


# TOWN OF WESTON

## Plan of Conservation and Development

Town Center Planning & Design Process

May 4, 2019

 MILONE & MACBROOM

# AGENDA

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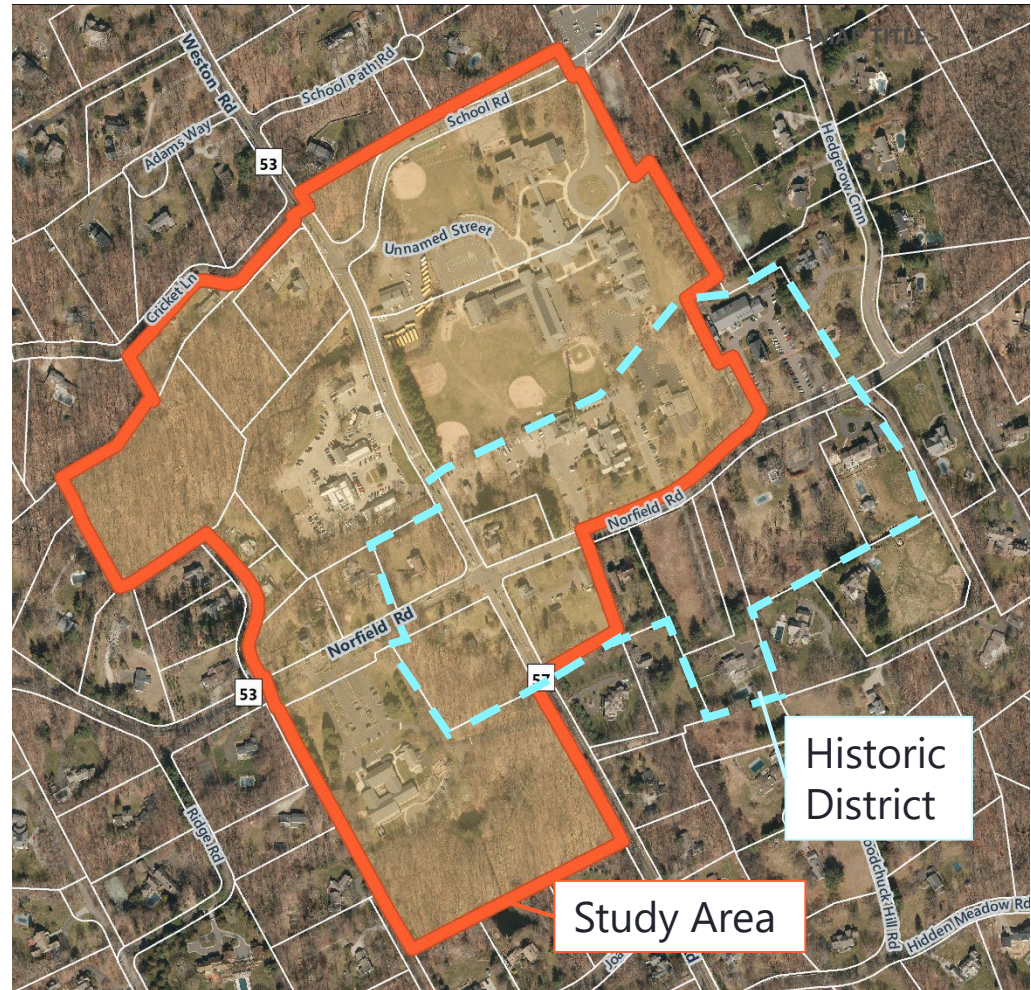
- Welcome
- Presentation
- Workshop Activities
- Report Back from Activities
- Wrap-up and Next Steps

## Anticipated Outcomes

- Identify preferred use concept and elements

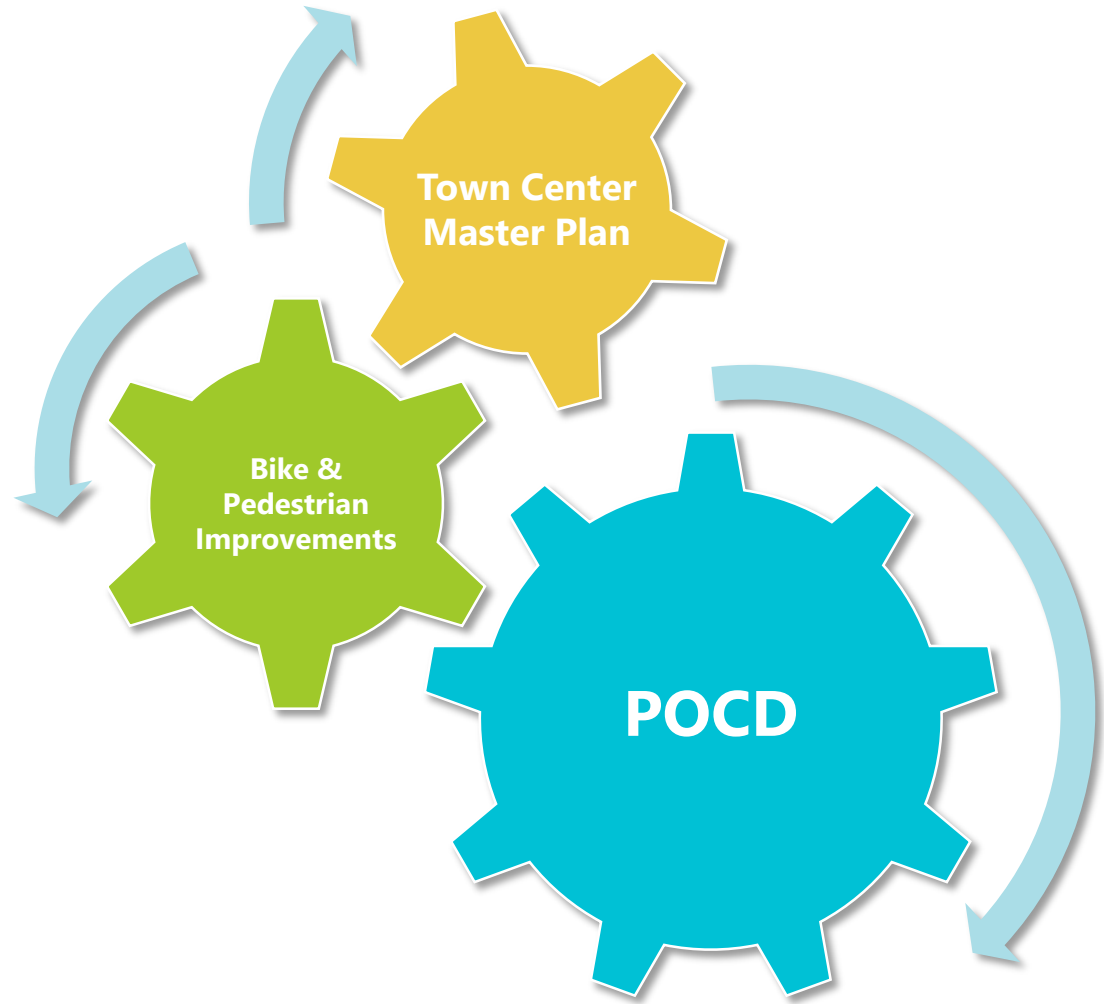
# TOWN CENTER STUDY AREA

- 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 KEY TOWN CENTER TAKE-AWAYS

- Survey ran from November 15<sup>th</sup> – December 15<sup>th</sup>.
- There were 2,675 responses.
- 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 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.



# DISCOVERY SESSION

- On April 6<sup>th</sup>, we conducted a public workshop to refine the feedback from the community survey and identify preferred use concepts and elements for town center
- Over 120 attendees
- Allowed 1 week for digital responses
  - 30 responses



M.S. Wirtenberg

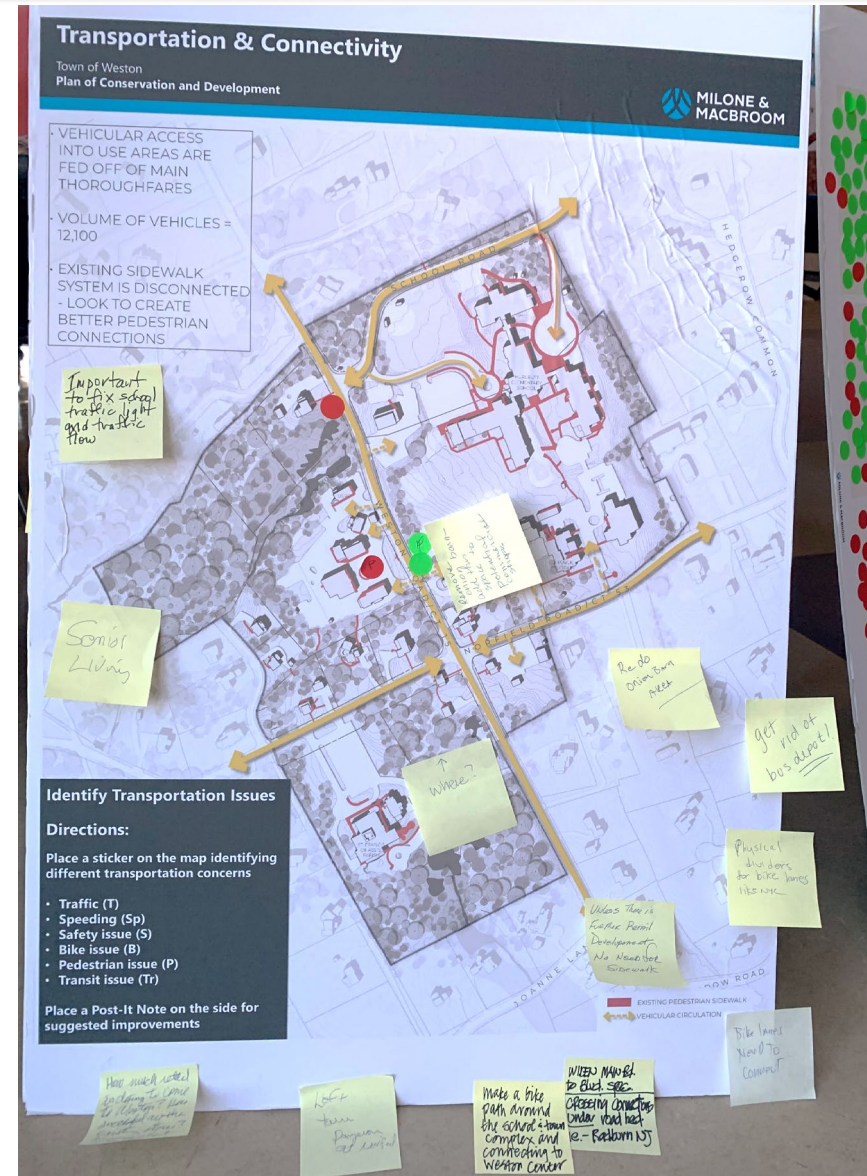


M.S. Wirtenberg

# DISCOVERY SESSION

## Vehicular & Pedestrian Circulation

- Relocate bus depot
- Improve access for pedestrians
  - Improve pedestrian crossings on Weston Rd.
- Fix traffic flow to School Rd.
- Navigating Weston Shopping Center is difficult





# DISCOVERY SESSION

Amenities suggested in the Community Survey were reviewed.

Amenities that were positively regarded:

- Restaurant/ Dining
- Community Center
- Coffee Shop
- Bakery
- Ice Cream Shop
- Pub/ Bar
- Medical Office



# DISCOVERY SESSION

## Postcards from the Future

Welcome to Weston Town Center in 2029  
Describe what you see:



WHAT A CHARMING TOWN CENTER. LOVED THE OUTDOOR CAFE, THE COMMON SPACE THAT ATTRACTS THE COMMUNITY.

Welcome to Weston Town Center in 2029  
Describe what you see:



A beautiful CT town center - quaint, with an antique feel, relating to our long town heritage. Chipboard store fronts, much like fishing villages in the area. Sidewalks connecting town center to town municipal areas, churches & schools. Truck parking designated in a special area. A few more shops and restaurants providing necessary services.

Welcome to Weston Town Center in 2029  
Describe what you see:



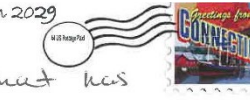
So happy to still be able to enjoy the peace & tranquility in the natural beauty of Weston while moving in the future 😊

Welcome to Weston Town Center in 2029  
Describe what you see:



great to see the vibrant town center. Ooh and the sidewalks are even extended to Bisceglie Park so the kids grab a snack and go play in the park!

Welcome to Weston Town Center in 2029  
Describe what you see:



Wow, I love what has happened to Weston. The expanded area by the creek barn & ball fields, cobblestone street, town green. What a wonderful town it's become. More to office but still keeping Weston's rural charm.

Welcome to Weston Town Center in 2029  
Describe what you see:



Small town feel that incorporates facilities that would attract both young and old. Ex. coffee shop good for homework, or for retired ppl. to talk w/ friends. A place like Wilton or Westport; you can go as a place to hang out but no specific purpose of going - you can just walk around and explore. A place to be rather than your home and don't have to spend all the time



Welcome to Weston Town Center in 2029  
Describe what you see:



I just returned and I'm saddened to see the rail salon and Starbucks just like every other town with a strip mall. Weston failed to keep its charm.

Just kidding! What a quaint New England town, bustling with a great market, cafe and medical services. I think my family would like to vacation here and rent the B+B. Our financial health depends on us getting it right. Lets keep the charm in our town, while continuing to grow and offer residents services that we need + want.

# DISCOVERY SESSION

- Concept 3 received the most positive feedback, followed by #1 and #2
- Positive feedback:
  - Like commercial on the "Four Corners"
  - Like commercial on both sides of Weston Rd.
  - Like the concept of community space at the Bus Depot
- Straightening School Rd. was also positively view, however on further analysis showed this could have significant impacts to Route 57

**Conceptual Organizational Plan #3**  
 Town of Weston  
 Plan of Conservation and Development

**MILONE & MACBROOM**

**Please Share Your Thoughts & Ideas**  
 Place a Post-It Note with your suggested improvements

**Handwritten Notes:**

- Bar plan
- OPEN SPACE Commercial
- Need indoor + outdoor place for people/kids to hang out
- Like moving School Rd. gives flexibility
- Like adding corners - Restaurant - Bar - Ped-friendly - Urgent Care
- Like option 3 w/ 4 corners if Bus Depot is being relocated -
- Love 4 corners idea
- Like straightening School Rd.
- Community center - coffee - ice cream - pizza - work space
- Consider Weston historic history when determining aesthetics.
- Make proposed residential zoning separate from commercial - multiple plans so that it doesn't conflict with zoning.
- Discuss w/ BOD moving municipal to Middle School + bus depot to Middle School - use 3 schools.
- I like 4 corners - additional retail space on both sides of Weston Rd. - relocate bus depot out of sidewalk?

**Map Labels:**

- LINK TO TOWN FACILITIES
- RELOCATION OF BUS DEPOT PROVIDES OPTION FOR COMMUNITY SPACE
- INSIDER NEW SCHOOL ACCESS DRIVE
- RESIDENTIAL OPTION TO TOWN CENTER NEW LIVING OPTIONS FOR SENIORS AND MILLENNIALS
- NEW COMMERCIAL USE ALONG WESTON ROAD WITH SCHOOL SECURITY BUFFER
- POTENTIAL INTERIOR PEDESTRIAN LINK
- TOWN
- POTENTIAL ACCESS MUNICIPAL PROPERTY
- NEW COMMERCIAL
- BAR AND PEDESTRIAN CONNECTIONS LINK USES AND CREATES A WALKING CIRCUIT THROUGH THE CENTER OF TOWN
- LANDSCAPING AND SIGNAGE (TEXTURAL CROSSWALKS & LANDSCAPING) CREATES AN ARRIVAL AESTHETIC
- ASSIST WITH TRAFFIC CALMING

**Legend:**

- RESIDENTIAL
- COMMERCIAL
- MUNICIPAL
- GREEN SPACE

# WORKSHOP PURPOSE

## Refine Plans and Select a Preferred Alternative *For Crafting Goals and Recommendations*

- Exercises intended to verify visual preferences
- Build consensus on a preferred concept



# Illustrative Concept Plan #1

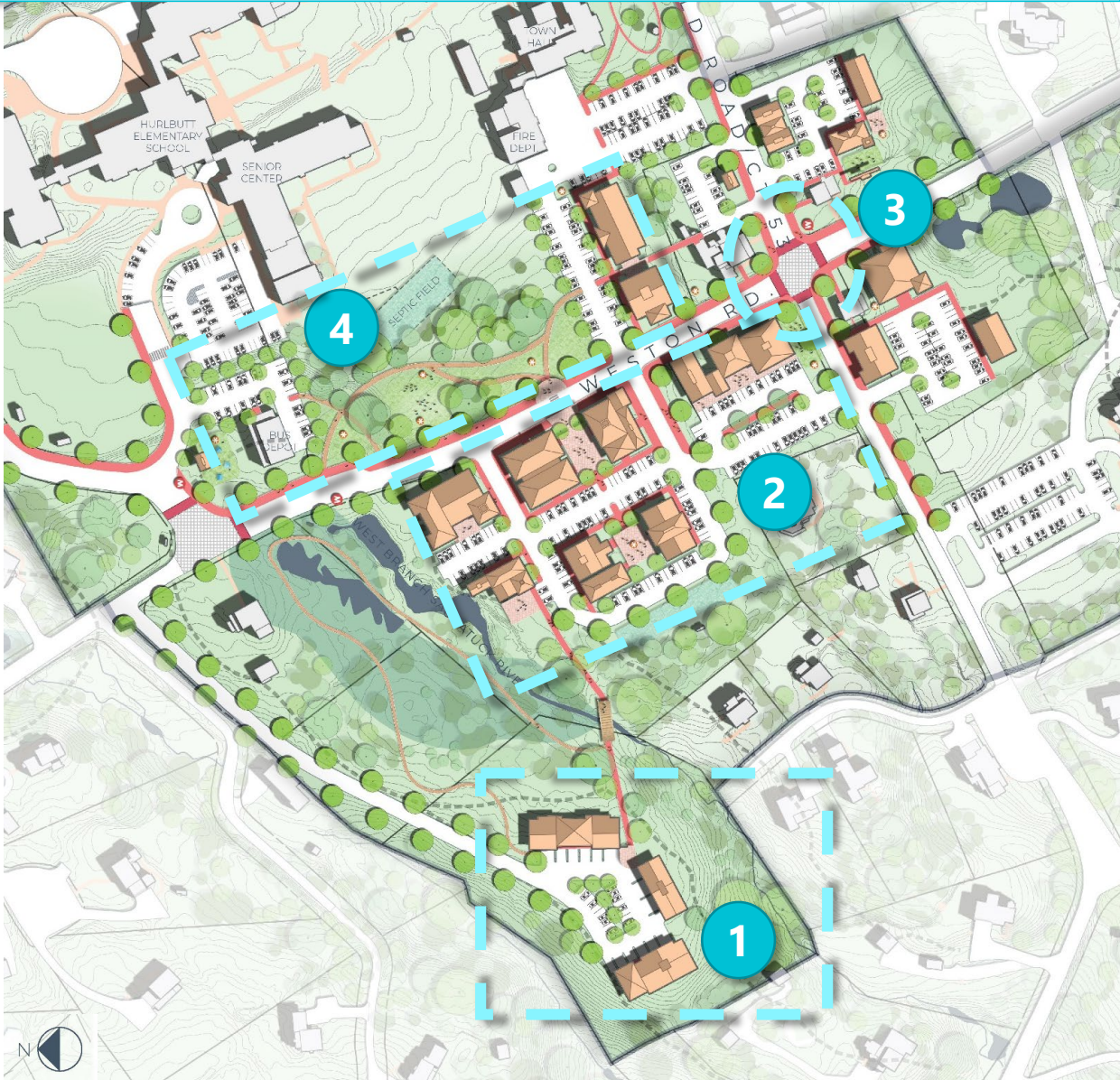


LEGEND

-  SCULPTURE
-  GATEWAY SIGNAGE
-  PEDESTRIAN PLAZA
-  SIDEWALK

# Illustrative Concept Plan #1





- 1. Townhouses (30-40 units)
- 2. Reconfiguration of shopping center with interior pedestrian plazas
- 3. Commercial 4 corners with gateway feature, expanded municipal facilities and parking
- 4. Linear sculpture park, anchored by new community art center



# Illustrative Concept Plan #2



LEGEND

-  SCULPTURE
-  GATEWAY SIGNAGE
-  PEDESTRIAN PLAZA
-  SIDEWALK

# Illustrative Concept Plan #2

- 1. Townhouses (30-40 units)
- 2. Reconfiguration of shopping center with pedestrian access, greenspace, and plazas
- 3. Commercial 4 corners with gateway feature and municipal facilities with park feature
- 4. Commercial buildings along Weston Rd. with new streetscape and parallel parking. Repurposed bus depot into community center with an additional for art studios and gallery space







# Visual Preferences

# VISUAL PREFERENCES

Please take a keypad. We will read a series of multiple choice questions. When we indicate, you will have about 10 seconds to press the numbered button that corresponds with your best answer. You may change your mind, whichever button you press last before the end of the 10 seconds will be your recorded response.

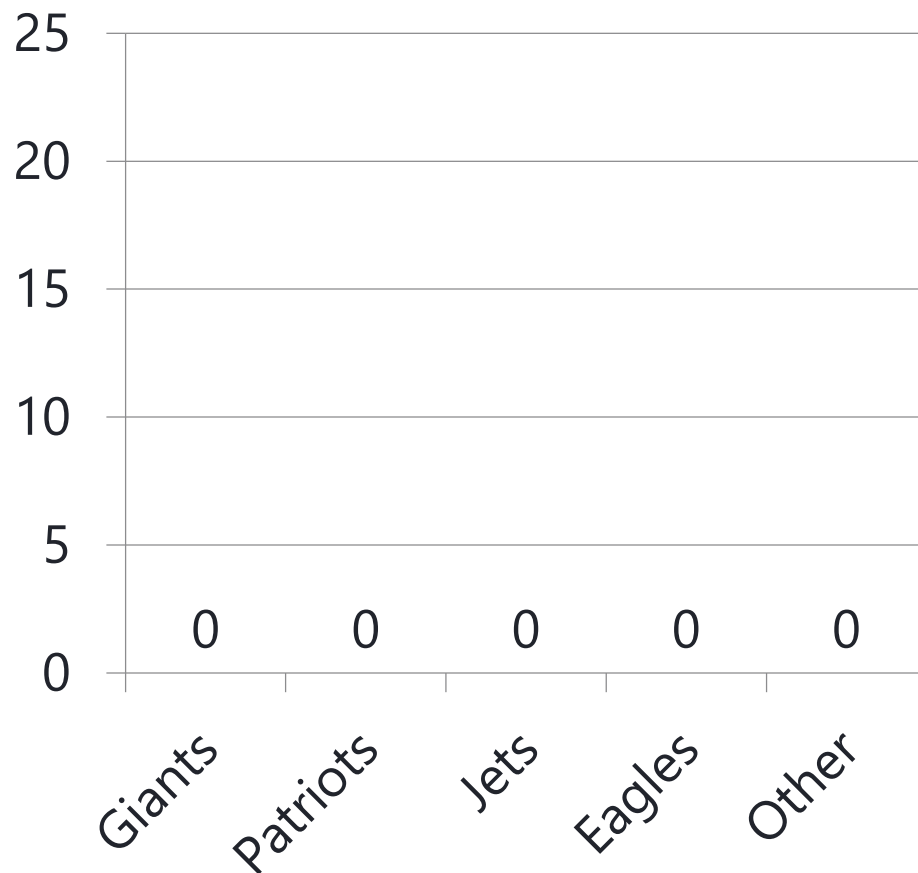


# LET'S START WITH A PRACTICE QUESTION

What is your favorite football team?

30

1. Giants
2. Patriots
3. Jets
4. Eagles
5. Other



# THINGS TO KEEP IN MIND

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1. This exercise focuses only on Town Center amenities
2. The following are representative examples and are not intended to indicate exact designs, but rather design themes. We would like you to vote on general “feel” rather than specific design elements

## **Consider**

- Style
- Material
- Functionality

## **Look Beyond**

- Color
- Size
- Exact design/ pattern

# Visual Preferences: **Weston Center**

What architecture would you prefer in Weston Center?



**1. Colonial**



**2. Greek Revival**

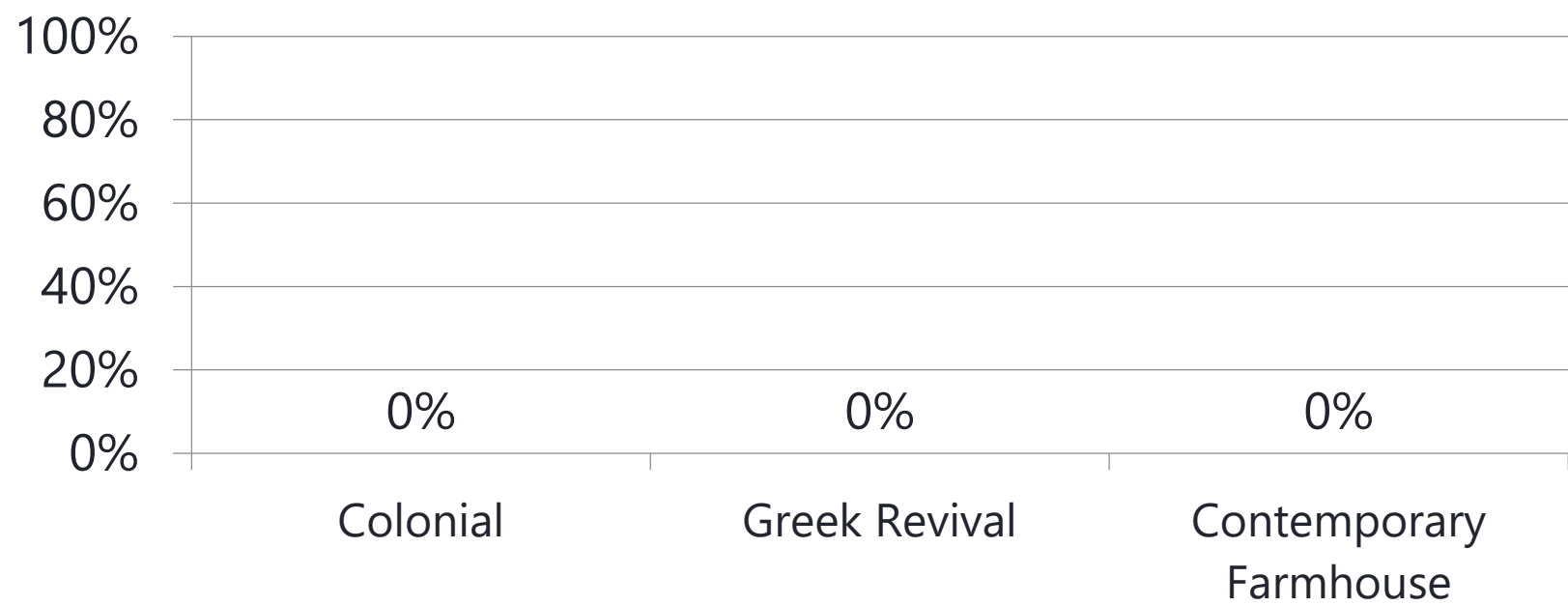


**3. Contemporary Farmhouse**



# Visual Preferences: **Weston Center**

What architecture would you prefer in Weston Center?



# VISUAL PREFERENCES: WESTON CENTER

## What building height would you prefer in Weston Center?



1. Single story



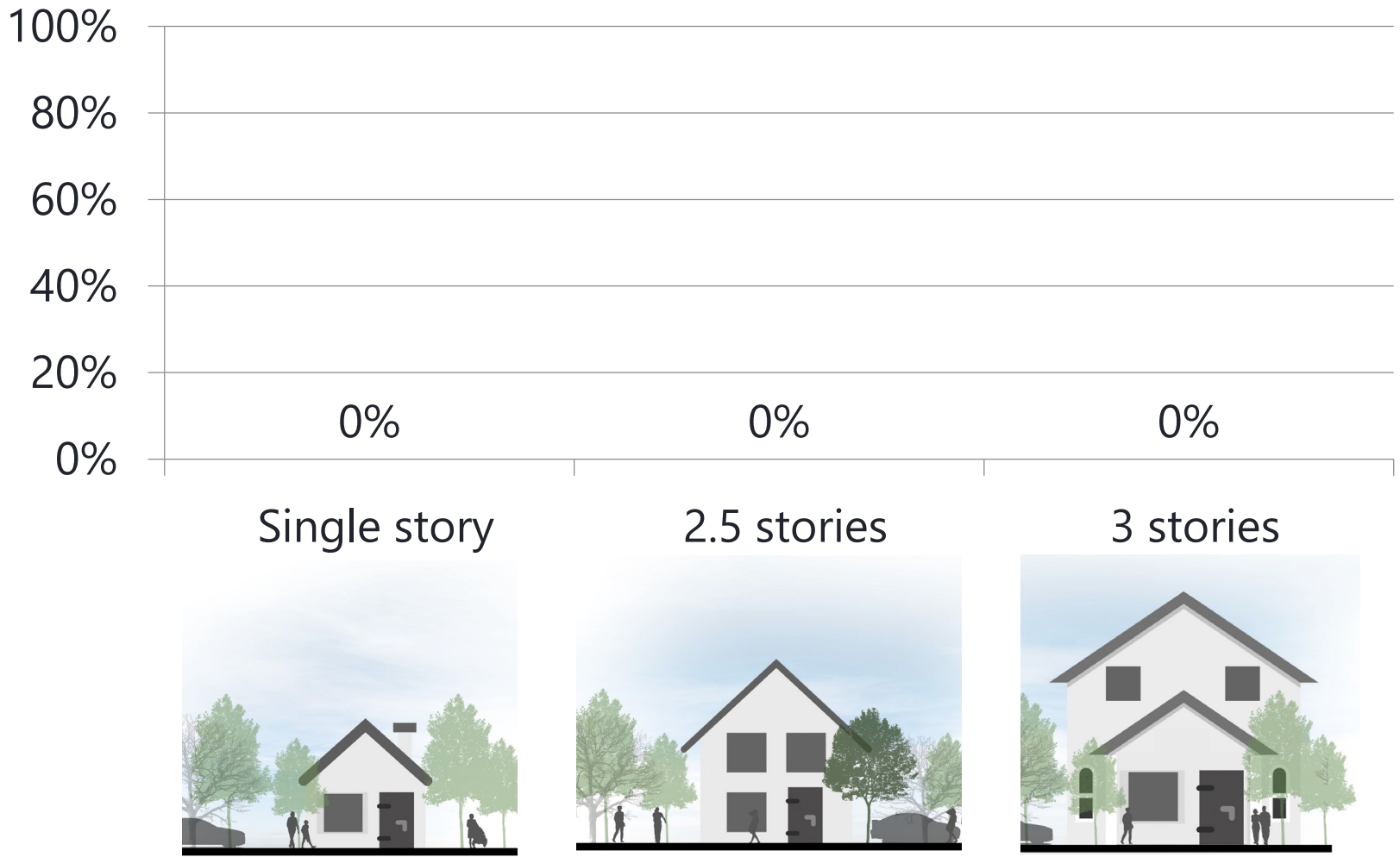
2. 2.5 stories



3. 3 stories

# VISUAL PREFERENCES: WESTON CENTER

## What building heights would you prefer in Weston Center?



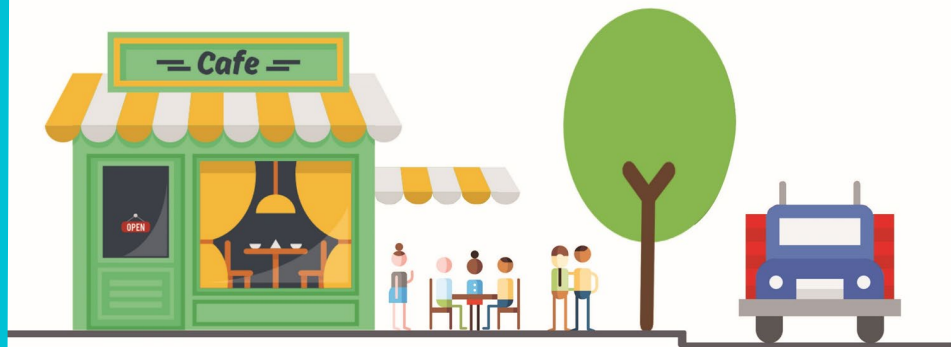


# VISUAL PREFERENCES: WESTON CENTER

## Where would you prefer outdoor dining in Weston Center?



1. Behind or beside building (building against sidewalk)



2. In front of building along sidewalk (building setback from sidewalk)

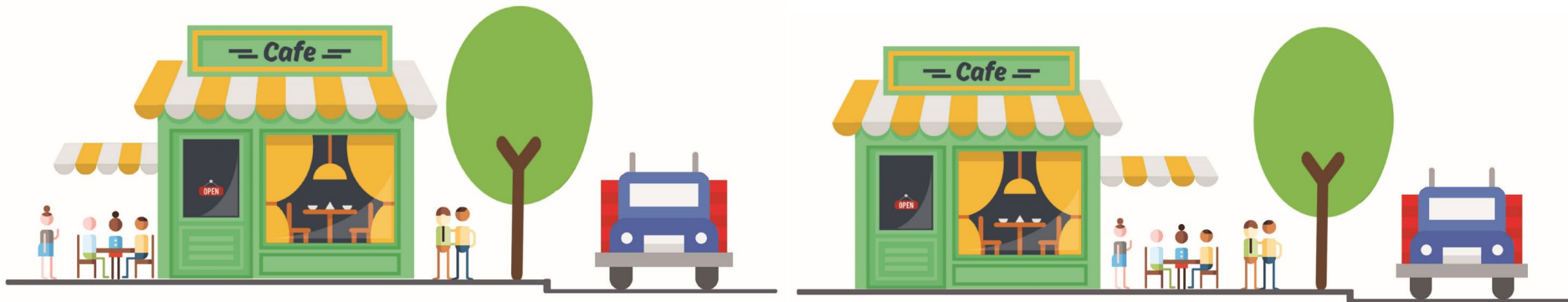
# VISUAL PREFERENCES: WESTON CENTER

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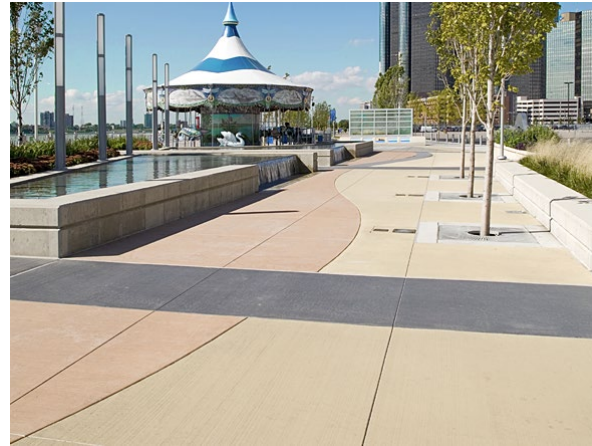


# Visual Preferences: **Weston Center**

Which materials would you prefer for hardscape in Weston Center?



**1. Brick**



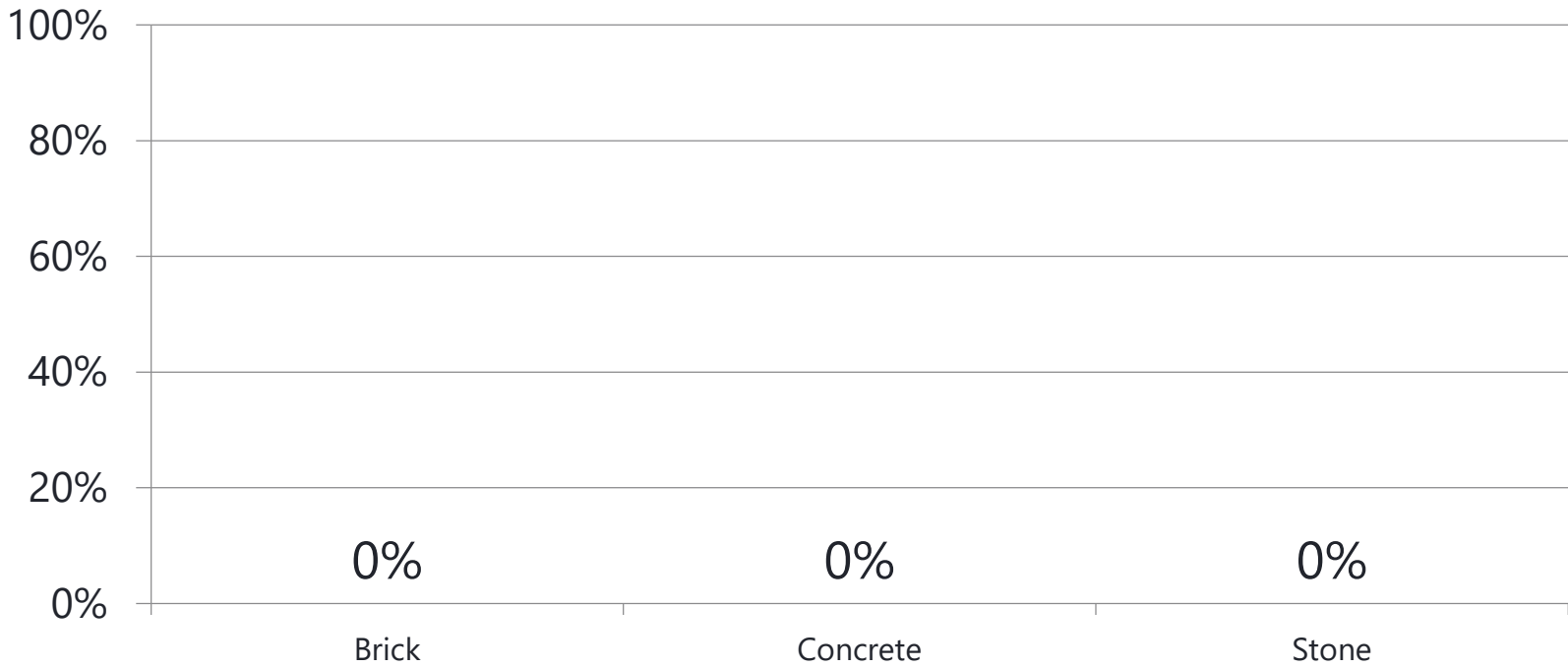
**2. Concrete**



**3. Stone**

# Visual Preferences: **Weston Center**

Which materials would you prefer for hardscape in Weston Center?



# Visual Preferences: **Weston Center**

What kind of landscaping would you prefer in Weston Center?



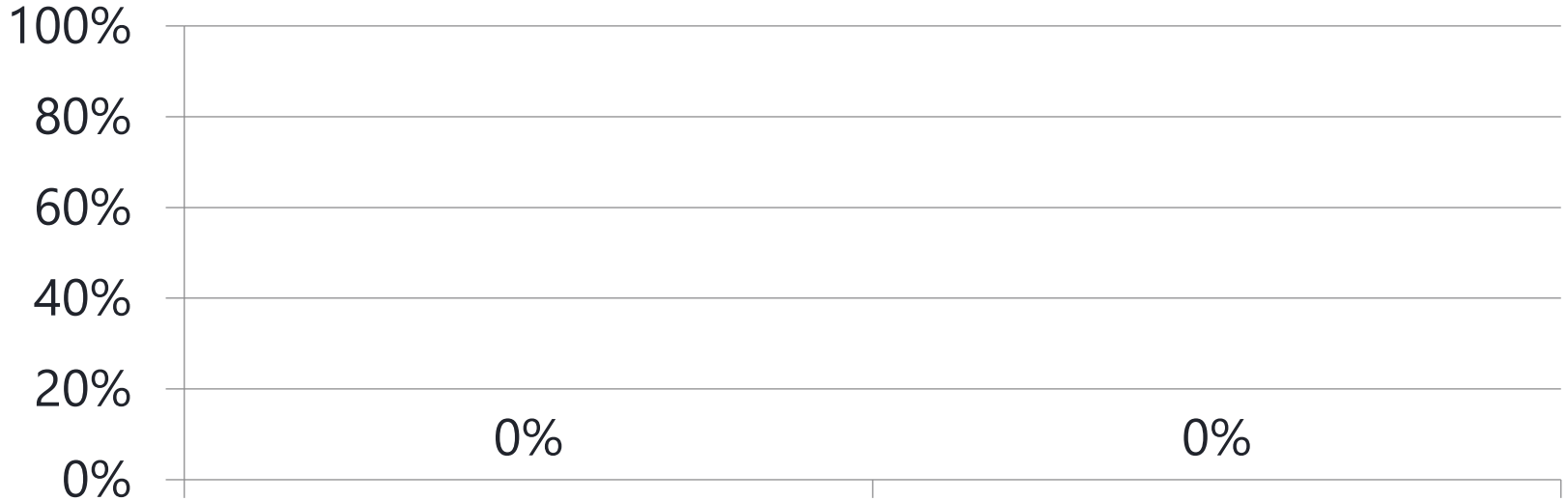
**1. Naturalized**



**2. Ornamental**

# Visual Preferences: **Weston Center**

What kind of landscaping would you prefer in Weston Center?



Naturalized



Ornamental



# Visual Preferences: **Weston Center**

Which crosswalk would you prefer in Weston Center?



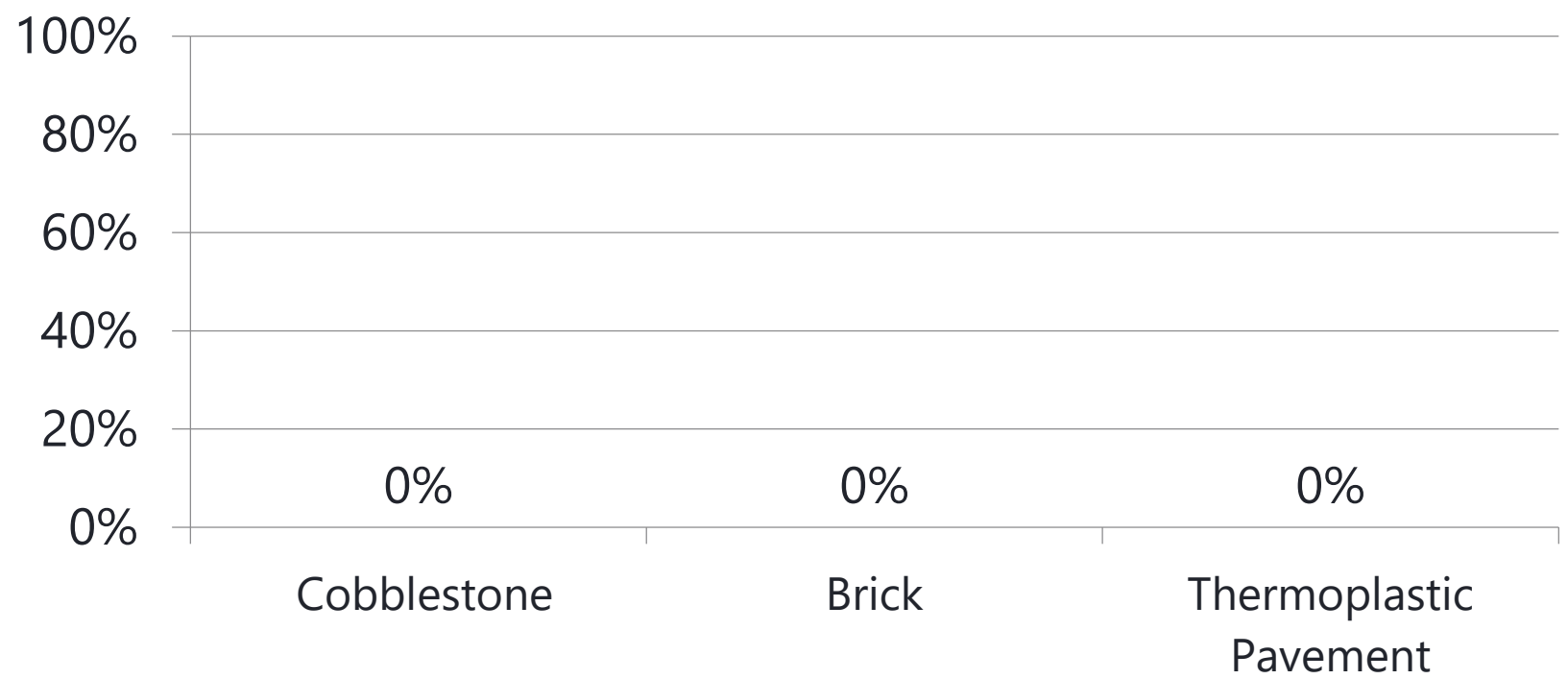
**1. Cobblestone**

**2. Brick**

**3. Thermoplastic  
Pavement**

# Visual Preferences: **Weston Center**

## Which crosswalk would you prefer in Weston Center?





# Visual Preferences: **Weston Center**

Which light poles would you prefer in Weston Center?



**1. Traditional**



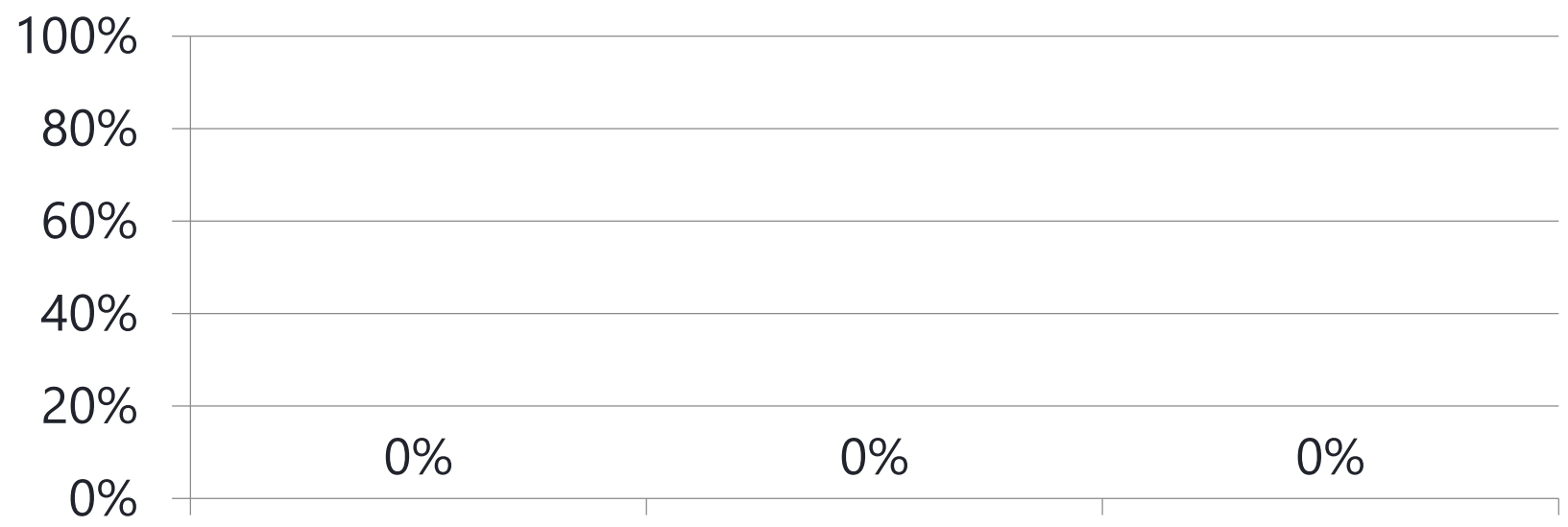
**2. Contemporary**



**3. Modern**

# Visual Preferences: **Weston Center**

## Which light poles would you prefer in Weston Center?



Traditional



Contemporary



Modern



# Visual Preferences: **Weston Center**

Which bench would you like to see in Weston Center?



**1. Traditional**



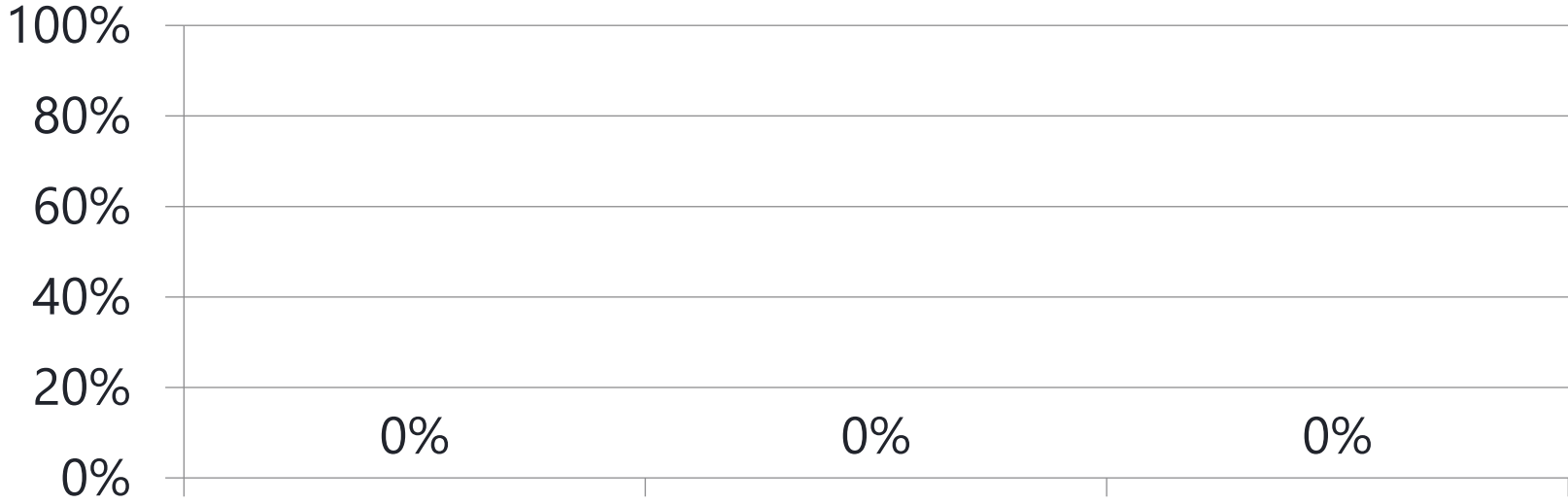
**2. Contemporary**



**3. Modern**

# Visual Preferences: **Weston Center**

Which bench would you like to see in Weston Center?



Traditional



Contemporary



Modern



# 37 Visual Preferences: **Weston Center**

Which planters would you prefer in the Weston Center?



**1. Traditional**



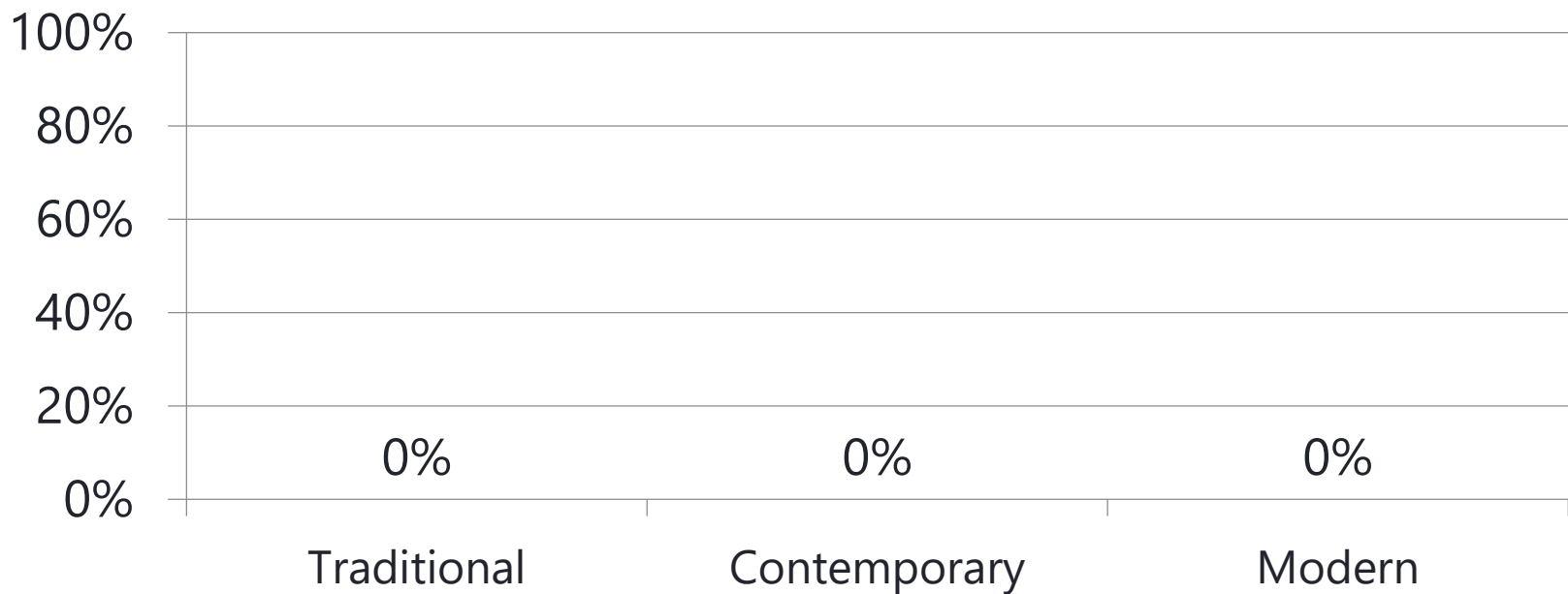
**2. Contemporary**



**3. Modern**

# Visual Preferences: **Weston Center**

## Which planters would you prefer in the Weston Center?



# Visual Preferences: **Weston Center**

Which receptacles would you prefer in Weston Center?



**1. Traditional**



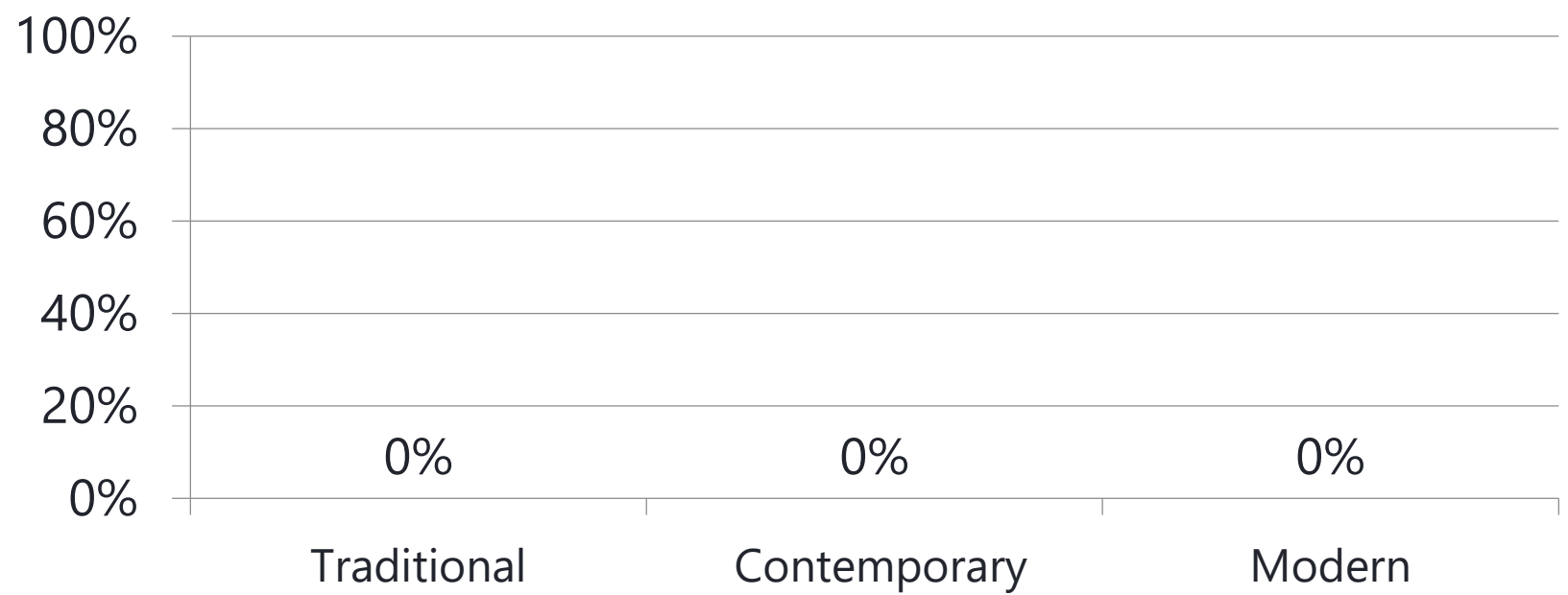
**2. Contemporary**



**3. Modern**

# Visual Preferences: **Weston Center**

## Which receptacles would you prefer in Weston Center?







# DISCUSSION

HEDGEROW

SCHOOL ROAD

ST. FRANCIS

RESTORATION

RIDGE ROAD

JOANNE LANE

HIDDEN MEADOW

HURRITT

FIRE

ST. FRANCIS

# Please return your keypads!



# Wrap Up & Next Steps

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- 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 Master Plan
- Look for our draft recommendations to be presented to the PZC in June

Thank you for your Participation &  
Input!!!