

Vernon Implementation Element — Plan of Conservation and Development



2012

Vernon Planning and Zoning Commission



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IMPLEMENTATION OVERVIEW

About this Plan

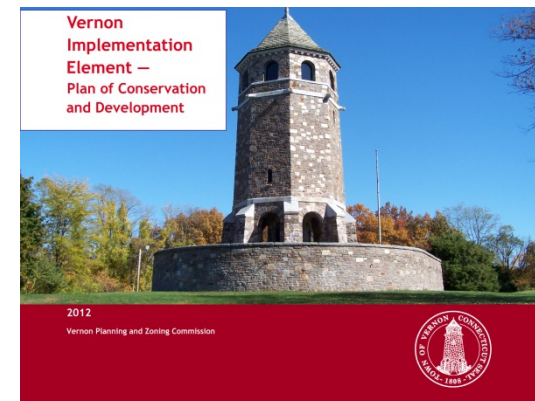
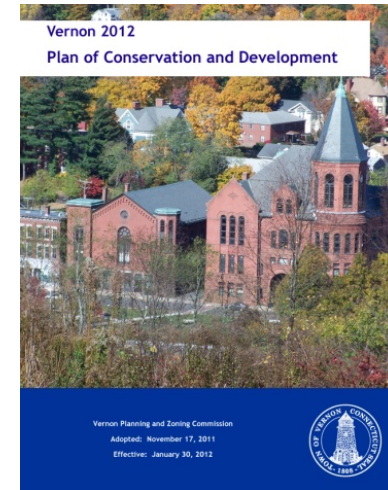
The Plan of Conservation and Development for the Town of Vernon is a two-part document.

The first part is the main Plan of Conservation and Development document. It is “big picture” and strategic in nature so that Vernon will use it to discuss and refine the major directions of the community. It is envisioned that the Plan will be reviewed every three years to ensure that the strategic directions for Vernon are appropriate for addressing the issues facing the community.

This part – known as the “**Implementation Element**” – is a more detailed compilation of tasks and programs which will be considered to accomplish the overall strategies. This element identifies specific tasks to be completed, the initial lead entity responsible for implementing the policy or undertaking the task, and the priority level. It is envisioned that the Planning and Zoning Commission will review and update the Implementation Element annually to clear completed tasks and to add new tasks. In addition, this annual review will help to ensure that the work program for the coming year (and beyond) reflects fiscal and operational capabilities and the evolving needs of the Town.

The topics in the Plan and this Implementation Element are organized under two overall goals:

- Preserving Our Roots
- Pathway to Prosperity



IMPLEMENTATION OVERVIEW

About Implementation

Implementation is the main purpose of the planning process. While identification of desirable strategies is important, that effort will only bear fruit if tasks or actions are implemented to make it happen. While the Plan is an advisory document, it is expressly intended that this Plan of Conservation and Development will be used on a regular basis.

The Planning and Zoning Commission can regularly update this Implementation Element by:

- assessing how implementation on PZC-related tasks is proceeding,
- collecting input from other boards, commissions and staff as to how implementation of other tasks is proceeding,
- adding new tasks or actions that will help accomplish the overall strategic goals outlined in the Plan,
- refining tasks or actions already under way in order to enhance their implementation or improve their effectiveness,
- deleting tasks or actions completed satisfactorily, and
- adding or deleting tasks or actions as the full POCD is amended from time to time.

It is understood that implementation of the Plan will be a gradual and continual process. While some recommendations may be carried out in a relatively short period of time, others may be long-term in nature. Further, some recommendations could involve additional study or a commitment of fiscal resources; as such, their implementation could take place over several years or occur in stages.

The Planning and Zoning Commission has the primary responsibility of coordinating implementation of the Plan's recommendations. Of course, some recommendations will require the cooperation of, and actions by, other local boards and commissions. However, if the Plan is to be successfully realized, it must serve as a guide to all residents, businesses, and individuals interested in the future of Vernon.

IMPLEMENTATION OVERVIEW

Implementation Tools

The following highlights a number of tools to help implement the POCD. The Town should determine which tools are most appropriate for Vernon.

Plan Implementation Review

A Planning and Zoning Commission (PZC) typically has the primary responsibility for maintaining and updating the POCD and reviewing the status of implementation. Some communities establish a Plan Implementation Committee to oversee implementation of the Plan, comprised of representatives from various boards and commissions. The Committee would be responsible for coordinating and monitoring implementation of the Plan. The Committee should assess the status of specific recommendations, evaluate the priorities, and even suggest new implementation techniques.

Another approach might be for the PZC to coordinate implementation by dedicating at least one meeting annually on implementation. At the meeting(s), all relevant boards and commissions would be invited to provide an update on implementation. This would allow the other boards and commissions to discuss progress, challenges, and whether priorities have changed.

Application Review

The Planning and Zoning Commission can accomplish goals and objectives of the Plan by using it to guide land use decisions. The Commission should measure and evaluate all land use proposals for consistency with the Plan.

Zoning and Subdivision Regulations

The Zoning and the Subdivision Regulations provide specific criteria for land development and therefore are important tools to implement the recommendations of the Plan. However, this is only true if the regulations reflect the recommendations of the Plan. Zoning regulations, the zoning map, and subdivision regulations should be updated to implement Plan recommendations and promote consistency between the Plan and the regulations.

Capital Budget

The Capital Budget (or Capital Improvement Program) is a tool for planning, identifying and prioritizing capital expenditures while accounting for fiscal constraints. The POCD contains recommendations that may require the expenditure of town funds. Any such recommendation must go through the Town's capital budgeting process. The Plan recommends that these (and other) items are considered when the Capital Improvement Program is developed / updated.

Referral of Municipal Improvements

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning [and Zoning] Commission for a report before any local action is taken. If the Commission does not approve a project, it can only be implemented after a two-thirds vote by the Town Council. The Commission should evaluate referrals for their consistency with this POCD.

IMPLEMENTATION OVERVIEW

Implementation Tables

Priority – The Implementation table includes “policies” and “tasks”:

- A policy is ongoing and never completed. For example, “Maintain Vernon Circle as a regional node” is a policy to guide the Town in its decisions on an on-going basis. It is not a distinct task that can be completed and crossed off a list. Because policies are on-going, a timeframe is not necessarily applicable. Priority level for a policy indicates how important it is that the Town abide by the policy in order to achieve the goals in the plan. A low priority policy does not necessarily mean it is not important. It may reflect that other policies were more important at the time this plan was adopted or that the issue is not urgent in nature.
- A task can be completed and therefore priority level can be used to indicate a timeframe for undertaking a task. For example, high priority tasks might be accomplished in the short term (1 to 3 years), medium priority tasks might be accomplished in 4 to 6 years and lower priority tasks might be accomplished in 7 or more years.

Initial Lead and Partners – The initial lead is the board, commission or department/staff who would most likely take the lead with implementing the task or policy because it generally falls within their mission or area of expertise. Partners are others that would likely also play a role in implementation. In cases where a “partner” rather than the initial lead has ultimate responsibility for adopting or approving the outcome (e.g., a new ordinance), an “*” is placed next to that entity.

Code	Description	Code	Description	Code	Description
BOE	Board of Education	IWC	Inland Wetlands Commission	PS	Public Safety (Fire, Police, EMS)
CC	Conservation Commission	LHPC	Local Historic Properties Commission	PZC	Planning and Zoning Commission
DRC	Design Review Commission	MYR	Mayor	STAFF	Town Staff
EDC	Economic Development Commission	NCDHD	North Central District Health Department	TC	Town Council
ENG	Energy Committee and / or Energy Improvement District	Other	Other Boards, Agencies, or Persons	VTA	Vernon Traffic Authority
HRLPC	Hockanum River Linear Park Committee	OSTF	Open Space Task Force	WPCA	Water Pollution Control Authorities (Vernon and / or Bolton Lakes)

PRESERVING OUR ROOTS

Natural Resources

A. Protect Vernon's Natural Resources (see page 28)								
NATURAL RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Make every effort possible to preserve sensitive natural resource areas.	✓			CC	PZC, IWC, HRLPC, OSTF	
	2	Where preservation is not possible, update zoning to reduce densities / development intensity in areas with a concentration of natural resources.		✓		PZC	CC	
	2a	Consider updating zoning regulations to expand "developable acreage" to low density zones (R-40 and possibly R-27)		✓		PZC		
	3	Design sites to avoid sensitive areas.		✓		PZC, IWC	HRLPC, CC	
	3a	Update zoning regulations to allow Cluster Developments on smaller parcels, as appropriate.			✓	PZC	CC	

B. Continue to Restore and Improve Vernon's Lakes and Rivers (see page 33)									
NATURAL RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS		
	1	Continue to preserve open space along lakes and rivers (see Open Space discussion)				IWC, CC	HRLPC, OSTF		
	2	Better integrate the Hockanum River into Rockville's identity.				HRLPC			
	3	Implement the Tankerhoosen River Watershed Management Plan.				STAFF	PZC, IWC, CC, HRLPC		
	4	Incorporate LID into land use regulations and Town Projects.		See E.2 & E.3			See E.2 & E.3		
	5	Continue to work with other Bolton Lakes communities to reduce pollution potential & determine adequate water levels.		✓		CC			
	6	Monitor groundwater levels near Bolton Lakes to ensure that the diversion of water out of the watershed does not impact groundwater levels.				NCDHD			
	7	Investigate the merits and feasibility of dredging ponds to remove accumulated sediment.			✓	CC			
	8	Develop a plan to address invasive species.	✓			CC	STAFF		
	9	Protect wetlands, floodplains and vernal pools through the regulatory process.				IWC	STAFF		

PRESERVING OUR ROOTS

C. Protect Drinking Water Supplies *(see page 34)*

NATURAL RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
NATURAL RESOURCES	1	Preserve the water quality of existing drinking water supplies (Level 1 – see POCD text).	✓			CC	PZC, OTHER	
	2	Maintain the integrity of potential future water supply aquifers in Level 2 on map.	✓			CC	PZC, OTHER	
	3	Reduce pollution risks in Level 3 on map and restore water quality.	✓			CC	PZC, OTHER	

D. Minimize Threats to Water Quality *(see page 36)*

NATURAL RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
NATURAL RESOURCES	1	Educate residents and businesses on practices they can undertake to reduce water pollution.		✓		CC		
	2	Investigate the need for underground storage tank (UST) removal programs and / or regulations.			✓	CC	TC*, PZC*	
	3	Work with the State to determine options for reducing pollution from state-owned facilities.				STAFF	IWC	

E. Reduce Stormwater Flows *(see page 37)*

NATURAL RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
NATURAL RESOURCES	1	Educate residents and businesses about simple LID approaches they can take to reduce stormwater flow from their properties.	✓			CC	STAFF	
	2	Integrate LID into land use regulations	✓			PZC	IWC, STAFF	
	3	Encourage LID techniques in the design of municipal projects.	✓			PZC	STAFF	
	4	Ensure protocols are in place for maintenance of privately-owned drainage facilities.				STAFF	PZC	

PRESERVING OUR ROOTS

F. Protect Habitat and Minimize the Clearing of Vegetation (see page 38)								
NATURAL RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue preserving open space in areas with critical habitat (see H)				OSTF	TC*, PZC, CC, STAFF	
	2	On existing open space, develop habitat-based management plans.	✓			CC, STAFF	TC, CC, STAFF, OSTF	
	3	Continue to work with applicants to minimize the amount of vegetation cleared during construction.	✓			PZC, IWC	CC, Staff	
	4	Work with applicants to prevent accidental tree damage and to ensure that new trees are planted correctly and maintained.	✓			PZC, IWC	CC, Staff	
	5	Encourage property owners to retain vegetation, particularly mature, heritage and specimen trees.		✓		CC	PZC, IWC	
	6	Maintain a program for the removal of invasive species and educate property owners on invasive species.	✓			CC	STAFF	

PRESERVING OUR ROOTS

Open Space

G. Promote and Manage Existing Open Space <i>(see page 43)</i>								
OPEN SPACE	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Maintain & update the inventory of open space & greenways.				OSTF		
	2	Provide annual status updates to land use boards / commission.				OSTF	PZC, IWC, CC	
	3	Make information on open space access and amenities easily available.				OSTF	CC, HRLPC, STAFF	
	4	Program events to promote use of open space and parks.				STAFF	OSTF, HRLPC	
	5	Encourage / provide river access for canoes, kayaks, & fishing.				STAFF	OSTF, HRLPC	
	6	Where feasible, improve accessibility for people with disabilities.				STAFF	OSTF, HRLPC	
	7	Consult with the Conservation Commission & other land use boards when municipal open space is to be sold, transferred, or exchanged.				TC	CC, PZC, MYR, STAFF	
	8	Provide regular funding in the Capital Improvement Program for maintenance.				TC	MYR, OSTF, OTHERS	
9	Continue to encourage volunteers and non-profits to aid in maintenance.	✓			CC	OSTF, HRLPC		
10	Prepare management plans for town-owned open space that outline intended long-term uses.		✓		CC, STAFF	TC		

PRESERVING OUR ROOTS

H. Continue to Preserve Open Space (see page 45)								
OPEN SPACE	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Work with owners of managed open space (including state agencies) to permanently preserve their land.				OSTF	STAFF	
	2	Focus on preserving Desired Open Space parcels identified on Open Space Plan.				OSTF	STAFF	
	3	Encourage open space preservation in other areas that meet the criteria listed in the POCD.				OSTF	STAFF	
	4	Ensure that deeds for open space state that the property is to remain open space in perpetuity.				STAFF		
	5	Pursue additional means of funding to purchase desirable parcels including:						
	a.	state and federal grants			✓	CC	OSTF, HRLP, STAFF	
	b.	bonding				MYR	TC*	
	c.	continued contributions from the Open Space Fund		✓		PZC		
	d.	donations and other gift contributions				OSTF		
	6	Encourage the creation of additional greenways.				OSTF	PZC, CC	

PRESERVING OUR ROOTS

Historic Resources

I. Preserve and Promote Vernon's Historic Resources (see page 50)								
HISTORIC RESOURCES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue collaboration between PZC and LHPC for applications involving historic buildings & neighborhoods.	✓			PZC, LHPC		
	2	Maintain a demolition delay ordinance.				TC	LHPC	
	3	Increase efforts to promote & celebrate Vernon's history & historic assets.				OTHER	LHPC	
	4	Support designation of additional Local Historic Places and Districts, if property owners seek such a designation.				LHPC	OTHER, TC*	
	5a	Update zoning to maintain village elements of Rockville (see tasks in P)	✓			PZC	LHPC, DRB	
	5b	Determine approach to improve the facades and overall design of buildings in the RDBR zone				STAFF	EDC, DRB	
	6	Talcottville: maintain this historic character of Talcottville (via the existing Local and National Historic District designations).				LHPC		

PRESERVING OUR ROOTS

Community Character

J. Preserve and Promote Vernon's Historic Resources <i>(see page 50)</i>							
COMMUNITY CHARACTER	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS
	1	Update the local Scenic Road Ordinance, if necessary.				STAFF	TC*, CC
	2	Continue to designate local Scenic Roads.	✓			CC	TC*, OTHER
	3	Preserve scenic value of hilltops & ridges by ensuring that large-scale development is avoided or carefully managed / sited.		✓		PZC	STAFF
	4	Work regionally to identify and protect scenic views.		✓		PZC, STAFF	

K. Maintain an Undeveloped Ambiance in the Rural Parts of Vernon <i>(see page 54)</i>							
COMMUNITY CHARACTER	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS
	1	Continue the current PA 490 Open Space policy and eligibility requirements.		✓		PZC	TC*

L. Preserve Heritage Farms <i>(see page 54)</i>							
COMMUNITY CHARACTER	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS
	1	Ensure that existing farms remain viable and that farmland is preserved.				ALL	

PRESERVING OUR ROOTS

M. Promote Community Spirit Throughout Town *(see page 55)*

COMMUNITY CHARACTER	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue to hold a variety of events throughout the Town for residents.				STAFF	OTHER	
	2	Work with Vernon's community groups and seek ways to engage a wider array of residents when implementing this POCD.				ALL	STAFF	
	3	Develop a brand / positive and recognizable image to help convey Vernon's unique identity in a way that meets the goals in this POCD.				MYR	EDC, STAFF	

N. Maintain Vernon's Overall Community Structure *(see page 56)*

COMMUNITY CHARACTER	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Encourage land use patterns that contribute to Vernon's community structure (see next sections for specific tasks)		✓		PZC		
	2	Discourage land use patterns that detract from Vernon's community structure (see next sections for specific tasks).		✓		PZC		

O. Enhance Gateways *(see page 56)*

COMMUNITY CHARACTER	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Enhance the gateways to our community.	✓			PZC	DRC, EDC	

Pathway to Prosperity

Rockville

P. Maintain and Enhance the Village Nature of Rockville (see page 64)								
ROCKVILLE			PRIORITY LEVEL			ENTITIES		STATUS
	#	DESCRIPTION	HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Encourage business & property owners to make improvements that will contribute to Rockville’s village atmosphere.	✓			EDC	STAFF, OTHER (RDA)	
	2	Create design guidelines for Rockville.				DRC	PZC	
	3	Continue to discourage 1 ST floor office uses in pedestrian areas.		✓		PZC		
	4	Consider updating zoning in Rockville so that the following applies to redevelopment :						
	a.	require that off-street parking be located to rear of buildings in the Downtown District	✓			PZC	OTHER (RDA)	
	b.	reduce amount of required parking	✓			PZC	OTHER (RDA)	
	c.	require a certain percentage of window coverage for street-level facades		✓		PZC	OTHER (RDA)	
	d.	adjust minimum front yard setbacks & provide for maximums	✓			PZC	OTHER (RDA)	
	e.	further minimize potential for auto-oriented uses & sites	✓			PZC	OTHER (RDA)	
	f.	provide greater flexibility to older buildings in meeting dimensional requirements	✓			PZC	OTHER (RDA)	

Pathway to Prosperity

Q. Encourage the Revitalization of Rockville (see page 70)								
ROCKVILLE			PRIORITY LEVEL			ENTITIES		STATUS
	#	DESCRIPTION	HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Maintain a public commitment to Rockville, including capital improvements and keeping a civic presence here.				TC	OTHER (RDA)	
	2	Continue to support and collaborate with the RDA.				TC	EDC, OTHER, STAFF	
	3	Increase patronage of Rockville businesses by employees in the area and Vernon residents.		✓		EDC	OTHER(RDA), STAFF	
	4	Encourage redevelopment of West Main Street Retail Block.			✓	EDC	STAFF, OTHER (RDA), PZC, TC	
	5	Continue efforts to redevelop / re-tenant the Citizens Block.	✓			EDC	TC, STAFF, OTHER (RDA)	
	6	Work to ensure that existing buildings (e.g., mills) can continue to support business uses.			✓	EDC	STAFF, OTHER (RDA), PZC	
	7	Increase homeownership in Rockville.				OTHER		
	8	Encourage upgrades of Rockville’s housing stock and attract additional middle and upper income households.				STAFF	ALL	
	9	Continue to redevelop blighted housing lots, replacing structures with owner-occupied single family houses.				STAFF	MYR	
	10	Consider establishing financial incentives for converting multi-family properties to owner-occupied single family houses.				STAFF	TC*, PZC	
	11	Consider tracking sales data for houses in Rockville.				STAFF		
	12	Maintain the police substation in Rockville.				TC	STAFF, PS	
	13	Explore State programs that can aid in the revitalization of Rockville.				EDC	STAFF, TC	

Pathway to Prosperity

Vernon Center and Talcottville

R. Maintain and Enhance Vernon Center <i>(see page 72)</i>							
VERNON CENTER & TALCOTTVILLE	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS
	1	Maintain a mixture of civic, institutional, recreational and residential areas in Vernon Center.				ALL	
	2	Maintain the open, rural landscape.				ALL	

S. Maintain and Enhance Talcottville <i>(see page 73)</i>							
VERNON CENTER & TALCOTTVILLE	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS
	1	Continue to ensure that building alterations and new construction complement Talcottville's historic character.				LHPC	PZC
	2	Maintain Talcottville as a predominantly residential neighborhood with some compatible non-residential uses.		✓		PZC	LHPC
	3	Encourage the rehabilitation of the Talcottville Mill.	✓			EDC	PZC, MYR, LHPC

Residential Patterns & Housing Needs

T. Protect Residential Neighborhoods <i>(see page 76)</i>							
RESIDENTIAL PATTERNS & NEEDS	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS
	1	Continue to manage potential impacts of business uses that are adjacent to residential neighborhoods through zoning.		✓		PZC	EDC
	2	Continue to ensure that development provides adequate buffers when adjacent to residential buffers.	✓			PZC	EDC

Pathway to Prosperity

U. Maintain Overall Residential Patterns with Some Updates *(see page 78)*

RESIDENTIAL PATTERNS & HOUSING NEEDS	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Decrease densities in parts of Rockville where the quality of life will benefit from such a decrease		(see Q.9)			(see Q.9)	
	2	Consider extending the “developable acreage” concept to R-40 areas to better match the density of future development with the ability of land to support development.		✓		PZC		

V. Ensure that New Multi-Family Development is Appropriately Located and Contributes to Community Structure *(see page 78)*

RESIDENTIAL PATTERNS & HOUSING NEEDS	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Update zoning to require that future multi-family development meet specific criteria depending upon which parts of Vernon they are to be located in.		✓		PZC		

W. Increase Homeownership Opportunities *(see page 80)*

RESIDENTIAL PATTERNS & HOUSING NEEDS	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOW	INITIAL LEAD	PARTNERS	
	1	Retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership.	✓			PZC		
	2	Encourage programs that provide incentives for owner-occupancy of two- and three-family structures (see Rockville section).				STAFF	TC*	

Pathway to Prosperity

Business Development

X. Update the Commercial “C” Zone to Better Match Goals for Specific Business Areas <i>(see page 83)</i>								
BUSINESS DEVELOPMENT	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Create a separate Vernon Circle Zone and neighborhood commercial zones.		✓		PZC	EDC	
	2	Rezone some Commercial C zones along Route 83 to Planned Commercial.		✓		PZC	EDC	
	3	Continue to allow research and development uses in the C zone near Exit 66.		✓		PZC	EDC	

Y. Maintain Vernon Circle as a Regional Commercial Destination (see page 84)								
BUSINESS DEVELOPMENT	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Maintain Vernon Circle as a regional node.				ALL	EDC, PZC	
	2	Continue to require design review for development in this area.	✓			PZC	DRB	
	3	Encourage existing businesses to improve the appearance of buildings and signs and to provide pedestrian amenities.			✓	EDC	PZC, DRB	
	4	Add / extend sidewalks, especially to provide connections from nearby residential neighborhoods.	✓			PZC, TC		
	5	Improve pedestrian connections between properties.				STAFF	PZC	
	6	Continue access management.				STAFF		
7	Encourage the consolidation of smaller properties when developed / redeveloped.		✓		PZC	EDC, STAFF		

Pathway to Prosperity

Z. Encourage Appropriate Business Development at Exits 66 and 67 *(see page 87)*

BUSINESS DEVELOPMENT	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Encourage business development.	✓			EDC	STAFF, MYR, PZC	
	2	Work with residents, landowners, & local economic development officials to determine desired form / style of development for both areas.		✓		PZC	EDC, STAFF, MYR	
	3a	Update zoning to allow a wide variety of uses	✓			PZC	EDC, OTHER	
	3b	Update zoning to regulate or create incentives for desired form / style	✓			PZC	EDC, OTHER	

AA. Redevelop and Re-Tenant Vacant Buildings *(see page 88)*

BUSINESS DEVELOPMENT	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Maintain the organizational capacity (e.g., staff) to identify funding sources for redeveloping vacant buildings.				MYR, TC	STAFF	
	2	Continue to facilitate the reuse / redevelopment of vacant buildings through zoning and update regulations as needed.	✓			PZC		
	3	Maintain listings of vacant buildings and actively market their availability.				STAFF	EDC	
	4	Determine incentives for the redevelopment of older vacant properties.				EDC	STAFF, TC	

Pathway to Prosperity

BB. Retain Businesses and Promote Additional Business Development Opportunities *(see page 89)*

	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
BUSINESS DEVELOPMENT	1	Actively promote business development in commercial and industrial districts.	✓			EDC, STAFF	MYR	
	2	Capitalize on Town's proximity to both UConn and Hartford.	✓			EDC, STAFF	MYR	
	3	Consider extending sewers to business zones not currently served by sewers.				WPCA	PZC, EDC	
	4	Identify additional innovative approaches to economic development.	✓			EDC	STAFF	
	5	Discuss options with ConnDOT for allowing the development of underused commuter parking lots.				MYR, STAFF		
	6	Reduce parking requirements to increase business development potential of parcels in business zones.		✓		PZC		

CC. Continue to Improve Regulations and Protocols to be More "Business-Friendly" *(see page 90)*

	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
BUSINESS DEVELOPMENT	1	Update land use regulations to improve user-friendliness.	✓			PZC, IWC		
	2	Continue coordination among staff and boards / commissions that conduct permit / application reviews and approvals.				STAFF	PZC, IWC	
	3	Consider housing all building / land-use related staff in one space or in the same building.				MYR	STAFF	
	4	Provide the opportunity for regular training for land-use related commissions.				STAFF		
	5	Provide more permit-related services on-line.				STAFF		

Pathway to Prosperity

Community Facilities

DD. When Planning for New or Expanded Community Facilities, Maintain Vernon’s Community Structure <i>(see page 96)</i>								
COMMUNITY FACILITIES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Maintain Rockville as the focal point for town governance and the library.				TC	MYR, OTHER (RDA)	
	2	Maintain “campus” style setting for public safety, other municipal services, & amenities in Vernon Center.				TC	PZC	
	3	For other parts of town, continue to locate community facilities in areas that are appropriate for the type of use and best meet the needs of residents / users.				TC	MYR, STAFF	
	4	When new community facilities are built, minimize impacts on adjacent neighborhoods.	✓			PZC		
	5	When new neighborhoods are built adjacent to existing community facilities, ensure that the site layout minimizes possible impacts that the community facility could have.	✓			PZC		

EE. Address Current Community Facility and Service Needs <i>(see page 97)</i>								
COMMUNITY FACILITIES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue to update & maintain public buildings & schools, including the provision of energy conservation measures.				STAFF	TC, ENG	
	2	Continue to update & maintain parks and recreation facilities.				STAFF	TC	
	3	Continue to re-use and reconfigure existing space, share facilities, and employ technology innovations to meet needs and minimize the need for new land or buildings.				STAFF	TC, MYR	

Pathway to Prosperity

FF. Anticipate and Plan for Future Needs <i>(see page 98)</i>								
COMMUNITY FACILITIES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Monitor how demographic changes might affect needs & demands on Town services & facilities.				STAFF		
	2	Retain school buildings / sites to meet long-term education needs.				BOE	TC	
	3	Conduct a space needs assessment for the police station and investigate options for expansion.				PS	TC, STAFF	
	4	Examine space needs & locational considerations for fire stations.				PS	TC, STAFF	
	5	Determine approaches for meeting recreation demands.				STAFF	TC	
	6	Determine if a community center would help meet demands for recreation and other community activities.				STAFF	TC, MYR	
	7	Continue to seek innovative ways to provide quality-of-life amenities, such as through grants, public-private partnerships, etc.				STAFF		
	8	Look for state and federal funding opportunities when facilities are built or expanded.				STAFF		

Pathway to Prosperity

Transportation

GG. Maintain Overall Circulation Patterns and Minimize Congestion (see page 102)								
TRANSPORTATION	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Consider incorporating road classification into zoning regulations to manage potential traffic impacts.		✓		PZC		
	2	Continue to require Traffic Impact Statements for developments which might generate high levels of traffic.	✓			PZC		
	3	Work with the State and property owners to undertake additional measures to manage traffic on Routes 30 & 83.				VTA, STAFF	PZC	
	4	To manage congestion near I-84 access points:						
		a. continue to work with State on options / improvements				VTA, STAFF	PZC	
	b. as development occurs, look for opportunities to make improvements	✓			PZC	VTA		

HH. Continue to Require and Encourage Access Management <i>(see page 103)</i>								
TRANSPORTATION	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue to work with land use applicants and the State Traffic Commission to reduce / minimize curb cuts.	✓			PZC, VTA		
	2	Consider incorporating access management provisions into the Zoning Regulations.	✓			PZC		
	3	Create an access management plan for Route 83.	✓			PZC, VTA	STAFF	

II. Continue to Implement Traffic Calming Measures (see page 103)								
TRANSPORTATION	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Implement traffic calming measures on a case-by-case basis as needed.				STAFF	PZC	
	2	Examine road width requirements and determine if they can be reduced.				STAFF	VTA, PS, TC*, PZC*	

Pathway to Prosperity

JJ. Continue Road Maintenance *(see page 104)*

TRANSPORTATION	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue to program funding for regular maintenance.				TC		
	2	Continue bridge improvements and reconstruction.				TC		

KK. Improve Public Transit Service *(see page 105)*

TRANSPORTATION	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue to work with the region & public transit providers to make existing bus service more user-friendly.				STAFF		
	2	Monitor future demand for bus service &, if warranted, work with public transit providers to extend routes / increase service.				STAFF		
	3	Ensure that the express commuter bus continues to connect Vernon to Hartford.				STAFF	MYR	
	4	Support the continued provision of para-transit service.				TC		
	5	Support the creation of a multi-modal center in Vernon.				TC, MYR	STAFF, EDC	

Pathway to Prosperity

LL. Enhance Pedestrian and Bicycle Travel *(see page 106)*

	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
TRANSPORTATION	1	Use the Sidewalk Plan (or one similar to it) to:						
		a. help prioritize spending for construction of sidewalks				TC	STAFF	
		b. help prioritize maintenance of sidewalks				STAFF		
		c. help determine when to require new development to install sidewalks		✓		PZC		
	2	Schedule the review & maintenance of sidewalks and repair them as necessary.				STAFF		
	3	Continue to incorporate sidewalk improvements into road projects, where feasible.				STAFF	TC, PZC	
	4	Encourage new development to provide pedestrian & bicycle infrastructure.		✓		PZC		
	5	Explore options for funding sidewalks, such as a sidewalk fund.				STAFF	PZC, TC	

MM. Address Parking Needs *(see page 108)*

	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
TRANSPORTATION	1	Consider building structured parking in the municipal lot in Rockville.				TC, MYR	EDC, OTHER (RDA)	
	2	Encourage landowners to share parking in Rockville.				STAFF	EDC, PZC, EDC	
	3	Rethink parking requirements to reduce the environmental and economic impacts of providing too much parking.		✓		PZC		

Pathway to Prosperity

Utilities

NN. Coordinate Land Use Goals with the Provision of Sewer Service <i>(see page 111)</i>								
UTILITIES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Work with the State and the WPCA to determine appropriate sewer extensions for business development purposes.				WPCA	PZC, MYR, STAFF	

OO.Ensure that Utilities Meet Current and Future Needs (see page 115)									
UTILITIES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS	
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS		
	1	Continue to maintain the sewer system & plan for upgrades as needed.				WPCA			
	2	Monitor water levels in areas with on-site wells & public sewer service to determine if ground water levels are impacted.				NCDHD			
	3	Continue to inventory & maintain current drainage infrastructure.				STAFF			
	4	Implement LID measures to reduce stormwater flow into the Town’s drainage system.		(See E.2 & E.3)			(See E.2 & E.3)		
	5	Ensure Vernon offers up-to-date communication options.				STAFF, MYR	EDC		

A. Meet Energy Needs (see page 116)								
UTILITIES	#	DESCRIPTION	PRIORITY LEVEL			ENTITIES		STATUS
			HIGH	MEDIUM	LOWER	INITIAL LEAD	PARTNERS	
	1	Continue to seek alternative energy approaches to reduce energy consumption & energy prices for businesses & residents.				ENG	MYR, EDC	
	5	Review zoning regulations & update as needed to allow appropriate alternative energy structures.	✓			PZC		