

# IMPLEMENTATION

# 7

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## Overview

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Implementation of the strategies and recommendations of the Plan of Conservation and Development is the main purpose of the planning process.

Implementation of a Plan typically occurs in two main phases:

- many of the major recommendations can and should be carried out in a relatively short period of time since they are critical to the implementation of the Plan;
- other recommendations will be implemented over time because they may require additional study, coordination with or implementation by others, or involve the commitment of financial resources.

The Planning Commission can implement many of the recommendations of the Plan of Conservation and Development through regulation amendments, application reviews, and other means and has the primary responsibility of overseeing the implementation of all of the Plan's recommendations.

Other recommendations may require cooperation with and action by other local boards and commissions such as the Zoning Commission, Board of Selectmen, and similar agencies.

However, if the Plan is to be realized, it must serve as a guide to all residents, businesses, builders, developers, applicants, owners, agencies, and individuals interested in the orderly conservation and development of Somers.

## **Implementation Committee**

Oversight of implementation can be coordinated by the Planning Commission or another committee.

An “ad hoc” committee made up of residents and representatives of local boards identified in the implementation schedules would be a significant step towards including a variety of Town agencies in implementing the Plan and monitoring progress. This Committee could provide status reports to the Planning Commission, Board of Selectmen, and others.

Such a committee could meet quarterly to review implementation and coordinate local activities.

## **Annual Update Process**

An appropriate way to regularly update the Plan may be to update major sections of the Plan every year by:

- holding a public informational meeting to summarize the Plan recommendations and receive feedback from the community,
- holding a workshop session for local boards and other interested persons to discuss Plan strategies and suggest alternative language,
- revising Plan sections, as appropriate, and
- re-adopting the Plan (even if there are no text or map changes).

## **Tools**

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### **Using the Plan of Conservation and Development**

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

### **Plan Implementation Committee / Annual Work Program**

A Plan Implementation Committee (PIC) is an effective way to help implement the Plan. A PIC could use the implementation schedules that follow to develop an annual implementation program of issues to be addressed by boards and commissions.

A PIC might include representatives of various boards and commissions and would help to prioritize, coordinate, and refine the implementation of the Plan. The Committee could meet two to four times a year to establish priorities and guide implementation of the Plan’s recommendations. In addition, the Committee could assess the status of specific recommendations, establish new priorities, and suggest new implementation techniques.

As the ultimate responsible agency, the Planning Commission can also assume the responsibility for coordinating implementation of the Plan’s recommendations.

### **Annual Update Program**

A Plan that is updated only once every ten years can be silent on emerging issues, trends and current policy objectives, which could lead to conflicts in land-use decisions or missed opportunities. When a Plan is considered strictly a reference document rather than a working document, its effectiveness in guiding the community can diminish over time. Somers should consider keeping this Plan current and not waiting to update it every ten years. A preliminary schedule might be as follows:

<b>Conservation Themes</b>	<b>Development Themes</b>	<b>Community Needs</b>
<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>2008</b>	<b>2009</b>	<b>2010</b>

Each review and update would extend the Plan’s ten-year life until the community felt that a comprehensive update was required. A work program for annual updates of the Plan is discussed in the sidebar. A Plan Implementation Committee could also assist in this effort.

## **Updating Zoning and Subdivision Regulations**

Many of the recommendations in the Plan of Conservation and Development can be implemented by the Planning Commission and Zoning Commission through regulation amendments, application reviews, and other means. The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the Plan. However, this is only true if the regulations reflect the recommendations of the Plan.

In the near future, the Planning Commission should undertake a comprehensive review of the subdivision regulations and the Zoning Commission should similarly review the zoning regulations and zoning map, making whatever revisions are necessary to:

- make the regulations more user-friendly,
- implement Plan recommendations, and
- promote consistency between the Plan and the regulations.

## **Capital Improvement Program**

The Capital Improvement Program or CIP is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist.

The Plan contains several proposals (such as relocating the Resident State Trooper's Office to the old firehouse) whose implementation may require the expenditure of Town funds. The Plan recommends that these and other items be included in the Town's CIP and that funding for them be included as part of the Capital Budget.

## **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 Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting. All local boards and agencies should be notified of Section 8-24 and its mandatory nature so that proposals can be considered and prepared in compliance with its requirements and in a timely manner.

## **Inter-Municipal and Regional Cooperation**

Somers can continue to work with other towns in the region, the Capitol Region Council of Governments, the State of Connecticut, and other agencies to explore opportunities where common interests coincide.

## **Regulation Updates**


The importance of updating local regulations as soon as possible cannot be over-emphasized.

Compared to a number of other communities, the regulations in Somers lack some of the basic land use tools that will serve to promote the best possible conservation and development of the community such as village districts, design guidelines, or conservation subdivision regulations.

**Sample Legend**

<b>BOS</b>	Board of Selectmen
<b>CC</b>	Conservation Commission
<b>DEP</b>	Department of Environmental Protection
<b>PC</b>	Planning Commission
<b>Staff</b>	Town Staff
<b>ZC</b>	Zoning Commission


**Priorities**

	Task
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<b>1</b>	High Priority
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<b>2</b>	Moderate Priority
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<b>3</b>	Lower Priority
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	Policy
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<b>A</b>	High Priority
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<b>B</b>	Moderate Priority
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<b>C</b>	Lower Priority
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The entities listed are considered lead agencies and would not preclude other agencies from participating in the implementation of particular strategies.

## Implementation Schedule

Implementation of the Plan is an ongoing process. While some recommendations can be carried out in a relatively short period of time, others may only be realized by the end of the planning period or beyond. Since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

As illustrated below, implementation tables assign primary responsibilities and preliminary schedules to the Plan’s recommendations. In many instances, the responsibilities are shared by a number of entities (see sidebar).

### Preserve More Meaningful Open Space

	What	Who	Priority	Done
	1. Require a mandatory open space "set-aside" of 15% as part of every residential development application.	PC	<b>1</b>	<input type="checkbox"/>










In addition, the tables identify both policies and tasks. Policies are long-term guidelines that do not readily lend themselves to a specific schedule or measurement. Tasks on the other hand, are specific actions that can typically be scheduled, completed, and evaluated.

Priorities are identified in the tables and are ranked according to a three-step scale. High priorities are items that are either critical to the success of a planning strategy or are relatively easy to implement and can be handled immediately. Moderate priorities are policies and tasks that are not as time sensitive as high priorities and may be more difficult to implement due to funding constraints or complexity. Moderate priorities should be addressed by the middle of the ten-year planning period. Lower priorities are typically longer-range items that might require a “wait and see” approach or are preceded by higher funding priorities. Lower priorities may be addressed towards the end of the planning period and beyond.





# PROTECTING IMPORTANT RESOURCES

## Preserve More Meaningful Open Space

### Preserve More Open Space (Page 3-2)

		Who	Priority	Done
	1. Increase the mandatory open space "set-aside" to 15% as part of every residential development application.	PC ZC	<b>1</b>	<input type="checkbox"/>
	2. Enhance the open space acquisition fund through annual contributions in the budget and/or by bonding to have a more immediate effect.	BOF BOS	<b>A</b>	
	3. Pursue state and/or federal open space grants.	CC PC	<b>A</b>	
	4. Convert unprotected and perceived open space into protected open space by acquiring land or easements.	BOS CC PC ZC	<b>B</b>	
	5. Establish criteria in regulations to allow development flexibility for open space preservation.	PC ZC	<b>1</b>	<input type="checkbox"/>
	6. Continue to require conservation easements or other measures during approvals.	CC PC ZC	<b>A</b>	
	7. Adopt regulations to allow off-site dedication and/or banking of open space.	PC ZC	<b>1</b>	<input type="checkbox"/>
	8. Amend the regulations allow "open space developments" resulting in a higher percentage of open space by right and require a Special Use Permit from the Planning Commission for "conventional developments" that maximize lot sizes.	PC ZC	<b>1</b>	<input type="checkbox"/>
	9. Educate residents about benefits of open space donation and sale of development rights.	CC LUO OSTS PC	<b>A</b>	



### Preserve Meaningful Open Space and Create a Greenway System (Page 3-5)

		Who	Priority	Done
	10. Identify and prioritize open space parcels for acquisition.	CC OSTS	<b>1</b>	<input type="checkbox"/>
	11. Interconnect open spaces into a system of greenways.	All	<b>A</b>	
	12. Establish trails along greenways to encourage passive recreation.	All	<b>A</b>	
	13. Encourage other organizations to allow for public access and use.	OSTS	<b>A</b>	

### Legend

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<b>BOF</b>	Board of Finance
<b>BOS</b>	Board of Selectmen
<b>CC</b>	Conservation Commission
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### Priorities

	Task
<b>1</b>	High Priority
<b>2</b>	Moderate Priority
<b>3</b>	Lower Priority
	Policy
<b>A</b>	High Priority
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**Legend**






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**Protect Water Quality**

<b>Protect Water Quality (Page 3-7)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Adopt an Aquifer Protection Zone to allow uses according to their potential risk to water resource protection areas and designate the Zoning Commission as the responsible agency.	BOS ZC	<b>2</b>	<input type="checkbox"/>
	2. Require the licensing, and monitoring of residential underground storage tanks.	BOS LUO	<b>1</b>	<input type="checkbox"/>

<b>Address Stormwater Management (Page 3-8)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	3. Require that the "first flush of runoff be appropriately treated in terms of quality and rate of runoff.	CC PC ZC	<b>1</b>	<input type="checkbox"/>
	4. Encourage site designs that minimize impervious surfaces, promote infiltration of stormwater, and reduce runoff.	PC ZC	<b>A</b>	
	5. Continue to provide vegetative buffers to wetland and watercourses to filter pollutants and protect them from direct receipt of runoff.	CC PC ZC	<b>A</b>	
	6. Limit the clearing and grading of sites to minimize the impact on natural drainage patterns.	PC ZC	<b>A</b>	
	7. Promote public education programs that address "non-point" pollution issues.	CC LUO	<b>A</b>	





**Protect Important Natural Resources**

<b>Relate Development Intensity to Land Capability (Page 3-10)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Adopt soil-based zoning to relate density of development to the capability of soils to support development.	ZC	<b>1</b>	<input type="checkbox"/>


<b>Preserve Natural Diversity (Page 3-12)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	2. Minimize wildlife habitat loss through the preservation of open space and natural resource areas.	CC PC OSTS ZC	<b>A</b>	
	3. Work with applicants to protect important vernal pools and Natural Diversity Database (NDDB) resources.	All	<b>A</b>	
	4. Inventory and map vernal pools.	CC	<b>1</b>	<input type="checkbox"/>
	5. Prohibit the introduction of non-native or invasive species during the site development or subdivision process.	All	<b>A</b>	

# Preserve Agricultural Resources


## Encourage Preservation of Prime Areas for Agricultural Use (Page 3-14)

		Who	Priority	Done
	1. Encourage and assist local farmers in submitting applications for the Connecticut Farmland Preservation Program.	AO CC LUO	<b>A</b>	
	2. Continue the farm assessment program (P.A. 490) in order to assist farmers with maintenance of agricultural uses.	AO BOF BOS	<b>A</b>	
	3. Consider establishing a municipal program for purchase of farm development rights.	BOF BOS OSTC	<b>A</b>	
	4. Work with agricultural land trusts to preserve agricultural land in Somers.	CC LUO OSTS	<b>A</b>	

## Provide More Flexibility for Agricultural Uses (Page 3-16)

		Who	Priority	Done
	5. Provide more flexibility to farmers so that farms remain viable and undeveloped.	ZC	<b>1</b>	<input type="checkbox"/>



## Adopt a Right-to-Farm Policy (Page 3-16)

		Who	Priority	Done
	6. Adopt a "right to farm" policy to protect agricultural uses.	BOS	<b>1</b>	<input type="checkbox"/>

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	Task
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	Policy
<b>A</b>	High Priority
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**Preserve Historic Resources**








**Encourage "Sensitive Stewardship" (Page 3-18)**

		Who	Priority	Done
	1. Encourage "sensitive stewardship" or pride in ownership as the most effective means of preserving historic resources.	HS LUO	<b>A</b>	<input type="checkbox"/>



**Recognize Significant Historic Resources (Page 3-18)**

		Who	Priority	Done
	2. Continue to identify and recognize important historical resources through national and state recognition programs.	HS	<b>A</b>	<input type="checkbox"/>
	3. Establish a local register of historic places.	HS	<b>2</b>	<input type="checkbox"/>

**Options for Establishing Preservation Programs (Page 3-18)**



		Who	Priority	Done
	4. Investigate establishing local historic districts that require Certificates of Appropriateness for exterior renovations.	BOS	<b>2</b>	<input type="checkbox"/>
	5. Pursue Certified Local Government designation if one or more local historic districts are established.	BOS	<b>2</b>	<input type="checkbox"/>
	6. Provide economic incentives such as tax abatements, grants, or loans for restoration of historic resources.	BOF BOS	<b>1</b>	<input type="checkbox"/>
	7. Adopt regulatory incentives (such as historic overlay and/or adaptive re-use provisions in zoning regulations).	ZC	<b>1</b>	<input type="checkbox"/>
	8. Complete a townwide historic resources survey.	HS	<b>1</b>	<input type="checkbox"/>
	9. Adopt a Demolition Delay Ordinance requiring up to a 90-day waiting period before historic buildings can be demolished.	BOS	<b>1</b>	<input type="checkbox"/>
	10. Continue to provide educational programs and technical assistance to historic property owners.	HS	<b>A</b>	<input type="checkbox"/>

**Priorities**


	Task
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	Policy
<b>A</b>	High Priority
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# Preserve Scenic Resources



## Protect Scenic Areas and Vistas (Page 3-23)

		Who	Priority	Done
	1. Inventory scenic resources and establish policies and regulations to protect them.	CC PC ZC	<b>1</b>	<input type="checkbox"/>
	2. Re-establish a ridgeline protection overlay district.	ZC	<b>1</b>	<input type="checkbox"/>

## Preserve Undeveloped Land as Long as Possible (Page 3-23)

		Who	Priority	Done
	3. Review the PA. 490 open space program.	AO BOS BOF	<b>1</b>	<input type="checkbox"/>



## Protect Scenic Roads (Page 3-25)

		Who	Priority	Done
	4. As scenic roadsides are developed, preserve scenic elements through conservation easements or open space set-asides.	CC PC ZC	<b>A</b>	
	5. The Tree Warden or his/her designee should work with utility companies to preserve scenic streetscapes.	BOS	<b>A</b>	

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## Priorities

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<b>2</b>	Moderate Priority
<b>3</b>	Lower Priority
	Policy
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

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	Task
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# GUIDE APPROPRIATE DEVELOPMENT

## Encourage Appropriate Economic Development

### Attract and Retain Appropriate Businesses (Page 4-2)


		Who	Priority	Done
	1. Seek to attract and encourage businesses that meet residents everyday needs.	EDC LUO	<b>B</b>	<input type="checkbox"/>
	2. Promote home-based businesses.	EDC LUO ZC	<b>B</b>	<input type="checkbox"/>
	3. Expand the role of the Economic Development Commission to act as ambassadors to the business community.	EDC BOS	<b>1</b>	<input type="checkbox"/>
	4. Institute a Business Visitation Program with the Economic Development Commission.	EDC LUO	<b>1</b>	<input type="checkbox"/>
	5. Encourage tourist-based businesses.	EDC LUO	<b>A</b>	<input type="checkbox"/>
	6. Investigate creating a system of "wayfinding" signs.	EDC ZC	<b>2</b>	<input type="checkbox"/>

### Consider Non-Traditional Economic Development (Page 4-4)


		Who	Priority	Done
	7. Promote revenue-positive, alternative housing such as age-restricted housing.	PC ZC	<b>A</b>	<input type="checkbox"/>
	8. Pursue restoration of statutory PILOT payment funding levels.	BOF BOS	<b>1</b>	<input type="checkbox"/>

## Improve the Appearance of Business Development


### Adopt Village Districts (Page 4-6)

		Who	Priority	Done
	1. Educate residents about the distinctions between village districts and historic districts.	ZC	<b>A</b>	<input type="checkbox"/>
	2. Investigate adopting separate "village districts" in the villages of Somers and Somersville to ensure that future development is compatible with the character of each village.	ZC	<b>1</b>	<input type="checkbox"/>


### Implement Design Review (Page 4-6)

		Who	Priority	Done
	3. Create a Design Review Committee to adopt and administer development guidelines.	BOS	<b>1</b>	<input type="checkbox"/>

### Provide Tax Incentives for Improving Businesses Properties (Page 4-7)




		Who	Priority	Done
	4. Create a tax abatement/incentive program to encourage exterior improvements to commercial/industrial buildings.	BOF BOS	<b>1</b>	<input type="checkbox"/>

### Improve Commercial/Industrial Development Standards (Page 4-7)

		Who	Priority	Done
	5. Comprehensively review/modify the Zoning Regulations to ensure that development is compatible with the community.	LUO ZC	<b>1</b>	<input type="checkbox"/>


## Adaptively Reuse the Somersville Mill

### Adaptively Reuse the Somersville Mill (Page 4-8)



		Who	Priority	Done
	1. Explore the possibility of allowing hospitality uses such as lodging or a conference center and amend the Zoning Regulations if uses are appropriate.	LUO ZC	<b>2</b>	<input type="checkbox"/>
	2. Consider a design development district for the Somersville Manufacturing Company site.	ZC	<b>1</b>	<input type="checkbox"/>
	3. Expand the WPCA treatment plant to accommodate at least the redevelopment of the Somersville Manufacturing Company site.	WPCA	<b>1</b>	<input type="checkbox"/>

## Reinforce the Villages


### Limit Commercial Sprawl (Page 4-9)

		Who	Priority	Done
	1. Prohibit retail, restaurant, and personal service uses in the I-Zone to focus commercial activity in the villages.	ZC	<b>2</b>	<input type="checkbox"/>

### Encourage Housing in and Near the Villages (Page 4-9)


		Who	Priority	Done
	2. Encourage age-restricted and other alternative housing in and near the villages.	EDC LUO PC ZC	<b>A</b>	<input type="checkbox"/>
	3. Encourage appropriate mixed-use development in the Business District.	EDC LUO ZC	<b>A</b>	<input type="checkbox"/>

### Create Walkable Villages (Page 4-9)


		Who	Priority	Done
	4. Create walkable villages through sidewalk, safety, and streetscape improvements.	BOS BOF COG DOT DPW	<b>B</b>	<input type="checkbox"/>

## Manage Residential Growth

### Adopt a Residential Density Regulation (Page 4-11)

		Who	Priority	Done
	1. Adopt a residential soil-based zoning regulation.	ZC	<b>1</b>	<input type="checkbox"/>



### Encourage Open Space Development Patterns (Page 4-11)

		Who	Priority	Done
	2. Require Special Use Permits for conventional subdivisions that maximize lot size (based on applicable density) while allowing conservation subdivisions by right.	PC ZC	<b>1</b>	<input type="checkbox"/>

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<b>2</b>	Moderate Priority
<b>3</b>	Lower Priority
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**Legend**





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**ADDRESS COMMUNITY NEEDS**


**Address Changing Housing Needs**


<b>Increase Housing Options for Older Residents (Page 5-3)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Continue tax relief programs for older residents.	BOF BOS	<b>A</b>	<input type="checkbox"/>
	2. Continue to actively encourage active-adult and elderly housing where appropriate.	EDC LUO PC ZC	<b>A</b>	<input type="checkbox"/>
	3. Expand options for accessory apartments as elderly units.	ZC	<b>2</b>	<input type="checkbox"/>
	4. Seek state and federal grants and local funding to purchase land for income-assisted elderly housing.	BOF BOS	<b>1</b>	<input type="checkbox"/>


<b>Accommodate Affordable Housing (Page 5-3)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	5. Investigate allowing density bonuses or design flexibility in exchange for providing affordable units.	ZC	<b>2</b>	<input type="checkbox"/>
	6. Investigate requiring a percentage of affordable units or a fee-in-lieu of affordable units for new residential developments.	ZC	<b>2</b>	<input type="checkbox"/>


**Address Community Facility Needs**

<b>Address Town Hall Needs (Page 5-8)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	1. Enlarge Town Hall and update physical plant to meet anticipated needs.	BOF BOS SBC	<b>3</b>	<input type="checkbox"/>






<b>Address Kibbe-Fuller Community Center Needs (Page 5-8)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	2. Convert the State Trooper's Office to a multi-purpose room for recreation programming and other needs.	BOS RD	<b>1</b>	<input type="checkbox"/>

<b>Address Library Needs (Page 5-8)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	3. Plan to enlarge the Library during the planning period.	BOF BOS LB	<b>1</b>	<input type="checkbox"/>


<b>Monitor Senior Center Needs (Page 5-9)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	4. Monitor the growing senior population to anticipate staff and space needs at the Senior Center.	BOF BOS	<b>A</b>	<input type="checkbox"/>

<b>Address Police Protection Needs (Page 5-9)</b>		<b>Who</b>	<b>Priority</b>	<b>Done</b>
	5. Complete relocation of the Resident State Trooper's Office to the old firehouse.	BOF BOS ST	<b>1</b>	<input type="checkbox"/>


**Address Fire Protection and EMS Needs (Page 5-9)**

		Who	Priority	Done
	6. Assess the need to build or purchase a firehouse to better serve northern Somers.	BOF BOS FD	<b>3</b>	<input type="checkbox"/>
	7. Extend water and fire hydrants to serve Field Road and Egypt Road industrial areas.	BOF BOS	<b>2</b>	<input type="checkbox"/>
	8. Revise the driveway ordinance to ensure emergency access.	BOS FD	<b>1</b>	<input type="checkbox"/>
	9. Adopt regulations to ensure access to emergency water supplies for new development.	PC ZC	<b>1</b>	<input type="checkbox"/>
	10. Consider adopting a residential sprinkler ordinance based on distance to water supply.	BOS FM	<b>2</b>	<input type="checkbox"/>



**Address Emergency Communications Needs (Page 5-10)**

		Who	Priority	Done
	11. Upgrade radio equipment to facilitate better two-way communications, close gaps in coverage, and allow radio interoperability between police, fire, and Town personnel.	BOF BOS FD ST	<b>1</b>	<input type="checkbox"/>


**Address Highway Maintenance Needs (Page 5-10)**

		Who	Priority	Done
	12. Provide adequate funding and personnel to properly maintain roads and drainage facilities.	BOS	<b>A</b>	






**Address Parks and Grounds Maintenance Needs (Page 5-11)**

		Who	Priority	Done
	13. Study the feasibility of sharing resources between Town and School park/grounds maintenance staffs.	BOE BOS	<b>1</b>	<input type="checkbox"/>
	14. Upgrade the parks maintenance building to meet staff needs.	BOS DPW	<b>1</b>	<input type="checkbox"/>



**Address Solid Waste Needs (Page 5-11)**

		Who	Priority	Done
	15. Consider a pay-as-you-throw program to encourage recycling, reduce waste and lower hauling and disposal costs.	BOS DPW	<b>1</b>	<input type="checkbox"/>

**Address Recreation Needs (Page 5-12)**

		Who	Priority	Done
	16. Acquire additional land for future recreation needs near the Recreation Park.	BOF BOS PC	<b>1</b>	<input type="checkbox"/>
	17. Provide additional sports fields, preferably in close proximity to existing fields.	BOS RD	<b>2</b>	<input type="checkbox"/>
	18. Consider providing some form of outdoor water recreation.	BOS RD	<b>3</b>	<input type="checkbox"/>
	19. Create an after-school program to address issues at the library.	BOS RD	<b>1</b>	<input type="checkbox"/>
	20. Study the feasibility of sharing resources between the Town and School recreation positions.	BOE BOS	<b>1</b>	<input type="checkbox"/>



**Address School Facility Needs (Page 5-13)**

		Who	Priority	Done
	21. Closely monitor enrollment projections to anticipate additional space needs at the Somers High School.	BOE	<b>C</b>	
	22. If maintaining a single education campus is desirable and further expansion within the campus is impractical, adjacent land should be acquired.	BOE BOF BOS PC	<b>2</b>	<input type="checkbox"/>

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## Address Vehicular Transportation Needs

### Address Traffic Issues (Page 5-18)




		Who	Priority	Done
	1. Pursue improvements to the intersections of Route 190 at Ninth District Road and Route 190 at Route 83 with the Connecticut Department of Transportation.	COG DOT DPW	<b>1</b>	<input type="checkbox"/>
	2. Keep road improvement projects and maintenance funded and on schedule to avoid more costly repairs in the future.	BOS DPW	<b>A</b>	<input type="checkbox"/>
	3. Complete scheduled safety improvements on Town roads.	DPW	<b>1</b>	<input type="checkbox"/>

### Modify Parking Standards (Page 5-18)


		Who	Priority	Done
	4. Reevaluate the parking requirements by use and make adjustments as necessary to ensure adequate yet efficient numbers of parking spaces.	ZC	<b>1</b>	<input type="checkbox"/>
	5. Consider adopting fees-in-lieu-of parking within the villages of Somers and Somersville.	ZC	<b>1</b>	<input type="checkbox"/>
	6. Adopt standards for pavement materials, pavement marking, and handicapped parking.	ZC	<b>1</b>	<input type="checkbox"/>
	7. Reduce impervious surfaces using porous pavement systems, deferred parking and shared parking requirements where appropriate.	ZC	<b>1</b>	<input type="checkbox"/>
	8. Modify lighting requirements to reduce excessive lighting and adopt an ordinance to prohibit off-site floodlights.	ZC	<b>1</b>	<input type="checkbox"/>

## Address Alternative Forms of Transportation


### Address Pedestrian Needs (Page 5-21)

		Who	Priority	Done
	1. Provide sidewalks throughout the commercial and more densely populated areas of the two villages with attention given to crosswalks and other safety enhancements.	BOS DOT DPW PC	<b>1</b>	<input type="checkbox"/>
	2. Provide sidewalks or multi-use trails between village centers and major activity nodes.	BOS OTSC PC ZC	<b>2</b>	<input type="checkbox"/>
	3. Enhance and protect the existing hiking trail system throughout town.	OTSC PC	<b>A</b>	<input type="checkbox"/>

### Address Bicycle Circulation (Page 5-21)




		Who	Priority	Done
	4. Accommodate bicycles whenever practical in road improvement and site development projects.	DPW PC ZC	<b>A</b>	<input type="checkbox"/>

### Monitor Demand for Dial-a-Ride Service (Page 5-21)



		Who	Priority	Done
	5. Monitor the dial-a-ride service to anticipate future demand as Somers population ages.	BOS	<b>B</b>	<input type="checkbox"/>

# Provide for Adequate Utility Services


## Ensure Adequate Public Water Service (Page 5-22)

		Who	Priority	Done
	1. Monitor the Ellington Acres Company well permit process to ensure adequate capacity and margin of safety in the future.	LUO WC WPCA	<b>A</b>	<input type="checkbox"/>
	2. Study the expansion of water service with emphasis on serving the industrial areas along Egypt and Field Roads.	BOF BOS FD WC WPCA	<b>2</b>	<input type="checkbox"/>
	3. Pursue interconnection between the water systems where possible for future emergency use.	FD WC WPCA	<b>2</b>	<input type="checkbox"/>

## Ensure Adequate Public Sewer Service (Page 5-24)

		Who	Priority	Done
	4. Expand the treatment plant to accommodate the redevelopment of the Somersville mill and consider adding additional capacity to accommodate more intense village development.	WPCA	<b>1</b>	<input type="checkbox"/>
	5. Consider the use of community septic systems to support open space development patterns and housing diversity if necessary.	WPCA	<b>A</b>	<input type="checkbox"/>



## Ensure Adequacy of Other Utility Services (Page 5-24)

		Who	Priority	Done
	6. Plan for additional growth in wireless communications by identifying desirable tower and antenna locations.	CSC LUO PC	<b>1</b>	<input type="checkbox"/>

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