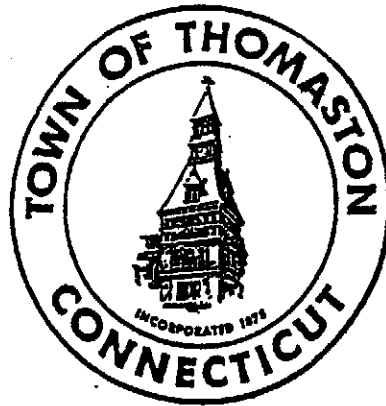


# Plan of Conservation & Development



## Plan of Conservation and Development

### Town of Thomaston, Connecticut

#### Executive Summary

The goals and recommendations contained in the Plan were developed by the Planning and Zoning Commission after carefully reviewing and analyzing Thomaston's natural and physical features and community resources. The Commission also took into consideration concerns expressed by local officials, decision makers and the public.

Thomaston's potential can be achieved through proper use and implementation of the conservation and development recommendations in the Plan. This Plan provides a framework for local decision makers to address human resource needs of the community, balance economic and residential growth with environmental protection concerns and coordinate planning and development activities with the expenditures of municipal funds.

The policy goals and recommendations will be implemented by incorporating and codifying them into regulations and ordinances while others will be used in determining the appropriateness of Special Permit and Site Plan Applications.

Please refer to the **Thomaston Location Map** in the Appendix for its location in western Connecticut and its relationship to other municipalities and major highway connectors.

# Thomaston Plan of Development

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## Purpose of the Plan

### Goal:

1. To direct the Town's physical growth, public improvements and private development.

### General Recommendations:

1. Acknowledge through the planning efforts of the Commission, local officials and decision makers, that controlled residential and commercial growth is both desirable and inevitable.
2. Recognize that Thomaston is economically tied to the Waterbury Labor Market Area and, at times, can reflect fiscal trends in those urbanized areas.
3. Recognize that the Plan of Conservation and Development should be used to accurately identify the needs of the community.
4. Review and update the Town's land use regulations for protecting and enhancing physical features, aesthetic landscapes and environmentally sensitive areas.
5. Encourage periodic reviews and updates of the Plan of Conservation and Development to insure compliance with and consistency between the Plan, land use regulations and municipal ordinances.
6. Insure that municipal ordinances and regulations, which have a direct bearing on development, be reviewed, updated, strengthened and enforced to support the goals and recommended policies of the Plan.
7. Encourage sufficient budgetary funding for members of the land use Boards and Commissions to attend educational programs within their field of expertise and for staff to adequately address and enforce the land use regulations.
8. Continue to encourage and work with local officials to apply for State and Federal funding programs especially with regard to planning municipal improvements and public safety issues.
9. Promote greater citizen awareness and participation in the local planning process through news releases, meetings and publications.
10. Continue to utilize planning options such as moratoriums when conditions arise that could threaten or impair public health, safety, welfare or the orderly controlled growth of the community.

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4. Median Value of Specified Owner-Occupied Housing Units: 1990-2000

**Section I**

**MUNICIPAL SERVICES and ACTIVITIES**

## **Brownfield Redevelopment**

### **Goal:**

1. Promote, encourage and market brownfields redevelopment and the reuse of inactive or under-utilized manufacturing facilities in specified areas of the community.

### **General Recommendations:**

1. Support Federal, State and local efforts to target and market brownfield sites in Thomaston and in the region.
2. Educate the business community to participate in Brownfield activity and to actively explore the benefits of the Remediation Revolving Loan Program.
3. Encourage private investment in brownfield sites and adaptive reuse of existing structures and buildings for commercial, manufacturing and residential uses.

## Community Development

### Goal:

1. Consider the appearance, architecture and aesthetics of all proposed developments by giving special attention to the surrounding neighborhood.
2. Improve the gateway entrances to Thomaston and the downtown business district through the use of signage and other types of visual aesthetics.
3. Utilize vacant and underdeveloped commercial, manufacturing and residentially zoned property to its best and highest potential. Please refer to the Appendix for the **Detailed Zoning Map** of Thomaston.

### General Recommendations:

1. Encourage the underground installation of public utilities in future residential, commercial and manufacturing developments.
2. Improve the visual aesthetics along the gateway entrances to Thomaston.
3. Prohibit new billboards and regulate the size and number of new signs.
4. Encourage landscaping with trees and shrubbery along main thoroughfares and in public open spaces and parks.
5. Protect the Town's architecturally significant structures along with archeological sites and areas of unique natural beauty through land development controls and other preservation methods.
6. Improve the safety and visual appearance of the downtown business area through landscaping, maintenance of sidewalks and the use of street furniture such as permanent benches and floral planting areas.
7. Promote the downtown business area as a more desirable place for pedestrians and shoppers through the use of functional and aesthetic improvements such as graphic symbols highlighting significant features throughout the community.
8. Carefully analyze all applications especially if high intensity uses are proposed or when these uses may have an impact upon high density areas.

9. Evaluate the environmental, social and economic costs of new developments including infrastructure costs such as transportation, sewers, water, schools and recreation. Please refer to the **Sewer Service and Water Service Areas Map** in the Appendix.

## Economic Development

### Goal:

1. Promote the Downtown Development District area as the center of municipal, administrative, cultural and commercial activity.
2. Continue to maintain and improve upon the economic base of the community in order to secure for current and future residents a desirable place in which to live, work, worship and raise a family.

### General Recommendations:

1. Protect established well-defined residential neighborhoods, except in mixed uses areas, from high-density commercial or industrial development. Please refer to the **Thomaston Overview Map** in the Appendix.
2. Review and enact zoning regulations that are conducive to development in the Town center and identify a market niche for the area.
3. Support economic development projects and other businesses in the East Main Street and Kenea Park area which will encourage visitors to patronize the central business district.
4. Continue to encourage a stable but diversified tax base.
5. Discourage mixed land uses in well-defined residential areas except at the periphery where major arterials are located. Please refer to the Appendix for the **Generalized Land Use Map**.
6. Expand the Town's tax base and employment opportunities by attracting new businesses to suitable locations in the community.
7. Give priority to those prospective businesses which would support existing businesses, provide employment opportunities for residents and not over burden the ability of the Town's infrastructure to provide necessary services.
8. Recognize the economic potential of Waterbury Road for future industrial expansion along with Watertown Road and the South Main Street area for high traffic generating commercial expansion.

9. Limit high-intensity commercial establishments to the Route 6 or Main / South Main Street areas or within close proximity of such.
10. Promote the development of industrial parks only in those areas which are zoned for such activity, contain 10 contiguous acres or more or in mixed use areas which are close to major arterials or high-ways.
11. Where appropriate encourage the return of or the use of under-utilized Federal or State land to productive use by the community.
12. Recognize the unique old-Town cultural and architectural qualities of the downtown business district for future development and as a place to shop, conduct business and worship.
13. Promote new economic activity in the Downtown Development District and along East Main Street that will complement existing businesses and increase economic opportunities. Please refer to the **Downtown Development District Map** in the Appendix.
14. Identify and promote Thomaston's cultural, recreational and historic attractions.
15. Promote a diversity of businesses and commercial uses along Watertown Road and South Main Street that will attract and retain businesses, sustain business investment and create economic opportunity and jobs.
16. Provide for safe and efficient pedestrian accessibility in the downtown area.
17. Recommend that significant new developments in the Downtown Development District and along the primary north-south corridor and Route 6 maintain a symmetry with existing designs and architecture.
18. Encourage the participation of area businesses and other civic organizations to suggest improvements in the downtown business sector and to promote the center as a focal point for entertainment, the arts and culture.
19. Encourage development in the Downtown Development District which will maximize and promote street level pedestrian activity and promote a sense of cohesiveness.
20. Continue to utilize the requirements in the Downtown Development District to regulate aesthetics such as building orientation, entrances, window space and façades.

## **Educational Services**

### **Goal:**

1. Provide an educational framework that can be accessed and utilized by all residents.
2. Continue to assess and upgrade educational facilities to meet the needs of students and residents.

### **General Recommendations:**

1. Encourage pre-school education programs and activities.
2. Promote adult education programs to increase knowledge, vocational skills and to address the cultural needs of the community.
3. Provide for future educational needs by carefully and systematically exploring all avenues prior to any expansion of new or existing facilities.
4. promote the use of under utilized facilities and, when and where appropriate, the year round use of educational facilities.
5. Carefully monitor residential growth and assess future educational needs based upon school age population increases.

## Farmland Preservation

### Goal:

1. Preserve those farmland properties that have the best combination of characteristics for production of food products.
2. Consider the use of innovative zoning practices and techniques to preserve prime farmlands.

### General Recommendations:

1. Encourage the preservation of existing prime agricultural farmlands. Please refer to the **Land Cover 2002 Map** and the **Generalized Land Use Map** in the Appendix.
2. Encourage the preservation of other significant properties that may have the potential and criteria to become prime agricultural farmlands.
3. Consider large lot zoning and residential cluster development as techniques to utilize and preserve adjacent properties for agricultural use and open space. Please refer to the Appendix for the **Open Space Map**.
4. Review State statutes and codes pertaining to farming operations to ascertain if areas of local concern are being addressed.

## Historical / Cultural Perspective

### Goal:

1. Preserve, highlight and protect the historical character and integrity of the community from potentially hazardous or adverse development practices.
2. Recognize and preserve the historical importance of Thomaston in relation to the Naugatuck valley and surrounding communities.

### General Recommendations:

1. Support efforts by the Thomaston Historic Society, local officials and residents to establish historic districts in the area between High Street and Williams Street and in the Elm Street / Seth Thomas Factory area.
2. Support efforts to obtain Federal and State grants to further document historic areas in Thomaston.
3. Encourage the Thomaston Historical Society to review and update the Town's historic inventory to ascertain if there are places that are considered "eligible for" inclusion on the National or State Register of Historic Places.
4. Continue to support programs and activities that assist local artists, organizations, arts education and increased opportunities for student artists.
5. Encourage owners of historically designated places to apply for and utilize the benefits of the Historic Homes Rehabilitative Tax Credit Program.
6. Encourage aesthetic compatibility between established historic areas and proposed residential and commercial construction.
7. Recognize that historic structures should not be demolished or extensively altered until exhaustive analysis is completed by those knowledgeable in the field and a report is made to the Commission.
8. Continue to have the Commission function as an Architectural Review Board for all proposed construction in the historic areas of Thomaston.

9. Preserve the architectural and historic character of the central business district along Route 6, Main Street, South Main Street and in the historic residential areas surrounding the downtown area.
10. Identify local landscapes and scenic areas of special significance or aesthetic value and encourage their preservation and protection.
11. Encourage the adaptive use or infill of historically significant buildings and support proposals to utilize them in a sound, productive culturally stimulating manner.
12. Support the continued use of Main Street, Kenea Park and Seth Thomas Park for municipal events, regional activities and public gatherings.

## Municipal Services

### Goal:

1. Provide municipal services in a safe and efficient manner to all residents of Thomaston.
2. Insure that any expansion of municipal services be accomplished with careful fiscal restraint and responsibility.

### General Recommendations:

1. Explore all possibilities including alternative uses prior to vacating municipal buildings or facilities.
2. Consolidate municipal services including administrative services into the Town Hall for easy access to all residents of Thomaston.
3. Encourage the Connecticut Water Company to provide public water supply services to those areas which may be most affected by failing on-site individual well systems. Please refer to the **Sewer Service and Water Service Areas Map** in the Appendix.
4. Encourage the Water Pollution Control Authority to extend sanitary sewer service to those areas where on-site septic systems have failed or displayed a general trend towards failure. Please refer to the **Sewer Service and Water Service Areas Map** in the Appendix.
5. Continue to utilize municipal buildings including the town hall and the educational system for alternatives uses during non-business hours.
6. Fund capital improvements on the basis of priority with the highest need geared towards public safety, welfare, social, cultural and administrative needs of the community.
7. Provide scheduled maintenance, as required, on the Town's infrastructure such as roads, sanitary sewer and storm drainage system and recreational fields.
8. Ensure that educational, recreational and social service facilities are readily accessible to residents of all ages and physical handicaps.
9. Prior to approving residential or commercial developments, consider that it may be the responsibility of the developer to provide or extend municipal services to the development so that the burden does not fall solely upon the public.

10. Support State, regional and local efforts to continue operating a successful recycling program.
11. Continue to support the waste collection activities at the municipal transfer station and continue the successful leaf bag program and utilize the municipal leaf composting facility.

## Public Assistance and Special Needs

### Goal:

1. Provide multiple public and social services to individuals and families in need of assistance. Please refer to the Appendix for the table titled: **Persons in the CNVR Below the Poverty Level, by Municipality: 1999**
2. Provide safe, secure and sanitary conditions for those individuals requiring institutional, group quarters or special needs housing and care.

### General Recommendations:

1. Create a public awareness that employment opportunities for special population groups are necessary for a successful community interaction.
2. Encourage support groups for special needs individuals to maximize resources and consultation services.
3. Coordinate support services in areas such as housing, job training, substance abuse, mental health, parent training, financial management and youth protective services to make them more available and accessible.
4. Continue support and training for local police in their awareness of and responsiveness to special needs individuals.
5. Continue supporting the public service efforts of the Thomaston Social Service Department.
6. Encourage and support Federal, State and local programs that foster and lend supportive assistance to those individuals and families in need.
7. Support the citing of institutional care housing and group homes in those areas that are the most accessible to community services and facilities.

## Public Safety - Police, Fire and Ambulance

### Goal:

1. Provide municipal public safety services to all residents and to promote volunteerism as an essential and vital service to the community.

### General Recommendations:

1. Continue to provide training, educational support and assistance to all members of the police, fire departments and to the ambulance service.
2. Encourage volunteerism as a means to cut costs, reduce taxes and foster civic pride.
3. Encourage local officials to anticipate future expenditures by adequately funding municipal safety services.
4. Seek advice and input from service providers on all pending land use applications that involve public safety issues.
5. Explore the possibility of replacing existing street signs with larger more reflective signs.
6. Continue to support regional cooperation and communication with police, fire and ambulance services in other communities.
7. Use press releases and other mechanisms to encourage the importance of using the 911 house numbering system.
8. Cooperate with Federal, State and local agencies in implementing anti-terrorism programs.
9. Continue to participate in and train volunteers for the Community Emergency Response Team.

## Recreation / Open Space

### Goal:

1. Provide a variety of recreational uses and opportunities for passive recreation by utilizing open space areas. Please refer to the **Open Space Map** in the Appendix.
2. Provide a wide variety of high quality outdoor recreational opportunities to all residents.

### General Recommendations:

1. Explore the possibility of establishing a well-defined, recreational hiking trail system in the State Forest as well as in the Federal flood control areas.
2. Continue to use Federal flood control areas for off-road vehicles and passive recreational activities.
3. Explore the possibility of cooperation between municipalities for open space land acquisitions.
4. Support the acquisition of land for open space, recreational and other public purposes in those locations recommended by the Plan of Development and the Town's legislative body.
5. Recognize the importance of Nystrom's Park and the Highwood Farms Recreation Facility as a very valuable resource to the community and continue to improve recreational conditions in those areas.
6. Study the possibility of utilizing the conservation property to the west of Route 254 to supplement and enhance passive recreational activities and opportunities for the Town's residents.
7. Continue to participate with the Council of Governments of the Central Naugatuck Valley, other regional agencies and local governments in establishing the Naugatuck River Greenway Project. Please refer to the **Naugatuck River Greenway Map** in the Appendix.

## Transportation

### Goal:

1. Provide for the efficient and orderly movement of people and goods into, out of and within the Town. Please refer to the Appendix for the **Urbanized Areas in Western Connecticut Map** and the **Hartford Urbanized Area Map – Thomaston Portion** for additional details.
2. Provide safe vehicular access to residential neighborhoods, recreational areas and places of business, worship and employment.

### General Recommendations:

1. Provide safe and efficient traffic circulation patterns within all areas of Thomaston.
2. Encourage developers to plan for the future use of cul-de-sacs and dead end streets for connections to other roadways in the immediate neighborhood.
3. Promote and encourage the use of public transit facilities especially those serving the elderly, special needs individuals and the disabled.
4. Encourage Federal, State and local officials to promote the construction of a non-access limited highway from Route 254 to the upper High Street Extension area.
5. Promote efforts to have consistent road widths, paving techniques, roadway maintenance and uniform storm water drainage systems on all Town approved roads.
6. Continue to work with the Central Naugatuck Valley Council of Governments as a resource tool for assessing local traffic impacts and with the State to address regional transportation issues.
7. Support efforts to improve traffic circulation conditions on State and local roads by assessing land use proposals with respect to their potential traffic generating capabilities and impacts on adjacent neighborhoods.
8. Encourage the State Department of Transportation to study the traffic flow and circulation patterns in the Main Street and South Main Street corridor.
9. Work with the police department, State and local officials in assessing traffic conditions in mixed use areas such as Reynold's Bridge Road, Watertown Road and Waterbury Road.

10. Evaluate the potential impact of residential and commercial development and the Town's capacity to handle such growth on the municipal roadway system and infrastructure.

**Section II**

**HOUSING**

## Affordable Housing

### Goal:

1. Provide affordable housing opportunities to all segments of society regardless of income levels. Please refer to the table Publicity Assisted Housing in Selected Towns: 2003 for more detailed information.
2. Encourage regional cooperation on planning for affordable housing in order to provide a more diverse choice and opportunity for all income levels and greater proximity to employment.

### General Recommendations:

1. Consider affordable rental housing and single-room occupancies as a viable option in the community and create a mechanism to guarantee the continued affordability of such units.
2. Consider increasing the per acre maximum allowable density by 20% providing the applicant agrees to allow 20% of all units constructed to be sold to qualifying individuals and families at 20% below current market values.
3. Encourage the construction of recreational facilities in affordable housing developments along with the retention of open space areas for passive recreational activities.
4. Recognize that there is a direct relationship between the ability of a community to provide municipal services and facilities and the number, density and location of low costs affordable housing units.
5. Create an awareness in local officials, decision makers and the general public regarding the need for affordable housing.
6. Support efforts to develop affordable housing near the downtown area in order to make better use of limited land resources, access to businesses and transportation and to reduce pressure for affordable housing development away from the Town center.
7. Review existing zoning regulations to determine if they provide realistic opportunities for the development of low to moderate housing and multi-family dwellings.

## **Institutional Housing / Group Quarters**

### **Goal:**

1. To provide safe, secure and sanitary housing conditions for individuals requiring institutional or group quarters housing.

### **General Recommendations:**

1. Encourage and support municipal and State efforts to provide care facilities for those individuals in need.
2. Support the siting of institutional care housing and group homes in those areas that are the most accessible to community services and facilities.

## Residential Housing

### Goal:

1. Provide safe, secure and sanitary housing conditions for all residents of Thomaston. Please refer to the Appendix for the table titled: **Estimated Median Household, Median Family Household and Per Capita Income of CNVR Municipalities: 1999**
2. Enhance and improve housing mobility and the availability of choice for all income levels. Please refer to the Appendix for the table titled: **Median Value of Specified Owner-Occupied Housing Units: 1990 – 2000.**

### General Recommendations:

1. Encourage housing rehabilitation efforts to preserve and expand the Town's housing stock.
2. Maintain and preserve the architectural integrity of neighborhoods.
3. Promote the development of multi-family developments only along major arterials and in other appropriate locations but not within established and stable, high density single-family neighborhoods.
4. Encourage alternative housing choices and programs for seniors.
5. Recognize the need for large single-family lots particularly in those areas not served by public utilities.
6. Encourage energy efficient patterns of residential housing including solar and other reasonable forms of energy conservation.
7. Recognize the housing needs of special individuals and families by encouraging such options as group homes, emergency shelters, transitional housing, apartments and single-room occupancy units.
8. Continue to encourage Federal and State housing assistance programs and efforts to provide affordable housing opportunities for seniors and other individuals who cannot participate in the existing marketplace.
9. Review density standards, citing and design criteria in the Zoning Regulations for multi-family and senior housing development projects.

10. Encourage the preservation of valuable open space, scenic vistas, wetlands and environmentally sensitive areas in residential developments.

## Senior Housing

### Goal:

1. Provide a safe and secure housing environment for senior and elderly residents.

### General Recommendations:

1. Recognize that senior citizens are a valuable asset and play a vital role in the chemistry of a multi-functional community.
2. Encourage seniors to interact with and participate in municipal programs which provide direct services to them.
3. Evaluate and explore all senior and elderly housing options prior to approving and siting new facilities in the community.
4. Provide seniors with the opportunity for multi-mode transportation services to shopping and medical services.

Section III ·  
ENVIRONMENTAL

## Air Quality Standards

### Goal:

1. Support all efforts to maintain air quality standards and protect the environment from the adverse effects of air pollutants.
2. Share in the responsibility for attaining cleaner air standards by encouraging Federal and State officials to continue monitoring commercial, industrial and manufacturing uses.

### General Recommendations:

1. Continue to work in close association with local, regional and State agencies to develop programs geared to reduce pollutants.
2. Encourage the use of best pollutant control methods and techniques.
3. Support Statewide, regional and local air quality monitoring efforts and activities.
4. Strengthen and expand Article VI in the regulations regarding objectionable odors.
5. Encourage citizen participation and local efforts that strengthen air quality standards and provide for residential, commercial and industrial growth.

## **Dam Safety and Inspections**

### **Goal:**

1. To protect life and property from the hazards of a dam failure.

### **General Recommendations:**

1. Support the efforts of Federal, State and local personnel to continue dam safety inspections and maintenance programs at regular intervals.
2. Continue to support Federal and State assistance programs for the repair and maintenance of private owned farm pond dams.
3. Promote dam safety awareness with signs, notices, public safety programs in conjunction with the Army Corp of Engineers.

## Flood Protection, Management and Flood Hazard Areas

### Goal:

1. Require all buildings, structures and intrusions, proposed or existing, which are located on floodplain soils or in designated floodplain areas adhere to the requirements of the Thomas-ton Floodplain Ordinance and the Zoning Regulations.
2. Discourage high-intensity development in designated floodplain areas.
3. Encourage local officials, boards and commissions to take a more proactive role in enforcing flood hazard regulations and ordinances.

### General Recommendations:

1. Review the Zoning Regulations and the Floodplain District Ordinance to see if special flood related provisions are adequate and, if necessary, incorporate new methods and technology.
2. Ensure that potential development areas have adequate provisions for safely removing stormwater runoff that could create a hazard to life and property.
3. Consider the potential of utilizing certain flood prone areas for passive recreational uses, open space activities and other compatible uses.
4. Discourage inappropriate development near channel encroachment lines.

## Natural Environment and Resources

### Goal:

1. Strive for an ecological and reasonable balance between the use of municipal resources and maintaining a high standard of living for the residents of Thomaston.
2. Assure for the residents of Thomaston a safe, healthful and productive lifestyle along with aesthetic and culturally pleasing surroundings.

### General Recommendations:

1. Review the Zoning Regulations to insure that important historic, cultural, scenic areas and natural and physical features are maintained and protected.
2. Encourage the use of energy efficient development proposals, minimize the environmental impact on sensitive areas and practice conservation techniques.
3. Require developers to demonstrate that their proposals are environmentally compatible with acceptable conservation and preservation standards.
4. Require developers to incorporate environmentally sensitive and natural resource areas into public open space or privately owned conservation easement property.
5. Encourage stewardship of privately owned forestlands through continuing education programs and sound management practices.
6. Support the efforts of the fire department in specialized assistance, training activities and other efforts to prevent and control forest fires.

## Public Water Supplies – Aquifer Protection

### Goal:

1. Protect and preserve the quality of groundwater, potable water supplies and on-site wells from pollution, contamination, degradation and unregulated encroachment activities. Please refer to the Appendix for the **Aquifer Protection Map** and the **Aquifer Protection Area Inventory Points Map** for additional information.
2. Encourage the Connecticut Water Company to identify potential water supply resources sufficient to meet existing demand and projected growth.

### General Recommendations:

1. Require all applicants to comply with Public Act 98-115 and report proposed work activity with the primary or secondary aquifer recharge area to the Connecticut Water Company for evaluation.
2. Consider comments and recommendations from the Connecticut Water Company prior to rendering a decision on any application within or affecting the primary aquifer protection area.
3. Carefully review all applications within the primary aquifer protection area.
4. Support efforts to expand existing and, if necessary, find new sources of potable water supplies.
5. Require State and local groundwater monitoring efforts especially in those areas when pollution is likely to occur.
6. Recommend that sanitary wastewater discharges to on-site septic systems not average more than 350 gallons per acre / per day in the aquifer recharge area.
7. Loading facilities, road salt storage and the application of road salt shall be prohibited in the aquifer recharge area unless permitted by strict engineering guidelines.
8. Prohibit lagoons and the disposal of solid waste materials in landfills, dumps, backyards or at commercial operations in the primary aquifer recharge area.
9. Prohibit the storage, disposal or production of hazardous waste materials, as defined by State or Federal laws, in the primary aquifer protection area.

10. Recommend against the underground storage of fuel oils and gasoline unless engineering and technical studies can demonstrate reasonable protective measures can be accomplished.
11. Carefully review development proposals to prevent wastewater discharges to streams and eventually into the public water supply primary aquifer area.
12. Review all applications within or affecting the Aquifer Protection Zone for compliance with the Aquifer Protection Regulations as contained in the Planning and Zoning Regulations.

## Solid Waste Management

### Goal:

1. Maintain an integrated recycling, composting and resource recovery program.
2. Continue to work with Federal and State agencies on methods and techniques to improve the solid waste management system.

### General Recommendations:

1. Continue to participate with other communities in the regional Household Hazardous Waste Program administered through the Central Naugatuck Valley Council of Governments.
2. Consider efforts to establish a regional solid waste landfill site.
3. Reduce adverse environmental impacts by continuing the municipal recycling, leaf composting, Household Hazardous Waste and curbside collection programs.

## Steep Slope Areas

### Goal:

1. Insure that all areas proposed for development are developed with regard to their surrounding environmental constraints.

### General Recommendations:

1. Review all proposals for commercial, residential and manufacturing development on properties Which contain substantial areas of slope in excess of 25%, but less than 30%, provided properly applied engineering techniques and methods have been applied.

## Subsurface Waste Disposal Systems

### Goal:

1. Prevent contamination of groundwater supplies.
2. Insure the proper installation and maintenance of on-site subsurface waste disposal systems.

### General Recommendations:

1. Continue to monitor failing septic systems in those areas that are not served by sanitary sewer facilities.
2. Prohibit discharges from failed septic systems from leaching into streams and their tributaries and eventually into the groundwater system.
3. Prohibit the construction of public water supply facilities in those areas where they would be fed by wastewater receiving streams.
4. Promote the use of public water supplies and sanitary sewer systems in all proposed developments.
5. Continue to work in close association with the Torrington Area Health District and refer applicants to their permitting and inspection process.

## Underground Fuel Storage Tanks

### Goal:

1. Carefully control and regulate the citing of underground fuel storage tanks in environmentally sensitive areas.
2. Monitor existing underground storage tanks for compliance with local regulations and State Statutes.

### General Recommendations:

1. Encourage greater coordination between the Connecticut Department of Environmental Protection and local permitting agencies with respect to the siting of new tanks.
2. Develop a townwide locational map identifying the location of underground storage tanks including those used for agricultural purposes.
3. Encourage the police and fire departments to develop a response plan in case of an accidental leak or spill.
4. Promote regional cooperation between communities in responding to hazardous waste clean up situations.
5. Monitor the location of underground tanks especially in high-density residential areas served by on site wells.
6. Require a positive report from the Connecticut Water Company prior to citing of any new tanks in the Aquifer Protection District.

## Wetlands and Watercourses

### Goal:

1. Protect the natural value and functional role of wetlands and watercourses by regulating and monitoring significant activities in and adjacent to wetland and watercourse areas.
2. Continue to educate the public regarding the value and benefits of wetland protection.

### General Recommendations:

1. Preserve and minimize any potential adverse impacts in environmentally sensitive wetland and watercourse areas.
2. Monitor the effectiveness of the wetland regulations and continue efforts to identify the most environmentally sensitive and significant areas.
3. Pursue the creation of wetlands as a tool to achieve a no-net-loss policy.
4. Recommend against development in and encourage the protection of substantial areas of inland wetlands cognizant of their economic and ecological values for such diverse functions as water supply and purification, flood control and wildlife habitats.
5. Identify and preserve, where feasible, the aesthetic features of wetland and watercourse areas.
6. Recommend siting developments in those areas where existing wetlands and watercourses will be least affected.
7. Encourage proper on-site analysis and management of wetland and watercourse areas and adjacent lands.
8. Recommend the Thomaston Highway Department consider wetland and watercourse issues at the earliest stages of preventive maintenance, stormwater drainage activities and project planning.
9. Promote the public use of and insure reasonable access, where feasible, to wetland and watercourse areas for open space uses and passive recreational activities.

10. Encourage the Recreation Commission to provide input to the land use decision process with regards to utilizing flood prone areas for aesthetic and passive recreational activities.
11. Discourage structural development in floodplain areas, except where qualified engineering studies can demonstrate that the proposed development will be technically feasible and not create adverse environmental impacts.
12. Encourage municipal inspection of all structures in floodplain areas to insure compliance with flood hazard requirements, ordinances and building code specifications.
13. Work with other agencies, boards and commissions in trying to establish compatible and passive land uses in flood prone areas.
14. Provide data and other documentation to the Assessor's Office and residents regarding the limited use of property in flood hazard areas.

## Wildlife Habitat and Endangered Species

### Goal:

1. Insure that residential, industrial or commercial development will not cause displacement of or have a detrimental effect upon valuable plant species or wildlife habitat.

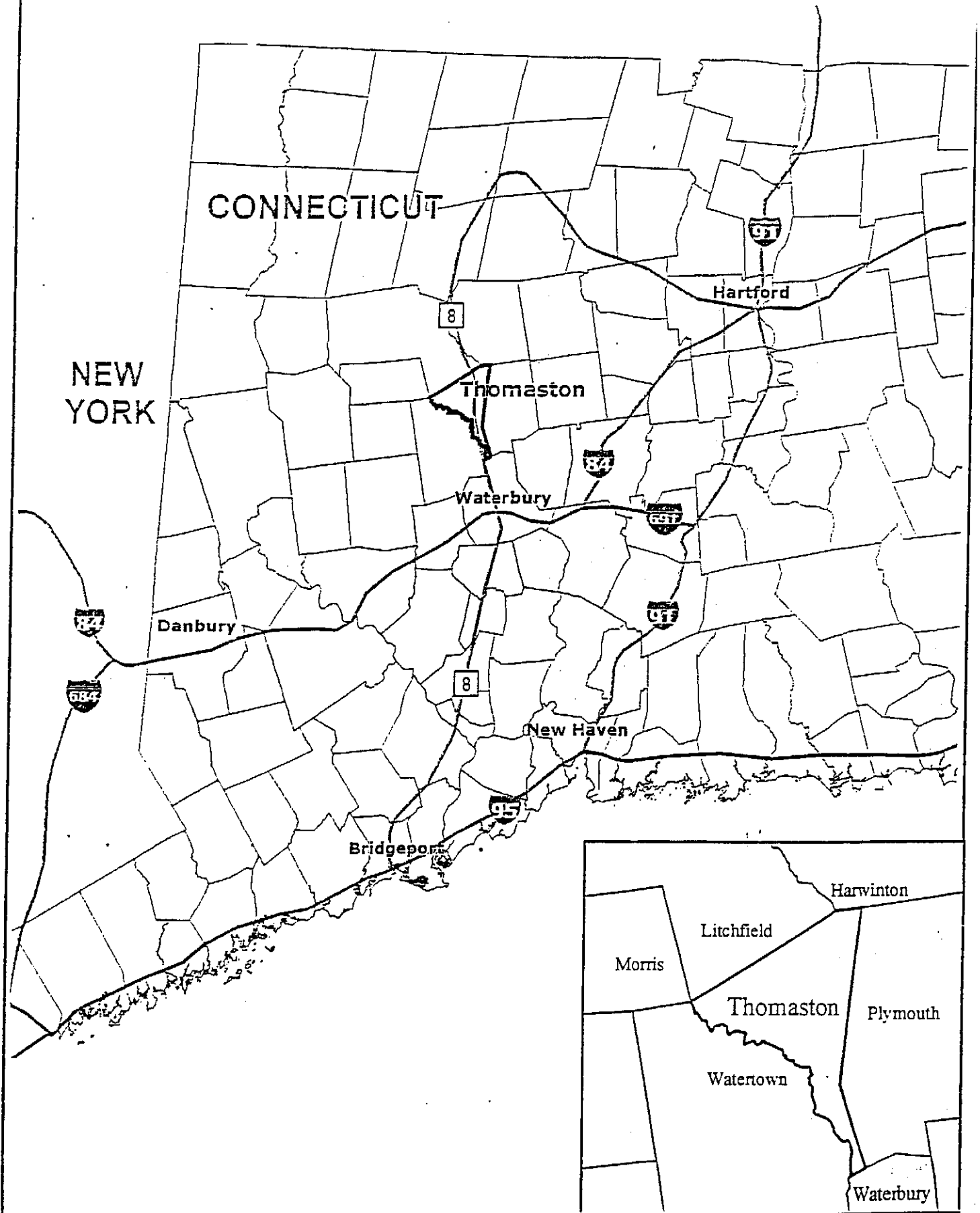
### General Recommendations:

1. Encourage the Thomaston Conservation Commission to maintain an inventory on the status of wildlife species present in Town and to protect significant environmental habitats necessary to the continuance of endangered plant and animal species.
2. Encourage State acquisition and/or management of selected environmentally sensitive wildlife areas in Thomaston.
3. Encourage State legislation to protect threatened and endangered species and to protect declining species before they reach an endangered level.
4. Control future developments especially in environmentally sensitive areas could result in damage to the ecosystem.
5. Reference all applications with the information provided on the DEP "State and Federal Listed Species and Significant Natural Communities Data Base Map".

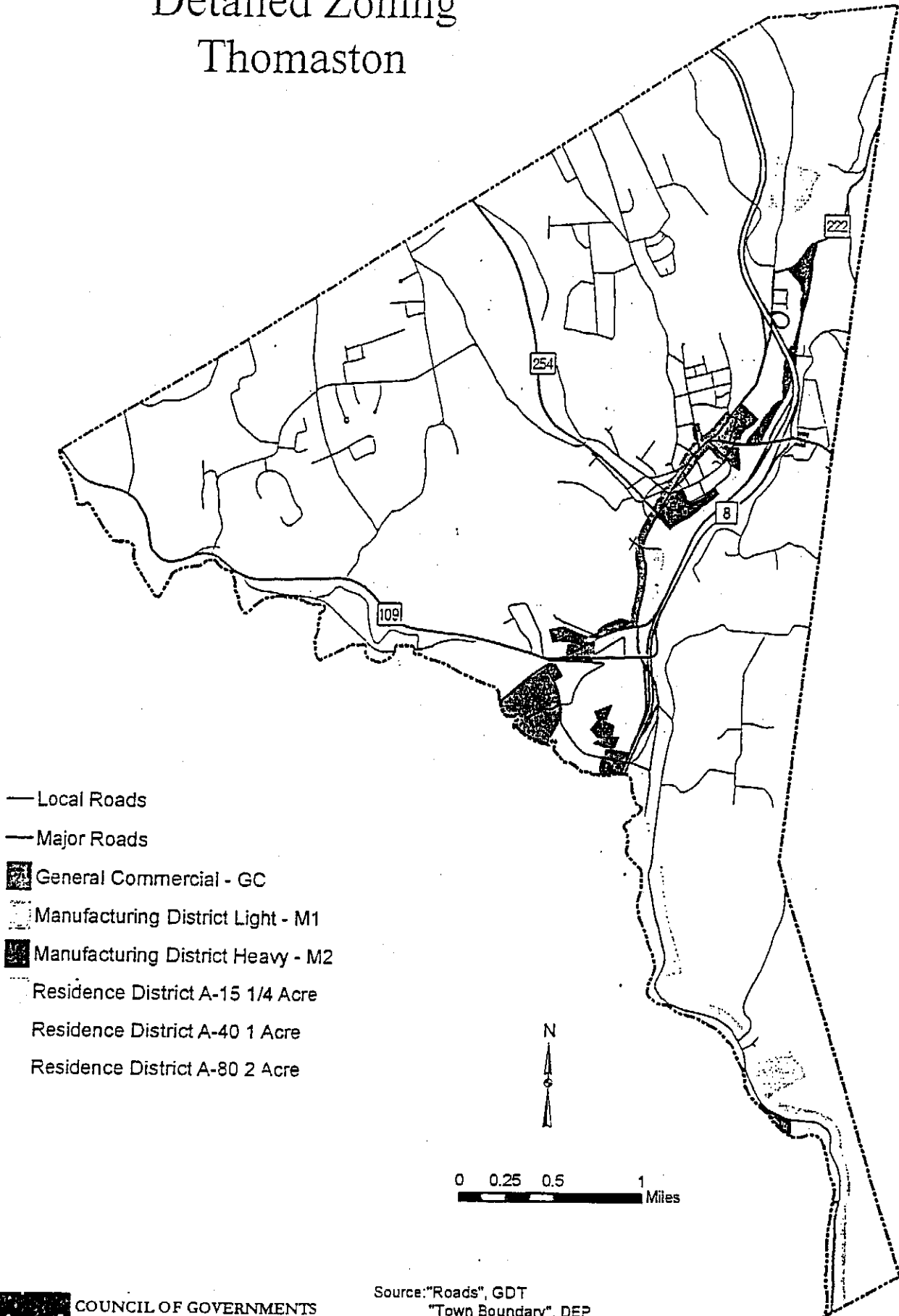
**APPENDIX to the Town of Thomaston**  
**PLAN OF CONSERVATION AND DEVELOPMENT**

# Thomaston Location

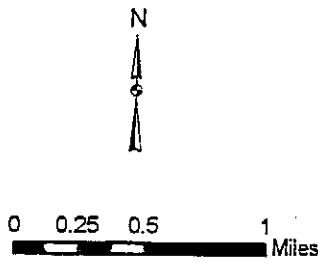
MAP 1




# Detailed Zoning Thomaston



- Local Roads
- Major Roads
- General Commercial - GC
- Manufacturing District Light - M1
- Manufacturing District Heavy - M2
- Residence District A-15 1/4 Acre
- Residence District A-40 1 Acre
- Residence District A-80 2 Acre

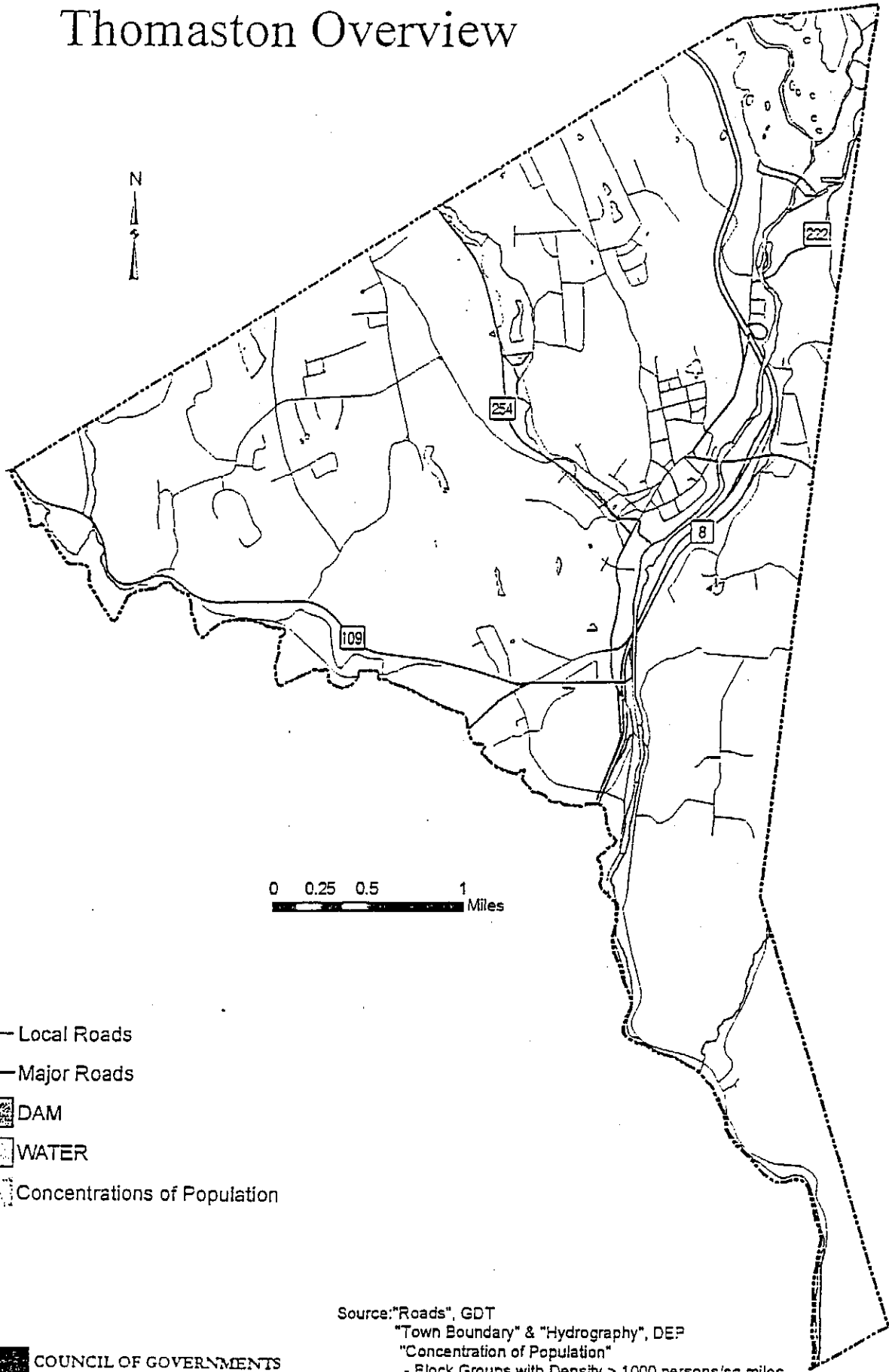





 COUNCIL OF GOVERNMENTS  
CENTRAL NAUGATUCK VALLEY

Source: "Roads", GDT  
"Town Boundary", DEP  
"Zoning", Town of Thomaston

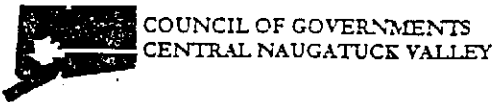
For general planning purposes only. Delineations may not be exact. January 2005

# Thomaston Overview



- Local Roads
- Major Roads
-  DAM
-  WATER
-  Concentrations of Population

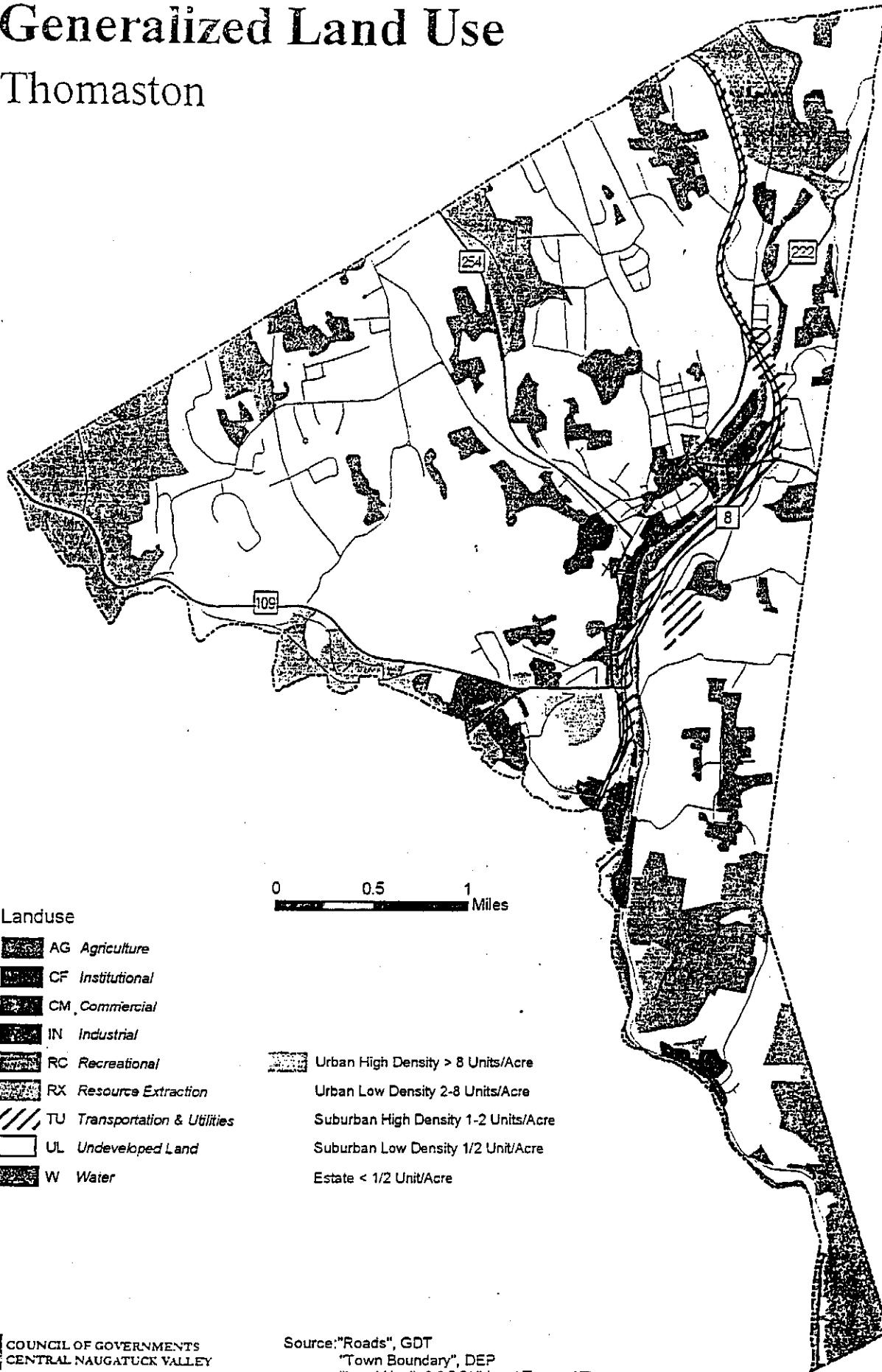
Source: "Roads", GDT  
 "Town Boundary" & "Hydrography", DEP  
 "Concentration of Population"  
 - Block Groups with Density > 1000 persons/sq miles,  
 Census 2000 and COGCNV calculations











For general planning purposes only. Delineations may not be exact.

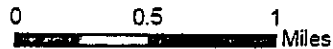
# Generalized Land Use






## Thomaston



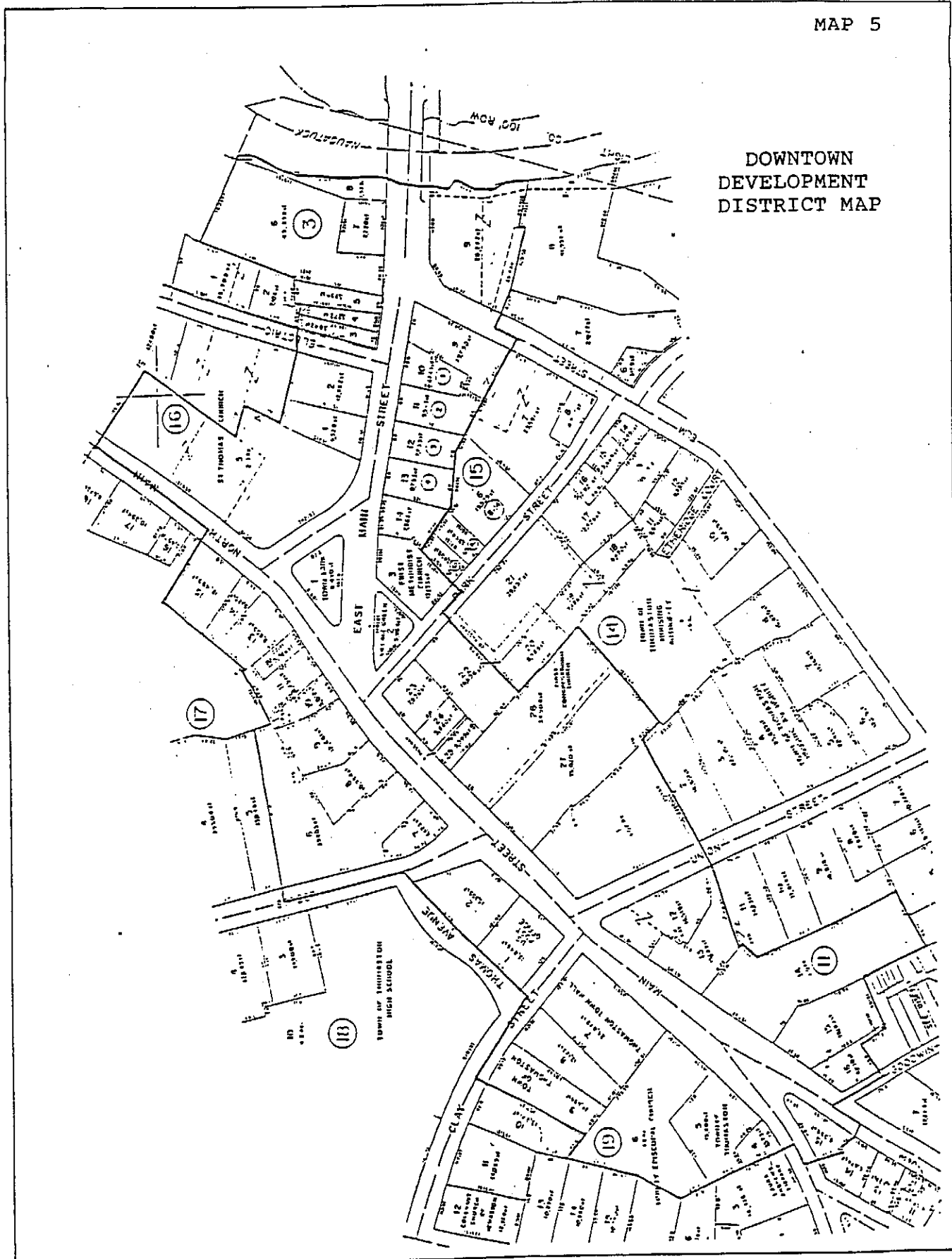
### Landuse

-  AG Agriculture
-  CF Institutional
-  CM Commercial
-  IN Industrial
-  RC Recreational
-  TU Transportation & Utilities
-  UL Undeveloped Land
-  W Water

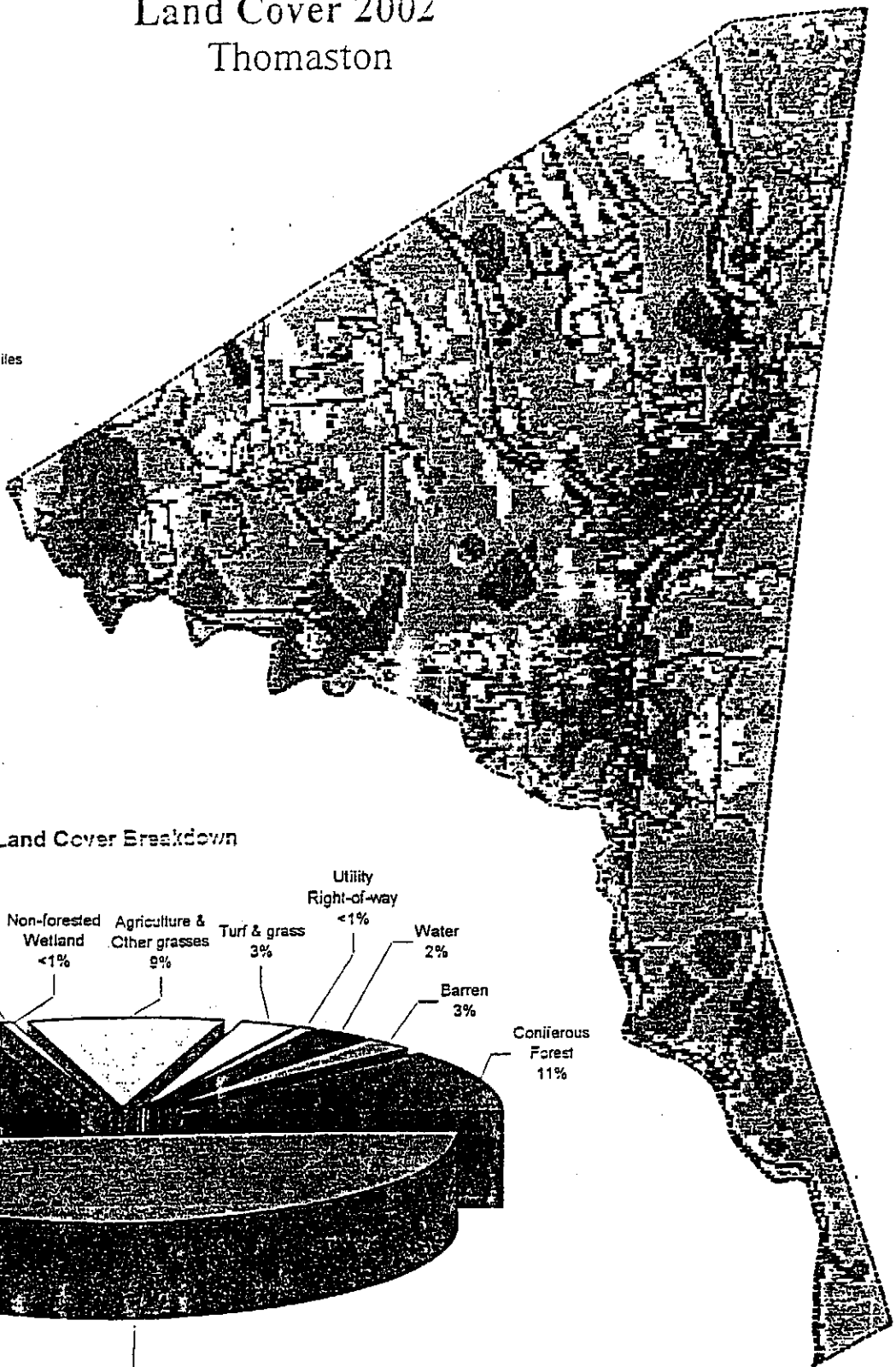
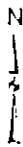


-  Urban High Density > 8 Units/Acre
-  Urban Low Density 2-8 Units/Acre
-  Suburban High Density 1-2 Units/Acre
-  Suburban Low Density 1/2 Unit/Acre
-  Estate < 1/2 Unit/Acre

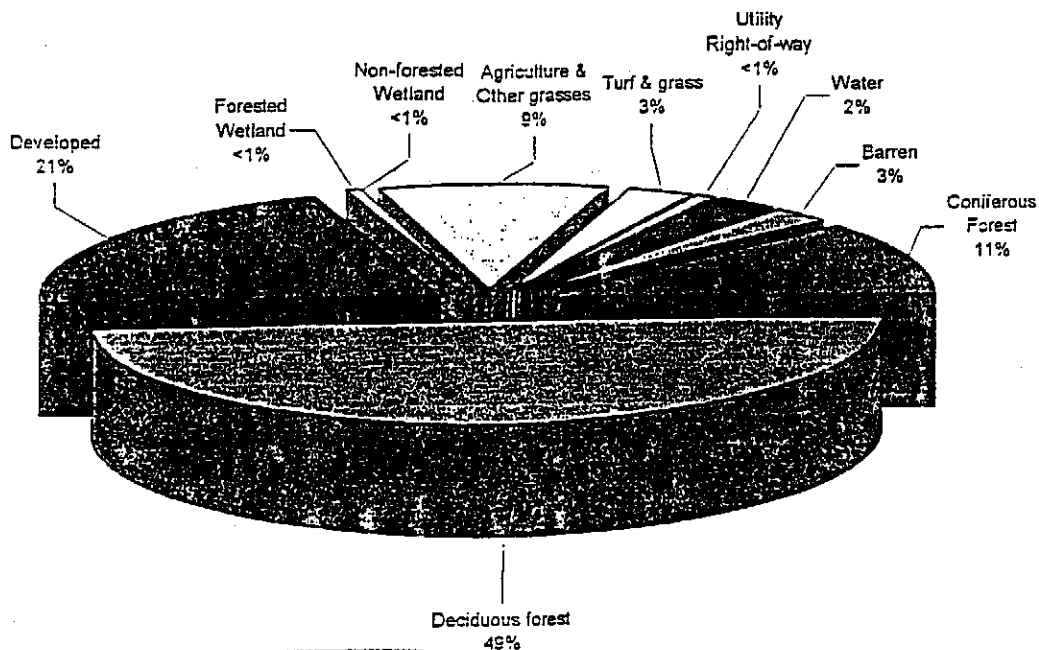
DOWNTOWN  
DEVELOPMENT  
DISTRICT MAP



# Land Cover 2002 Thomaston



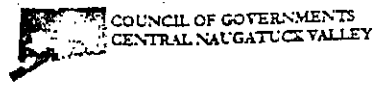
### Land Cover Breakdown



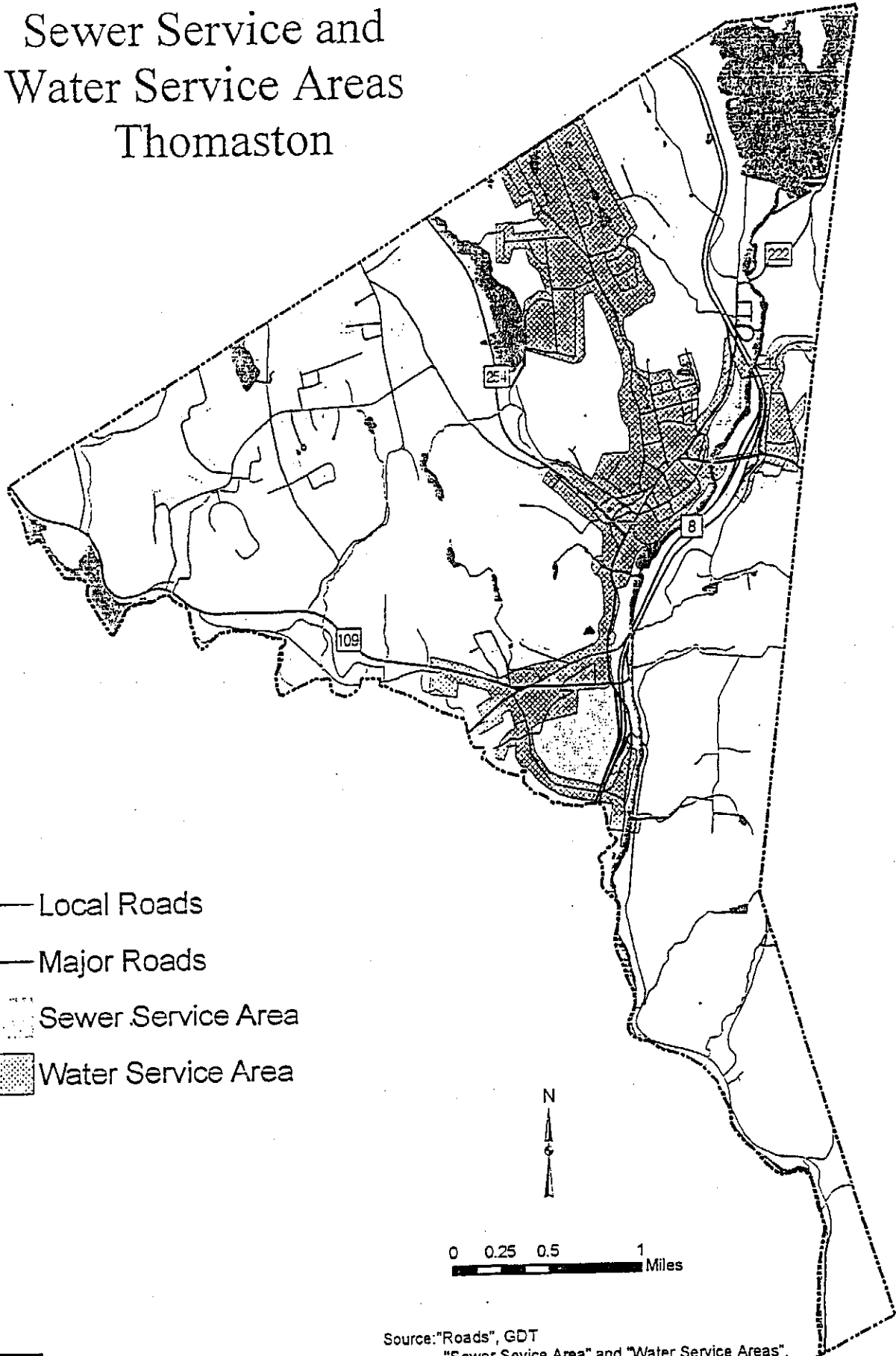
**Source Data:**  
 Lambert Conformal Conic,  
 State Plane Coordinate System  
 North American Datum of 1983 (NAD83)

"Town" - 1:24,000 1969-1984, CT DEP  
 "2002 Land Cover", 100 sq ft resolution,  
 2002 UConn, CLEAR

December 2004



# Sewer Service and Water Service Areas Thomaston

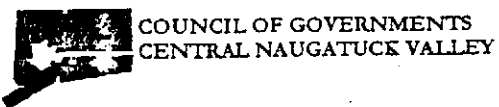


- Local Roads
- Major Roads
- ..... Sewer Service Area
- ▨ Water Service Area



0 0.25 0.5 1 Miles

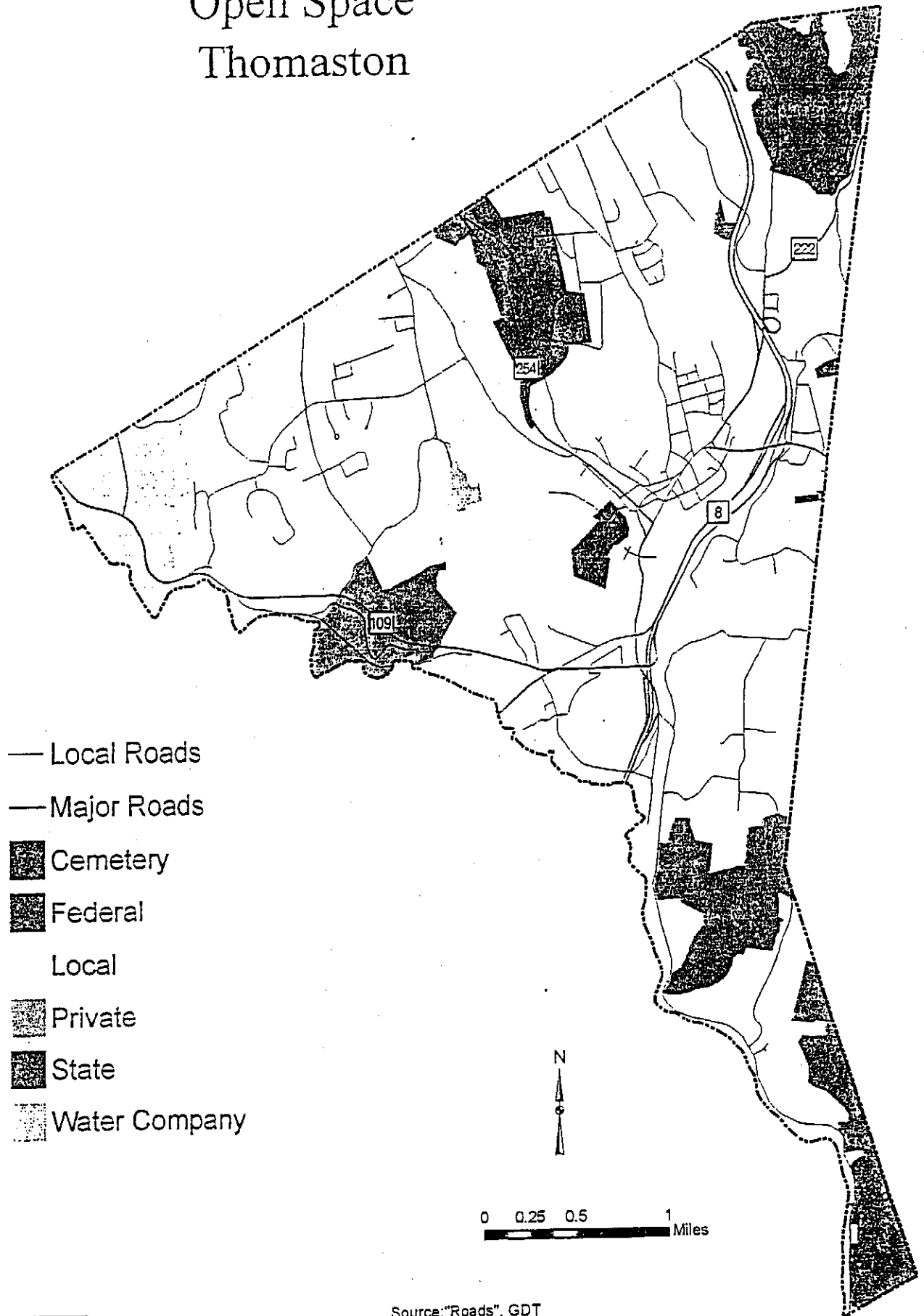
Source: "Roads", GDT  
 "Sewer Service Area" and "Water Service Areas",  
 COGCNV and Town of Thomaston, 2005



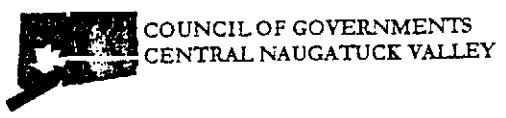
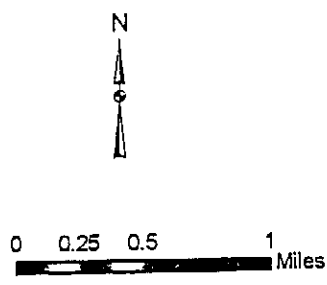
For general planning purposes only. Delineations may not be exact. January 2005

# Open Space Thomaston

PAGE 0



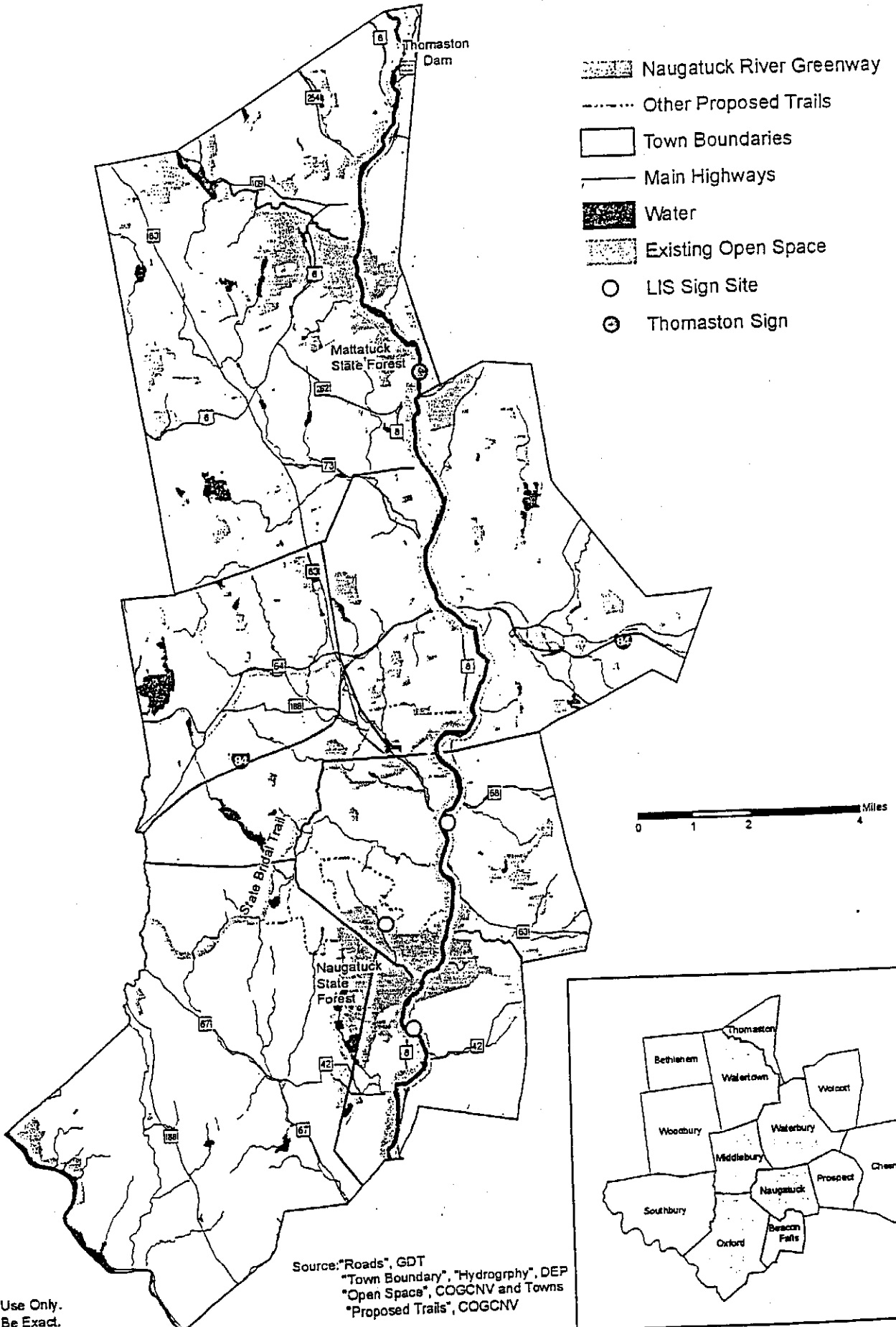
- Local Roads
- Major Roads
- Cemetery
- Federal
- Local
- Private
- State
- Water Company



Source: "Roads", GDT  
 "Town Boundary", DEP  
 "Open Space", COGCNV and Town of Thomaston

For general planning purposes only. Delineations may not be exact. January 2005

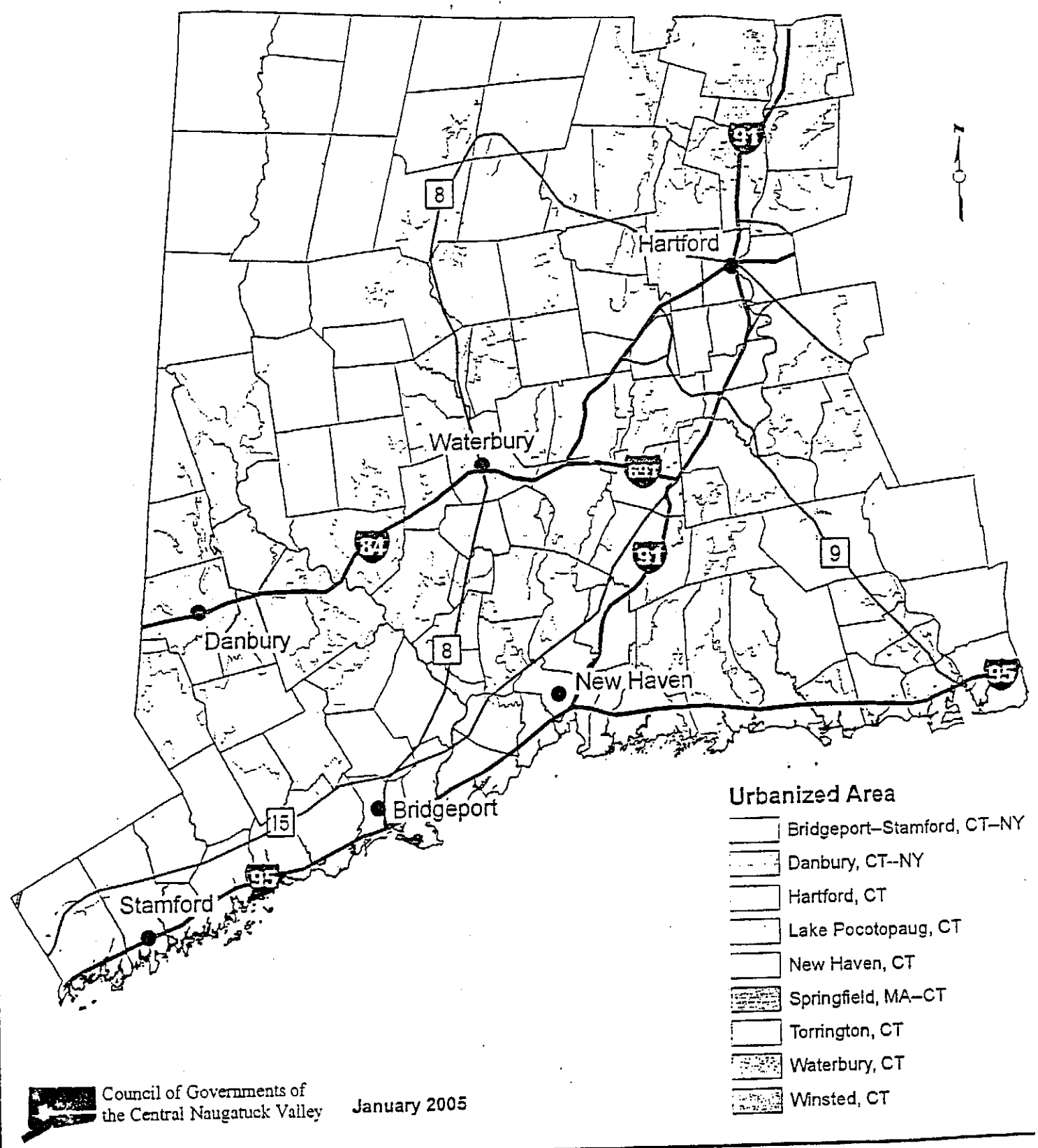
# Naugatuck River Greenway




Source: "Roads", GDT  
 "Town Boundary", "Hydrography", DEP  
 "Open Spaces", COGCNV and Towns  
 "Proposed Trails", COGCNV

For General Planning Use Only.  
 Delineations May Not Be Exact.  
 January 2005

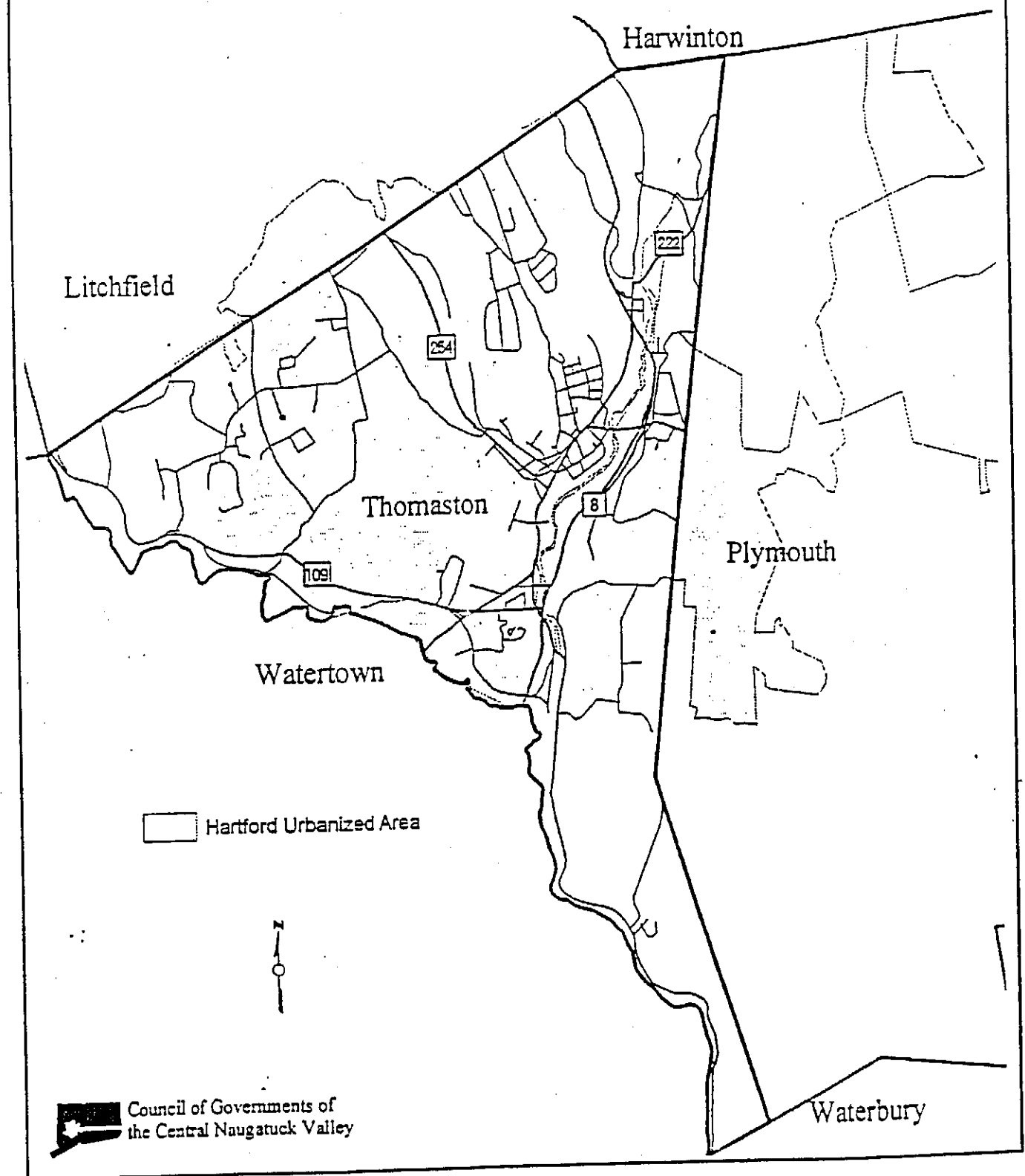
# Urbanized Areas in Western Connecticut



 Council of Governments of the Central Naugatuck Valley January 2005

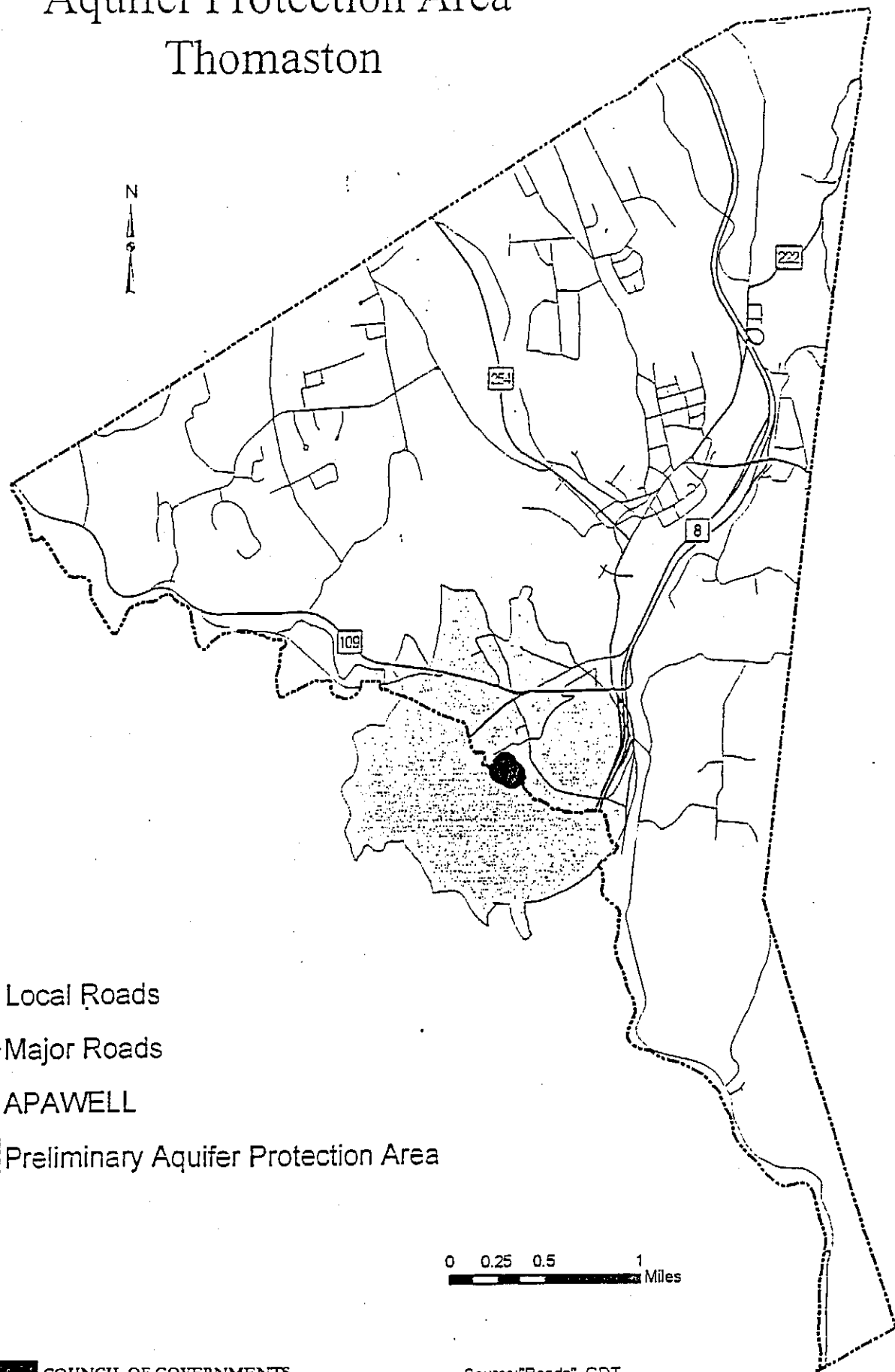
Source: U. S. Census 2000, Expanded Urbanized Areas.

# Hartford Urbanized Area - Thomaston Portion

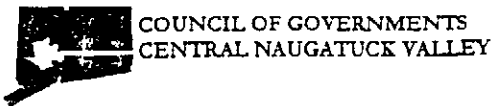
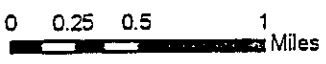


Source: U. S. Census 2000, Expanded Urbanized Areas.

# Aquifer Protection Area Thomaston



- Local Roads
- Major Roads
- APAWELL
- ▨ Preliminary Aquifer Protection Area

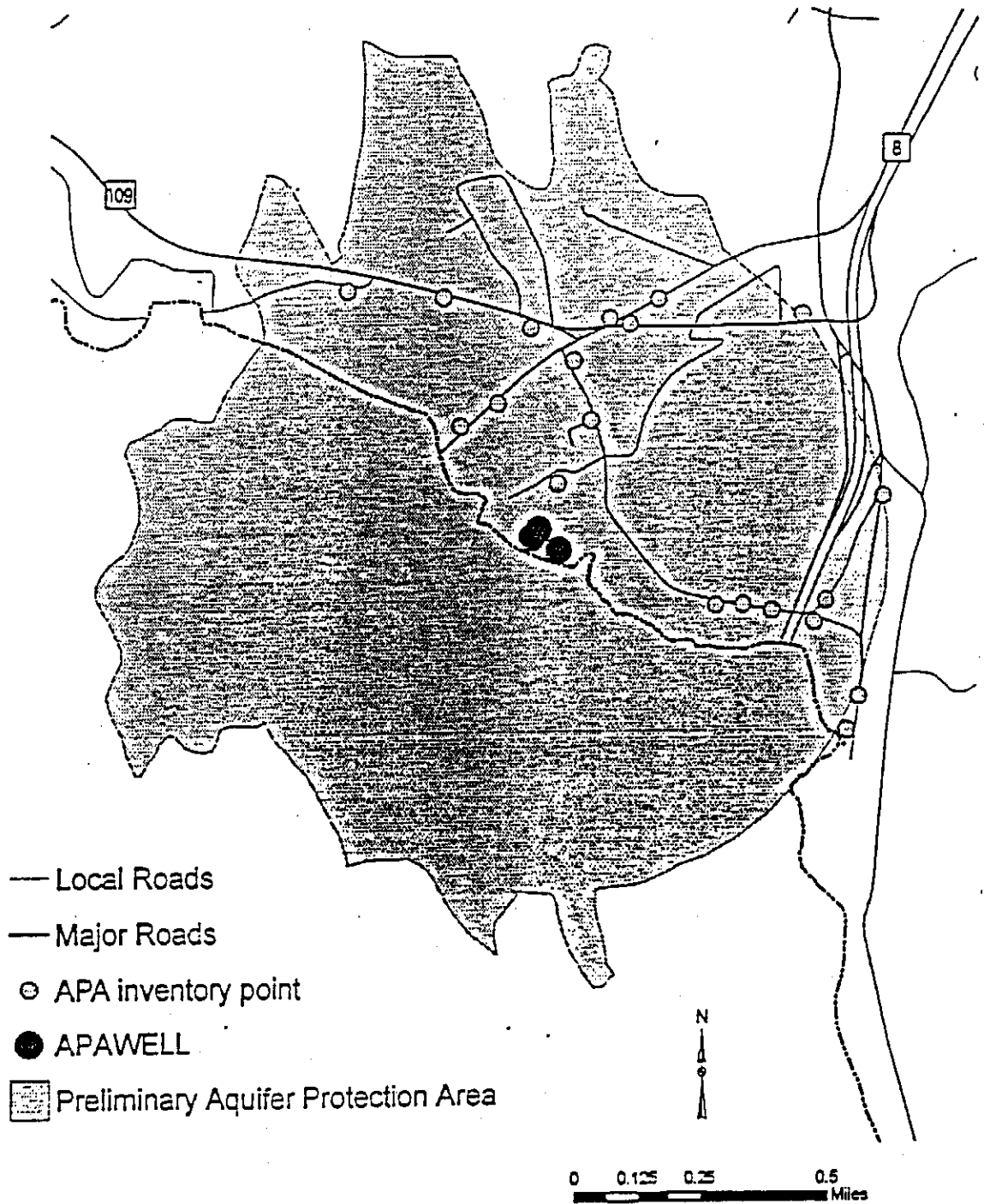



Source: "Roads", GDT  
"APA" and "Town Boundary", DEP

For general planning purposes only. Delineations may not be exact.

# Aquifer Protection Area Inventory Points Thomaston

MAP 13



 COUNCIL OF GOVERNMENTS  
CENTRAL NAUGATUCK VALLEY

Source: "Roads", GDT  
"APA" and "Town Boundary", DEP  
"APA Inventory Points", Water Management Div DEP  
For general planning purposes only. Delineations may not be exact.

**Persons in the CNVR Below the Poverty Level,  
By Municipality: 1999**

Geographic Area	Persons Below Poverty Level	Percent Below Poverty Level	Rank Based on Percent Below
CNVR	22,832	8.6%	-
Waterbury	16,774	16.0%	1
Remainder of Region	6,058	3.8%	-
Beacon Falls	309	5.9%	3
Bethlehem	89	2.6%	9
Cheshire	750	3.0%	7
Middlebury	174	2.7%	8
Naugatuck	1,977	6.4%	2
Oxford	206	2.1%	11
Prospect	89	1.0%	12
Southbury	878	4.9%	4
Thomaston	311	4.2%	6
Watertown	471	2.2%	10
Wolcott	392	2.6%	9
Woodbury	412	4.5%	5
Harwinton	96	1.8%	-
Litchfield	329	4.0%	-
Plymouth	470	4.0%	-
Connecticut	259,514	7.9%	-

Poverty Level: Poverty Level is based on a nutritionally adequate food plan designed by the U.S. Department of Agriculture for "emergency or temporary use when funds are low." The definition assumes that a family is poor if its total money income amounts to less than approximately 3 times the cost of this food plan. The poverty index takes into account such factors as family size, number of children, and farm-nonfarm residence. Poverty level cutoffs are adjusted annually to reflect changes in the consumer price index. The poverty statistics do not include inmates of institutions, members of the armed forces living in barracks, college students living in dormitories, and unrelated individuals under 15 years.

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3).

TABLE 1

## Publicly Assisted Housing in Selected Towns: 2003

Geographic Area	Number of Housing Units					2000 Census Housing	Percent Assisted
	Governmentally Assisted	CHFA/FmlIa Mortgages	Deed Restricted	Total Assisted			
Harvinton	25	12	0	37	2,022	1.0%	
Litchfield	132	20	39	191	3,629	5.3%	
Plymouth	122	185	0	307	4,646	6.6%	
Thomaston	95	113	0	208	3,014	6.9%	
Waterbury	7,866	2,727	0	10,593	46,827	22.6%	
Watertown	209	159	0	368	8,298	4.4%	
CNVR	9,595	3,630	43	13,268	109,780	12.1%	
Connecticut	120,973	29,536	2,149	152,658	1,340,049	11.4%	

Source: U.S. Bureau of the Census, Census of Population and Housing: 1960-2000.

**Estimated Median Household, Median Family Household  
and Per Capita Income of CNVR Municipalities: 1999**

Geographic Area	Median Household Income	Median Family Household Income	Per Capita Income
Beacon Falls	\$56,592	\$62,461	\$25,285
Bethlehem	\$68,542	\$78,863	\$29,671
Cheshire	\$80,466	\$90,774	\$33,903
Middlebury	\$70,469	\$81,370	\$33,056
Naugatuck	\$51,247	\$59,216	\$22,757
Oxford	\$77,126	\$80,422	\$28,250
Prospect	\$67,560	\$74,038	\$26,827
Southbury	\$61,919	\$81,109	\$32,545
Thomaston	\$54,297	\$63,682	\$24,799
Waterbury	\$34,285	\$42,300	\$17,701
Watertown	\$59,420	\$68,761	\$26,044
Wolcott	\$61,376	\$67,582	\$25,018
Woodbury	\$68,322	\$82,641	\$37,903
Harvinton	\$66,222	\$75,912	\$32,137
Litchfield	\$58,418	\$70,594	\$30,096
Plymouth	\$53,750	\$62,610	\$23,244
Connecticut	\$53,935	\$65,521	\$28,766

TABLE 3

Source: U.S. Bureau of the Census, Census 2000 Summary File 3 (SF 3).