

**Town of Warren  
Plan of Conservation & Development  
2019-2029**



**Adopted May 28, 2019**

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## I. Introduction

At the May 2018 regular meeting of the Planning & Zoning Commission, the four-member Plan of Conservation & Development (POCD) Subcommittee was created by unanimous vote. The subcommittee immediately got to work scheduling meetings with town groups, business owners, and residents in the Town of Warren in order to gain input about the issues of concern and priorities for the upcoming ten years. Over the course of the next six months, the subcommittee with the help of Jocelyn Ayer from the Northwest Hills Council of Governments, held listening sessions with the Lake Waramaug Taskforce, the Lake Waramaug Association, the Warren Land Trust, Region #6 staff and school board members, the Affordable Housing Corporation, small business owners, farmers, and young families. An online survey was created and received responses from more than 300 Warren residents in August 2018, and in September 2018 a Community Issues Forum facilitated by Glenn Chalder of Planimetrics, Inc. was held at the Warren Community Center which was attended by more than 100 residents. This document encapsulates the challenges, priorities, opportunities, and goals identified during all of the above sessions.

Members of the POCD Subcommittee put in many additional hours over and above their volunteer hours on the Planning & Zoning Commission. The current and former members of the POCD Subcommittee that worked to prepare the 2019 Plan of Conservation & Development are:

Susan Bates  
Howard Lethbridge  
John Papp  
Kelly Tobin (*former member*)

The full membership of the Planning & Zoning Commission over the past year while working on the plan includes:

Susan Bates, Chairman  
Christoffer Brodhead, Vice-Chairman  
Robert Bolte  
Adam Crane  
Phil Good  
Robyn Kasler (*former member*)  
Howard Lethbridge  
John Miller  
John Papp  
Kelly Tobin (*former member*)  
Brian Coyle, Alternate  
Paul Prindle, Alternate  
Ruth Schnell, Alternate

The Planning & Zoning Commission also gratefully acknowledges the work of the following Town staff and planning support:

Stacey Sefcik, CZEO, Zoning Enforcement Officer  
Brenda Zampaglione, Land Use Clerical Assistant

Jocelyn Ayer, Community & Economic Development Director  
Northwest Hills Council of Governments

Glenn Chalder, AICP – Planimetrics, Inc.

## Purpose for the Plan of Conservation & Development

The Purpose of this Town Plan of Conservation & Development is to **guide and inform decisions that Warren’s town boards and commissions make over the next 10 years** based on a set of goals that have been developed through input from Warren residents. The goals and actions laid out in this Plan will help the town address the **challenges and opportunities that Warren residents are most concerned** about in a strategic and coordinated way.

The Town of Warren Planning & Zoning Commission, under the provision of Town ordinance, is charged with the responsibility to adopt, amend, and administer the Town’s Zoning and Subdivision Regulations. The Town’s planning and zoning authority is granted to it by the State of Connecticut, as detailed in the Connecticut General Statutes, Chapters 124 and 126.

Chapter 126 of the Connecticut General Statutes requires every town to prepare, adopt, and periodically amend a Plan of Conservation & Development. In 1988, Chapter 126 was revised to require every town to update its Plan at least every 10 years. Chapter 126 also details the requirement of and procedures for the adoption and administration of the Subdivision Regulations. Subdivision Regulations govern the division of land into three or more parcels for the purpose of building and/or development.

Chapter 124 of the Connecticut General Statutes set forth requirements for establishing Zoning Regulations. Zoning Regulations guide the type, intensity, and location of land uses in a Town. The Zoning Regulations of a Town are connected to the Town Plan of Conservation & Development in that, when a Planning & Zoning Commission proposes to amend existing or adopt new Zoning Regulations, it is required that they “shall state on the record its findings on consistency of the proposed zoning regulations or boundaries or changes thereof with the Town Plan of Development.”

The Town of Warren Plan of Conservation & Development represents a comprehensive statement regarding the Town’s future direction. It is intended to serve as an advisory set of land use guidelines for all Town boards and commissions as well as all public and private groups involved in the future conservation or development of land in the Town of Warren.

### **Consistency with the State and Regional Plans of Conservation and Development Policy Plan**

The policies and actions recommended in this Plan are consistent with both the State and Regional Plans of Conservation and Development. The current State Plan (2013-2018) is organized around the following six growth management principles: (1) Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure; (2) Expand housing opportunities and design choices to accommodate a variety of household types and needs; (3) Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options; (4) Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands; (5) Protect and ensure the integrity of environmental assets critical to public health and safety; (6) Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis. The policies and actions in this plan are consistent with these principles.

The current regional plan that covers Warren is the 2017-2027 Regional Plan of Conservation & Development adopted by the Northwest Hills Council of Governments, of which Warren is a member.

The following abbreviations are used in this Plan:

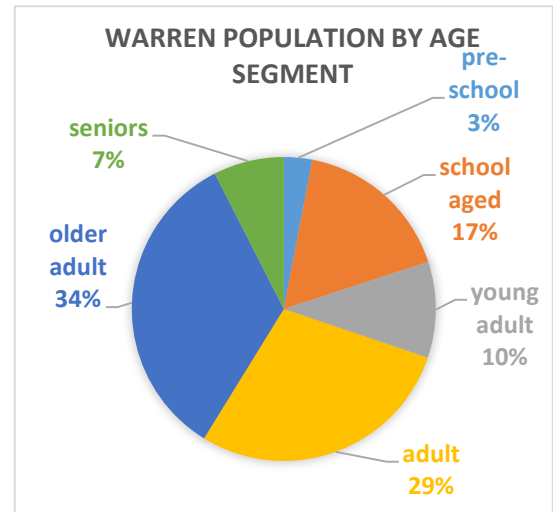
<b>P&amp;Z</b>	Planning & Zoning Commission
<b>BOS</b>	Board of Selectman
<b>BOF</b>	Board of Finance
<b>AHC</b>	Warren Affordable Housing Corporation
<b>Parks Rec.</b>	Parks & Recreation Commission
<b>RSD #6</b>	Regional School District #6
<b>NHCOG</b>	Northwest Hills Council of Governments
<b>IWCC</b>	Inland Wetlands & Conservation Commission
<b>WHLT</b>	Weantinoge Heritage Land Trust
<b>WLT</b>	Warren Land Trust
<b>LWTF</b>	Lake Waramaug Task Force
<b>FWS</b>	Friends of Warren School
<b>LWA</b>	Lake Waramaug Association
<b>WHS</b>	Warren Historical Society
<b>WPL</b>	Warren Public Library
<b>NWCD</b>	Northwest Conservation District
<b>Greenprint</b>	Litchfield Hills Greenprint Collaborative
<b>WVFC</b>	Warren Volunteer Fire Company

## II. Current Conditions and Trends

Here are some of the key current conditions and trends that shape conservation and development in Warren.

### Population and Demographic Trends:

- Warren has approximately **1,400 year-round residents** living in **603 households**.
- Unlike some of its neighboring small towns whose populations are projected to decline over the next 20 years, Warren's overall **population growth** is projected to stay **relatively flat**.<sup>1</sup>
- However, the segment of Warren's **residents that are over 65 years will increase** while the **number of school aged children is projected to continue to decline** (as it is in neighboring towns). For the purpose of this 10 year plan you can expect an increase in demand for older adult services (senior center, transportation, housing, recreational programs) and a decrease in demand for school aged resident services (if current trends hold).
- There is a **significant "seasonal/part-time" population** in Warren as 25% (211) of its housing units are considered vacant for "seasonal, recreational, or occasional use".



### Economic Conditions & Trends:

- There are **150 jobs** in Warren and approximately **800 working-aged residents**.
- 95% of residents commute out of Warren to work
- 23% of workers in Warren are "self-employed", and 9% of Warren workers "work from home"
- All of Warren's **top four employers** as of the date of this publication are in the hospitality industry and home-based contractors.
- Warren's annual median household income in 2015 was \$90,865. This is almost 30% higher than the State household median income of \$70,331. At the same time, 141 individuals in Warren are estimated to be living under the poverty level. 120 households earn less than \$50,000.

### Housing Conditions & Trends:

- There is very little rental housing available in Warren. Rental options are often desired by young adults and young families before they commit to homeownership. There are approximately 60 renter-occupied homes in Warren.
- 77 households in Warren earn less than \$50,000/year and pay more than 30% of their income on housing costs (this is considered "unaffordable").
- Most of the housing units in Warren are single family homes on large lots which does not serve the market of people interested in "downsizing". There is no senior housing in Warren as there is in neighboring towns such as Kent and Cornwall.
- There were five housing permits issued in 2016 (including tear-down/rebuilds), two issued in 2017, and three issued in 2018.

### Land Use Conditions & Trends:

- Most of Warren's land is not developed (94% CLEAR land cover data)
- **3,088 acres of land in Warren are permanently protected** from development (Sept. 2018 HVA), this represents 18% of all land in Warren.
- **1102.34 acres of land in Warren is being used for agriculture** (was 1,734 acres in 2008)

<sup>1</sup> These population projections were developed by the CT State Data Center and "do not claim to predict the future". For more information on these projections and how they were derived, see the endnote on the last page of the Plan.



### III. Goals & Actions

Following are the goals and actions developed in collaboration with town boards, commissions, and organizations designed to address Warren’s challenges and preserve its many assets over the next ten years. Section V of this Town Plan describes how this Plan will be implemented.

#### **GOAL 1: WORK TO ATTRACT & RETAIN YOUNG ADULTS AND FAMILIES**



By far the highest priority articulated by Warren’s residents throughout the planning process was the need to address the small number of young adults and young families remaining in or moving into the Town of Warren. The loss of this segment of the Town’s population is far-reaching - fewer young families means fewer students attending Warren School and concerns about the impact on the school’s ability to continue operating at its current high standard, and fewer young adults means fewer volunteers to serve in Warren’s Fire Company and EMS and eventually replace current members as they age out.

*Photo: Kids Start Warren Cider Run 2018*

#### **Achievements Since 2008:**

- ✓ **Consistently high standardized testing performance by Region #6 students in comparison with school districts statewide**
- ✓ **Development of updated Town website and creation of Town Facebook page**
- ✓ **Development of Quarterly Town Newsletter and Email News Blast system.**

OBJECTIVE	ACTION	LEAD	PARTNERS
<b><i>Provide affordable housing options that fit the needs of young adults and young families.</i></b>	Support efforts to develop a portion of Town Hall property for affordable workforce and senior housing. Explore grant funding opportunities to move this project forward.	<b>AHC</b>	BOS P&Z NHCOG
	Evaluate and consider amendments to the Zoning Regulations that would facilitate the development of workforce housing (Incentive Housing Zones, Multi-family, etc.)	<b>P&amp;Z</b>	AHC
<b><i>Support and promote Warren School and RSD #6.</i></b>	Contribute content about school events, successes, and school and community events to the Town for inclusion on the Town’s webpage and social media.	<b>RSD #6 FWS WPL</b>	BOS Parks Rec.
	Include school events and achievements in Town Newsletter.	<b>RSD #6 FWS</b>	BOS Parks Rec.
<b><i>Pro-actively market Warren’s quality of life and schools to potential new residents.</i></b>	Include a welcome message to potential new residents and businesses on the Town website “About Us” page geared toward attracting potential new residents.	<b>BOS</b>	
	Utilize new <i>DiscoverLitchfieldHills.com/Warren</i> website to raise awareness regionally about events and activities happening in Warren.	<b>BOS</b>	NHCOG
	Develop promotional pamphlet for distribution to and by area realtors.	<b>BOS</b>	

<b><i>Provide the amenities that younger residents expect.</i></b>	Support construction of cell tower on Town property in location and method that respects natural resources and community character in order to expand cell service coverage.	<b>BOS</b>	P&Z IWC
	Support regional efforts to create and expand fiber-optic broadband networks.	<b>BOS</b>	P&Z
	Work with private owners to facilitate efforts to redevelop the Town Center.	<b>BOS</b>	P&Z NHCOG
<b><i>Expand recreational offerings geared toward young adults and young families.</i></b>	Bring together community groups to explore construction of new and/or safety improvements to existing community playground closer to the center of Town where it is easily accessible to all residents.	<b>BOS</b> <b>FWS</b>	Parks Rec. P&Z RSD #6
	Conduct a survey of current Warren teens to see what specific activities they would participate in if offered including movies at the Library. Consider the idea of a membership based “Warren Underground Youth Center” that may include teens from surrounding towns as well.	<b>Parks Rec.</b>	WPL NHCOG RSD #6
	Identify volunteers or secure town funding for paid teen programming supervisors to utilize teen space at the Community Center.	<b>Parks Rec.</b>	BOS, BOF RSD #6
	Construct outdoor community basketball and tennis courts.	<b>Parks Rec.</b>	BOS



**GOAL 2: PROTECT FARMLAND FROM DEVELOPMENT, SUPPORT FARM BUSINESSES, SUPPORT SUSTAINABLE FARMING PRACTICES, & ATTRACT YOUNG FARMERS**



Another finding from the online survey and listening sessions was that residents are very concerned about the potential loss of farms and farmland to development. Warren’s history and identity is closely linked to agriculture, and residents often identify the rural farm vistas along our country roads as one of the things they value about the Town. To lose the Town’s farms would mean losing part of the Town’s identity and what makes it a special place.

However, the reality is that farmers face significant challenges that make it a struggle to remain economically viable. As is the case elsewhere in the State, the high cost of seed, animal care, equipment and its maintenance, and property taxes as well as the decline in profits from production and sale of traditional crops pose threats to the continued existence of the Town’s farms. In order to remain viable and continue operating, farmers are exploring creative new farm-related business activities and are hoping the community will support their

efforts, since ensuring our farms remain viable helps protect the rural farming character of Warren that everyone has come to appreciate.

The community believes that thriving farms and farmland preservation are not only fundamental to Warren’s rural character, scenic beauty, and environmental health but also the Town’s ability to foster economic and social prosperity. This includes creating local jobs and robust community services that will attract young people and their families. Achieving successful outcomes in agriculture will contribute significantly to addressing other top priorities for the Town. Additionally, high quality water resources are intrinsic to the town’s prosperity as a significant portion of the town is within the watersheds of Lake Waramaug, the Shepaug Reservoir, and the Housatonic River, and a large public drinking water supply watershed.



**Farming Achievements Since 2008:**

✓ **Right-to-Farm Ordinance Adopted in 2012**

OBJECTIVE	ACTION	LEAD	PARTNERS
<p><b><i>Support Farm Viability including farmers' efforts to diversify beyond traditional farming practices, crops, and distribution methods.</i></b></p>	Solicit input from community farmers in an effort to research and develop agritourism-friendly regulations.	<b>P&amp;Z</b>	
	Evaluate and consider regulations that would permit farm events in a manner that remains respectful of the surrounding residential neighborhoods.	<b>P&amp;Z</b>	
	Support the Northwest Connecticut Regional Food Hub which expands markets for locally grown food.	<b>BOS NHCOG</b>	
	Consider establishing an informal agricultural association comprised of owners of Warren farming businesses.	<b>BOS</b>	
	Survey owners of agricultural properties and farmers in Warren to determine objectives and visions for their agricultural work and properties, as well as identify interest in conservation.	<b>WLT</b>	P&Z
<p><b><i>Support Farmland Preservation by protecting existing farms from future residential and/or commercial development.</i></b></p>	Conduct assessment of which unprotected farms might be eligible for the Department of Agriculture's Farmland Preservation Program, Community Farms Preservation Program, and USDA-NRCS Agricultural Lands Easement Program.	<b>WHLT WLT</b>	
	Create an inventory of all working farms and farmers in Warren, including those leased for farming, and identify those farms which are not protected.	<b>WLT BOS</b>	WHLT
	Update soils testing for certain farms to determine whether current maps accurately identify prime and important farmland soils as defined by the state.	<b>WHLT</b>	WLT LWTF
	Work with community land trusts to further preservation efforts, particularly during subdivision process.	<b>P&amp;Z</b>	WLT WHLT
<p><b><i>Support and encourage farm ownership and continuity.</i></b></p>	Identify potential opportunities to provide and/or increase land access to (young) farmers in Warren.	<b>BOS</b>	WLT WHLT
	Increase awareness of tools available for farm succession planning (for example: CT Farmlink), possibly by email and/or mailing a flyer about available tools each year to Warren farmers.	<b>BOS</b>	NHCOG WLT WHLT
<p><b><i>Promote good farming practices to preserve quality of Town natural resources.</i></b></p>	Identify soils and farmland properties for which water quality is or can be impacted directly by farming practices and determine strategies to support ongoing farming practices that are aligned with sustainable water-quality objectives.	<b>LWTF</b>	WLT

**GOAL 3: SUPPORT WARREN’S TOWN CENTER AND SMALL BUSINESSES**



Throughout the planning process, Warren residents articulated that they not only understood but also in fact appreciated that the Town was off the high-traffic thoroughfares of the State and would therefore not likely become an area of overcrowded commercial activity. Nonetheless, there is a strong desire for some businesses and conveniences to be located right here in Town.

Highlighting this were frequent comments on the online survey and during the listening sessions expressing dissatisfaction with the lack of a vibrant Town Center in Warren; while the buildings are there, several have been unoccupied for many years. A restaurant/inn that was a community gathering place for many

years had also closed down within the past five years. Many residents identified the vacant Town Center area as a location in Warren about which they were “sorry” during the Community Issues Forum exercises.

Simultaneously, it has been noted that there are many home-based businesses throughout the Town, particularly among contractors and tradespeople. These home-based businesses provide jobs and tax income to the Town; they also enable residents to stay close to Town where home-business owners often also volunteer in the Fire Company, EMS, and Town boards and commissions.

Residents were happy to learn at the Community Issues Forum that a fellow Town resident had recently purchased some Town Center property with the intention of bringing some much needed and highly anticipated retail and services to the Town Center. It was also noted at listening sessions that encouraging and supporting home-based businesses may be one of the ways in which the Town can help attract and retain young adults and young families. Town residents want to support both the Town Center and local businesses because they recognize the important contributions these small businesses make to the tax base, the convenience of a local business as opposed to driving out to the larger towns in the region, the ability to maintain local volunteer emergency services, and the feeling of community that a Town Center gathering place creates.

**Town Center & Small Business Achievements Since 2008:**

- ✓ **New owner has recently redeveloped Town Center property and opened a small general store/sandwich shop**

OBJECTIVE	ACTION	LEAD	PARTNERS
<b><i>Support &amp; facilitate private efforts to start and/or expand businesses in the Center Zone.</i></b>	Research and consider the expansion of the Center Zone.	<b>P&amp;Z</b>	
	Evaluate Zoning Use table to determine if the regulations permit the types of businesses residents would like to see in the Center Zone; determine whether amendments are required/desired.	<b>P&amp;Z</b>	
<b><i>Support &amp; facilitate existing and new home-based businesses while simultaneously ensuring the preservation of rural residential character.</i></b>	Continue work to draft and adopt zoning text amendments that provide a tiered approach to home-based businesses; adopt regulations that permit home-based businesses by zoning permit only based on well-defined requirements.	<b>P&amp;Z</b>	
	Evaluate & consider whether business uses should remain permitted as principal uses in the North and South Zone, and if so, amend the Zoning Regulations to provide well-defined requirements.	<b>P&amp;Z</b>	
	Assist existing home-based businesses in becoming compliant with zoning regulations and Town ordinances in a manner that respects the contributions to the Town that these business owners provide.	<b>P&amp;Z</b>	Assessor

<b><i>Provide the infrastructure, connections, and incentives that Town-wide small businesses need to be successful.</i></b>	Support construction of cell tower on Town property in location and method that respects natural resources and community character in order to expand cell service.	<b>BOS</b>	P&Z IWC
	Support regional efforts to create and expand fiber-optic broadband networks.	<b>BOS</b>	
	Evaluate & consider the possibility of developing tax incentives to both new and existing business owners. Utilize examples of tax incentives from neighboring small towns.	<b>BOF</b>	Tx.Assessor Tx.Collector BOS
	Provide information on the Town website regarding the benefits and requirements of a home-based business.	<b>BOS P&amp;Z</b>	
	Support & encourage the establishment of a Town of Warren business group and/or Chamber of Commerce, including home-based businesses and farm businesses.	<b>BOS</b>	NHCOG
	Continue to keep the "Business Directory" on the Town website updated and remind residents to "Buy Local" in the Town newsletter, referring them to the Directory.	<b>BOS</b>	Future Warren Business Group
	Consider directional signage at the intersection of Route 45 and Route 341 to guide visitors from the Lake Waramaug area to the Warren Town Center.	<b>BOS</b>	Public Works
	Support programs and initiatives that contribute to job growth throughout the Northwestern CT region.	<b>BOS</b>	NHCOG

**GOAL 4: PROTECT NATURAL & WATER RESOURCES AT LAKE WARAMAUG AND ITS TOWN-WIDE WATERSHED**



When residents were asked to identify the areas of the town about which they are proudest, the location receiving the most votes was Lake Waramaug. Residents expressed appreciation for Lake Waramaug’s scenic beauty and the Town beach and water-related recreational activities. Several noted the importance of Lake Waramaug to the Town’s history and identity.

There was a point when the lake was not healthy, and residents and community groups have worked very hard over the past forty years to improve it. Residents are proud of the progress, and they want to ensure water quality never again deteriorates. There is now widespread recognition that protection of the lake’s water quality is not merely a priority for conservation reasons, but also because an unhealthy lake will adversely affect a significant feature of Warren’s high quality of life that residents have long enjoyed.

More recently, it has also become clear how vital a healthy Lake Waramaug is to the Town’s economic well-being. Homes in the South Zone, and directly around the lake in particular, contribute greatly to the tax base of the Town. New homes and/or redeveloped properties surrounding the lake provide a great deal of work to the Town’s resident craftsmen, landscapers, and tradespeople. Over the past few years, the region has also seen the expansion of tourism to the lake area via online rental sites like AirBnb and VRBO. If the water quality of Lake Waramaug deteriorates, these economic benefits would as well. Over the past five years there has been a significant amount of (re)development of properties around Lake Waramaug. While many of these projects were done with care and sensitivity to the lakefront and its surroundings, there is a concern that too much unchecked development may not only harm the lake but also detract from the allure and charm the area has provided to residents and visitors for so many years. Care should be taken to balance these important economic priorities while simultaneously protecting the very natural features that have made the area desirable in the first place.

**Water Resources Conservation Achievements Since 2008:**

- ✓ **Adoption of Beach Maintenance & Lakefront Best Management Practices by the Inland Wetlands Commission in 2017**

OBJECTIVE	ACTION	LEAD	PARTNERS
<b><i>Protect water quality at Lake Waramaug and other water bodies in the Town.</i></b>	Work to develop a Warren-specific Low-Impact Development Manual and incorporate it into the Town’s Inland Wetlands, Zoning, and Subdivision Regulations.	<b>IWCC P&amp;Z</b>	LWTF NWCD
	Evaluate and consider amendment of <b><i>Protection of Waterbodies</i></b> regulations as pertains to driveways and swimming pools within 100 feet of a water body.	<b>P&amp;Z</b>	LWTF NWCD
<b><i>Protect Town-wide natural and scenic resources.</i></b>	Research and consider adopting ridgeline protection regulations.	<b>P&amp;Z</b>	
	Expand and update the existing natural resources, scenic features, and historical assets inventory.	<b>IWCC</b>	LWTF NWCD Historical Society
	Work to eradicate roadside and aquatic invasive plants such as Japanese Knotweed.	<b>Public Works LWTF</b>	
<b><i>Protect the character of the South Zone as a rural residential lakefront community.</i></b>	Continue research into the possible adoption of regulations pertaining to short-term rentals.	<b>P&amp;Z</b>	

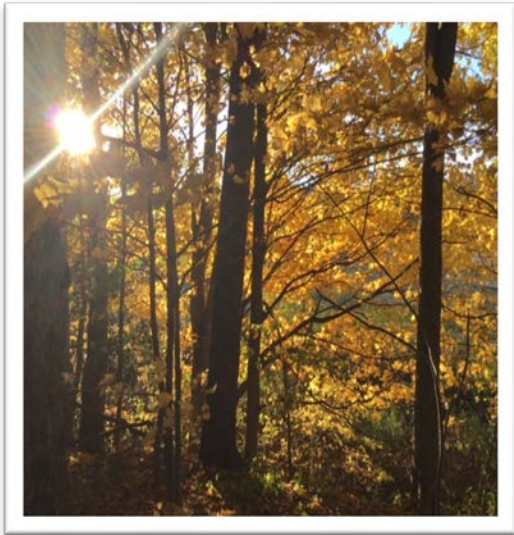


<b>Support Other Groups Working Toward Similar Goals.</b>	Continue support for Lake Waramaug Authority and the Member Towns.	<b>BOS</b>	P&Z IWCC LWA
	Continue partnership with Lake Waramaug Taskforce and Lake Waramaug Association in Land Use Application Review	IWCC P&Z	LWTF LWA





**GOAL 5: PROTECT TOWN-WIDE NATURAL RESOURCES AND ECOSYSTEMS**



Warren’s rural character and scenic beauty are highly valued by the community as was confirmed by recent surveys conducted as part of the POCD update process. These aspects of Warren and the opportunities to enjoy them also attract new residents as well as tourists to the Town and to Litchfield County in general.

In 2008, Warren’s Plan of Conservation & Development outlined strategies for preserving rural character through supporting farms, permanently preserving open space, and protecting natural resources and scenic features. Fundamental to the plan was the belief that successful implementation would foster economic and social prosperity, and that carefully executed land conservation and natural resource protection can co-exist with, and be beneficial to, thoughtful, well-planned development.

Since then, the Town of Warren, together with those partners as indicated in the POCD, has achieved many conservation and preservation objectives and is well positioned to continue this good work:

***Land Conservation Achievements Since 2008:***

- ✓ **Permanent protection of 430 acres of land with significant conservation value;**
- ✓ **Implemented sustainable farming practices to protect watersheds;**
- ✓ **Addition of 3 new trails (Strong, Coords, Tanner/Downes) for public access and enjoyment;**
- ✓ **Opening of the CT Blue Blaze Mattatuck trail;**
- ✓ **Regular public programming and recreational activities e.g. town clean up, hikes, lectures; and**
- ✓ **Awarded CT Department of Agriculture grant to support farm viability and farmland preservation.**

The updated POCD can support the continued implementation of these successful strategies with the following specific land conservation and rural preservation objectives and actions, in addition to those outlined in Goal 2 for farmland preservation and Goal 4 for protecting water resources:

OBJECTIVE	ACTION	LEAD	PARTNERS
<b><i>Protect natural resources and ecosystems.</i></b>	Identify and develop strategies (land preservation, regulations, education) to protect environmentally sensitive land, particularly:		
	Regional habitat/forests	<b>WLT BOS</b>	Greenprint Greenprint
	Prime Farmland Soils	<b>WLT, BOS, P&amp;Z</b>	
	Wetlands/Watershed (See Goal 4)	<b>LWTF, IWCC</b>	
	Provide educational programs and technical assistance to support and raise awareness about these strategies.	<b>WLT</b>	
	Promote the use of native plant species, and prohibit the introduction of non-native or invasive species.	<b>IWCC LWTF</b>	WLT

<b>Preserve Scenic Resources.</b>	Identify and develop strategies to protect important scenic and open space resources through land preservation strategies:		
	Lake Waramaug (See Goal 4)	LWTF	WLT/LWA/ WHLT
	General Open Space	WLT, P&Z	WHLT
	Farmland (See Goal 2)	WLT, BOS	
	Provide educational programs and technical assistance to support and raise awareness about these preservation strategies.	WLT BOS	
	Consider adopting local ordinances/incentives to preserve scenic resources e.g. fence/shrubbery height/opacity, designated scenic roads.	P&Z	WLT
	For new development projects, work with developer to achieve outcomes that minimize impact on scenic and conservation values.	P&Z	WLT LWTF
<b>Engage Community.</b>	Organize programming for educational and recreational purposes and to raise awareness (e.g. hikes, lectures, clean-ups, school programming.)	WLT	Parks & Rec.
	Encourage dedication of open space to allow for public access, as appropriate.	P&Z	WLT
<b>Continue a policy of sewer avoidance in the Town of Warren.</b>	<p>Implement policies which will avoid the need to provide public sewer service which is expensive to install and maintain. These policies will also protect the quality of groundwater and preserve the rural character of the Town.</p> <p>The Conservation &amp; Development Policies Plan for Connecticut 2018-2023 and the NHCOG Regional Plan of Conservation &amp; Development (2017-2027) support the recommendation that Warren should avoid the construction of sewers.</p> <p>Warren is a member of the Torrington Area Health District, whose professional staff is responsible for review and approval of plans for septic systems and well installation. The TAHD enforces State public health code requirements on septic systems and wells. The Town will work with the TAHD to encourage the use of new septic system and well technologies to protect groundwater while allowing the creative use of existing and future properties.</p>	BOS	TAHD



**GOAL 6: MEET THE NEEDS OF OUR OLDER ADULT RESIDENTS**



Like many other Connecticut towns, Warren’s population is aging. Via the online survey and at our listening sessions, our older residents expressed their clear preference to remain in Warren because this is where their family, friends, and community connections are located. However, many expressed concerns as to whether or not they would be able to do so due to various factors such as: lack of affordable housing to which they could downsize, lack of transportation options, and general cost of living.

***Achievements Since 2008:***

- ✓ **Reinvigorated Affordable Housing Corporation efforts have resulted in a proposal approved at Town Meeting to explore possible workforce housing development at the Town Hall property**
- ✓ **Expanded social services offerings and recreational programs**

OBJECTIVE	ACTION	LEAD	PARTNERS
<b><i>Provide affordable housing options that fit the needs of our community’s older adult residents.</i></b>	Support efforts to develop a portion of Town Hall property for affordable workforce and senior housing. Explore grant funding opportunities to move this project forward.	<b>AHC</b>	BOS P&Z NHCOG
	Conduct a survey of our older adult residents to understand what sort of “downsize” options they would prefer to have (# bedrooms, cost, amenities, location)	<b>AHC</b>	BOS NHCOG
	Evaluate and consider amendments to the Zoning Regulations that would facilitate the development of workforce and senior housing (Incentive Housing Zones, Multi-family, etc.)	<b>P&amp;Z</b>	AHC
	Consider establishing a housing rehabilitation program that provides funding and technical assistance for accessibility modifications to allow older residents to stay in their current homes.	<b>BOS</b>	Building Official Soc. Services AHC
<b><i>Improve communications-related infrastructure in order to facilitate access to both emergency and routine medical care.</i></b>	Support construction of cell tower on Town property in location and method that respects natural resources and community character in order to expand cell service.	<b>BOS</b>	P&Z IWC
	Support regional efforts to create and expand fiber-optic broadband networks.	<b>BOS</b>	NHCOG
<b><i>Ensure adequate transportation offerings are available for the Town’s older residents.</i></b>	Expand transportation offerings for senior residents; investigate opportunities to expand partnerships with adjoining Towns in order to facilitate this.	<b>BOS</b>	NHCOG
	Publicize existing transportation options for residents in the Town newsletter at least once per year.	<b>BOS</b>	
<b><i>Continue to provide support services &amp; recreational programs to our resident senior adults; seek opportunities to expand these offerings.</i></b>	Explore the possibility of dedicating space on Town property for the creation of Senior Center that has easy access to kitchen and restroom facilities on the same level.	<b>BOS</b>	Parks Rec.
	Continue to offer recreational, informational, and educational programs geared toward older residents.	<b>Parks Rec. WPL</b>	Social Services

**GOAL 7: INVEST IN COMMUNITY FACILITIES AND RECREATION**



Overall, Town residents expressed a high degree of satisfaction with the Town’s facilities and recreational offerings. Residents articulated appreciation for the high quality education offered at Warren School, the excellent services provided by the Warren Fire Company and EMS, the quality of the Town’s library, local government services provided by Town staff, and the programs and activities offered through the Parks & Recreation Department. Additionally, community facilities such as the Town’s beach, Warren Woods, the new Town Hall, and the renovated Community Center were also complimented.

While appreciating these many assets, there were some ways in which Town residents thought that the community facilities and recreational offerings could be expanded.

**Community Facility Achievements Since 2008:**

- ✓ **New Town Hall on Cemetery Road completed**
- ✓ **Old Town Hall on Sackett Hill Road renovated and in use for community programming.**

OBJECTIVE	ACTION	LEAD	PARTNERS
<b><i>Expand and publicize opportunities for outdoor recreation in Warren</i></b>	Expand trail network throughout properties preserved as open space and for which this level of recreation is permitted.	<b>WLT WHLT</b>	
	Develop and disseminate a pocket map of all walking trails in the Town of Warren.	<b>WLT</b>	Conservat’n Commission
	Provide link on pocket map, Town newsletter, and Town website to the interactive recreation trail map on <i>DiscoverLitchfieldHills.com/take-a-hike</i>	<b>BOS</b>	NHCOG
<b><i>Recruit and support the Town’s essential volunteer resources</i></b>	Highlight volunteer opportunities and spotlight town volunteers in the town newsletter and website. Consider hiring or designating a facilitator to help town’s volunteer groups meet the goals in this POCD.	<b>BOS</b>	
	Support and encourage recruitment of volunteer fire personnel through the CT “Everyday Hero” program ( <a href="http://www.everydayheroct.org">www.everydayheroct.org</a> )	<b>WVFC</b>	BOS
<b><i>Invest in improving town facilities and programming to meet residents’ needs.</i></b>	Bring together community groups to explore construction of new and/or safety improvements to existing community playground closer to the center of Town, where it is easily accessible to all residents.	<b>BOS FWS RSD #6</b>	Parks Rec. P&Z
	Identify volunteers or secure town funding for paid teen programming supervisors in order to be able to better utilize teen space at the Community Center for desired programming.	<b>Parks Rec.</b>	RSD #6 WPL
	Construct outdoor community basketball and tennis courts.	<b>Parks Rec.</b>	BOS P&Z
	Continue high quality community programming such as concerts at Warren Woods and the Town Beach.	<b>Parks Rec.</b>	
	Perform necessary renovations to The Academy in order to ensure its ADA compliance, and make this facility available for use by smaller groups.	<b>Parks Rec.</b>	BOS
	Continue renovations to the Library building to ensure its ADA compliance.	<b>WPL</b>	
	Continue ongoing maintenance and updates to fire and emergency response apparatus.	<b>WVFC</b>	BOS BOF

## IV. Action Implementation

### Plan Implementation

The implementation table attached in the appendix includes which board, commission, or community organization will take a lead role in carrying out each action. The Warren Planning & Zoning Commission will host a Town Plan implementation meeting every six months. It will invite to this meeting each town board, commission, or organization assigned a lead role in implementing the strategies in this Plan. At the meeting, participants will review the implementation table, update it with what has been accomplished over the past six months, and discuss new priority tasks for the upcoming six months. This meeting is an opportunity for the boards, commissions, and organizations active in Town to update each other on what they are working on, celebrate what has been accomplished, and coordinate next steps. It could also be an opportunity for public outreach on these topics and to assist with local volunteer recruitment efforts.

**\* ENDNOTE REGARDING POPULATION PROJECTIONS ON PAGE 6:**

The population projections shown on p. 6 were developed by the CT State Data Center. “These projections do not claim to predict the future, as population dynamics can be influenced by economic, policy, individual decisions, and other aspects which are not accounted for in the projections model. These projections serve as a point of reference for state agencies, regional planning organizations, municipalities, researchers, and other organizations but the actual outcome may differ from the projections.

The population projections provide general statistical projections of the population by sex and five year age cohort from 2015 to 2040. The projections are based on birth and mortality data from the Connecticut Department of Public Health, migration data derived from U.S. Census Bureau Decennial Census, and birth and death data from the Connecticut Department of Public Health. Development of the derived migration rates included the grouping of Connecticut towns into 8 groupings based on data from the U.S. Census Bureau’s Decennial Census and the American Community Survey (ACS) pertaining to median age of housing (ACS), median household income (ACS), owner occupied median home value (ACS), population density (Decennial Census), population over 65 years of age (Decennial Census), population under 15 years of age (Decennial Census), percent of population below poverty level (ACS), percent renter occupied housing (Decennial Census), percent seasonal housing (Decennial Census), and total population (Decennial Census).

These projections provide population projections for individuals who are residents, or are projected to become, residents for towns within the state of Connecticut. These projections are intended to guide planning, analysis, and decision making in the state and for towns and are reviewed on an annual basis to compare projections to the latest administrative and survey data available to identify if there are any significant deviations from the projected population to the observed population for towns in the state of Connecticut.

These projections are based on an annual average of the resident population for towns in the state of Connecticut. Resident population is defined as those persons who usually reside within a town in the state of Connecticut (where they live and sleep majority of the time). Individuals who reside in another state but either own property or work remotely in a town within the state of Connecticut are not included in these population projections.

The basic assumption of this strategy is that the recent demographic trends (i.e. trends of birth, death, and migration) will continue in the projection period. The projections are based on statistical models which utilize historical birth, mortality, and migration data to inform the model and the actual population numbers can be influenced by economic, policy, individual decisions, and other aspects which are not accounted for in the model.

The projections are not intended to be used for the following purposes, or should be used with caution when considering:

- Individual school enrollment or school district enrollment planning, as these projections do not include school enrollment nor include data on school choice or other dynamics related to school enrollment.”





# Zoning Town of Warren, CT.

This map is not to be used as accurate survey or as a substitute for field assessment. The map is subject to change.



## Legend

- Zoning District
- Parcel Boundary
- Municipal Boundary
- Major Road
- Local Road
- Watercourse
- Wetland Soils
- Waterbody

## Map Note:

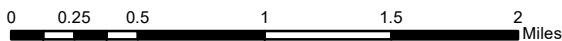
Parcels were digitized from town of Warren Tax Assessor Maps, originally produced by the James W. Sewall and Company, 1988. Updated by Northwest Conservation District, 2008-2015 and by The Housatonic valley association in 2019.  
This map is not to be used as an accurate survey or as a substitute for field assessment.  
Hydrographic features are based on USGS topographic quad sheets, original digitized data of James W. Sewall and the Soil Survey Geographic (SSURGO) database.

**Sources:**  
Connecticut Department of Energy & Environmental Protection (CTECO), Northwest Conservation District, Tele-Atlas Road Centerlines, Town of Warren Assessor Office, Litchfield Hills Greenprint Collaborative US Department of Agriculture, NRCS

Map Prepared by:



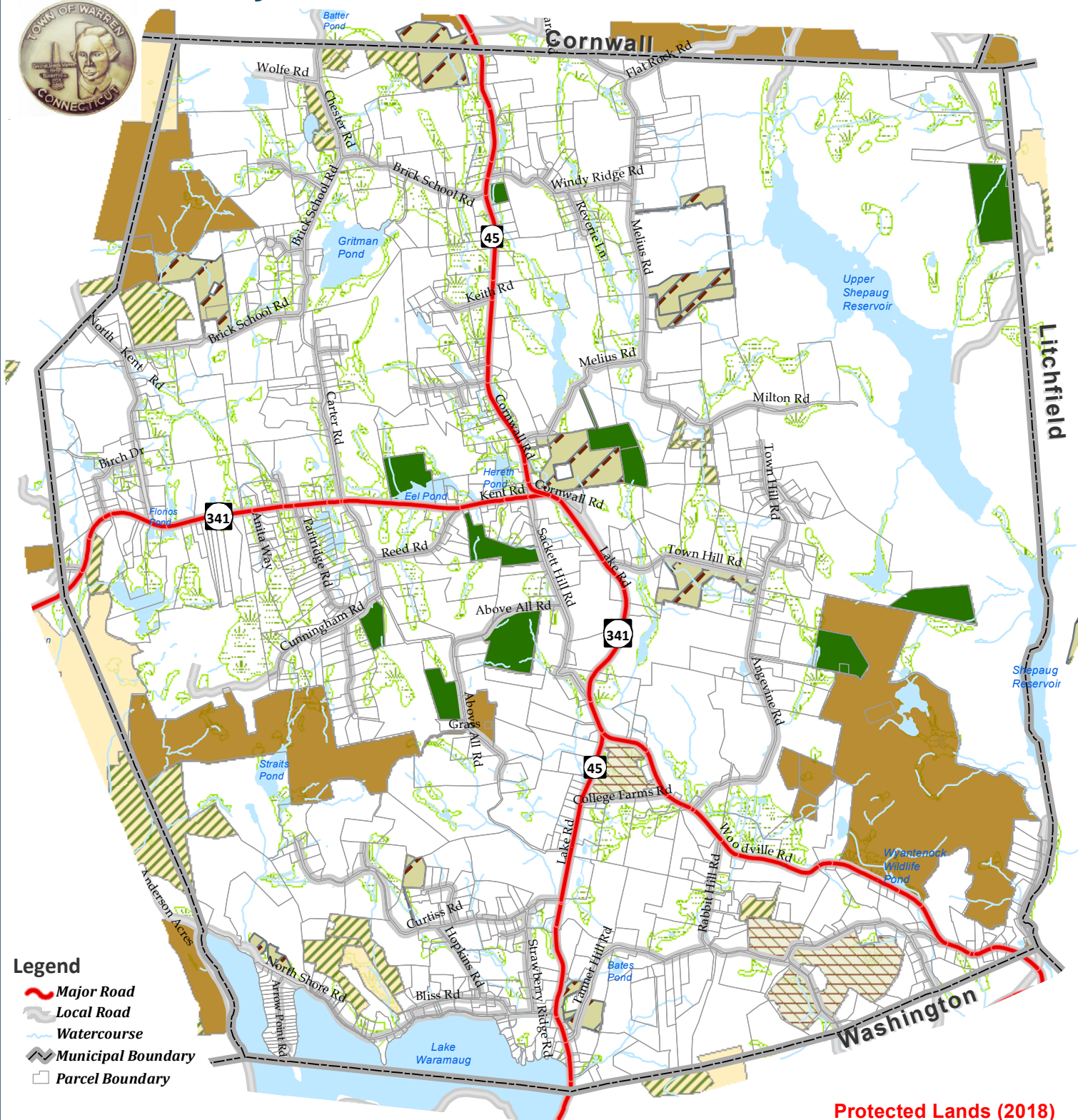
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# Permanently Protected Lands Town of Warren, CT.

This map is not to be used as accurate survey or as a substitute for field assessment. The map is subject to change.



## Legend

- Major Road
- Local Road
- Watercourse
- Municipal Boundary
- Parcel Boundary

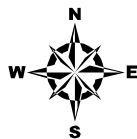
## Protected Lands (2018)

- Cemetery
- State of CT Owned
- State of CT Easement
- Federal Owned
- WLT Easement
- WLT Fee
- Non Profit Owned (Non WLT)
- Non Profit Easement (Non WLT)

Map Prepared by:



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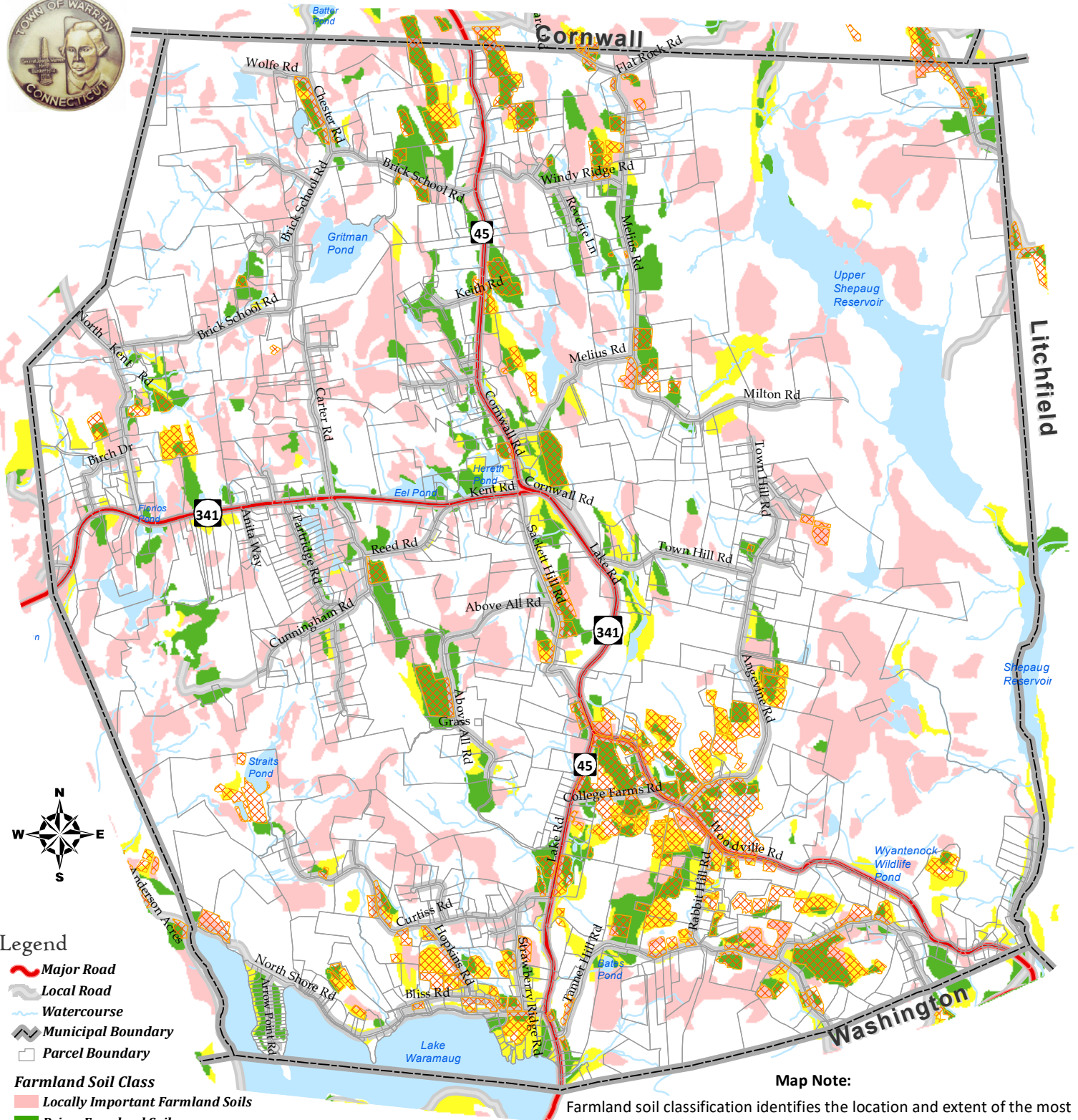


0 0.25 0.5 1 1.5 2 Miles

Sources:  
Connecticut Department of Energy & Environmental Protection (CTECO),  
Northwest Conservation District,  
Tele-Atlas Road Centerlines,  
Town of Warren Assessor Office,  
Litchfield Hills Greenprint Collaborative,

# Agricultural Resources Town of Warren, CT.

This map is not to be used as accurate survey or as a substitute for field assessment. The map is subject to change.



## Legend

- Major Road
- Local Road
- Watercourse
- Municipal Boundary
- Parcel Boundary

- Farmland Soil Class**
- Locally Important Farmland Soils
  - Prime Farmland Soils
  - Statewide Important Farmland Soils
  - Priority Farm Fields

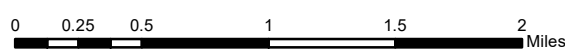
## Map Note:

Farmland soil classification identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops. This soils survey depicts information about the kinds and distribution of soils on the landscape. The soil map and data use in the soil survey database product were prepared by soil scientists as part of the National Cooperative Soil Survey.

"Priority Farm Fields" were determined by The Litchfield Hills Greenprint, based on aerial imagery and USDA soils of prime or statewide importance for farmland and parcels  $\geq 50$  acres (From Town Assessor data) Parcels that contained at least 10% of farm fields and 25% of USDA designated farmland soils were selected to create the Priority Farm Fields dataset.

Sources:  
 Connecticut Department of Energy & Environmental Protection (CTECO),  
 Northwest Conservation District,  
 Tele-Atlas Road Centerlines,  
 Town of Warren Assessor Office,  
 Litchfield Hills Greenprint Collaborative  
 US Department of Agriculture, NRCS

Map Prepared by:  
  
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# Drinking Water Resources Town of Warren, CT.

This map is not to be used as accurate survey or as a substitute for field assessment. The map is subject to change.



## Legend

- Major Road
- Local Road
- Watercourse
- Municipal Boundary
- Parcel Boundary
- Drinking Water Resource Area
- Wetland Soils
- Waterbody

Sources:  
Connecticut Department of Energy & Environmental Protection (CTECO),  
Northwest Conservation District,  
Tele-Atlas Road Centerlines,  
Town of Warren Assessor Office,  
Litchfield Hills Greenprint Collaborative,

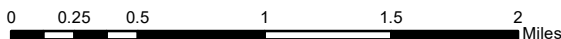
## Map Note:

The Drinking Water Resource Area was created from the combination of two data sets related to the availability of drinking water. The first data set is derived from the 2010 CTDEEP Surficial Aquifer Texture database. The Glacial Meltwater Deposits groups capable of yielding a sufficient quantity of water for groundwater wells were selected. Further classification was not done, other than high yield or lower yield categories, due to less accuracy in the depth to bedrock data needed to rank the surficial materials textures. The second data set is one containing local basins selected from the 2010 CTDEEP Basins database that are important to maintaining high quality surface drinking water sources for public supplies.

Map Prepared by:

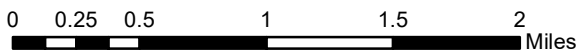


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# Forest Landcover Town of Warren, CT.

This map is not to be used as accurate survey or as a substitute for field assessment. The map is subject to change.



Sources:  
 Connecticut Department of  
 Energy & Environmental Protection  
 (CTECO),  
 Northwest Conservation District,  
 Tele-Atlas Road Centerlines,  
 Town of Warren Assessor Office,  
 Litchfield Hills Greenprint Collaborative,

## Legend

- |                 |                          |
|-----------------|--------------------------|
| Major Road      | <b>Forest Land Cover</b> |
| Local Road      | Deciduous Forest         |
| Parcel Boundary | Coniferous Forest        |
| Town Boundary   | Forested Wetland         |
| Watercourse     |                          |
| Waterbody       |                          |

Map Prepared by:  
  
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