


# TOWN OF WESTON

## Plan of Conservation and Development

Discovery Session

April 6, 2019

 MILONE & MACBROOM

# AGENDA

- Welcome
- Presentation
- Workshop Activities
- Report Back from Activities
- Wrap-up and Next Steps

## Anticipated Outcomes

- Obtain input on community vision and values
- Identify preferred use concept and elements

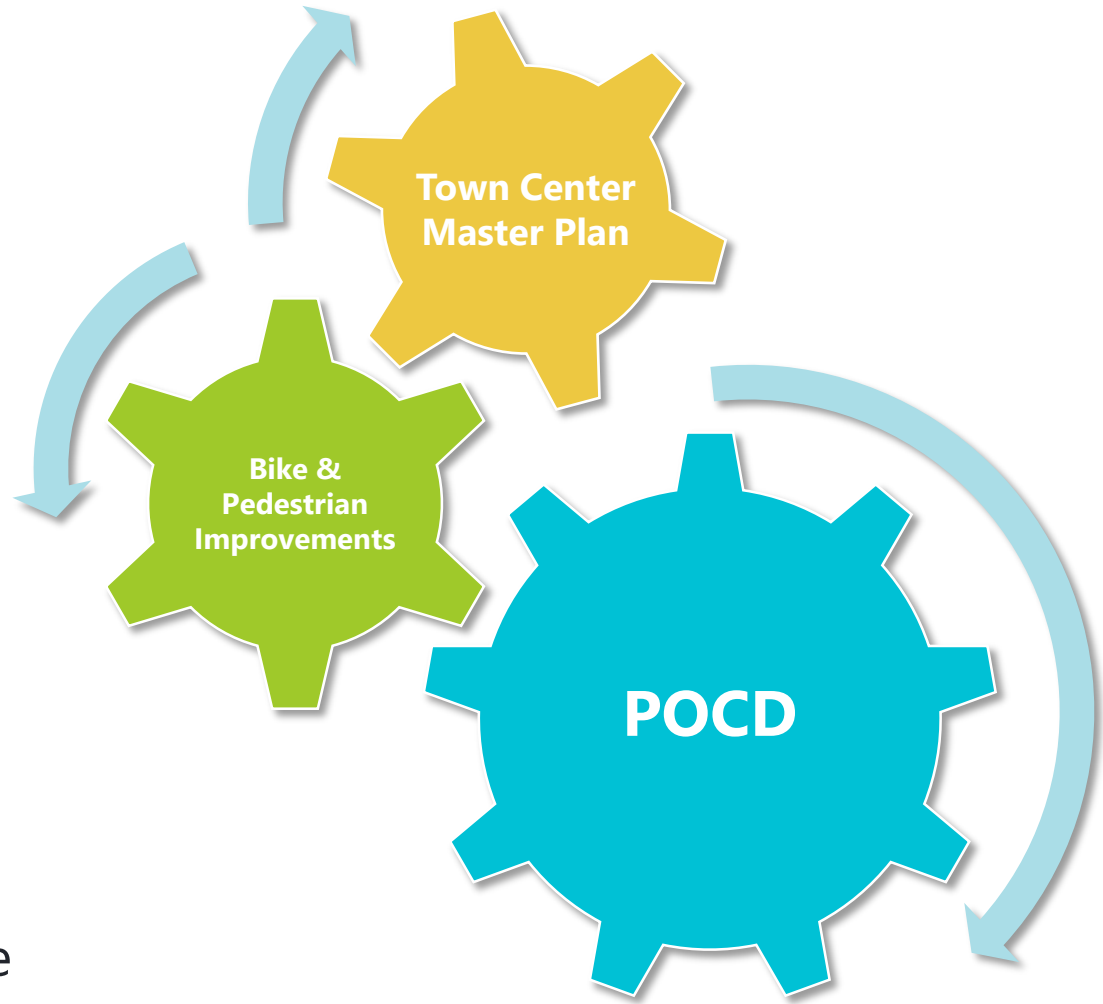
# TOWN CENTER STUDY AREA

- Defined by previous POCD
- Includes commercial, municipal, and residential uses
- Approx. 72 acres total
- 6.6 acres of commercially zoned land
- Partially overlaps with Norfield Historic District



# WHY WE ARE HERE

- Creating a plan for Town Center aligns with the 10-year update of the Plan of Conservation and Development (POCD)
- Community Survey identified an interest in the town center
- Weston has received grant funding to improve walking and biking in the town center area
- These three goals are part and parcel of one another



# SURVEY PROCESS

- The Town formed a survey committee and created an online survey to find out what residents want Weston to look like now and in the future.
- Survey ran from November 15<sup>th</sup> – December 15<sup>th</sup>.
- There were 2,675 responses.

## 2018 Town of Weston Planning Survey

The Town of Weston and its Planning & Zoning Commission are conducting this survey to gauge the opinions of our community on a wide range of issues relevant to the future of our town. One use of this survey is to provide guidance to the Planning & Zoning Commission as it performs its State-mandated update of the Town Plan of Conservation and Development.

As part of this update, the Commission is seeking input from community members to determine community values, generate ideas, and encourage participation in the Plan of Conservation & Development (POCD) process.

The Plan will significantly influence the Commission's, and Weston's, policies and priorities over the next 10 years.

Filling out this survey will assist us greatly as we commence this important undertaking. The survey should take approximately 20 minutes. Just click on the "next" button and it will take you to our survey.

All responses will be collected anonymously and analyzed as aggregated data. Please complete one survey per person, and please participate so that Weston can be best served. Your response is your voice; let it be heard!

Thank you for your participation.



### All Ears at Town Hall: Take the Survey



NOVEMBER 15, 2018 — The Town is conducting an online survey to find out what you want Weston to look like now and in the future. Your responses will help planners understand what you value and how much you would use a variety of services and amenities.

# SURVEY KEY TOWN CENTER TAKE-AWAYS

- Respondents' highest land use priority was Town Center – both retaining current and attracting new businesses.
- Approximately 70% of respondents feel it needs more amenities, and needs to be more attractive and walkable.



# SURVEY KEY TOWN CENTER TAKE-AWAYS

From question 34 of the survey about what amenities Town Center needs, respondents suggested:

- More restaurants
- Pub or Coffee Shop
- Redevelopment generally (i.e. more shops, sidewalks, etc)
- Hardware Store
- Community Center
- New Grocery Store
- Ice Cream Shop
- Nail Salon
- Professional offices, doctors offices, urgent care
- Bakery

... and many more



# SURVEY KEY TAKE-AWAYS

- Making Weston more bicycle and pedestrian friendly is also a high priority for land use (second only to Town Center).
- 71% of respondents feel there are too few sidewalks and over 50% feel there are too few biking trails.
- Respondents identified sidewalks and bike lanes as the top infrastructure needs.
- Respondents identified a concern about crossing Weston Road.





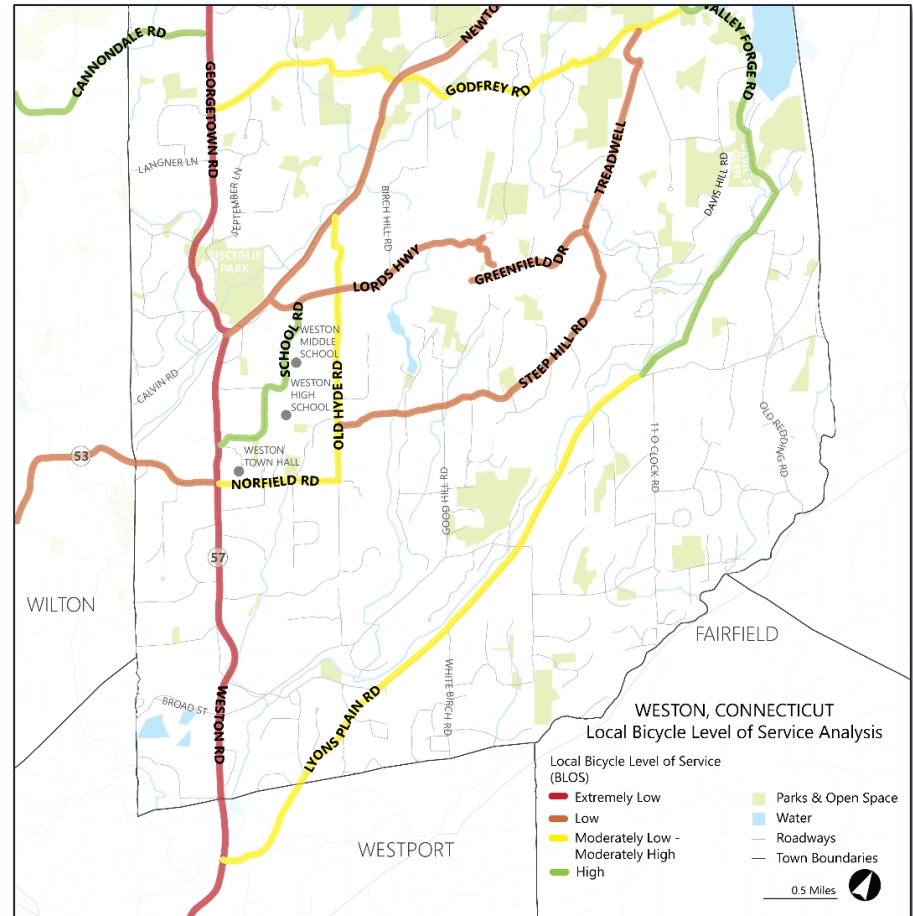
# VEHICULAR & PEDESTRIAN CIRCULATION

- Vehicular access to Town Center is from 2 main thoroughfares
- 12,100 vehicles per day
- Existing side walk system is disconnected
- Circulation, access management and parking issues in Weston Shopping Center.



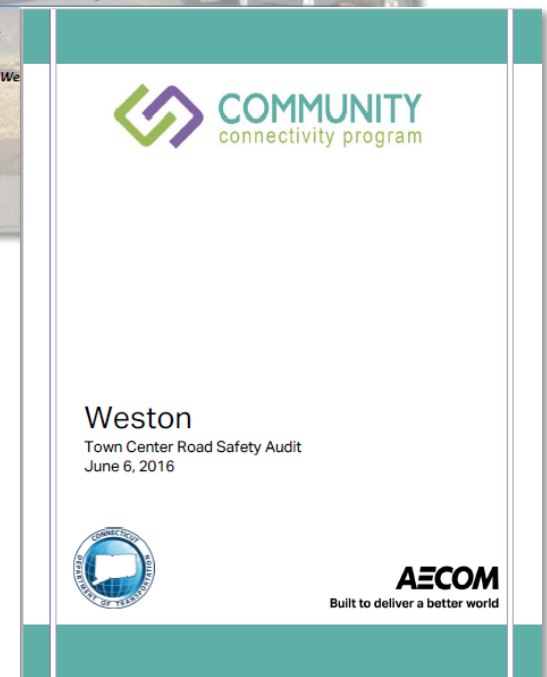
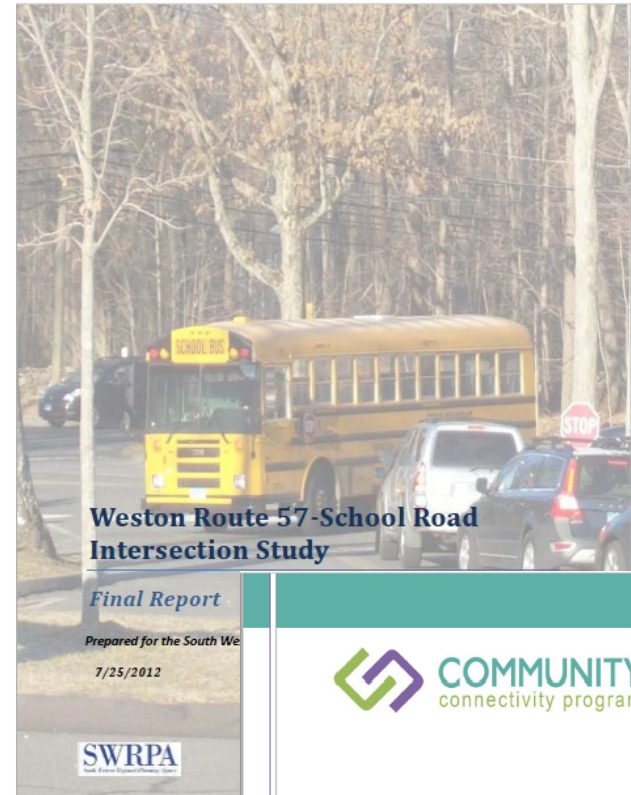
# BIKEABILITY: LOCAL LEVEL OF SERVICE

- Taking into account the local and Town character, which includes winding country-esque roads, we developed a local level of service analysis
- **High levels of service can be found on School Rd. (1.1 mi), Valley Forge Rd. (3.7 mi), and Cannondale Rd. (0.4 mi)**
  - Totaling 5.2 miles of fragmented biking
- **Extremely low levels of service can be found on Route 57 and around the town center.**



# PAST TRANSPORTATION STUDIES

- Road Safety Audit (2016)
  - CTDOT Formal safety assessment of the existing conditions of walking and biking routes and identifies the issues that may discourage or prevent walking and biking.
- Route 57 & School Rd Intersection (2012)
  - Technical report studying conditions and recommending improvements
- Established need and identified areas of concern for grant proposals



# PEDESTRIAN & VEHICULAR CONNECTIVITY

Weston was recently awarded:

- \$1.5 Million Local Transportation Capital Improvement Program (LOTICIP) grant for sidewalk and transportation improvements
- \$400,000 Connecticut Community Connectivity Grant Recipient (CCGP)

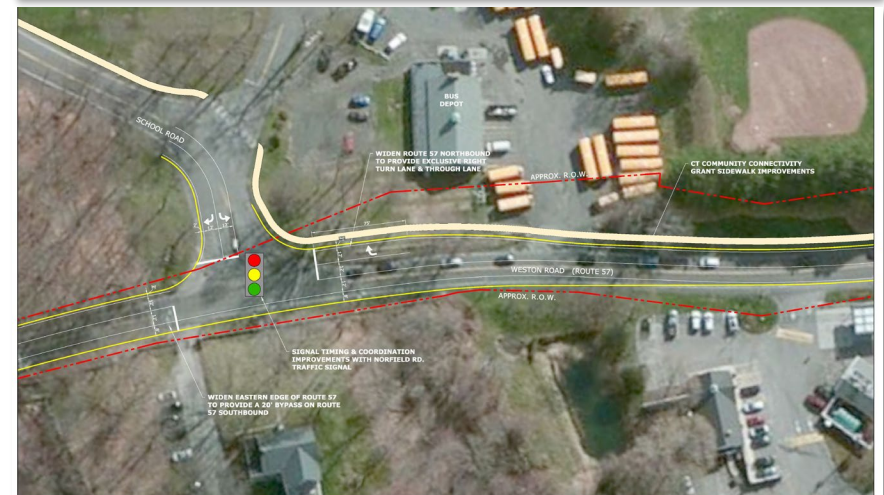


# LOTICIP GRANT & CCGP

LOTICIP & CCGP Funds to improve safety pedestrian environment.

The project aims to:

- Construct a pedestrian network
- Provide traffic relief on Rt 57 at the entrance to School Rd.
- Improve the intersection at School Rd.
- Create a 150-ft right turn lane on the N-bound Rt 57 approach to School Rd.
- Build a “bump out” on S-bound side to relieve congestion
- Replace traffic light & improve timing



LOTICIP INTERSECTION & PEDESTRIAN SAFETY IMPROVEMENTS  
WESTON (ROUTE 57) &  
SCHOOL ROAD INTERSECTION  
WESTON, CONNECTICUT NOVEMBER 2018

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FIGURE 1  
0 20 40 60 80  
SCALE

# WESTON MUNICIPAL PROJECTS

- Beautification Committee is redesigning Town Hall Area to create a Town Green
- Senior Center has been studied for anticipated future needs
- Potential improvements for EMS facilities
- Phase 1a of the School Master Plan Complete. Next Phase underway for evaluating 3-school alignment options

WESTON SCHOOLS

## FACILITIES FEASIBILITY STUDY



HURLBUTT ELEMENTARY SCHOOL



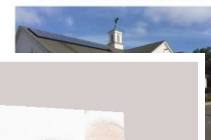
WESTON INTERMEDIATE SCHOOL



WESTON MIDDLE SCHOOL



WESTON HIGH SCHOOL

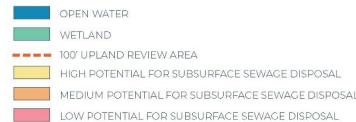
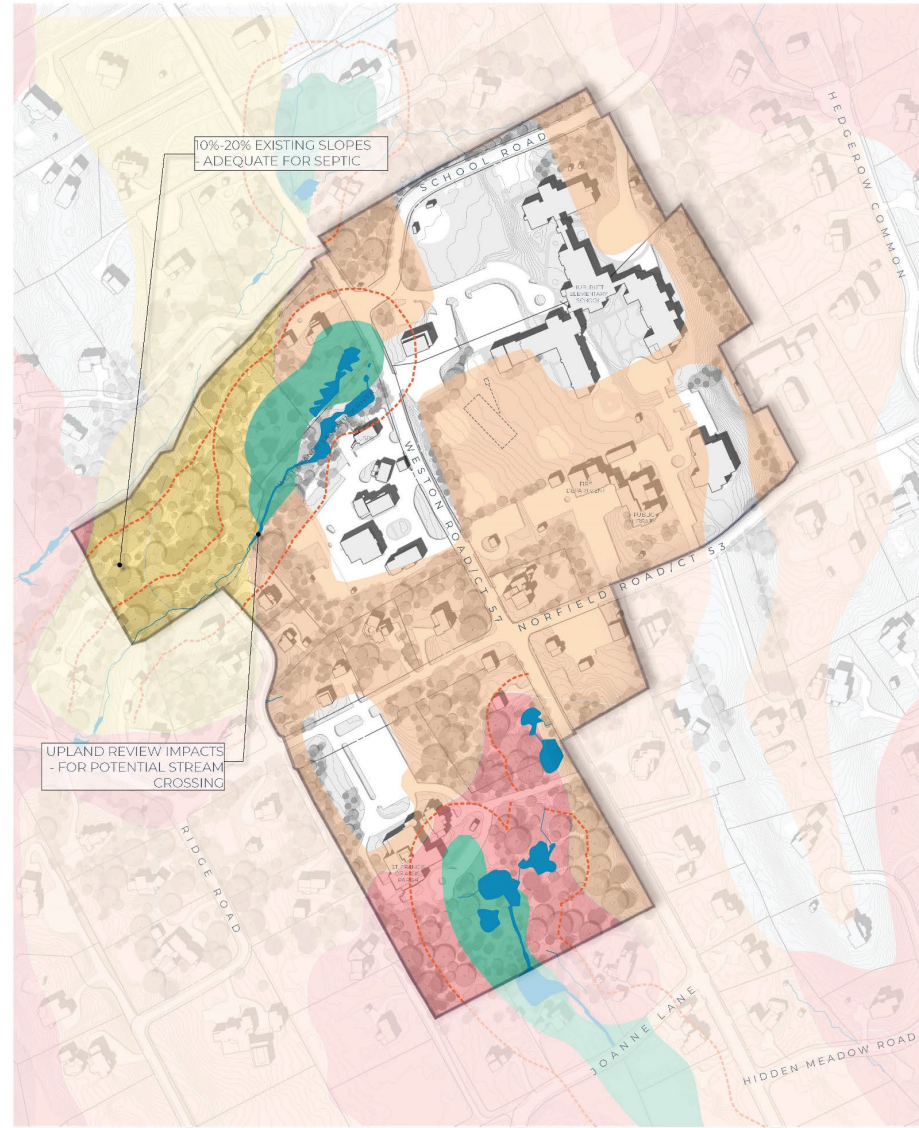


THE ANNEX



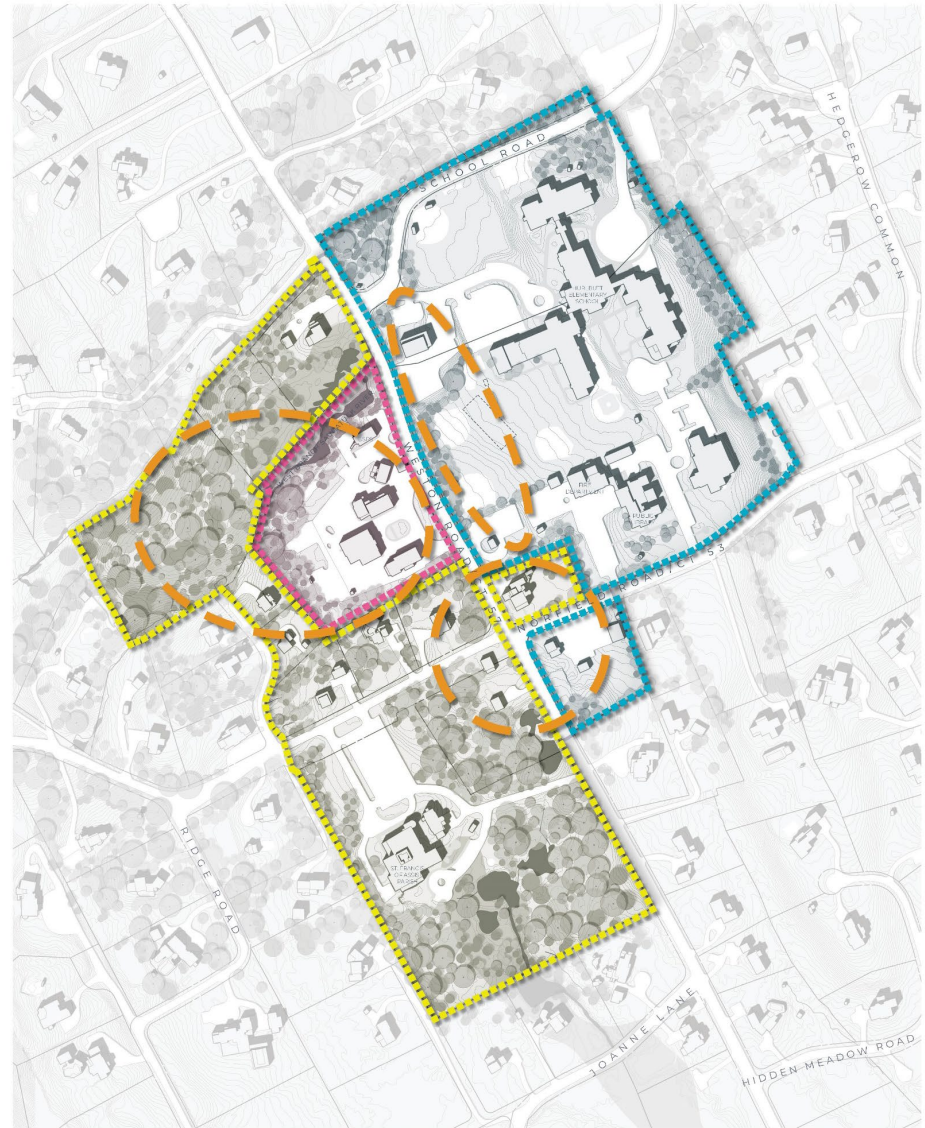
# TOWN CENTER SITE CONDITIONS

- Contains watercourses and wetlands
- Topography is mostly level
- Most of land is suitable for onsite septic



# TOWN CENTER OPPORTUNITIES

- Improve civic connections to commercial uses
- Eastern side of Route 57 has potential to create "Main Street"
- "Four Corners Gateway" to Town Center and extends commercial uses to the south
- Re-configure and strengthen existing shopping center and rear parcel



- RESIDENTIAL
- COMMERCIAL
- MUNICIPAL
- OPPORTUNITY AREAS





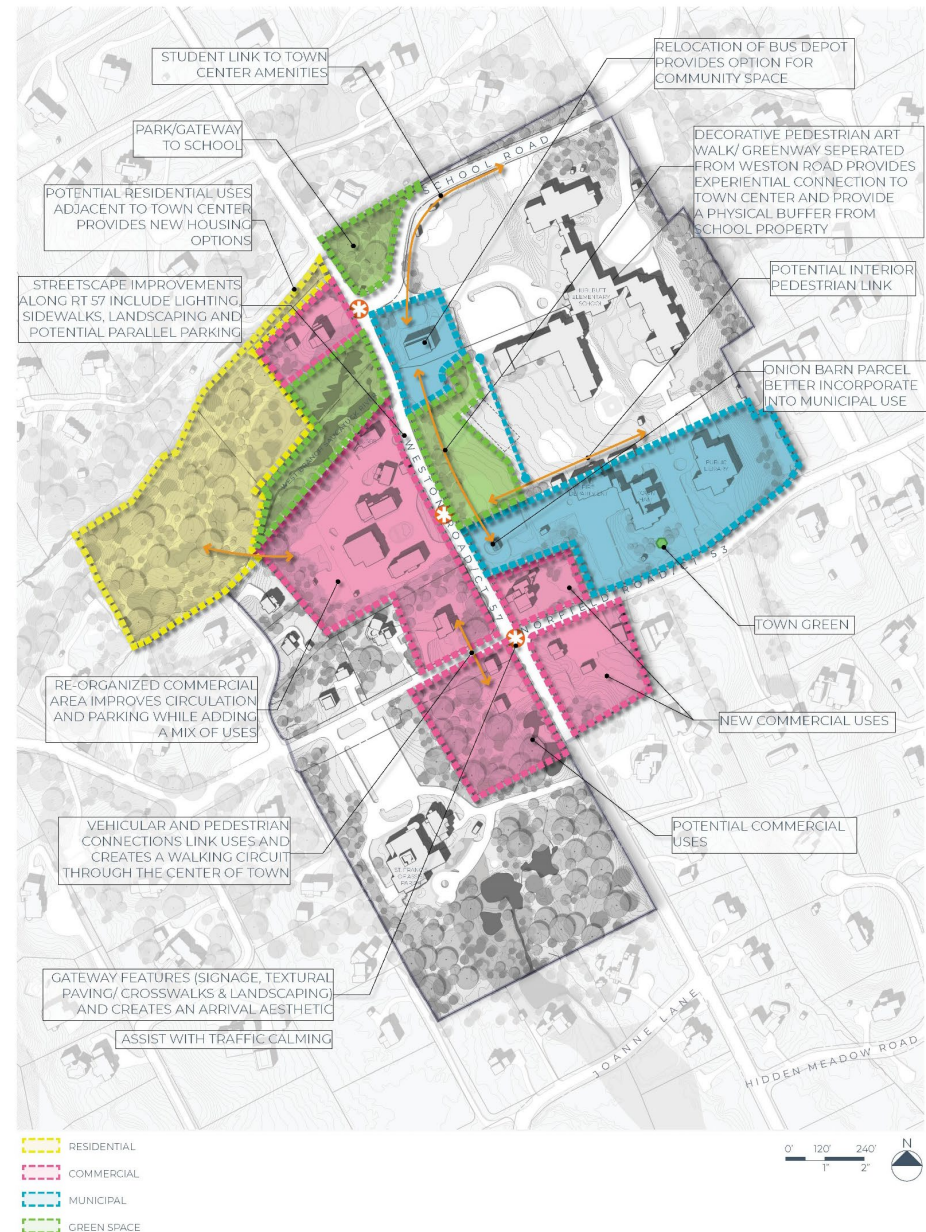
# RURAL VILLAGE CENTER

Survey results indicate a desire for a Rural Village Center to provide services and build community  
Here's our initial thoughts!!



# CONCEPTUAL PLAN #1

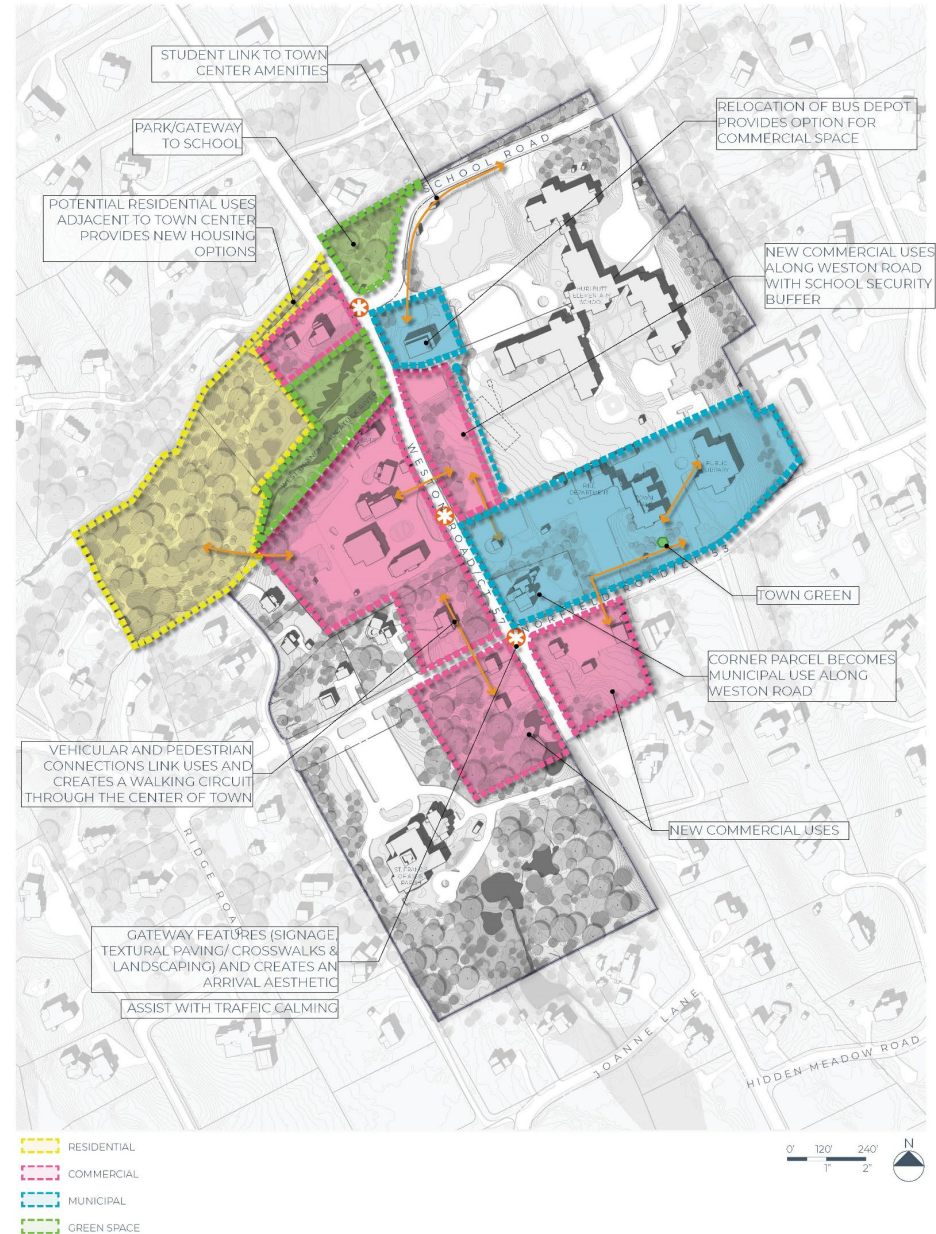
- Relocation of Bus Depot for community space
- Pedestrian connections throughout the Weston Center
- Decorative pedestrian art walk/ greenway, separated from Weston Road
- Re-organized commercial area with better circulation, parking, and mix of uses
- Create a “Gateway” to assist with traffic calming and sense of place
- Potential for a new mix of housing types
- Streetscape improvements including sidewalks, lighting. Landscaping, and potential parallel parking along Weston Road



# CONCEPTUAL PLAN #2

Same as Plan # 1 except for:

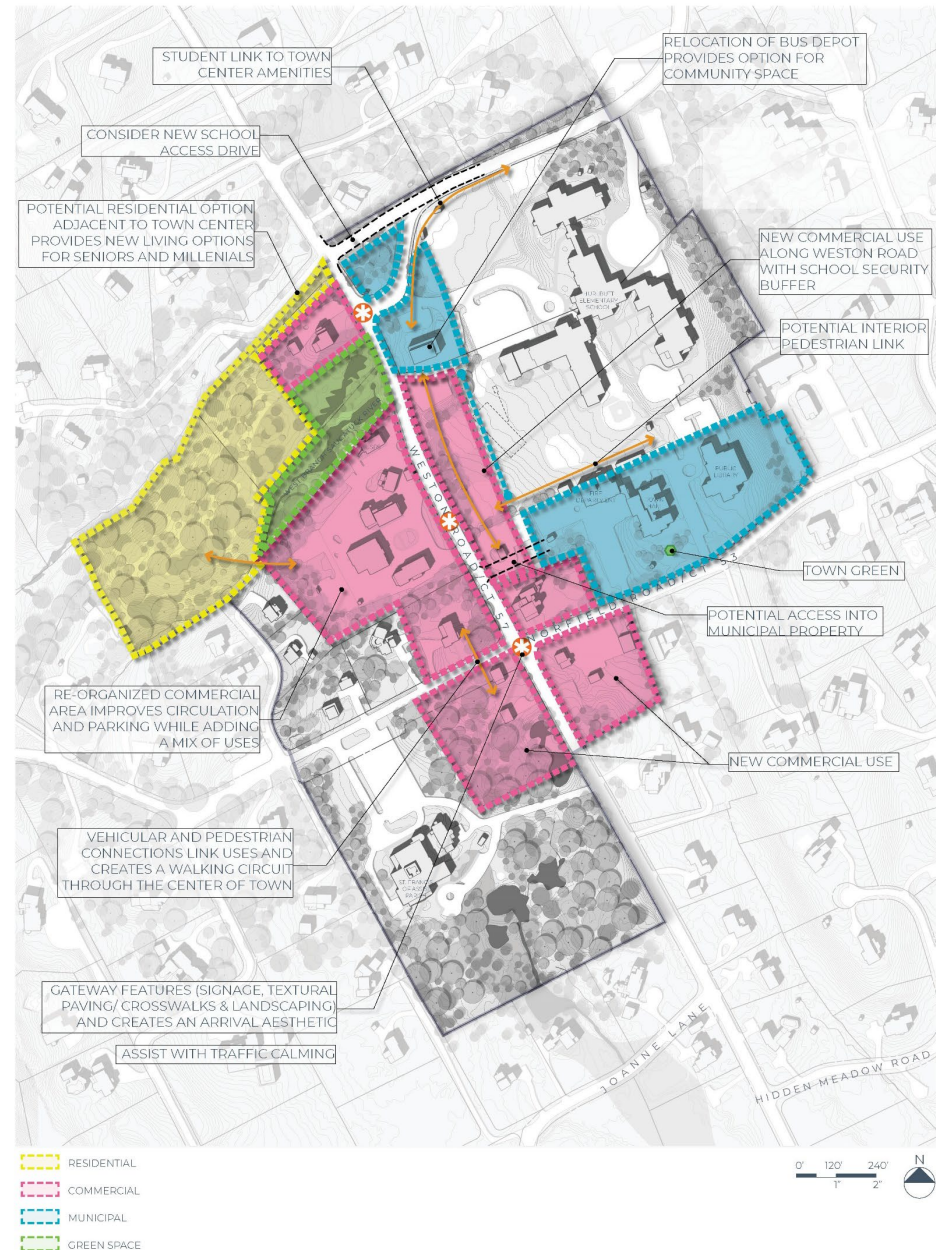
- New commercial uses on the eastern side of Weston Road with school security buffer
- One of four corners becomes municipal use



# CONCEPTUAL PLAN #3

Same as Plan # 2 except for:

- Potential realignment of School Road. This would require additional analysis:
  - Topographic survey
  - Property survey to identify Right of Way
  - Assessment of environmental impact
  - Assessment of need for earthwork and regrading
  - Assessment of the number and length of future turn lanes
- Potential pedestrian and emergency vehicle access to municipal properties



# WORKSHOP PURPOSE

## Clarify What We've Heard Thus Far

*For Crafting a Vision and Objectives*

- Exercises intended to verify collective values
- Obtain input on Weston's vision
- Identify priority areas of focus
- Discussion to develop strategies and objectives



# WORKSHOP EXERCISES

## Development Focus Area: Weston Center

What types of land uses would you like to see encouraged and discouraged in the Weston Center over the next ten years?


Place a **green sticker** on uses that you would like to see **encouraged**















Place a **red sticker** on uses that you would like to see **discouraged**

**Town of Weston**  
Plan of Conservation and Development

**Special Focus Area: Weston Center**

Using the survey as a guide, the Town is looking for input on the type(s) of uses that should be encouraged and discouraged in this area. Place a green sticker on uses that should be encouraged and a red sticker on uses that should be discouraged



 Professional Office	 Coffee Shop		
 Pub/ Bar	 Hardware Store	 Pool	 Gym/ Fitness Studio
 Medical: Doctors' Office, Urgent Care, etc.	 Restaurant/ Dining	 Bakery	 Ice Cream Shop
 Community Center	 Housing	 Beauty/ Nail Salon	 Retail Shop/ Boutique

# WORKSHOP EXERCISES

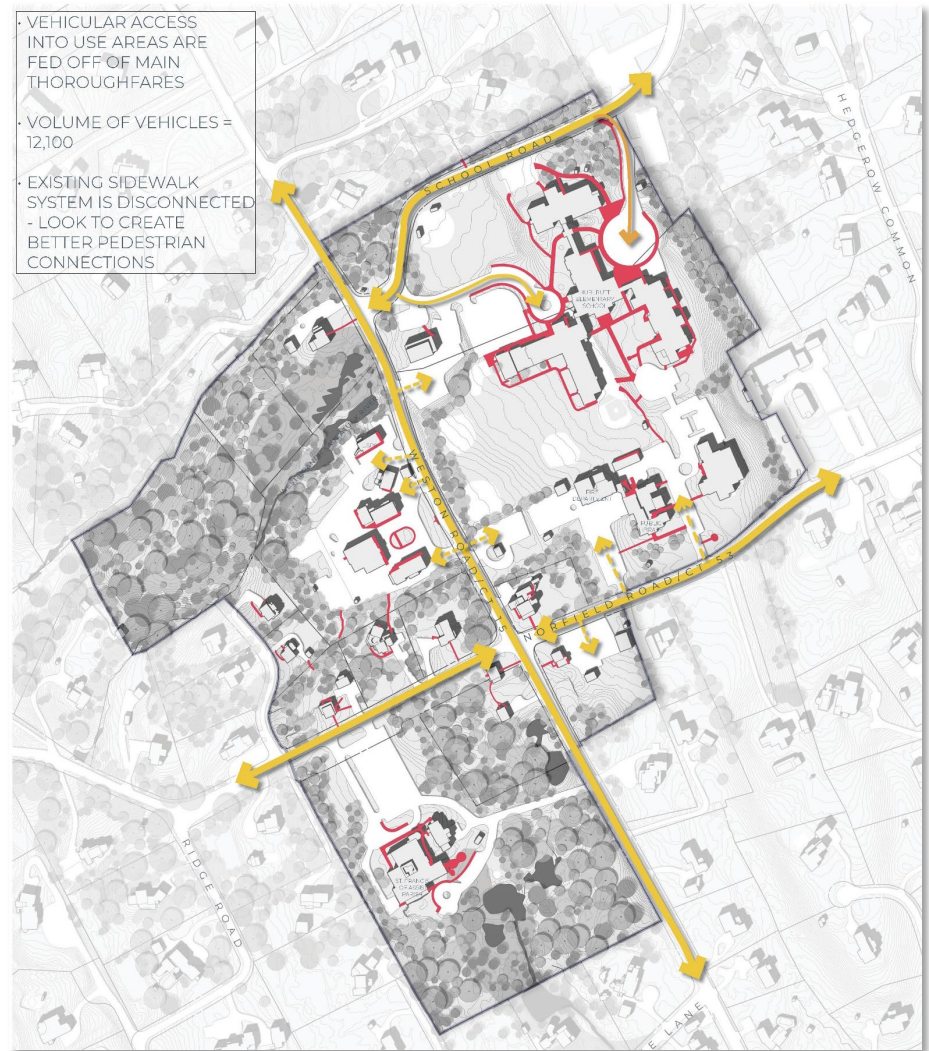
## Transportation & Connectivity

Help us identify transportation issues and deficiencies.

1.) Place a sticker on the map identifying the following issues and concerns:

- Traffic congestion
- Speeding
- Safety issue
- Bike issue
- Pedestrian issue
- Parking

2.) Please place a Post-It Note on the side for suggested improvements



# WORKSHOP EXERCISES

## Postcards from the Future

Imagine you leave Weston and don't return to the Town Center until the year 2029

Describe what you see and think about the place you return to. How do you feel about the Town Center? What are you and others able to do and enjoy there? **Please write and/or draw us a post card from Town Center in 2029.**





# REMINDER

Today's meeting is geared toward the Town Center Master Plan component, with the following intentions:

- Gather information
- Gauge values and priorities
- Explore mix of uses & Synergies

## **Ground Rules:**

- Break up into groups to circulate through stations
- Please visit each station – we want to hear input on each
- Open discussion – be respectful of others and their thoughts/ ideas
- Participate – we want to hear from everyone, so be respectful of others time during the exercises

# Let's Get Started!!!!

# WRAP UP & NEXT STEPS

- What we heard today
- Digital version of today's exercises will be made available on the Town's website
- Your input will help guide the Conceptual Master Plans
- Look for our 2<sup>nd</sup> Workshop on May 4<sup>th</sup> to weigh in the Conceptual Master Plans