



## The Plan of Conservation & Development

Virtual Community Outreach Meeting – Activity Results & Preliminary Assessment

April 28, 2021

This document tabulates the responses and answers to the activities conducted during this meeting. The aimed was to test community appetite, gain insights, and inform our direction going forward. The document includes comments and commentary from the Consultant (Don Poland) regarding his thoughts and reactions to the answers—these comments frame the preliminary assessment of what was learned. Document issued May 10, 2021.

# SWOT Analysis

**Instructions:** If you don't to engage in the discussion with me, please feel free to write your thoughts on Enfield's strengths, weaknesses, opportunities, and threats in the chat window.

## Strengths: What are Enfield's strengths?

- River Front – River Resources – Two Rivers
- Location along I-91 – Location overall.
- Retail along 190/220 & River.
- On a major rail. Getting a new train station
- Knowledge Corridor.
- Size--a larger town.
- Proximity to airport.
- Geographically well-situated.
- Farms, History
- Diversity of housing, retail, commercial, medical
- Government services

**Consultant Comment:** The responses to the SWOT are generally as expected and insightful. Strengths and Weaknesses provide assets to build up and Weaknesses and Threats office conditions that may need to be mitigated. I highlighted what I view as possibly most important or priorities to address.

## Weaknesses: What are Enfield's weaknesses?

- Resistance to change.
- Downtown/Thompsonville village. Make a strength
- Lack of diversity in government.
- Lack of community participation—Tville - Overall
- Age of housing stock—Tville. Other neighborhoods. 50s/60s
- Taxes/why so high.
- Crime—concerns of crime, more crime. Out of state. Crime
- Lack of access to riverfront.
- Lack of sideways and bike lanes.
- P&Z not reflecting resident needs.
- Vacant retail. Un attractive gateways.
- Lack of train station.
- Open Space and Maintenance.

## Opportunities: What are Enfield's opportunities?

- Train station
- Higgen park—families, asset.
- Regional support for shopping.
- Medical
- Higher education/trades
- Upgrade existing housing stock.
- Rail trail.
- Historic properties
- High-tech, fiber optic, medical

## Threats: What are Enfield's threats?

- State as a threat. Dependence on state funds and maintenance.
- State prison lands—is the land opportunities.
- Competing for new businesses. Day Hill Road.
- Under investment, disinvestment, timing of development. Land Hoarders.
- Haphazard development/conflicting uses.
- State control of zoning.
- Traffic/congestion.
- Poorly timed lights.
- Encroachment of industry on residential

# Enfield - Continuums of Place

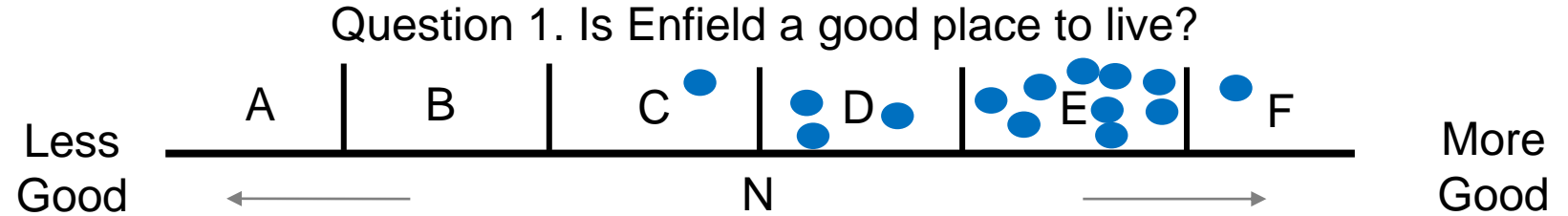
## Instructions:

Where on the continuum does your perspective fall (which letter)?

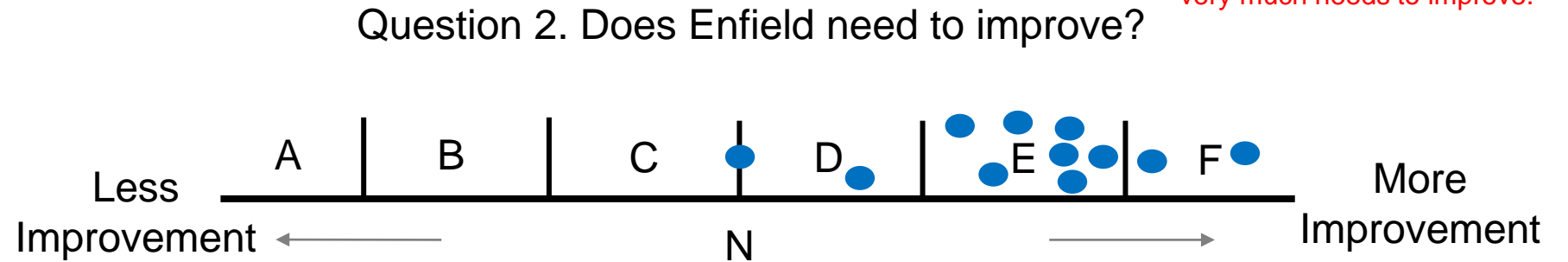
If your perspective is in the middle (neutral), pick the letter N.

Vote by letter in the chat window.

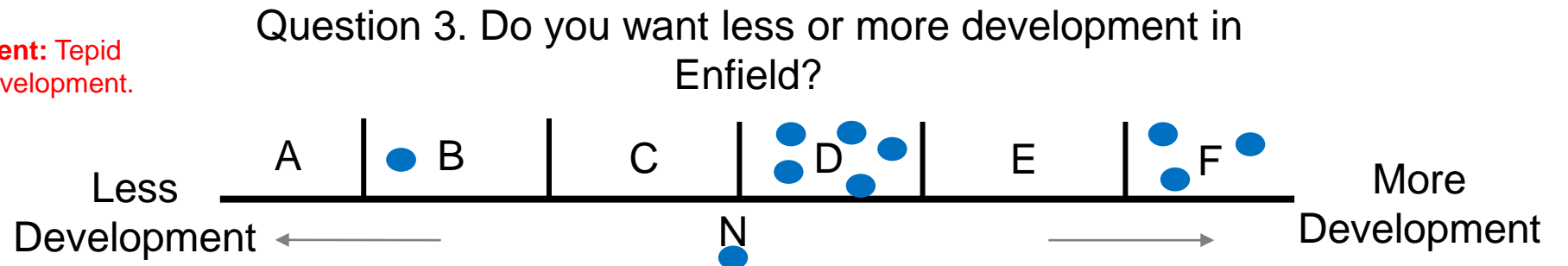
Using the chat feature, after the question is posted, respond with the letter that corresponds with your answer.



**Consultant Comment:** Interesting that Enfield is very much a good place to live, yet the community very much needs to improve.



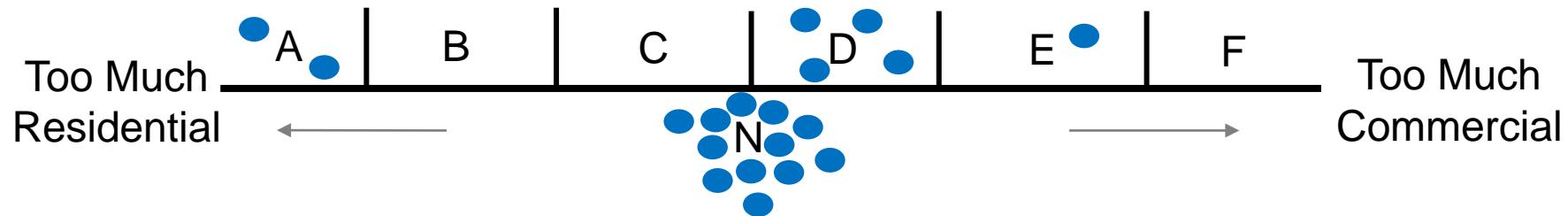
**Consultant Comment:** Tepid support for more development.



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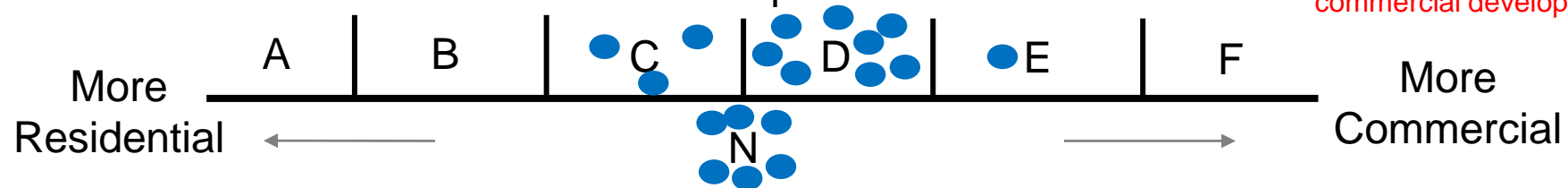
Question 4. Does Enfield have too much residential development or too much commercial development?

**Consultant Comment:** Support for things to remain the same!?!?



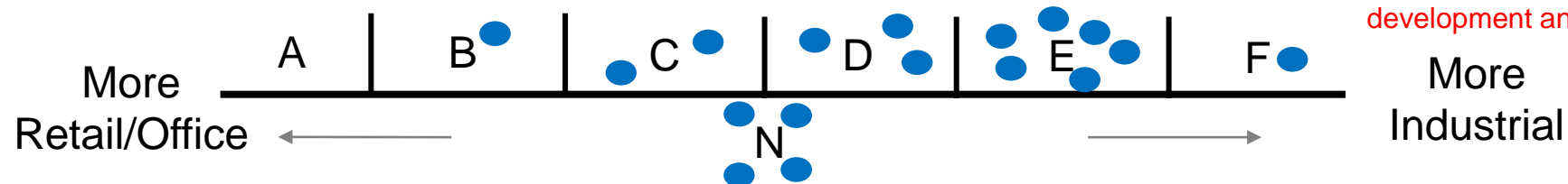
Question 5. Do you want more residential or more commercial development in Enfield?

**Consultant Comment:** Status quo with a little appetite for commercial development.



Question 6. Do you want more retail/office or more industrial development in Enfield?

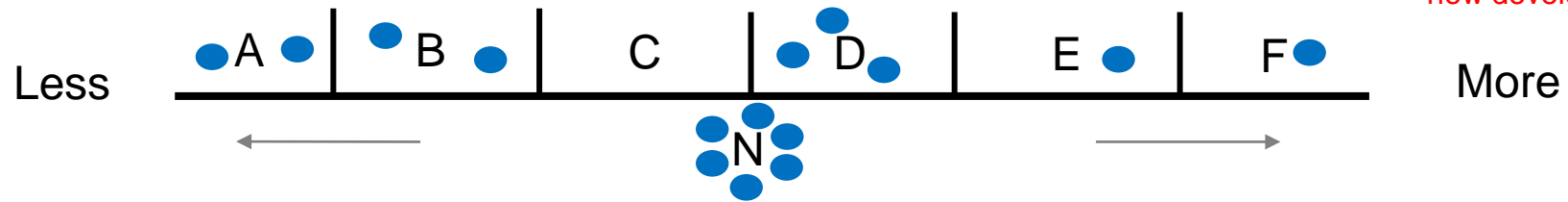
**Consultant Comment:** Support for industrial development (could mean support for economic development and jobs).



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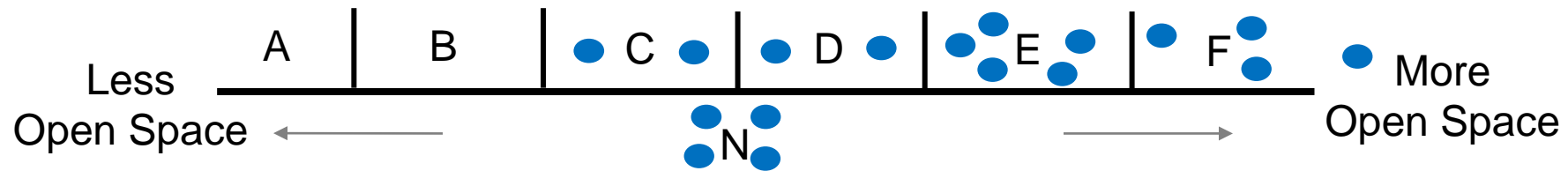
Question 7. Do you want more commercial development along Elm St. (Route 220) and Hazard Ave. (Route 190)?

**Consultant Comment:** A bit surprised by this neutrality. It may be support for redevelopment, not new development.



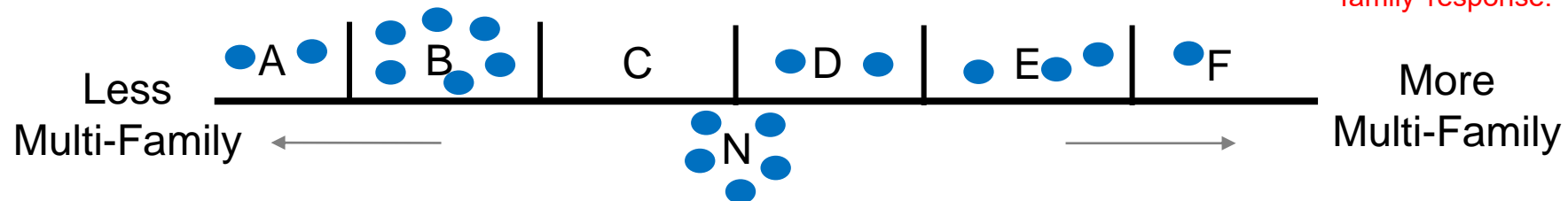
Question 8. Does Enfield need more or less preserved open space?

**Consultant Comment:** Solid support for open space preservation.



Question 9. Do you want more multi-family residential in Enfield?

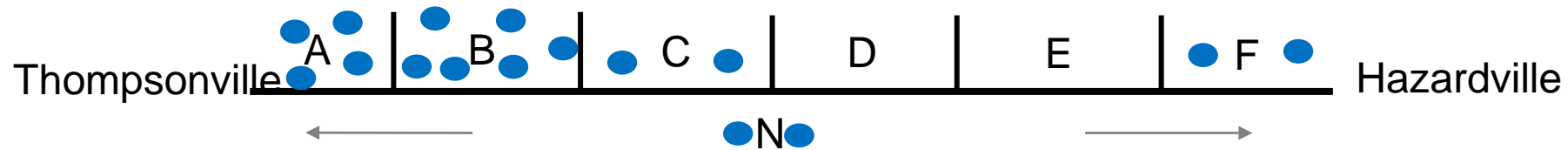
**Consultant Comment:** A bit concerned about the 'less multi-family' response.



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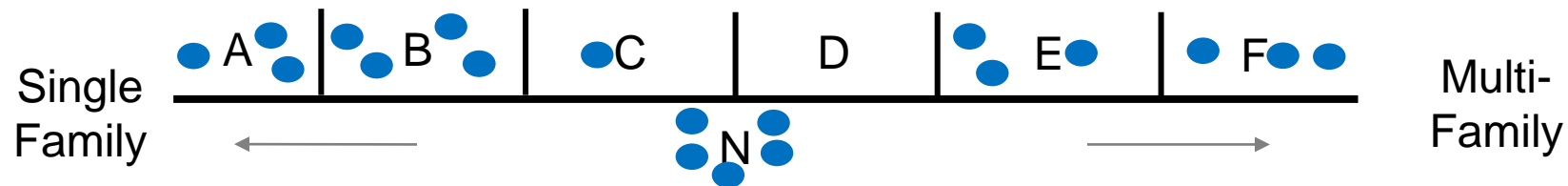
Question 10. Do you want more commercial development in Thompsonville or Hazardville?

**Consultant Comment:** What I expected.



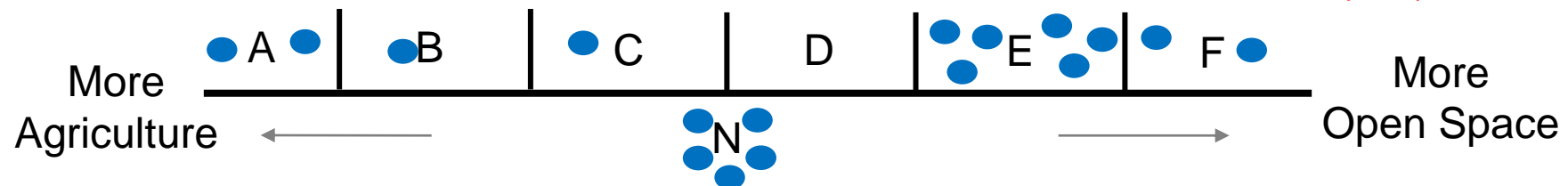
Question 11. Do you want more single-family residential or more multi-family residential development?

**Consultant Comment:** Further concern about possible resistance to multi-family residential.



Question 12. Do you want more agricultural preservation or open space preservation?

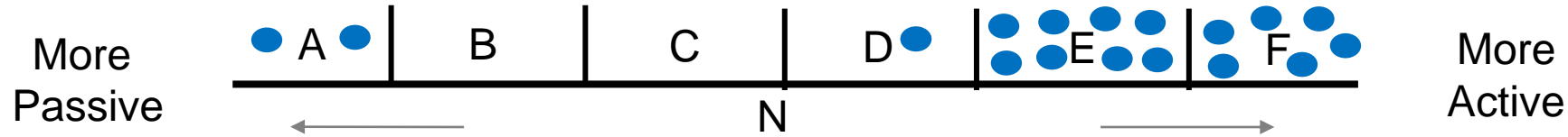
**Consultant Comment:** Favorable support for preservation, especially open space.



# Enfield - Continuums of Place

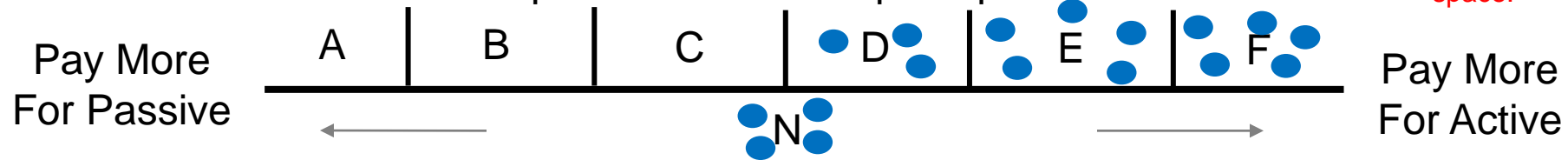
Question 13. Do you want open space to be more passive (no facilities) or more active (walking/bike trails, playgrounds, etc.)?

**Consultant Comment:** Not surprised by the strong support for active open space.



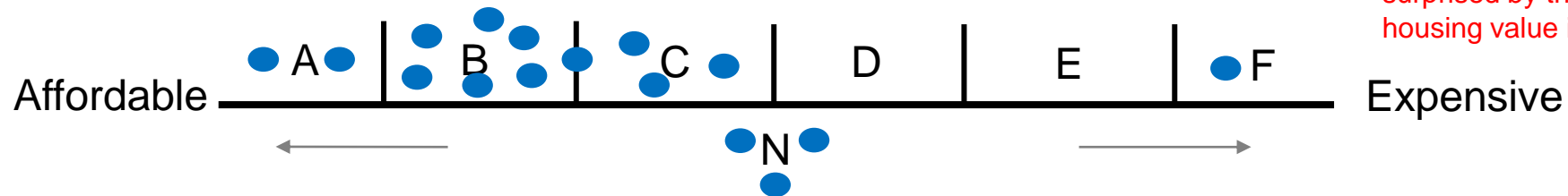
Question 14. Are you willing to pay (more taxes) for passive or active open space?

**Consultant Comment:** Surprised by the favorable support for spending for more active open space.



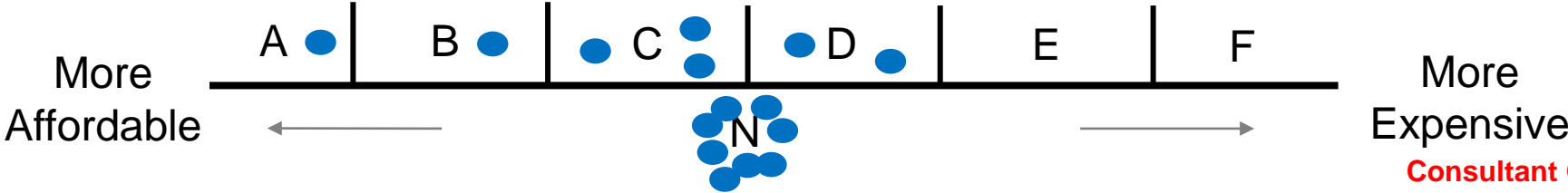
Question 15. Is housing in Enfield affordable?

**Consultant Comment:** Not surprised by this—consistent with housing value in Enfield.



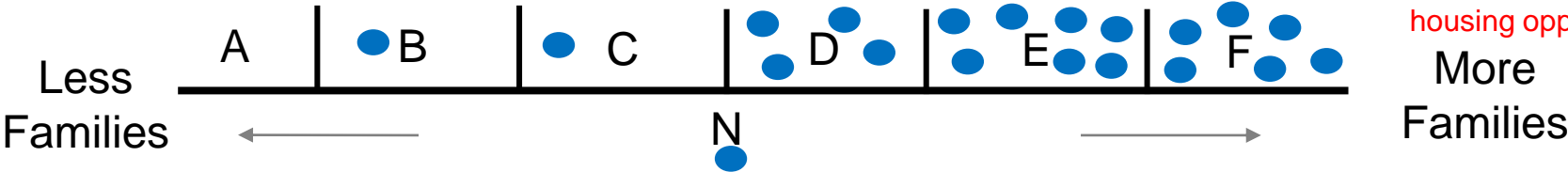
# Enfield - Continuums of Place

Question 16. Should housing be more or less affordable in Enfield?



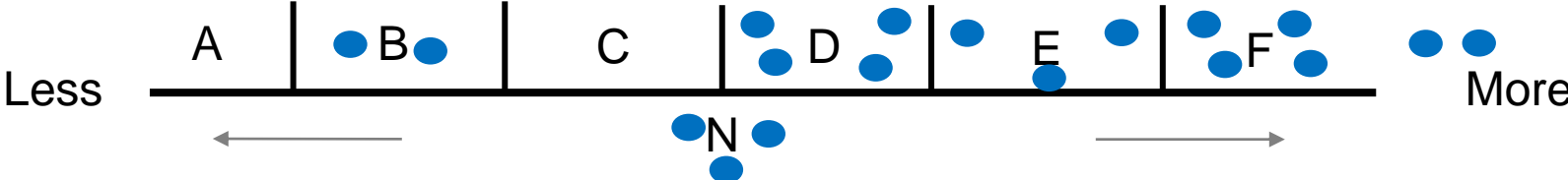
**Consultant Comment:** This is interesting...not sure how it informs us yet.

Question 17. Should Enfield encourage more or less families (including school age children)?



**Consultant Comment:** This surprised me, even though it is consistent with Enfield's value of community. That said, the community and PZC should recognize this value of families in the context of housing—opposing new housing opposed families.

Question 18. Does Enfield need more or less senior housing?



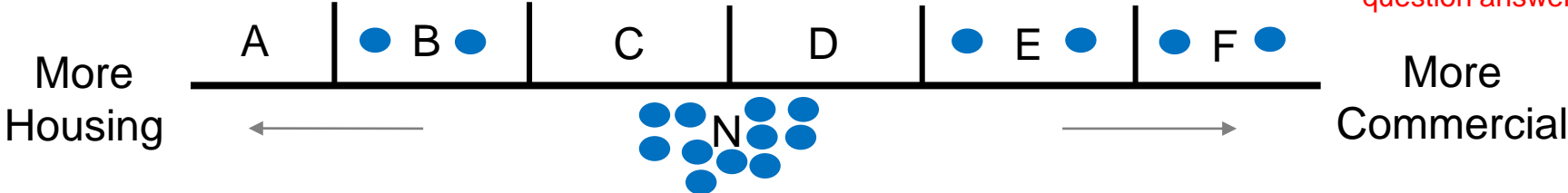
**Consultant Comment:** Not surprised with this support for senior housing. That said, I expected it to be stronger.



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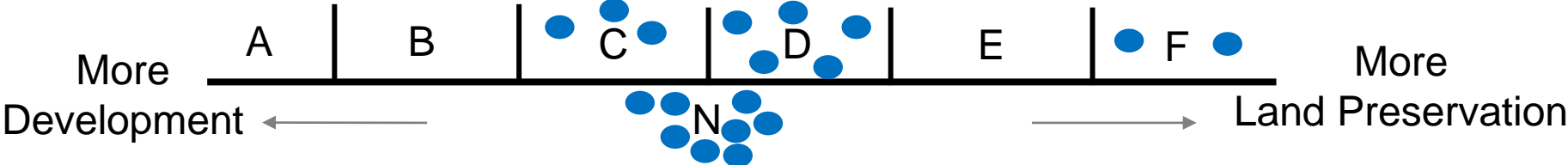
Question 19. What is more important, more housing or more commercial development?

**Consultant Comment:** The neutrality is a bit surprising, but this is consistent with similar question answers.



Question 20. What is more important, more development or more land preservation?

**Consultant Comment:** A balance answer for a question and planning process that should seek balance.



Question 21. Does Enfield need more or less senior housing?

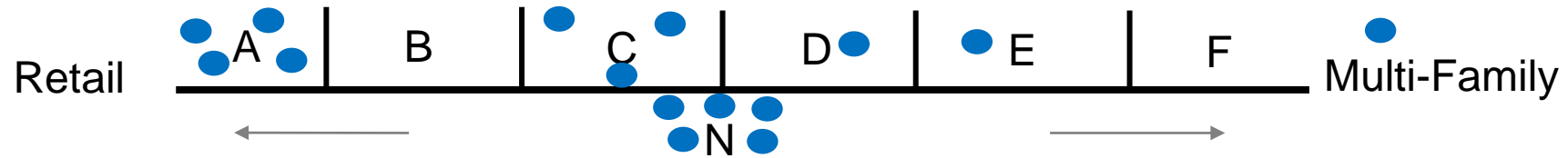
**Consultant Comment:** Similar response to Q. 18, as it should be.



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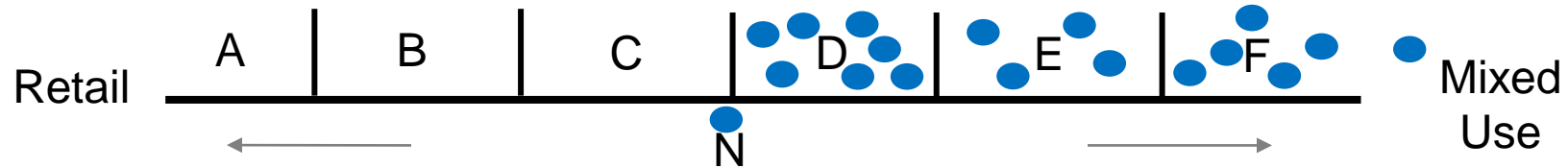
Question 22. Should Enfield Square Mall remain as a retail site or be converted to multi-family residential?

**Consultant Comment:** As expected—leaning toward retail.



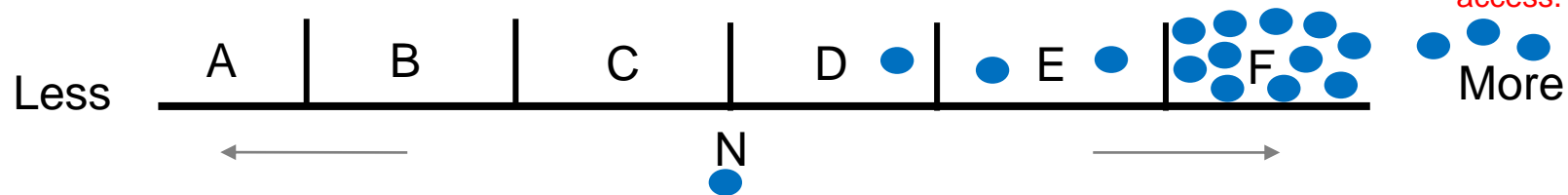
Question 23. Should Enfield Square Mall remain as retail or be redeveloped as mixed-use (commercial & residential)?

**Consultant Comment:** As expected, with stronger support for mixed-use than was found in the online community survey where the question was more ambiguous.



Question 24. Do you want more or less public access to the CT and Scantic River?

**Consultant Comment:** Expected and similar prior questions and answers. Strong support for access.



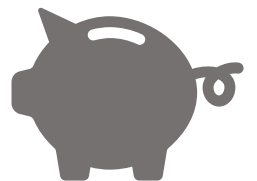
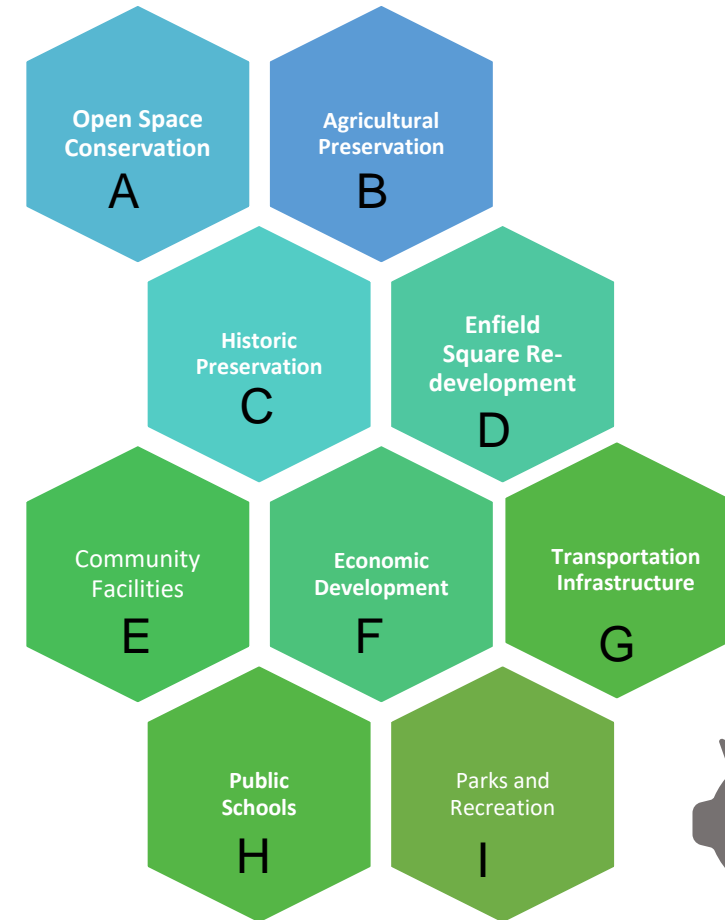
# Resource Allocation

## Number of Votes for Spending by Category and Priority

		Priority 1	Priority 2	Priority 3	Total	Priority
A.	Open Space Conservation	III	I	I	5	5
B.	Agricultural Preservation		II		2	8
C.	Historic Preservation	II	I	II	5	6
D.	Enfield Square Redevelopment	I	I	I	3	7
E.	Community Facilities	II	II	III	7	4
F.	Economic Development	IIIIII	II	III	11	1
G.	Transportation Infrastructure	I	IIII	I	7	2
H.	Public Schools	I	I	I	3	7
I.	Parks & Recreation	I	II	IIII	8	3

**Consultant Comment:** The spending by priority is mostly as I would expect based on the answers to prior activities above. That said, support for Transportation Infrastructure spending is strong than I would have guess. Not sure how this informs us—it the support for sidewalks and bike lanes or easing traffic and congestion or the train station and rail or other or all of the above. We will need to explore this further.

If you controlled and oversaw Enfield’s budget, what would be your top three funding priorities?



# A Vision Statement

With that in mind, what are some words, phrases, or statements that come to mind when you think about a vision for Enfield's future?

- Community Centered
- Connected community – Connected - digitally and physically through infrastructure
- Well rounded community with something for everyone
- Inclusive – Inclusive prosperous community
- Unified
- RESPONSIVE TO ALL BELIEFS
- Destination
- Walking tourist food, coffee, shopping, river front place to play
- Best place to live, work and play - offer affordable housing, strong jobs, solid local businesses, and home to open space, parks and community facilities
- Vibrant and active
- Family Friendly, Diverse, affordable
- A Place I call HOME – Home for my grandchildren, affordable and a safe place for them to raise their familiesGood working relationships with local businesses and citizens
- Thriving outdoor recreation for healthy families
- A beautiful town which treasures its historical and natural resources, a great place for people of all ages and walks of life to live.
- Adaptive to the betterment of its residence
- Growing up to be a walkable sustainable community

**Consultant Comment:** These vocabularies provide insight into what Enfield values, what it wants, and what it wants to be in the future. In addition, the vocabularies provide context to priorities discuss in the prior activities. This provide a good foundation to crafting a vision for Enfield.