

MARLBOROUGH 2019
PLAN OF CONSERVATION & DEVELOPMENT
UPDATE

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POCD MAPS

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POCD Introduction 2019

The purpose of the Plan of Conservation and Development (POCD) is to provide a guiding master plan document for the development of Marlborough over the next ten (10) year period and beyond. In particular, the POCD addresses the future land use policies, community facility needs, infrastructure needs, and population needs. The POCD key purpose and function is to address the physical development of a community, it will often address issues related to the economic development and social development as well.

The POCD defines the future land use goals and policies of the community that the Planning Commission, Zoning Commission, Zoning Board of Appeals, and Conservation Commission will enact through the development of regulations and utilize the POCD findings as apart of the basis for decisions on individual land use applications.

In addition to the land use Commissions, the POCD provides a road map for future capital expenditures for the Board of Selectmen and Board of Finance through the identification of major future capital projects that may be necessary and/or desirable over the next ten (10) years. The identification of these major capital projects allows the Boards to work together to develop a financial plan for developing funding plans for these projects over the next ten (10) year period.

The planning process involves assessing current conditions and trends in order to develop reasonable goals and strategies and engaging the community in a dialogue on its future. The POCD also supports the Town's pursuit of grants and other funding opportunities as a current POCD is a requirement for many State programs. This document represents the culmination of the Planning Commission's POCD update process. It contains goals and policies recommendations regarding various elements of the community's needs over the next ten (10) years.

Connecticut General Statute 8-23 requires municipalities to update their Plan of Conservation & Development every ten (10) years. Further, the Statute requires local POCD to be consistent with both the Regional POCD (Capital Region Council of Government Regional POCD) and the State Plan of Conservation & Development. The Marlborough Planning Commission first adopted a POCD in 1962, and has updated the POCD in 1976, 1995, and 2009.

POCD OVERVIEW

Marlborough is at a point in its history where major change is on the doorstep. The shift in the regional population that has occurred over the past thirty (30) years and the introduction of sanitary sewers and public water into the commercial center of Town will have an impact on the growth potential of the community. The Planning Commission, in response to public input and review of current community data available have made policies and goals statements that will guide future development in Marlborough in a manner that preserves the small town character of the community through encouraging and implementing responsible smart and sustainable growth policies.

The plan calls for the continued protection of the Towns vital assets such as hilltops, river/stream corridors, Lake Terramuggus, and other natural resources (contiguous forest, tree cover, rock formation, vistas, etc.) to ensure the quality of life of the community and its environmental and visual character are maintained. Additionally, the plan calls for the development of trail systems throughout the Town to provide access to some of the community's abundant open space land and natural resources for passive and recreational enjoyment, and to make people more aware of Marlborough's natural environment.

Additionally, the plan calls for responsible economic development expansion utilizing smart growth initiatives of clustering the expansion area around public infrastructure and existing major transportation infrastructure within the center of Marlborough and the Rte. 2 Exit 12 interchange area. Through the implementation of the Village Land Use and Economic Enhancement Plan, the purchase of seventy six (76) acres for the Marlborough Business Park Plan abutting the Rte. 2 Exit 13 interchange, and the inclusion of abutting private property, Marlborough has chosen to take the initiative of guiding its future economic development.

Further, the POCD calls for the Town to develop and implement resiliency and sustainability objectives for all current Town facilities and future, as well as facility's infrastructure improvement projects, and the promotion of utilization of alternative energy sources. Also, the POCD calls for an examination of all existing Town facilities, roads, and major infrastructure, and recommends the development of a plan for the expansion and maintenance of the existing facilities and identification of land for future Town facilities

Based on public input throughout the planning process, this update to POCD is based on the community's longstanding community values:

Small Town Rural Character
Environment and Natural Resources
Sense of Community and Volunteerism
Cultural Life and Recreation

Quality Education
Economic Strength

In addition to these community values, this plan addresses population trends, housing, economic development, transportation, community facilities, regional partnerships, historic preservation, open space and natural resources, and sustainability. This Plan and its associated Generalized Land Use Plan serve to guide the Town's future conservation and development efforts as an advisory or policy-guidance document.

Existing Land Use and Zoning 2019

The land area of Marlborough consists of 23.4 square miles or 14,976 acres of land. Marlborough is a residential community with significant open space as can be seen in the listing of existing land uses below. As shown below only 443.5 acres or 2.96% of the land area is zoned for tax base growth.

The land is being utilized as follows;

<u>Residential</u>	9,430.82 acres	63%
Single Family	9,363.9 acres	
Multifamily	66.92 acres	
<u>Commercial/Industrial</u>	443.58 acres	2.96%
<u>Institutional</u>	97.33 acres	0.65%
<u>Open Space</u>	4,055.27 acres	27%
<u>Other</u>	949 acres	6.3%

- **Other** – includes all State & Town roads and water bodies.

HOUSING CHARACTERISTICS 2019

Marlborough housing has mix of housing styles from capes, colonial, ranch, and contemporary with a majority of the housing stock being built between 1970 and 2000. Three (3) bedroom homes are the most prevalent house (53%) with a mix of two (2) and four (4) bedroom homes. Consistent with past census information the 2018 Census data indicates the housing stock ratio of the community remains predominately single family owner occupied households. Homeowners occupation of all household units has remained at approximately ninety-one (91%) percent.

Marlborough population demographics are shifting with an aging population becoming a larger segment of the Town population and a decline in family formation population cohorts. The change in demographics occurring is not unique to Marlborough, as many communities in Connecticut are experiencing this shift in age distribution. Marlborough is one of 116 municipalities in which the State population projections show a continuing drop in school age population through 2030. The projections estimate a drop in school age population for Marlborough over the next 10 years could be twenty seven (27%) percent, while the sixty five and above population growth projection is to increase by another four (4%) during this same time period.

Household Units

Today there are approximately twenty four hundred and thirty four (2434) household units in Marlborough an increase of approximately two (2%) percent since 2010. This increase equates to an additional forty five (45) household units since 2010, the slowest growth rate in 50 years.

Total Number of Household Units

1970	889 household units
1980	1,514 household units
1990	1,869 household units
2000	2,057 household units
2010	2,389 household units
2018	2,434 household units

Housing Stock Ratio

2296 Single family units (94%)/138 Multifamily units (6%)

Housing Diversity

The lack of a diverse housing stock outside the State urban cores and first ring suburban communities is one of the biggest challenges facing the State and its municipalities today. There is a real need for the creation of a diversified and affordable housing stock that will permit opportunities for a diverse population within our communities across the State. Creation of an affordable housing stock will simultaneously allow young adults and retirees an opportunity to live in any community of the State, including the one they grew up in such as Marlborough.

A lack of housing diversity within communities leads to a less diverse population not just along age groups, but, economic and social spectrums as well, directly impacts communities in several ways. These impacts include not having a base population that can serve as volunteer emergency response personnel such as ambulance, fire services, teachers, police, and tradesmen who cannot afford to live in Town that they services.

Seniors may age in place, while some older residents may seek smaller or more accommodating housing units, leading to turnover of existing single-family housing. This provides an opportunity to attract younger families and young working professionals to the Town. It is important to provide diverse and affordable housing options to grow the tax base, which is largely built on residential property taxes, to continue making Marlborough an attractive place to live, work, and raise a family

The majority of Marlborough housing stock value well exceeds the State definition of affordable as is the case in the majority of the State's suburban and rural communities. As can be seen on the Residential Value Map, a majority of the values of the housing stock in Marlborough is in the three to five hundred thousand dollar range, compared to the current State affordable value of between \$325,000 for the eighty percent (80%) median income households and \$196,000 for the sixty percent (60%) median income households. Currently, two point thirteen (2.13%) of the housing units in Marlborough are deemed affordable by the State standards.

There are a limited number of rental units available in Marlborough today. Rental units account for approximately nine percent (9%) of the total number of household units, which equates to two hundred and twenty seven (227) household units available for rent throughout the community.

Only seventeen percent (17) % of homes in Marlborough have two or fewer bedrooms compared to forty two percent (42%) statewide average, leading to fewer housing options for younger workers or those looking to downsize.

New Housing Construction

Listed below is a summary of new construction starts since 1970 by decade.

1970 to 1979	592 permits
1980 to 1989	404 permits
1990 to 1999	188 permits
2000 to 2009	292 permits
2010 to 2018	45 permits

Housing Affordability and Availability

The State of Connecticut requires that the issue of affordable housing be addressed in each municipality's POCD and each municipality develop an Affordability Plan. The state legislature has established an Affordable Housing Appeals Procedure, commonly referred to as CGS Section 8-30g, to provide assistance with development of affordable housing throughout the State. Affordable levels mean housing for which persons and families pay 30% or less of income, where such family income is less than or equal to eighty percent (80%) and/or sixty percent (60%) of the median income of the community or Hartford HUD region whichever is less. In Marlborough the median income is above the Hartford West HUD median income of \$96,600. Utilizing the Hartford West Area HUD median income affordable housing income in Marlborough for a family of four making is \$77,280 annually at eighty percent (80%) median income and a family of four making less than \$57,960 annually at the sixty percent (60) income.

Since 2009, the growth in affordable housing units has been point three eight percent (.38%) resulting a change from one point seven five percent (1.75%) of affordable housing units to the current two point thirteen (2.13%) of affordable housing units. The State affordable housing goal is for every community's housing stock profiles to include an affordable housing stock component of ten (10%) percent of the total community households units. As defined by CGS 8-30g, currently there are only fifty one (51) or two point thirteen percent (2.13%) of the total number of household units in Marlborough are designated affordable housing units by the State. The units which are designated affordable are the twenty four (24) senior housing units at M.A.S.H., one rental assistance unit, and twenty seven (27) Connecticut Housing Finance Authority (CHFA) qualifying individual home mortgages.

The Town has housing available at a wide range of price points. However, there is only a limited availability of protected affordable units as noted above. The Town's housing stock has a diversity of price points twenty two percent (22%) of home values are less than \$200,000, while, forty two percent (42%) of home values are between \$200,000 - \$300,000, and thirty six (36%) of home values are over \$300,000 plus.

A household of four (4) making the eighty percent (80%) median household income of \$77,280 could afford a home costing up to \$325,000, while, a household of four (4) making the sixty percent (60%) median household income of \$57,960 could afford a home costing up to \$179,850 under the State's affordable housing guidelines. The values of Marlborough's existing housing stock shows sixty four percent (64%) of Marlborough's existing housing units values meet or are below the State affordable housing guidelines at eighty percent (80%) of median income, and twenty two percent (22%) of the housing stock values meet or are below the State affordable housing guidelines at sixty percent (60%) median income.

Marlborough's housing stock generally meets the needs of current residents. Although, Marlborough is not likely to reach the ten percent (10%) threshold of the Affordable Housing Appeals Act in the near future because of the sheer numbers of new or converted units that would be required, Marlborough can plan to increase the percent of affordable housing (as calculated by the state formula) and work toward meeting the state goal. Recommendations include requiring a minimum of 10% affordable units in any new multifamily housing, providing for a greater variety of housing options as part of mixed-use development areas, expanding access to affordable housing suitable for retirees and the elderly, and increasing access to Connecticut Housing Finance Authority (CHFA) mortgages to expand access to homeownership.

Recommendations:

Encourage attractive neighborhood design through the development of flexible Subdivision and Zoning Regulations that allows the development to fit the land.

Broaden the regulations to provide opportunities for the development of a range of housing types to foster the development of an affordable diverse housing stock within Marlborough, with an emphasis on creating affordable and workforce housing opportunities.

Identify areas for affordable housing and workforce housing and develop affordable housing regulations.

Explore establishing community programs that assist property owners in 1) maintaining and rehabilitating aging housing units, 2) developing accessory apartments, and/or (3) increasing the energy efficiency/sustainability of current housing units.

Monitor changes in demographics, family structure and composition, and the resulting effect on the housing needs of the Town.

Investigate and pursue projects with non-profit developers to rehabilitate older housing for affordable housing units as opportunities for first-time buyers

Pursue partnerships on a regional level to share resources to administer activities that promote housing programs and funding opportunities to expand affordable housing.

Work toward meeting the state goal of ten percent (10%) affordable housing

Consider increasing permitted residential densities for developers who build smaller housing units (less than 1,500 square feet) within an existing sewer service area or sewer expansion area.

Support the use of Connecticut Housing Finance Authority and Farmer's Home Administration mortgage programs to expand homeownership opportunities and increase the number of affordable housing units in the Town.

Consider establishing a Housing Trust Fund and payment in-lieu of fee system. Multi-family developers who cannot meet the twenty percent (20%) affordable requirement can opt to pay into the Housing Trust Fund, which the Town can use to pursue other housing affordability projects and goals.

Continue the use of the cluster subdivision regulation made available through the Open Space Conservation Area Regulation (O.S.C.A.R.) currently permitted by the Zoning and Subdivision Regulations.

POPULATION CHARACTERISTICS 2019

Population

Marlborough's growth has slowed dramatically over the last 10 years, as shown below. This change in growth patterns is taking place in the surrounding communities and in many regions of the State as well. The State overall growth rate was .6 % compared to Marlborough's .2% over the last ten (10) years.

Additionally, Marlborough is seeing the median age and population cohort outside the family formation years continuing to rise, while, the family formation population cohorts and children continues to decline. Another significant change over the last twenty (20) years that correlates with the above changes is the number of households without children has increased to 66% from 58%, corresponding households with children declined from 42% to 34%.

Decade	Total Population	% Increase
1970	2,991	52.5%
1980	4,746	58.6%
1990	5,535	16.6%
2000	5,709	3.1%
2010	6,404	12.1%
2018	6,420	.2%

Population Composition

Marlborough's population continues to age, as does most of the countries over the last 18 years. The reduction of family formation and youth age groups continues to decline, while, post-family formation and elderly age group cohorts continues to rise.

Age	2000	2010	2018	% Change 2000 to 2018
0 – 19	29.2%	27.9%	24.5%	- 4.7%
20 – 44	35.6%	28.1%	27.3%	- 8.3%
45 – 64	29.8%	34.3%	32%	+ 2.2%
65+	8.3%	9.4%	16%	+ 7.7%

Household Size

Household size continues to decline in Marlborough for the fourth consecutive census period, which correlates with the change in the population age distribution shift.

1970	3.52 persons
1980	3.12 persons
1990	3.00 persons
2000	2.79 persons
2010	2.79 persons
2018	2.76 persons

Households With/Without Children

Consistent with the aging of the population and the reduction in household size, the percentage of households without children is increasing.

2000

With Children	847	(42.2%)
Without Children	1,158	(57.8%)

2010

With Children	889	(38.8%)
Without Children	1,403	(61.2%)

2018

With Children	790	(34.5%)
Without Children	1,522	(65.5%)

Median Age

Median age of the population in Marlborough continues to rise, as is the national trend.

1980	30.5
1990	34.6
2000	39
2010	44.1
2018	44.3

Median Household Income

Median household incomes had risen dramatically in Marlborough from 1990 to 2010, far above the State and Region, but, slowed between 2010 and 2018 levels as shown below.

1970	\$12,278
1980	\$27,846
1990	\$60,635
2000	\$80,265
2010	\$108,232
2018	\$110,250

From 2000 to 2018 the median household incomes increased by \$29,985 from \$80,265 to \$110,250, while, the income divide within the community experienced a shift in a parallel direction. In comparing the Household Income Distribution from 2000 to 2018 the following changes have taken place:

Year	2000	2010	2018	% Change
\$34,999 and under	15.2%	8.8%	8.0%	- 7.2%
\$35,000 to \$49,999	10.5%	7.9%	9.6%	- .09%
\$50,000 to \$74,999	18.3%	14.5%	14.8%	- 3.5%
\$75,000 to \$99,999	23.9%	12.9%	13.3%	- 9.1%
\$100,000 to \$149,999	16.1%	30.3%	23.0%	+ 6.9%
\$150,000 to \$199,999	8.9 %	13.5%	12.7%	+ 3.8%
\$200,000 +	7.2%	12.1%	18.7%	+ 11.5%

Population Growth & Income Regional Context

Population Change 1970 - 2018

	Marlborough	Colchester	E. Hampton	Hebron	Glastonbury
1970	2,991	6,603	7,078	3,815	20,651
1980	4,746	7,761	8,572	5,453	24,327
1990	5,535	10,980	10,428	7,079	27,901
2000	5,709	14,551	13,352	8,610	31,876
2010	6,404	16,068	12,959	9,686	34,427
2018	6,420	16,015	12,890	9,550	34,688

Average Household Sizes 1980 - 2018

	Marlborough	Colchester	E. Hampton	Hebron	Glastonbury
1980	3.12	2.94	2.88	3.21	2.88
1990	3.00	2.76	2.70	3.03	2.62
2000	2.79	2.75	2.63	2.88	2.57
2010	2.79	2.78	2.59	2.84	2.61
2018	2.76	2.68	2.55	2.83	2.60

Median Household Income

Household incomes continue to rise in Marlborough. Marlborough's median income is the twenty second (22) highest in the State.

	Marlborough	Colchester	E. Hampton	Hebron	Glastonbury
1990	\$60,635	\$46,389	\$48,000	\$56,093	\$57,464
2000	\$80,265	\$64,807	\$66,326	\$75,138	\$80,660
2010	\$108,917	\$82,662	\$83,468	\$95,963	\$103,058
2018	\$110,250	\$101,031	\$99,104	\$104,519	\$111,645

Recommendations:

Monitor changes in demographics, family structure and composition, and the resulting effect on the housing needs of the town.

Ensure that the youth and families have access to a comprehensive range of prevention, intervention, and positive youth development programs, social services, and advocacy that support and enhance their social, behavioral, and emotional wellbeing.

Develop a community culture that supports all young people, enables them to thrive, and encourages their civic involvement.

Conduct a senior services survey and marketing campaign to understand changing needs as well as advertise programs to prospective senior center users, particularly younger seniors.

Improve the ability to deliver social services by continuing to provide transportation to seniors when needed for elections, town functions, doctor visits, etc.

Continue to educate eligible households on the availability of the Elderly or Permanently Disabled Tax Relief Program.

Board of Selectmen, Commission on Aging, AHM, School Officials, interfaith groups and other appropriate community groups need to convene a summit to discuss the social service needs of the community as a whole.

Develop an action plan to meet the social services needs of the community. Such plan should examine the opportunities to address social service needs through joint services with surrounding communities and food sharing.

COMMUNITY FACILITIES 2019

As Marlborough continues to grow and the community demands change over time the Town needs to plan accordingly for the future of its facilities in order to continue to meet communities service demands and desires. To that end the Planning Commission has undertaken an examination of the current state of community facilities and has made its recommendations for the next ten (10) years.

TOWN HALL

The current Town Hall was renovated from the Mary Hall School to the current Town Hall in 1985, and at this time the building is in need of renovation and possible expansion to address the need for additional office space, ADA accessibility, and possibly public meeting space. In order for Town Hall to remain in its current location and provide the necessary services to the community, interior building renovations are necessary within the next five (5) years, so that the facility can adequately provide services for the next ten (10) to twenty (20) year period.

As a part of the planning for the retention of Town Hall at its current location the following recommendations are made;

Building improvements for ADA accessibility, the building operation systems, and the Town Emergency Operations systems are necessary over the next two (2) to five (5) years.

Connection to the public water system.

Additional recommendations:

The Town should keep open its options concerning selling the Town Hall property for commercial/professional uses most desirable for expanding the medical services currently located on the adjoining property on Jones Hollow Road and other areas within the Town Center.

The Town should consider the purchase or obtaining rights for first refusal for properties within the Town Center Area that could house a future Town Hall or other municipal facilities.

EMERGENCY SERVICES – AMBULANCE, EMERGENCY, & FIRE SERVICES

The Marlborough Fire Department currently has two (2) fire houses (Station #1 located on Hebron Road and Station #2 located on West Road) that are adequate facilities to serve the communities fire protection needs at this time.

Station #1 also houses the Marlborough Ambulance Association vehicles. Over the next three (3) to five (5) years Station #1 will need significant renovation and expansion to service the needs of the community over the next ten (10) years and beyond with the growth that is occurring and will occur in the Town Center area. The Fire Department has purchased additional land abutting Station #1 for such a future expansion.

Station #2 will need building renovation to keep the building functional as well improvements which would allow it to be a satellite emergency shelter.

Recommendations:

Perform a future facilities needs assessment of both Fire Department Stations at their current locations. This study should be undertaken in the next five (5) years.

Develop a fire suppression water supply plan. A fire suppression water plan will locate existing water resources available for fire suppression, identify areas for future fire suppression water supply development, examine the future equipment needs, and location of future fire suppression water tanks. Develop recommendations concerning fire suppression priorities, funding needs, and specifications.

Any future public water supply system developed for the Town Center Area and/or the Business Park needs to include sufficient capacity for a fire hydrant system.

One of the primary fire safety issues that will face the Town over the next ten (10) years will be the ability to maintain a volunteer Fire Department as currently operated. The Town needs to plan accordingly for the possible change to a combination paid/volunteer fire department or a regional volunteer fire service.

The Town should examine available benefits/incentives for residents who volunteer their services on the Marlborough Fire Department in order to help maintain and recruit volunteer firefighters.

Maintain the existing mutual aid compacts with the surrounding communities and examine how to enhance and expand mutual aid relationships.

Ensure that all emergency shelters have adequate backup power supplies as well as sleeping, showering, and food preparation areas.

Develop a debris management plan that identifies sites that can be used to store vegetative debris during major storm events.

Evaluate post-disaster response logistics, including the organization of volunteers.

Support and maintain the quality and condition of public safety facilities and equipment.

LIBRARY

The Richmond Memorial Library is a Town owned building with a private non-profit corporation that operates the Library services. The Town contributes annually to the operation budget and maintains the building and grounds. The current Library building was built in 1987 with 5,000 square feet finished on the first floor and with 3,000 square feet unfinished on the second floor.

The Richmond Memorial Library is recognized as one of the most highly utilized Libraries in the Greater Hartford Region. The growth in the Library services since 1987 has resulted in the conversion of quiet space into active Library area and there is a need to expand the building to provide for the larger Library collection, technology stations, quiet space, and public meeting space.

As technology advances and the demands on library services change, there is a need to re-organize the Library to expand the facility as well as the tremendous growth in utilization of the services offered by the Library.

Recommendations:

Develop multiple options for expansion of the facility.

Develop a phased construction plan for the expansion of the facility if the large expansion is not financially possible.

Foster the development of programs that will link together the Library, Senior Center and School.

SENIOR CENTER

The Marlborough Senior Center built in 1997 is a 3,500 square foot facility that services the needs of the senior population and also is utilized by community organizations and for some Town meetings. With the growth in the 62 year old plus population over the past twenty (20) years from 6% to 16% of the Town's population coupled with the projections of an increasing aging population the current facility and programs will not be adequate to provide the necessary services over the next ten (10) years.

Recommendations:

Examine expansion of the facility in the next five (5) to ten (10) years

As a part of any expansion plan for this facility accommodating emergency shelter functions should be taken into consideration.

Consider the construction of a mutli-generation community center to services the needs of the senior population and youth.

If School population continues to decline examine the conversion of a portion of the School for senior use.

SCHOOLS

Elementary School

The Elmer T Thienes/Mary Hall Elementary School has seen its student population decline from approximately 660 students to 450 students over the past ten (10) years. The State demographic forecast shows the School age population may continue to decline over the next ten (10) years by an additional 27% or approximately or one hundred twenty (120) students.

Middle/High School

The Region 8 facilities have been substantially upgraded. The middle school was renovated and a new high school was constructed. These facilities upgrades should provide adequate space for the next ten (10) years. The Region 8 agreement between the three (3) Towns does allow for the host community to dissolve the district with a ten (10) year notice of intent to dissolve, this does not appear to be a likely event during this planning period.

Recommendations:

Marlborough should maintain enrollment in the Region 8 District for the next ten (10) years, and at no point should Marlborough consider an independent Middle or High School facility.

PARK & RECREATION

Parks, open space, athletic fields, and recreation programs are an important component to creation of a healthy and vibrant community. The Town athletic and recreation opportunities are provided by the Park & Recreation Department, Marlborough Youth Athletic League (Baseball/Basketball) and the Marlborough Soccer Club. The Park & Recreation Department works in concert with these two community organizations to meet the community's recreational needs.

Recommendations:

Pursue construction of multipurpose trails within the existing open space system and continue to file for grants funds and budget funds for the construction of trails.

Work with the State to develop multipurpose trails within the State Forest land in Marlborough to develop linkage between Town open space and State/Abutting Towns open space systems.

Pursue with the State, Colchester, and East Hampton the creation of a trail connection into the Airline Trail.

Develop a master plan for improvements to Blish Park that includes upgrading existing facilities and the construction of new facilities.

Develop a management plan for Town owned open space.

Identify and pursue land for the development of additional recreational fields for all age groups.

Utilize the athletic/recreational facilities at RHAM

Recommendations: Overall General Town Facility

Seek to provide facilities to meet present and future needs of the community.

Maintain information on the utilization of existing community facilities (including schools).

Maintain existing facilities as efficiently and effectively as possible in order to maintain community character and protect the capital investment in public buildings and facilities.

Strive to adapt and reuse existing buildings for new purposes rather than create new buildings on new sites.

If new buildings and/or sites are required, seek sites where the facility could enhance commercial vitality as well as the aesthetic environment

Modernize Town buildings to improve handicapped accessibility.

Provide recreation facilities to meet community needs.

TRANSPORTATION 2019

Marlborough's central location within the state makes it a desirable place to live because commute times to Hartford, New Haven, and New London are less than an hour's drive. There is convenient access to all of Connecticut's major highways as well as to air and rail service. The State highway network serves as the backbone for the Town's transportation arteries, connecting residents and businesses to the surrounding region.

State Highways

CT Rte. 2 (Limited Access Highway) bisects Marlborough in a North/South direction and CT Rte. 66 bisects Marlborough in an East/West direction and they intersect at the Town Center. CT Rte. 2 corridor is experiencing rapid growth between East Hartford and Norwich and Marlborough is the midpoint of the corridor and has the major cross roads into eastern Connecticut. Over the next ten (10) years the forecast is for continued growth within the Rte. 2 corridor.

Recommendations:

Work with Connecticut DOT to make safety improvements along Rte. 66 including the installation of better signage, minimization of curb cuts, and other measures to insure public safety.

Work with Connecticut DOT to improve CT Rte. 2 exit ramps and approaches to exits 12 and 13.

Work with Connecticut DOT to improve the drainage system along Rte. 2 and Rte. 66 to minimize the migration of sediment into the Blackledge River, Dickinson Creek, and Lyman Brook.

Work with Connecticut DOT to develop an emergency access road along CT Rte. 2 between Exit 11 (Glastonbury) and Exit 12 (Marlborough)

Continue to work with Connecticut DOT to coordinate the flow of traffic through the Town Center area including the introduction of additional traffic light signalization along Rte. 66.

Work with the CT Department of Transportation to design and implement well-planned traffic calming improvements within the CT RT 66 right-of-way so that traffic speeds are more compatible with the Town's Main Street.

Public Transportation

Currently Connecticut Transit provides limited bus service in Marlborough to and from Hartford for the morning commute, a midday run, and evening commute. At this time there are three (3) commuter parking lots located at CT Rte. 2 Exit 12 on West Road with bus stops and a stop in the Town Center has been added.

Recommendations:

Encourage carpools, vanpools, shuttle buses, and other forms of shared transportation by residents and by local employers.

The Town should approach Connecticut Transit concerning expanding or changing the current bus service to serve the Marlborough Commons and the Town Business Park area as they develop as new employment areas, and develop commuter parking lots at the Marlborough Commons or Town Business Park property for bus commuting in the future.

Work with Connecticut DOT to develop and implement a landscaping plan for the existing commuter parking lots on West Road.

Town Roads

Currently, the Town maintains sixty-three (63) miles of roads. Streets are classified as arterial, collector, and local as depicted on the Road Classification Map.

As a result of the growth in Marlborough and the surrounding communities over the past ten (10) year period, peak commuting traffic volumes have significantly increased on the Town's major roads. In particular Chapman Road, Finley Hill Road, Flood Road, Jones Hollow Road, North Main Street, Ogden Lord Road, Portland Road, South Main Street, South Road and West Road traffic volumes have significantly increased due to growth in Colchester, East Glastonbury, East Hampton, and Hebron in the vicinity of the Marlborough Town line within these communities. This increase in traffic volume on these roads and other Town roads needs to be taken into consideration when developing the long term capital plan for roads.

The Town utilizes pavement management software which evaluates the condition of each road and produces a priority list for maintenance actions for the entire road network. It is essential that the Town systematically maintains the road network as recommended to avoid future large capital expenditures for emergency repairs and replacements.

Recommendations:

The Board of Selectmen needs to maintain the long term capital plan for the maintenance and repair of the Town's roadways and associated drainage systems.

The Board of Selectmen needs to develop, and the Board of Finance needs to recommend funding of yearly maintenance budgets to extend and preserve the life span of existing Town roads.

Examine traffic calming implementation on North Main Street and South Main Street.

Continue to update the comprehensive road inventory to identify roadway infrastructure needs for funding through the Town's Capital Improvement Plan (CIP).

Continue to promote a "complete streets" philosophy and approach to roadways treating them as corridors and places for all transportation modes (pedestrians, bicycles, transit, and people), not just places for exclusively moving vehicles.

Examine all intersections and develop and implement an intersection safety improvement plan.

Maintain or enhance the aesthetic and environmental qualities of the community when improving roads.

Public Works Department needs to evaluate road signage throughout Town to improve public safety.

Examine traffic calming measures to slow traffic through the Town

Alternative Transportation Modes

Walking and biking options are becoming increasingly popular modes of transportation for residents and visitors alike. Improving infrastructure for these modes can improve mobility issues related to parking, congestion, and safety to create a more sustainable long term transportation network, especially in the Town center and near tourist destinations. Many of the Town's greenways and open space resources are also more easily accessed by non-motorized methods of travel. Public transportation service in Town is currently limited. However, demand is likely to increase as the senior population grows, particularly for seniors who are no longer able to drive.

Recommendations:

Advocate for 10.5 and/or 11 foot travel lane widths on State and Town roads in order to provide space for other users (such as bicycles) and to calm traffic.

Give consideration to bicycle lanes and/or markings whenever roads are improved or striped.

Work with State and CRCOG to encourage promotion of safe bike routes and/or the provision of bicycle lanes and/or signage on state routes.

Most state roadways have ample right-of-way to accommodate 5-foot bicycle shoulders that improve safety for cyclists. These improvements should be considered as part of future state roadway maintenance projects.

Work with the State to promote connections to State-owned recreational properties and trail systems through signage, mapping, promotion and accessible bike and pedestrian routes

Continue to require all new developments construct bike racks.

Identify desirable bicycling routes both on and off-road, particularly connecting regional attractions within Town and between surrounding Towns.

Where road upgrades or major maintenance is considered, the feasibility of bike, foot, and bridle (equestrian) paths should be further explored.

As funding is available, continue additional phases of the multi-phase sidewalk improvement program

ECONOMIC DEVELOPMENT 2019

The tax benefit of commercial and industrial property is vitally important to the overall quality of life for the community. Commercial and industrial uses relieve some of the tax burden on homeowners. However, residents have also indicated they don't want economic development for the sake of taxes, if it detracts from or dilutes community character. Marlborough has to attract the right kind of development which fits well with what Marlborough already offers:

- Proximity to customers, suppliers, partners, and investors,
- A highly educated and skilled workforce,
- Unusually high quality of life for both employers and employees,
- Proximity to nationally ranked public and private schools, and
- Proximity to transportation corridors and modes.

The land area of Marlborough consists of 14,976 acres of land, of which only four hundred forty three and half (443.58) acres or 2.96% of the land is zoned for non-residential tax base growth. Today approximately one-third of this land is vacant with the majority of it one hundred thirty two (132) acres located on the east side of the Rte. 2 exit 13 interchange on Hebron Road (Rte. 66).

With the installation of public sewers and water over the last ten (10) years redevelopment of the commercial core within the Town Center has begun to take place. In the last three (3) years over \$20,000,000 of private investment has been made toward expanding the tax base within the Town Center area. One of the results of this private investment has been the construction of large grocery store, and significant renovations to existing buildings resulting in both a growth in the non-residential tax base and the creation of over two hundred fifty (250) new jobs for all age groups.

Marlborough Occupations & Workforce

Marlborough is a decidedly white collar community, with 88.25% of the workforce in white collar jobs, well above the nation average of 40%, and the State average of 44%. The largest sector of occupations are management 18.6%, sales 15.21%, and office and administrative support 9.61%. Approximately 9.23% of the workforce works from home, this may seem like a small percentage, however, it ranks amongst the highest percentages in the country.

Additionally, Marlborough is a highly educated community with 54% of adults having a college degree, with 20% having advanced degrees, compared to the national average of adults with college degrees of 21.84%, and the State average of 38%. This intellectual capital is reflective of the employment sectors occupied by Marlborough residents, and the community's median household income of \$110,250, and having 11.5% of all household incomes above \$200,000.

Employment Categories

A majority of residents are employed in the private sector; and then a split between self-employment and government workers, and non-profit employment has the smallest percentage of employment for Marlborough residents.

Self-employed	617 (16.96%)
Private	2,257 (62.02%)
Government	577 (15.85%)
Non-Profit	188 (5.17%)

Journey to Work

Marlborough has approximately 1,600 residents actively participating in the workforce of which 89.7% commute to work outside of Marlborough and 10.3% commute within Town. The total workforce commuters to Marlborough is 543, which includes 193 Marlborough residents and 350 commuters from surrounding communities.

The average commute time for Marlborough residents is 25.1 minute compared to the State average of 26 minutes and the national average of 26.4 minutes. As can be seen below a majority of the commuting destinations are within the greater Hartford area.

Commuting Patterns

Town Residents Commuting To:		Commuters to Marlborough	
Hartford	497	Marlborough	193
Glastonbury	253	Colchester	89
Marlborough	193	East Hampton	83
East Hartford	183	Hebron	64
Manchester	122	Manchester	44
Middletown	100	East Hartford	35
Rocky Hill	87	Glastonbury	35

Recommendations:

Work collaboratively with neighboring economic development entities to promote tourism, market attractions and create destination promotions.

Celebrate and publicize economic development success.

Continue to update and maintain a database of available development sites and actively market these sites to prospective businesses in conjunction with other partners, such as CERC, regional economic development groups, and others.

Continue to support businesses in navigating requirements and timing of the local regulatory processes.

Support future extensions of the sanitary sewer system in commercial areas that are consistent with the Town's Sewer Service Plan.

Continue to meet with local businesses to understand their workforce and training needs.

Encourage greater density and intensity in Town Center to help create a larger "critical mass" and a greater sense of activity to enhance the character and vitality of the Town Center.

Encourage economic development that is consistent with the POCD and that harmonizes with Marlborough's locational advantages, the natural environment, and quality of life.

Ensure the scale and form of new development is compatible with the surrounding areas and the architecture of new development complements or enhances the existing developed environment.

Maintain positive relationships with local businesses.

Promote the safe and convenient movement of traffic into and through the Town Center.

Retain existing businesses and support their growth and expansion.

Strive to maintain Marlborough's strong financial situation and reduce the tax burden on property owners by continuing to grow the grand list by diversify the tax base, and attracting uses that pay more in taxes than they require in services.

Support the start-up of new enterprises.

THE NATURAL ENVIRONMENT 2019

Introduction

The land use patterns of a community are largely influenced by the land's natural resources and environmental characteristics, property owner's values, as well as the regulatory land use scheme in place. Marlborough's natural resources and environmental features are essential elements in the overall identifying visual image of the community to both its residents and non-residents as they travel throughout the community. Beyond the physical imagery Marlborough's natural resources and environmental features present to the eye they are one of the key community assets that contribute to the overall quality of life enjoyed by Marlborough residents.

Marlborough since the inception of land use regulations in 1954, have made the protection and retention of its natural environment as one of the communities highest priorities. This commitment to retaining the natural environment and resources is evident as one examines the open space maps and plans and the land use regulations of the community from 1954 to the present. Therefore, over the next ten (10) years with the introduction of public sewers and public water, land use policies and regulations need to ensure the continuance of the preservation of the communities' natural resources and environmental resources.

Still today, for many residents the natural environment and the resources that the Town provides are vital to preserving the quality of life in Marlborough. For these same reasons, the importance of conserving and protecting these spaces for future generations to enjoy is critical. The natural environment is just as vital to a community as its built environment, and the conservation of those resources provide economic, ecological, and social benefits to the Town's current residents as well as future generations.

The CT DEEP Connecticut's Comprehensive Wildlife Conservation Strategy, now known as the Wildlife Action Plan was updated in 2015. The document outlines Connecticut's 12 key habitats and the problems facing them. In short, they concluded that the most significant threats to Connecticut's land and waterscapes include habitat loss, degradation, and fragmentation from development; changes in land use; and competition from non-native invasive species. Eleven key habitats were identified including large upland forest, forested inland wetlands, shrub inland wetlands, large rivers and streams, and their associated riparian zones, and vernal pools, which are critical to wildlife diversity and success. All of these areas are prime candidates for open space preservation and almost all habitats could be identified as existing within the limits of Marlborough.

Topography

Marlborough is located on the western edge of the of Connecticut's Eastern Uplands, an area that covers roughly one-third of the State. The Eastern Uplands area is characterized by north-south running hills, numerous river/stream systems, and soils with a stony quality.

Inland Wetlands

In Connecticut wetland soils are designated as poorly drained, very poorly drained, alluvial and flood plain soils. Wetlands serve a variety of functions that are essential in maintaining a diverse and healthy flora and fauna population, adequate flood storage, as well as protection of surface and ground water quality.

Inland/Wetlands in Marlborough are regulated by the Marlborough Conservation Commission. The Conservation Commission has established regulations that review activities within wetlands and within one hundred and fifty (150) feet of wetlands and two hundred (200) feet from major watercourses and their associated wetlands.

Watercourses

Marlborough has numerous watercourses throughout the Town that provide excellent wildlife habitat, active and passive recreational opportunities, and scenic beauty. There are several significant watercourses and their major tributaries that flow through Marlborough that are the head waters to the Salmon River. These include the Blackledge River with its tributaries Fawn Brook, Flat Brook, Foot Sawmill Brook, Lyman Brook, and Dickinson Creek with its tributaries, Fawn Hill Brook, Dark Entry Brook and Lake Terramuggus. Most of these watercourses are classified by the State as Class A and AA watercourses that indicate clean surface water quality.

Lake Terramuggus is an 83 acre natural spring fed lake is located in the center of Marlborough and provides recreational benefits to all of Marlborough residents. Since 1994, the Town has been monitoring the water quality of Lake Terramuggus yearly from May – October. Lake Terramuggus water quality is classified as oligotrophic to mesotrophic condition.

In order to preserve the Lakes water quality, the Town has implemented storm water improvements that will reduce the introduction of heavy metals and particles into the Lake and other water bodies. Additionally, sanitary sewers have been constructed to protect Lake Terramuggus and other surface waters in the Sewer District, as well ground water for potable water supply to people's individual wells.

Floodplains

Floodplains are low lands along watercourses which are subject to periodic flooding throughout the year. The Town FEMA maps were last updated in September 2008. It is essential, to preserve property values and uses, that the Town diligently apply the Flood Plain Regulations. The Town Hazard Mitigation Plan was just recently updated by CRCOG.

Groundwater Resources

All of the potable water used in Marlborough is derived from individual ground water wells. There are five (5) community water systems that service limited neighborhoods within the community that depend on bedrock wells for their potable water supply as well. Ownership of these community water systems is a mix of neighborhood property owners associations, and public utility company ownership. Many of these systems were built between 1950 and 1970 and are approaching the end of their useful lifespan. Over the last ten (10) years all except one of these five (5) community systems have either transferred ownership or have entered into operation agreements with public utility companies.

There are several areas of known ground water contamination throughout the Town Center area. To address this contamination problem the Town has constructed a water utility service area and developed a public water system that will service the Marlborough Town Center area as well as the potential to service the Lake Terramuggus neighborhoods. The Town voted to transfer the Marlborough Municipal Water System to Aquarion Water of CT in June 2019 pending State approval.

Forests

The landscape of Marlborough is dominated by forest land. Out of the 14,976 acres that makes up Marlborough, 5,420 acres is protected forest land which equates to thirty-three (33%) percent of the Town. There is 3,284 acres of State Forest between the Meshomasic State Forest and Salmon River State Forest, as well as, there is an area containing approximately 1,600 hundred acres of private land under conservation easements maintained by the Connecticut River Watershed Council in the southeast area of Town. Additionally, the East Glastonbury Fish & Game Club owns 450 acres of land adjacent to Rte 2 along the Glastonbury Town line and the Town owns an additional 440 acres of forest land.

Beyond these forests land holdings above, there is an additional seven hundred and sixty (760) acres classified as forest land by the Tax Assessor's office in the State's Public Act 490 Program.

ENVIRONMENTAL GOALS

Flood Plain

Encourage residents within the 1% annual chance floodplain to purchase flood insurance under the National Flood Insurance Program and to complete elevation certificates.

Maintain the Flood Plain areas from development that will adversely impact upstream and downstream property owners and preserve their vital diverse functions.

Implement the recommendations of the Natural Hazards Mitigation Plan, including pursuing acquiring land in flood hazard zones, prioritizing road construction projects to lower risk through raising road beds and replacing inadequate bridges and culverts.

Land Conservation

Preserve forested hill tops and steep slopes to preserve the visual aesthetic of the community, to prevent erosion of steep slopes, to protect and preserve the water quality of all watercourses, to protect and preserve the quality of ground water, and to protect and preserve the functions of inland wetlands and flood plain areas.

Preserve the indigenous plant and wildlife communities and provide significant wildlife corridors along all watercourses. Maintain contiguous preserved open space corridors that will provide long term sustainable wildlife corridors.

Preserve contiguous forested areas and promote forest best management practices for private and public land.

Preserve and enhance the water quality of all watercourses through the utilization of public educational outreach and regulatory best management practices.

Preserve farmland and areas of prime agricultural soils.

Examine the addition of the "Open Space" classification to the existing "Agricultural" and "Forestry" classifications currently permitted in Marlborough through Public Act 490 program administered by the Tax Assessor.

Encourage the use of green design in all Town projects and private projects in the future.

Water Resource Protection

Continue the Lake Terramuggus water testing program, and diligently monitor the results and implement necessary best management practices to preserve the water quality of Lake Terramuggus as necessary.

Encourage the acquisition of land along major watercourses for preservation of natural resources and to permit public access to these natural resources.

Encourage the formation and designation of Greenways along the Dickinson Creek and Fawn Brook watercourse corridors.

Continue to support the mission of the Salmon River Watershed Partnership and Salmon River Watershed Conservation Compact.

Regularly clean storm drains and provide corrective action for siltation and damage to Town roads and storm water infrastructure in order to be compliant with the municipal separate storm sewer systems (MS4).

Promote the use of non-chemical fertilizers and pesticides in order to prevent future runoff into Marlborough's surface and ground waters.

Educate landowners on water quality issues and techniques for protecting water quality – removal of invasive species; maintenance or creation of vegetated buffer strips along lakes and streams; limited use of non-chemical fertilizers and pesticides; septic design and maintenance.

Partner with Marlborough Public Schools and environmental non-profits to increase awareness and appreciation for open spaces, trails and waterways.

The Town should utilize particle separators at all outfalls to prevent the migration of sediment and other harmful elements from discharging into surface waters.

Implement best management practices for winter road maintenance.

Constantly update the land use regulations and policies to keep pace with the erosion and sediment control best management practices.

POCD - OPEN SPACE & RECREATION 2019

Just as we need places to live, work and shop, also we need open space and recreational lands to balance our basic needs. Open Space/Recreational land has many different functions, such as:

- protection and conservation of natural resources;
- enhancement of outdoor recreational opportunities;
- screening and buffering of residents from other land developments;
- preservation of scenic vistas and natural landscaped gateway areas that shape the community character and image; and
- preservation of archaeological, historical and cultural resources.

Additionally, these open space areas preserve the quantity and quality of Marlborough water supply, provide wildlife habitat, protect our homes from flooding, and provide opportunities for healthy outdoor activities. Within Marlborough one can currently utilize four thousand (4,000+) acres of public open space for activities that include the use of rivers, streams, and Lake Terramuggus for water recreation and sport, use of the forest land for bicycle, hiking, walking, and observation of nature on the existing trails and woods roads.

Marlborough is a community with a diverse and varied natural landscape, including significant water bodies, watercourses, and hilltop vistas such as Fuller Hill and Carter Hill. These are integral components of the vitality and small-town New England character of this community. In addition to their natural beauty, these natural resources provide a variety of passive and active recreational opportunities. These contribute not only to the character of the community, but also to the quality of life enjoyed by its residents.

CATEGORIES OF OPEN SPACE LAND

Currently, Marlborough has some significant open space areas in the form of state forest land and municipal open space land. Additionally, the Town is fortunate to have park land such as Blackledge Field, Blish Park, Farley Field and the West Road Memorial Ball Fields, which provide active recreational opportunities. Therefore, this Plan will identify properties as desirable for incorporation into a comprehensive open space system that will meet the recreational needs of the community and preserve its significant natural resource assets.

For the purpose of this Plan, open space land will be divided into three categories: greenway corridors, community parkland, and forest preserve areas. The main distinction among these categories is that the land for greenway corridors is located along the streambelts and will be used primarily for passive recreation and natural resource protection. Community parklands will be used primarily for active recreation and community gathering areas. Forest preserve

areas will be large contiguous areas, not along streambelts, that will provide for passive recreation and natural resource protection.

The State of Connecticut and Town of Marlborough have several tools available to acquire rights to properties for various open space purposes. These acquisition tools include fee simple purchase, private and public conservation easements, gifts, and use of the regulatory process. The method of acquisition utilized shall be based on the nature of the property, the open space goal, and the opportunity for acquisition. Therefore, this Plan will identify properties as desirable for incorporation into a comprehensive open space system that will meet the recreational needs of the community and preserve its significant natural resource assets.

OPEN SPACE GREENWAY CORRIDORS

A key component of the cultural, historical and natural resources of Marlborough is its major streambelts. These include historic mill sites that defined Marlborough's early development and present diverse ecological communities, all of which provide opportunities for both active and passive recreation. These greenway corridors will provide opportunities for a public trail system and for the preservation of natural resources. They will also contribute to maintaining the quality of life enjoyed in Marlborough.

Blackledge River Greenway

The Blackledge River flows from the Glastonbury/Marlborough town line south to its confluence with Fawn Brook, forming the headwaters for the Salmon River along the Colchester/Marlborough town line. The Blackledge River greenway corridor contains significant community assets, including cultural, historical and natural resources that contribute to the character of the community. These assets include historic mill sites that lend themselves to archeological and cultural exploration. Additionally, the river corridor provides opportunities for both active and passive recreation and is home to a diverse natural community of native plant and wildlife species. Also, this greenway can create linkages to both the Fawn Brook greenway and the Lyman Brook greenway along South Main Street.

Dickinson Creek Greenway

Dickinson Creek flows from the Glastonbury/Marlborough town line south to the Colchester/Marlborough town line for a distance of approximately 32,000 linear feet. The land use along the length of Dickinson Creek is diverse, unlike that of the other greenway corridors. The majority of the northern section of the creek flows through developed properties, except for the northernmost reaches of the creek east of Connecticut Route 2. A majority of the southern section of the creek flows through the state forest.

Fawn Brook Greenway

The Fawn Brook greenway corridor contains many community assets, such as historic mill sites and diverse plant and wildlife communities. It also provides opportunities for both active and passive recreation. Additionally, this greenway will provide linkage to the Blackledge River greenway corridor and to the Hebron Fawn Brook greenway. There are approximately 2,500 acres of undeveloped land in Marlborough and Hebron within the watershed areas of the Fawn Brook branches.

Fawn Brook is divided into eastern and western branches that flow through Hebron and Marlborough until they converge in southeast Marlborough to form one brook. There is approximately 14,000 linear feet of the Fawn Brook's branches and main stem flows through Marlborough prior to the convergence with the Blackledge River. The western branch acts as the Hebron/Marlborough town boundary line, extending 3,500 hundred feet south from the abandoned Holcombe Road to the abandoned portion of Paper Mill Road. Fawn Brook then flows to its confluence with the Blackledge River at the intersection of South Main Street with Kellogg Road.

Fawn Hill Brook and Strong Pond Greenway

The Fawn Hill Brook and Strong Pond greenway corridor contains many community assets, such as historic mill sites and diverse plant and wildlife communities. It also provides opportunities for both active and passive recreation, and for a community gateway. This greenway corridor is unique from the other greenway corridors in that, in addition to a major streambelt of approximately 3,800 linear feet, it contains a pond of approximately eight acres and large interconnected, highly functional wetland systems. Therefore, its shape will not be the traditional linear greenway but, rather, a combination of greenways and forest preserve areas. Additionally, this greenway will provide linkage to the Dickinson Creek greenway corridor and allow for future linkage into East Hampton.

COMMUNITY PARKLAND

Marlborough is fortunate to have some significant parklands, such as Blackledge Field, Blish Park, Farley Field and the West Road ball fields that meets the community's current active recreational and community gathering needs. As the Town grows, however, these needs are increasing and additional parkland will be necessary.

A review of all the existing open space properties in Marlborough indicates that there are limited opportunities to develop parkland on existing Town Open Space Land in order to meet the future needs of the community. Only the West Road ball field's site has abutting undeveloped land.

FOREST PRESERVE AREAS

Forest preserve areas have several functions, including: protecting streambelts from erosion and sediment transport of the upper watershed areas; contributing to the maintenance of the water quality; preserving a variety of wildlife habitat areas; and preserving the natural landscape of the community. These lands function as community gateways and natural resource protection areas, and provide recreational opportunities throughout the community.

There are significant areas of contiguous forest land within Marlborough, comprising state forest land, state forestry tax program land (private ownership), Town open space land, and private restricted land. Additionally, the location of the state forest land provides opportunities to increase the unfragmented forest area and make regional open space connections into certain areas of Colchester, East Hampton, Glastonbury, Hebron and Portland.

State Forest Land

A portion of the Meshomasic State Forest is located in northwest corner of Marlborough. This area contains two hundred and seventeen (217) acres that abut approximately forty-two hundred (4,200) acres within the state forest in Glastonbury, East Hampton and Portland. This provides a direct link to the Shenipset Trail through the state forest into East Hampton and Portland.

Additionally, there are three large areas of the Salmon River State Forest within Marlborough that contain large portions of the Blackledge River and Dickinson Creek. One area is located in the southeast corner of Marlborough and extends along the Blackledge River from Phelps Road south to Rte. 2, crossing Rte. 2 south to South Road. It contains four hundred and ninety-seven (497) acres that abut additional hundreds of acres of State Forest in Colchester, which encompass the Air Line Trail.

Private Forest Land

Between the Salmon River State Forest, located north of Hebron Road (Rte. 66) and the southeast corner of Marlborough lies approximately sixteen hundred (1,600) acres of privately-owned land, which for the most part is undeveloped. Much of this property is in a tax abatement program, either the 490 Forestry Program or the old Ten Mill Program.

These programs reduce the assessment in such manner that taxes are significantly reduced for a period of ten (10) years for the 490 Program and fifty (50) years for the Ten Mill Program. Much of this land is reaching its tax-abatement maturity date and will become vulnerable for development. The conservation restrictions allow limited development as long as this development is consistent with the goals and objectives of the conservation

restrictions. Beyond these forests land holdings above there is another seven hundred and sixty (760) acres classified as forest land by the Tax Assessor's office in the State's Public Act 490 Program.

Recommendations:

Provide buffer areas between differing land usages and unifying open space into a community-wide network.

Preserve and protect varied natural communities and to support existing diversity of species, with an emphasis on areas containing endangered or declining populations of wildlife.

Priority will be given to assembling contiguous areas of greenbelt corridors for the unhindered movement of wildlife.

Identify and provide land for future water supply areas and protect through open space acquisition.

Explore opportunities with DEEP to create pathways and parking areas for public access into state forest lands

Examine opportunities for creating pathways and parking areas for public access into Town Open Space Properties

Examine opportunities with the Towns of Colchester, East Hampton, Glastonbury and Hebron to create continuous greenway systems such as a connection to the Airline Trail.

Contact property owners of desired open space land to begin a dialogue concerning the creation of the greenways

Perform an inventory of the plant and wildlife species found within the greenways

Continue to maintain existing recreational fields and facilities in a state of good repair.

Continue to partner with non-municipal organizations such as the Marlborough Youth Athletic League and Marlborough Soccer Club to meet the Town's recreational needs.

Continue to provide diverse recreational opportunities and programs for all ages through the Recreation Department.

Recognize the importance of trees and vegetation to Marlborough's overall character and environmental health.

RESILIENCY AND SUSTAINABILITY 2019

For the purposes of this Plan, “sustainability” refers to the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs. The term “resiliency” refers to the community’s ability to adapt to new circumstances and/or recover from sudden changes or adversity.

This Plan includes a variety of goals addressing the social, environmental, and economic sustainability of the community or its ability to meet present needs without compromising the ability of future generations to meet their own needs. Topics that fall under this imperative include encouraging energy-efficient development patterns, the deployment of renewable energy sources and energy conservation measures, and preservation of agriculture and natural resources.

A sustainable community reinforces development patterns that contribute to meaningful community character and quality of life by encouraging appropriate smart growth principles, while protecting sensitive natural and cultural resources. More so, a sustainable community incorporates consideration for the environment, for social equity and for economies tied to land use throughout every planning process and policy implementations. As the World Commission on Environment and Development says, "Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs." The tangible effects of sustainability are vast, from decreasing energy consumption, reducing pollution, promoting healthy active lifestyle choices, improving pedestrian and bicycle safety, creating new avenues for businesses to achieve economic viability and independence to decreasing the town's vulnerability to changes in fuel

These efforts have a variety of benefits for the community, including providing for the current and future outdoor recreational needs of community residents, preserving wildlife habitats and the ecological functioning of lands in their natural state, and ensuring lands poorly suited to residential or other development are permanently protected. These efforts also help to provide greater stability in the town's budget and limit growth in public infrastructure and program needs.

Recommend:

Support and promote resiliency and sustainability by increasing sustainable energy use and reducing waste.

Continue to educate Marlborough residents on the positive environmental and fiscal benefits of recycling and waste reduction, smart design, and green energy.

Continue to support community efforts to increase public and private use of renewable energies.

Continually review and improve emergency response in order to ensure that public safety services (police, fire, and emergency medical) are trained and equipped to respond to emergencies in the community.

Install photovoltaic or other renewable energy systems on all public buildings and promote and support alternatives and clean-fuel technologies for public fleets, as feasible.

Promote energy conservation techniques for the design and construction of public improvements and infrastructure.

Continue to support regional recycling, household hazardous waste, and electronic disposal

Consider the use of Energy and Environmental Design (LEED) Standards for future municipal building construction projects where practical and encourage use in private building construction projects within Town.

Monitor changing temperature, climate patterns, and/or storm frequency or intensity before they become a threat to the community.

Seek efficient technological upgrades that ensure ease in communications and management across all Town departments and facilities.

Continue to participate in the Chatham Health District.

Continue to participate in regional recycling, household hazardous waste and electronics disposal.

Continue to communicate with neighboring Towns and identify potential opportunities for cost-effective shared services.

Encourage water conservation.

Encourage continual review and improvement of emergency response by public safety services (fire and emergency medical).

CLIMATE CHANGE & HAZARD MITIGATION

There has been a significant of change in weather patterns that has impacts to our community's infrastructure. The northeast trend is for higher intensity and longer durations storms. In addition to this change in storm frequency and intensity, we are also experiencing long stretches of drought. It will be incumbent on our community to plan for this change in weather patterns.

Recommendations:

Review and update Flood Plain Management Ordinance.

Implement Low Impact Development in drainage design.

Implement Marlborough strategies in the CRCOG Hazardous Mitigation Plan.

Continue to upgrade culverts in accordance with h 2014 & 2015 Town wide Culvert Inspection Reports.

Identify areas for debris management.

Over time, consider ways to assess the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop adaptation strategies.

Seek to identify recurring hazards or threats (such as hurricanes, flooding, winter storms, etc.) and prepare to avoid, mitigate, or respond to such events.

Continue to coordinate with Capitol Region Council of Government (CRCOG) and others on updating and refining the regional hazard mitigation plan and strategies to avoid, mitigate, and respond to such events.

Participate with local organizations and regional agencies on emergency preparedness and response.

FUTURE LAND USE 2019

Modifications to existing land use designation and policies are necessary due to the changes in demographics, economics, policy decisions, and land use development within Marlborough and the surrounding area since the last update to the Marlborough POCD. After closely reviewing the existing zoning classification and other pertinent data relating to Marlborough and the surrounding area the Planning Commission is recommending the following actions be taken to ensure the orderly growth of Marlborough in order to meet the community's needs for the next ten (10) years while retaining the small town character of Marlborough for generations to come.

Residential

At this time Marlborough has approximately five thousand three hundred (5300) acres of partially developed and vacant land with a current zoning designation of "R" – Residential. These parcels occupy thirty five percent (35%) of the land area of Marlborough. The potential future development of these five thousand and three hundred (5300) acres under the current land use regulations could result in approximately an additional one thousand two hundred (1200) to one thousand four hundred (1400) dwelling units being built. There are approximately two thousand four hundred (2400) existing dwelling units in Marlborough today, therefore, under current land use regulations the potential to increase the total number of dwelling units to thirty six hundred (3600) to thirty eight hundred (3800) an increase of fifty (50%) to fifty-eight (58%) percent exists under current zoning.

As the submission of development proposals continue, the Planning Commission and Zoning Commission need to continue to apply the Open Space Conservation Area Regulation (O.S.C.A.R.) Subdivision standards in order to protect and preserve the character of the community and its cultural and natural resources. The O.S.C.A.R. allows denser development with no greater lot yield than a conventional subdivision resulting in greater percentage of open space preservation through the subdivision approval process. Additionally, the Conservation Commission, Planning Commission, and the Zoning Commission need to keep pace with the changes in environmental protection measures and engineering practices in order to ensure that current best management practices are a part of the Inland Wetland & Watercourse Regulations, Subdivision Regulations and Zoning Regulations.

One of the major future housing needs in Marlborough is for the development of new affordable and work force housing stock whether the units are for owner occupation or rental units. The Town needs to plan for locations considered as appropriate for affordable housing and work force housing development and develop regulations that will encourage the development of affordable housing units. In order to facilitate this process, the Planning Commission is designating

several parcels throughout Town on the Future Land Use Map that should be given consideration for designation as an affordable housing and/or work force housing district.

Recommendations:

The Planning Commission and Zoning Commission need to review the standards of the O.S.C.A.R. Subdivision Regulations bi-annually in order to keep pace with the changes in environmental and engineering standards.

The Zoning Commission should review the uses permitted in Residential Zoning Districts and make the appropriate changes to preserve the character of the community and permit use of residential property so as not to diminish the enjoyment of surrounding property owners.

The Zoning Commission should consider the reclassification of the residential zoning districts within the watershed to Lake Terramuggus to develop a new Lake District. This examination should consider reducing the non-conforming status of lot sizes by developing sub-districts within the Lake District, and to develop appropriate bulk standards that will permit the reasonable use of the property and develop environmental standards that will maintain the water quality of Lake Terramuggus.

The Planning Commission needs to work on identifying areas that are suitable for affordable and work force housing and then work with the Zoning Commission to develop affordable and workforce housing regulations for both the Subdivision Regulations and Zoning Regulations.

The Planning Commission and Zoning Commission should study what areas of Town would be appropriate for multi-family housing.

COMMERCIAL DISTRICTS

Town Center Area

With the introduction of sanitary sewers and public water in the center of Marlborough, development opportunities that did not exist prior to the installation of this infrastructure will be possible. The Town Center area was rezoned from General Commercial to the Village Center District (VCD) in accordance the goals and objectives of the 2007 Village Land Use and Economic Enhancement Plan. This rezoning to VCD with five (5) sub-districts allows for the improvement of the economic vitality of the Town Center maintain and enhance an area were local services are available to Marlborough residents, provide opportunities for employment, provide for a variety of housing types, maintain safe and efficient traffic movement, and to guide future development as to maintain the small town character of the Marlborough Town Center Area.

The new zoning districts establishing greater flexibility in design with a residential/commercial mixed use in order to shape the creation of a vital village center setting with a pedestrian friendly element is necessary.

Recommendations:

Continue to implement the recommendations of the 2007 Village Land Use and Economic Enhancement Plan that include:

Higher concentrations of commercial activity designed to meet the retail and office needs of Marlborough

Higher densities of residential development that will offer a variety of housing opportunities including affordable housing

A pedestrian-friendly environment that will promote a sense of community and personal health/safety

Development controls that will foster a unified design having a scale of a New England village

Sensitivity to the natural resource systems and the introduction of low impact development techniques

That the Board of Selectmen continue to work with CT DOT on the design elements of the Town Center Plan necessary to implement the improvements that will be within the State Highway Right of Way, and to ensure that CT DOT future use thereof will not adversely impact the goals and policies of the Town Center Plan.

Review the regulations and update the design standards s necessary.

Exit 13 Interchange Area

This area contains one hundred forty four (132) acres of under developed and undeveloped commercial property. These 132 acres are one half of all the commercial/industrial land in Marlborough and its future development will have significant impact on the tax base of Marlborough.

There are three (3) parcels of land that make up the one hundred thirty two (132) acres:

- the defunct Marlborough Commons with thirty –eight (26) acres, this is the 22 acres of vacant land owned by Marlborough Associates,
- the seventy-six (76) acres the Town has purchased for the development of the Marlborough Business Park. Working cooperatively with the two abutting property owners, the Town has rezoned the area to Design

Business Industrial Zone and have a conceptual master plan for the development of all three (3) parcels

The Town needs to plan for an interconnection between the Marlborough Commons property and the Town Business Park property to provide efficient use of each parcel. A through-road connection between Jones Hollow Road and Rte. 66 would promote the development of the parcels and alleviate traffic congestion during peak hours in the Town Center area.

Development of the property to its fullest potential of benefit to the community will require that both sewer and water be brought to the site. The Town Center/Lake Terramuggus Sewer Project design includes bringing the sewer line to the property with a pump station located on the abutting Marlborough Commons property. However, due to funding constraints and lack of development commitments, the construction of this phase of the sewer project to the east side of Rte. 2 has not been built.

Recommendations:

Work with the abutting property owner of the Marlborough Commons to assure there is an interconnection between the properties both on a physical level and complimentary land uses.

Explore the funding options available to bring sewer and water to these parcels to encourage and promote the development of these parcels.

Secure a right of way for a future through-road connection from Jones Hollow Road to Hebron Road (Rte. 66).

Study and implement marketing options for the property.

Exploration to develop a water source on the business park property should be undertaken by the Town.

Exit 12 Interchange Area

This area was rezoned to Design Business Industrial Zone (DBIZ) to allow greater flexibility in design and appropriate uses in relationship to the surrounding land uses. This area expansion is shown on the Future Land Use map into the East Glastonbury Fish & Game property that fronts on Planeta Drive and abuts Rte. 2.

Also, this area service as a major Community Gateway to people existing and entering from Rte. 2 from North Main Street, Portland Road, and West Road. The Town should continue to make aesthetic improvements to the area.

Recommendations:

Rezone the East Glastonbury Fish & Game property to DBIZ or other non-residential zone for future economic development.

Continue to make aesthetic improvements to this Community Gateway area while performing Town projects.

Work with the CT DOT & CT Transit to make aesthetic improvements to the three (3) commuter lots located at Exit12.

POCD – COMPATIBILITY WITH STATE & REGIONAL POCD 2019

The 2019 Marlborough POCD Update is in compliance with Plan of Conservation and Development for the Capital Region Plan of Conservation and Development 2014 – 2024, and for the most part, with the 2013 – 2018 State POCD and the draft 2018 – 2023 POCD. The only issue of conflict with the State POCD relates to economic development areas shown on the Marlborough POCD Future Land Use Map.

In particular, the area of conflict is the approximate ninety one (91) acre East Glastonbury Fish & Game property off of Planeta Drive that fronts Rte. 2. This East Glastonbury Fish & Game property is denoted as a Future Designed Commercial Area on the Marlborough POCD Future Land Use Map, which is denoted as Rural Land and Conservation Area on the State POCD. The abutting approximately three hundred and fifty (350) acres of the East Glastonbury Fish & Game Club is permanently protected open space with a conservation easement. This parcel fronts on Rte. 2 and abuts an existing commercial zone.

The Town will seek to have the designation changed on the update to the State POCD that will be forth coming. In developing this area for economic development, the conservation and preservation goals of the environmentally sensitive areas of the sites can still be achieved through the use of proper design guidelines and best management practices.

POCD IMPLEMENTATION

Below are the responsible Boards and/or Commissions who will implement the various recommendations of the POCD.

HOUSING RECOMMENDATIONS:

Planning Commission/Zoning Commission

Encourage attractive neighborhood design through the development of flexible Subdivision and Zoning Regulations that allows the development to fit the land.

Broaden the regulations to provide opportunities for the development of a range of housing types to foster the development of an affordable diverse housing stock within Marlborough, with an emphasis on creating affordable and workforce housing opportunities.

Identify areas for affordable housing and workforce housing and develop affordable housing regulations.

Monitor changes in demographics, family structure and composition, and the resulting effect on the housing needs of the Town.

Work toward meeting the state goal of 10% affordable housing

Consider increasing permitted residential densities for developers who build smaller housing units (less than 1,500 square feet) within an existing sewer service area or sewer expansion area.

Monitor changes in demographics, family structure and composition, and the resulting effect on the housing needs of the Town.

Consider establishing a Housing Trust Fund and payment in-lieu of fee system. Multi-family developers who cannot meet the 20% affordable requirement can opt to pay into the Housing Trust Fund, which the Town can use to pursue other housing affordability projects and goals.

Board of Selectmen & Board of Finance

Explore establishing community programs that assist property owners in 1) maintaining and rehabilitating aging housing units, 2) developing accessory apartments, and/or 3) increasing the energy efficiency/sustainability of current housing units.

Board of Selectmen

Monitor changes in demographics, family structure and composition, and the resulting effect on the service needs of the Town.

Investigate and pursue projects with non-profit developers to rehabilitate older housing for affordable housing units as opportunities for first-time buyers.

Pursue partnerships on a regional level to share resources to administer activities that promote housing programs and funding opportunities to expand affordable housing.

Support the use of Connecticut Housing Finance Authority and Farmer's Home Administration mortgage programs to expand homeownership opportunities and increase the number of affordable housing units in the Town.

Consider establishing a Housing Trust Fund and payment in-lieu of fee system. Multi-family developers who cannot meet the 20% affordable requirement can opt to pay into the Housing Trust Fund, which the Town can use to pursue other housing affordability projects and goals.

Ensure that the youth and families have access to a comprehensive range of prevention, intervention, and positive youth development programs, social services, and advocacy that support and enhance their social, behavioral, and emotional wellbeing.

Develop a community culture that supports all young people, enables them to thrive, and encourages their civic involvement.

Conduct a senior services survey and marketing campaign to understand changing needs as well as advertise programs to prospective senior center users, particularly younger seniors.

Improve the ability to deliver social services by continuing to provide transportation to seniors when needed for elections, town functions, doctor visits, etc.

Continue to educate eligible households on the availability of the Elderly or Permanently Disabled Tax Relief Program.

Board of Selectmen, Commission on Aging, AHM, School Officials, interfaith groups and other appropriate community groups need to convene a summit to discuss the social service needs of the community as a whole.

Develop an action plan to meet the social services needs of the community. Such plan should examine the opportunities to address social service needs through joint services with surrounding communities and food sharing.

COMMUNITY FACILITIES RECOMMENDATIONS:

Nature Trails & Sidewalk Commission

Pursue construction of multipurpose trails within the existing open space system and continue to file for grants funds and budget funds for the construction of trails.

Work with the State to develop multipurpose trails within the State Forest land in Marlborough to develop linkage between Town open space and State/Abutting Towns open space systems.

Pursue with the State, Colchester, and East Hampton the creation of a trail connection into the Airline Trail.

Nature Trails & Sidewalk Commission/Planning Commission

Develop a management plan for Town owned open space.

Park & Recreation Commission

Develop a master plan for improvements to Blish Park that includes upgrading existing facilities and the construction of new facilities.

Identify and pursue land for the development of additional recreational fields for all age groups.

Utilize the athletic/recreational facilities at RHAM.

Provide recreation facilities to meet community needs.

Board of Selectmen & Board of Finance

Seek to provide facilities to meet present and future needs of the community.

Maintain information on the utilization of existing community facilities (including schools).

Maintain existing facilities as efficiently and effectively as possible in order to maintain community character and protect the capital investment in public buildings and facilities.

Strive to adapt and reuse existing buildings for new purposes rather than create new buildings on new sites.

If new buildings and/or sites are required, seek sites where the facility could enhance commercial vitality as well as the aesthetic environment.

Modernize Town buildings to improve handicapped accessibility.

Park & Recreation Commission

Provide recreation facilities to meet community needs.

Board of Selectmen

Building improvements for ADA accessibility, the building operation systems, and the Town Emergency Operations systems are necessary over the next two (2) to five (5) years.

Connection to the public water system.

The Town should keep open its options concerning selling the Town Hall property for commercial/professional uses most desirable for expanding the medical services currently located on the adjoining property on Jones Hollow Road and other areas within the Town Center.

The Town should consider the purchase or obtaining rights for first refusal for properties within the Town Center Area that could house a future Town Hall or other municipal facilities.

Any future public water supply system developed for the Town Center Area and/or the Business Park needs to include sufficient capacity for a fire hydrant system.

Board of Fire Commissioners

Perform a future facilities needs assessment of both Fire Department Stations at their current locations. This study should be undertaken in the next five (5) years.

Develop a fire suppression water supply plan. A fire suppression water plan will locate existing water resources available for fire suppression, identify areas for future fire suppression water supply development, examine the future equipment needs, and location of future fire suppression water tanks. Develop recommendations concerning fire suppression priorities, funding needs, and specifications.

Any future public water supply system developed for the Town Center Area and/or the Business Park needs to include sufficient capacity for a fire hydrant system.

Board of Selectmen/Board of Fire Commissioners

One of the primary fire safety issues that will face the Town over the next ten (10) years will be the ability to maintain a volunteer Fire Department as currently operated. The Town needs to plan accordingly for the possible change to a combination paid/volunteer fire department or a regional volunteer fire service.

The Town should examine available benefits/incentives for residents who volunteer their services on the Marlborough Fire Department in order to help maintain and recruit volunteer firefighters.

Maintain the existing mutual aid compacts with the surrounding communities and examine how to enhance and expand mutual aid relationships.

Ensure that all emergency shelters have adequate backup power supplies as well as sleeping, showering, and food preparation areas.

Develop a debris management plan that identifies sites that can be used to store vegetative debris during major storm events.

Evaluate post-disaster response logistics, including the organization of volunteers.

Support and maintain the quality and condition of public safety facilities and equipment.

Board of Selectmen/Library Board

Develop multiple options for expansion of the facility.

Develop a phased construction plan for the expansion of the facility if the large expansion is not financially possible.

Foster the development of programs that will link together the Library, Senior Center and School.

Board of Selectmen/Commission on Aging

Examine expansion of the Senior Center facility in the next five (5) to ten (10) years

As a part of any expansion plan for this facility accommodating emergency shelter functions should be taken into consideration.

Consider the construction of a multi-generation community center to services the needs of the senior population and youth.

If School population continues to decline examine the conversion of a portion of the School for senior use.

ENVIRONMENTAL GOALS

Board of Selectmen/Planning Commission/Zoning Commission

Flood Plain

Encourage residents within the 1% annual chance floodplain to purchase flood insurance under the National Flood Insurance Program and to complete elevation certificates.

Maintain the Flood Plain areas from development that will adversely impact upstream and downstream property owners and preserve their vital diverse functions.

Implement the recommendations of the Natural Hazards Mitigation Plan, including pursuing acquiring land in flood hazard zones, prioritizing road construction projects to lower risk through raising road beds and replacing inadequate bridges and culverts.

Board of Selectmen/Conservation Commission/Planning Commission/Zoning Commission

Land Conservation

Preserve forested hill tops and steep slopes to preserve the visual aesthetic of the community, to prevent erosion of steep slopes, to protect and preserve the water quality of all watercourses, to protect and preserve the quality of ground water, and to protect and preserve the functions of inland wetlands and flood plain areas.

Preserve the indigenous plant and wildlife communities and provide significant wildlife corridors along all watercourses. Maintain contiguous preserved open space corridors that will provide long term sustainable wildlife corridors.

Preserve contiguous forested areas and promote forest best management practices for private and public land.

Preserve and enhance the water quality of all watercourses through the utilization of public educational outreach and regulatory best management practices.

Preserve farmland and areas of prime agricultural soils.

Examine the addition of the "Open Space" classification to the existing "Agricultural" and "Forestry" classifications currently permitted in Marlborough through Public Act 490 program administered by the Tax Assessor.

Encourage the use of green design in all Town projects and private projects in the future.

Board of Selectmen/Conservation Commission/Lake Advisory Commission/

Water Resource Protection

Continue the Lake Terramuggus water testing program, and diligently monitor the results and implement necessary best management practices to preserve the water quality of Lake Terramuggus as necessary.

Encourage the acquisition of land along major watercourses for preservation of natural resources and to permit public access to these natural resources.

Encourage the formation and designation of Greenways along the Dickinson Creek and Fawn Brook watercourse corridors.

Continue to support the mission of the Salmon River Watershed Partnership and Salmon River Watershed Conservation Compact.

Regularly clean storm drains and provide corrective action for siltation and damage to town roads and storm water infrastructure in order to be compliant with the municipal separate storm sewer systems (MS4).

Promote the use of non-chemical fertilizers and pesticides in order to prevent future runoff into Marlborough's surface and ground waters.

Educate landowners on water quality issues and techniques for protecting water quality – removal of invasive species; maintenance or creation of vegetated buffer strips along lakes and streams; limited use of non-chemical fertilizers and pesticides; septic design and maintenance.

Partner with Marlborough Public Schools and environmental non-profits to increase awareness and appreciation for open spaces, trails and waterways.

The Town should utilize particle separators at all outfalls to prevent the migration of sediment and other harmful elements from discharging into surface waters.

Implement best management practices for winter road maintenance.

Constantly update the land use regulations and policies to keep pace with the erosion and sediment control best management practices.

ECONOMIC DEVELOPMENT RECOMMENDATIONS:

Board of Selectmen/Economic Development Commission

Work collaboratively with neighboring economic development entities to promote tourism, market attractions and create destination promotions.

Celebrate and publicize economic development success.

Continue to update and maintain a database of available development sites and actively market these sites to prospective businesses in conjunction with other partners, such as CERC, regional economic development groups, and others.

Continue to support businesses in navigating requirements and timing of the local regulatory processes

Support future extensions of the sanitary sewer system in commercial areas that are consistent with the Town's Sewer Service Plan.

Continue to meet with local businesses to understand their workforce and training needs.

Encourage greater density and intensity in Town Center to help create a larger "critical mass" and a greater sense of activity to enhance the character and vitality of the Town Center.

Economic Development Commission/Planning Commission/Zoning Commission

Encourage economic development that is consistent with the POCD and that harmonizes with Marlborough's locational advantages, the natural environment, and quality of life.

Ensure the scale and form of new development is compatible with the surrounding areas and the architecture of new development complements or enhances the existing developed environment.

Maintain positive relationships with local businesses.

Promote the safe and convenient movement of traffic into and through the Town Center.

Retain existing businesses and support their growth and expansion.

Strive to maintain Marlborough's strong financial situation and reduce the tax burden on property owners by continuing to grow the grand list by diversify the tax base, and attracting uses that pay more in taxes than they require in services.

Support the start-up of new enterprises.

TRANSPORTATION RECOMMENDATIONS:

Transportation State Roads:

Board of Selectmen

Work with Connecticut DOT to make safety improvements along Rte. 66 including the installation of better signage, minimization of curb cuts, and other measures to insure public safety.

Work with Connecticut DOT to improve CT Rte. 2 exit ramps and approaches to exits 12 and 13.

Work with Connecticut DOT to improve the drainage system along Rte. 2 and Rte. 66 to minimize the migration of sediment into the Blackledge River, Dickinson Creek, and Lyman Brook.

Work with Connecticut DOT to develop an emergency access road along CT Rte. 2 between Exit 11 (Glastonbury) and Exit 12 (Marlborough)

Continue to work with Connecticut DOT to coordinate the flow of traffic through the Town Center area including the introduction of additional traffic light signalization along Rte. 66.

Work with the CT Department of Transportation to design and implement well-planned traffic calming improvements within the CT RT 66 right-of-way so that traffic speeds are more compatible with the Town's Main Street.

Public Transportation:

Board of Selectmen

Encourage carpools, vanpools, shuttle buses, and other forms of shared transportation by residents and by local employers.

The Town should approach Connecticut Transit concerning expanding or changing the current bus service to serve the Marlborough Commons and the Town Business Park area as they develop as new employment areas, and develop commuter parking lots at the Marlborough Commons or Town Business Park property for bus commuting in the future.

Work with Connecticut DOT to develop and implement a landscaping plan for the existing commuter parking lots on West Road.

Town Roads:

Board of Selectmen

Needs to maintain the long term capital plan for the maintenance and repair of the Towns roadways and associated drainage systems.

Examine traffic calming implementation on North Main Street and South Main Street.

Continue to update the comprehensive road inventory to identify roadway infrastructure needs for funding through the Town's Capital Improvement Plan (CIP).

Continue to promote a "complete streets" philosophy and approach to roadways treating them as corridors and places for all transportation modes (pedestrians, bicycles, transit, and people), not just places for exclusively moving vehicles.

Examine all intersections and develop and implement an intersection safety improvement plan.

Maintain or enhance the aesthetic and environmental qualities of the community when improving roads.

Public Works Department needs to evaluate road signage throughout Town to improve public safety.

Examine traffic calming measures to slow traffic through the Town

Board of Selectmen & Board of Finance

Needs to develop and fund yearly maintenance budgets to extend and preserve the life span of existing Town roads.

Alternative Transportation Recommendations:

Board of Selectmen & Nature Trails & Sidewalks Commission

Advocate for 10.5 and/or 11 foot travel lane widths on State and Town roads in order to provide space for other users (such as bicycles) and to calm traffic.

Give consideration to bicycle lanes and/or markings whenever roads are improved or striped.

Work with State and CROG to encourage promotion of safe bike routes and/or the provision of bicycle lanes and/or signage on state routes.

Most state roadways have ample right-of-way to accommodate 5-foot bicycle shoulders that improve safety for cyclists. These improvements should be considered as part of future state roadway maintenance projects.

Work with the State to promote connections to State-owned recreational properties and trail systems through signage, mapping, promotion and accessible bike and pedestrian routes

Where road upgrades or major maintenance is considered, the feasibility of bike, foot, and bridle (equestrian) paths should be further explored.

As funding is available, continue additional phases of the multi-phase sidewalk improvement program

Nature Trails & Sidewalk Commission/Planning Commission

Identify desirable bicycling routes both on and off-road, particularly connecting regional attractions within Town and between surrounding Towns.

Zoning Commission

Continue to require all new developments construct bike racks.

OPEN SPACE & RECREATION RECOMMENDATIONS:

Planning Commission/Zoning Commission

Provide buffer areas between differing land usages and unifying open space into a community-wide network.

Preserve and protect varied natural communities and to support existing diversity of species, with an emphasis on areas containing endangered or declining populations of wildlife.

Priority will be given to assembling contiguous areas of greenbelt corridors for the unhindered movement of wildlife.

Identify and provide land for future water supply areas and protect through open space acquisition.

Nature Trails & Sidewalks Commission

Explore opportunities with DEEP to create pathways and parking areas for public access into state forest lands.

Examine opportunities for creating pathways and parking areas for public access into Town Open Space Properties.

Examine opportunities with the Towns of Colchester, East Hampton, Glastonbury and Hebron to create continuous greenway systems such as a connection to the Airline Trail.

Contact property owners of desired open space land to begin a dialogue concerning the creation of the greenways.

Perform an inventory of the plant and wildlife species found within the greenways.

Park & Recreation Commission

Continue to maintain existing recreational fields and facilities in a state of good repair.

Continue to partner with non-municipal organizations such as the Marlborough Youth Athletic League and Marlborough Soccer Club to meet the Town's recreational needs.

Continue to provide diverse recreational opportunities and programs for all ages through the Recreation Department.

Conservation Commission/Planning Commission/Zoning Commission

Recognize the importance of trees and vegetation to Marlborough's overall character and environmental health.

RESILIENCY & SUSTAINABILITY RECOMMENDS:

Board of Selectmen/Conservation Commission/Planning Commission

Support and promote resiliency and sustainability by increasing sustainable energy use and reducing waste.

Continue to educate Marlborough residents on the positive environmental and fiscal benefits of recycling and waste reduction, smart design, and green energy.

Continue to support community efforts to increase public and private use of renewable energies.

Board of Fire Commissioners/Board of Selectmen

Continually review and improve emergency response in order to ensure that public safety services (police, fire, and emergency medical) are trained and equipped to respond to emergencies in the community.

Seek efficient technological upgrades that ensure ease in communications and management across all Town departments and facilities.

Encourage continual review and improvement of emergency response by public safety services (fire and emergency medical).

Continue to coordinate with Capitol Region Council of Government (CRCOG) and others on updating and refining the regional hazard mitigation plan and strategies to avoid, mitigate, and respond to such events.

Participate with local organizations and regional agencies on emergency preparedness and response.

Board of Selectmen

Install photovoltaic or other renewable energy systems on all public buildings and promote and support alternatives and clean-fuel technologies for public fleets, as feasible.

Promote energy conservation techniques for the design and construction of public improvements and infrastructure.

Continue to support regional recycling, household hazardous waste, and electronic disposal.

Consider the use of Energy and Environmental Design (LEED) Standards for future municipal building construction projects where practical and encourage use in private building construction projects within Town.

Monitor changing temperature, climate patterns, and/or storm frequency or intensity before they become a threat to the community.

Over time, consider ways to assess the vulnerability of public and private infrastructure (e.g., utilities, transportation, structures) to climate change and increased frequency of extreme storms and develop adaptation strategies.

Seek to identify recurring hazards or threats (such as hurricanes, flooding, winter storms, etc.) and prepare to avoid, mitigate, or respond to such events.

Continue to participate in the Chatham Health District.

Continue to participate in regional recycling, household hazardous waste and electronics disposal.

Continue to communicate with neighboring Towns and identify potential opportunities for cost-effective shared services.

Conservation Commission

Encourage water conservation and other efforts to protect the natural environment and promote sustainability.

Planning Commission

Pursue becoming a State recognized sustainable community, and promote sustainability planning and policy objectives.

FUTURE LAND USE RECOMMENDATIONS:

Planning Commission/Zoning Commission:

Need to review the standards of the O.S.C.A.R. Subdivision Regulations bi-annually in order to keep pace with the changes in environmental and engineering standards.

Should study what areas of Town would be appropriate for multi-family housing.

Planning Commission

Needs to work on identifying areas that are suitable for affordable and work force housing and then work with the Zoning Commission to develop affordable and workforce housing regulations for both the Subdivision Regulations and Zoning Regulations.

Zoning Commission

Review the uses permitted in Residential Zoning Districts and make the appropriate changes to preserve the character of the community and permit use of residential property so as not to diminish the enjoyment of surrounding property owners.

Consider the reclassification of the residential zoning districts within the watershed to Lake Terramuggus to develop a new Lake District. This examination should consider reducing the non-conforming status of lot sizes by developing sub-districts within the Lake District, and to develop appropriate bulk standards that will permit the reasonable use of the property and develop environmental standards that will maintain the water quality of Lake Terramuggus.

Continue to implement the recommendations of the 2007 Village Land Use and Economic Enhancement Plan that include:

Higher concentrations of commercial activity designed to meet the retail and office needs of Marlborough.

Higher densities of residential development that will offer a variety of housing opportunities including affordable housing.

A pedestrian-friendly environment that will promote a sense of community and personal health/safety.

Development controls that will foster a unified design having a scale of a New England village.

Sensitivity to the natural resource systems and the introduction of low impact development techniques.

Board of Selectmen/Economic Development Commission

Work with the abutting property owner of the Marlborough Commons to assure there is an interconnection between the properties both on a physical level and complimentary land uses.

Secure a right of way for a future through-road connection from Jones Hollow Road to Hebron Road (Rte. 66).

Study and implement marketing options for the property.

Exploration to develop a water source on the business park property should be undertaken by the Town.

Board of Selectmen/Water Pollution Control Authority

Explore the funding options available to bring sewer and water to these parcels to encourage and promote the development of these parcels.

Zoning Commission

Rezone the East Glastonbury Fish & Game property to DBIZ or other non-residential zone for future economic development.

Board of Selectmen

Continue to make aesthetic improvements to this Community Gateway area while performing Town projects.

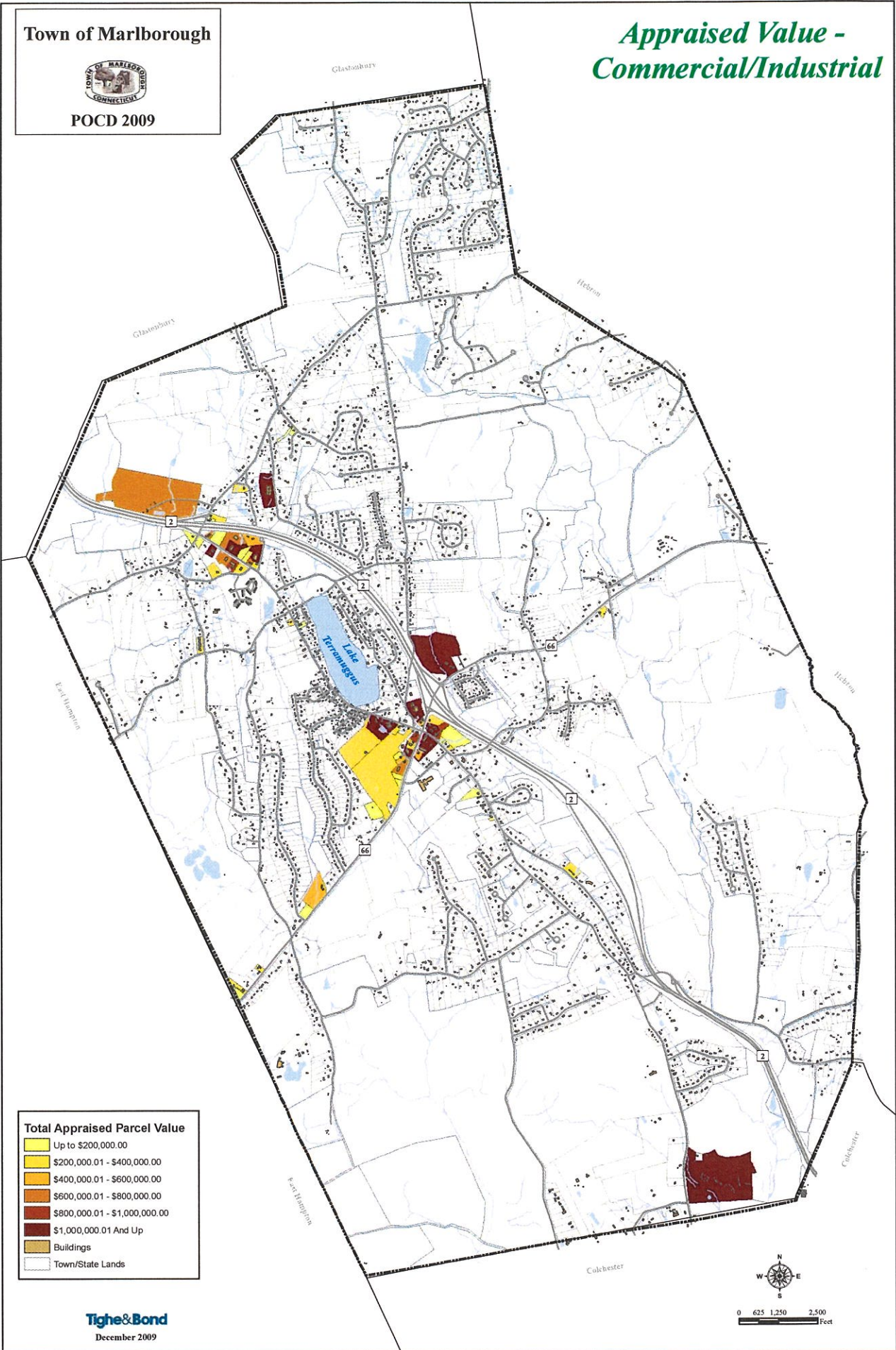
Work with the CT DOT & CT Transit to make aesthetic improvements to the three (3) commuter lots located at Exit12.

Town of Marlborough



POCD 2009

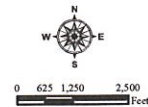
*Appraised Value -
Commercial/Industrial*



Total Appraised Parcel Value

- Up to \$200,000.00
- \$200,000.01 - \$400,000.00
- \$400,000.01 - \$600,000.00
- \$600,000.01 - \$800,000.00
- \$800,000.01 - \$1,000,000.00
- \$1,000,000.01 And Up
- Buildings
- Town/State Lands

Tighe & Bond
December 2009

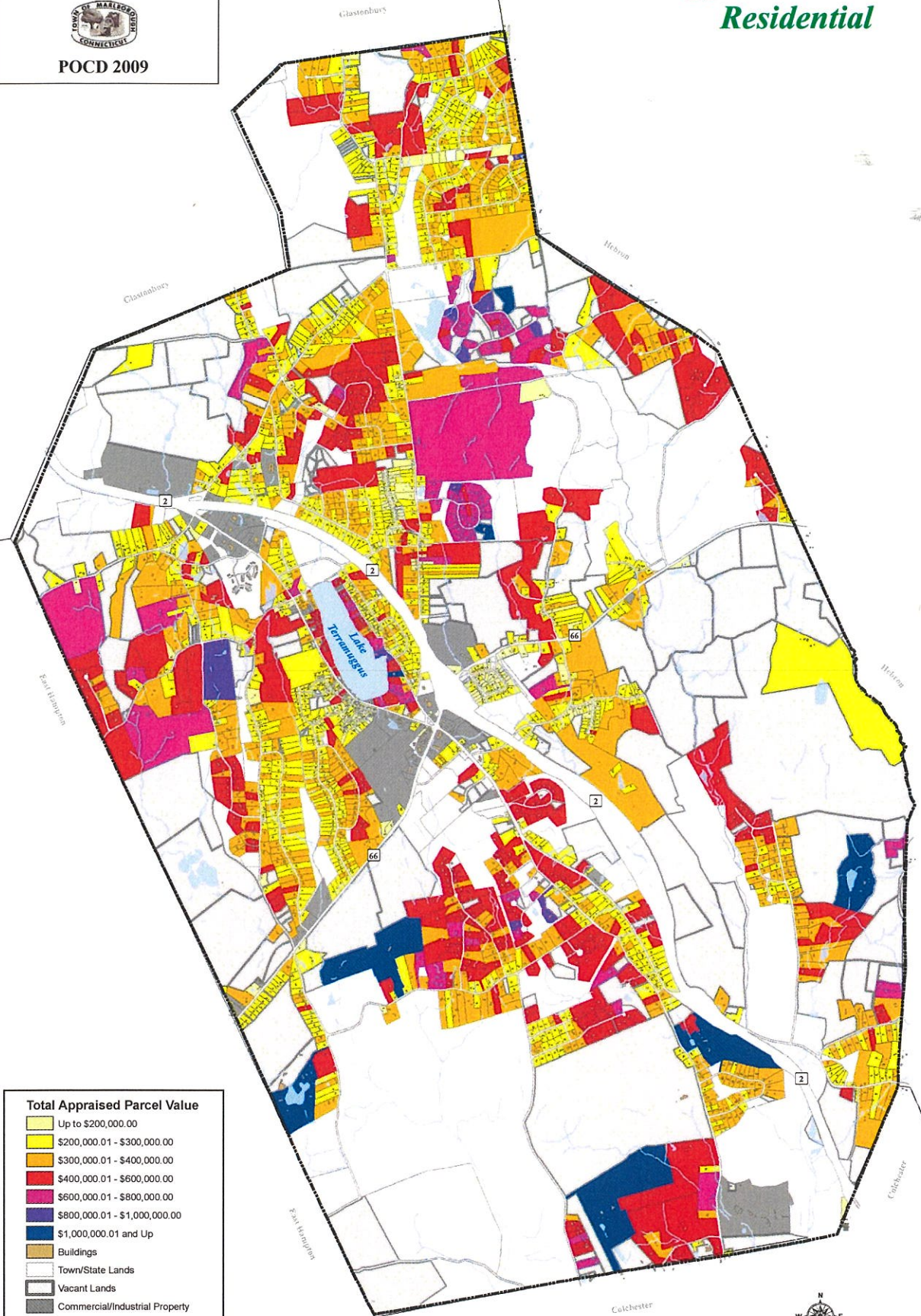


Town of Marlborough



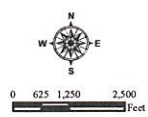
POCD 2009

Appraised Value - Residential



Total Appraised Parcel Value	
	Up to \$200,000.00
	\$200,000.01 - \$300,000.00
	\$300,000.01 - \$400,000.00
	\$400,000.01 - \$600,000.00
	\$600,000.01 - \$800,000.00
	\$800,000.01 - \$1,000,000.00
	\$1,000,000.01 and Up
	Buildings
	Town/State Lands
	Vacant Lands
	Commercial/Industrial Property

Tighe & Bond
December 2009



Town of Marlborough



Developable Land
June 2019

Glastonbury

Hebron

East Hampton

Legend

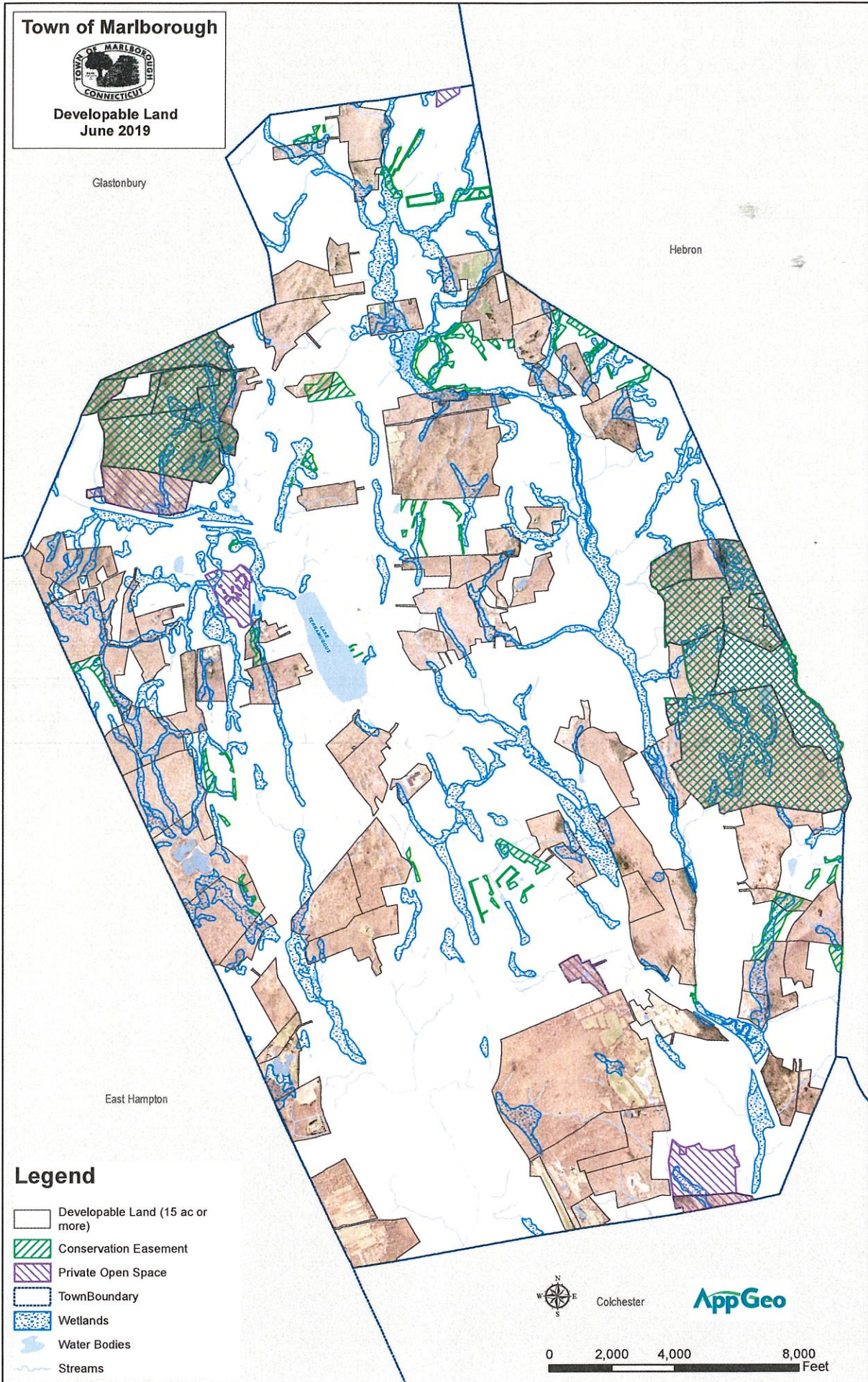
- Developable Land (15 ac or more)
- Conservation Easement
- Private Open Space
- Town Boundary
- Wetlands
- Water Bodies
- Streams



Colchester

AppGeo

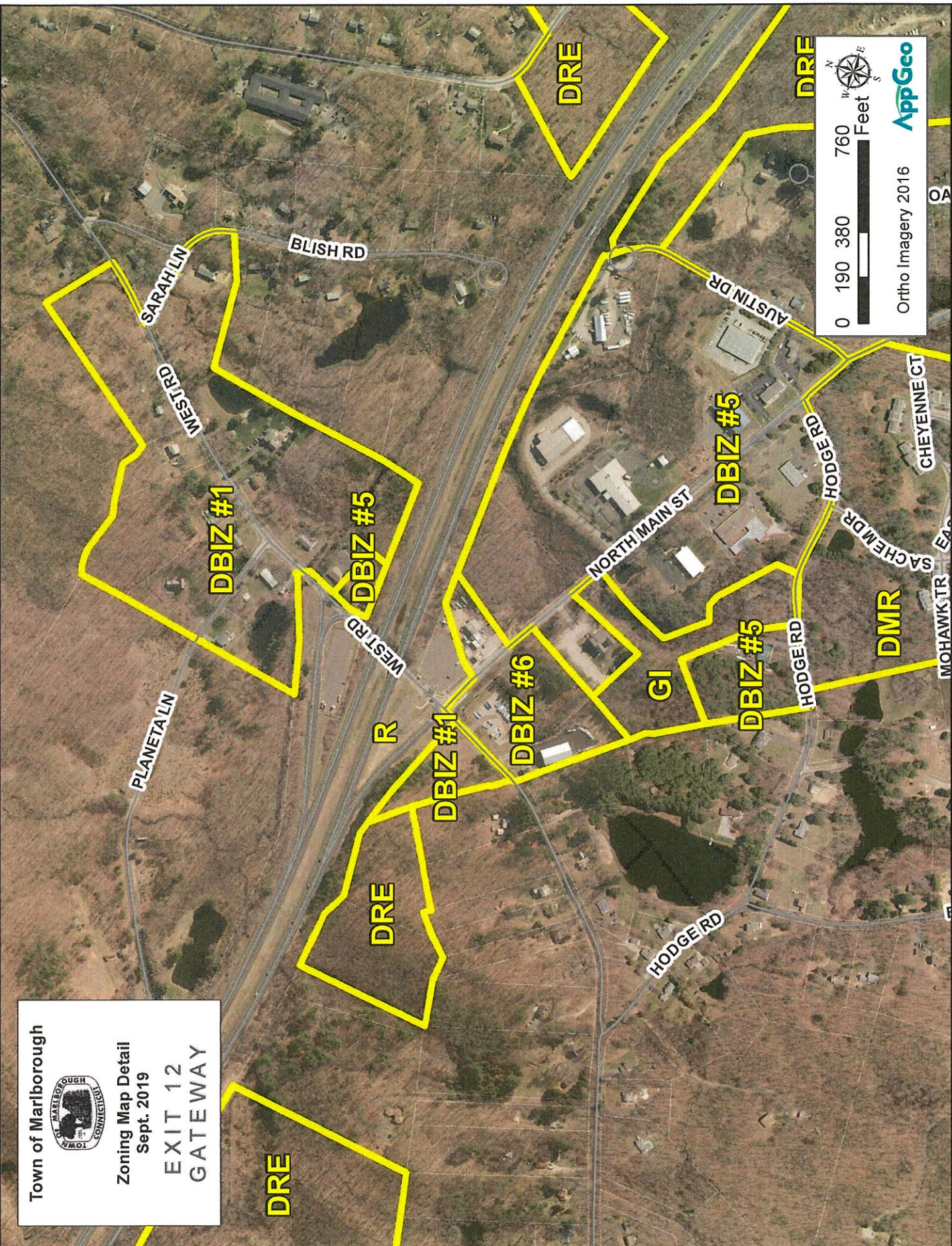
0 2,000 4,000 8,000 Feet



Town of Marlborough



Zoning Map Detail
Sept. 2019
EXIT 12
GATEWAY



0 190 380 760 Feet

Ortho Imagery 2016

AppGeo

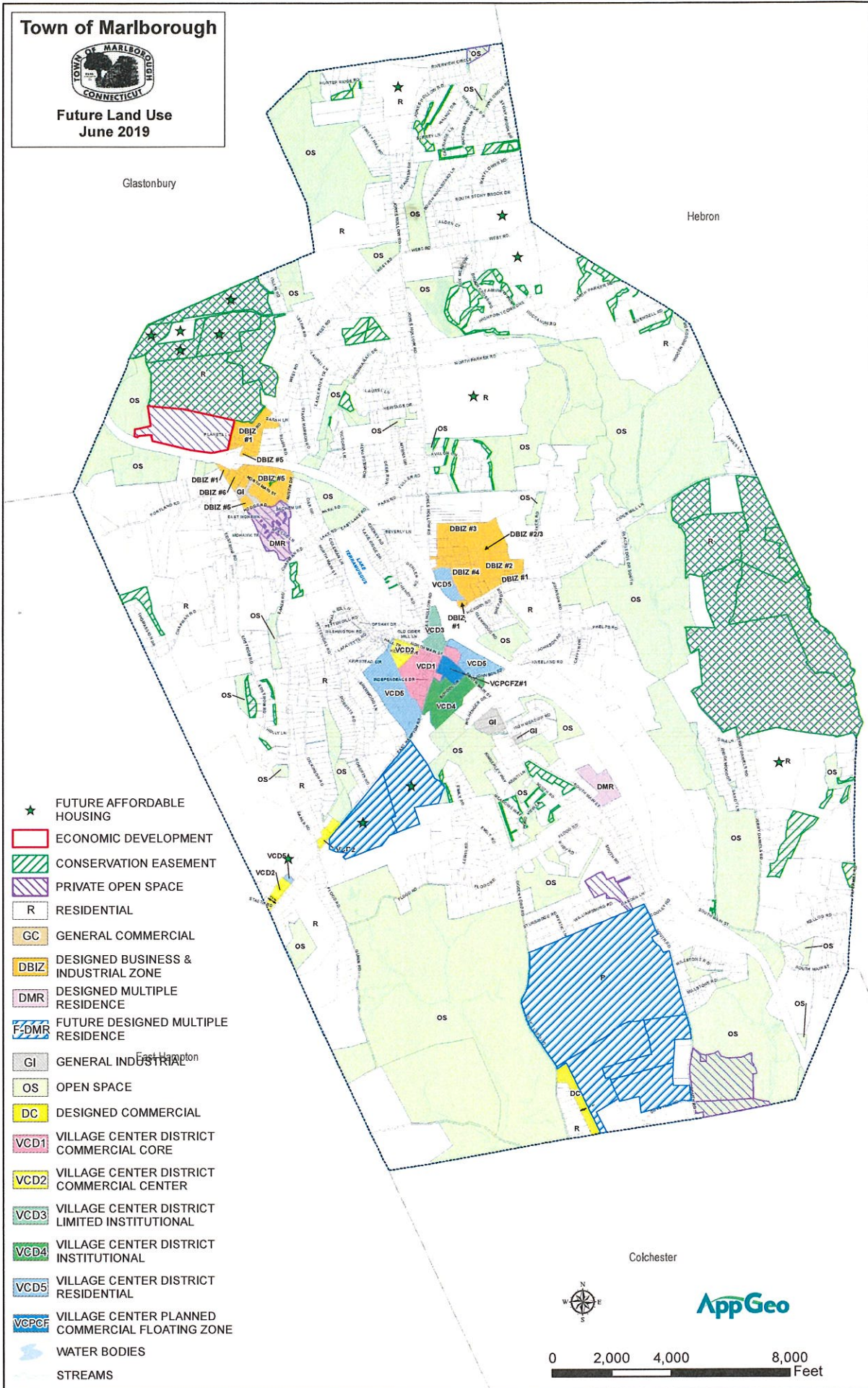
Town of Marlborough



Future Land Use
June 2019

Glastonbury

Hebron



Colchester



AppGeo

0 2,000 4,000 8,000 Feet

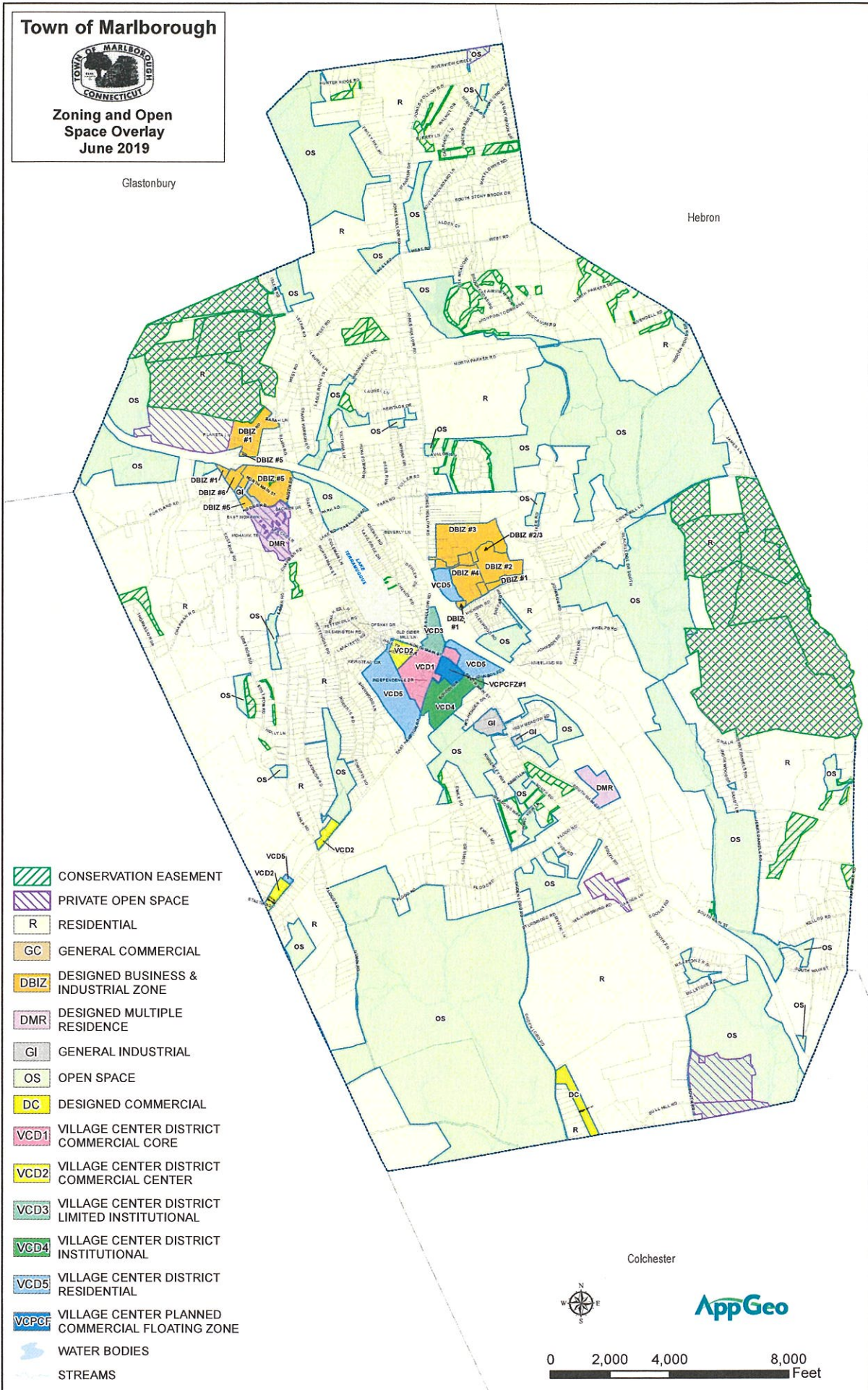
Town of Marlborough



Zoning and Open Space Overlay June 2019

Glastonbury

Hebron



Colchester

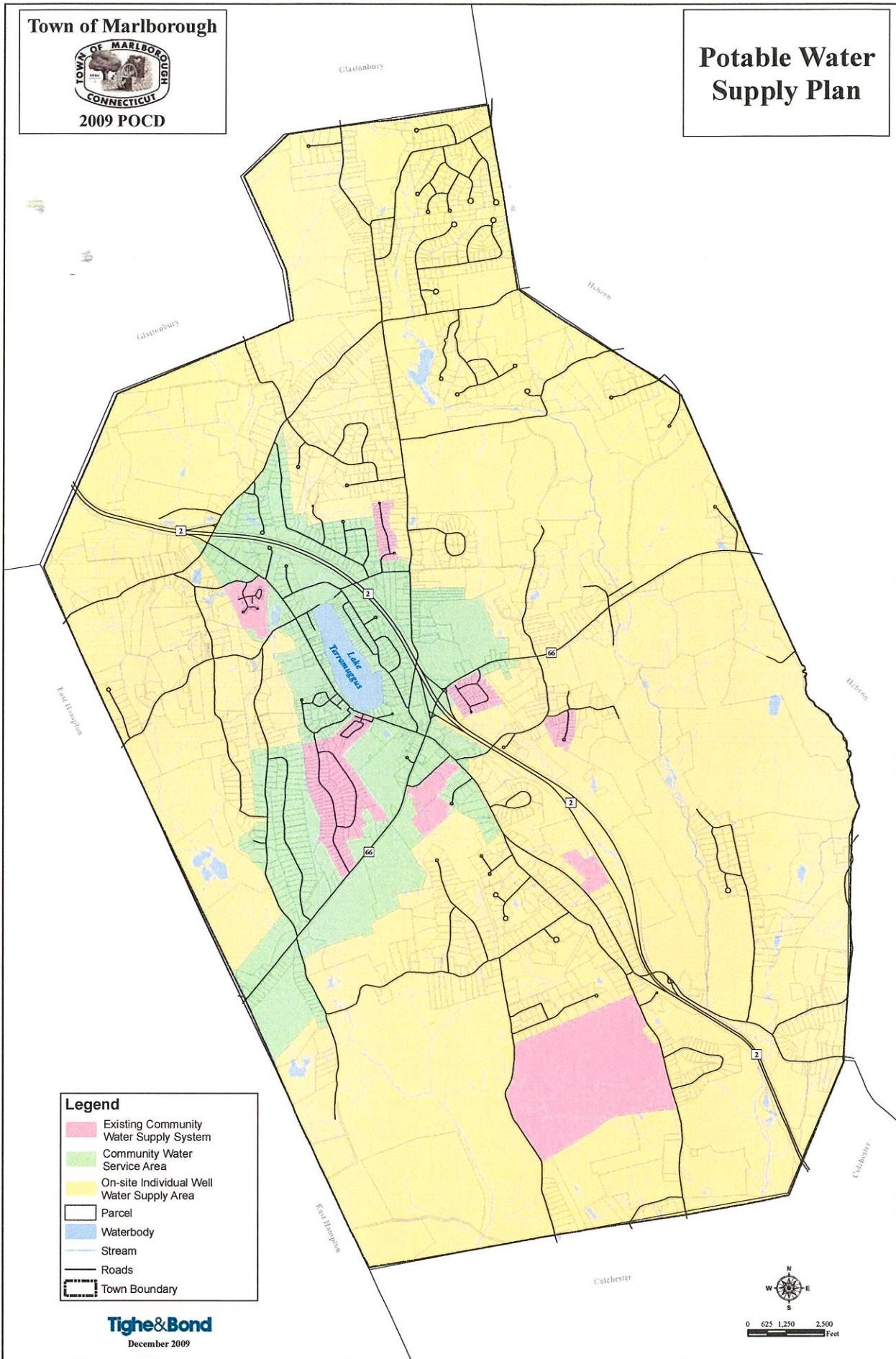


Town of Marlborough



2009 POCD

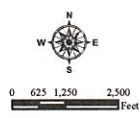
Potable Water Supply Plan



Legend

- Existing Community Water Supply System
- Community Water Service Area
- On-site Individual Well Water Supply Area
- Parcel
- Waterbody
- Stream
- Roads
- Town Boundary

Tighe & Bond
December 2009

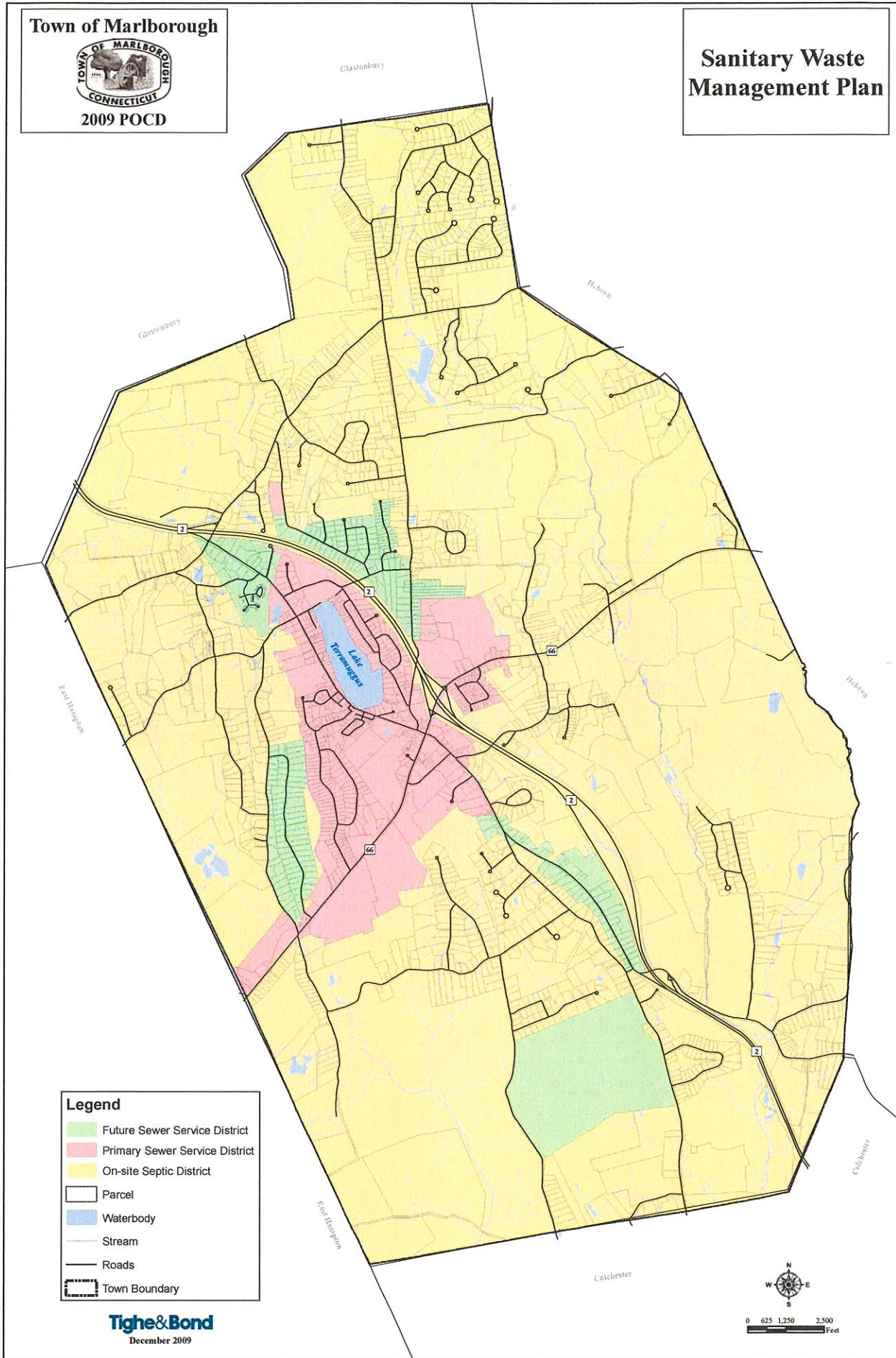


Town of Marlborough



2009 POCD

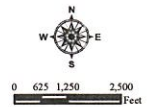
Sanitary Waste Management Plan

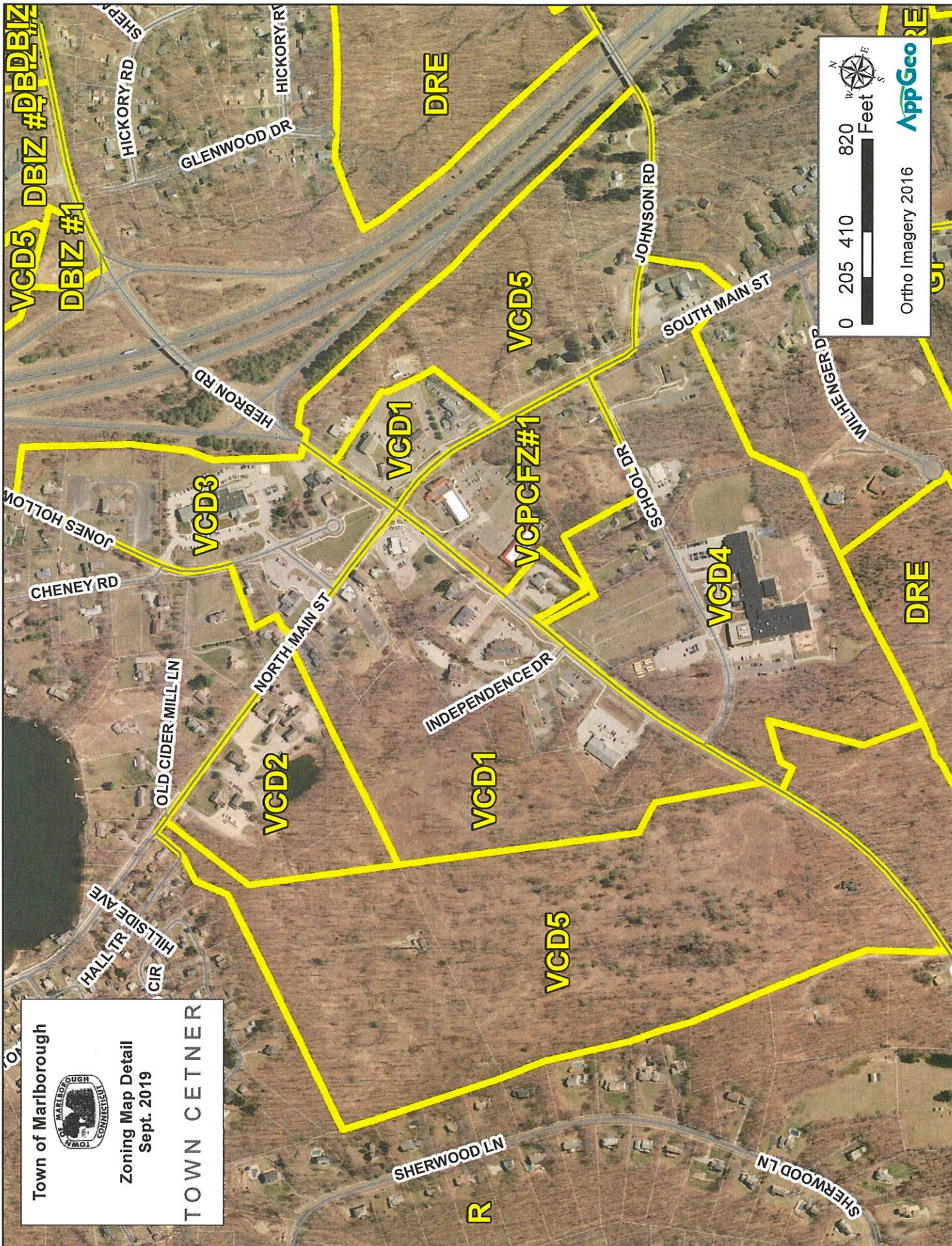


Legend

- Future Sewer Service District
- Primary Sewer Service District
- On-site Septic District
- Parcel
- Waterbody
- Stream
- Roads
- Town Boundary

Tighe & Bond
December 2009






Town of Marlborough

 Zoning Map Detail
 Sept. 2019
TOWN CETNER

0 205 410 820 Feet

 Ortho Imagery 2016

 AppGeo

Town of Marlborough



Zoning Map Detail
Sept. 2019

TOWN CETNER
EAST

DRE

PARKER RD



0 190 380 760 Feet

Ortho Imagery 2016



DBIZ #3

DBIZ #2

DBIZ #1

DRE

SHEPARD DR

HICKORY RD

GLENWOOD

DBIZ #4

DBIZ #1

VCD5

JONES HOLLOW RD

FRON RD

JONES HOLLOW RD

VCD3

DENLER DR

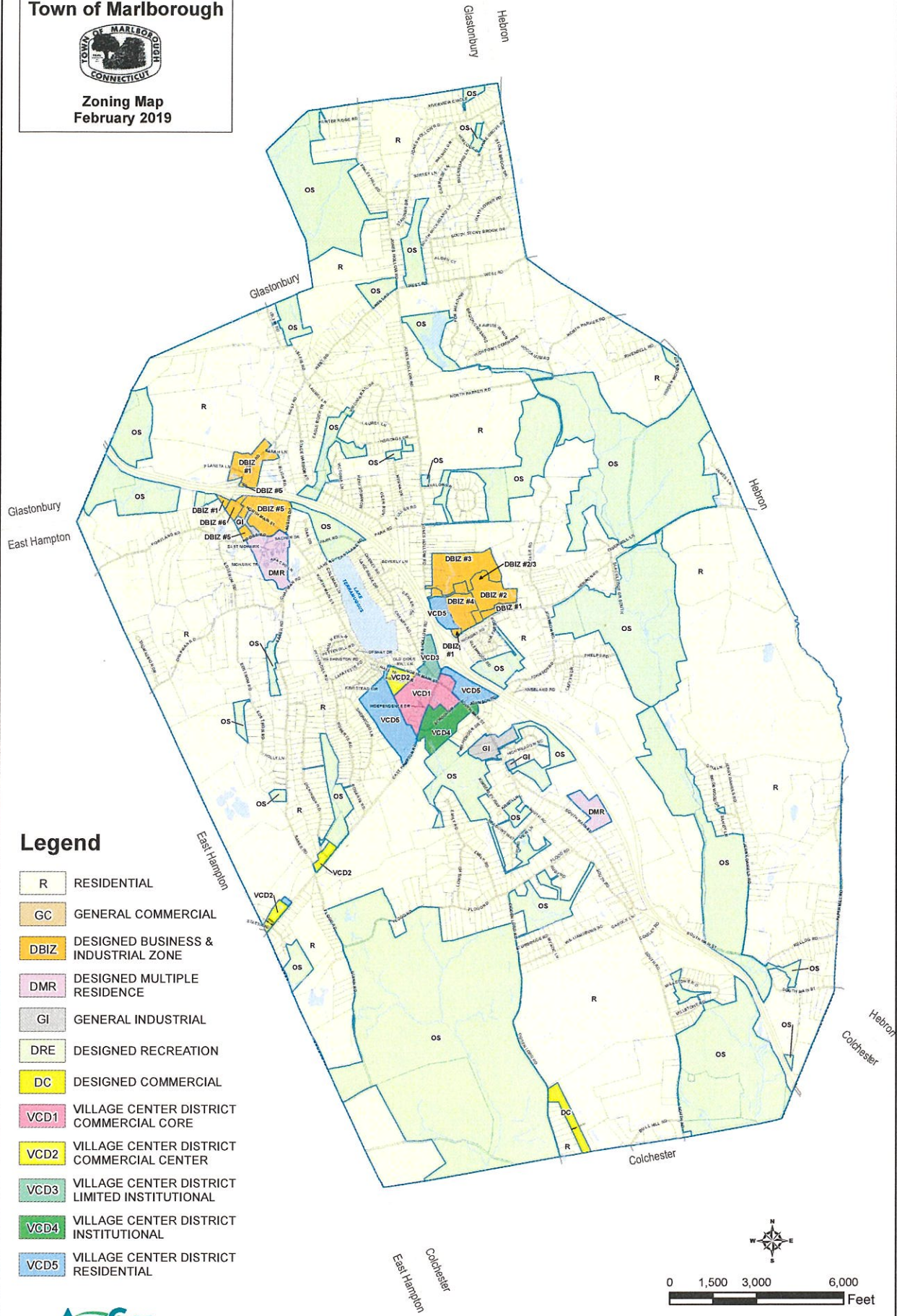
R

CHENEY RD

Town of Marlborough



**Zoning Map
February 2019**



Legend

- R RESIDENTIAL
- GC GENERAL COMMERCIAL
- DBIZ DESIGNED BUSINESS & INDUSTRIAL ZONE
- DMR DESIGNED MULTIPLE RESIDENCE
- GI GENERAL INDUSTRIAL
- DRE DESIGNED RECREATION
- DC DESIGNED COMMERCIAL
- VCD1 VILLAGE CENTER DISTRICT COMMERCIAL CORE
- VCD2 VILLAGE CENTER DISTRICT COMMERCIAL CENTER
- VCD3 VILLAGE CENTER DISTRICT LIMITED INSTITUTIONAL
- VCD4 VILLAGE CENTER DISTRICT INSTITUTIONAL
- VCD5 VILLAGE CENTER DISTRICT RESIDENTIAL

