

Annual Town Meeting Collinsville

Land Use Considerations

Land Use Considerations - Collinsville

- What do you want your community to be?
- Citizens are in control
- How do they want to live their lives?
- Should the future be a by product of a lot of unrelated decisions?

What Makes a Great Place?

(APA Guidance)

- **Has a Variety of Functional Attributes that Contribute to a Resident's Day to Day living (Residential, Commercial, or Mixed Uses)**
- **Accommodates Multi-modal Transportation (Pedestrians, Bicyclist, Drivers)**
- **Has Design and Architectural Features that are Visually Interesting**
- **Encourages Human Contact and Social Activities**
- **Promotes Community Involvement and Maintains a Secure Environment**
- **Promotes Sustainability and Responds to Climactic Demands**
- **Has Memorable Character**

What Makes a Great Place?

- Local merchants and residents sweep their sidewalks, know each others first names, watch the street;
- Neighborhood people seek attention from Town Hall because they care;
- Programs are organized that celebrate the diversity and history of the area;
- Businesses are locally owned with little or no chains;
- Residents feel responsible to nurture local businesses;
- Ongoing personal relationships are important;
- Shops and services are available that satisfy most daily needs;
- Neighborhoods are walkable, with mixed uses and buildings that reinforce the public place.

Special Character

- Collinsville has
 - it's own sense of History
 - it's own Special Character
 - it's Visual Quality defines its Character, and the local Quality of Life
- As a Community Grows and Changes, its Character Changes
- The Role of Market Forces in Dictating the Future

Collinsville Existing Zoning/ Historic Districts

- **Agricultural Residential-1**
- **Business -1**
- **Heavy Industrial District**
- **Industrial Heritage District**
- **Collinsville Business District (Overlay)**
- **Local Historic District**
- **Farmington River Protection Overlay**

Collinsville Existing Zoning/ Historic Districts cont.

- **Industrial Heritage District**
 - **Master Plan Approval**
 - **Wide Range of Uses Permitted with Site Plan Approval**
 - **Site Plan Criteria Provides Relief from Conventional Zoning Standards**
 - **Secretary of the Interior Standards to be Followed**

Collinsville Existing Zoning/ Historic Districts cont.

- **Collinsville Business District (Overlay)**
 - **Maintain Historic Character thru the Reuse of Existing Buildings**
 - **Limited to B-1 and HI Districts**
 - **Allows Dwellings in Buildings with Businesses**
 - **Provides Relief for Parking**
 - **Focuses on Building Exteriors**
 - **Does not Focus on New Construction**

Collinsville Existing Zoning/ Historic Districts cont.

- **Local Historic District**
 - Established by Ordinance;
 - Issues Certificate of Appropriateness;
 - Reviews Visible Exterior Architectural Features;
 - Reviews Demolition Permits and can invoke Demolition Delay;
 - Local District Cannot Regulate Use of a Building
 - Local Historic District Trumps Zoning;
 - Local Historic Districts is preferred mechanism in protecting Historic Buildings.

Collinsville Additional Measures

- **Village Districts (Zoning)**
- **Formula Based Regulations (Zoning)**
- **Business Investment District (Taxing)**
- **Main Street Program (Public/ Private)**

Collinsville Additional Measures

Cont.

- **Village Districts** - Intended to Protect a Communities Character and Historic Development Patterns
- Similar to LHD, but under Zoning;
- Broader than LHD, includes Landscaping, Road Design, Maintenance of Public Views, and all New Construction and Major Reconstruction;
- Requires Review of proposal by an Architect contracted by the Commission;
- Zoning Can Regulate Uses
- Zoning has many other factors to consider in the process and Historic Decisions may get lost;
- Zoning has No Authority to Prevent Demolition of a Building;
- When LHD Conflicts with Zoning, LHD is Trump.

Collinsville Additional Measures

Cont.

- **Formula Based Regulations (Zoning)**
 - **“Formula Business”** A business which is required by contractual or other arrangement to maintain any of the following: standardized services, décor, uniforms, architecture, signs or other similar features;
- Employs an Understanding of Community Vision/ Character Preservation & Community Based Economics.**

Collinsville Additional Measures

Cont.

- **Business Investment District (Taxing)**
- **A Public/ Private Partnership ;**
- **Property Owners choose to make an additional collective contribution (Tax);**
- **Tax goes to fund additional services not already provided, i.e. Maintenance, Development and Promotion of District;**
- **Property Owners determine priorities of District and how the funds are spent/ managed.**

Collinsville Additional Measures

Cont.

- **Main Street Program (Public/ Private)**
- **Preservation Based approach to Commercial Revitalization;**
- **Established 1995 by CL&P;**
- **Four Point Approach**
 - **Organization**
 - **Design**
 - **Promotion**
 - **Economic Restructuring**

Land Use Considerations - Collinsville

- Good Planning begins with the places people know and call their own
- Buildings, Views, and Public Spaces are often the Heart and Soul of a Community
- What would you feel if such places were razed or greatly altered?

Land Use Considerations - Collinsville

- Is Character Preservation the Goal?
- Are our Current Regulations Enough?
- Does Preserving Character Hinder or Enhance Economic Development?
- Does Economic Development Enhance or Hinder Existing Character?
- What Collinsville will be 20 years from now?