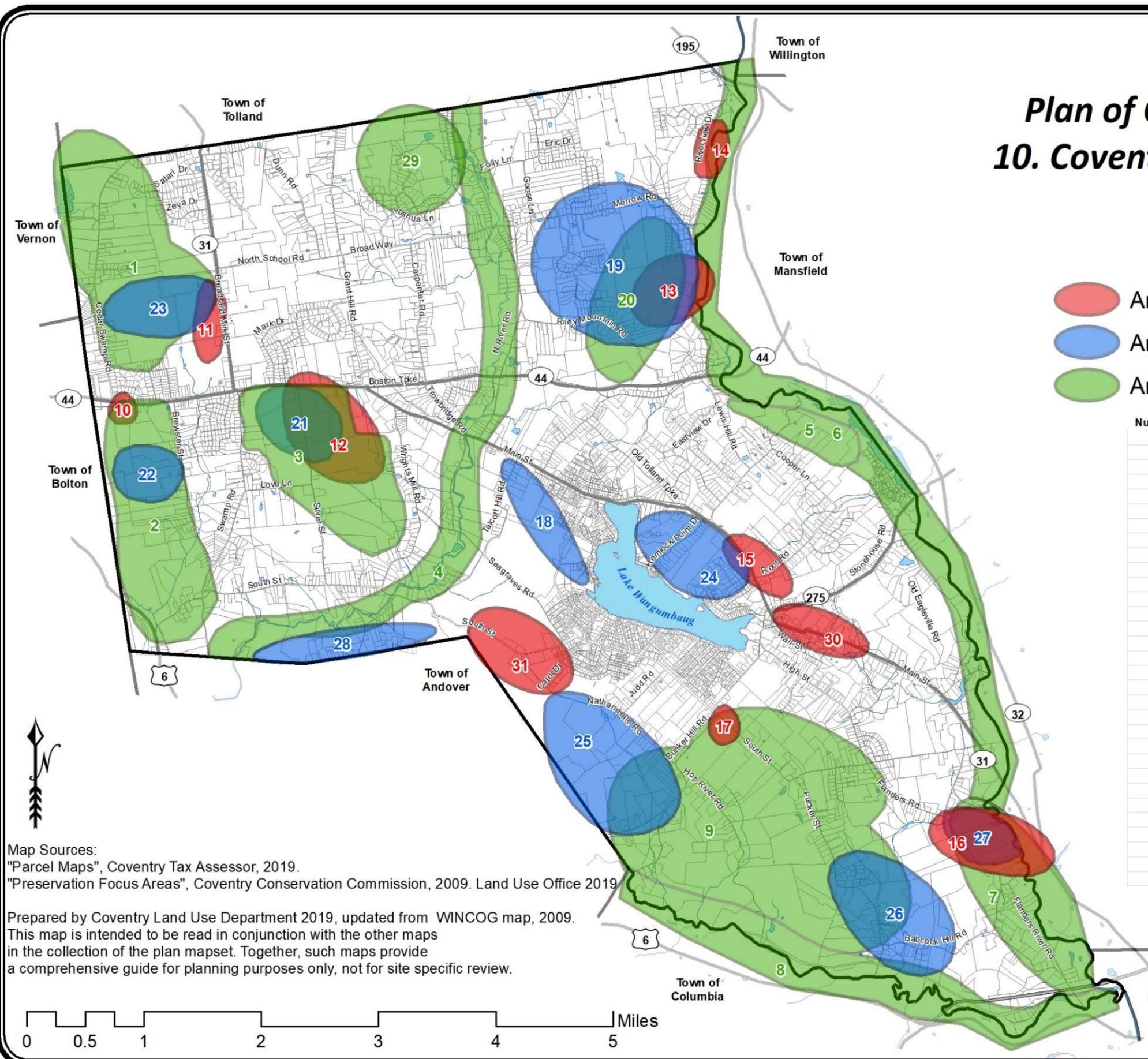


Town of Coventry, CT Plan of Conservation & Development 10. Coventry Conservation Commission Preservation Focus Areas (PFA)

- Areas with Cultural Value
- Areas with Functional Value
- Areas with Natural Resource Value

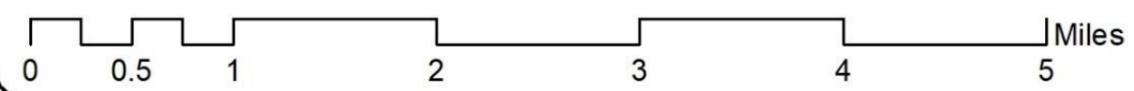
Number	Resource categories	Resources Present
1	Natural Resource Value	PFS, UFF, ES, UFS
2	Natural Resource Value	PFS, UFF, WR
3	Natural Resource Value	PFS, UFF
4	Natural Resource Value	ES, PFS, WR (Skungamaug River)
5	Natural Resource Value	UFS
6	Natural Resource Value	ES, WR (Willimantic River)
7	Natural Resource Value	PFS, UFS
8	Natural Resource Value	ES, UFF, WR (Hop River)
9	Natural Resource Value	PFS, UFF, ES
10	Cultural Value	SV (SSW)
11	Cultural Value	SV (W)
12	Cultural Value	SV (SE)
13	Cultural Value	SV (river)
14	Cultural Value	SV (river)
15	Cultural Value	SV (SE)
16	Cultural Value	SV (ESE)
17	Cultural Value	SV (SW)
18	Functional Value	Adjacent to preserved open space
19	Functional Value	Adjacent to perceived open space, PFS
20	Natural Resource Value	PFS, UFF, perceived and preserved open space
21	Functional Value	Perceived open space
22	Functional Value	Perceived open space
23	Functional Value	Perceived open space
24	Functional Value	Adjacent to lake
25	Functional Value	Adjacent to Nathan Hale Forest
26	Functional Value	Adjacent to preserved open space
27	Functional Value	Perceived open space
28	Functional Value	Natural link from river to NH forest
29	Natural Resource Value	PFS, UFF, WR
30	Cultural Value	Coventry Village, national historic registry
31	Cultural Value	SV, NH Homestead, Strong-Porter House Museum

Legend:
PFS- Prime farmland soils
UFF- Unfragmented forest
UFFS - Unique forest stand
WR - Water resources
ES - Endangered species
SV - Scenic vista



Map Sources:
"Parcel Maps", Coventry Tax Assessor, 2019.
"Preservation Focus Areas", Coventry Conservation Commission, 2009. Land Use Office 2019.

Prepared by Coventry Land Use Department 2019, updated from WINCOG map, 2009.
This map is intended to be read in conjunction with the other maps in the collection of the plan mapset. Together, such maps provide a comprehensive guide for planning purposes only, not for site specific review.



APPENDIX E

SAMPLE USE AND MANAGEMENT PLAN (In brief)

I. INTRODUCTION

- A.** Purpose –future condition and use of the parcel.
- B.** Property description, ownership and management.

II. GENERAL GOALS

- A.** How does this property fit into Town/State open space plans, the POCD or existing open space network?
- B.** What are the intentions for public use of the property? Is the property open to the public?

III. CHARACTERISTICS OF THE PARCEL

- A.** Natural Habitats
- B.** Plants & Wildlife
- C.** Cultural/ Historic Resources
- D.** Adjacent Undeveloped Parcels

IV. EXISTING ACTIVITIES ON THE PROPERTY

- A.** Current Recreational Uses (passive/active)
- B.** Research
- C.** Forestry
- D.** Education

V. MANAGEMENT AND STEWARDSHIP ISSUES

APPENDIX F

The Subcommittee examined the current Plan of Conservation and Development, Open Space Plan, Zoning and Subdivision Regulations and has **suggested the following revisions to the texts:**

- POCD - Open Space section Item “C” note #4 page 5-2, separate soils from farmland.
- POCD - For the OS list, add the major threats to each item in “C”, page 5-2.
- Open Space Plan - Under goals #7, need to add water trails or statement on promoting establishment of hiking and biking trails.
- Zoning Regulations - Section 4.12.04.B “Use of Open Space” is tied to Subdivision Regulations - consider statement on stewardship.
- Zoning Regulations - Section 4.12.05.b consider requiring details as to what is the intended use of the property and what is the actual use and condition.
- Subdivision Regulations - Chapter VIII, Section 6.b Reconsider allowance for stormwater ponds/basins to not be included in open space area calculation.
- Subdivision Regulations - Consider not using the label “Open Space”, use Conservation area (and easements) land trust, town park, town property, passive recreation, active recreation, etc.
- Subdivision Regulations - Consider not using the term “economic development” as it relates to open space, its more about value to the town and reducing municipal costs (taxes).
- Subdivision Regulations – Consider additional language to allow for and promote Low Impact Design.

APPENDIX G

The following are a variety of resources that can serve to provide information and guidance on a variety relevant open space matters. This open space ‘toolbox’ is a dynamic appendix to the report that will grow as more information is obtained and as applicable laws are changed over time.

Resource 1:

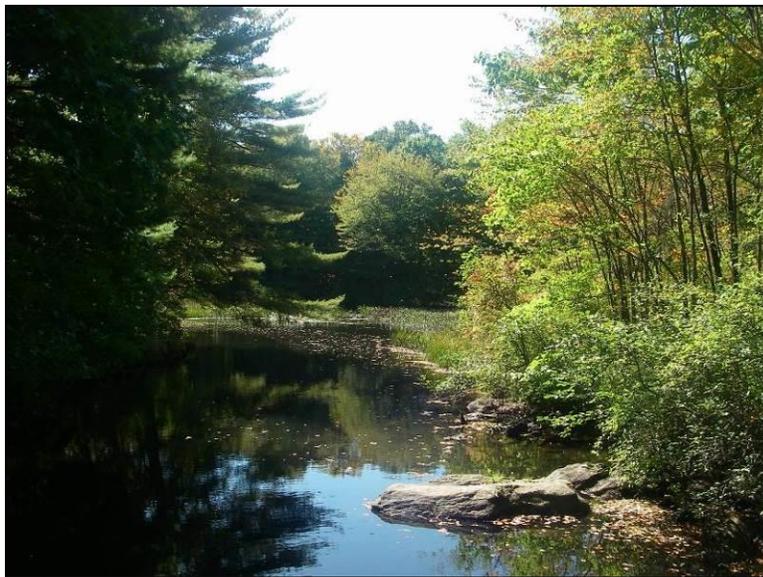
Probate, Legal and Tax Implications of Conservation – prepared by the Law Offices of Kahan, Kerensky and Caposella, LLP.

Resource 2:

‘I think I want to permanently protect my land! Now what do I do?’ – distributed at the Protecting Family Lands and Forests Forum on April 18, 2013.

Resource 3:

‘Tax Incentives for Open Space Preservation – Examining the Costs and Benefits of Preferential Assessment’ – Lincoln Institute of Land Policy article from October 2013 publication.



View of Skungamaug River at Folly Lane Bridge

Probate, Legal and Tax Implications of Conservation



Protecting Family Lands and Forests April 18, 2013

Morse House at Yale Forest
150 Centre Pike
Eastford, CT

CT Forest and Park Association

~

Attorney William J. Dakin, CPA, LLM Taxation

~

Kahan, Kerensky & Capossela, LLP
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22 Professional Park Road, Storrs, CT 06268
(860) 812-1741 - direct dial
(860) 646-1974
Email: wdakin@kkc-law.com

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WILLIAM J. DAKIN has been a practicing attorney for over thirty years and primarily practices in the areas of estate planning, business planning, probate administration and taxation. Attorney Dakin currently manages the probate administration, estate planning, business planning, and taxation practice of Kahan, Kerensky & Capossela, LLP. He has been associated with the firm since 1981. Prior to working at Kahan, Kerensky & Capossela, LLP, Attorney Dakin was employed with Peat, Marwick, Main CPA's of Hartford, Connecticut and worked within their tax department. He was also previously employed with Touche, Ross & Co. CPA's of Miami, Florida as a tax consultant.

Attorney Dakin graduated magna cum laude from the University of Connecticut where he received a Bachelor of Arts Degree in 1976. He received his Juris Doctor Degree in 1979 from the University of Miami (Florida) School of Law. He received a Graduate Degree in Taxation from Boston University School of Law in 1987. Attorney Dakin is also a Certified Public Accountant.

Attorney Dakin is a member of the American Bar Association Committee on Taxation and the Connecticut Bar Association Committees on Taxation, Estate and Probate. He is a member of the Estate and Gift Tax Committee of the Connecticut Society of Certified Public Accountants and a member of the Tax and Probate Committees of the Connecticut Bar Association. He was also an adjunct faculty member of the University of Hartford Graduate Tax Program for numerous years, teaching courses in Corporate Tax and Estate Planning.

In addition to his professional activities, Attorney Dakin is a frequent lecturer on estate planning and tax matters. He was the founder and past President of the Business and Estate Council of Northeast Connecticut. He was also involved in many community activities including Windham Hospital, Eastern Connecticut Health Network, AHM Youth Services, and Moderator of the Bolton Congregational Church.

Probate, Legal and Tax Implications of Conservation

WHAT ARE YOUR OBJECTIVES AND CONCERNS?

1. Why did you decide to come tonight?
2. Make a list of your assets
3. Make a list of your most important objectives
4. Who will receive which assets?
 - Do you have a Will? What does it say?
 - i. Is equal shares to your children the best approach?
 - If you leave it to your spouse, will he/she honor your wishes?
 - i. Absent special provisions, a beneficiary may do as they choose with inherited assets.
 - If two or more people will share an asset, do they get along?
 - i. Partition rights – forced sale!
 - Is the life of the beneficiary “stable”, or does he/she have problems?
 - i. Divorce? Creditors? State assistance?
 - Fair versus equal?
 - Do you need to make the “pie” bigger?
 - i. Life insurance?
 - Without a Will, CT law allocates your assets among your family
5. What are your objectives regarding your forest land?
 - Who should get it?
 - Would you like for it to simply stay in the family?
 - i. Have you made special plans to insure this result?
 - Do you want to permanently protect the land from development?
 - i. Have you begun analysis of a conservation easement?
 - Will the beneficiary cherish your forest land?
6. When do you want to implement your plans for your forest land?
 - Now – work out the details
 - Upon death – leave the details to chance

WHAT POTENTIAL PROBLEMS INTERFERE WITH YOUR PLANS?

1. Property Tax
 - Classify property under PA-490 to reduce property tax
2. Income Tax
 - Property tax deduction
3. Gift tax
 - Gifts having a value of \$2,000,000 or less not taxable
 - Gifts having a value of \$5,250,000 may pay a minor tax
4. Creditors/Liability
 - Can your creditors attach your land?
 - Are your other assets protected from potential liability occurring on the land?
 - Do you have adequate liability insurance for your property?

5. Incapacity
 - Do you have a power of attorney?
 - Does it include the power to make gifts; including conservation gifts to charity?
6. Longterm care costs – a growing problem for us all !!
 - Who will take care of you when you can no longer live alone
 - What will it cost?
 - Where will the money come from to pay these costs?
 - Are you relying on Medicaid (Title 19)?
7. Estate tax
 - Similar exemptions as gift tax
 - Few estates are projected to ever pay an estate tax
8. Probate
 - Have you taken action to minimize probate requirements upon death
 - Will there be a fight among your heirs over your assets?

BASIC CHOICES ON HOW TO PROCEED

1. Deeds

- Donate some or all of the property to a qualified conservation organization
 - i. Choices
 1. Transfer land in its entirety
 2. Transfer a segregated portion of the land
 3. Transfer the conservation rights
 - ii. Effective immediately
 - iii. Permanent
 - iv. Certainty – You set the rules
 - v. Can either Gift or Sale (or combination of both)
 - vi. Effectively, BOTH income and estate tax deduction
 - vii. No gift tax on transfer to charity
 - viii. Will the charity ask for a cash bequest as well to fund the conservation goal?
- Sell your property?
 - i. Not usually consistent with conservation objectives
 1. Sale of development rights?
 2. Sale to municipality?
 - ii. Income tax upon the sale
 1. Likely capital gains tax
 2. Tax on amount of appreciation
 3. Federal rate now 20%, plus 6+% CT
- Combination – part donation/part sale

2. Wills

- Effective at death
- Uncertainty in outcome
 - You might not own the property at death

- Your Will might not be successfully admitted to probate for administration
- Relying on others to implement your plans
- Include a bequest in your Will as to your conservation objectives
 - What if the organization will not accept the gift upon the terms that you have stated?
- No income tax deduction
- Reduces risk of estate tax

3. Trusts

- Leave others in charge to manage your assets and implement your conservation goals
- Can establish during life or upon death
- Can be revocable (modifiable) or irrevocable (permanent)
- Can include cash and other resources to aid in conservation goals
- Choices as to income tax consequences
- Can couple with use of Deed or Will

4. Limited Liability Company (LLC)

- Historically a business entity
- Leave others in charge of the land and your conservation goals
- Flexibility to modify rules and terms over time
- Flexibility to purge rights of future family members not involved in conservation goals
- Pass through income tax treatment
- Can couple with Deed

GENERAL GIFT AND ESTATE TAX RULES

1. Federal

- Gift tax
 - i. First \$14,000 each year per recipient of gifts made during lifetime excluded from taxation- doubled to \$28,000/year if married
 - ii. Any excess value offset by \$5,250,000 exclusion
 1. Must file gift tax return (form 709)
 - iii. Recipient of gift receives carryover income tax basis
- Estate Tax
 - i. No estate tax due if value of decedent's assets are less than \$5,250,000 in 2013.
 - ii. Exemption "doubles" if married
 - iii. Portability – surviving spouse automatically receives unused exemption from first spouse (federal rule only – n/a for CT tax)
 - iv. Wills/Trusts properly drafted and assets properly titled better approach
 - v. Estate tax election to reduce value of certain farmland
 - vi. Election to pay estate tax over 14 years, in order to avoid forced sale of farm.

2. Connecticut

• Gift Tax:

- First \$14,000 each year per recipient of gifts made during lifetime excluded from taxation - doubled to \$28,000/year if married
- Any excess value offset by \$2,000,000 exclusion
 1. Must file gift tax return (form 709)
- Recipient of gift receives carryover income tax basis

• Estate tax

- In 2013, \$2,000,000 estate tax exemption
- Tax rates range from 7.2%-12%.

KEEP IT IN THE FAMILY

1. Non-permanent solution to conservation goals
2. Simple bequest to spouse, children and other family members may not work
3. Consider restricting the group of beneficiaries that will inherit. Choose only those that will and are able to honor your wishes
4. Impose legally binding restrictions
 - a. Conservation easement - See below
 - b. Trust agreement
 - i. Create rules by which the property will be managed and used
 - ii. Pick someone to be in charge
 - iii. Inevitably will end for lack of money or family interested in preserving your wishes
 - iv. What should happen to property when the trust terminates?
 - v. Such trusts are irrevocable. No ability to modify rules as time or changes in circumstances dictate
 - vi. Likely some degree of State monitoring and oversight
 - c. Limited Liability Company (LLC)
 - i. Create rules by which the property will be managed and used
 - ii. Pick someone to be in charge
 - iii. Inevitably will end for lack of money or family interested in preserving your wishes
 - iv. Buyout/redeem disgruntled owner – liquidity to do so?
 - v. What should happen to property when there is no further interest in maintaining property?
 - vi. Such operating rules can be altered by the members of the LLC. There is an ability to modify rules as time or changes in circumstances dictate
 - vii. Unlikely that State will monitor and oversee

DONATION OF QUALIFIED CONSERVATION EASEMENTS

1. Transfers during lifetime

- A. Contributions are deductible
- B. Deductions offset income otherwise taxable.
- C. No deduction for Connecticut income tax purposes.
- D. No deduction for the contribution of services.

- E. Amount of deduction each year is limited.
 - (1) By the type of organization receiving the contribution.
 - (2) By the contributors adjusted gross income ("AGI").
 - (a) 50% of AGI limit applies to public charities & municipalities.
 - (b) 30% of AGI limitation applies to gifts of capital gain property.
 - (c) Can elect to use 50% limitation (rather than 30% AGI limitation) if the fair market value of the gift is first reduced by the long-term capital gain component.
- F. Contributions in excess of limitations can be carried over 5 successive years.
- G. Contributions of \$250 or more must be substantiated in writing by the donee organization.
- H. Noncash contributions in excess of \$500 require completion and filing of IRS Form 8283, which requires:
 - Identify the conservation purpose
 - shows the before and after value
 - states whether the donation was done in order to obtain zoning approval or required by contract, and
 - describes the interest of the donor or related person in other property located nearby.
- I. For easements, valuation typically done using the "before and after" method.
- J. Donor must retain written records of the conservation purpose served by the contribution.
- K. Generally, no deduction is available for gifts of a partial interest in property
- L. What constitutes a qualified conservation contribution?
 - (1) Property must be qualified real property
 - (2) Donated to a qualified organization
 - (3) Exclusively for conservation purposes
- M. Qualified real property interest
 - (1) The entire interest of the donor in the property
 - (2) Remainder interest
 - (3) Perpetual conservation restriction
- N. Qualified organization
 - (1) Must be eligible to receive conservation contribution
 - (2) Must have a commitment to protect the conservation purpose of the property; operated primarily for the conservation purposes of IRC 170(h)(4)(A).
 - (3) Must have resources to enforce the restriction
 - (4) The donee cannot thereafter reconvey without preserving the conservation purpose.
- O. Exclusively for conservation purposes
 - (1) Preserve land for outdoor recreation or education of the general public;
 - (2) Preserving land areas for education of the general public;
 - (3) Protecting, in a relatively natural habitat, fish, wildlife, or plants, or similar ecosystems;
 - (4) Preserving open space (including forest land for the scenic enjoyment of the general public or local government conservation policy yielding significant public benefits); or

- (5) Preservation of historically important land or certified historic structure.
- P. The regulations provide that scenic enjoyment is evaluated on the basis on all pertinent facts and circumstances, including
- (1) The compatibility of the land use with other land in the vicinity;
 - (2) The degree of contrast and variety provided by the visual scene;
 - (3) The openness of the land;
 - (4) Relief from urban closeness;
 - (5) The harmonious variety of shapes and textures;
 - (6) The degree to which the land use maintains the scale and character of the urban landscape to preserve open space, visual enjoyment, and sunlight for the surrounding area;
 - (7) The consistency of the proposed scenic view with a methodical state scenic identification program; such as state landscape inventory; and
 - (8) The consistency of the proposed scenic view with a regional or local landscape inventory made pursuant to a sufficiently rigorous review process, especially if the donation is endorsed by an appropriate state or local governmental agency.
- Q. An easement satisfied the exclusively-for-conservation requirement
- (1) Protect and preserve the conservation values;
 - (2) Prevent any use or activity that would significantly impair the conservation values;
 - (3) Conserve and protect in perpetuity the protected area as a "relatively natural habitat of fish, wildlife or plants or similar ecosystem" and as an "open space; or
 - (4) Protects ecological and natural resources, including birds, tree ecosystems, diversity of wildlife habitat, water quality values, open space and scenic value, and historical and cultural values.
- R. The terms of the easement may set forth the reserved rights of the grantors, provided not inconsistent/detrimental to conservation. Reserved rights include:
- (1) Plant, grow, harvest, sell, and manage forest;
 - (2) Engage in agricultural;
 - (3) Engage in recreational activities;
 - (4) Engage in scientific research activities;
 - (5) Conduct wildlife management activities; and
 - (6) Construct new ponds limited in size to 400 acres.
- S. The easement terms may also restrict the grantors in several other ways, including:
- (1) Prohibiting subdivision;
 - (2) Imposing limitations relating to the construction, enlargement, and replacement of residential, agricultural, and other structures on the protected property;
 - (3) Prohibiting the use of impervious surfaces, other than fencing and gates;
 - (4) Prohibiting industrial and commercial uses, activities, and structures;
 - (5) Limiting road construction and use;
 - (6) Limiting the paving of any road to use of non-permeable materials and roads;
 - (7) Prohibiting/limiting mining and recovery of oil, gas, or minerals;

- (8) Limiting additional residential structures;
- (9) Allowing/limiting agricultural structures;

2. Transfers Upon Death

- A. There is an unlimited deduction for estate purposes for gifts to municipalities or qualified tax-exempt charitable organizations.
- B. Fractional interest transfers are only allowed for certain trusts, and for qualified conservation contributions.
- C. Executor may elect to exclude from the federal gross estate the value of land subject to a qualified conservation easement. The election is made on a timely filed return, and once made is irrevocable.
- D. Land must have been owned by the decedent or his family during the 3 years prior to death.
- E. "Family" means:
 - An ancestor of the individual,
 - The spouse of the individual,
 - A lineal descendant of the individual, of the individual's spouse, or of a parent of the individual, or
 - The spouse of any lineal descendant described immediately above.
- F. Qualified conservation easement is same as for income tax purposes, except that:
 - (1) Preservation of historically important land or certified historic structure does not qualify
 - (2) Perpetual restriction must include a prohibition of commercial recreational activity
- G. The exclusion is limited. It is the lesser of:
 - (1) Not more than 40% of the value of the property, or
 - (2) \$500,000
 - (3) The 40 percent factor is reduced by 2 percent for each one percent by which the value of the qualified conservation easement is less than 30 percent of the value of the land.
- H. Value the land with and without the qualified conservation easement
- I. This exclusion should not prevent property from later qualifying for special-use valuation (farmland value),
- J. The exclusion may apply on land owned by an entity (corporation, LLC or trust) in which the decedent owned (directly or indirectly) a 30% interest.

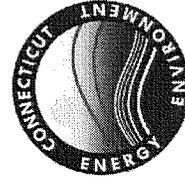
3. Example

- Land has a value of \$2M. The owner donates a qualified conservation easement. After the easement, the land has a value of \$1.25M.
 - The donor is entitled to a \$750K income tax deduction, which may be carried over for 15 years until the deduction is fully utilized.
 - Assuming a 30% income tax rate, the deduction results in income tax savings of 225,000.
- Upon the death of the donor, the land would be worth \$2.5M but for the easement. The land has a value of \$1.5M when considering the easement.

- The easement had a value of \$750K on the date of donation, exceeding 30% of the value of the land at that time ($750K \div 2M = 37.5\%$). Thus there is no reduction in the normal 40% limitation.
- The estate is entitled to exclude \$500k of value from the estate; the lesser of 40% of the date-of-death value of land ($\$2.5M \times 40\% = \$1M$) and the \$500k cap.
- The estate is also effectively reduced by the date-of-death value of the donated easement (\$1M)
- Assuming a 45% estate tax rate, the estate tax savings is \$675K ($\$1.5M \text{ exclusions} \times 45\% = \$675K$).
- The combined income and estate tax savings is \$900K ($\$225K + \$675K$)

**I THINK I WANT TO
PERMANENTLY PROTECT
MY LAND!**

*Now what do
I do???*



We Live in a Special Place!



#1: WHAT DO YOU REALLY WANT TO SEE HAPPEN?

- What is it you want protected?
 - Farmland? Wildlife habitat? Scenic beauty?
 - Unique or fragile areas?
 - All the land, or certain parts?
- Future Use
 - Working land?
 - Any public use, or strictly private?

#1: WHAT DO YOU REALLY WANT TO SEE HAPPEN?

- Future ownership
 - Retained life use for you & yours?
 - Heirs who would like to own?
 - Private or public in the future?
- Financial Issues: would you like to:
 - Reduce income taxes now or in the future?
 - Reduce potential estate taxes?
- When? Is there time pressure?

#2: TALK WITH THE FAMILY!

- Often biggest stumbling block
- No sense denying: we're all mortal!



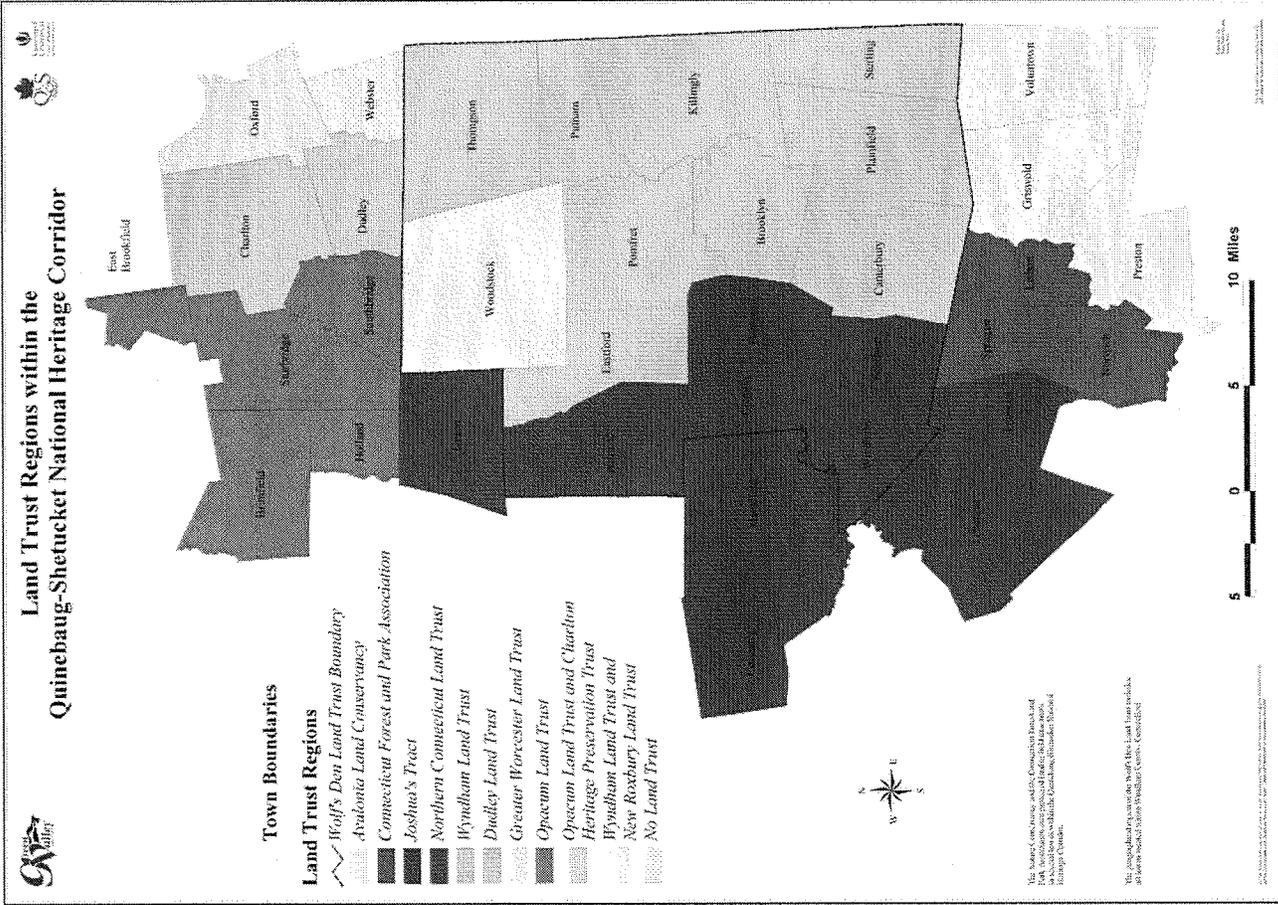
#3: *Make Some Calls!*



CONNECT WITH LOCAL SUPPORT:

- Local Land Trust
- The Quiet Corner Initiative
- Town Conservation Commission
- Conservation attorney
- Certified forester

LOCATE YOUR LOCAL LAND TRUST(S)



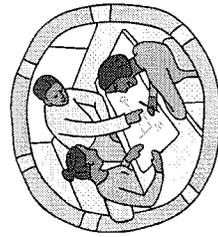
#3: *Make Some Calls!*



CONNECT WITH LOCAL SUPPORT:

- Local Land Trust
- The Quiet Corner Initiative
- Town Conservation Commission
- Conservation attorney
- Certified forester

#4: LEARN A LITTLE!



Land protection methods/tools:

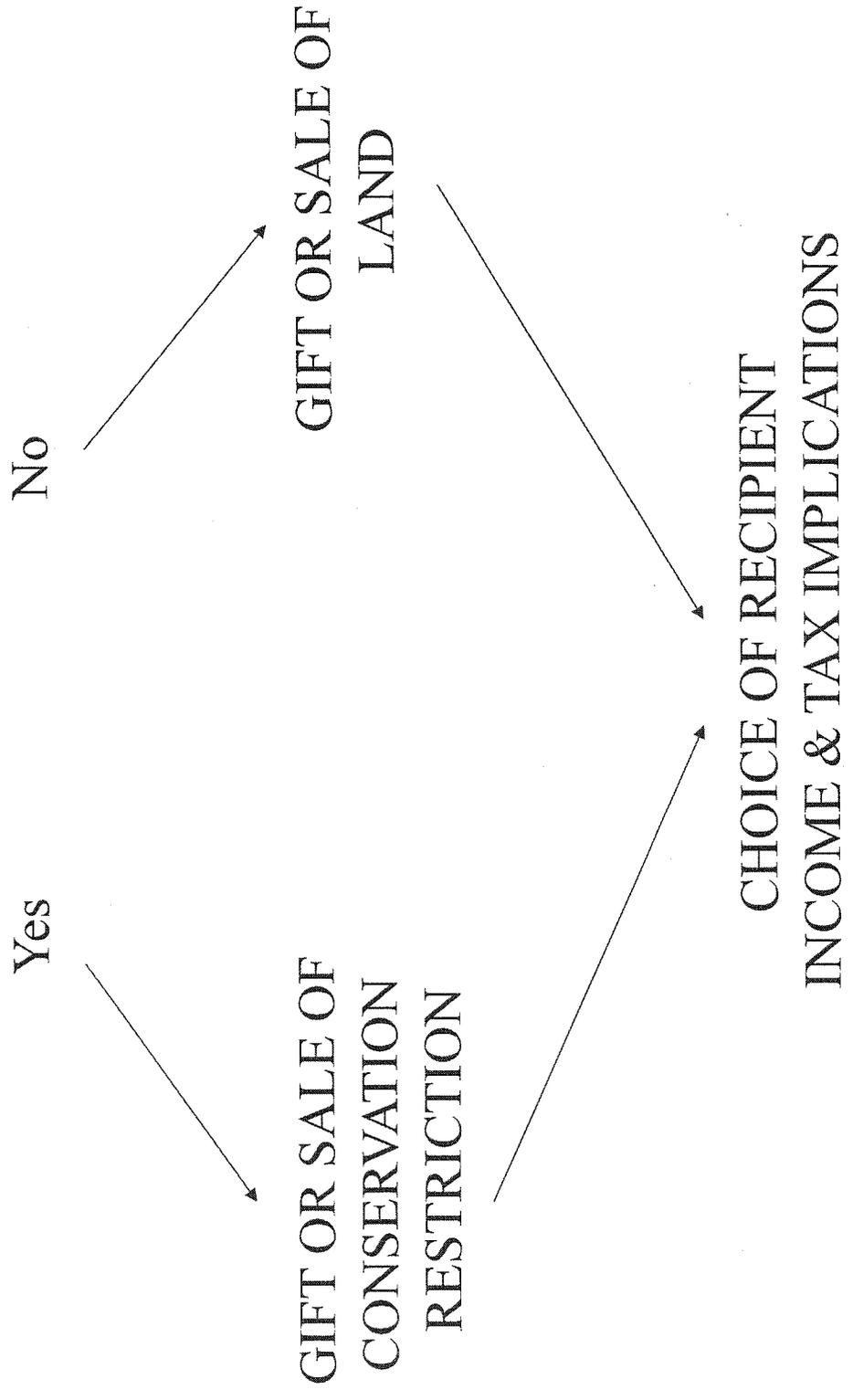


Funding & tax saving opportunities



“Bundle of sticks” concept

KEEPING THE PROTECTED LAND
IN PRIVATE HANDS?



#5: KNOW YOUR LAND

DO YOU:

- Know where it is? (Boundaries)
- Know what's out there? (Resource inventory)



REMEMBER: You can DO this!!



IF you don't procrastinate!

Tax Incentives for Open Space Preservation

Examining the Costs and Benefits of Preferential Assessment

Jeffrey O. Sundberg

Twenty-three states offer an incentive to preserve open space by providing preferential property tax assessment of qualifying parcels (table 1, p. 15). These property tax reductions can be considered expenditures in that they reduce revenue available for other uses in the interest of protecting the many amenities and environmental benefits of undeveloped land.

Programs vary widely from state to state, but all preferential assessment programs for open space must define the type and size of qualified parcels; permissible uses; certification requirements; assessment methods; enrollment term lengths; and penalties, if any, for removing a parcel from preferential status. Several states offer more than one program, each with its own qualification requirements. This article considers these differences, offers examples of how the tax expenditure is calculated, and describes potential societal benefits and costs of such programs.

Determining Eligibility for Preferential Assessment

States define eligibility in many different ways, but the requirements are usually relatively easy to meet. A parcel might qualify simply by being undeveloped. Several states allow landscaped land to qualify provided the building density doesn't exceed established limits. Washington, for example, allows land to qualify if it meets at least one of eleven very general requirements, including the protection of streams or water supplies, conservation or enhancement of natural or scenic resources, preservation of visual quality along roads, or enhancement of recreational opportunities.

While these criteria are very general, states may raise the bar by placing additional requirements on landowners. Some states require landowners to create and seek state approval for a property management plan that improves benefits for local wildlife. Vermont stipulates that a qualified conservation organization must own and manage the open space. One of two Texas programs requires

Protected by a Nature Conservancy easement, Findley Butte and the Zumwalt Prairie Preserve in Oregon qualify for preferential property tax assessment.



landowners to provide land and wildlife management to propagate a breeding, migrating, or wintering population of indigenous wild animals for human use, including food, medicine, or recreation.

Several states offer preferential assessment to properties that have attained federal status as open space. For example, parcels restricted by a conservation easement that meets the IRS requirements for a charitable donation automatically qualify for preferential assessment in Illinois and Oregon. Ohio will qualify only parcels under contract to one of four USDA programs (Conservation Reserve Program, Conservation Reserve Enhancement Program, Wetlands Reserve Program, and Grassland Preserve Program).

Parcels may have to meet minimum size requirements as well. The most common minimum is ten contiguous acres, though some programs allow properties as small as two acres, and several have no stated requirements. A few states limit the total acreage that any individual landowner may enroll. Tennessee, for example, limits eligibility to 1,500 acres per owner per county, including agricultural land, forest, and open space combined. The stated use of the property may influence its acceptability; several states specifically prohibit commercial property, including golf courses. At least two states, however, have programs specifically designed for golf courses and other commercial properties that provide outdoor recreational opportunities.

State Versus Local Criteria

State governments typically authorize preferential assessment programs and the criteria for inclusion. Six states allow local or county government officials to determine criteria by authorizing a program and requiring only that parcels be “included within a plan for preservation approved by state or local planning agencies” (Chervin, Gibson, and

TABLE 1
States Offering Tax Expenditures for the Provision of Open Space

State	Program Title(s)
California	Farmland and Open Space Program (Williamson Act)
Colorado	Agricultural Valuation Program
Connecticut	Rule of Valuation for Farmland, Forest Land, and Open Space Land
Florida	Environmentally Endangered Land and Conservation Easement Program
Georgia	Conservation Use Assessment Program
Idaho	Valuation of Agricultural Land
Illinois	a) Land Conservation Stewardship Program b) Open Space Valuations c) The Real Property Conservation Rights Act
Massachusetts	Recreational Land Tax
Maryland	Agricultural Use Assessment Law
Maine	Open Space Assessment
Michigan	Open Space Preservation
Minnesota	a) Private Outdoor Recreational, Open Space, and Park Land Tax b) Rural Preserve Program
New Hampshire	Current Use Taxation Program
Nevada	Assessment of Open-Space Real Property
Ohio	Current Agricultural Use Value
Oregon	a) Conservation Easement Special Assessment b) Open Space Land Special Assessment c) Wildlife Habitat Conservation and Management Special Assessment
Pennsylvania	Farmland and Forest Land Assessment Act
Rhode Island	Farm, Forest, and Open Space Program
Tennessee	Agricultural, Forest, and Open Space Land Act (Greenbelt Law)
Texas	a) Qualification for Agricultural Appraisal based on Wildlife Management Use b) Use Valuation for Recreational, Park, or Scenic Land
Vermont	Agricultural Land, Forest Land, Conservation Land, and Farm Buildings Value Appraisal Program
Virginia	Special Land Use Assessment
Washington	Open Space Taxation Act

Source: Significant Features of the Property Tax (2012).

The Lassen Foot-hills of California are eligible for preferential assessment under California's Farm-land and Open Space Program.



© Ian Shive

Green 2009, 8), for example, or by requiring that the appropriate governing body accepts the property via resolution. States with this requirement include California, Connecticut, Florida, Nevada, Tennessee, and Oregon. It is then up to local or county officials to choose the criteria for qualification, in some cases naming specific parcels. In other cases, the assessor's office determines the eligibility, based on the characteristics of the property and whether it meets the criteria.

This approach allows local governments to control the amount of the expenditure in their jurisdiction and tailor the program to protect the specific qualities most important to the area. For example, officials in a predominantly agricultural environment may prefer to use tax expenditures on forests or wetlands, while open fields might prove most valuable in a more urban setting.

Calculating the Value of the Tax Expenditure

Open space preferential assessment programs typically use one of three methods to determine the property's assessed value. Nine states value open space as if it were enrolled in the state's program for agriculture or forestry, even though the land isn't used for either activity. Nine other states instruct assessors to value the property considering only its current use, excluding the value of development rights (i.e., the market value as if its future

use were permanently restricted to its current use). Four states instruct the assessor to determine the fair market value as if it were not in the program and then apply a statutory formula to determine the preferential assessed value. Illinois has three programs for preferential assessment of open space, which vary by the criteria for eligibility; all offer statutory reductions that range between 75 percent and 85 percent. Nevada applies a lower statutory reduction of 26 percent.

States occasionally choose to define maximum or minimum values per acre for open space parcels. For example, Maryland set a statewide value of \$187.50 per acre for 2009. Washington allows local governments to determine a use value for their region, depending on a public benefit rating system; if no such system exists, open space land may receive an assessment no lower than the lowest agricultural valuation in the county. Massachusetts calculates the preferential value as use value, not to exceed 25 percent of fair market value.

Program Duration and Penalties for Early Withdrawal

Many programs provide for automatic annual renewal unless the landowner chooses to withdraw from the program. In some cases, length of contract is predetermined, most frequently for ten years, which generally carries forward upon the sale of

the property unless the new property owner alters the use and violates the terms of the program. Landowners pay a penalty for withdrawing from the program in order to alter land use, or for altering it without notification. Such penalties tend to equal the value of the tax expenditure received for a specified number of years prior to the current year, plus interest on that expenditure. Several states either charge 10 percent of the fair market value when use of the parcel changes, or charge a conveyance or transfer tax when a parcel in the program is sold.

If an owner withdraws a parcel from the program after a minimum number of years, however, the state may reduce or even eliminate penalties. For example, Vermont charges owners 20 percent of fair market value for withdrawing the property in the first decade and 10 percent for withdrawing after more than 10 years. Rhode Island exacts 10 percent of the new fair market value for removing a property after 6 years, but that penalty declines until it terminates, 16 years after enrollment.

Economic Benefits of Open Space Preservation

The large literature discussing the effect of environmental amenities on surrounding property values suggests that preventing development on a parcel will raise the value of neighboring parcels. The studies find complicating factors, however, that make it difficult to predict changes in value for specific regions. One study in Maryland, for example, finds that open space programs have very different effects on the value of property in three different counties, probably due at least in part to variations in the amount of open space present (Geoghegan, Lynch, and Bucholtz 2003). Numerous other studies indicate that the value of open space for individual homeowners declines with distance from the protected parcel (Chamblee, et al. 2011). The type of habitat or green space is also likely to be influential; one analysis finds that the presence of broad-leaved trees in a neighborhood is associated with positive values, but the presence of spruce trees has a negative effect on property values (Garrod and Willis 1992). An analysis of home prices in Tucson, Arizona, finds a preference for homes in areas with green space including native riparian habitat (Bark, et al. 2009; 2011).

Public access to privately owned open space for recreation or educational purposes would also

be likely to provide substantial local benefits in many cases. States rarely require public access as a condition for the tax expenditure, but Maine and New Hampshire both encourage it by offering an additional reduction in assessed value of 25 percent and 20 percent, respectively.

Protected open space can also reduce growth in the demand for municipally provided services and forestall negative effects of development, such as heavy traffic or overcrowded schools, which would likely impose a heavier tax liability on current residents. A growing literature on cost of community services indicates that the property taxes paid on developed land are often insufficient to cover the cost of services created to support that development, while open space frequently generates tax revenues well in excess of the cost of services expended on the property. The American Farmland Trust, reporting results from 151 studies covering counties and municipalities in 25 states, finds that the owners of working and open land frequently pay taxes above or even twice the cost of services received on those properties, while residential property owners typically pay less than the cost of services received (Farmland Information Center 2010).

Findings like these suggest that preferential assessment can be justified on the grounds of fairness, because the owners of open space may be subsidizing services sent to owners of developed property. However, the fact that most programs require a long-term agreement and include penalties for early conversion indicates that the goal is not fairness, but preventing development for a specified period.

Unfortunately, there is very little literature evaluating whether preferential assessment programs prevent future development on parcels that aren't under permanent protection such as an easement. Much of the existing evidence is based on studies of farmland protection programs rather than evaluations of the impact of property tax expenditures on open space. Two studies of Tennessee's Greenbelt Program evaluated a survey of woodland owners enrolled in the program and found little support for the hypothesis that preferential assessment reduced the likelihood of development on these parcels (Brockett, Gottfried, and Evans 2003; Williams, et al. 2004).

It's easier to evaluate land under long-term or permanent protection of either a perpetual



© Tim Johnson

The Land Conservancy of Western Michigan has permanently protected this 130-acre easement with mature hardwood forest and extensive wetlands, in Mason County.

conservation easement or a long-term preferential assessment contract with substantial penalties for withdrawal. In those cases, it's possible to reliably predict the continued presence of open space; unfortunately, these protection agreements may predate the preferential assessment or be otherwise uninfluenced by it.

Costs of Preferential Assessment for Open Space

In addition to the tax expenditure itself, these programs may incur several other potential costs. Programs that require an approved conservation plan, for example, might generate a particularly challenging expense. While a state agency could develop and approve such a plan, it will be costly to ensure that conditions of the plan are met.

Program enforcement requires evaluating not only changes in a property's market value but also changes in its use. If open space is used to graze livestock, for example, this new use might protect the undeveloped condition of the property but still reduce the environmental benefits.

Additionally, evidence suggests that in some instances open space preservation can lower property values by shifting development patterns, typically by resulting in the development of nearby properties (Irwin and Bockstael 2004; McDonald, et al. 2007). If preferential assessment prevents development on particular parcels, that development may shift to other parcels in ways that increase sprawl. If a leapfrog pattern of development occurs because a program prevented development on a parcel-by-parcel basis, the negative effects,

such as higher infrastructure costs, could overwhelm any public benefits from the program.

Given the voluntary nature of these programs and resulting changes in development patterns, a worst-case scenario is that lower-quality parcels might receive the preferential assessment, increasing development pressure on parcels that generate greater public benefits. On the one hand, local government approval might reduce this problem by allowing individuals who know the area best to choose the parcels that most deserve protection. On the other hand, it might inspire local officials to protect open space in their jurisdiction, pushing development into other communities and creating undesirable development patterns at the regional level. It is also important to mention that preferential assessment of open space to some degree creates a split-rate system with a higher rate on developed land, particularly on improvements to the land—an issue that concerns many property tax scholars and may also significantly affect land use patterns.

Finally, the value of the public benefits is not static; it may increase or decrease depending on the condition of the property and surrounding area. The changes may be uncorrelated, or even negatively correlated, with future changes in assessed value. For example, more intense development pressure might increase the benefit of preserving a large parcel as open space; or it might decrease the benefit of preserving a small “island” parcel. Twenty-five acres of open space in the middle of a town can greatly benefit a community, but, if 24 of those acres are developed, it will likely diminish the environmental benefits of the remaining acre. Both scenarios, however, are likely to increase tax savings from preferential assessment, as development pressure drives up local property values.

These factors indicate that, while preferential assessment does offer landowners an incentive to preserve public benefits, the amount of the incentive may under-correct or even over-correct for the benefit being created. This will result in an inherently inefficient program, though such programs may still result in significant net benefits compared to having no program at all.

Distributional Consequences

Property tax expenditures to protect open space will have distributional consequences. Most immediately, the program would redistribute the tax burden onto other property owners in the same tax

districts, as governments change the mill rate in order to maintain budgeted revenue. Owners of developed properties will now constitute a larger share of the tax base and will need to pay a greater fraction of the total tax bill as a result.

Since preferential assessment programs are primarily designed to maintain existing open space, enrolled parcels continue to generate benefits, but those benefits don't necessarily increase. Thus the public benefits should be expected to continue to accrue as before. Local residents alone will benefit from scenic views and the foregone external costs of development, while residents and nonresidents alike may benefit from protecting watersheds or habitat for endangered species (Anderson and West 2006). Benefits may be expected to increase, however, if the program requires owners to improve the value of the open space by activity such as habitat restoration.

Several studies indicate that the effects of open space on surrounding property values depend critically on the type of protection and its ability to prevent development in the future. For example, land acquired as a park or forest preserve, or land placed under a conservation easement, has a much more positive effect on neighboring property values than open space that is not permanently protected (Geoghegan 2002). Enrollment in a preferential assessment program might have little or no effect on surrounding property values if the protection is perceived to be temporary, resulting in either

permanent reductions in revenue or permanently higher tax rates on the non-enrolled parcels.

Calculating the Fiscal Cost of Preferential Assessment Expenditures

The methodology for calculating the tax expenditure resulting from the preferential assessment of open space is straightforward. The property owner will see a reduced tax burden based on the difference between the assessment without the program and the preferential assessment. This reduction in assessed value can lower tax revenue due to a reduced base. Alternatively, the lost revenue could be recouped by shifting the burden onto other property owners by increasing the tax rate. A combination of both outcomes is also possible. Oregon reports both the loss and the shift in their tax expenditure report (table 2), which listed exemption values of \$126 million in fiscal year 2009–10 for the three open space programs. The estimated revenue loss over two fiscal years is \$3.2 million, while the estimated revenue shift during that period is \$0.7 million.

Data is inconsistent from state to state, which makes it difficult to estimate the revenue effects of preferential assessment. The aggregate data presented for Oregon is much more useful than what many other states present. States that do not calculate property tax expenditures frequently do not make such data available; at best, they usually offer aggregate figures that combine the programs for agriculture, forestry, and open space. Table 2

Program	2009–10 Assessed Value of Property Exempted¹	2009–11 Revenue Impact: Loss¹	2009–11 Revenue Impact: Shift¹
Wildlife Habitat	\$51 million	\$1.1 million	\$0.2 million
Conservation Easements	\$14 million	\$0.4 million	< \$0.1 million
Open Space Land	\$61 million	\$1.7 million	\$0.4 million
Totals for Open Space Programs (as rounded)	\$126 million	\$3.2 million	\$0.7 million
Private Forests²	\$5.3 billion	\$104 million	\$19.9 million
Farmland³	\$14.1 billion	\$303.9 million	\$58.2 million
Open Space, percent of total	0.6%	0.8%	0.9%

Source: Oregon Department of Revenue (2012), pp. 317–329.

- 1 Numbers in the table are reported as listed in the report. The dollar values are rounded to the nearest million or tenth of a million.
- 2 Private Forests includes preferential assessment programs for forest homesites, western private forestland, eastern private forestland, and small tract forestland. It does not include property tax exemptions for standing timber.
- 3 Farmland includes preferential assessment programs for farmland and for farm homesites.

also indicates the relative scope of open space in that context. The exemption values for private forestry were over \$5 billion, and the exemption values for farmland and farm home sites were \$14.1 billion. The three conservation programs combined represent approximately one-half of one percent of the total exemption value, and less than one percent of the revenue lost or shifted.

Such calculations also depend on other effects

that may be very difficult to observe. It will be impossible to determine the extent to which revenue shifted, without detailed information about local government's ability to respond by changing the mill rate. In that case, the estimate will account for only foregone revenue. It will also be necessary to ignore the program's possible positive property value effects on neighboring parcels.

Conclusion

Designing a preferential assessment program for open space requires careful consideration. While land with limited development does provide amenities and environmental benefits under many circumstances, the value of those benefits may vary dramatically according to local conditions. If the program's goal is primarily to provide local, rather than regional, benefits, one set of criteria for the entire state is unlikely to maximize benefits. Local determination of the enrollment criteria may provide the flexibility necessary to react to those varying conditions, whereas state-level criteria are probably necessary to protect regional resources such as watersheds.

The shortage of empirical work in this area makes it difficult to assess the effectiveness of existing programs. If the goal is genuinely to forestall development on certain parcels, program design should consider the length of contract and penalty for early conversion. Short-term delays in development will primarily benefit the owners of open space. For a program to succeed, the open space must generate significant community benefits in the form of either long-term environmental protection or higher property values for other residents of the area. Higher eligibility requirements for inclusion in the program should reduce the amount of acreage enrolled; however, the number of acres should not be the program's primary goal unless legislators intend it solely as a means to reduce local development. Significant enrollment in the program could have substantial fiscal implications for local jurisdictions, especially if broad criteria and low conversion penalties make it easy for landowners to enroll and then develop the property later. Program design must ensure a maximum of public benefit in exchange for the fiscal effects. □

This article was adapted from the Lincoln Institute working paper, "Preferential Assessment for Open Space": https://www.lincolnst.edu/pubs/dl/2281_1620_Sundberg_WP13JS1.pdf.

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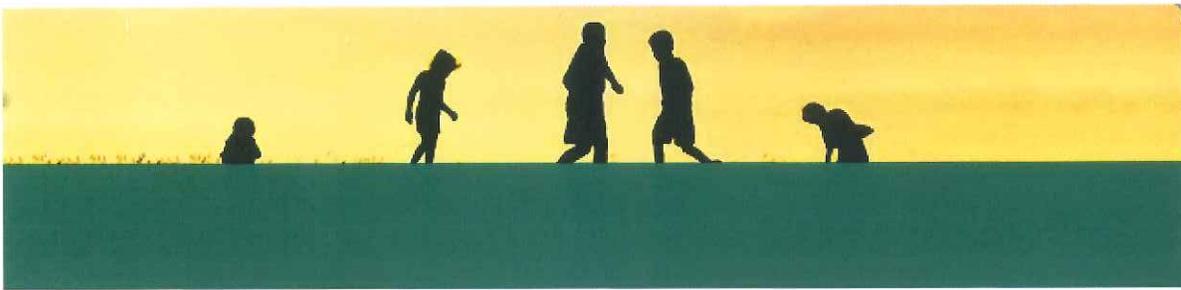
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There's a reason they call it the great outdoors.®

Remember playing outside until mom called you in for dinner? Today's kids probably won't. In the last two decades, childhood has moved indoors. The average American boy or girl spends just four to seven minutes in unstructured outdoor play each day, and more than seven hours each day in front of an electronic screen.^{1,2,3} This shift inside profoundly impacts the wellness of our nation's kids. Childhood obesity rates have more than doubled the last 20 years; the United States has become the largest consumer of ADHD medications in the world; and pediatric prescriptions for antidepressants have risen precipitously.^{4,5,6}

Our kids are out of shape, tuned out and stressed out, because they're missing something essential to their health and development: connection to the natural world.

Body

- Outdoor play increases fitness levels and builds active, healthy bodies, an important strategy in helping the one in three American kids who are obese⁷ get fit.
- Spending time outside raises levels of Vitamin D, helping protect children from future bone problems, heart disease, diabetes and other health issues.⁸
- Being out there improves distance vision and lowers the chance of nearsightedness.⁹

Mind

- Exposure to natural settings may be widely effective in reducing ADHD symptoms.¹⁰
- Schools with environmental education programs score higher on standardized tests in math, reading, writing and listening.¹¹
- Exposure to environment-based education significantly increases student performance on tests of their critical thinking skills.¹²

Spirit

- Children's stress levels fall within minutes of seeing green spaces.¹³
- Play protects children's emotional development whereas loss of free time and a hurried lifestyle can contribute to anxiety and depression.¹⁴
- Nature makes you nicer, enhancing social interactions, value for community and close relationships.¹⁵

Getting kids back outside is an important societal issue that affects children of all races and socio-economic levels throughout America. National Wildlife Federation (NWF) encourages Americans to Be Out There™ for the health and wellbeing of our children. Be Out There (www.BeOutThere.org) galvanizes families and communities, corporations and partners, thought leaders and policy makers around solutions for addressing this indoor childhood epidemic.

"When I was young, we walked to school every day, rain or shine—in wind, sleet, hail and snow too. And we spent hours running around outside when school got out."

--First Lady Michelle Obama

The American Academy of Pediatrics recommends 60 minutes daily of unstructured free play as an essential part of children's physical and mental health and social development.

Cal Tech's Jet Propulsion Lab interviews all candidates about their play experiences as children, because they've found a direct correlation between hands-on play and superior problem solving skills.





Town of Coventry



Photo Credits: city-data.com, hotpad.com, yelp.com, Coventry.org

Community Resilience Building Workshop

Summary of Findings

September 2019



Town of Coventry

Community Resilience Building Workshop

Summary of Findings

Overview

The need for municipalities, academic institutions, regional planning organizations, states and federal agencies to increase resilience and adapt to extreme weather events and a changing climate is strikingly evident amongst the communities of the state of Connecticut. Recent events such as Tropical Storm Irene and Sandy have reinforced this urgency and compelled leading communities like the Town of Coventry to proactively collaborate on planning and mitigating risks. Ultimately, this type of leadership is to be commended because it will reduce the vulnerability of municipal residents, infrastructure, and ecosystems and serve as a model for other communities in Connecticut, New England, and the Nation.

In the spring of 2019, the Town of Coventry embarked on certification via Sustainable CT. As part of that certification, Sustainable CT and the Nature Conservancy provided the Town with a voluntary process to conduct an assessment of climate change impacts. In July 2019, a municipal-based core team organized a Community Resilience Building Workshop facilitated by the Nature Conservancy in partnership with Sustainable CT. The core directive of this effort was the engagement with and between community stakeholders to facilitate the assessment of climate vulnerabilities and the education, planning and ultimately implementation of priority adaptation actions for Coventry.

The Coventry Community Resilience Building Workshop's central objectives were to:

- Define top local natural and climate-related hazards of concern;
- Identify existing and future vulnerabilities and strengths;
- Develop prioritized actions for the Town of Coventry; and,
- Identify opportunities to collaboratively advance actions to increase resilience.



For the Workshop, the Town of Coventry employed a unique “anywhere at any scale”, community-driven process known as Community Resilience Building (CRB) (www.CommunityResilienceBuilding.org). The CRB’s Risk Matrix and various data and maps were integrated into the workshop process to provide both decision-support and risk visualization around shared values and priorities across Coventry. The Coventry Annex of the Capital Region Natural Hazards Mitigation Plan (2019-24) update was particularly instructive. Using this CRB process, rich with information, experience and dialogue, the participants produced findings which are outlined in this summary report. The following report provides an overview of the top hazards, current concerns and challenges, current strengths, and proposed actions to improve Coventry’s resilience to natural and climate-related hazards today, and in the future.

The summary of findings transcribed in this report, like any that concern the evolving nature of risk assessment and associated action, are proffered for comments, corrections and updates from workshop attendees and additional stakeholders alike. The leadership displayed by the Town of Coventry on community resilience building will benefit from the continuous and expanding participation of all those concerned.

Summary of Findings

Top Hazards and Vulnerable Areas for the Community

During the CRB Workshop, community members were asked to identify the top hazards for the Town of Coventry. The hazard of greatest concern to the participants were intense storms including Nor’easters, snow and ice storms, and hurricanes. The other hazards discussed included precipitation-driven flooding from rivers and streams, extreme temperatures or heatwaves, and drought. These hazards have direct and increasing impacts on Coventry’s residents and resources such as its neighborhoods, natural areas (river corridors, wetlands, watersheds, parks), farms, roads, bridges, places of employment, residential drinking and wastewater systems, social support service to vulnerable populations, and other critical infrastructure and community assets.



Top Hazards and Areas of Concern for the Community

Top Hazards

- Storms (Nor'easters, snow and ice storms, hurricanes)
- Flooding (precipitation-driven inland and river)
- Extreme Temperatures and/or Heatwaves
- Droughts (lack of rain)

Areas of Concern in Coventry*

Ecosystems: Hazardous Trees (along transportation corridors and municipal-owned property), Gypsy Moth and Drought Stress on Trees across Municipality, Hop River, Willimantic River, Coventry Lake, Beaver Activity and Impoundments, Skungamaug River, Ash Brook, Nathan Hale State Forest, Mill Brook.

Roads, Road Networks, Bridges: Hop River Bridges, Roads around Coventry Lake, Route 44, Flanders Road, Manning Hill, Grant Hill Road, Twin Hills Drive, Depot Road Bridge, Brigham Road Bridge.

Infrastructure: Broadway Drainage Culvert, Private Drinking Water Wells, Sewer System Pumps, Housing (crumbling foundations - estimated 1500 households), Storm Debris - Transfer Station Capacity, Two Potential High Loss Dams, 21 Privately-Owned Dams, Dry Hydrants, Eagleville Lake Dam, Three "Scour Bridges" (cross Willimantic River - Brigham Road and Depot Road and cross Mill Brook - Depot Road), Jones Crossing/Clark Brook Culvert.

Developments and Neighborhoods: Southern Border of Municipality, Coventry Lake.

Vulnerable Populations: Homebound/Isolated Elderly, Developmentally Disabled, Non-English Speaking, Low Income, Farmers (people and livestock), Volunteers (decline over time).

*Information above from workshop participants as well as from the Coventry Annex of the Capital Region NHMP (2019-24) Update.



Current Concerns and Challenges Presented by Hazards

The Town of Coventry has several concerns and faces multiple challenges related to the impacts of natural hazards and climate change. In recent years, Coventry has experienced a series of highly disruptive and damaging weather events including Tropical Storm Irene (August 2011), Tropical Storm Sandy, (October 2012), winter Nor'easter Nemo (February 2013), and other impactful events in the last eight years. Impacts from Irene included heavy rain-induced inland flooding and wind damage. Sandy caused extended power outages across portions of Coventry. Winter snow storms drop excessive snow on the Town knocking out power and isolating residents and neighborhoods. The magnitude and intensity of these events and others across Connecticut has increased awareness of natural hazards and climatic change, while motivating communities like Coventry to comprehensively improve resilience.

This series of extreme weather events highlights that for Coventry the impacts from hazards are diverse; they range from limited flooding of roads and low-lying areas near rivers and wetlands during intense storms and heavy precipitation events to property damage from trees, wind, snow, and ice. Longer periods of elevated heat, particularly in July and August, have raised concerns about vulnerable segments of the population including the elderly and disabled. The combination of these issues presents a challenge to preparedness, response, and mitigation priorities and requires comprehensive yet tailored actions for particular locations and/or areas across Coventry.

The workshop participants were generally in agreement that Coventry is experiencing more intense and frequent storm events and heat waves. The impacts have affected the daily activities of most residents. Additionally, there was a general concern about the challenges of being prepared with contingency plans for worst case scenarios during different times of the year (i.e. major disasters, storms, major hurricanes (Cat-3 or above)) particularly in the fall/winter due to more intense storms.



(Credit: firenews.com)



(Credit: flickr.com)



(Credit: coventryct.org)



Specific Categories of Concerns and Challenges

As in any community, Coventry is not uniformly vulnerable to hazards and climate change, and certain locations, resources, and populations have and will be affected to a greater degree than others. Workshop participants identified the following items as their community's key areas of concerns and challenges across three categories - Infrastructure, Societal, and Environmental.

Infrastructure Concerns and Challenges

Roads, Road Networks, Bridges:

- Intense flooding from Hop River overtops roads, limits transportation across bridges, and egress from southern border areas.
- Constraints on improvements for water conveyance due to age of road network.
- Concerns related to potential for closure of major connector (i.e. Route 44).

Emergency Management and Preparedness:

- Major hurricane creating unmanageable challenges for current response and recovery staff, resources, and facilities within municipality.
- Need for more business continuity and recovery planning for major events.

Wastewater Systems:

- Need to expand system in partnership with adjoining municipality to create opportunity for accelerated economic growth.

Housing:

- Isolation of homes when road network is compromised for extended periods.
- Education about potential for current and future impacts to structures.

Societal Concerns and Challenges

Vulnerable Populations:

- Isolated pockets of residents who live in more rural parts of community.
- Older housing stock including homes without air conditioning.
- Implications on disproportionately disadvantaged populations (i.e. elderly, working poor, etc.) due to flooding, winter storms, and heat waves.



Specific Categories of Concerns and Challenges (cont'd)

Societal Concerns and Challenges

Vulnerable Populations:

- Need to improve emergency communications.
- Need for long-term residents to educate and support new residents on preparedness.

Power:

- Power outages to residential homes and business particularly during the winter months increasing isolation.
- Low income households vulnerability due to power outages.

Environmental Concerns and Challenges

River, Watersheds, Aquifers:

- Localized flooding along Hop River and Willimantic River.

Trees and Forests:

- Increasing impacts to tree health from pests and pathogens resulting in dead and standing trees which pose risk to power lines, people, and property if not managed.
- Need for tanker truck to assist with fighting fires in areas remote from water sources.



Current Strengths and Assets

Because of the recent experiences with extreme weather, the Town of Coventry is well acquainted with existing and shared strengths. Reinforcing best practices and enhancing available assets will generate greater benefits to the Town and adjoining communities through increased resiliency to more frequent and intense storms, as well as to long term impacts from increases in temperatures and precipitation.

- Clearly, the responsive and committed leadership exhibited by officials and staff is a very appreciated strength within the Town of Coventry. Ongoing collaboration between the Town staff, adjoining municipalities, Capital Region Council of Government, Division of Emergency Management and Homeland Security Region 4, business community, faith-based organizations, and non-profit organizations, among others, on the priorities identified below will help to advance comprehensive, cost-effective approaches to community resilience building.
- The Town has solid, highly experienced, staff with access to adequate resources for most emergency situations. The coordination amongst various departments including leadership, Police, Fire, and Emergency Management Services was cited as an ongoing, and highly valued community strength despite the need to maintain a flow of volunteers over time (i.e. Community Emergency Response Team (CERT), East Highlands Health District's Medical Reserve Corps).
- Relatively intact forested watershed surrounding ponds and wetlands coupled with rivers and riparian corridors that provide flood storage, enhance public amenities for recreation, and increase ecological function and biodiversity.
- Integrated and tiered sheltering support system from Town Hall, Senior Center, Coventry High School (main shelter for up to 1000 people), and regional shelter at Mansfield Community Center that can be staffed by Coventry CERT.
- Microgrid being installed to cover Town Hall, Emergency Operations Center, elderly housing, high and middle schools, fire and police station, fueling station, radio tower, and other buildings.
- Self-reliant residents that look out for one another and pride themselves on preparedness including key organizations like Lions Club and Coventry Cares.
- Sophisticated and robust communications and alert system coupled with "Town News" newsletter and CCTV that can increase awareness about emergency preparedness and appropriate responses by residents.



Top Recommendations to Improve Resilience

A common thread throughout the workshop discussions was the recognition that Coventry needs to be better prepared through longer term community-based, contingency planning across all areas of concern. This need and additional core highlights surfaced by the Workshop participants are addressed below across Infrastructure, Societal, and Environmental categories.

Infrastructure

- Continue to explore options to reduce flooding of bridges and their approaches along the Hop River as well as Route 44 due to flooding from the Willimantic River.
- Identify culverts (600 total) and catch basins (1200 total) in need of replacement, repair, or retrofit and priorities construction that incorporates future storm scenarios into to design and installation.
- Locate areas across municipality where Low Impact Development (LID) practices along with installation of green stormwater infrastructure could help to minimize localized flooding and improve the environment.
- Seek to identify the extent of salt contamination of private drinking water wells.
- Continue to strengthen partnership with water utility (Connecticut Water Company), State Department of Health, and municipality to link public water systems via an “Interconnection Plan” which is under development.
- Secure water tower for Village area to compensate for lack of fire hydrants as well as to ensure adequate water pressure for top floor sprinkler systems per building codes.
- Strengthen dialogue with Bolton and State Department of Energy and Environmental Protection in hopes of securing an extension of sewer line in accord with Plan of Conservation and Development’s (POCD) recommendations for future mixed-use growth and housing influx in this “Bolton/Coventry Node”.
- Continue to work with Connecticut Economic Resource Center to advance a four-town study for economic development (Coventry, Tolland, Bolton, Mansfield) with an eye to increasing regional resilience via various planning sectors including transportation and economic growth.
- Work to improve coordination with State Department of Transportation to ensure roads conditions are optimized during winter months.



Community Resilience Building Workshop Recommendations

Infrastructure (cont'd)

- Continue to respond as needed to flooding issues created by beaver activities and impoundments in known locations.
- Repair or replace Broadway Drainage culvert.
- Monitor changes in groundwater tables to better understand the implications on existing and any new septic systems.
- Conduct tabletop exercise for Route 44 closure and detour.
- Advance the merger of two volunteer fire departments and secure a municipal-wide Fire Chief to oversee all operations and responses to issues.
- Apply recommendations from Route 44 and 195 Eastern Gateway Corridor Study.



(Credit: Torin Radicioni/ISE)

Societal

- Seek ways to increase the longevity and flow of volunteers for various municipal functions such as the Fire Department and the CERT program.
- Connect with Eastern Highlands Health District to explore opportunities to encourage volunteerism for Medical Reserve Corps.
- Promote municipality to manage population growth via POCD and carefully crafted zoning regulations that reflect desired growth patterns.
- Look to strengthen the Coventry Village Partners to ensure a coordinated effort to improving the attractiveness of the Village locally and regionally in hopes of increasing economic resiliency.
- Continue on-the-job training at municipal food bank for vocational groups to help reach those families in need across the municipality.
- Update special needs list via Social Services as needed and continue conduct outreach in advance of, during, and after major events.
- Incorporate considerations of “attainable” housing in POCD update and future revisions



Community Resilience Building Workshop Recommendations

Societal (cont'd)

- Work with elderly housing at Orchard Hills to develop and maintain an emergency response plan.
- Incorporate concepts and examples of community resilience building into the Consortium meetings on a routine basis to ensure the topic is discussed amongst all commissions with land use duties or purview.
- Continue attempts to bridge with UConn planning to explore mutually beneficial opportunities to share and increase resilience across the organization and adjoining municipalities.
- Initiate dialogue amongst residents and other regional and state entities regarding options to improve and coordinate transportation to minimize mobility issues.
- Need to revitalize existing CERT program.

Environmental

- Ensure that all transportation and power corridors have benefitted from tree trimming operations by utility in coordination with municipal tree warden.
- Work to maintain and seek way to improve beaches on Coventry Lake as a opportunity to provide cooling for residents and non-residents during heatwaves.
- Re-evaluate existing open space in terms of overall reduction of risk from flooding and heatwaves to residents. Assess the value of future acquisitions to improving resilience (i.e. floodplain forest protection versus development).
- Monitor over time the level of risk for the municipality due to wildfire given increased intensity of drought conditions in the future.
- Expand community gardens to meet growing demand and increase the resilience of the local food systems.
- Support and strengthen the Farmers Market to enhance local economy and further increase locally resilient food supply.
- Maintain aquifer protection overlay zone as well as commercial agriculture zone.
- Integrate green stormwater infrastructure (bioinfiltration) into projects.



CRB Workshop Participants: Department/Organization

Town of Coventry - Town Manager

Town of Coventry - Parks and Recreation

Town of Coventry - Police Department

Town of Coventry - Land Use & Planning

Town of Coventry - Public Works

Town of Coventry - Resident

CRB Workshop Project Team: Organization and Role

Coventry Core Team

John Elsesser - Town Manager, Town of Coventry

Eric Trott - Director of Planning and Development, Town of Coventry

Workshop Team

The Nature Conservancy – Adam Whelchel, Ph.D. (Lead Facilitator)

Institute of Sustainable Energy - Jessica LeClair (Support Lead)

Institute of Sustainable Energy - Torin Radicioni (Scribe)

Recommended Citation

Town of Coventry (2019). Community Resilience Building Workshop Summary of Findings. Town of Coventry, Sustainable CT, The Nature Conservancy. Coventry, Connecticut.

Acknowledgements

Special thanks to the Town of Coventry staff and community members for their willingness to embrace this process in hopes of a more resilient future for Coventry. Thank you to Sustainable CT for providing refreshments and food. Finally, thank you to the scribes that recorded the workshop dialogue.

This project was made possible in part through the generous contribution of the Nature Conservancy and Sustainable CT team that conducted Coventry's Community Resilience Building Workshop in close partnership with the Town's Core Team.



Appendix

Base Map





Coventry Annex
Capital Region Natural Hazard Mitigation Plan
(2019-2024)



Action #1

Work with FEMA to map the Mill Brook floodplain in Coventry Village.

Goal	3. Improve institutional awareness and understanding of natural hazard impacts and mitigation within municipal governments and other decision-making bodies
Category	Prevention
Lead	Planning
Cost	\$0 - \$10,000
Funding	CT DEEP / DEMHS / FEMA
Timeframe	07/2019 - 06/2020
Priority	High



Action #2

Develop a dry hydrant maintenance plan to guide hydrant cleaning, dredging, and replacement.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Prevention
Lead	Fire Department
Cost	\$10,000 - \$25,000
Funding	CT DEEP
Timeframe	07/2019 - 06/2021
Priority	High

Action #3

Develop a process, to be built into DPW operations, to identify, evaluate, and address bridges with scour problems.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Structural Projects
Lead	Public Works
Cost	\$10,000 - \$25,000
Funding	Grants
Timeframe	07/2019 - 06/2021
Priority	High

Action #4

Complete an inventory and vulnerability analysis of trees along municipal rights-of-way (ROW), with a particular focus on tree death due to invasive pests and blight.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Prevention
Lead	Public Works
Cost	\$10,000 - \$25,000
Funding	Town Operating Budget
Timeframe	07/2019 - 06/2021
Priority	High



Action #5

Develop a prioritized list of needed road improvements around the lake area where flash flooding is an issue.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Structural Projects
Lead	Public Works
Cost	\$25,000 - \$50,000
Funding	Town Operating Budget / Grants
Timeframe	07/2020 - 06/2021
Priority	High

Action #6

Complete upgrade of town-wide communications system.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Preparedness & Emergency Response
Lead	Emergency Management
Cost	\$50,000 - \$100,000
Funding	Town Operating Budget
Timeframe	07/2021 - 06/2022
Priority	High

Action #7

Develop a micro-grid for municipal facilities around, and including, the Town Hall. Ideally the microgrid will service the high school (shelter), middle school, fire department, town hall, fueling station, and elderly housing complex.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Structural Projects
Lead	Public Works
Cost	\$50,000 - \$100,000
Funding	Grants / CT DEEP PURA
Timeframe	07/2021 - 06/2022
Priority	High



Action #8

Complete the stormwater collection system improvements along Mill Stream in Coventry Village.

Goal	1. Minimize the impact of natural hazards on physical buildings and infrastructure
Category	Structural Projects
Lead	Public Works
Cost	\$50,000 - \$100,000
Funding	Grants
Timeframe	07/2021 - 06/2022
Priority	High

Action #9

Assess the needs, and develop a cost-estimate, for retrofitting the new High School gym to ensure it is up to seismic and wind code and can be used as an emergency shelter.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Structural Projects
Lead	Public Works
Cost	More than \$100,000
Funding	Grants / Bonding
Timeframe	07/2022 - 06/2023
Priority	High

Action #10

Construct a water tower or cistern to serve Coventry Village to improve firefighting capacity in that area.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Preparedness & Emergency Response
Lead	Public Works
Cost	More than \$100,000
Funding	Grants
Timeframe	07/2022 - 06/2023
Priority	High



Action #11

Replace culvert at Jones Crossing over Clark Brook, which drains to the Willimantic River.

Goal	1. Minimize the impact of natural hazards on physical buildings and infrastructure
Category	Structural Projects
Lead	Public Works
Cost	More than \$100,000
Funding	Grants / Bonding
Timeframe	07/2022 - 06/2023
Priority	High

Action #12

Complete improvements to the DeCew Dam park property, considering dam safety.

Goal	1. Minimize the impact of natural hazards on physical buildings and infrastructure
Category	Structural Projects
Lead	Public Works
Cost	More than \$100,000
Funding	Grants
Timeframe	07/2022 - 06/2023
Priority	High

Action #13

Increase funding to identify and address bridge scour problems.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Prevention
Lead	Public Works
Cost	More than \$100,000
Funding	Town Operating Budget / Grants
Timeframe	07/2022 - 06/2023
Priority	High



Action #14

Conduct outreach to local small businesses with the aim of preventing the accidental release and pollution from chemicals stored and used at their facilities during or following natural hazard events.

Goal	6. Improve public outreach, education, and warning systems
Category	Education & Awareness
Lead	Planning, in coordination with DEEP
Cost	\$0 - \$10,000
Funding	Materials & Resources Provided by CT DEEP
Timeframe	01/2019 - 12/2019
Priority	Medium

Action #15

Participate in EMI courses or the seminars and annual conference held by the Connecticut Association of Flood Managers.

Goal	3. Improve institutional awareness and understanding of natural hazard impacts and mitigation within municipal governments and other decision-making bodies
Category	Education & Awareness
Lead	Planning
Cost	\$0 - \$10,000
Funding	Town Operating Budget
Timeframe	07/2019 - 06/2024
Priority	Medium

Action #16

Coordinate with NEMO and CRCOG to share resources and gain technical support for hazard mitigation actions involving stormwater management and public outreach, which have parallel benefits related to MS4 stormwater permit compliance.

Goal	1. Minimize the impact of natural hazards on physical buildings and infrastructure
Category	Prevention
Lead	Public Works
Cost	\$0 - \$10,000
Funding	Town Operating Budget
Timeframe	07/2020 - 06/2021
Priority	Medium



Action #17

Review the LID Manual developed by the Northwest Hills Council of Governments and determine whether LID can be incorporated locally to increase rural resiliency.

Goal	1. Minimize the impact of natural hazards on physical buildings and infrastructure
Category	Prevention
Lead	Planning
Cost	\$10,000 - \$25,000
Funding	Town Operating Budget
Timeframe	07/2021 - 06/2022
Priority	Medium

Action #18

Conduct a wildfire vulnerability and needs assessment to guide construction of additional dry hydrants and/or cisterns.

Goal	3. Improve institutional awareness and understanding of natural hazard impacts and mitigation within municipal governments and other decision-making bodies
Category	Prevention
Lead	Fire Department
Cost	\$25,000 - \$50,000
Funding	Town Operating Budget / Grants / CT DEEP
Timeframe	07/2021 - 06/2023
Priority	Medium

Action #19

Develop a plan for implementing lightning protection for the town-wide communication system.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Preparedness & Emergency Response
Lead	Emergency Management
Cost	\$25,000 - \$50,000
Funding	Town Operating Budget / Grants
Timeframe	07/2021 - 06/2023
Priority	Medium



Action #20

Remove 100 to 150 hazardous trees, as identified in the hazardous tree survey completed prior to the previous HMP, over the next five years.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Prevention
Lead	Public Works
Cost	\$25,000 - \$50,000
Funding	Town Operating Budget
Timeframe	01/2021 - 12/2023
Priority	Medium

Action #21

Increase funding for Right of Way tree removal.

Goal	5. Improve the resilience of local and regional utilities and infrastructure using strategies including adaptation, hardening, and creating redundancies.
Category	Prevention
Lead	Public Works
Cost	\$25,000 - \$50,000
Funding	Town Operating Budget / Grants
Timeframe	07/2021 - 06/2023
Priority	Medium

Action #22

Develop an Open Space Plan to guide acquisition and preservation; ensure hazard mitigation is considered in plan development.

Goal	4. Increase the use of natural, "green," or "soft" hazard mitigation measures, such as open space preservation and green infrastructure.
Category	Natural Resources Protection
Lead	Planning
Cost	\$50,000 - \$100,000
Funding	Town Operating Budget / Grants
Timeframe	07/2023 - 06/2024
Priority	Medium



Action #23

Apply for State and Federal funding for drainage improvements to the intersection of South Street, Swamp Road, and Swamp Road Extension.

Goal	1. Minimize the impact of natural hazards on physical buildings and infrastructure
Category	Structural Projects
Lead	Public Works
Cost	More than \$100,000
Funding	Town Operating Budget / Grants
Timeframe	07/2022 - 06/2024
Priority	Medium

Action #24

Upgrade all town plows to have magnesium chloride tanks.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Preparedness & Emergency Response
Lead	Public Works
Cost	More than \$100,000
Funding	Grants
Timeframe	07/2022 - 06/2024
Priority	Medium

Action #25

Acquire a forestry truck with a water tank to assist with fighting fires in areas remote from water sources.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Preparedness & Emergency Response
Lead	Fire Department
Cost	More than \$100,000
Funding	Town Operating Budget / Grants
Timeframe	01/2022 - 12/2024
Priority	Medium



Action #26**Acquire all-terrain firefighting trucks and open accessways to fight fires in forested areas.**

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Preparedness & Emergency Response
Lead	Fire Department
Cost	More than \$100,000
Funding	Grants
Timeframe	07/2022 - 06/2024
Priority	Medium

Action #27**Determine whether it is more preferable or cost effective to replace the culvert on Pucker Street that is contributing to flooding of hay and cornfields or to acquire the at-risk land.**

Goal	3. Improve institutional awareness and understanding of natural hazard impacts and mitigation within municipal governments and other decision-making bodies
Category	Prevention
Lead	Public Works
Cost	\$0 - \$10,000
Funding	Town Operating Budget
Timeframe	07/2021 - 06/2022
Priority	Low

Action #28**Coordinate with CT SHPO to conduct outreach to historic property owners to educate them on methods of retrofitting their properties to be more hazard-resilient while maintaining historic character.**

Goal	8. Ensure community character and social equity are addressed in mitigation activities
Category	Education & Awareness
Lead	Planning, in coordination with SHPO
Cost	\$0 - \$10,000
Funding	SHPO
Timeframe	01/2021 - 12/2022
Priority	Low



Action #29

Make progress with the hazard mitigation goals associated with SustainableCT certified actions.

Goal	8. Ensure community character and social equity are addressed in mitigation activities
Category	Prevention
Lead	Planning
Cost	\$0 - \$10,000
Funding	Town Operating Budget / CT DEEP
Timeframe	07/2021 - 06/2022
Priority	Low

Action #30

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 across the state. This action leverages existing resources and best practices for protection of historic and cultural resources through an ongoing statewide initiative by CT SHPO.

Goal	8. Ensure community character and social equity are addressed in mitigation activities
Category	Property Protection
Lead	Planning, in coordination with SHPO
Cost	\$10,000 - \$25,000
Funding	SHPO
Timeframe	07/2021 - 06/2023
Priority	Low

Action #31

Complete the Regional Sheltering Plan.

Goal	7. Improve the emergency response capabilities of the region and its communities
Category	Preparedness & Emergency Response
Lead	Emergency Management
Cost	\$25,000 - \$50,000
Funding	Grants
Timeframe	07/2023 - 06/2024
Priority	Low

Action #32

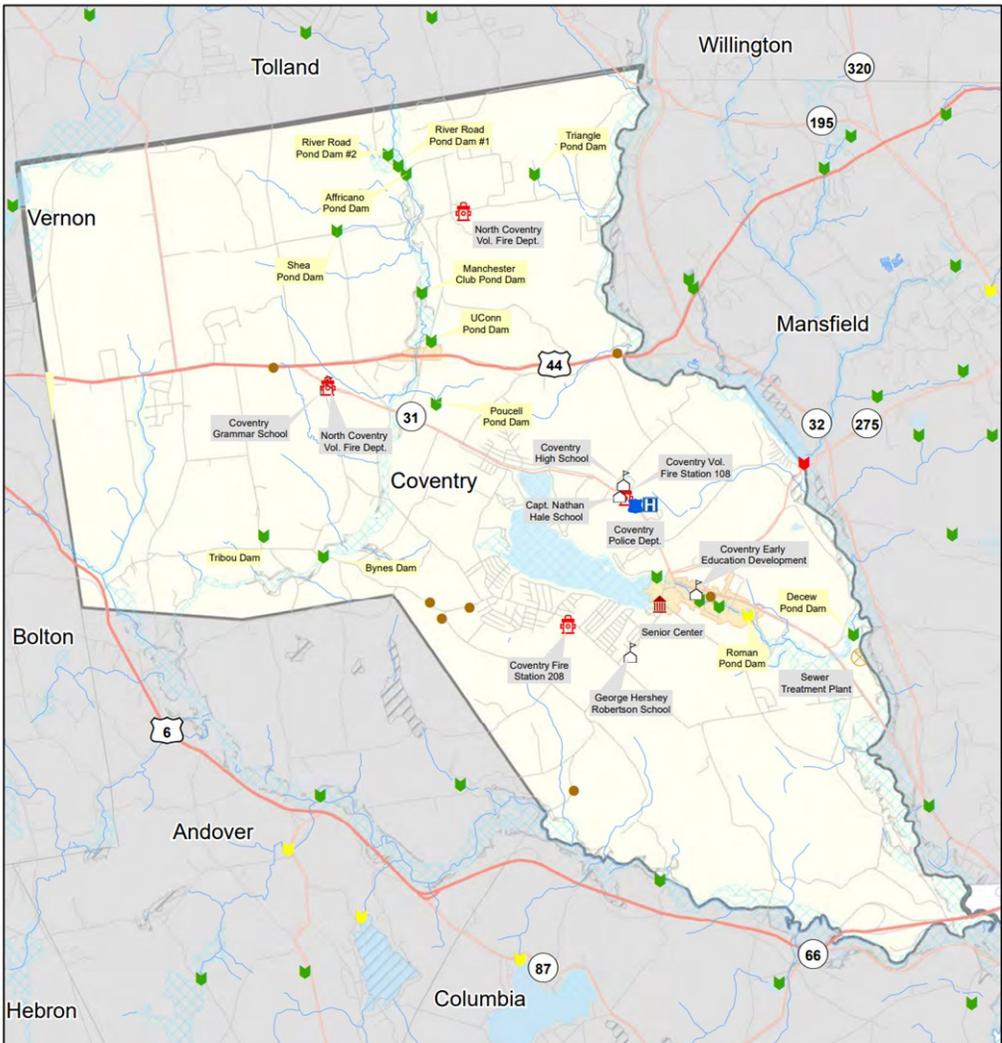
Acquire the Schmidt and Streude-Decew parcels, which are flood-prone.

Goal	4. Increase the use of natural, "green," or "soft" hazard mitigation measures, such as open space preservation and green infrastructure.
Category	Property Protection
Lead	Planning
Cost	More than \$100,000
Funding	Town Operating Budget / CT DEEP / DEMHS
Timeframe	07/2023 - 06/2024
Priority	Low



Resources and Maps Used During Workshop





Capitol Region Natural Hazards Mitigation Plan Update

Coventry, Connecticut

Flood Plains, Dams & Critical Facilities

Dam Hazard Class

- BB, A, AA OR Unclassified
- Class B - Significant Hazard
- Class C - High Hazard

Critical Facilities

- Fire Station
- Police Station
- School
- Healthcare Facility
- State Facility
- Town Facility
- Waste Water Facility
- Emergency Center
- NRHP Buildings/Sites

NRHP Districts/Areas

NRHP Districts/Areas

FEMA Flood Hazard Area

100 Year Flood Zone

500 Year Flood Zone

Data Sources: FEMA, National Register of Historic Places, CT DEEP, CRCOG, ESRI

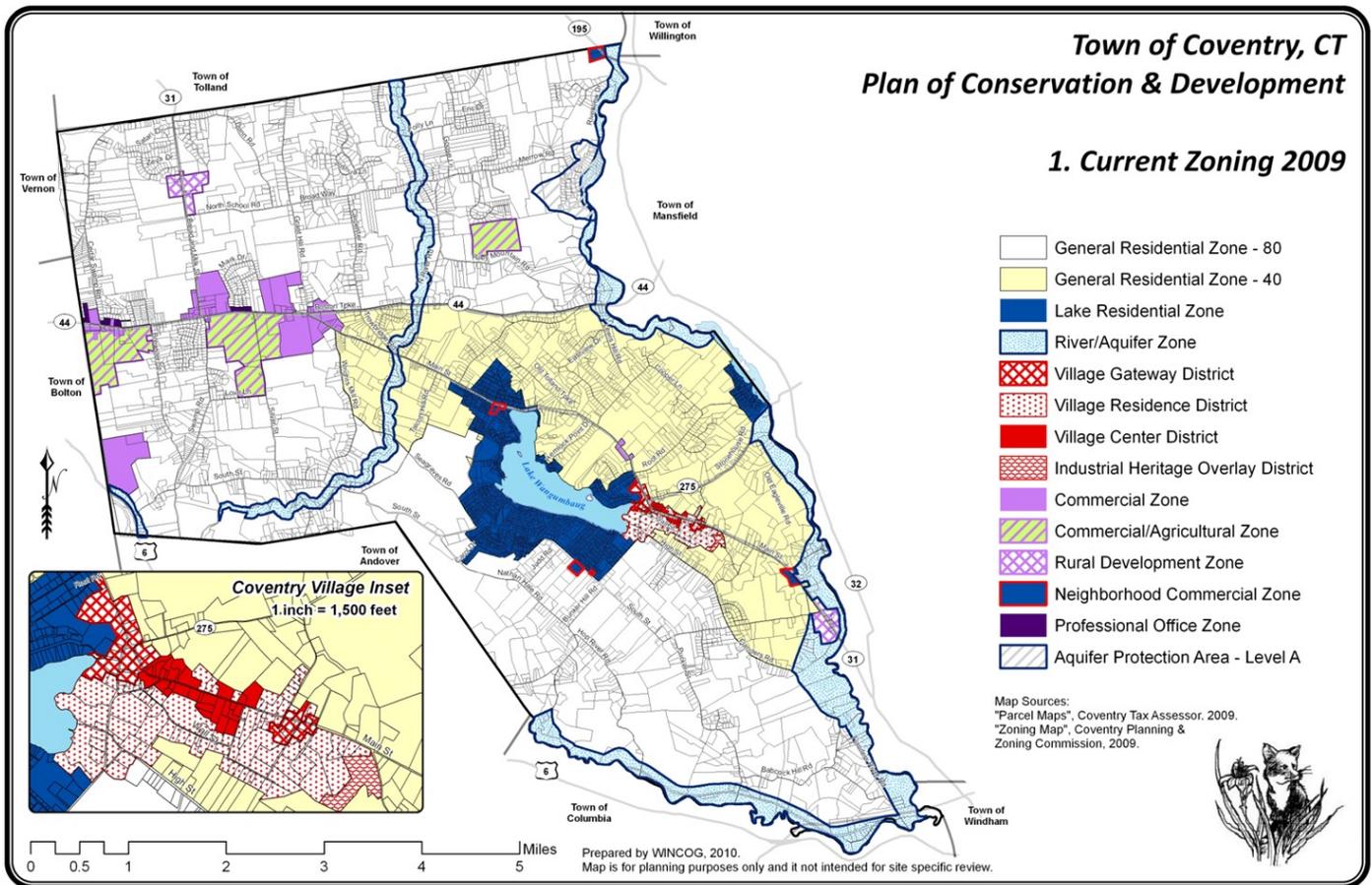


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Town of Coventry, CT Plan of Conservation & Development

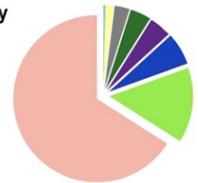
1. Current Zoning 2009



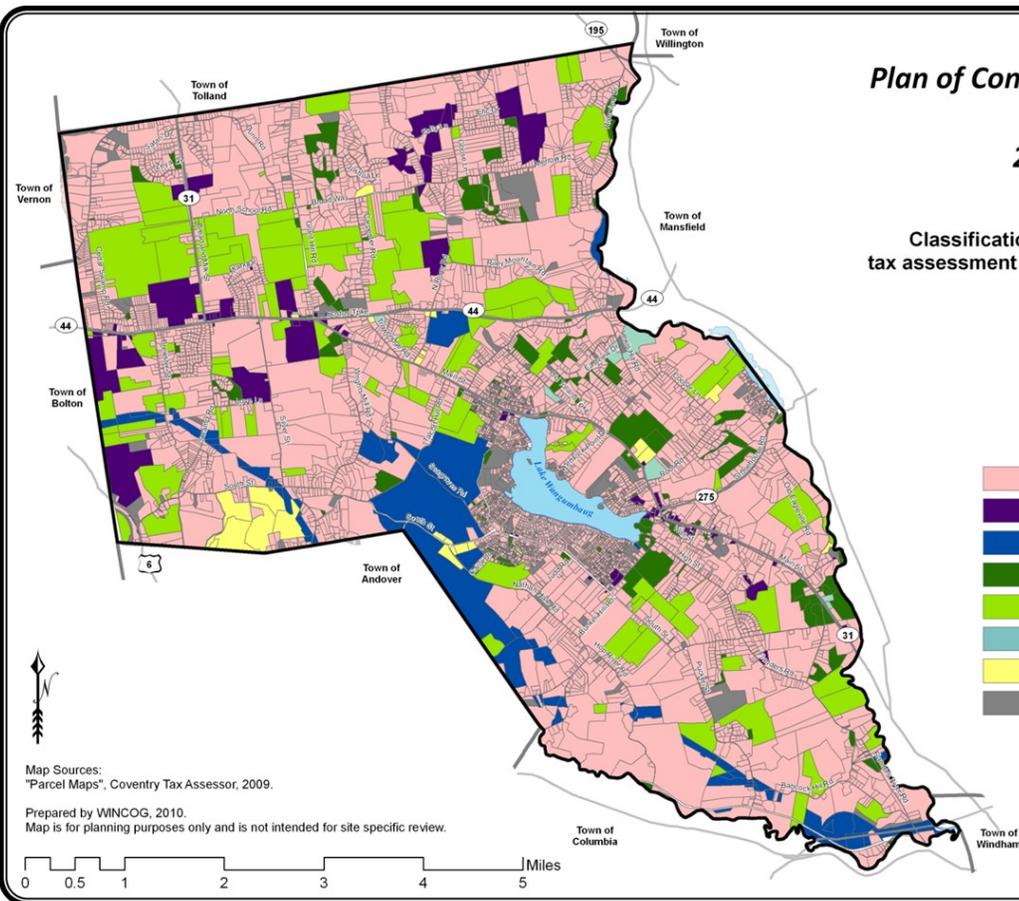
Town of Coventry, CT Plan of Conservation & Development

2. Land Use Classifications

Classifications are for
tax assessment purposes only



- Residential (15,485 acres)
- Commercial (1,005 acres)
- State of Connecticut (1,473 acres)
- Town of Coventry (949 acres)
- PA 490 Farm and Forest (3,414 acres)
- Religious (108 acres)
- Charitable Exempt (355 acres)
- Other (684 acres)



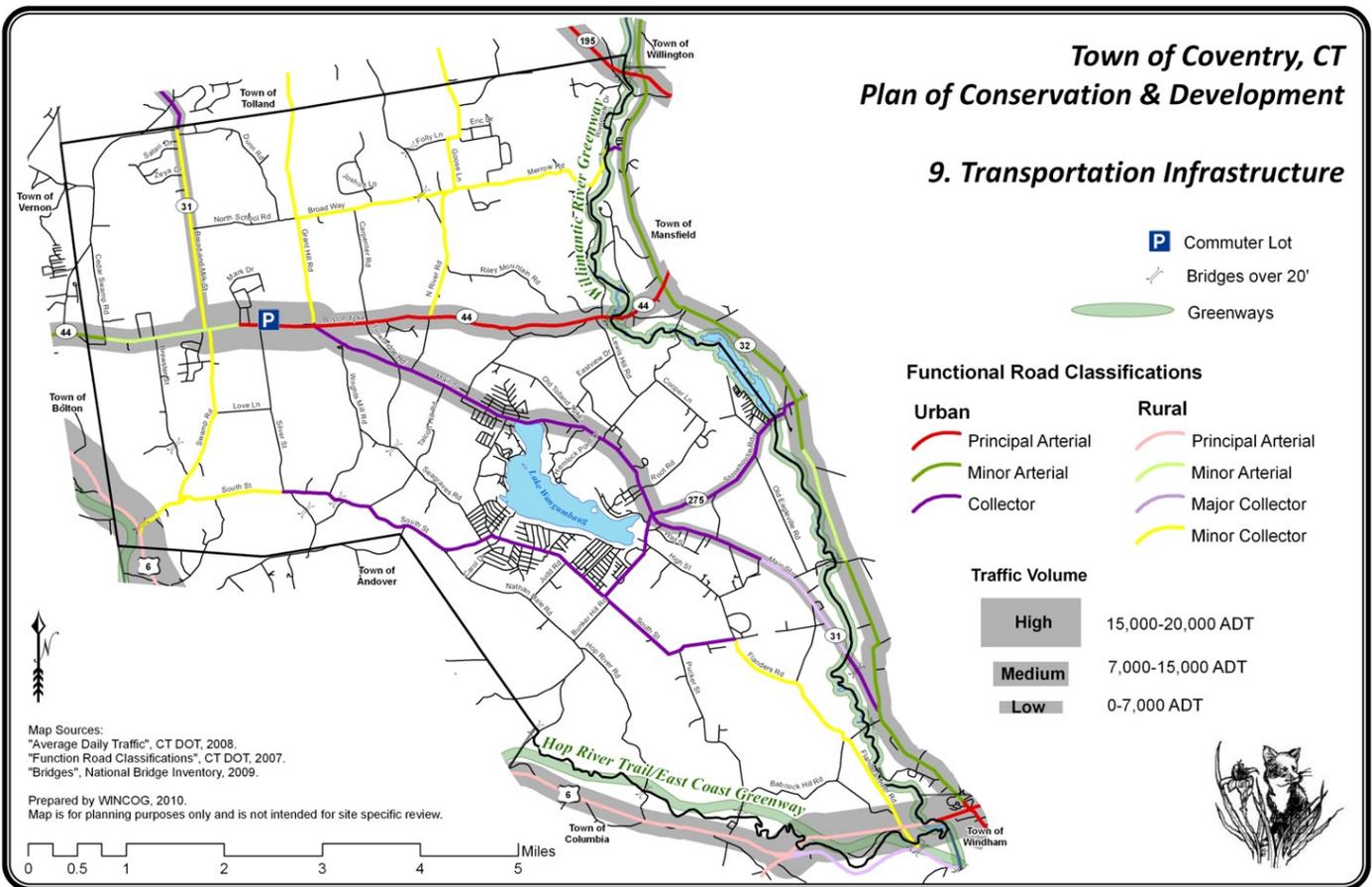
Map Sources:
"Parcel Maps", Coventry Tax Assessor, 2009.

Prepared by WINCOG, 2010.
Map is for planning purposes only and is not intended for site specific review.



Town of Coventry, CT Plan of Conservation & Development

9. Transportation Infrastructure

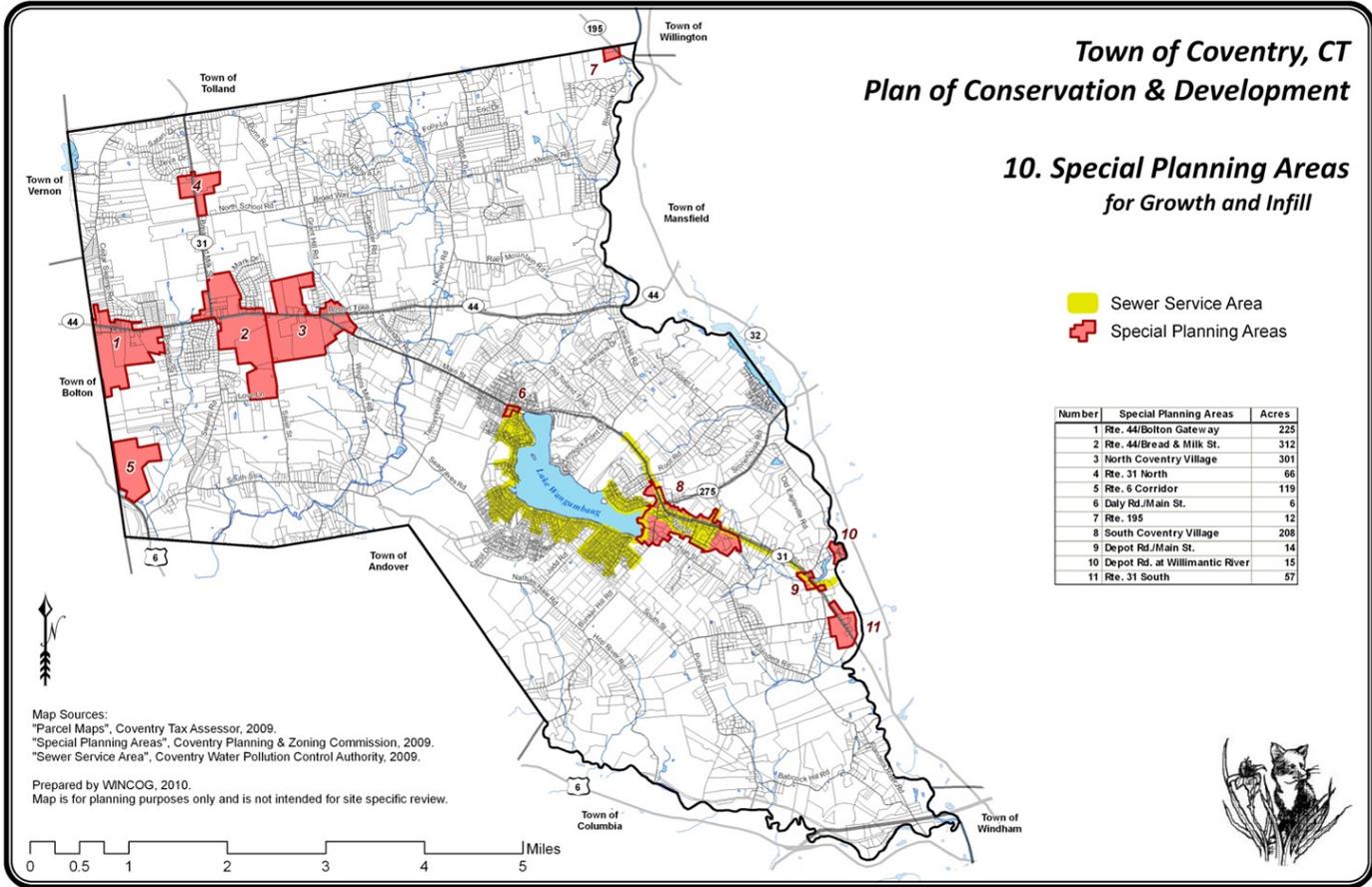


Town of Coventry, CT Plan of Conservation & Development

10. Special Planning Areas for Growth and Infill

- Sewer Service Area
- Special Planning Areas

Number	Special Planning Areas	Acres
1	Rte. 44/Bolton Gateway	225
2	Rte. 44/Bread & Milk St.	312
3	North Coventry Village	301
4	Rte. 31 North	66
5	Rte. 6 Corridor	119
6	Daly Rd./Main St.	6
7	Rte. 195	12
8	South Coventry Village	208
9	Depot Rd./Main St.	14
10	Depot Rd. at Willimantic River	15
11	Rte. 31 South	57



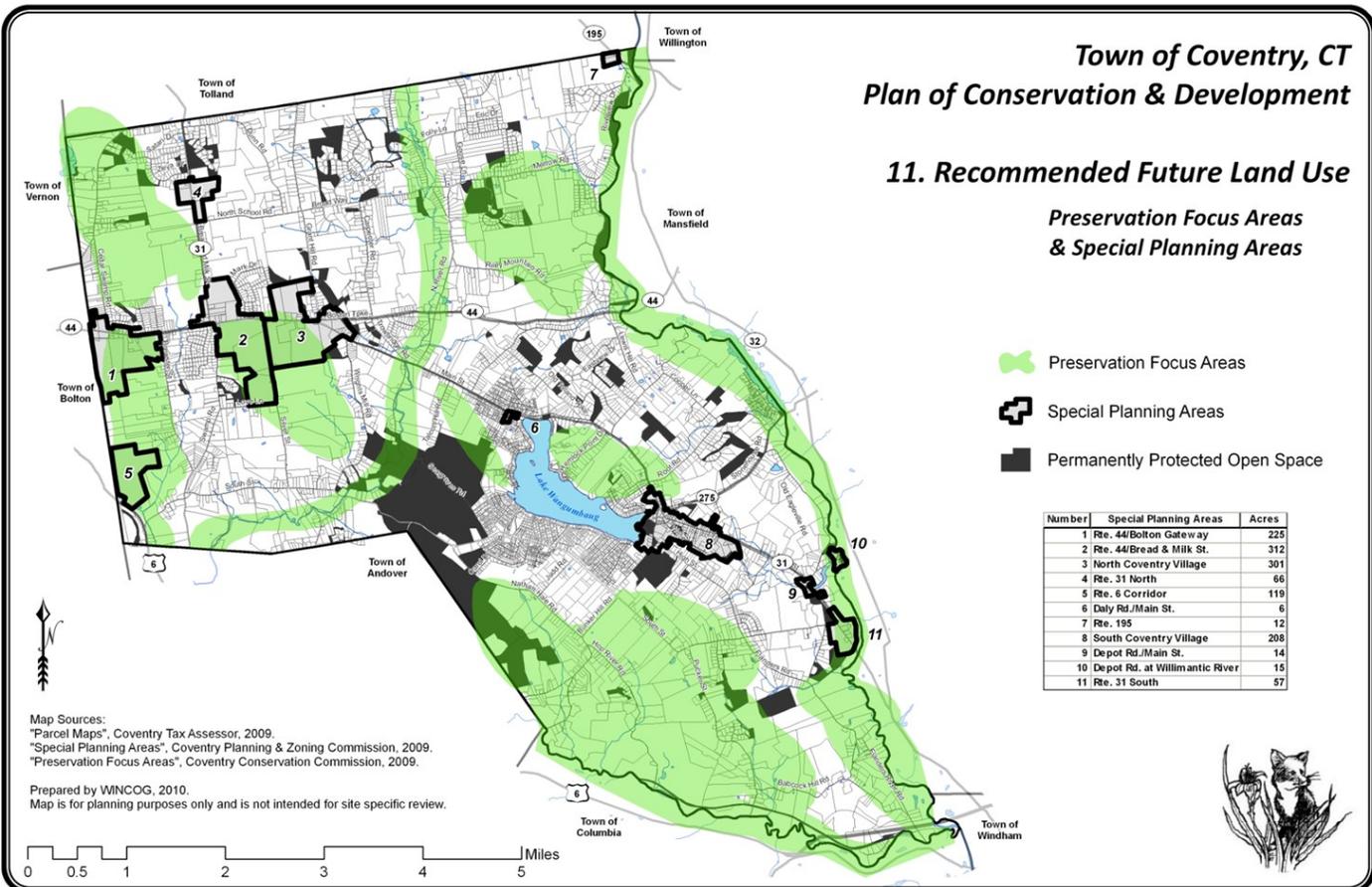
Map Sources:
 "Parcel Maps", Coventry Tax Assessor, 2009.
 "Special Planning Areas", Coventry Planning & Zoning Commission, 2009.
 "Sewer Service Area", Coventry Water Pollution Control Authority, 2009.
 Prepared by WINCOG, 2010.
 Map is for planning purposes only and is not intended for site specific review.

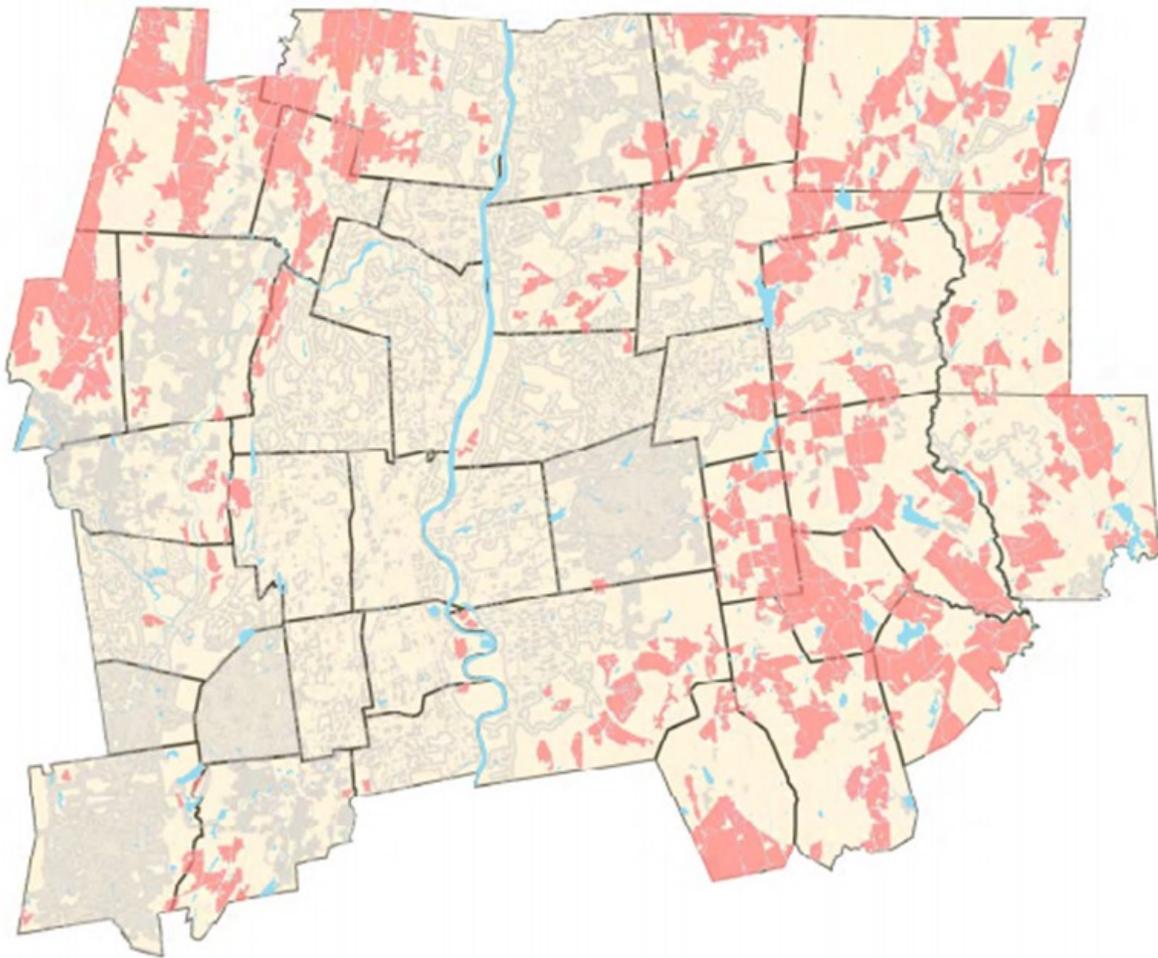


Town of Coventry, CT Plan of Conservation & Development

11. Recommended Future Land Use

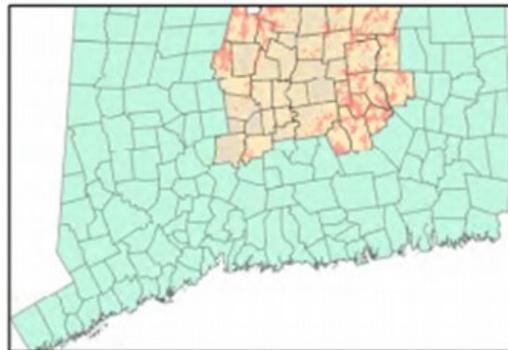
Preservation Focus Areas & Special Planning Areas





LEGEND

- High Wildfire Risk Area
- Low Wildfire Risk Area
- Rivers & Lakes
- PWS Distribution Systems



SOURCE(S):
Connecticut DEEP

Map 10: Wildfire Risk Areas

LOCATION:
Capitol Region, CT



**Capitol Region Natural Hazards
Mitigation Plan Update**

MXD: Y:\2020-16\Maps\Map_10_Wildfire_Risk_Areas.mxd

Map By: VLB
MMIF: 2020-16
Original: 7/25/2018
Revision: 7/26/2018
Scale: 1 inch = 30,000 feet

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Q3 Flood Zone Data Coventry, CT

Legend

-  100 Year Flood Zone
 -  100 Year Flood Zone, COBRA
 -  500 Year Flood Zone
 -  500 Year Flood Zone, COBRA
 -  Floodway in Zone AE
- Other Flood Areas

Explanation

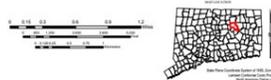
The Q3 Flood Data are derived from Flood Insurance Rate Maps (FIRMs). They offer floodplain management, mitigation and provide insurance information for the National Flood Insurance Program (NFIP). 100 Year Flood Zones indicate that there is 1 out of 100 chances that the area will be flooded every year, while 500 Year Flood Zones indicate that there is 1 out of 500 chances that the area will be flooded every year. NOTE: The Q3 Flood Zone Data is the best flood zone mapping data available statewide. However, it is dated and may not represent current flood zone mapping. It is available for all towns except Windham. More accurate flood zone mapping data may be available for this town from FEMA. Refer to the National Flood Hazard Layer (NFHL) Database, which supersedes the Q3 Flood Data. The NFHL Database is not available for every county.

Data Sources

Q3 FLOOD DATA - Provided by the Federal Emergency Management Agency (FEMA).

BASE MAP DATA - Based on data originally from 1:24,000-scale USGS 7.5 minute topographic quadrangle maps published between 1969 and 1992. It includes political boundaries and important geographic places and names. Streets and street names are from Tele Atlas copyrighted data. Base map information is neither current nor complete.

MAPS AND DIGITAL DATA - Visit the CT ECO website for this map and a variety of others. Visit the NRCS soils website for the soils data shown on this map. Visit the CT DEP website to download the base map digital spatial data shown on this map.



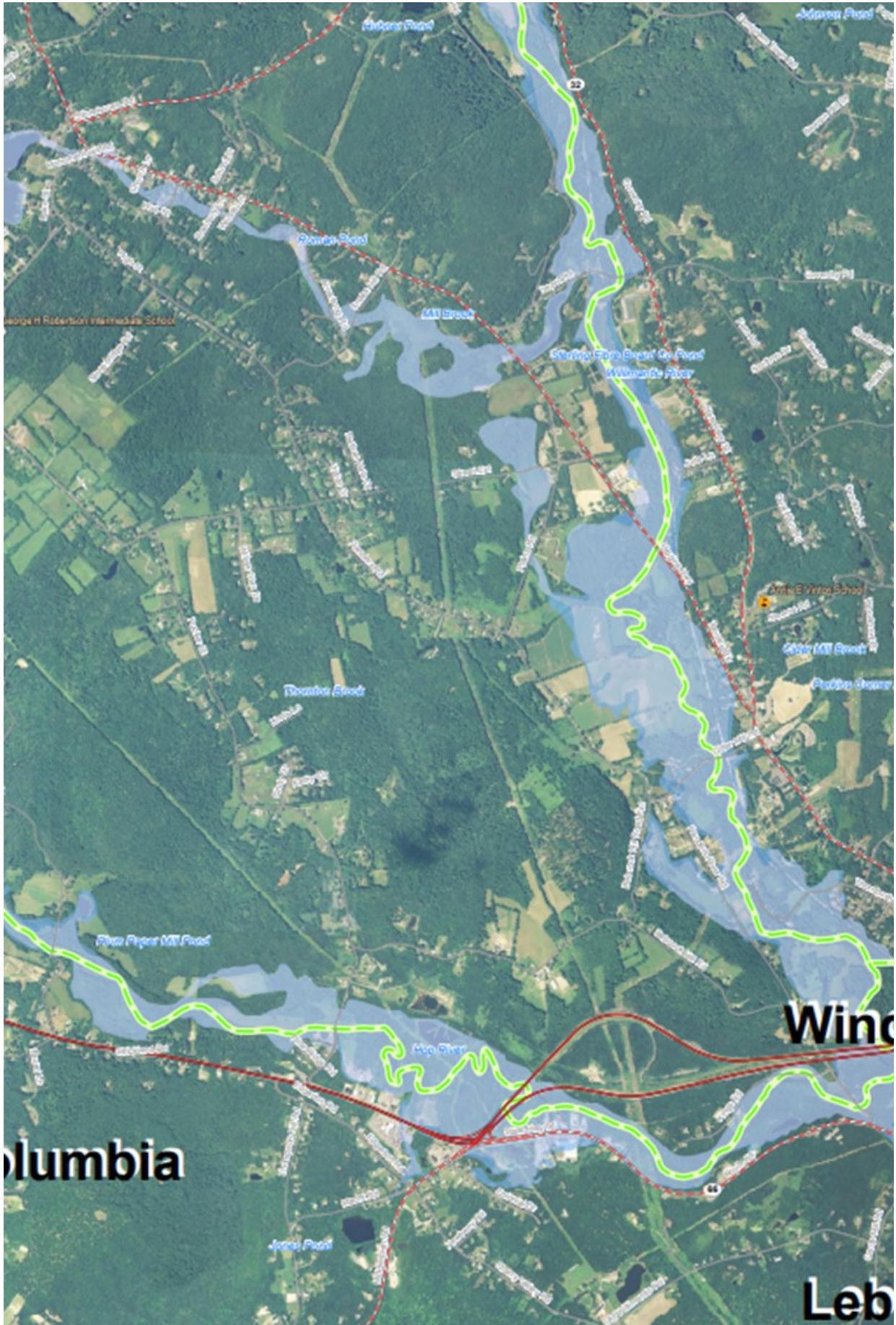
STATE OF CONNECTICUT
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
790 Main Street
Hartford, CT 06106-5127

Map prepared by: CT DEP
September 2010
Map not available
Photos from light and satellite











Sustainable CT

Work Session Questions for July 11, 2018 Housing and Equity Work Session

Coventry

1. What does your Sustainability Team define as the three most important equitable community outcomes related to understanding your community's housing needs (include possible community indicators that measure these outcomes)?

- Keep affordable housing options available – to meet 10% - focus on senior needs
- Attract and retain millennial population by meeting their wants and needs
- Provide a more diverse portfolio of housing types; single family, multi family, senior housing, apartments, etc.

Analyzing Data

Analyzing the data provided in your Partnership for Strong Communities Housing Data Profile and other relevant data sources, please the questions below.

2. Define diversity within your community. Specifically, what are the demographics of the target groups or those living, working, or socializing in your community? (for example, race, ethnicity, age, gender, physical disability, retired/working, vehicle/commuting needs, shift worker, dependents/not, homeowner/renter, income level, other)

- Mostly white = 95% of population
- Aging +60 population increasing by 26% by 2030
- School age children decreasing by 16% by 2030
- Commuting is a problem – need to provide more public transport and walkability
- More rental options are a necessity to attract young professionals and support the elderly.
- The housing market in Coventry is largely made up of suburban, single family homes in a rural/low density setting.
- Coventry has about 1,500 jobs, 500 of which are filled by Coventry residents.
- About 90% of employed citizens (6,079 total) in Coventry commute to work outside of town. This means Coventry is dependent on outside sources of employment to sustain population growth and economic security. Some of the larger employment destinations for Coventry residents include Uconn and the Hartford area. The town is also dependent on State roads and access to highways for the thousands of commuters that come in and out of the town each day.

3. Which geographic areas/neighborhoods in your community most require an understanding/analysis of housing needs?

- Coventry Village/downtown and Route 44 have the most potential for dense population housing growth.

- It is worth investigating the possibilities of high density housing development in these areas based on the capacity of developable land, sewer and water.

4. What additional data would be helpful in analyzing your community’s housing needs and their impacts on equity and how can you obtain it?

- Local survey data to understanding the preferences and satisfaction of the community
- Infrastructure data such as septic/sewer and public/private water supply, to understand where larger affordable housing projects can be located.
- Parcel ownership data and site plans/data

5. Overall, how do you view the age, income, racial, ethnic and other demographic indicators of your municipality? Please compare your assessment of your municipality with surrounding municipalities, your region and the state overall.

- View- typical rural CT community with a lack of racial diversity; potential limited capacity for larger housing development because of insufficient infrastructure. The population tends to be more affluent in income and aging. As shown in the data tables below; Coventry has roughly the same demographics as abutting rural towns such as Andover, Tolland, Bolton and Columbia. The most notable data are the overwhelmingly large white population in each town being mostly above 90%, where the state average is under 70%. In addition, there is a clear projected decrease in school aged children in each town, paired with a sharp increase in the elderly population. This demonstrates that most of Coventry’s population challenges are also shared by other towns in our region.

Town	Population (2011-2015)	Population (% change since 2000)	Households (2011-2015)	Households (% change since 2000)
Coventry	12,450	8%	4,580	7%
Andover	3,217	6%	1,158	1%
Tolland	14,935	14%	5,238	14%
Bolton	4,959	-1%	2,021	6%
Columbia	5,460	10%	2,063	11%
State of Connecticut	3,593,222	6%	1,352,583	4%

Town	Average Household Size (2011-2015)	Average Household Size (% change since 2000)	Average Family Size (2011-2015)	Average Family Size (% change since 2000)
Coventry	2.71	1%	2.99	-3%
Andover	2.77	5%	3.23	6%
Tolland	2.82	0%	3.12	-1%
Bolton	2.45	-7%	2.86	-7%

Columbia	2.62	-1%	3.07	2%
State of Connecticut	2.57	2%	3.17	3%

Town	Householders Living Alone (2011-2015)	Householders Living Alone (% change since 2000)	Residents living in Families (2011-2015)	Residents living in Families (% change since 2000)
Coventry	15%	-4%	79%	4%
Andover	21%	2%	78%	3%
Tolland	13%	0%	82%	0%
Bolton	24%	4%	75%	0%
Columbia	22%	5%	73%	-5%
State of Connecticut	28%	2%	66%	-2%

Town	Households with Someone <18 (2011-2015)	Households with Someone <18 (% change since 2000)	Households with Someone >65 (2011-2015)	Households with Someone >65 (% change since 2000)
Coventry	35%	-5%	24%	7%
Andover	32%	-8%	31%	15%
Tolland	41%	-2%	25%	10%
Bolton	30%	-6%	28%	7%
Columbia	31%	-7%	3%	9%
State of Connecticut	32%	-3%	28%	3%

Town	Hispanic or Latino (%)	White (%)	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Hawaiian and Other Pacific Islander (%)	Other/Multi-Race (%)
Coventry	3%	95%	1%	0%	1%	0%	1%
Andover	2%	94%	0%	0%	0%	0%	3%
Tolland	4%	94%	0%	0%	1%	0%	1%
Bolton	3%	91%	2%	0%	2%	0%	2%
Columbia	3%	86%	2%	0%	1%	0%	8%
State of Connecticut	15%	69%	10%	0%	4%	0%	2%

Town	Median Household Income
Coventry	\$90,309.00

Andover	\$100,321.00
Tolland	\$107,290.00
Bolton	\$97,019.00
Columbia	\$89,986.00
State of Connecticut	\$70,331.00

Town	Change in School Age Population (Projected 2020-2030)	Change in 65+ Population (Projected 2020-2030)
Coventry	-16%	26%
Andover	-37%	37%
Tolland	-31%	18%
Bolton	-2%	17%
Columbia	-5%	21%
State of Connecticut	-2%	12%

6. Assess whether your municipality is projected to get older, younger or stay about the same, and whether your current housing stock will be affordable and appropriate for your anticipated age groups, or whether you foresee the need to provide new housing choices.

- Coventry is expected to increase its elderly population by 26%. The current housing stock will likely not meet the needs of the increased senior population. There needs to be more affordable housing options with handicap friendly/accessibility, with more public transportation access.

7. Assess your residential grand list, whether it has grown in value, fallen in value or stayed about the same and what factors in the housing market (supply, demand, mix, those factors in surrounding municipalities) have had an impact on that grand list.

- Coventry’s Grand List increased by 8% from 2008 to 2016. Much of this increased value can be credited to the higher impact of town revaluation, higher demand for lakeside (Coventry Lake) properties, newer homes that have replaced smaller homes near Coventry Lake, and public sewer that has been introduced to the Coventry Lake region.
- This is unique for most towns in CT and the region for the Grand List value to increase. Very few towns gained in value like Coventry.

8. Assess your municipality’s residential zoning and determine whether it allows for a variety of housing choice creation, should the municipality want to add to the spectrum of choices, or whether lot size, floor area ratio and other factors limit your municipality’s housing creation ability.

- Zoning allows for the following housing types:
 - Single family
 - Two-family

- Multi family (In Coventry Village)
- Commercial – Mixed Use Zone in the village
- Condominiums
- Apartments
- Flexible In-law apartment regulation
- Granny pod accessory dwelling units
- Floor area ratio does not play a role and lot size requirements are reasonable because they are not restrictive. Coventry only provides a minimum lot area for new lots, which are tailored to each zone based on the use and preexisting lot sizes. The setback requirements are not restrictive. They provide plenty of room for development on conforming lots.
- Coventry also has a section in the regulations to help apartment and condominium developments. The intent of the section is as follows:
- Section 5.13.01 Intent - The intent of this section is to provide an opportunity for the construction of a variety of housing types in Coventry to meet varying life styles, family sizes and income levels; to provide for apartment developments which are compatible with the character of the town and existing neighborhoods; to allow apartment developments on those tracts of land which, by reason of topography, favorable soil conditions, adequate road access and neighborhood character, are favorable to accommodating such clusters; and to encourage an aesthetically pleasing complex of multi-family units. Designed Apartment/Condominium Developments may be approved by special permit in the zones specified in Article VI, provided, however, that no such permit shall be issued for any such development in the drainage basin (watershed area) of Coventry Lake (Wangumbaug Lake).
- More affordable rental apartments and owned housing would be valuable to the community.

9. Assess your current housing choices: how wide a spectrum of unit types (single-family detached, duplex, multifamily, mixed-use, etc.) your municipality currently has, where they are generally located, and whether a diversity of housing types could be expanded in areas of municipality.

- Mostly owner occupied single-family homes (89%)
- Two condo complexes - (Country Place & Flanders Woods)
- Some apartments and multifamily houses (6%) - (The Village)
- One subsidized senior housing complex- (Orchard Hill Estates)
- Large stock of small house lot sizes in the Lake district (Coventry Lake and Eagleville Lake) that assist in providing affordable housing in the \$150,000 - \$220,000 range. These are not deed restricted, which does not mean they are perpetually affordable.
- We need to expand senior housing options and low-moderate income rentals and ownership.
 - These developments will be best in the village and on Route 44 near the Bolton line, as
 - This land is the most suitable for high density housing because of proximity to public sewer and water.
 - These areas also have the most access to future public transportation options and mixed use zoning for the walkability to jobs, food, entertainment, recreation, health services and other goods.

10. From your housing data profile, determine the number and percentage of income restricted housing units (affordable housing), their type (single-family, multifamily), their location (confined to an area of municipality, with/without access to transit, jobs, healthcare, shopping, recreation) and whether there are locations where such housing could be created. How do your municipality's numbers/percentage compare to surrounding municipalities, the region/county, and the state as a whole?

- State – 11%
- Tolland County – 8%
- Coventry – 4.9%
- Tolland: 3%
- Andover: 3%
- Bolton 1%

Figure 1. represents current affordable housing in Coventry, as well as the possible locations for future affordable housing development.

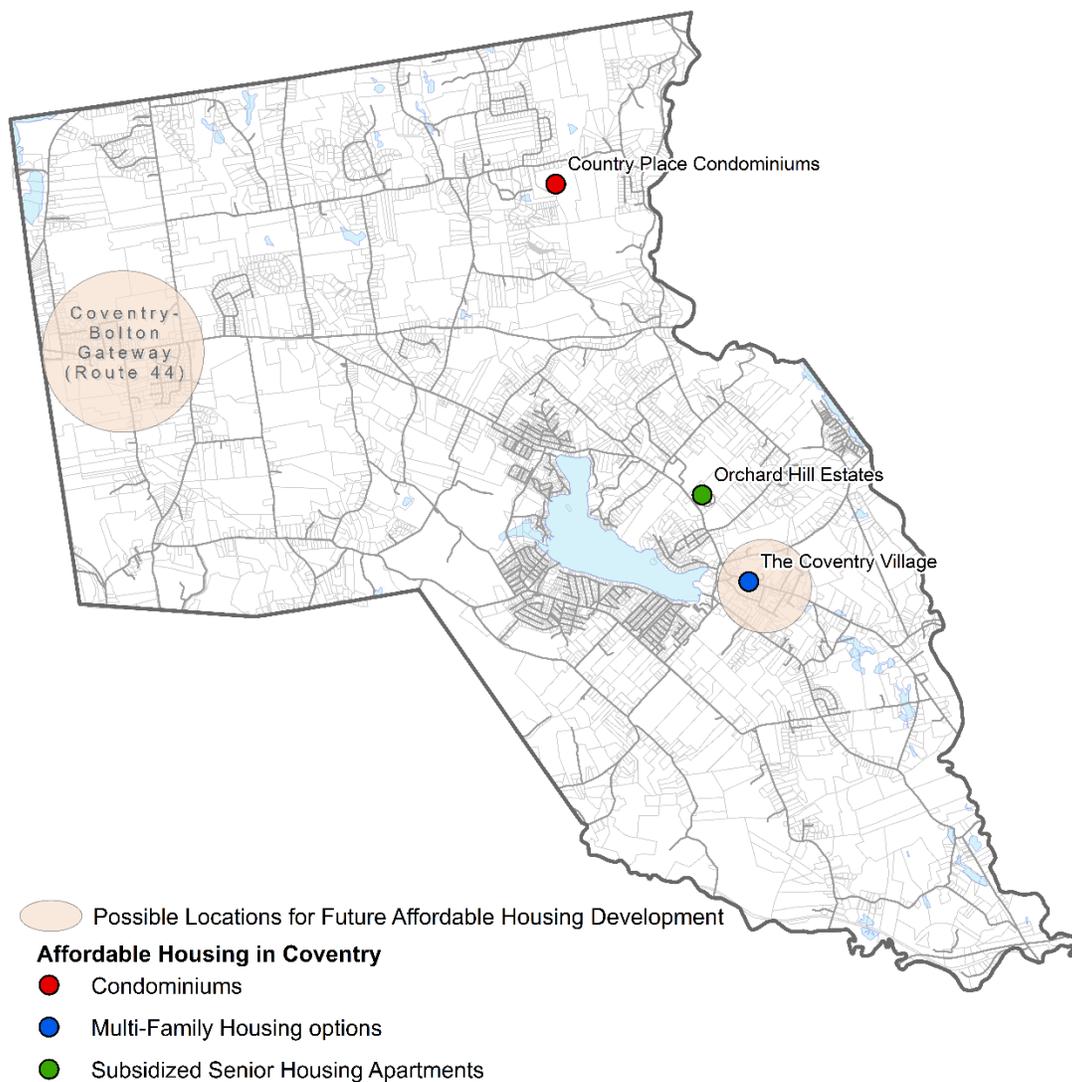


Figure 1. Coventry Current and Future Affordable Housing Locations.

- As shown in Figure 1., Coventry offers affordable housing in a number of locations. The possible future affordable housing locations are located in the Coventry Village and the Coventry-Bolton Gateway along Route 44. Based on current knowledge, these locations have the greatest potential for dense population growth because of possible sewer capacity, public water availability, public transportation availability, developable land, and location in a mixed-use setting.
- Coventry needs an additional 250 units to reach 10% income restricted housing in town.
- The local employees who make low/entry-level incomes do not have many options of affordable housing in the region, seeing most of the towns in the area have less than 5% affordable housing. This means many workers are burdened by housing costs locally, or are forced to live farther away in towns that provide more affordable housing.
- In addition, Coventry residents who are aging and require affordable senior housing are often forced to move out of the region in search for more affordable housing.

11. From your housing data profile, determine the median household income overall, for homeowners, and for renters, the median sales price and median gross rent, and how many households (renters and owners) are burdened by their housing costs (spending more than 30% of their income on housing).

- Median house/mortgage income: \$104,338; Median rental income: \$33,598; Overall Median income: 95,544.
- The Median Home Value is \$256,700
- Number of burdened home owners (>30% of income) = 1,108; Number of burdened renter (>30% of income) = 228.
- Median gross rent = \$1,141

*The data provided on the 2018 data profile is actually from the 2011-2015 American Community Survey. There is no 2018 data available.

12. How are your residents served by the existing housing in your community now? What are the root causes or factors of current inequities or barriers related to your community's housing needs?

- Served by predominantly houses (89%-Single family, 2% - Multifamily).
- There are currently no incentives (financial and non-financial) or mandates for developers to build larger housing complexes in Coventry.
- At present, Coventry likely does not have the public sewer capacity to support larger housing developments in Coventry Village. This issue continues to be examined for resolution by the water pollution authority.
- The public is very resistant to change and more development in the town, there is also a stigma that affordable housing is not good for the community, property values and crime. This can be addressed with public outreach and education.

13. How will you engage those most impacted? Who is collecting and contributing feedback? Have you created accessible opportunities for these groups to engage? Public engagement should prioritize opportunities to collaborate and co-create.

- Coventry organized a housing and equity public forum on August 13th, 2018 to start the conversation. The focus was to update the public on the latest housing data, to gain feedback on future

new/modified housing with the goal to accommodate a more diverse demographic. We will follow up from the meeting with a statistically valid survey for town residents on topics discussed during the meeting. We will continue to hold housing forums with the public and developers. The data and findings will be included in our Plan of Conservation and Development in 2020.

- We will use our various media platforms to connect and advertise with the public about these opportunities and events. Media platforms include the town website, press releases, local cable access, e-blast, the community newsletter and flyers.

14. What did those engaged tell you about the potential benefits, burdens, and/or community priorities related to community housing needs? What results and outcomes would they like to see? Did they identify ways to lessen any potential unintended consequences and/or to broaden any potential positive impacts?

- Some benefits of introducing more affordable housing that were brought up included the ability of families and residents to stay in Coventry throughout all stages of their lives, more customers to local businesses, a younger demographic for the longevity of the town, more workforce available for various positions in town (preschool teachers, volunteer firefighters, part time employees, etc.)
- Some burdens included the strain to public infrastructure (roads, public sewer, public water) and resistance from the public for more development.
- Based on prior public forums, there is a clear desire for more housing choices to be provided for seniors.
- We expect more details to come as we hear more from the public via future forums and continues work on the POCD.

15. Given what you have learned, what steps will you take to address any remaining barriers, impacts, or unintended consequences of understanding your community's housing needs and planning for the future on equity (include immediate and long-term impacts)?

- Currently, we do not have any substantial feedback from Coventry residents on this topic because we have yet to send out a community survey and have not conducted additional public forums. Thus, there is still a lot to be determined as we get further in the process.
- Based on the experiences of other towns such as Suffield and Guilford, we can anticipate the following barriers:
 - The challenge of overcoming the fear of change and Not In My Back Yard-ism (NIMBYism).
 - Determining how the town can have an influence on the housing market, where there is a history of the housing market running itself.
 - Concerns over the types of people affordable housing will attract, property values decreasing, traffic issues, design (look) of the buildings.
- We can attempt to address these concerns by properly educating the community on the realities of affordable housing, such as demonstrating success stories in CT. The design and fit of a project is of course a concern, but the town has a strong history of applying appropriate design guidelines in other development projects.

16. How will you include and benefit from diverse representation in presenting your community's housing data at a regular meeting of your community's legislative body or other public meeting?

- Media platforms (referenced on answer to question 13)
- For our community survey, better outreach will bring new people with different perspectives, bringing a broader spectrum of input and reality. We received an incredibly high response rate from our prior community survey, so we expect the same or better results as we focus more on reaching out to all demographics. A wider variety of survey respondents will help provide a clearer picture of the scope of the project.

17. How will you document, evaluate, and report progress to increase equity and access to services as you move toward designing and implementing a housing needs assessment?

- Create a user-friendly web-page/landing spot on the town website for a variety of information specifically focused on housing for the public. This will be a clearinghouse of information will include policy changes, meeting/event dates, a database of existing housing, a database for specifically affordable housing, and survey data. All of this information and data will be updated regularly, and include the date of the last update on each section.
- By making all of the data we collect publically available and easily sharable, we are welcoming engagement by citizens, advocates and experts.
- We will evaluate progress by setting goals for affordable housing development, and evaluate how these goals are being met at our annual housing forum with the PZC using updated data and surveys.

18. How will you continue to partner and deepen relationships with impacted segments of your community to make sure your strategies to meet housing needs works for all in the long-term?

- As indicated above, this webpage/landing spot for data and regulations will help maintain the relationship of trust and transparency between the town and the citizens. We will provide the public access to both online and paper Help Centers to provide feedback or ask questions about housing and overall development strategies in town. These comments will be directed to the Land Use Office for the Planning Technician and/or Town Planner to address.
- We will conduct annual public forums with the Planning and Zoning Commission, as well as regular media advertisements of events, development plans, and the online database. We will encourage residents to get involved in the planning and development process.
- An overall marketing effort can be used to better broadcast the idea of "live, work and play" in our community, and the steps we can take to make our community better for everyone.
- We will continue to survey the public to ensure the town residents are satisfied with any changes, and to act upon comments and concerns including goal setting and evaluation.

19. What challenges did you encounter while considering how to optimize for equity in understanding your community's housing needs, and how might you learn from them for future applications?

- The timeframe to prepare the Sustainable Ct application was short to fully examine the issue, but serves to establish a good foundation and template for analysis and goal setting. The preparation of the POCD review will provide more sufficient time to properly evaluate the issue, share and discuss with the community and develop an appropriate action plan that is incorporated into the towns plan.

- Taking action to address our need for more affordable housing is complex with many layers to consider. This involves infrastructure, suitable land (location), interest from developers, code/regulations, design standards, and public cooperation and input.
- From past observations, the planning aspect does not see as much participation as when the application is submitted and plans are made. We will need to inspire public interested in participating during the initial planning and policy decisions.
- In addition, the people who feel against certain developments are the most passionate about the subject, thus participate far more at public forums and times of decision making than people who support the proposed development. We have found it difficult to gain feedback from a more diverse pool of people with differing opinions, backgrounds, ideas, demographics and income levels at public forums involving land development. We can alleviate this challenge by improving our outreach to the public by introducing new marketing and communication techniques. Our survey will also reach out to all types of people in town because there will be online and paper surveys available and sent out to all addresses in Coventry.
- Perhaps the greatest barrier to gaining more widespread public support is the fear of change and NIMBYism deriving from emotion rather than factual evidence. Education early in the planning process will help overcome this barrier.

REPORT
OF THE
**COVENTRY OPEN SPACE WORKING
GROUP**

A SUBCOMMITTEE OF THE PLANNING & ZONING
COMMISSION; INCLUDING TOWN BOARDS, LAND USE
AGENCIES AND OTHER PARTICIPANTS

OCTOBER 2014
(REVISED FEBRUARY 2020)
(CORRECTED TABLE OF CONTENTS/APPENDIX C -
JUNE 2021)



Thornton Brook Preserve