

TOWN OF WASHINGTON

PLAN APPENDICES



2014 PLAN OF CONSERVATION AND DEVELOPMENT

Washington Planning Commission

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APPENDIX A

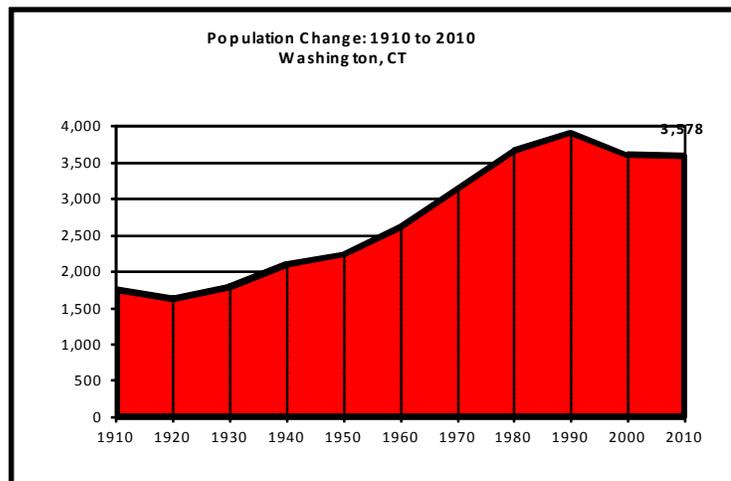
DEMOGRAPHICS & HOUSING DATA

POPULATION CHARACTERISTICS

As shown in Table 1 and the figure below, Washington experienced steady population growth in every decade from 1920 through 1990. The growth in population from 1950 to 1980 corresponds with the national trends of migration from central cities to surrounding suburbs following World War II and of larger family sizes resulting from the “Baby Boom.” Since the 1990 Census, however, Washington’s population has been in decline. According to 2010 Census figures, Washington experienced a population decrease of 327 people (-8.4%) since the 1990 Census. This decrease is in contrast to other nearby rural towns, which all experienced population increases (see Table 2). It should be noted that these population statistics do not include seasonal residents.

Table 1: Population Change – 1910-2010 Town of Washington		
Census	Population	% Change
1910	1,747	N/A
1920	1,619	-7.3%
1930	1,775	9.6%
1940	2,089	17.7%
1950	2,227	6.6%
1960	2,603	16.9%
1970	3,121	19.9%
1980	3,657	17.2%
1990	3,905	6.8%
2000	3,596	-7.9%
2010	3,578	-0.5%

Source: U.S. Bureau of the Census.



**Table 2: Population Change – 1990-2010
Washington and Surrounding Towns**

Town	1990 Population	2000 Population	2010 Population	% Change
Washington	3,905	3,596	3,578	-8.4%
Bethlehem	3,071	3,422	3,607	17.5%
Kent	2,918	2,858	2,979	2.1%
Litchfield	8,365	8,316	8,466	1.2%
Morris	2,039	2,301	2,388	17.1%
New Milford	23,629	27,121	28,142	19.1%
Roxbury	1,825	2,136	2,262	23.9%
Warren	1,226	1,254	1,461	19.2%
Woodbury	8,131	9,198	9,975	22.7%

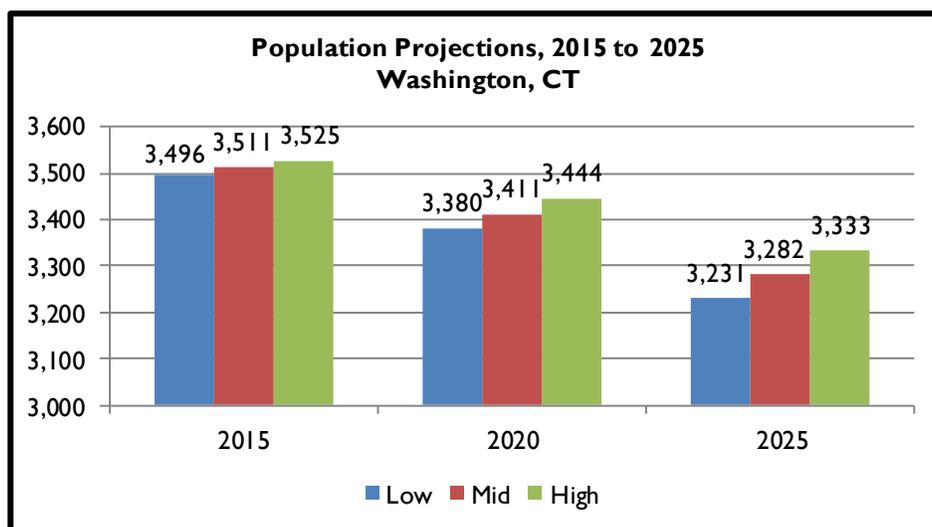
Source: U.S. Bureau of the Census.

According to population projections from the University of Connecticut’s State Data Center, Washington’s population is projected to decline between now and 2025. Depending on the fertility rate scenario shown in Table 3 and the figure below, the Town’s population could decline anywhere from -6.8% to -9.7% over the next twelve years.

**Table 3: Population Projections – 2015 to 2025
UConn Connecticut State Data Center**

	2010 Census	2015			2020			2025		
	Fertility Rate	Low	Mid	High	Low	Mid	High	Low	Mid	High
Washington	3,578	3,496	3,511	3,525	3,380	3,411	3,444	3,231	3,282	3,333

Source: UConn Connecticut State Data Center.



In contrast, the State of Connecticut Department of Transportation’s Bureau of Policy and Planning projects that Washington’s population will remain essentially flat, with very small increases between now and 2040.

Table 4: Population Projections – 2010 to 2040
State of Connecticut Department of Transportation

	2010 Census	2020	2030	2040
Washington	3,578	3,591	3,599	3,605

Source: CONNDOT.

Implications

These population statistics and projections are very telling in terms of Washington’s future demographic profile. The Town could be adversely impacted in providing essential services. Small towns like Washington rely heavily on volunteers, and with fewer residents—particularly younger ones—the Town may be hard-pressed to recruit volunteers for its fire department, ambulance association, community service organizations, and municipal commissions.

AGE CHARACTERISTICS

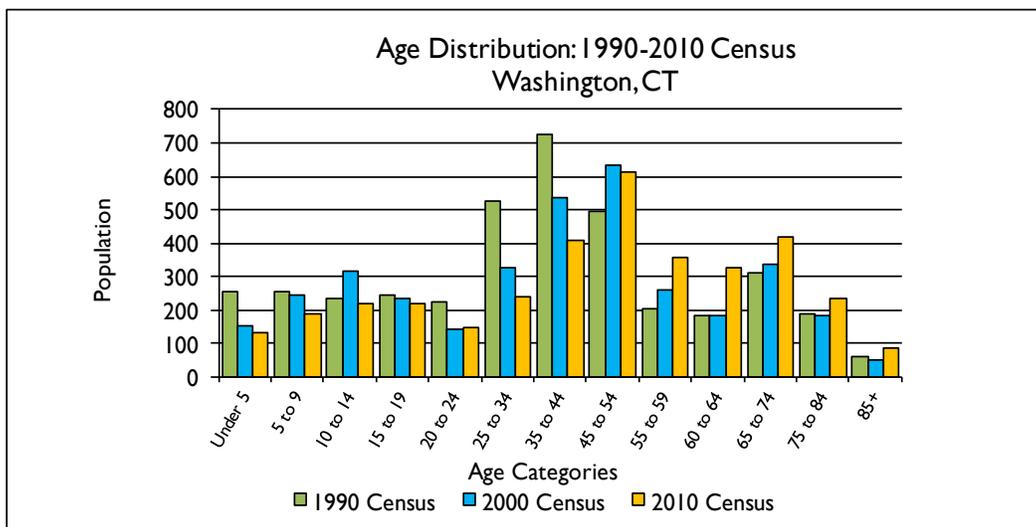
Similar to most communities in the State, Washington’s population has aged between the 1990 and the 2010 Census. What is striking, however, is the rate at which this aging has occurred; between 2000 and 2010, Washington’s median age rose from 42.6 years to 49.7 years. Large percentage increases occurred over age 55, while significant declines were experienced in the 0 to 14 and 25 to 44 age groups. As shown in Table 5, nearly 40% of the Town’s population is currently age 55 or older. For comparison, about 30% of Litchfield County’s population is age 55 and over and only 27% of Connecticut’s total population is age 55 and over.

The pre-school population (ages 0 to 4) declined significantly between 1990 and 2010, while the elementary and middle school populations (ages 5 to 14) decreased by -25% and -6%, respectively. The high school population also decreased, though at a less significant rate. According to the *Region 12 Schools Strategic Plan 2012-17*, enrollment in the regional school system is projected to decline 14% over the next three years, while enrollment at Washington Primary School is projected to decline 22% over the same time period (see Appendix E).

From a planning perspective, decreases in school-aged population impact not only school facility planning but also parks and recreation facilities and youth services. Changes in population over 65 years of age impact planning for senior facilities and senior support services.

Table 5: Age Distribution in Washington – 1990 to 2010						
Age Group	1990 Census	2000 Census	2010 Census	% of 2010 Total	Change 1990-2010	% Change 1990-2010
Under 5	257	152	130	3.6%	-127	-49.4%
5 to 9	253	246	189	5.3%	-64	-25.3%
10 to 14	235	317	221	6.2%	-14	-6.0%
15 to 19	245	234	217	6.1%	-28	-11.4%
20 to 24	224	141	145	4.1%	-79	-35.3%
25 to 34	524	324	238	6.7%	-286	-54.6%
35 to 44	727	537	406	11.3%	-321	-44.2%
45 to 54	497	631	614	17.2%	117	23.5%
55 to 59	202	261	358	10.0%	156	77.2%
60 to 64	181	184	325	9.1%	144	79.6%
65 to 74	311	336	416	11.6%	105	33.8%
75 to 84	188	183	234	6.5%	46	24.5%
85+	61	50	85	2.4%	24	39.3%
TOTAL	3,905	3,596	3,578		-327	-8.4%

Source: U.S. Bureau of the Census.



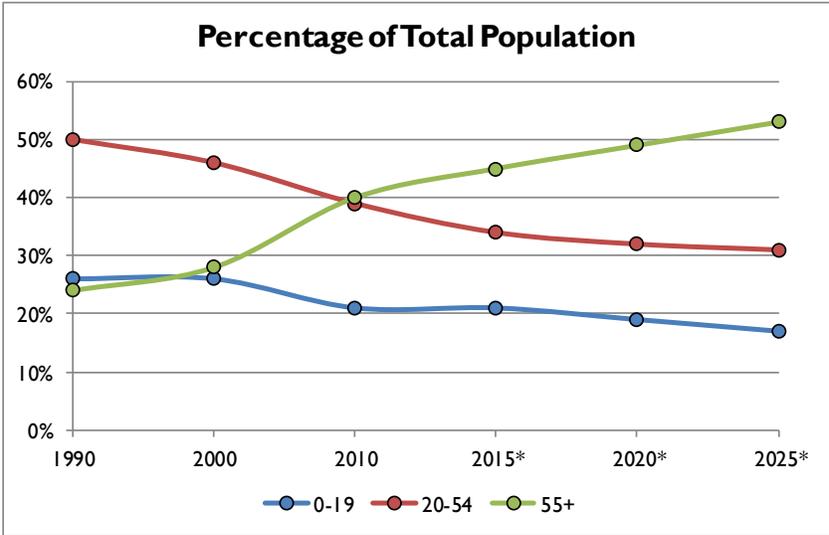
The aging of Washington’s population is even more dramatic when comparing the age distribution from the recent census to the projected population age groups of 2015, 2020, and 2025 from the University of Connecticut’s State Data Center. As Table 6 and its accompanying graph indicate, the percentage of individuals in Washington age 55 and over is projected to increase to approximately 53% of the total population by 2025. Conversely, adults under age 55 are projected to decrease from a high of 50% in the 1990 Census to only 31% in 2025. These striking demographic shifts will have profound impacts on the character of the community and the nature of the public services demanded.

Table 6: Washington's Age Composition – 1990 to 2025

Ages	1990	2000	2010	2015*	2020*	2025*
0-19	26%	26%	21%	21%	19%	17%
20-54	50%	46%	39%	34%	32%	31%
55+	24%	28%	40%	45%	49%	53%

* Projected.

Source: 2003 POCD; U.S. Bureau of the Census; UConn State Data Center.



Implications

The rapid aging of Washington’s population will have a profound impact on the Town’s character and composition. Different types of services are needed and desired by an older population, and the types and quantities of services offered by the Town will change to reflect this dynamic. This will be particularly true if municipal revenues remain relatively flat, as Town spending must be prioritized based upon community needs and demands. School enrollments will certainly be impacted, and the Town must examine this issue at a more detailed level. An aging population will also increase demand for a variety of senior housing options.

HOUSEHOLD CHARACTERISTICS

Between 2000 and 2010, the Town of Washington gained 96 households, while the total population in households (total population minus group quarters population) remained the same. As a result, the average household size in Washington decreased from 2.42 persons per household to 2.27. This change in household size is consistent with the aging nature of Washington’s population. An increase in the number of households may indicate demand for housing in Washington, but the demand may be from smaller households rather than larger families. Smaller households have different needs and desires for their community than larger families, which again could alter the community service needs of the Town.

Table 7: Trends in Households and Household Size – 2000 to 2010						
	2000			2010		
	Population in Households	Households	Average Household Size	Population in Households	Households	Average Household Size
Washington	3,427	1,416	2.42	3,426	1,512	2.27

Source: U.S. Bureau of the Census.

According to 2010 Census figures, 64.4% of the 1,512 households in Washington are family households containing one or more related individuals and 35.6% are non-family households. As shown in Table 8, 354 households in Washington are family households with their own children under the age of 18. Of these households, 263 (74.3%) are married couple families and 71 (20.1%) are single mother families.

Non-family households include individuals living alone or households that contain one or more non-related individuals. Of the 538 non-family households shown the 2010 Census, 442 were householders living alone or single person households. These single person households comprised 29.2% of the Town’s total. Elderly individuals living alone made up 232 of the 442 single person households. The number of single person elderly households, especially those living in private market housing, is significant because many can be expected to vacate their homes due to health or age-related reasons.

Table 8: Washington Households by Household Type – 2010		
Household Type	Number of Households	% of Households
Family Household	974	64.4%
With Own Children Under 18	354	23.4%
Husband-Wife Families	795	52.6%
With Own Children Under 18	263	17.4%
Female Householder, No Husband Present	133	8.8%
With Own Children Under 18	71	4.7%
Non-Family Household	538	35.6%
Householder Living Alone	442	29.2%
Householder 65 Years and Over	232	15.3%
Households with Individuals Under 18	373	24.7%
Households with Individuals 65 Years and Over	537	35.5%
Total Households	1,512	100.0%

Source: U.S. Bureau of the Census.

Implications

The composition of Washington’s households is significantly moving toward families without children and single-member households. Reversing this trend may require a more diverse housing stock, in terms of both price and composition, than is currently available in order to attract more diverse households to the community.

EXISTING HOUSING CHARACTERISTICS

The 2010 Census recorded 2,124 housing units in the Town of Washington. Of this total, 71.2% of the housing units were occupied, indicating a 28.8% vacancy rate. This inordinately high vacancy rate is misleading and attributable to the relatively large number of seasonal and weekend homes located in the Town. Of the 612 vacant dwellings, the largest number was for Seasonal, Recreational, or Occasional Use—457 or 74.7%. When these units are accounted for, the underlying housing vacancy rate is only 6.5%, which is a normal and typical vacancy rate for a small town such as Washington. Of the 1,512 total occupied housing units, 78.1% were owner-occupied and the remaining 21.9% were renter-occupied units. Table 9 summarizes these housing statistics.

Table 9: Washington Housing Units and Occupancy Characteristics – 2010		
	Number of Housing Units	% of Housing Units
Total Housing Units	2,124	
Occupied Housing Units	1,512	71.2%
Vacant Housing Units	612	28.8%
Occupied Housing Units		
Owner-Occupied Housing Units	1,181	78.1%
Renter-Occupied Housing Units	331	21.9%
Vacant Housing Units		
For Rent	55	9.0%
For Sale Only	48	7.8%
Rented or Sold, not occupied	18	2.9%
For Seasonal, Recreational, or Occasional Use	457	74.7%
Other Vacant	34	5.6%

Source: U.S. Bureau of the Census.

Table 10 compares Washington’s housing unit characteristics to its neighboring communities, Litchfield County, and the State of Connecticut. The Town’s vacancy rate of 28.8% is higher than the Litchfield County and State rates of 12.5% and 7.9%, respectively, which is reflective of its substantial seasonal housing stock. Washington’s 21.9% rental occupancy rate is similar to Litchfield County’s 23.7% rate but lower rate than the State’s 32.5%.

**Table 10: Housing Unit Characteristics – 2010
Washington and Surrounding Communities**

	Total Housing Units	% Occupied	% Vacant		Total Occupied Units	% Owner Occupied	% Renter Occupied
Washington	2,124	71.2%	28.8%		1,512	78.1%	21.9%
Bethlehem	1,575	89.6%	10.4%		1,411	85.0%	15.0%
Kent	1,665	74.8%	25.2%		1,246	72.8%	27.2%
Litchfield	3,975	87.0%	13.0%		3,459	77.8%	22.2%
Morris	1,314	72.9%	27.1%		958	79.1%	20.9%
New Milford	11,731	90.5%	9.5%		10,618	80.5%	19.5%
Roxbury	1,167	80.2%	19.8%		936	84.7%	15.3%
Warren	811	74.1%	25.9%		601	91.3%	8.7%
Woodbury	4,564	92.3%	7.7%		4,214	77.9%	22.1%
Litchfield County	87,550	87.5%	12.5%		76,640	76.3%	23.7%
Connecticut	1,487,891	92.1%	7.9%		1,371,087	67.5%	32.5%

Source: U.S. Bureau of the Census.

One indicator of housing conditions and housing variety in a community is the age of the housing stock, which generally affects both aesthetic appeal and the availability of a variety of housing types. Over 28% of the Town's housing stock (596 units) was built before 1940. In some communities, an older housing stock could be indicative of outdated units and properties that needed significant improvements. In Washington's case, however, this is indicative of a historic and valuable housing stock, and one of the reasons for the Town's high cost of housing.

Statistics from the Connecticut Department of Economic and Community Development were used to determine housing construction authorizations by structure type. These statistics are presented in Table 11 and show that over 90% of Washington's new housing development during the 2000s was single-family housing.

Table 11: Washington Housing Construction Activity – 2000 to 2010

Year	Total Units	1 Unit	2 Units	3 & 4 Units	5 or more
2000	10	10	0	0	0
2001	8	8	0	0	0
2002	8	8	0	0	0
2003	7	7	0	0	0
2004	10	10	0	0	0
2005	18	18	0	0	0
2006	15	15	0	0	0
2007	6	6	0	0	0
2008	12	4	8	0	0
2009	6	4	2	0	0
2010	4	4	0	0	0
TOTAL	104	94	10	0	0

Source: State of CT Dept. of Economic & Community Development.

An analysis of active residential listings for the week of March 26, 2013 provides a snapshot of the recent housing market. Of the 128 listed properties for sale, over half had asking prices of \$500,000 or more and over 25% had asking prices greater than \$1,000,000, clearly indicating that while housing prices may have contracted somewhat in the past two years, residential prices remain strong in Washington.

Table 12: Real Estate Listings in Washington 2013

Price Range	# of Listings 2013	% of Listings 2013
Less than \$100,000	0	0.0%
\$100,000 - \$199,999	6	5.5%
\$200,000 - \$299,999	17	15.5%
\$300,000 - \$399,999	12	10.9%
\$400,000 - \$499,999	8	7.3%
\$500,000 - \$749,999	15	13.6%
\$750,000 - \$999,999	27	24.5%
\$1 million or more	25	22.7%
TOTAL	110	100.0%

Source: Realtor.com, 3/26/13.

According to annual data compiled by The Warren Group, a leading provider of housing sales data for southern New England, the housing market peaked in Washington in 2010, when the median sales price for single-family homes was \$710,000. Prices and the annual number of home sales have contracted since then; Washington has averaged approximately 44 home sales and 4 condominium sales per year since 2002. However, this data can be misleading because of the low number of annual sales in Washington; an inordinately high (or low) sale price can skew the calculation of median figures.

Table 13: Number of Sales & Median Sales Price – 2002-2012

Year	Number of Sales of SF Homes	Number of Sales of Condos	Median Sales Price of SF Homes	Median Sales Price of Condos
2012	41	1	\$505,000	N/A
2011	39	6	\$650,000	\$262,500
2010	51	0	\$710,000	N/A
2009	34	4	\$598,125	\$344,500
2008	26	2	\$406,000	N/A
2007	34	6	\$609,000	\$359,500
2006	44	4	\$562,500	\$359,000
2005	59	5	\$499,000	\$347,195
2004	45	5	\$440,000	\$420,000
2003	49	4	\$396,000	\$310,000
2002	63	4	\$366,250	\$320,000

Source: The Warren Group.

Table 14 shows that the Town of Washington continues to offer a housing product that is significantly more expensive than its surrounding communities (except Roxbury); in many cases, its median sales price has been more than double that of other neighboring towns.

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
WASHINGTON	\$366,250	\$396,000	\$440,000	\$499,000	\$562,500	\$609,000	\$406,000	\$598,125	\$710,000	\$650,000	\$505,000
Bethlehem	\$229,500	\$244,000	\$275,000	\$380,000	\$345,000	\$335,000	\$273,500	\$279,000	\$300,000	\$230,000	\$285,000
Kent	\$427,500	\$337,000	\$385,000	\$388,750	\$370,000	\$340,000	\$382,500	\$327,500	\$425,000	\$330,000	\$335,000
Litchfield	\$230,000	\$237,500	\$278,500	\$332,000	\$320,000	\$340,000	\$292,500	\$260,000	\$271,500	\$270,000	\$262,500
Morris	\$241,000	\$249,000	\$278,700	\$350,000	\$310,000	\$367,500	\$390,000	\$252,500	\$266,250	\$267,500	\$215,000
New Milford	\$261,500	\$295,000	\$319,950	\$365,000	\$370,000	\$355,000	\$323,750	\$275,000	\$275,000	\$266,250	\$250,000
Roxbury	\$447,750	\$465,000	\$691,000	\$557,500	\$700,000	\$689,750	\$605,000	\$810,000	\$825,000	\$552,500	\$760,000
Warren	\$290,000	\$319,900	\$363,640	\$420,000	\$435,000	\$375,000	\$330,000	\$329,950	\$430,000	\$275,000	\$306,500
Woodbury	\$315,000	\$356,000	\$388,750	\$402,000	\$415,000	\$430,000	\$400,000	\$330,000	\$350,000	\$361,000	\$350,750

Source: The Warren Group.

In order to reasonably afford a median price home of \$505,000, a household would need to earn roughly \$120,000 year, assuming a 30-year mortgage at 4% interest and a 20% down payment. In actuality, the 20% down payment amount of \$101,000 likely would be the greatest impediment to affording such a home.

Table 15 shows the considerable disparity between median rents in Washington and many of its adjacent towns. This disparity is at least partially attributable to the small number of rental units in the majority of these communities.

Gross Rent	Washington	Bethlehem	Kent	Litchfield	Morris	New Milford	Roxbury	Warren	Woodbury
Less than \$200	0	0	0	19	0	12	0	0	54
\$200 to \$299	0	14	8	17	0	106	9	0	38
\$300 to \$499	0	26	22	58	17	46	8	0	0
\$500 to \$749	40	43	40	107	8	156	11	4	37
\$750 to \$999	86	64	38	147	32	596	7	16	245
\$1,000 to \$1,499	113	16	19	164	16	463	12	4	195
\$1,500 or more	41	0	67	132	34	395	61	28	159
Median Rent	\$1,058	\$691	\$954	\$966	\$950	\$993	\$1,635	\$1,567	\$983
No Cash Rent	159	34	160	73	38	65	7	9	32

Source: 2010 ACS 5-Year Estimates, U.S. Bureau of the Census.

Implications

Washington has an older but valuable housing stock that commands high market prices. The high cost of housing makes affordability an intractable problem. The Town has a small housing market with a limited number of units changing hands each year, and is only adding a few new housing units annually to the housing stock. This slow growth, combined with high residential

value, means that rapid changes are unlikely to occur in the characteristics of the housing stock. The Town also has a large number of seasonal homes; this significant seasonal population requires and desires different municipal services than the permanent resident population.

HOUSING AFFORDABILITY

Affordable housing, as defined by the State of Connecticut, is housing for individuals and families earning less than or equal to 80% of the area median income as determined by the U.S. Department of Housing and Urban Development (HUD) and who spend 30% or less of their annual income on that housing. The 2012 median family income for the Washington area is \$89,900. According to the CT Department of Economic & Community Development (DECD), 37 units (1.74%) of the Town’s housing stock meet the state’s definition of affordable (see Table 16). These units include only those that are governmentally assisted or deed restricted as affordable housing units. This total does not include housing stock that may be affordable to the average household in Washington.

A 2002 Report of the Town of Washington Housing Study Committee recommended developing a ten-year plan to produce 95 new units of affordable housing. In the decade since that report was issued, the Town has gained four additional affordable housing units.

The Town remains subject to the Connecticut Affordable Housing Appeals Act (C.G.S. § 8-30g) because less than 10% of its housing stock is designated as affordable. This law enables a developer who proposes a development that includes at least 30% affordable units to appeal a local denial directly to Superior Court. In these cases, the municipality must then prove to the Court that concerns for public health and safety outweigh the need for affordable housing.

Table 16: Affordable Housing Inventory in Washington	
Governmentally Assisted Units	14 units
CHFA Mortgages	0 units
Deed Restricted	23 units
TOTAL	37 units
Source: 2010 Affordable Housing Appeals List, State of CT DECD.	

HOUSING COMMISSION

Established in May 2005, the Washington Housing Commission was established “to promote and encourage the development and continued availability of affordable housing for the people of Washington by bringing together public and private resources, developing recommendations for comprehensive housing policies and goals, and facilitating the accomplishment of those goals.”¹ The Commission continues to seek opportunities to expand the amount of “workforce housing” or moderate-income housing available in Washington.

¹ <http://www.washingtonct.org/housing-commission>

Since its inception, the Commission has extensively studied housing issues in the Town, including completing a thorough survey of senior housing issues in 2007. This survey determined that there was broad support for elderly housing in Town and that it was most preferable in and around the village centers. The Commission has also examined the various challenges facing the development of affordable housing in Washington. These have included factors that are difficult to change or overcome such as topography, wetlands, and floodplains, as well as factors such as zoning regulations and the nature of the Town's economic base.

Over the past few years, the Commission has focused on the issue of Washington's aging population and its impact on housing choices. As older residents wish to downsize from larger homes with large lots, many have had to move outside of Washington to find suitable housing options. Condominium units may be suitable for some households facing this issue, but condominium ownership still carries significant costs such as monthly maintenance fees. The Commission has also considered potential adaptive reuse scenarios to create affordable senior housing in the Town.

HOUSING TECHNIQUES

A variety of housing techniques have the potential to add diversity and additional affordability to the Town of Washington's housing stock. These techniques are outlined below.

Adaptive Re-Use

The adaptive re-use of non-residential buildings into housing or the transformation of single-family housing into multi-family or rental housing is one technique to attain more housing units and/or affordable housing units without significant physical development or expansion. Flexible zoning regulations permitting these conversions can facilitate adaptive re-use. This technique is most applicable within the established village center areas of Washington.

Accessory Apartments

Accessory or in-law apartments can contribute to a community's stock of affordable rental units without significant physical development. These units, if not used for family members, provide opportunities to rent in communities consisting of primarily single-family ownership units. Washington already has many of these units, and they could be deed restricted as affordable housing units and count toward the Town's number of affordable housing units under the State's Affordable Housing Appeals Act. The potential encouragement of this incentive is discussed in Chapter 2 of the POCD.

Age-Restricted Housing

Age-restricted housing is housing open only to residents over a certain age (typically 55). This type of housing helps retain community residents seeking new living arrangements. Age-restricted housing can be attached or detached units with common community facilities, and is often approved through planned unit development regulations.

Limited Equity Housing

Limited equity housing is a model of homeownership that separates land ownership from long-term interests in a housing unit. In these programs, a non-profit organization owns the land of the development, and then provides long-term leases for the housing units built on the property to individuals/families. The leases limit the sales value of the units; while the lessees earn fair compensation for their investment, they do not earn a market return on the property. Therefore, the affordability of limited-equity housing units persists beyond the first lessees.

Open Space Conservation Subdivisions

Open space conservation subdivisions are developments that cluster housing units in order to maintain larger contiguous areas of open space on the development site. These developments not only help to protect significant areas of open space but also enable the development of housing on smaller lots, which can help lower the overall price of these units. This technique would be most applicable in the residential areas of the Town outside the village centers.



Condominium at Bee Brook

APPENDIX B

ECONOMIC & FISCAL DATA

ECONOMIC CHARACTERISTICS

During the past ten years, the Connecticut economy has provided most residents with a high economic standard of living enabled by one of the highest per-capita income levels in the United States. Table I illustrates how Washington and the Torrington Labor Market Area (LMA) function within Connecticut's economy.

Table I:							
Trends in Population, Labor Force, Employment, and Unemployment							
Connecticut, Torrington LMA, and Washington							
	2005	2006	2007	2008	2009	2010	2011
Connecticut							
Population	3,510,297	3,510,787	3,502,309	3,501,252	3,518,288	3,577,845	N/A
Labor Force	1,806,997	1,826,817	1,846,194	1,868,874	1,886,800	1,897,433	1,888,084
Employed	1,718,608	1,745,993	1,761,588	1,763,911	1,730,053	1,724,024	1,721,360
Unemployed	88,389	80,824	84,606	104,963	156,747	173,409	166,724
% Unemployed	4.9	4.4	4.6	5.6	8.3	9.1	8.8
Torrington LMA							
Population	101,027	101,143	100,028	99,754	100,251	101,119	N/A
Labor Force	53,417	53,919	54,046	54,760	54,821	55,486	55,472
Employed	50,883	51,698	51,675	51,887	50,264	50,391	50,833
Unemployed	2,534	2,221	2,371	2,873	4,557	5,095	4,639
% Unemployed	4.7	4.1	4.4	5.2	8.3	9.2	8.4
Washington							
Population	3,693	3,704	3,671	3,657	3,689	3,586	N/A
Labor Force	1,903	1,928	1,936	1,943	1,928	1,889	1,910
Employed	1,833	1,865	1,869	1,862	1,808	1,758	1,775
Unemployed	70	63	67	81	120	131	135
% Unemployed	3.7	3.3	3.5	4.2	6.2	6.9	7.1
Sources:	Population Information - Connecticut Dept. of Health (July 1st reporting period)						
	Labor Information - Connecticut Dept. of Labor (By Place of Residence - Not Seasonally Adjusted)						

Population Changes

From July of 2005 through the 2010 Census, the population of Connecticut grew by only 1.9%, adding 67,548 people. Over the same time period, the population of the Torrington LMA grew by only 0.1%, adding just 92 people, and actually had a small population loss between 2005 and 2008. The population of Washington declined by -107 people (-2.9%) between 2005 and 2010.

Labor Force

Despite the low rate of population growth and the aging of Connecticut's population, the total state labor force increased in size between 2005 and 2011. The state added 81,087 workers to its labor force (a 4.5% increase) while only adding 67,548 people to its population total. These seemingly contradictory figures can be explained to a certain degree by the fact that many older workers chose to remain in the workforce past the traditional retirement age. Similarly, the Torrington LMA had an increase of 2,055 workers between 2005 and 2011, while only adding 92 people to the population total. The resident labor force of Washington increased by only 7 workers (0.4%) between 2005 and 2011.

Implications

Washington's declining population and stagnant labor force figures indicate that significant economic development based solely upon the local population will be difficult to achieve.

Journey to Work

Washington's employee base and resident labor force are locally centered. According to the most recent data from the CT Department of Labor, Washington is home to roughly 1,500 payroll jobs and has an active labor force of about 1,800. According to the most recent American Community Survey data, about 36% of Washington's labor force is employed within the Town's borders. This is a relatively high percentage in comparison to its similarly sized neighbors (Roxbury-11%; Bethlehem-15%) but in line with other small towns that have a significant private school presence (Kent-34%; Salisbury-38%). Although the majority of the Town's labor force commutes to jobs in nearby communities, almost 10% of Washington's total labor force commutes to an out-of-state job.

Implications

Washington's economy is heavily dependent upon local residents working in the community, while the balance of Washington's workforce population is economically connected to outside employment centers such as New Milford, Torrington, Danbury, and even New York City.

Employment Trends

Litchfield County's total employment has declined by -5.4% in the past few years as the region struggled through the recent economic recession. The construction and manufacturing industries were particularly hard hit, experiencing employment declines of -26.0% and -17.4%, respectively. Service industries as a whole only declined by -0.6%, although specific industries within the service realm saw more significant declines. Professional and technical services had decreased employment of -21.3% between 2006 and 2011, and management, information, and utilities sectors also experienced significant declines in employment.

There were, however, several economic bright spots. The arts, entertainment, and recreation sector grew by 15.7% during the recession, and accommodation and food services increased its employment total by 9.9%. Administrative, waste management, and educational services also experienced strong gains in employment. The health care and social assistance sector had the largest numerical increase, adding 491 new jobs, and the farming sector actually experienced a 26.8% increase in employment, though the raw number of new employees was very small in comparison to other employment sectors.

	2006	2007	2008	2009	2010	2011	Change	% Change
Total Non-Farm Employment	62,650	62,633	62,957	59,049	58,588	59,268	-3,382	-5.4%
Goods	15,521	15,463	15,010	12,672	12,121	12,348	-3,173	-20.4%
Mining	100	92	*	*	*	*	*	N/A
Construction	4,482	4,464	4,307	3,591	3,249	3,316	-1,166	-26.0%
Manufacturing	10,939	10,907	10,703	9,081	8,872	9,032	-1,907	-17.4%
Services	47,124	47,168	47,848	46,286	46,382	46,862	-262	-0.6%
Utilities	183	175	199	197	157	159	-24	-13.1%
Retail Trade	8,557	8,559	8,525	8,113	8,087	8,069	-488	-5.7%
Wholesale Trade	1,513	1,554	1,597	1,507	1,539	1,604	91	6.0%
Trans. & Warehousing	1,757	1,710	1,759	1,755	1,734	1,743	-14	-0.8%
Information	749	727	711	650	644	647	-102	-13.6%
Finance, Insurance & Real Estate	1,778	1,828	1,751	1,705	1,667	1,580	-198	-11.1%
Professional and Technical	1,932	1,756	1,768	1,609	1,552	1,521	-411	-21.3%
Mgmt. Of Companies	981	917	985	925	844	836	-145	-14.8%
Admin. & Waste Management	2,373	2,243	2,254	1,995	2,431	2,594	221	9.3%
Education	2,132	2,089	2,204	2,161	2,222	2,304	172	8.1%
Health Care/Social Assistance	8,762	8,962	9,070	9,092	9,111	9,253	491	5.6%
Arts, Entertainment & Rec.	1,222	1,242	1,327	1,332	1,294	1,414	192	15.7%
Accommodation & Food Service	4,189	4,263	4,411	4,274	4,399	4,603	414	9.9%
Other Services	2,366	2,383	2,452	2,396	2,439	2,426	60	2.5%
Government	8,630	8,760	8,835	8,575	8,262	8,109	-521	-6.0%
Nonclassified	5	2	*	*	*	*	*	N/A
Farm Employment	246	245	263	283	288	312	66	26.8%

*Connecticut's Unemployment Insurance Law prohibits the release of figures that tend to reveal data reported by individual firms.

Source: CT Dept. of Labor, QCEW Program Data, 2006-2011

In Washington's immediate market area of surrounding communities, New Milford continues to be the largest employment center with 8,325 jobs, followed distantly by Litchfield and Woodbury. All of the surrounding communities now have economies dominated by service sector employment, with New Milford being the only town with a significant manufacturing component to its economy. Washington has a significant level of jobs in the education and accommodation and food services sectors. It should be noted that employment in the Region 12 school system is classified under the "Government" employment category.

Table 3: Washington's Immediate Market Area Employment by Town - 2011

	Bethlehem	Kent	Litchfield	Morris	New Milford	Roxbury	Warren	Washington	Woodbury
Total Non-Farm Employment	711	1,199	3,224	413	8,325	323	153	1,527	2,028
Goods	112	60	186	101	1,146	58	15	81	217
Mining	0	0	0	0	0	0	0	*	*
Construction	110	41	138	28	349	58	6	51	131
Manufacturing	2	19	48	73	797	*	9	30	86
Services	498	881	2,620	127	6,946	188	138	1,286	1,781
Utilities	0	0	0	0	*	*	0	*	0
Retail Trade	55	121	510	23	1,331	*	7	115	358
Wholesale Trade	20	6	52	*	343	*	*	10	51
Trans. & Warehousing	0	0	*	*	31	*	0	*	12
Information	0	*	52	*	43	6	8	18	117
Finance, Insurance and Real Estate	0	36	126	*	197	6*	0	66	82
Professional and Technical	0	11	115	0	488	11	9	55	122
Mgmt. Of Companies	0	*	*	0	*	*	0	*	0
Admin. & Waste Management ¹	57	36	112	13	425	44	17	56	48
Education	0	342	*	*	*	*	*	269	26
Health Care/Social Assistance	183	193	410	*	1,584	18	0	*	156
Arts, Entertainment & Rec.	5	*	108	0	260	4	0	112	*
Accommodation & Food Service	36	*	367	*	667	*	58	304	342
Other Services	37	37	134	12	340	47	14	66	74
Government	105	99	634	79	1,237	58	25	215	393
Nonclassified	0	0	*	0	0	0	0	0	0
Farm Employment	0	35	34	*	*	18	0	*	*

¹Administrative and Support and Waste Management and Remediation Services.

*Connecticut's Unemployment Insurance Law prohibits the release of figures that tend to reveal data reported by individual firms.

Source: CT Dept. of Labor, QCEW Program Data, 2011.

Implications

Despite the recent economic recession, Litchfield County has generally been able to retain its service economy base, although declines in the goods sector were substantial. Washington's economy continues to be solid in comparison to its neighboring communities, although it plays a supporting role in the region behind New Milford, Litchfield and Woodbury.

WASHINGTON'S ECONOMIC BASE

Characteristics of Washington's Employment Base

Economic activity within Washington is generated by the demand for goods and services by residents, workers, businesses, and visitors to the Town. The overall health of Washington's economic base is also influenced by market conditions in the larger Danbury and Torrington market areas, and to a lesser extent by the greater Waterbury market area. Table 4 shows employment trends in Washington by economic sector between 2006 and 2011. Although total employment in the Town has remained relatively stable over the past five years, the goods producing sector of the economy has declined as a percentage of total employment in the Town. The accommodation and food service sector grew the most during 2006-2011, adding 48 jobs. The education sector added 22 new jobs over the same time period.

	2006	2007	2008	2009	2010	2011	Change	% Change
Total Non-Farm Employment	1,567	1,639	1,627	1,549	1,512	1,527	-40	-2.6%
Goods	127	164	162	101	82	81	-46	-36.2%
Mining	*	*	*	*	*	*	*	N/A
Construction	112	117	119	70	53	51	-62	-55.4%
Manufacturing	15	47	43	31	29	30	15	100.0%
Services	1,278	1,264	1,290	1,276	1,267	1,286	8	0.6%
Utilities	*	*	*	*	*	*	*	N/A
Retail Trade	141	138	131	121	117	115	-26	-18.4%
Wholesale Trade	28	9	*	*	9	10	-18	-64.3%
Trans. & Warehousing	*	*	*	*	*	*	*	N/A
Information	26	25	23	20	20	18	-8	-30.8%
Finance, Insurance and Real Estate (FIRE)	75	83	75	74	69	66	-9	-12.0%
Professional and Technical	53	28	62	69	62	55	2	3.8%
Mgmt. Of Companies	*	*	*	*	*	*	*	N/A
Admin. & Waste Management	54	53	55	57	55	56	2	3.7%
Education	247	252	267	269	264	269	22	8.9%
Health Care/Social Assistance	*	*	*	*	*	*	*	N/A
Arts, Entertainment & Rec.	103	113	116	107	105	112	9	8.7%
Accommodation & Food Service	256	268	275	271	277	304	48	18.8%
Other Services	69	58	54	55	61	66	-3	-4.4%
Government	226	237	232	233	228	215	-11	-4.9%
Nonclassified	*	*	*	*	*	*	*	N/A
Farm Employment	28	12	13	11	*	*	*	N/A

*Connecticut's Unemployment Insurance Law prohibit the release of figures which tend to reveal data reported by individual firms.

Source: CT Dept. of Labor, QCEW Program Data, 2006-2011

Although jobs data for the health care and social assistance sector are suppressed for Washington due to the small number of employees and firms, there has been considerable growth in this sector throughout Litchfield County over the past five years. This sector could have potential for growth in Washington, particularly given the Town's rapidly aging population. Public school employment is classified as "government" employment.

Establishments and Industries

The fluctuations in the size and composition of business entities in a community’s economic base over time are often good indicators of the community’s overall economic health. Data from the State’s Department of Labor indicate that Washington’s economy contained 221 business entities employing 1,527 people in 2011. According to data from the 2010 U.S. Census ZIP Code Business Patterns, there are 182 businesses in the three zip codes that comprise Washington. This total does not include government employment, which may explain some of the discrepancy with the 2011 Department of Labor figures. Over 50% of the businesses in Washington are within the industry categories of retail, construction, professional, scientific and technical services, and accommodation and food services. It should be noted that accommodation, food services and retail all rely heavily on the tourism industry. In addition, 85.7% of the businesses in Washington have fewer than 10 employees and only six businesses employ more than 50 people. This data, summarized in Table 5, clearly shows that the Town’s economy is heavily rooted in a diverse mix of small businesses.

Category	# of Employees						
	Total	1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100+
Forestry, fishing & agriculture	1	1	0	0	0	0	0
Construction	24	19	3	2	0	0	0
Manufacturing	5	3	2	0	0	0	0
Wholesale trade	6	4	1	1	0	0	0
Retail trade	25	19	4	0	2	0	0
Transportation & warehousing	1	0	0	0	0	1	0
Information	5	3	0	2	0	0	0
Finance & insurance	11	7	3	1	0	0	0
Real estate and rental and leasing	10	8	1	1	0	0	0
Prof., scientific & tech. services	23	17	5	1	0	0	0
Management of companies	1	1	0	0	0	0	0
Admin. support & waste mngmt.	17	14	3	0	0	0	0
Educational services	6	3	0	0	0	2	2
Health care & social assistance	4	3	0	0	0	0	0
Arts, entertainment & recreation	10	8	1	0	1	0	0
Accommodation & food services	20	7	3	6	3	0	1
Other services	11	10	1	0	0	0	0
Industries not classified	2	2	0	0	0	0	0
TOTAL	182	129	27	14	6	3	3

Source: 2010 ZIP Code Business Patterns, U.S. Census Bureau.

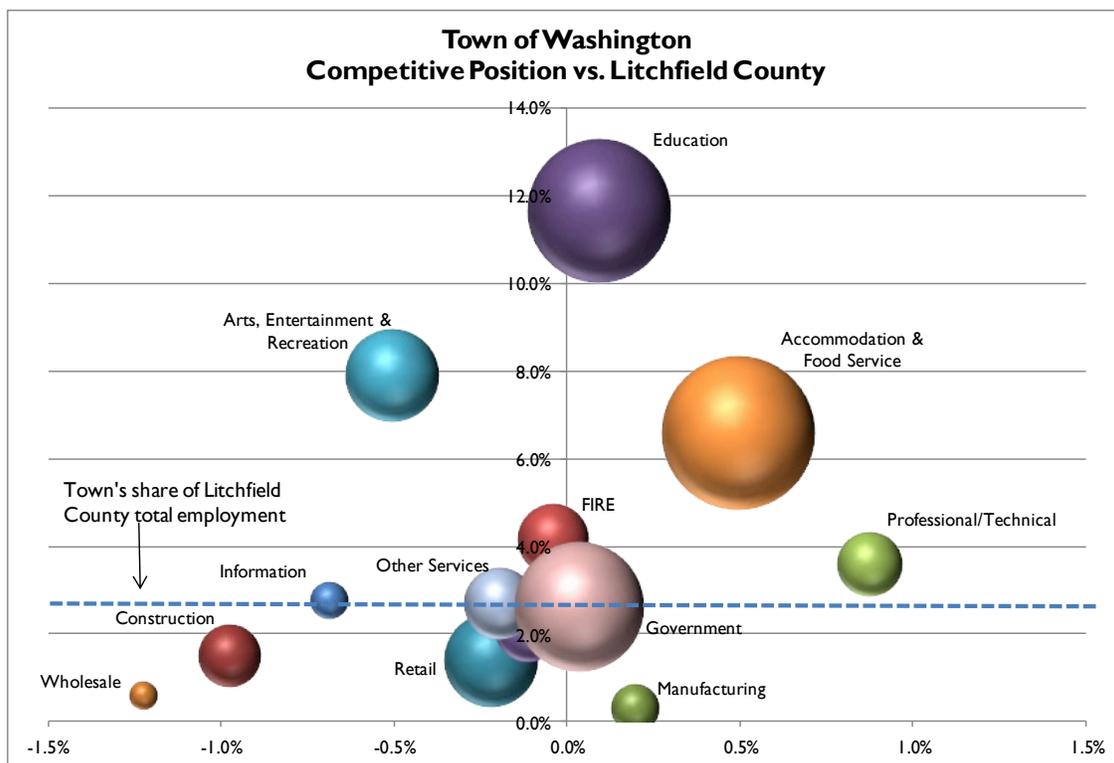
Economic Competitiveness

The Town of Washington has certain industries where its local economy demonstrates a competitive advantage. These industries often appear as “clusters” that are often accompanied by related and supporting industries, creating a mutually reinforcing structure to the overall health of the community’s economy.

The following chart illustrates various industries in Washington and compares how competitive they are versus the balance of Litchfield County. The x-axis (horizontal line at bottom) indicates the growth or decline of each industry in Washington’s share of Litchfield County employment between 2006 and 2011. For example, the accommodation and food service sector in Washington has increased its share of total employment in the county by 0.5 percentage points.

The y-axis (vertical line) indicates Washington’s share of total employment for each industry in Litchfield County in 2011. For example, the education sector in Washington accounts for 11.7% of the total education employment in the County. The blue dashed line represents the Town’s share of total employment in Litchfield County in 2011 at 2.6%. The bubble sizes are representative of the relative size of each industry in Washington’s economy—the larger the bubble, the larger the total employment in the corresponding industry sector in the Town.

Therefore, bubbles that lie above the blue dashed line and to the right of the y-axis are industries where Washington has a growing competitive advantage in comparison to the rest of Litchfield County. Bubbles that lie below the blue dashed line and to the left of the y-axis are industries that are in decline and losing competitive advantage.



Implications

Education, accommodation and food services, and professional, scientific, and technical services are all industries where Washington has an edge over its neighboring communities. These industry sectors are logical starting points for developing industry clusters in the Town that will succeed in enhancing the local tax base.

Washington’s Resident Labor Force

In 2011, the Town of Washington had a potential residential labor force of 1,910 people, exceeding the number of people employed within the Town by over 25%. Thus, Washington is a net exporter of labor to the surrounding region.

Table 6 reflects an educated labor force, as evidenced by substantial employment in finance, insurance, and real estate, professional services, and education and health care; these sectors provide the potential for entrepreneurial activities and business investment as well as possible executive power related to business location decisions.

**Table 6: Washington Civilian Labor Force Employment by Category
2010**

Industry Category	Number of Residents	% Total
Agriculture, forestry, fishing, and mining	20	1.1%
Construction	172	9.5%
Manufacturing	127	7.0%
Wholesale trade	55	3.0%
Retail trade	137	7.6%
Transportation, warehousing and utilities	59	3.3%
Information	58	3.2%
Finance, insurance, and real estate	182	10.1%
Prof., scientific, admin. and waste mngmt.	262	14.5%
Education, health care & social asst. svcs.	397	22.0%
Arts, ent., rec., accom. & food svcs.	228	12.6%
Other services	70	3.9%
Public administration	41	2.3%
TOTAL	1,808	100.0%

Source: 2010 ACS 5-Year Estimates, U.S. Census Bureau.

Regional Trends

The Northwest Connecticut Comprehensive Economic Development Strategy and Action Agenda, issued in April 2013, presented, analyzed, and summarized pertinent economic and demographic data for the 20 communities that comprise the Northwest Connecticut region. Important summary points for Washington include the following:

- Because all of the communities in the region are relatively small, none (with the possible exceptions of Torrington and Winchester) can be expected to provide the complete mixture of retail, service, or employment opportunities needed by residents. These needs must be met on a regional basis.
- The region's lack of population density makes it difficult to justify locating retail and service businesses in many of the smaller communities. Population growth in the region through 2016 will not justify the establishment of new businesses that are dependent on serving only regional residents. Businesses that serve both the resident population and tourists will have a better chance of succeeding.
- Retail and service businesses that can combine in-shop sales with phone order fulfillment and/or internet sales will have the best chance of succeeding. This will require robust telecommunications and data transmission services to support the region's merchants.
- Population growth through 2016 will not markedly increase the region's labor pool. The region's aging population and workforce will be problematic for jobs requiring physical labor and for maintaining an adequate number of people in the workforce. Appropriate employment opportunities and quality of life factors will be necessary to keep young workers in the region.
- There will be an increasing demand for goods and services desired or needed by older residents. Growth in single-person households suggests a different market than for family households, with the type of products or services needed varying by age group.
- The region's abundance of vacant dwelling units for seasonal or recreational use hides a small inventory of available rental units. The region's lack of rental housing can be an obstacle for attracting and retaining younger workers or others who are unable to cover the down payment or occupancy costs of owning a house.
- The Northwest Connecticut region has a high median household income, indicating a significant level of disposable income. However, this must be viewed in the context of the cost of living in Connecticut and the region. Retail or personal service businesses seeking locations within the region have a wide range of options, given the favorable distribution of high-income households in the region's communities.
- The Northwest Connecticut region has the potential to diversify its economy across a wide cross-section of industry sectors, many of which offer wages that will help improve the region's economy and standard of living. Increasing the annual earnings of the region's residents will depend on the region's ability to recruit or create jobs in higher paying sectors such as finance and insurance, manufacturing, professional and technical services, and management of companies and enterprises.
- The region's economic development efforts should focus on adding more businesses in higher-wage occupational sectors to improve the standard of living of the region's residents and offer employment that would attract or retain residents with higher job skills and wage expectations.

MUNICIPAL FISCAL OVERVIEW

The annual budget in Washington for fiscal year 2013-2014 is \$15,682,703. Of this total budget amount, 60.8% is allocated for public education expenses.

Because the Town of Washington receives less state aid than the statewide average, it relies more heavily on property taxes to generate its necessary revenue. In FY 2011, Washington ranked tied for 8th out of 169 municipalities in Connecticut for the percentage of total revenue from property taxes at 92.4%. The state average was 71.9% and the state median was 76.1%. Washington's per-capita budget expenditures are also considerably higher than its surrounding communities, with the exception of Roxbury.

Expenditure	% of Total
Education	60.8%
Police	1.7%
Fire	1.3%
Debt Service	0.4%
Highway Maintenance	6.8%
Other Expenses	29.1%
TOTAL	100%

Source: Town of Washington 2013-2014 Proposed Budget, <http://www.washingtonct.org/13genfundprop.pdf>

Municipality	Per Capita Expenditures
Roxbury	\$4,443
Washington	\$4,438
Kent	\$3,820
Morris	\$3,617
New Milford	\$3,455
Woodbury	\$3,337
Litchfield	\$3,309

Sources: FY 2013-2014 municipal budgets and the U.S. Bureau of the Census.

As of 2011-2012, Washington's per-capita property taxes were higher than its surrounding communities, and well above the average level for the state as a whole. The Town also receives less state aid per capita than all of its surrounding communities except Woodbury.

Municipality	Per Capita Property Taxes
Washington	\$3,827
Roxbury	\$3,761
Kent	\$3,074
Morris	\$3,043
Litchfield	\$2,863
Woodbury	\$2,630
Connecticut	\$2,511
New Milford	\$2,449

Source: State of Connecticut Office of Policy and Management

Municipality	Per Capita State Aid
New Milford	\$500
Morris	\$346
Litchfield	\$237
Roxbury	\$173
Kent	\$151
Washington	\$147
Woodbury	\$128

Source: State of Connecticut Office of Policy and Management

Table 11 shows that Washington has the highest equalized grand list value per capita in the immediate geographic area and more than three times that of the state as a whole. Table 12 shows the percentage of each municipality’s Grand List that is represented by non-residential real property. At 4.0%, Washington is below most of its neighboring communities and well below the state average.

Table 11: Equalized Grand List Per Capita FY 2011-2012	
Municipality	Per Capita Grand List
Washington	\$468,899
Roxbury	\$431,679
Kent	\$285,377
Morris	\$214,711
Litchfield	\$182,795
Woodbury	\$163,761
New Milford	\$156,111
Connecticut	\$150,019

Source: State of Connecticut Office of Policy and Management

Table 12: Percentage of Non-Residential Grand List – FY 2011-2012	
Municipality	% Non-Residential
Connecticut	16.8%
New Milford	13.3%
Litchfield	10.1%
Woodbury	8.4%
Kent	6.9%
Washington	4.0%
Morris	3.6%
Roxbury	0.4%

Source: State of Connecticut Office of Policy and Management



Market in Bryan Memorial Plaza

APPENDIX C

VILLAGE CENTERS INFORMATION

WASHINGTON DEPOT



Washington Depot is the heart of activity in the Town. The synergy of land uses and activity nodes is a large part of the Depot's identity and character. The Depot hosts the Town's primary retail centers, the Town Hall, a post office, and various service sector firms and offices. The numerous businesses in Washington Depot comprise an eclectic mix of shops, offices, and enterprises ranging from apparel retailers, restaurants, banks, medical offices, specialty stores, and a gas station/repair shop. The three commercial complexes of Washington Mews, Titus Corner, and the shops at 4-6 Green Hill Road combine to form an essentially unified shopping and business center due to the integration of their internal off-street parking facilities.

Bryan Plaza forms the crux of the Depot and is anchored by a market, pharmacy, post office, and two banks. The Town Hall side of the plaza also hosts the resident state trooper's headquarters and an art gallery. The Washington Senior Center is at the southwestern end of the plaza, and a formerly vacant service station that has recently been acquired for redevelopment by a local non-profit group is at the northeastern end. The Washington Primary School and its associated facilities lie across the Shepaug River on School Street.

Taken in its totality, the center of Washington Depot represents a significant amount of development for a community of Washington's size. The mix of commercial uses provides an adequate balance of retail, service, and office space to accommodate a full range of business types. The existing built form is designed to accommodate the types of business establishments that tend to flourish in small village centers. Given the general success of the Washington Depot center, there are isolated challenges for improving the Depot. These generally fall into two distinct categories—form and function—and are discussed in greater detail below.

FORM

Natural Features

Washington Depot is nestled within a small valley created by a half dozen hills that extend from the north, east, and west. The boundaries of the village center are largely dictated by the Shepaug River, which meanders through the valley. Bee Brook Road leads out of the village center to the north, eventually intersecting with Route 202 through the small valley shaped by the Shepaug River. Other than this relatively flat stretch of land, the topography around Washington Depot rises quickly in most directions up to the crests of the numerous hills that surround the village center. The soils in Washington Depot are generally classified as urban soils, but the soils north and west of the village center are classified as well drained or rocky/shallow to bedrock.

The history and development of Washington Depot have been shaped by its relationship to the Shepaug River. The river initially led to the development of the Depot as a vibrant village center by providing power for the early mills built along its banks. The flood of 1955 profoundly changed Washington Depot through the damage that it wrought upon the village. The vast majority of the village center remains within the Shepaug's 100-year floodplain, limiting more intensive development along the riverfront. A recent geographic survey was performed along the Shepaug River valley from the entrance of Hidden Valley to the ball fields in the Depot that provides 2-foot contours of the floodplain; this survey is available in the Land Use Office.

Built Form

Much of the historic built character of Washington Depot was lost in the devastating flood of 1955. While several historic structures remain in the village center, much of the built form that comprises the Depot has a more contemporary feel. Washington Depot's pockets of attached single-story or two-story commercial structures are generally comparable to similar village centers. Built forms should be oriented toward streets and appropriate internal roadways rather than parking facilities. A unifying streetscape would improve the cohesion of the Depot, particularly if pedestrian infrastructure were incorporated to link the built elements. Small residential buildings could be added on a selected basis to further strengthen the economy and uses of the Depot, making it a truly complete rural destination and development node.

Parking

On-street parking is provided as 90-degree spaces along the southern side of Bryan Plaza in front of the retail businesses and offices. Parallel parking spaces are found along River Road to the rear of the Bryan Plaza structures and across the street in front of Town Hall. Additional off-street parking is available in the area that services the small shopping and commercial centers to the rear of the combined commercial complex on the northeastern side of Green Hill and Titus Roads. The former Town Garage site is also used as an unpaved and unmarked off-street parking area where employees of local businesses are encouraged to park in order to free up parking for customers. Individual businesses such as the Washington Supply Company and the GW Tavern provide their own off-street parking.

Pedestrian Circulation

Pedestrian circulation is complicated in Washington Depot. Sidewalks extend the length of Bryan Plaza along its southerly side connecting the pharmacy, the food market, the two banks and the post office. The northern side of Bryan Plaza does not have sidewalks, although pedestrian crosswalks are provided at the intersection of Bryan Plaza and Calhoun Street (Route 47/109). No sidewalks exist along River Road to the rear of the Bryan Plaza retail and service sector development, but a marked pedestrian crossing across Green Hill Road (Route 47) provides pedestrian access to the shopping center on the eastern side of Green Hill Road. Sidewalks extend along the eastern side of Green Hill Road around the bookstore and along the southern side of Bee Brook Road (Route 109), but terminate at the eastern edge of the retail complex. There are no sidewalks along the northern side of Bee Brook Road.

FUNCTION

Current Land Uses

Washington Depot is the largest village center in the Town of Washington, with a significant concentration of non-residential uses and single-family residences. Of the 79 properties identified in this analysis, 27 are single-family residences, 19 are retail or service spaces, and 10 are offices. Five properties fall within public service land use and three properties contain automotive commercial uses. There are several public infrastructure (two properties), multi-family residential (two properties) and private institutional (one property) uses. Two properties in the village are rights-of-way and there are eight vacant parcels of land.

Current Zoning

The Depot is generally zoned B-2 as the Washington Depot business district. However, zoning boundary lines in this area bisect a number of properties, splitting them between the B-2 district and the surrounding R-1 Farming and Residential district. Under Section 3.2 of the Town's Zoning Regulations, a lot that is split between two or more zoning districts is governed by the more restrictive regulations. Because of this, options on several significant sites are severely limited, thus preventing development of the type typically seen in a village center.

The current B-2 Washington Depot business district permits single-family residential uses and a variety of commercial uses such as retail businesses, banks, offices and personal service establishments. The zone permits additional business uses and restaurants by special permit, along with affordable housing and housing other than single family homes. Zoning in the Town of Washington is controlled by the underlying soil type of a particular lot. The minimum lot size in the B-2 zone is governed by Section 11.3.2 of the Zoning Regulations, which requires that a lot developed for commercial use must have a minimum of 1 acre of Class A soils, 1.5 acres of Class B soils, or 2 acres of Class C soils. The maximum lot coverage and minimum setbacks are variable by Special Permit, provided that the applicant shows that increasing the former and/or reducing the latter will enhance the village character of the applicable zoning district. The minimum lot width is 60 feet for non-residential properties and 100 feet for residential properties. For the most current regulations, visit www.washingtonct.org/zoning-commission.

MARBLEDALE



Of the five villages in the Town of Washington, Marbledale is the most linear in design and the most automobile-oriented. Stretching along U.S. Route 202 (New Milford Turnpike) from the New Milford town line to the edge of the New Preston village boundary, Marbledale is a diffuse neighborhood containing restaurants, a post office that also serves neighboring New Preston, a firehouse, a bank, a nursery, gas stations, and a mix of commercial establishments. Residential development is interspersed within the commercial corridor. The intersection of Route 202 and Wheaton Road forms the heart of the village and is anchored by the historic St. Andrew's Episcopal Church.

The challenge in enhancing Marbledale is unifying the dispersed elements of the village. Marbledale is the most likely location in Washington to experience retail and commercial development due to its location along Route 202 and its proximity to the Town of New Milford. Unfortunately, given the current zoning regulations, this development would likely take the form of automobile-oriented strip retail, service, and commercial uses. One of the primary challenges for Marbledale in the coming years will be protecting the village from undesirable development while still allowing for appropriate growth to occur that better defines the village as a unique and identifiable destination.

FORM

Natural Features

Marbledale is defined by its topography, which gently rolls to the southwest along the Route 202 corridor to the New Milford town line. The topography quickly rises on either side of Route 202, toward Church Hill to the southeast and New Preston Hill to the north. The East Aspetuck River further defines the village, winding its way alongside Route 202 from New Preston to the New Milford town line. The soils in the village are generally well drained or excessively drained, with some urban soils, poorly drained soils, and floodplain soils included in the mix. The East Aspetuck River crosses Route 202 in a few locations, and several properties rely upon crossings to provide vehicular access.

Built Form

Marbledale is an eclectic mix of building types and styles. The historic “core” of the village, the area surrounding St. Andrew’s Church, contains historic residential structures that have been restored and converted to commercial uses. Setbacks along Route 202 in this area vary, with some businesses sited close to the road while other structures are further set back. Buildings on several properties are substantially set back from Route 202 and provide off-street parking for customers. Due to these larger setbacks and the generally linear nature of the village, Marbledale’s built environment lacks the distinctive character possessed by several of the other village centers in Washington.

Parking

On-street parking is unavailable in Marbledale due to the presence of narrow roadway shoulders and wire guardrails in certain locations. However, off-street parking is provided on site for most of the commercial uses. Parking generally appears to be sufficient for the needs of Marbledale’s businesses and residences.

Pedestrian Circulation

Pedestrian circulation is difficult in Marbledale due to the absence of sidewalks. Automobile access is generally required to safely move from business to business in Marbledale, making the Route 202 corridor feel very automobile-centric in its orientation and design. With a physical design that is so linear in nature, connecting the subsections of the Marbledale village area with some form of pedestrian circulation is a difficult task.

FUNCTION

Current Land Uses

Although Marbledale is one of Washington’s areas of commercial development, the village itself remains predominately residential in its land use. Of the 62 properties identified in this analysis as part of the Marbledale village, half are residential, including one multi-family housing development and one condominium complex. There are 12 retail and service commercial uses, four automotive uses, four agricultural lots, and three office properties. Private institutions, public service, industrial/warehouse, mixed use, and open space each occupy one property. One property is a right-of-way, and there are two vacant parcels.

Current Zoning

Marbledale is generally zoned B-3 as the Marbledale business district. However, as in other business districts in the Town, the zoning boundary lines bisect a number of properties, splitting them between the B-3 district and the surrounding R-1 Farming and Residential district. Under Section 3.2 of the Town’s Zoning Regulations, lots that are split between two or more zoning districts are governed by the more restrictive regulations. This requirement can be waived by Special Permit under Section 9.5.2.

The current B-3 Marbledale business district permits single-family residential uses and retail, personal service, and office uses provided that they are contained within existing buildings used for commercial purposes and are less than 5,000 square feet in area. The zone permits additional commercial, residential, and light industrial uses by Special Permit. Zoning in Washington is controlled by the underlying soil type of a particular lot. The minimum lot size in the B-3 zone requires 1 acre of Class A soils, 1.5 acres of Class B soils, or 2 acres of Class C soils. The maximum lot coverage and minimum setbacks are variable by Special Permit, provided that the applicant meets a number of specific criteria. The minimum lot width is 100 feet for non-residential properties and 200 feet for residential properties. For the most current regulations, visit www.washingtonct.org/zoning-commission.

NEW PRESTON



New Preston is a compact, tightly developed village center that extends from the intersection of Route 202 and Route 45 (East Shore Road) north to just past the intersection of Route 45 with New Preston Hill Road. The village is home to a church, a bakery/deli, a real estate office, a restaurant, and a small assortment of retailers. The center of the village is anchored by the 1897 Harry O. Erickson Pavilion Hall, which hosts numerous events and serves as the home for the Boys and Girls Club of New Preston. An eclectic mix of housing styles and types are situated on and along the hills that border the village center, including affordable housing units at 16 Church Street.

The village developed alongside the East Aspetuck River as it meanders its way south from Lake Waramaug. The topography in and around the village center is quite steep, which has historically limited the amount of development in New Preston. As a result, the village has a tight, compact core that is unlikely to be significantly impacted by future development.

FORM

Natural Features

The New Preston village center is well defined by its topography and its natural setting. The East Aspetuck River runs along the western edge of the village, traveling southward from Lake Waramaug. The New Preston Falls, located near the intersection of East Shore and New Preston Hill Roads, was the original power source for eighteenth and nineteenth century mills. On the opposite side of the river, the topography rises steadily to the crest of New Preston Hill. Mount Bushnell lies north of the village center. Route 202 forms the southern boundary of the village center, which is slightly more than one mile to the northeast of the center of Marbledale. To the east, East Shore Road is overlooked by a small knoll, behind which the topography gently undulates along the Route 202 corridor towards Woodville.

The soil types in the center of New Preston vary widely. Along East Shore Road, the soils are poorly drained and rocky/shallow to bedrock. However, to the west of the village center the soils are well drained and well to excessively drained to the east of the village center.

Built Form

The center of New Preston has a dense development pattern, with eighteenth and nineteenth century structures clustered in close proximity to each other—in some cases even sharing common walls. The development of the village center and its resultant development pattern was largely dictated by the clustering of initial land uses in the village around New Preston Falls. The architectural and historic significance of the built environment in New Preston provides the framework for the current village. The small buildings provide sufficient interior space for small offices and independent retailers.

Parking

Parking is at a premium in New Preston. Because of the compact nature of the village, individual businesses and establishments have few if any on-site parking space for customers and patrons. The western side of East Shore Road (Route 45) has limited on-street parking. The businesses located along Main Street in the southeast corner of the village center have more off-street parking available than those located directly on East Shore Road.

Pedestrian Circulation

The close proximity of development to the roadway in the village center of New Preston leaves little room for pedestrian circulation and amenities. However, despite the limited available space, a modest sidewalk system has been established along the western side of East Shore Road from New Preston Hill Road to the fork in the roadway dividing East Shore Road and Main Street. A small section of sidewalk and pedestrian space is also in place in front of Main Street. Nonetheless, New Preston is an inherently walkable village by nature of its physical design, and the sidewalks and pedestrian spaces only help to enhance this feature.

FUNCTION

Current Land Uses

New Preston is a very small, compact village center with 24 identified properties. Nine of these properties have retail or service uses, and nine properties are single-family residences. Public service, multi-family residential, office, and mixed use all encompass one property each. There is one property designated as a right-of-way, and there is one vacant parcel of land.

Current Zoning

The New Preston village area is generally zoned B-1 as the New Preston business district. However, as in other business districts in the Town, the zoning boundary lines bisect a number of properties, splitting them between the B-1 district and the surrounding R-1 Farming and Residential district. Under Section 3.2 of the Town’s Zoning Regulations, a lot split between two or more zoning districts is governed by the more restrictive regulations.

The current B-1 New Preston business district permits single-family residential uses and a variety of commercial uses such as retail businesses, offices and personal service establishments. The zone permits additional commercial and residential uses by Special Permit. Again, zoning in Washington is controlled by the underlying soil type of a particular lot. The minimum lot size in the B-1 zone for a lot developed for commercial use is 1 acre of Class A soils, 1.5 acres of Class B soils, or 2 acres of Class C soils. The density requirements for residential uses are also based upon the underlying soil types. Similar to the B-2 District in Washington Depot, the maximum lot coverage and minimum setbacks are variable by Special Permit, provided that the applicant shows that increasing the former and/or reducing the latter will enhance the village character of the applicable zoning district. The minimum lot width is 60 feet for non-residential properties and 100 feet for residential properties. For the most current regulations, visit www.washingtonct.org/zoning-commission.

WOODVILLE



The village center of Woodville consists of a small collection of commercially developed parcels situated between Route 202 and Wilbur Road, currently used for a kennel, a restaurant, a retail establishment, and a thrift store. The Washington Montessori School is also located in Woodville just off of Route 202. This village is more residential in character, becoming even

more so as one approaches the Warren and Litchfield town lines to the north and the east. The Woodville business district was once larger in size but was reduced by the Zoning Commission in 2000. Woodville's location in a quiet corner of the Town appears to insulate it from the development pressures that impact other village centers in Washington.

FORM

Natural Features

The center of the village of Woodville lies within a small relatively flat area within a number of prominent hills and ridges. To the northwest, the topography rapidly ascends Rabbit Hill in the neighboring town of Warren, while to the east the topography rises to a series of small hills punctuated by the Shepaug River, which runs southward just east of the village center. To the south, the topography climbs toward the crest of Mount Rat. The soils in this area include well-drained and excessively drained soils, along with floodplain soils. The floodplain areas run along the northerly side of Route 202 and then circle around Birch Hill Run before turning northeast behind Wilbur Road.

Built Form

The center of Woodville has limited non-residential development. The built form is therefore primarily defined by the low-density residential development in the immediate area. Unlike the other four village centers in Washington, Woodville lacks a central focal point that organizes the design and character of the immediately surrounding area.

Parking

Narrow road shoulders and the presence of wire guardrails along parts of Route 202 generally prohibit on-street parking in the center of Woodville. Off-street parking is provided by the individual businesses and establishments located along Route 202.

Pedestrian Circulation

Pedestrian connectivity in the Woodville village center is poor. Individual businesses and uses are not connected by a sidewalk system along Route 202 due to the narrowness of the established right-of-way. As in the case of Marbledale, automobile access is generally required to safely move from business to business in Woodville, making the Route 202 corridor feel very automobile-centric in its orientation and design.

FUNCTION

Current Land Uses

The smallest of the five village centers, Woodville is comprised of only 8 properties as identified in this analysis. Three properties are single-family residential, two have commercial retail or service uses, one is a multi-family residence, one is mixed use, and there is one vacant parcel.

Current Zoning

The Woodville village area is zoned B-4 as the Woodville business district and R-1 as a farming and residential district. However, unlike the other business districts in Washington, the zoning boundary lines do not split properties between the B-4 district and the adjacent R-1 Farming and Residential district. Because of this, these lots can be fully developed in compliance with the B-4 zoning regulations.

The current B-4 Woodville business district permits single-family residential uses and a limited number of accessory uses. The zone permits additional small-scale commercial uses and residential uses by Special Permit only. In granting Special Permits, the Commission requires that no building or paved area be within 50 feet of any residential property line. Again, zoning in Washington is controlled by the underlying soil type of a particular lot. The minimum lot size in the B-4 zone for commercial use must have a minimum of 1 acre of Class A soils, 1.5 acres of Class B soils, or 2 acres of Class C soils. The density requirements for residential uses are based upon the underlying soil types as previously described. The minimum lot width is 100 feet for non-residential properties and 200 feet for residential properties. For the most current regulations, visit www.washingtonct.org/zoning-commission.

WASHINGTON GREEN



The Washington Green is centered along Route 47 (Green Hill Road), roughly 0.8 miles south of Washington Depot. At the heart of Washington Green lay the First Congregational Church and its associated open space. A small café is located across from the central green, and the surrounding streets and roadways are populated with architecturally significant homes and other structures. The Gunnery School, the Washington Club Hall, and the Gunn Library and Historical Museum frame the Washington Green center, and the Mayflower Grace Inn and Spa and the Institute for American Indian Studies are located nearby.

The Green maintains a very historic character, with most buildings and structures designed and maintained in a manner reminiscent of early New England architectural vernacular. The green, which is owned by the Congregational Church, provides a centrally located area for public gatherings and events. Maintaining this character is an important future objective, along with

addressing future expansion plans for the Gunnery. Open and transparent dialogue between the Town and the Gunnery administration would benefit both parties; the Town could prepare for potential changes to the school and gauge their impacts well in advance of any actual development, while the Gunnery could be made aware of issues and concerns that the Town might have before any plans are substantially advanced. In addition, potential traffic conflicts should be addressed in a proactive and collaborative fashion.

FORM

Natural Features

The Washington Green village center is situated on a small plateau rising north of Kirby Brook. To the northwest of the village center, the topography rapidly descends until reaching the village center of Washington Depot less than a mile away. To the west, the topography also descends rapidly to the Shepaug River and River Road. To the east, the topography first descends to Kirby Brook and then quickly rises to Bell Hill and Plumb Hill in the vicinity of Judea Cemetery Road. The soils in the village center are a mix of well-drained and rocky/shallow to bedrock soils, with urban soils located in the general area of the Gunnery.

Built Form

The built form of the Washington Green village center is well defined as a traditional New England town center. The Green is comprised of many historic buildings with Georgian, Greek Revival, and Italianate styles, some of which date back to the eighteenth century. Unlike the other four village centers in Town, the Green's built form is protected by a historic district designation. The intersections of Route 47 (Green Hill Road) with Route 199 (Roxbury Road) and Wykeham Road solidify Washington Green's importance as a transportation crossroads in the Town, combining with the educational and cultural resources in the area to form a true village center. The siting of structures close to roadways with little setback distance, particularly along Green Hill Road, provides a built form structure to the village center and enhances the character of the village. Due to efforts in the late 1800s to make the Green an alternative summer home destination for wealthy New York families, most of the original commercial uses traditionally found in Washington Green were eliminated, leaving the village as it today—heavily comprised of residential and private institutional uses and structures.

Parking

On-street parking is limited in the Washington Green village center. The design of Green Hill Road (Route 47), with its two travel lanes and very small paved shoulder areas, generally prevents on-street parking along the main transportation route through the village center. On-street parking can be accommodated along Kirby Road until the road right-of-way becomes too narrow to allow for such parking. Off-street parking is generally limited to individual structures and uses such as the Gunn Library/Museum, the Washington Club Hall, and the Gunnery. During special events, parking is somewhat chaotic and on-street parking is at a premium.

Pedestrian Circulation

Pedestrian circulation in the Washington Green center is moderately difficult. In a few areas, such as along Kirby Road and along certain select sections of Green Hill Road, sidewalks make walking along these stretches of road easy, and there are also sections of sidewalk around the First Congregational Church and its associated buildings. There are also striped pedestrian crosswalks across Green Hill Road connecting the two sides of the Gunnery School campus and the intersection of Kirby Road and Green Hill Road. However, on the whole, the separate sections of sidewalk and pedestrian paths do not work together as an integrated system.

FUNCTION

Current Land Uses

The Washington Green village center is comprised of 36 properties and is the most residential of all of Washington's village centers; two-thirds of the properties are single-family residences (some are on the Gunnery campus). Five properties are private institutions, three are retail or commercial establishments, and two are educational. One multi-family property and one mixed-use property are also present. However, when looking at the amount of land in the village devoted to each use, the Mayflower Grace and the Gunnery comprise a large proportion of the land in the village. Private institutional uses also encompass a sizable amount of area.

Current Zoning

The Washington Green village center is presently zoned R-2 as the Washington Green residential district. Similar to other village districts, zoning boundary lines in this area bisect a number of properties, splitting them between the R-2 district and the surrounding R-1 Farming and Residential district. These split lots are governed by the more restrictive regulations.

The current R-2 Washington Green residential district permits single-family residential uses and a very limited number of other uses such as home occupations and family daycare homes. The zone also permits a small number of Special Permit uses, including accessory apartments and Town of Washington buildings and facilities. Zoning is controlled in terms of minimum lot size by the underlying soil type of a particular lot. The minimum lot size in the R-2 zone is governed by Section 11.2.1 of the Zoning Regulations, which allows residential uses to have a density of 0.5 units per acre for Class A soils, 0.33 units per acre for Class B soils, 0.25 units per acre for Class C soils, and 0.15 units per acre for Class D soils. The density of housing permitted for Class E soils is determined on a case by case basis by the Planning Commission, and residential uses on Class F soils are not permitted. The maximum lot coverage ranges from 10% to 15%, based upon the size of the subject property, and the minimum setbacks also vary depending upon whether the subject property is an interior lot. The minimum lot width is 200 feet. For the most current regulations, visit www.washingtonct.org/zoning-commission.

APPENDIX D

NATURAL RESOURCES & OPEN SPACE INFORMATION & DATA

THE PROCESS

The quantity and quality of a community's natural resources and the distribution of its open space define its physical environment. The process of protecting and enhancing Washington's natural environment begins with the careful documentation and assessment of the Town's natural resources. These resources include the geological (bedrock, soils, and surficial geology), hydrological (rivers, streams, lakes, and ponds) and biological (plant and animal habitat) characteristics of the natural landscape. It is also important to document Washington's open space inventory, as the Town's network of open space and recreational areas comprise an important component of the Open Space Plan.

The 2000 *Natural Resources Inventory Report and Recommendations* is comprised of a series of maps and data tables developed to assist with the formulation of policy recommendations to ensure the protection and enhancement of the Town's identified natural resources. The mapping of these resources provides an opportunity to visualize the natural and physical elements that help to define the character of the community. This report is hereby incorporated by reference as a part of this 2014 POCD.

The second component of the natural resource protection and open space planning process is identifying the policies and practices that can ensure the preservation of the natural resources identified in the preceding inventory. This is often a difficult task, as it is important to consider competing interests on how best to use land and resources. Natural resource protection can best be accomplished through the development of goals and objectives that identify and prioritize the protection of sensitive natural areas and the open space needs in a community. The establishment of these goals creates a unified vision for defining and advancing the character of a community.

This Appendix identifies Washington's unique natural resource features through a comprehensive natural resource inventory assessment. The Town's existing open space, parks, and recreation facilities provide a basis for future preservation and open space planning.

NATURAL RESOURCES INVENTORY

GEOLOGY

Bedrock Geology

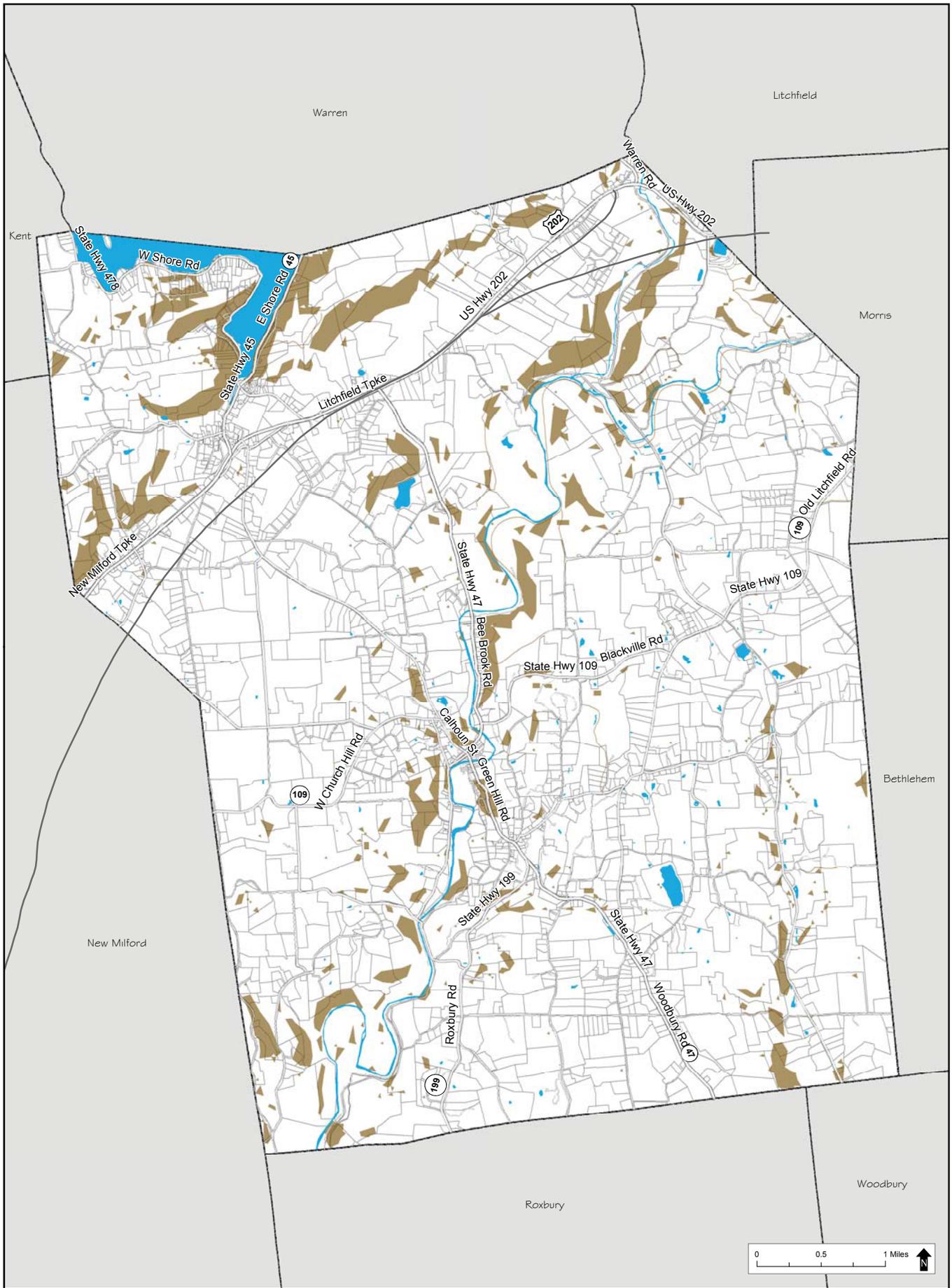
The Town of Washington is located within a region of Connecticut known to geologists as the “Western Highlands” or Uplands. The Western Uplands have two major landscape regions divided by a curving line (known as Cameron’s Line for the geologist who first described it) that runs diagonally from Ridgefield to Canton. This line runs through Washington from east to west along a fault line parallel to Route 202. Geologists describe the landscape south of this line as the Southwest Hills, characterized by rolling hills and occasional sections of ridge. Geologists describe the area to the northwest of the line toward New York and Massachusetts as the Northwest Highlands, characterized by wide valleys and high plateaus. The subsurface material under the Western Highlands is metamorphic rock, which is strong and highly resistant to erosion. The hills and plateaus have remained over time in these regions because the bedrock cores of schist and gneiss are more resistant to erosion than that in underlying valley areas.

The majority of the Town is comprised of either Or–Ratlum Mountain Schist, Ora–Amphibolite unit in Ratlum Mountain Schist, or OCr–Rowe Schist. All of these areas lie south of Route 202 and the Cameron’s Line geological fault. The underlying geology changes to the north of town around Lake Waramaug, with areas of Ygn–layered Gneiss, Ygr–Pink Granite Gneiss, and Cd–Dalton formation—a composite of feldspathic quartzite, gneiss, and schist. All of these metamorphic bedrock classifications are hard and erosion resistant. A strip of OCs Stockbridge Marble underlies the Town in an east/west strip under the Route 202 corridor. This geology gave rise to the name of “Marbledale” for the surrounding area.

Steep Slopes

The Town’s topography is characterized by both rolling hills and steep slopes. Areas of steep slope are important from a planning and conservation perspective because of their impact on development and the environment. Although the stability of a slope is dependent upon many variables such as its vegetative cover and its underlying geology, it is generally considered that slopes of 15% or greater pose constraints to development. In addition, these areas pose additional hazards such as increased potential for erosion or surface runoff with resultant siltation and flooding. These hazards and dangers have been evidenced in recent nationwide reports of landslides and mudslides destroying homes and communities.

For purposes of this report, steep slopes are identified as areas with slopes greater than 15%. Most of the areas of steep slope are clustered north of Route 202 and around Lake Waramaug, through the center of the community along the Shepaug River corridor and as small outcroppings in the southeastern section of the Town.





Washington, Connecticut
Plan of Conservation and Development

Steep Slopes

- Water
- Slopes > 25%
- Cameron's Line

This map was developed for use as a planning document. Distances may not be exact. Contact the Land Use Office for more detailed information.

Sources:

- U.S. Census (2010)
- StreetmapsUSA (2011)
- BaseMap Data: Connecticut Department Of Environmental Protection Map 4 Geographic Information Center (2012)

January 2012



SOILS

The soil underlying Washington's landscape is a varied product of soil texture, slope, permeability, depth, and fertility that depends on location in relation to water resources, landforms, and underlying geology. Understanding the general characteristics and distribution of the Town's major soil types can be helpful in planning for future preservation or development activities and siting community development projects. Included in this analysis is an overview of "specialty soils" that highlights soils that are either excessively drained, poorly drained, rocky, shallow to bedrock, or alluvial or floodplain soils.

Soil types are geographically clustered throughout the Town. Rocky soils and soils with shallow depth to bedrock are clustered in the northwestern corner of the town, along the Shepaug River corridor and in the southeastern quadrant between Route 47 and the municipal border with Bethlehem. In areas where soil depth is shallow, septic systems are more difficult to install and operate and building foundations may be difficult to pour.

Marshy and swampy, poorly drained, floodplain, and excessively drained soils are for the most part located along the Shepaug River, the East Aspetuck River, and the Bantam River corridors. There is also a large area of wet and poorly drained soils on the west side of Town between Church Hill Road to the south, Route 47 to the east, and Route 202 to the north. Due to the excessive permeability of these soils and the likelihood of ponding or flooding, these areas are not prime areas for development or construction.

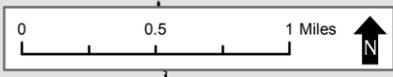
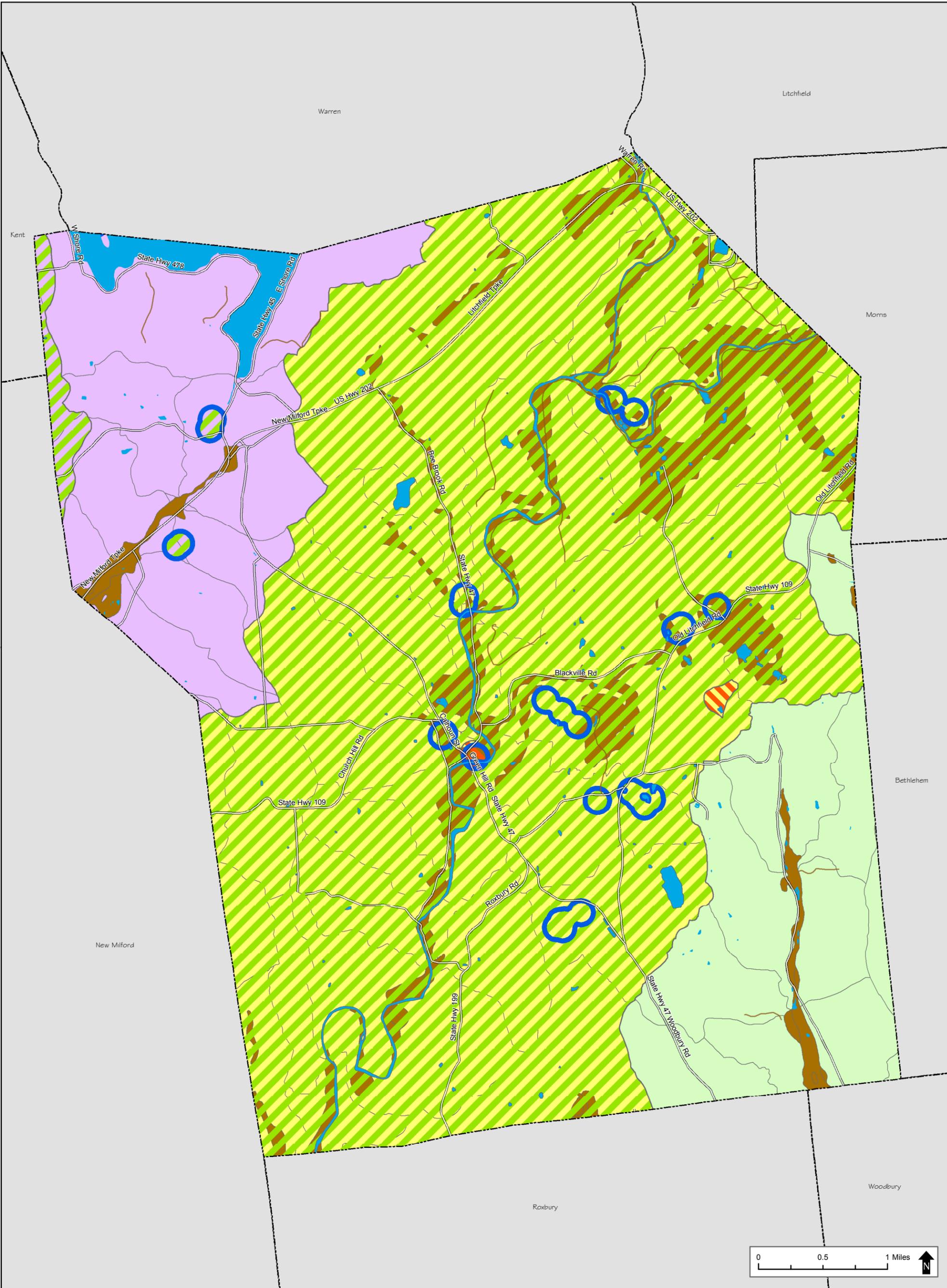
WATERSHEDS

Watersheds define the natural drainage system in a town. The rivers, streams, lakes, ponds, wetlands, and floodplains in an area are all components of the watershed that help support plant and animal life, provide potable water to residents, and offer natural flood attenuation. Watershed management ensures that these areas are able to provide benefit and maintain their natural characteristics. There are three watershed areas in the Town and several small areas that contribute to public supply wells. The watershed areas consist of the Aspetuck River Watershed in the northwest corner, the Shepaug River Watershed in the central portion of the town, and the Pomperaug River Watershed in the southeastern corner.

According to State data records, there are no protected aquifers in Washington. However, other aquifers do exist that should be protected to ensure adequate future water supplies.

WETLANDS

Wetlands in Connecticut are defined by soil type. Soils that are defined as poorly drained, very poorly drained, alluvial, or floodplain soils are classified as a wetland and protected under the Town's Inland Wetlands and Watercourses Regulations. While much of the Town's wetlands are associated with watercourses, some wetland areas exist as isolated systems due to their topography and/or underlying geography.



Washington, Connecticut
 Plan of Conservation and Development
 Watershed/ Water Quality

- Water
- Area of Contribution to Public Supply Well Regional Water Basin
- Ground Water Quality
- GAA, GAAs
- GA, GAA May be impaired
- Stratified Drift Surficial Material
- Aspetuck
- Pomperaug
- Shepaug

This map was developed for use as a planning document. Delineations may not be exact. Contact the Land Use Office for more detailed information.

Sources:
 * U.S. Census (2010)
 * StreetsmapsUSA (2011)
 * Basemap Data: Connecticut Department Of Environmental Protection Map 4 Geographic Information Center (2012)

August 2014



In total, approximately 2,865 acres (11.5%) of the Town's land area is designated as wetland soil. The greatest concentration of wetland soils and marshland is located in the west central portion of the town between Church Hill Road (Rte. 109) on the south, Route 47 on the east, Route 202 on the north, and the Town of New Milford on the west. Other larger areas of wetland soils are found in the southern part of the Town between Routes 199 and 47. In addition to these larger areas, other smaller wetland systems are found throughout the Town.

The protection of wetland soils is important for a variety of reasons:

- Wetlands and watercourses are crucial systems that produce the Town's water.
- Wetlands and watercourses are the primary landscape flood control systems.
- Wetlands and watercourses are important segments of the environment, supporting everything from the air we breathe to the wildlife around us.
- Wetlands and watercourses are major resources for public and private recreation.
- Wetlands and watercourses do not respect political boundaries. Actions that are taken in one community have the potential to cause adverse effects in other communities.

Because inland wetlands and watercourses perform so many functions, the Inland Wetlands and Watercourses Act of 1974 (Section 22a-36 to 22a-45 of the Connecticut General Statutes, as amended) states that they are to be protected from unnecessary, undesirable, and unregulated uses and disturbances and destruction. Because of this, each municipality in Connecticut is required to:

- Minimize the disturbance and pollution of wetlands and watercourses
- Maintain and improve water quality
- Prevent damage from erosion and water turbidity and siltation
- Prevent the loss of aquatic, vegetable, and animal life
- Deter and inhibit the danger of flood and resulting pollution
- Protect the quality of wetlands and watercourses for the sake of conservation, economics, aesthetics, recreation, and other uses
- Protect potable fresh water supplies from drought, over draught, pollution, and other misuse and mismanagement.

FLOODPLAINS

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP), which is designed to encourage municipalities to adopt and enforce floodplain management programs that regulate activities in flood hazard areas. The program reduces flood loss and damage to property by ensuring that activities undertaken within flood hazard areas will not increase the potential for flooding and that new development will be protected from future flood damage.

Flood hazard areas are generally considered those expected to flood during a 100-year flood occurrence. Floodplains provide for temporary floodwater storage during peak storm flow following a base storm. Floodways, which include a watercourse's channel and any adjacent stream banks, allow for floodwater discharge following a storm. Activities that alter floodwater flow, change a watercourse's channel or banks, change the capacity or configuration of a floodplain, or allow development within a floodplain ultimately affect the Town's storm water management system.

Flood hazard zones in the Town follow the major river and stream corridors along the Shepaug River, the Bantam River, the East Aspetuck River, and their tributaries. They are vital for local and regional storm water management because any unregulated activity and development within these areas could have catastrophic results on life or property. Therefore, local land use policies must assure the maintenance of floodplains and floodways for storm water discharge and the protection of public health.

NATURAL DEVELOPMENT CONSTRAINTS

The Town of Washington's Zoning Regulations currently prohibit the use of land designated as a floodplain, wetland, or watercourse having slope of greater than 15%, or having Class E or F soils (poorly drained, alluvial, or peat/muck classifications) for residential density calculations. In light of the locations of these natural development constraints, a review of the Town's zoning regulations should be undertaken to assess the potential for allowing more intensive development of the village centers, with the exception of the Washington Green.

NATURAL DIVERSITY DATABASE

The Connecticut Endangered Species Act (CGS 26-303), passed in 1989, recognizes the importance of our state's plant and animal populations and the need to protect them from threats that could lead to their extinction. The overall goal of the legislation is to conserve, protect, restore, and enhance any endangered or threatened species and its essential habitat.

To support this effort, the State Department of Energy and Environmental Protection (DEEP) has inventoried and catalogued sites that contain habitats of endangered, threatened, and special concern species in a survey called the Natural Diversity Data Base (NDDDB). NDDDB Areas represent known locations, both historic and existent, of state listed species and significant natural communities. The dataset represents over 100 years of field observations, scientific collections, and publication review. The data have been compiled from a variety of sources and in most cases do not represent a comprehensive survey. Sources include state biologists, university students and professors, conservation organizations, and private landowners.

The NDDDB breaks the sites down by taxonomic group: mammals, birds, reptiles, amphibians, fish, invertebrates, and plants. Within these groups, species are further classified as either Endangered, Threatened, or of Special Concern under the Connecticut Endangered Species Act. These categories are defined as follows:

“Endangered Species” means any native species documented by biological research to be in danger of extermination throughout all or a significant portion of its range within the state and to have no more than five occurrences in the state, as well as any species determined to be "endangered" pursuant to the federal Endangered Species Act.

“Threatened Species” means any native species documented by biological research to be likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range within the state and to have no more than nine occurrences in the state, as well as any species determined to be "threatened" pursuant to the federal Endangered Species Act, except for species determined to be endangered by the Commissioner in accordance with Section 4 of this act.

“Species of Special Concern” means any native plant species or any native non-harvested wildlife species documented by scientific research and inventory to have a naturally restricted range or habitat in the state, to be at a low population level, or to be in such high demand by man that its unregulated taking would be detrimental to the conservation of its population.

HISTORIC DISTRICTS

There are currently three local historic districts in the Town: Washington Green, Sunny Ridge, and Calhoun-Ives. The Town’s Historic District Commission is responsible for protecting and preserving the significant historic, cultural, and architectural characteristics and elements that comprise the visual character of the Town. A Certificate of Appropriateness is required for construction of new buildings or alterations of exterior features of existing buildings that can be viewed from a public right-of-way or place. The Town also has numerous historic structures on its inventory that should also be protected.

SCENIC ROAD DESIGNATIONS

In an effort to protect its rural character and natural beauty, the Town of Washington has adopted a Scenic Road Ordinance as a means to preserve its scenic rural roads. To be considered for local Scenic Road designation, the Planning Commission first requires that the roadway segment in question is free of intensive commercial development and vehicular traffic. In addition, the roadway must meet at least one of the following conditions:

- The roadway is unpaved.
- The roadway is bordered by mature trees or stonewalls.
- The traveled portion is no more than twenty feet in width.
- The roadway offers scenic views.
- The roadway blends naturally into the surrounding terrain.
- The roadway parallels or crosses over brooks, streams, lakes, or ponds.

The following is a list of roads in Washington that have been designated as Scenic Roads under the local ordinance and their date of establishment.

Town of Washington – Scenic Roads

- Turner Road 12/2/03
- Buffum Road 3/2/04
- Gunn Hill Road (.9 mile) 4/6/04
- Shinar Mountain Road 8/3/04
- Senff Road 10/5/04
- Walker Brook Road 11/3/04
- West Morris Road 2/1/05
- Sunny Ridge Road (Rt. 109 south) 4/5/05
- Hinkle Road 8/2/05
- Wheaton Road 10/4/05
- Nettleton Hollow Road 5/3/06
- Rabbit Hill Road 9/6/06
- Couch Road 12/2/06
- Whittlesey Road 3/4/08

The State of Connecticut also designates sections of its rural two-lane highways as Scenic Roads. This designation not only preserves the roads from modifications that would detract from their appearance, such as rerouting or widening, but also encourages sightseeing. To be designated as a State Scenic Road the road segment must meet the following criteria:

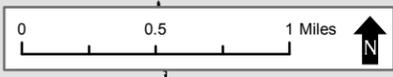
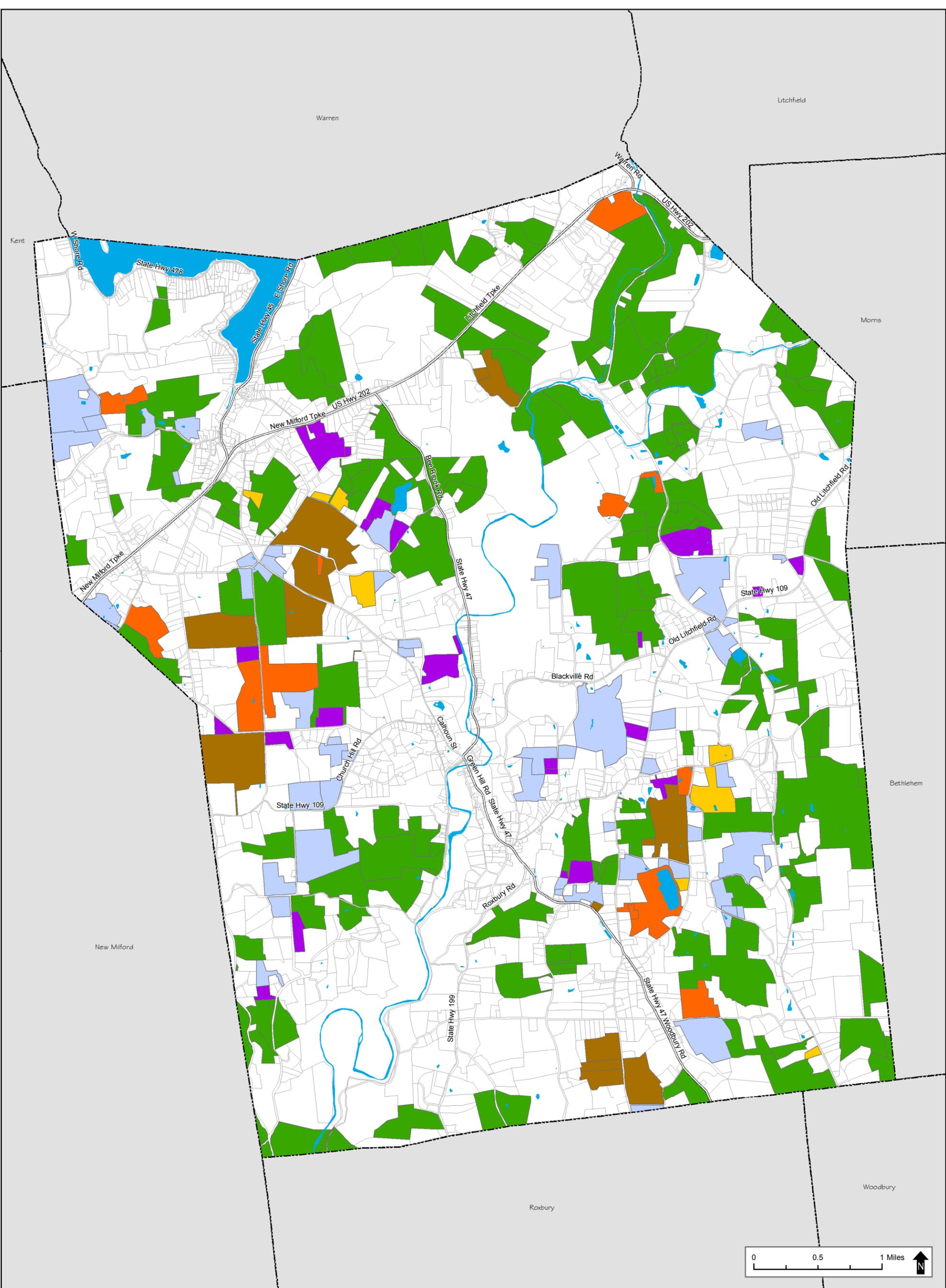
A potential state scenic highway must abut significant natural or cultural features such as agricultural land or historic buildings and structures which are listed on the National or State Register of Historic Places, or afford vistas of marshes, shoreline, forests with mature trees, or other notable natural or geologic feature which singularly or in combination set the highway apart from other state highways as being distinct. The Highway shall have a minimum length of one mile and shall abut development that is compatible with its surroundings. Such development must not detract from the scenic or natural character or visual qualities of the highway area.

Two highway segments in the Town have been designated as State of Connecticut Scenic Roads. These are the State Rte.478/Rte. 45 loop around Lake Waramaug and a segment of Route 202 from Rabbit Hill Road to Route 45 and through the New Preston village center.

The benefit of the Scenic Road designation is the ability to preserve and protect the rural character, scenic vistas, and image of the Town as seen from the roadway. Any improvements or alterations proposed to scenic roads or within the scenic road right-of-way are reviewed to evaluate whether the improvements will have a significant effect upon or alter the specific features or characteristics that established its scenic designation.

AGRICULTURE

The qualities that make certain soils prime for agricultural use also make them the easiest areas to develop for residential and commercial use. The role that agriculture plays in Washington's current economy and how it may continue to contribute in the future is discussed in greater detail in Chapter 3 – Economic Development.



Washington, Connecticut
 Plan of Conservation and Development
 State PA 490 Exemption

- PA 490 Lands
- Farm/Woodland
 - Forest
 - Orchard
 - Pasture
 - Tillable C
 - Tillable D

This map was developed for use as a planning document. Delineations may not be exact. Contact the Land Use Office for more detailed information.

Sources:
 * U.S. Census (2010)
 * StreetmapsUSA (2011)
 * Basemap Data: Connecticut Department Of Environmental Protection Map & Geographic Information Center (2012)

August 2014



Due to rising operating costs and limited farm income, today's farmers have often found it increasingly difficult to make a living and keep their farms viable. The State of CT Public Act 490 program has helped ease this financial burden by effectively reducing the property taxes on land designated as PA-490 land. Eligible property classified under PA-490 as farm, forest, open space, or maritime heritage land is assessed based on the current "use value" of the land and not its market value. Use Value refers to what the land is actually used for rather than what it might be worth on the open market. While this does not guarantee that this land will remain in an agricultural use (because the owner maintains the right to sell the property with a conveyance tax requirement), it does provide some tax relief for a local farmer and an incentive to continue farming the land. There are currently 4,694 acres of forestland and 2,811 acres of farmland participating in the PA-490 program in Washington.

STATE PLAN OF CONSERVATION AND DEVELOPMENT AREAS

In June 2013, the State finalized and formally adopted its Conservation and Development Plan for Connecticut: 2013-2018. The Plan and its policies document are available for review on the OPM website (www.ct.gov/opm). Although Connecticut's planning framework does not require municipal, regional, and state plans to be consistent with one another, CGS Section 16a-31 requires that state agencies be consistent with the State POCD whenever they undertake any of the following actions with state or federal funds:

1. The acquisition of real property when the acquisition costs are in excess of \$200,000
2. The development or improvement of real property when the development costs are in excess of \$200,000
3. The acquisition of public transportation equipment or facilities when the acquisition costs are in excess of \$200,000
4. The authorization of each state grant for an amount in excess of \$200,000

The newly revised State POCD has been modified since the 2005-2010 Plan to be structured around six Growth Management Principles:

1. Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure
2. Expand housing opportunities and design choices to accommodate a variety of household types and needs
3. Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options
4. Conserve and restore the natural environment, cultural and historic resources, and traditional rural lands
5. Protect and ensure the integrity of environmental assets critical to public health and safety
6. Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis

The majority of the Washington’s land area is classified as Priority Conservation Areas. These areas were delineated by the state based upon the presence of valuable environmental or natural features. Conservation Areas are generally based on existing environmental conditions such as soil type, slope, or elevation. The Town also contains large areas classified for Open Space Preservation as Protected Lands on the State Plan. These lands are characterized as areas that have a restriction on development such as permanently protected open space or property where the rights have been acquired.

In areas of development, there are the smaller classifications of Village Development Areas, Balanced Growth Areas, and Priority Development Areas. The Village Development Area designation recognizes the importance of these centers in the state’s more rural communities. The classification’s purpose is to recognize the unique characteristics and needs of these areas in planning and decision making. Priority Development Areas highlight those areas that have the best potential to handle growth and development. Balanced Growth Area designations depict those areas that serve as transitions between developed areas and conservation areas and as such should undertake a “balanced consideration” of all development factors and impacts prior to undertaking any action to ensure consistency with all aspects of the State POCD.

EXISTING PROTECTED OPEN SPACE

The Town of Washington takes great pride in its rural character and has worked diligently to preserve its beauty and natural resources. To date, 27% of the Town has been preserved as permanently protected open space. The ownership of the parcels is varied and includes Town held properties, State owned properties, and properties owned by the three active land trusts working to preserve the unique environmental character and natural resources in the Town. The Steep Rock Association, the Weantinoge Land Trust, and the Roxbury Land Trust all have significant land holdings within the Town, with the Steep Rock Association being the most active. The Gunnery School also has a 20-acre nature preserve on Frisbie Road. The table below summarizes the ownership and acreage of the protected open space in the community. The permanently protected open space goal is 30%.

**Summary of Land Preserved for Open Space
Town of Washington, CT — Total Town Acreage: 24,768 Acres**

Town Held Properties	
Conservation Easements	85.60 acres
Fee Gifts	<u>51.89 acres</u>
	137.49 acres
Steep Rock Association	
Conservation Easements	2,645.00 acres
Fee Gifts	<u>2,611.00 acres</u>
	5,265.00 acres
Weantinoge Heritage Land Trust	
Conservation Easements	65.479 acres
Fee Gifts	<u>195.020 acres</u>
	260.499 acres

Roxbury Land Trust

Conservation Easements	87.53 acres
Fee Gifts	<u>0.00 acres</u>
	87.53 acres

Gunnery School Nature Preserve on Frisbie Rd. 20.69 acres

State Land

Mount Tom	189.25 acres
Mount Bushnell	89.00 acres
Tinker Hill	<u>132.97 acres</u>
	411.22 acres

State Open Space Farms

Averill Farm	182.70 acres
Seymour Farm	<u>331.17 acres</u>
	513.87 acres

Total Protected Acreage: 6,687 Acres

(27% of the Town)



View from Steep Rock Summit

APPENDIX E

COMMUNITY FACILITIES

INFORMATION & DATA

Water Supply, Sewage, and Storm Water Management

Except for a few community water systems, most residents of Washington obtain their drinking water from wells. The Town of Washington has no major public water supply wells that require regulation under the State's Aquifer Protection Program. However, the Litchfield Hills Greenprint Collaborative has identified drinking water resource areas within Washington. These areas consist of glacial meltwater deposits capable of yielding a sufficient quantity of water for groundwater wells and/or local basins that are important to maintaining high-quality surface drinking water sources for public supplies. Groundwater protection is important to Washington given its water resources and its reliance on small, individual wells.

The Department of Health, which is operated by the Town of New Milford with a contractual agreement to also serve the Town of Washington, handles the monitoring and enforcement of drinking water quality and quantity, as well as subsurface sewage disposal. Department staff members are also responsible for monitoring instances of water pollution in streams and brooks. The department provides a number of services, including private well permitting and conducting water quality and water quantity checks for property owners. Private well siting and the abandonment of wells are also issues handled by the department, along with following up on complaints registered by individuals involving any of these aforementioned issues. The department also conducts water testing at the Lake Waramaug beach area.

Road System

The Town's Highway Department is responsible for maintaining all of Washington's dedicated improved and unimproved roadways, Town-owned parking lots, and the parking areas of municipal services buildings such as the firehouses. The Town has responsibility for almost 90 miles of roads, of which approximately 30 miles are unimproved roadways. When snow plowing and treatment is required, the Town is divided into 10 routes and work is undertaken on all routes in a coordinated fashion to make all roads passable as soon as possible.

The Highway Department expends a significant amount of effort maintaining unimproved roads. The department has a grader that operates roughly nine months out of the year to help maintain these roads. Other Highway Department activities include street sweeping, drainage

clearing, road patching and other general maintenance activities, and roadside trimming of trees and other foliage. The greatest area of concern is the stormwater runoff and lack of drainage on certain properties, which often include open ditches and cross pipes as components of their stormwater management systems. Many large properties that were formerly agricultural land have been developed but are still only accessible by way of narrow unimproved roads. The drainage of these roads and properties continues to be a challenge.

Solid Waste Management

Washington has a municipal transfer station where residential solid waste is collected and disposed. There is no municipal solid waste collection in Washington; residents either bring their trash to the Clark Road site or contract with a commercial service for trash pick-up. The transfer station is open five days per week from 8:00am to 2:00pm for residents to dispose of their larger household items. Commercial waste is currently trucked out of the Town. The Town has an agreement with the Bristol Resource Recovery Facility Operating Committee to manage its solid waste disposal needs. A new 20-year agreement with Covanta Bristol, Inc. will provide for the transfer of solid waste from the Town's transfer station to a waste-to-energy facility in Bristol. The Bristol facility currently processes 650 tons of solid waste per day, generating 16.3 megawatts of energy that is sold back to electric companies.

Recycling is collected curbside in Washington every other week, and the Town has recently shifted to a single-stream recycling program. Recycling services are currently coordinated through Tunxis Recycling.

Town Garage

In May 2012, one building on the Town Garage property was significantly impacted by a fire that damaged or destroyed six municipal trucks and approximately 70% of the Town's public works equipment. The mechanics' workspace was also destroyed, along with a variety of tools and equipment. The Town has recently placed six replacement trucks into service to address the need for Town vehicles, and miscellaneous tools and equipment have been purchased as needed to fully supply the Town with the resources it needs to maintain the community's roads and facilities. A storage barn on the Town Garage site has been fitted with temporary lighting to provide a vehicle and equipment repair facility for the Town until a more permanent solution is found; however, storage continues to be a problem.

Police Protection

The Town of Washington's police protection services consist of one full-time resident state trooper, two full-time town constables, and one part-time town constable. Police protection services are based out of the resident state trooper's office at 2-A Bryan Plaza in Washington Depot. In addition to standard town patrolling services, these officers are also responsible for lake patrol services for Lake Waramaug.

According to the most recent available data, police activity has largely involved responding to residential alarms and conducting traffic stops. Other significant police activities included responding to motor vehicle accidents, medical assists, responding to complaints of larceny, burglary, and criminal mischief, investigating missing persons, arrests for driving under the influence, and investigating narcotics-related offenses.

The Washington Resident Trooper's Office also coordinates a number of special policing and community service/public safety programs. These include child safety seat inspections, the Drug Abuse Resistance Education (DARE) program, safety boating certification classes, annual food and toy drives, speed reduction programs, gun license permitting, anti-bullying programs, and residence vacation checks.

Fire Protection

The Washington Volunteer Fire Department consists of 60 active volunteer members. Membership has increased in recent years, enabling the department to maintain a full staff, but more members are still needed. The department operates out of two fire stations. The Fire Department is headquartered at 109 Bee Brook Road in Washington Depot, and a second fire station is located along Route 202 between New Preston and Marbledale.

The Fire Department received delivery of a new short-wheelbase pumping engine in 2011. Other firefighting equipment owned and operated by the Fire Department includes two tanker trucks, two pumper trucks, one ladder truck, two brush trucks, two quads, two rescue trucks, a John Deere Gator utility vehicle, and an antique fire truck. One pumper truck is due for replacement, and the replacement of recommended turnout gear for individual firefighters is also a departmental need.

The Fire Department is designated as the first responder whenever the Washington Ambulance Association is already responding to a medical call or is out of service. Approximately 40% of the response calls by the Fire Department are for automatic alarms. It is likely that most of these calls are false alarms, which is indicative of the numerous second homes and weekend homes in Washington. About 15% of calls are related to motor vehicle accidents, and many of the other calls are for medical assistance. The department has about 20 medically trained volunteer staff members who fill this important public service role.

EMS Services

Founded in 1942, the Washington Ambulance Association (WAA) provides emergency medical services for the Town. The WAA consists of 35 members led by a chief, assistant chief, captain, and training officer. The WAA operates out of the Fire Department's 109 Bee Brook Road headquarters facility, and its ambulance is a Lifeline 2006 Ford E-450 SD 158" chassis with a 167" x 96" Superliner Type III body. This apparatus was purchased in 2007. The ambulance is housed in the end bay of the Washington Depot fire station, where the WAA shares space with the Fire Department. Close coordination between these two entities is essential for responding swiftly to medical emergencies in the Town.

Washington coordinates its 911 response through the Litchfield County Dispatch (LCD). The WAA volunteer staff is notified of medical emergency calls via pagers and/or two-way radios, allowing them to quickly respond to LCD and deploy to the call's location. A first responder is generally able to arrive at a medical emergency call within five minutes, and an ambulance usually responds within 12 minutes. The WAA responds to a variety of calls every year, including standby at fire calls, minor accidents, instances of major trauma, and serious illnesses. Although the use of the Life Star Aero-Medical helicopter is occasionally warranted, the WAA typically transports patients to either New Milford Hospital or Charlotte Hungerford Hospital, whichever is closer to the location of the call.

Library and Museum Facilities

Constructed in 1908 and expanded in 1994, the Gunn Memorial Library and Museum is an important and vital institution for the Town of Washington and its citizens. The library is privately operated by an independent board of trustees as a 501(c)3 entity, and the Town provides approximately 20% of the library's annual funding. According to the most recent available data, over 41,000 people visited the library in 2012 and 63,881 items were circulated in that year. The library is home to 51,477 print and non-print items, and 2,242 inter-library loans were implemented by library patrons in 2009-2010. The library is also a key research center, as evidenced by the regular use of its Connecticut Room and nearly 17,000 sessions logged through online resources available at the library and via the Internet.

The library also serves as an important social and cultural site for the Town. During the 2009-2010 fiscal year, 1,375 adults attended 36 different programs offered by the library, and almost 2,000 children utilized the 120 Junior Library programs and family events. The Summer Reading Program was similarly successful. The Museum, also a privately operated institution, hosted 3,573 visitors, a substantial increase over previous annual visitations.

Cultural Institutions

Two additional institutions should be noted, even though they do not fall under the jurisdiction of the Town of Washington. The Washington Art Association, founded in 1952, is a not-for-profit organization that promotes the understanding and appreciation of art and provides for the creation, study, and exhibition of works of art. The Association has provided the community with more than 450 exhibitions over the last six decades and brings more than 10,000 visitors per year into the Town of Washington. The Association also provides classes, workshops, and other events to further the appreciation of art in the community.

The Institute for American Indian Studies (IAIS), founded in 1975, is a museum and research center that annually attracts over 10,000 visitors to Washington. The goal of the IAIS is to raise awareness and share knowledge of Native American history and the archaeological history of Washington and the surrounding area. In addition to its core archaeological focus, the IAIS provides educational and summer camp programs in which 15,000 children have participated. Its museum facility offers a history of Washington stretching back over 10,000 years, and its ongoing archaeological activities provide knowledge and awareness of Native American history.

Parks and Recreation Facilities and Programs

The Town of Washington has three primary parks and recreation facilities. The largest of these is River Walk Park, located behind the Washington Primary School. This park includes a half-mile walking trail and a pavilion with bathrooms and kitchen facilities. The park also has tennis courts, a baseball field, a softball field, two Little League baseball fields and one Little League softball field. There is also a playground and a large field that is informally used for lacrosse and soccer. The Town also has Nick Platt Field on Church Street in New Preston. This facility includes an informal soccer field that is not full size, a basketball court and a playground designed for children aged two to twelve. Washington also maintains a town beach and boat launch along the shore of Lake Waramaug. The property is approximately one acre in size and contains a caretaker’s house, parking facilities, a footpath to a kayak launch, and a dock.

The Town also offers a wide variety of recreation programs for Town residents, including a summer camp for elementary school age children and a half-day specialty summer camp. Swimming lessons are offered three times per year (spring, summer, and fall) and there is also a summer swim team. Sports camp programs are also very popular and include basketball, baseball, softball, field hockey, and a multi-sport camp. Tennis lessons are also offered. There are adult swimming programs, which include a morning swim program and a “masters” swim program for older adults. Karate and cardio boot camp programs are also offered at Town Hall. The Town also sponsors a Fourth of July 5k road race and a fireworks display. Town Hall itself also contains a two-lane duckpin bowling alley and a pool table.

While the Town’s recreation programs are quite popular and generally meet the needs of the Town’s residents, the Town is limited in its program offerings due to physical space constraints. It has been suggested that if the regional school district were to no longer need the Washington Primary School as an educational facility, moving the parks and recreation operations and programs to this campus would be an attractive option.



American Legion Hall in the Depot – current home of the Senior Center

Senior Center

The Washington Senior Center provides a variety of programs and activities for the Town's senior population, including bridge, knitting and quilting, and luncheons with special topics or presentations. A free, low-impact aerobics program is offered daily, and individual computer instruction is also available free of charge. The New Milford Visiting Nurse Association provides annual flu clinics and exercise programs, and the Visiting Nurse and Homecare Northwest provides additional exercise programs and monthly blood pressure screenings. The Litchfield Hills Chore Service is also coordinated through the senior center, visiting residents' homes and performing a variety of services such as yard maintenance and minor home repairs. In addition, the Town's Municipal Agent for the Elderly is available on Tuesdays or by appointment to help with Medicare questions or information on financial assistance programs.

Trips to social and cultural events are sponsored through the senior center, including a monthly shopping trip to the Danbury Fair Mall. The town van provides free transportation for seniors and disabled residents on Wednesdays and Thursdays, and is also available by reservation. Speakers on a wide variety of topics are also presented throughout the year.

However, despite these seemingly diverse offerings, the Senior Center has clearly outgrown its current facility. The shared space it occupies at the American Legion Post in the Depot has become inadequate for the increasing numbers of participants; the air conditioning is barely effective for exercise classes, tables and chairs must be repeatedly set up and struck for events, and parking is very limited and not "senior friendly." There is a clear need for a more permanent space, especially considering the rapidly growing senior population in Washington.

Department of Health

In addition to the services rendered in terms of monitoring public drinking water supplies and subsurface sewage disposal issues, the New Milford Department of Health is responsible for a number of other services for the Town through a contract with Washington. The department conducts inspections of restaurants and other food service establishments, swimming pools, and daycare facilities. Emergency preparedness is also an important function, as the director of public health is also the Emergency Support Function #8 – Public Health and Medical Services chairperson for Connecticut's Region 5, which covers most of the western part of the state. The department also participates in sheltering operations, maintains a volunteer database, provides chronic disease prevention services, and promotes lead poisoning prevention.

Emergency Management

Emergency management services in Washington provide key coordination links between local, regional, state, and federal agencies and resources. The emergency management coordinator's role involves interacting with the State of Connecticut Office of Emergency Management, Division of Homeland Security, and Department of Public Health. These organizations in turn coordinate their responses to various emergencies with the Federal Emergency Management Agency and the federal Department of Homeland Security. The emergency management coordinator also serves as the link between the First Selectman's office and any outside

agencies that are needed in the time of an emergency or crisis. The coordinator serves as the connection between any department or agency that needs to be linked with the Town. Emergency management services also include conducting a post-disaster assessment of “lessons learned” from each challenging situation that the Town encounters.

General Government Facilities

The Town of Washington’s center for general government services is Bryan Memorial Town Hall, located on Bryan Plaza at its intersection with Route 47. This facility houses most of the administrative and general government operations offices in the Town. The Town Garage property serves as the hub for maintenance and public works services throughout the Town. Portions of the Town Hall were significantly damaged in 2012 by a propane gas explosion, and repairs are underway for the lower level and the main meeting hall to address the damage.

Public School System

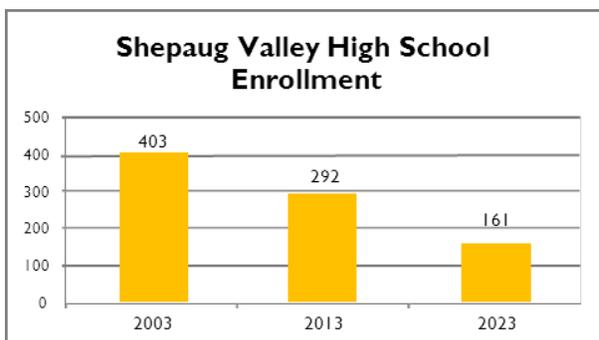
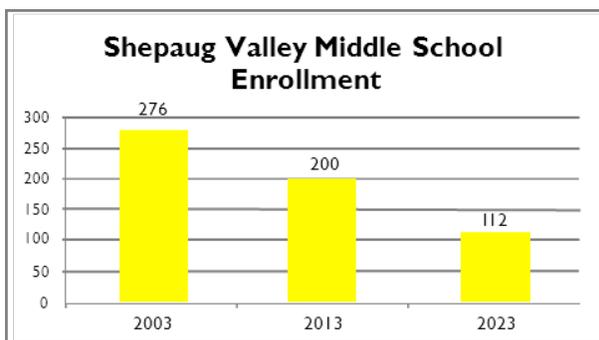
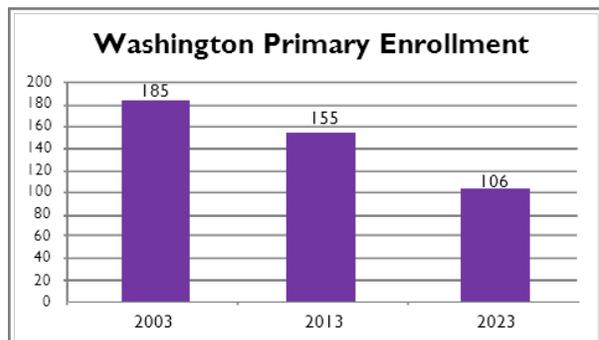
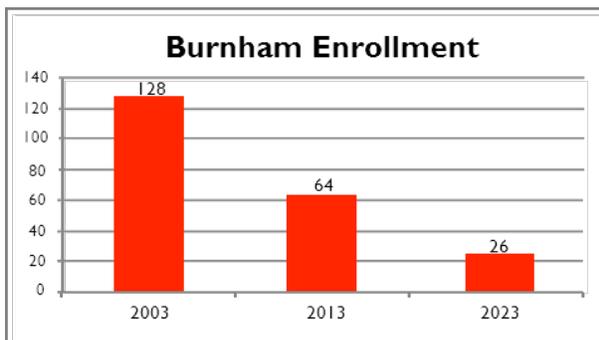
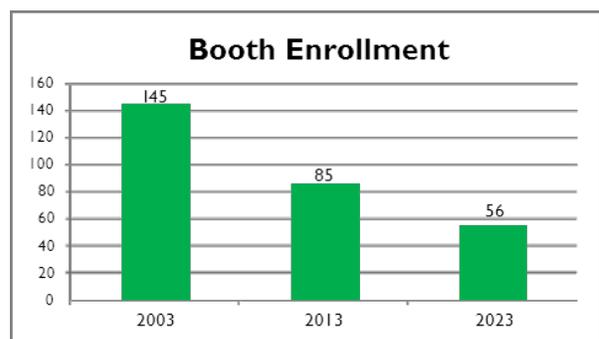
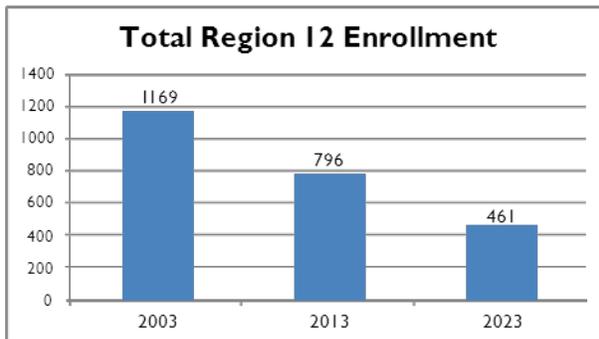
The Town of Washington is a member of Regional School District 12, which also includes the Towns of Roxbury and Bridgewater. The school facilities in the district consist of three K-5 elementary schools; the Booth Free School in Roxbury, the Burnham School in Bridgewater, and the Washington Primary School in the Depot; the Shepaug Valley Middle/High School, situated at the southern end of Washington; and a Regional central office, located on the Washington Primary School campus. The district has offered full-day kindergarten since last year and also has a pre-kindergarten Reach Program located at the Washington Primary School that currently serves approximately 22 students ages three and four. A morning section and an afternoon section are offered, and the district is investigating various options for increasing the length of instruction time.

The Shepaug Valley School functions as one unified grade 6-12 school, and measures are being evaluated and implemented to strengthen this functional connectivity by offering high school level classes to middle school students and implementing “virtual high school” online programs to expand educational opportunities for all students. The district is also implementing a STEM program through the Center for 21st Century Skills at the Education Connection in Litchfield to expose students to six critical skills sectors that will be at the forefront of 21st century education and job markets. The district has also developed studio space for broadcasting classes at the Shepaug Valley campus.

The district is addressing capital improvements through its Strategic Plan. This Plan has three primary areas of focus: Curriculum, Facilities, and Technology. Region 12 has old facilities: Booth Free School was constructed in 1903, while Burnham and Washington Primary were built in 1920 and 1941, respectively. The Booth Free School contains 20,834 square feet and had its last major renovation in 1961. The school has eight general classrooms and two portable classrooms with a rated capacity for 173 students. The Burnham School contains 17,960 square feet and had its last major renovation in 1956. The school has six general classrooms with a rated capacity of 159 students. The Washington Primary School contains 44,488 square feet and had its last major renovation in 1988. The school has 11 general classrooms and a rated

capacity of 291 students. All three schools have had major code updates since 1988. The Shepaug Valley School was constructed in 1972 and contains a combined 179,863 square feet of space; it received its last major renovation in 1994. The school has 51 general classrooms and can accommodate over 800 students. The rated capacity of the combined school facilities is between 1,400 and 1,500 students.

According to a December 2013 enrollment projection analysis completed by Dr. Peter Prowda, an educational consultant and former Connecticut Department of Education analyst, the district has experienced significant enrollment contraction over the past decade that is projected to continue for the upcoming decade. The total enrollment in Region 12 schools had a recent historical peak at 1,169 students in 2003. As of October 2013, the enrollment had declined to a total of 796 students; this figure is projected to decrease to 461 total students by 2023. The report indicates that enrollment declines are impacting all schools in the district and that each school will continue to experience additional declines through at least 2023. The following charts summarize the historical, baseline, and 2023 projected enrollments for each school (note: the 2013 & 2023 Washington Primary enrollment figures include the Reach preschool).



The Region 12 School District evaluated and vetted a number of options for reconfiguring various elements of the district's operations, including the construction of a consolidated K-5 elementary school on the Shepaug campus, the construction of a new K-12 school on the Shepaug campus, and remaining with the current configuration. The Region 12 Board of Education presented the option of a new consolidated K-5 school on the Shepaug campus to a three-town referendum in the spring of 2014. Voters in Bridgewater and Roxbury overwhelmingly rejected this referendum. However, it must be noted that maintaining the current configuration is not acceptable from Washington's perspective. In Region 12's 2012-2017 Strategic Plan, Education Connection facilitator Jonathan Costa indicated that "there was virtually unanimous agreement...that the *status quo* is simply not fiscally or educationally sustainable." This rejection will thus force Washington to consider options that may not involve its continuance in the Region 12 School District as currently structured.

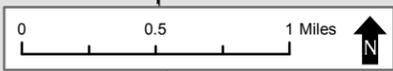
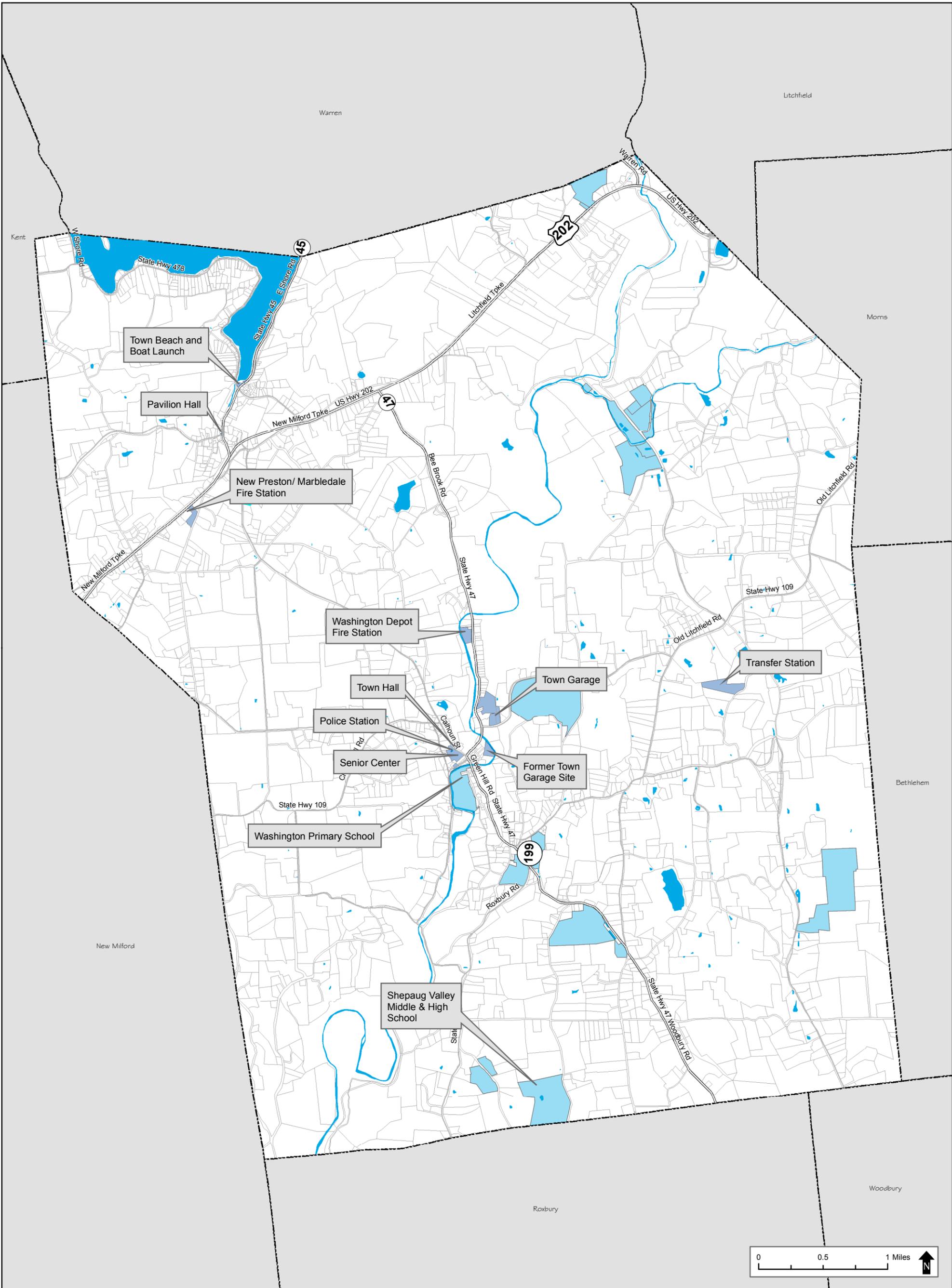
Funding Region 12 is Washington's largest financial outlay; approximately 61% of the Town's budget was dedicated to the school district in 2012-2013. The ultimate future of the school district and the continued projected declines in enrollment will be among the most pressing issues facing the Town during the next decade.

Capital Improvements Budget

The 2012-2013 Nonrecurring Capital Expenditures Fund for the Town of Washington provides a comprehensive list of budgeted capital expenditures, some of which date back as far as 1999-2000. These budgeted expenditures are categorized under specific headings such as bridge repairs, road programs, buildings and properties, and vehicles and equipment. As of the 2012-2013 Fiscal Year, the capital expenditures fund contained just over \$4.8 million budgeted in total expenses, of which just over \$1 million has been expended during the 2012-2013 Fiscal Year, leaving a remainder of \$3.79 million in funding that has been allocated but unspent.

Notable line items for capital improvements in the 2012-2013 Fiscal Year include the following:

- Paving and Drainage – \$200,000
- Bridge Repairs – \$300,000
- Reclaim and Repave – \$300,000
- Road Repair/Reconstruction/Mobile Equipment – \$600,000
- Fire Truck Refurbishment/Purchase – \$75,000
- Police Vehicle – \$50,000
- E.M. – FCC Radio Compliance – \$37,000
- Fire Company Personal Protective Gear – \$10,000
- Highway Truck Replacement - \$10,000



Washington, Connecticut
 Plan of Conservation and Development
 Community Facilities
 Town of Washington

Land Use by Parcel

- Educational
- Public Service

This map was developed for use as a planning document. Delineations may not be exact. Contact the Land Use Office for more detailed information.

Sources:
 * U.S. Census (2010)
 * StreetmapsUSA (2011)
 * Basemap Data: Connecticut Department Of Environmental Protection Map & Geographic Information Center (2012)

August 2014



APPENDIX F

PLAN CONSISTENCY

Connecticut General Statutes, Section 8-23

Chapter 126, Section 8-23 of the Connecticut General Statutes, as amended, provides the standards and legal requirements for the creation or update of a municipal plan of conservation and development. This 2014 Washington Plan of Conservation and Development is consistent in all respects with the governing state statute, as illustrated in the following table.

Statutory Compliance with CGS Section 8-23, Chapter 126, as amended Town of Washington – 2014 Plan of Conservation and Development		
CGS Section	Section Text	Where Addressed in POCD
8-23(d)	In preparing such plan, the commission or any special committee shall consider the following:	
8-23(d)(1)	The community development action plan of the municipality, if any	N/A
8-23(d)(2)	The need for affordable housing	Chapter 2: Demographics & Housing
8-23(d)(3)	The need for protection of existing and potential public surface and ground drinking water supplies	Chapter 6: Natural Resources & Open Space; Chapter 5: Sustainability; Chapter 7: Community Facilities
8-23(d)(4)	The use of cluster development and other patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality	Chapter 4: Village Centers
8-23(d)(5)	The State Plan of Conservation and Development, adopted pursuant to Chapter 297	Appendix F: Plan Consistency
8-23(d)(6)	The Regional Plan of Conservation and Development, adopted pursuant to Section 8-35a	Appendix F: Plan Consistency
8-23(d)(7)	Physical, social, economic, and governmental conditions and trends	Attached Appendices

8-23(d)(8)	The needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation, and cultural and interpersonal communications	Chapter 2: Demographics & Housing; Chapter 6: Natural Resources & Open Space; Chapter 7: Community Facilities
8-23(d)(9)	The objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy, and energy conservation	Chapter 5: Sustainability
8-23(d)(10)	The protection and preservation of agriculture	Chapter 3: Economic Development; Chapter 6: Natural Resources & Open Space
8-23(e)(1)	Such plan of conservation and development shall:	
8-23(e)(1)(A)	Be a statement of policies, goals and standards for the physical and economic development of the municipality	Chapter 1: Introduction, Implementation & Brief History of Washington
8-23(e)(1)(B)	Provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate	Chapter 6: Natural Resources & Open Space; Chapter 7: Community Facilities
8-23(e)(1)(C)	Be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent	
8-23(e)(1)(C)(i)	Have compact, transit accessible, pedestrian-oriented mixed-use development patterns and land reuse	Chapter 4: Village Centers; Chapter 9: Future Land Use Plan
8-23(e)(1)(C)(ii)	Promote such development patterns and land reuse	Chapter 4: Village Centers; Chapter 9: Future Land Use Plan
8-23(e)(1)(D)	Recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses	Chapter 9: Future Land Use Plan
8-23(e)(1)(E)	Recommend the most desirable density of population in the several parts of the municipality	Chapter 9: Future Land Use Plan
8-23(e)(1)(F)	Note any inconsistencies with the following growth management principles:	
8-23(e)(1)(F)(i)	Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure	N/A
8-23(e)(1)(F)(ii)	Expansion of housing opportunities and design choices to accommodate a variety of household types and needs	N/A

8-23(e)(1)(F)(iii)	Concentration of development near transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse	N/A
8-23(e)(1)(F)(iv)	Conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands	N/A
8-23(e)(1)(F)(v)	Protection of environmental assets critical to public health and safety	N/A
8-23(e)(1)(F)(vi)	Integration of planning across all levels of government to address issues on a local, regional and state-wide basis	N/A
8-23(e)(1)(G)	Provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality	Chapter 2: Demographics & Housing; Chapter 4: Village Centers
8-23(e)(1)(H)	Promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state’s consolidated plan for housing	Chapter 2: Demographics & Housing; Chapter 4: Village Centers
8-23(f)	Such plan may show the commission’s and any special committee’s recommendation for	
8-23(f)(1)	Conservation and preservation of traprock and other ridgelines	Chapter 5: Sustainability
8-23(f)(2)	Airports, parks, playgrounds and other public grounds	Chapter 6: Natural Resources & Open Space; Chapter 7: Community Facilities
8-23(f)(3)	The general location, relocation and improvement of schools and other public buildings	Chapter 7: Community Facilities
8-23(f)(4)	The general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes	Chapter 7: Community Facilities
8-23(f)(5)	The extent and location of public housing projects	N/A
8-23(f)(6)	Programs for the implementation of the plan, including	
8-23(f)(6)(A)	A schedule and Action Agenda for each chapter	Chapter 1: Introduction, Implementation & Brief History of Washington
8-23(f)(6)(B)	A budget for public capital projects	N/A

8-23(f)(6)(C)	A program for enactment and enforcement of zoning and subdivision controls, building and housing codes, and safety regulations	Chapter 1: Introduction, Implementation & Brief History of Washington
8-23(f)(6)(D)	Plans for implementation of affordable housing	Chapter 2: Demographics & Housing
8-23(f)(6)(E)	Plans for open space acquisition and greenways protection and development	Chapter 6: Natural Resources & Open Space
8-23(f)(6)(F)	Plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27	N/A
8-23(f)(7)	Proposed priority funding areas	Action agendas for each chapter
8-23(f)(8)	Any other recommendations as will, in the commission's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data	Entire document and attached appendices

2013-2018 State of Connecticut POCD

Section 8-23(d)(5) of the state statutes requires that municipalities take into account the State Plan of Conservation and Development and note any inconsistencies with the municipal plan. According to the State Plan, there are six Growth Management Principles with which the municipal plans of conservation and development must be consistent. These are listed below in numerical order and followed by a brief discussion of how this Plan of Conservation and Development is consistent with the State Plan. However, it should be noted that as stated in the 2013-2018 Conservation and Development Policies: The Plan for Connecticut, "...the statutory mandate for consistency with the State C&D Plan only applies to state agencies, as outlined in CGS Section 16a-31. The State C&D Plan is advisory to municipalities, due to the fact that there are no statutory requirements for municipal plans, regulations, or land use decisions to be consistent with it."¹ Nonetheless, it is important to illustrate the ways in which Washington's POCD is consistent with the Growth Management Principles in the State Plan that mirror the statutory requirements for plans of conservation and development contained in CGS Section 8-23(e)(1)(F).

Growth Management Principle #1 - Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure

The Housing, Economic Development, and Village Centers sections of the Town's 2014 POCD all contain elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state agency policies under this general goal:

¹ 2013-2018 Conservation and Development Policies: The Plan for Connecticut, p. 4.

- “Focus on infill development and redevelopment opportunities in areas with existing infrastructure, such as city or town centers, which are at an appropriate scale and density for the particular area”
- “Promote the continued use or adaptive reuse of existing facilities and developed property, including brownfields in strategic locations”
- “Encourage local zoning that allows for a mix of uses ‘as-of-right’ to create vibrant central places where residents can live, work, and meet their daily need without having to rely on automobiles as the sole means of transport”
- “Minimize the potential risks and impacts from natural hazards, such as flooding, high winds and wildfires, when siting infrastructure and developing property.”

Growth Management Principle #2 - Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

The Housing section of the Town’s 2014 POCD contains elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state agency policies under this general goal:

- “Enhance housing mobility and choice across income levels and promote vibrant, mixed-income neighborhoods through both ownership and rental opportunities”
- “Support local efforts to develop appropriate urban infill housing and neighborhood amenities to make better use of limited urban land”

Growth Management Principle #3 - Concentrate Development Near Transportation Nodes & Along Major Transportation Corridors to Support Viability of Transportation Options

The Village Centers section of the Town’s 2014 POCD contains elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state agency policies under this general goal:

- “Promote compact pedestrian-oriented, mixed use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers.”
- “Ensure that the planning, design, construction, and operation of state and local highways accommodate municipal plans and the needs of all users as possible.”

Growth Management Principle #4 - Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands

The Natural Resources and Open Space section and the Economic Development and Village Centers sections of the Town's 2014 POCD contain elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state agency policies under this general goal:

- “Continue to protect permanently preserved open space areas and facilitate the expansion of the state’s open space and greenway network through continued state funding and public-private partnerships for the acquisition and maintenance of important multi-functional land and other priorities identified in the State’s Open Space Plan.”
- “Protect and preserve Connecticut Heritage Areas, archaeological areas of regional and statewide significance, and natural area, including habitats of endangered, threatened and special concern species, other critical wildlife habitats, river and stream corridors, aquifers, ridgelines, large forested areas, and highland areas.”
- “Revitalize rural villages and main streets by promoting the rehabilitation and appropriate reuse of historic facilities to allow a concentration of higher density or multiple-use development where practical and consistent with historic character.”
- “Encourage municipalities to commit to agricultural lands preservation.”
- “Utilize the landscape to the extent practical and incorporate sound stormwater management design, such as low impact development techniques, in existing and new developments to maintain or restore natural hydrologic processes and to help meet or exceed state and federal water quality standards, so that the state’s waters can support their myriad functions and uses.”

Growth Management Principle #5 - Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety

The Natural Resources and Open Space section and the Sustainability section of the Town's 2014 POCD contain elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state policies under this general goal:

- “Ensure that water conservation is a priority consideration in all water supply planning activities and regulatory decisions.”
- “Preserve and maintain traditional working lands for the production of food and fiber, and support niche agricultural operations that enhance community food security throughout Connecticut.”
- “Emphasize pollution prevention, the efficient use of energy, and recycling of material resources as the primary means of maintaining a clean and healthful environment”

Growth Management Principle #6 – Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis

The Economic Development, Community Facilities, and Sustainability sections of the Town's 2014 POCD contain elements that are consistent with this general growth management goal. In addition, the POCD is consistent with the following state policies under this general goal:

- “Encourage regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address the priorities of each region.”

2009 Northwest Connecticut Council of Governments (NWCCOG) Plan of Conservation and Development

Section 8-23(d)(6) of the state statutes requires that municipalities also take into account the regional Plan of Conservation and Development for its applicable regional planning organization. In Washington's case, this would be the Northwest Connecticut Council of Governments, NWCCOG, Plan of Conservation and Development, completed in 2009. In reviewing the recommendations of the regional plan, it has been determined that Washington's Plan of Conservation and Development is consistent with the regional plan in numerous respects, including the following recommendations contained in the regional plan.

- “Promote the use of zoning regulations such as cluster zoning and buildable area regulations that minimize the impact of development.”
- “Encourage town planning and zoning commissions to make use of the open space provisions in their subdivision regulations.”
- “Support local efforts to preserve open space and agricultural land.”
- “Encourage local efforts to provide affordable housing.”
- “Support towns' efforts to upgrade their infrastructure.”
- “Continue to support recycling efforts in the Region.”
- “Continue to support the preservation of the Region's open space and agriculture.”
- “Support the continued use of open space lands for agriculture.”
- “Support local efforts to use traffic calming in the Region.”
- “Support efforts to increase the number of scenic State highways.”
- “Support the expansion of bicycle and pedestrian networks in the Region.”