

## Excerpts from Enfield POCD 2011 Regarding Housing and Hazardville

Hazardville - **The Hazardville Center** is designated as a “neighborhood conservation area” in the State POCD. The state identifies neighborhood conservation areas as places where it “proposes to support homeownership, improved energy efficiencies, historic preservation, removal of unsafe structures, improved delivery of public services, maintenance of residential continuity of the neighborhood and removal of environmental hazards.”<sup>133</sup> However, as of 1998, the area had not yet been designated a local historic district. The Plan recommended creating a Hazardville Special District Zone similar to the one used in Thompsonville, and mentioned that there was a proposal to preserve and publicize historic areas and structures related to the Hazard Powder Works.

Connecticut General Statutes The Connecticut General Statutes define the powers delegated to municipalities by the State. Section 8-2 of the Connecticut General Statutes prescribes the objectives of municipal zoning regulations. The section states that every **Connecticut municipality shall: “encourage the development of housing opportunities, including opportunities for multifamily dwellings**, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a. Such regulations shall also **promote housing choice and economic diversity in housing, including housing for both low and moderate income households...”** In spite of this, the Report of the Blue Ribbon Commission to Study Affordable Housing, dated February 1, 2000, found that over half of Connecticut’s municipalities have not followed this legislative directive.<sup>4</sup>

**P.27 Future Land Use:** Historic Village The Hazardville center retains a charming, small village character and many buildings from its early development. **Historic preservation regulations should be used to ensure that the architectural features and buildings that define Hazardville’s identity are protected and enhanced.** Infill development in this area should be encouraged, but required to match the scale and architectural style of the area. **Mixeduse is predominant along Hazard Avenue and should be preserved to sustain local small businesses that rely on a direct customer base.** An orderly traffic management system that maintains good traffic flow and a streetscape design that provides temporary space for deliveries and customer parking are also important for commercial vitality. Continuous sidewalks with adequate curb cuts/ramps are needed on both sides of Hazard Avenue to ensure that area residents can walk safely to shops. In addition to attracting local residents, the village has the potential to attract people from a broader area by becoming an agricultural marketplace. Its proximity to farmland and the regional transportation network give the village an edge as a destination where people can buy local or handmade tobacco products, trees and flowers, and produce.

**P. 34 Village Mixed-Use** **The Village Mixed-Use is intended to support the preservation of minor population and commercial centers (including Hazardville and Scitico) as continuously active and vibrant places.** Compact but “complete” streets, small building scale, mixed-uses (the combination of two different land uses within the same building, particularly commercial uses on the bottom floor and

residential uses on the second floor), and use of traditional architectural features will preserve their characteristic charm.

**P.45 Implementation Strategy Policy 2.2:** The Town of Enfield will encourage a healthy and diverse housing market where housing is affordable and there is access to rental and homeownership opportunities for all Action

**2.2.1: Expand choice of housing** – As expressed in state policy, communities in Connecticut should offer choice of housing for different ages, incomes and location preferences. An important way of offering choice of housing is by allowing mixed-income housing to develop in areas that currently under serve low and moderate income households. New construction and building renovation and reuse expands the actual amount of affordable housing units, while rental assistance and homebuyer programs expand the amount of housing units within reach of low and moderate income households. The Community Development Office along with the Town of Enfield Housing Authority could have a leading role in this effort.

**Action 2.2.2: Revise Town Zoning Ordinance to include multi-family housing** – A Zoning Ordinance that virtually excludes multi-family housing from Enfield (except for seniors) is arguably the greatest obstacle to retaining young people, attracting educated professionals, and promoting mixed-use in urban areas. It also places a burden on Thompsonville to accommodate uses that require higher densities, and are generally perceived as undesirable (ex. community residences). Revising the Town Ordinance to reflect this Plan's Future Land Use will help resolve these issues.