

DRAFT

*Town of Cornwall
Plan of Conservation &
Development
2020*



As required by the Connecticut General Statutes, the preparation of the Town Plan of Conservation and Development (POCD) is the responsibility of the Planning and Zoning Commission. The Commission identified four key areas at the beginning of the POCD update process and created subcommittees to address each of these areas. The subcommittees were composed of the following citizen volunteers who assisted the Commission in the work of preparing this Plan.

Cornwall Planning and Zoning Commission Members:

David Colbert, Jill Cutler, Benjamin Gray, Jr., James LaPorta, Ginny Potter, Stephen Saccardi, Anna Timell, Jim Terrall, and Phill West

Economic Development Subcommittee:

Anna Timell, James LaPorta, Patricia Bramley, Catherine Tatge, Janet Sanders, Jacque Schiller, Bianca Langner Griggs, Johan Winsser, Gordon Ridgway

Housing Subcommittee:

Jill Cutler, George Wolfe, Joanne Wojtusiak, Lisa Simont, Jacque Schiller, Ginni Block

Natural Resources Subcommittee:

David Colbert, Debby Bennett, Katherine Freygang, Hector Prud'homme, Margie Purnell

Community, Cultural, & Youth Resources Subcommittee:

Ben Gray, Phil West, Ginny Potter, Steve Saccardi, Iris Hermann, Cale Williamson, Dean Saccardi, Cara Weigold

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Thank you to all of the Cornwall residents who participated in the survey and community meetings that were part of this POCD update process!

PHOTO CREDITS: **Almost all of the photographs used in this POCD were generously provided by Lazlo Gyorsok. Thanks Lazlo!**

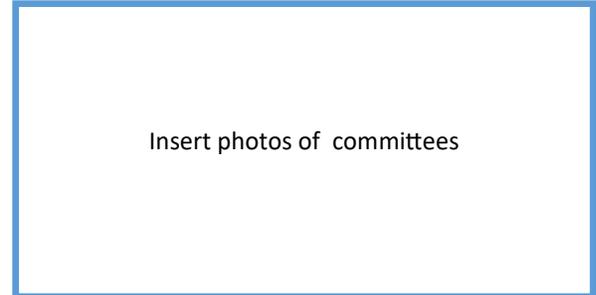
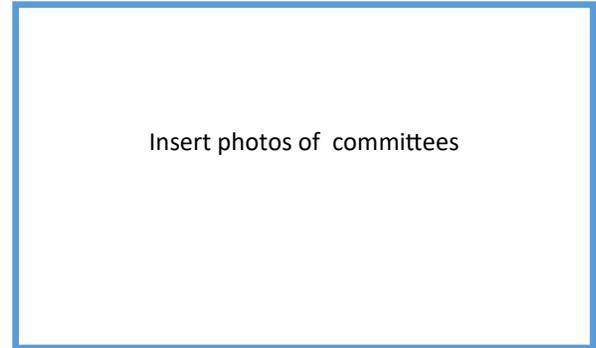
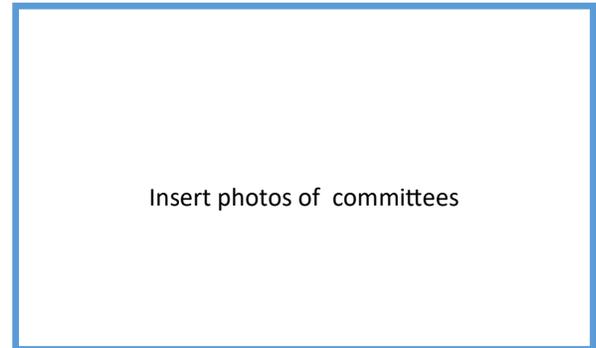


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Photo by: Lazlo Gyorsok

Welcome & Introduction

Introduction by David Colbert, Chairman, Planning & Zoning Commission

A Town Plan of Conservation & Development (POCD) intends to document the present conditions of a Town and **help guide the Town towards a future of its choice**. If major regulatory changes are called for, it's best if that call is supported in a Town Plan. This is because a Town Plan is the closest we can come to a document expressing the collective will of the Cornwall citizenry.

The creation of a Town Plan is the primary time residents can become involved and help shape our regulatory environment. The 2010 Town Plan had about 60 specific recommendations, spread over 4 major groupings. Over the last 9 years, we addressed a great many of these.

To create this, Cornwall's 2020-2030 Town Plan, we organized 4 subcommittees: Natural Resources, Community, Cultural, & Youth Resources, Economic Development, and Housing. These subcommittees aimed to represent a diverse range of perspectives on their topic and met many times over the course of a year to develop recommended goals and actions. We also conducted a survey in February 2019 to solicit resident input on these topics.

Though we have organized this POCD by subcommittee topic, each subcommittee has recognized the interdependence and overlap between and among these topics. For example, success in meeting goals in the Economic Development section depends as much on implementation of the housing and natural resources sections as it does on implementing the specific actions in that section.

In addition, there are over-riding themes that transcend these focus areas. ***Our overall vision for Cornwall's future is one in which we have attracted and retained young people and families in Cornwall, met the needs of our older residents, created business and employment opportunities, and recognized that our Town's unique rural character and unspoiled scenic beauty is the foundation for our continued prosperity.***

It's a cliché to say **a Town's greatest asset is its community**. In Cornwall that is true: witness the list of Cornwall's Boards, Commissions, and organizations (p. 18), all working hard to steer Cornwall towards a better future. We have a supportive Town Government and strong planning resources. We look forward to partnering with all these groups as we work towards achieving the goals expressed in this Plan.



LEGEND: Town Organizations & Partners in POCD Implementation

BOS	Board of Selectmen
BOF	Board of Finance
CCT	Cornwall Conservation Trust
CC	Cornwall Conservation Commission
CHC	Cornwall Housing Corporation
EDC	Cornwall Economic Development Commission
HRC	Housatonic River Commission
ETF	Cornwall Energy Task Force
HVA	Housatonic Valley Association
IWA	Cornwall Inland Wetlands Agency
P&Z	Planning & Zoning Commission
NCD	Northwest Conservation District
NHCOG	Northwest Hills Council of Governments
TAHD	Torrington Area Health District
SCT	SustainableCT
WCCAA	Western CT Clean Air Action

**Cornwall By The Numbers:
Demographic, Economic, & Housing Trends**

The goals and actions described in this Plan are informed by the summary data presented here. This data was collected and analyzed by **Anna Timell**, member of Cornwall’s Planning & Zoning Commission. For the full report, including a description of the data sources, see the appendix online.

Our People: After 20 years of steady population growth from 1970 to 1990, the number of people in town stabilized over the next two decades and began to drop around 2010, the date of the last census. What changed the most during those 20 years was the age distribution, with a loss of children under five and young workers and an increase in older folks. The median age in Cornwall increased from 43.5 in 2000 to 53.3 in 2017.

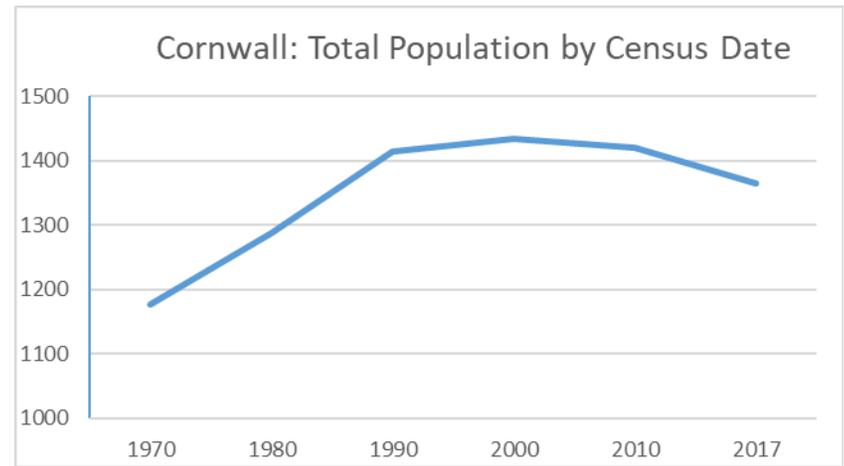
Also, the number of homes in Cornwall that are occupied “seasonally or occasionally,” or in other words, the number of homes occupied by “weekenders” has been steadily increasing over the last 25 years. The U.S. Census counts these units as “vacant.” As shown in the chart on the right, the number of “vacant” homes has been increasing. We estimate that the percentage of Cornwall’s population that is here part-time has increased from 22% in 1990 to 44% in 2017. This has an effect on issues addressed in this plan including home prices, school enrollment, and availability to volunteer.

Employment: In 2000 there were 800 people in Cornwall’s labor force. By 2017 this had dropped to 730. Cornwall’s residents increasingly work from home and 26% are self-employed.

Income: Something important has changed about the income levels in Cornwall. The gap between the higher income and lower income residents in Cornwall has widened faster than in Litchfield County or the State of Connecticut.

Housing: Cornwall’s housing stock is older (39% built before 1939), larger, and less diverse than Litchfield County as a whole. This makes it more expensive to purchase and to maintain. 35% of residents with mortgages and 44% of renters are paying unaffordable housing costs.

Conservation: As of February 2019 Cornwall had 11,147 acres of permanently protected lands (37.5% of Cornwall’s land). These include 53 acres conserved by federal agencies, 8,200 acres conserved by state agencies, 3 acres of municipally conserved land, and 2,891 acres by conservation nonprofits. The Cornwall Conservation Trust (CCT) is responsible for the majority of the “conservation non-profit” land holdings. Since the CCT was founded in 1987, it has protected 2,125 acres through approx. 31 gifts of land from donors and 11 purchased properties. Land protection through CCT averages out to a rate of 66acres/yr over the last 32 years.



Population by Age Group by Date of Census

	1990	2000	2010	2017	% Change since Last Town Plan
Total	1414	1434	1420	1364	-4%
Children under 5	95	69	45	26	-42%
Youth 5-19	222	295	258	292	+13%
Young Workers 20-44	491	403	272	220	-19%
Older Workers 45-64	357	415	548	482	-12%
Seniors 65+	249	252	297	344	+16%

Housing Units by Date of Census and Derived Data

	1990	2000	2010	2017
Total	882	873	1007	1028
Occupied full-time	618	615	628	569
Vacant	204	227	379	459
Median Household Size	2	2.33	2.26	2.32
Estimated Weekenders	408	529	856	1065
Combined pop.	1822	1963	2276	2429
Weekenders As % of Combined Pop.	22	27	38	44

Economic Development

Since the last Town Plan in 2010 there have been significant demographic changes in Cornwall with a seemingly inexorable shift towards an aging population. This shift brings with it the specter of an elderly population without the services needed to support its residents in their homes. Cornwall's population of "young workers" (ages 20-44) declined by 45% between 1990 and 2010. The Northwest Connecticut Community Foundation and other sources cite the lack of local employment and affordable homes as major reasons for the decline in people of working age. Who is going to plow our driveways, help maintain our homes, and provide our emergency services in that not-so-distant future?

The goals and actions listed below are intended to ***create business and employment opportunities in Cornwall without losing sight of the importance of our town's rural character*** with its important forest land, natural habitat and wildlife corridors. They are also intended to support the growing number of Cornwall residents that are self-employed or work from home.

Goals:

- Increase opportunities to allow new businesses to locate here
- Make it easier for residents to work from home
- Support Cornwall's existing businesses
- Improve high speed internet and cell signal coverage
- Promote our natural resources to attract visitors and create new business opportunities
- Develop and promote our arts and culture resources to attract visitors and residents and support Cornwall's many artists
- Support our agricultural and farm-based businesses
- Support transportation related businesses
- Participate in regional economic development efforts



Photo by: Lazlo Gyorsok

Accomplishments since the 2010 POCD, to name just a few, included the development of an Economic Development Commission (EDC) by the Board of Selectmen; the development of a website by the EDC to allow tourists to explore Cornwall (www.exploreCornwallCT.com); participation of the town in Northwest ConneCT- an organization dedicated to improving fiber optic broadband availability; the finalization of The Bend project to improve river access; the formation of a second Farmers' Market; new sidewalks, traffic-calming measures and directional signage; significant work exploring public waste water management for West Cornwall; and the expansion of existing hiking and biking trails. The Planning and Zoning Commission amended regulations to: increase opportunities for parking for businesses in West Cornwall, increase allowed agricultural business options for farmers, and increase the number of allowed bedrooms in a Bed and Breakfast operation.

Goal	Action/Task	Lead	Partners
Increase availability of commercially zoned land to allow new businesses to locate here	Consider expanding the boundaries of the current general business zones located in village center areas.	P&Z	EDC
	Review the zoning regulations for the general business zones. Revise set-backs, parking requirements, lot area, and coverage requirements as needed to add flexibility and increase the availability of usable commercially zoned land.	P&Z	EDC
	Consider establishing new commercial or mixed use zones .	P&Z	EDC
	Consider a "Planned Development District" regulation or other flexible zoning tool to allow the Commission to consider business/commercial uses outside of the existing general business zones at the request of an applicant.	P&Z	EDC
	Pursue possible grant funding for the clean-up and redevelopment of the former industrial area on River Rd. South in Cornwall Bridge.	BOS	EDC, SCT
Make it easier for residents to work from home and allow low-impact businesses in residential zones	Update Cornwall's home-based business regulations . Allow low impact home-based businesses in residential zones. Consider removing owner occupancy requirement for certain types of businesses in residential areas such as offices or allowing residents to rent barns for low-impact business uses.	P&Z	NHCOG
	Consider zoning regulations to allow weddings and other events in residential areas by special permit.	P&Z	
Support our existing businesses	Support the development of improved septic and wastewater systems in West Cornwall as a town-wide and town-financed activity.	BOS	BOF
	Develop public restrooms in Cornwall's two commercial/village centers.	EDC	
	Develop and carry out a Buy Local & Hire Local campaign.	EDC	
	Support the development of housing for people who work in Cornwall.	BOS	CHC
	Continue to support the "Explore Cornwall" campaign and website.	BOS	EDC, Trinity Conf. Center, SCT
Promote high speed internet & cell signal coverage	Support NWConneCT (regional fiber-optic network promoter) while remaining up-to-date on all options.	-EDC	BOS
	Consider instituting a "Dig Once" policy which encourages the placement of fiber or conduit in the ground any time the road is dug up for a public works project.	-BOS	P&Z
	Support making direct-to-the-home fiber-optic cable available to every home. Support expanded cell coverage while considering potential health and environmental effects. Develop a plan to enhance broadband, cell and internet services as an economic strategy while maintaining optimum health standards.	BOS	P&Z, EDC
Promote our natural resource to attract visitors and create new business opportunities.	Develop Support the hiking/biking trail along the river to connect Cornwall Bridge and West Cornwall.	BOS	Park & Rec, CC
	Support Housatonic River " Wild & Scenic " designation.	HRC	CC, BOS
	Encourage recreational businesses in Cornwall.	EDC	BOS
	Support businesses that provide gathering places for residents (ie. Food, beverage, dancing, music, etc.)	EDC	

Goal	Action/Task	Responsible Lead*	Partners
Leverage cultural resources such as artists, musicians, and writers to develop arts/culture-based businesses	Create an Arts & Culture Committee to promote our cultural resources including promoting the development of writer/artist retreats and the other actions listed below.	BOS	SCT
	Develop a Cultural Arts Center to provide studio and gallery/performance space.	Arts & Culture	SCT
	Encourage participation in the Beer Trail, Clayway, and the Arts & Culture Trail.	Arts & Culture	
Support local and regional economic development efforts	Support Develop a funding vehicle or entity to direct investments/donations for town projects supporting the actions and goals in this POCD. Examples include the Norfolk Foundation (invested in Norfolk Hub and village center business).	BOS	EDC, BOF, Cornwall Foundation
	Continue to support the work of the Cornwall Economic Development Commission including annual support in the town budget.	BOS	
	Participate in collaborative regional economic development projects as outlined in the 21-town region's Comprehensive Economic Development Strategy (CEDS)	EDC	NHCOG, NWCT EDC
Support transportation related businesses	Press for the rehabilitation of the train tracks passing through Cornwall to provide greater safety and to open the possibility of restored passenger service.	BOS	NHCOG
	Support transportation related businesses (eg. Charging station for electric cars, a local taxi service, expanded long-distance bus service , and a bike rental business.)	EDC	SCT
Support agriculture and farm businesses	Ensure Cornwall's zoning remains responsive to changes in agriculture and the needs of farm businesses.	P&Z	
	Support the NWCT Regional Food Hub which provides farmers a wholesale market channel for their locally grown food including delivering locally grown food to schools in our region.	NHCOG	
	Encourage the development of a year-round farm market .	EDC	



Photos by: Lazlo Gyorsok

Housing

The Town of Cornwall is at a tipping point. Our school age population is projected to decline 31% between 2020 and 2030; our population of people 65 and older is projected to increase by 11%. We have a 44% vacancy rate. A majority of these homes which the Census considers “vacant” are owned by people who don’t live in them full time. Our housing stock is expensive and aging, and our lot size requirements are among the largest in the state. Many of our town employees can’t afford to buy or build where they work. In order for us to maintain a viable and vibrant town, we need to attract young people—both young single folks and families with kids.

Cornwall’s current housing stock is not necessarily suitable for today’s singles, young families, and older people hoping to downsize. Over 72% of our homes have more than 3 bedrooms, so they are too large for single people and older residents. Many of our homes were built before 1939; it is not easy or cheap to heat and maintain them. One thing we are missing is moderately-priced rental housing; 10% of Cornwall residents are renters, and on average they pay 43% of their income for housing—much more than the 30% that is deemed affordable or financially prudent.

Cornwall currently has 34 units (3% of our housing stock) that are owned by local non-profits that keep them affordable to residents who earn 80% or less of the area median income (\$77,000 for a family of 4 in 2018). Both Bonney Brook (10 units) and Kugeman Village (18 units) have waiting lists indicating that more is needed. Families and individuals that earn more than 80% of the area median income also struggle to find "attainable" homes. Cornwall lacks a selection of moderately-priced options that would allow young working families to rent or own their own homes in town.

The goals and actions listed below are intended to increase the number of full time residents in Cornwall and to ***provide appropriate housing options for all ages***; including options that are ***affordable, attainable, energy efficient, and handicap accessible***.

Goals:

- Increase the number of affordable housing units by at least 25 over the next 10 years.
- **Support the efforts of the Cornwall Housing Corporation.**
- Increase the number of attainable rental housing units.
- Consider zoning and permitting changes that would make building homes more affordable.
- Increase first-time homebuyer options.
- Make the housing stock more energy efficient and accessible.

Since Cornwall’s 2010 Town Plan the Planning & Zoning Commission has made the regulations governing accessory apartments more flexible and a number of accessory apartments have been created. Also, in 2013 the Cornwall Housing Corporation completed 10 units of senior housing at Bonney Brook.



Goal	Action/Task	Responsible Lead*	Partners
Increase the number of affordable housing units by at least 25 over the next 10 years.	Encourage private giving of land and funding to Cornwall Housing Corporation (CHC) to allow them to build more housing. Work with the Cornwall Conservation Trust to see if future donors could be asked to consider a portion of the preserved property being provided to CHC to be used for housing.	CHC, CCT	
	Adopt a town ordinance or zoning regulation change that allows a “Free second cut” for property owners who wish to donate a lot for affordable housing to a local housing non-profit like the CHC. This would exempt the property owner from the subdivision regulations for this purpose (example: Salisbury, CT). Once the ordinance or regulation is in place, make residents aware of this new option at least once per year through Chronicle articles, postcards, brochures, or other methods.	P&Z	BOS
	Consider a town ordinance that creates a conveyance fee to fund a Land Acquisition Fund (example: Goshen, CT) that could be used for the acquisition of land for housing. Allow local non-profits to make proposals for use of the Fund to the Board of Selectmen.	BOS	
Increase the number of attainable rental housing units	Update the town’s zoning regulations to allow multi-family housing (2 or more units together in one structure or on one site) that could be built by a non-profit or private developer.	P&Z	CHC
	Ensure that the zoning regulations allow the conversion of existing homes to multi-family. Conduct outreach to let property owners know about this option.	P&Z	
	Examine the current accessory apartment regulations to add increased flexibility such as allowing the accessory apartment to be bigger than the primary residence.	P&Z	
Make building homes in Cornwall less expensive.	Consider decreasing the minimum lot size required by zoning to build a lot where appropriate . Currently Cornwall’s zoning allows 3 and 5 acre lots. Consider decreasing to 1.5 and 2.5 acre zones to be more in line with smaller lot sizes allowed in neighboring towns. (Lots will still have to comply with and be permitted through Torrington Area Health District for on-site septic and wells.)	P&Z	
	Increase the possibilities for smaller houses by examining the requirements for buildable area, etc. to see whether they could be made more flexible.	P&Z	
	Work with Torrington Area Health, DPH and DEEP to facilitate approvals of lower-cost, environmentally friendly alternatives to conventional septic systems . Create a handout or brochure to keep in the land use office that explains the alternative systems that are already allowed including composting toilets and grey-water systems.	Cornwall’s TAHD local rep.	TAHD
	Consider adopting a flexible zoning tool such as a Planned Development District (PDD), Planned Residential District (PDR), or Incentive Housing Zone (IHZ) that would allow the Commission to consider proposed residential developments such as co-housing or condominiums at the request of an applicant.	P&Z	NHCOG
Make our housing stock more energy efficient and accessible	Update the town’s zoning regulations to assure that residents can add wheelchair ramps or meet other ADA requirements without needing a special permit or variance due to setbacks or other restrictions.	P&Z	
	Promote energy efficiency programs offered by Eversource and others once per year through the Chronicle or other means.	CC	ETF
Support first time homebuyers and those seeking housing options	Increase awareness of Housing Development Fund (HDF)’s down-payment assistance and free first-time homebuyer education classes and online resources. Reference: www.hdfconnects.org	CHC	
	Create a privately funded community revolving loan fund to provide down-payment assistance to potential homeowners seeking to buy in Cornwall.	Volunteer needed	

Natural Resources

The Town's unique rural character and unspoiled scenic beauty have shaped who we are. We will work to use these assets as the foundation for our future prosperity. If this strength is promoted and built upon, Cornwall will be well positioned to attract newcomers who can choose where to live and work based on "quality of place" considerations. This can both encourage the protection of our natural resources and spur economic development.

For generations Cornwall has been renowned for its natural beauty. This beauty, comprised of a mosaic of hills, valleys, rivers, streams and forests dotted with agricultural fields, is more than just visually stunning. Cornwall's topography, soils, wetlands, watercourses, flora and fauna form a series of ecosystems. Each of these ecosystems, in addition to providing varied wildlife habitats, perform a number of "services" from which we benefit greatly, but often take for granted such as climate regulation, natural hazard regulation, water purification, waste management, and pollination. Taken together, these ecosystems (and the services they provide) are termed Natural Capital; they have an economic value beyond simply extractive practices (such as timber harvests and gravel excavation). The goals listed below are intended to enhance Cornwall's Natural Capital to continue the high quality of life for both current and future inhabitants of our town.

Goals:

- Protect priority forests, farmland, wetlands, and wildlife corridors ("Open Space").
- Conserve and protect Cornwall's drinking water and recreational water bodies including wetlands with **riparian** buffers, streams, and the Housatonic River Watershed
- Monitor and protect air quality
- Protect Cornwall's horizon-lines and ridgelines
- Address the proliferation of invasive species
- Limit noise and light pollution
- Promote sustainability efforts including **SustainableCT** participation and implementing further energy conservation measures
- Obtain scenic designation for Cornwall's State Roads



Photo by: Lazlo Gyorsok

Accomplishments since the 2010 POCD include: re-establishing the Conservation Commission, updating the Housatonic River Overlay Zone, updating the Inland Wetlands regulations, forming the Cream Hill Lake Study Committee, supporting the ETF to complete a Clean Energy Communities Municipal Action Plan, **and joining SustainableCT.**

Goal	Action/Task	Lead	Partners
Protect priority "Open Space"	Pursue the preservation and permanent protection of important "open space land" including the protection of scenic areas, ridge-lines, wildlife corridors, farmland, water resources, and land with opportunities for passive recreation. Create a methodology for evaluating and ranking the conservation value of properties that become available for sale in Cornwall.	CC	CCT, Weantinog Heritage Land Trust BOS
	Establish and maintain an Open Space Inventory [Plan] including a priority list of areas and properties to be preserved. Coordinate with all conservation organizations in town, public and nonprofit, to develop and maintain the Inventory.	CC	CCT, HVA, WHLT, SCT
	Encourage gifts of land and conservation easements that contribute to the protection of Cornwall's priority open spaces.	CC	CCT
	Ensure that Cornwall's conservation subdivision regulations are kept up to date with current best practices to preserve quality/priority open space in new developments.	P&Z	
Protect water quality	Compare existing floodplain regulations in Cornwall with DEEP's "Model Floodplain Management Regulations" and revise as appropriate.	IWA	
	Educate citizens about the value of watersheds and how to support watershed health	CC	HVA, SCT
	Protect of all of Cornwall's water resources including all water bodies such as aquifers, wetland and watercourses. Improve the impaired water quality of Mill Brook, Furnace Brook, and, and Hollenbeck.	IWA	HRC, Cream Hill Lake SG, BOS
	Identify a monitoring procedure and management plan for water quality and educate residents about how to conduct personal monitoring using local agencies.	CC	SCT
	Amend the subdivision and zoning regulation requirements on storm water management to require, whenever feasible, the use of low-impact design (LID) techniques for the management of storm water runoff. Example: Morris, CT Low Impact Sustainable Development Design Manual	P&Z	NCD, NHCOG
Promote sustainability efforts	Achieve and maintain SustainableCT certification . The SustainableCT.org Program, a voluntary certification program, is a master list of best practices, expertise, and funding to create strong, resilient towns.	CC	ETF, SCT
	Help the Finance officer to utilize the "EPA Portfolio Manager" which monitors and tracks energy use to help with implementing energy conservation measures in municipal buildings consistent with the Clean Energy Communities Municipal Action Plan.	BOF	ETF, CC, BOS
	Identify opportunities for shared solar or virtual net metering.	ETF	CC
	Establish a Sustainability Manager to implement conservation measures and other SustainableCT actions.	BOS	CC, SCT
Protect Cornwall's horizon-lines	Create a Horizon-Line map utilizing methodology similar to that used by Kent.	P&Z	HVA
	Consider drafting and adopting a " Horizon-line Conservation Overlay District " similar to that adopted by Kent in 2005. The intent of this regulation would not be to restrict development. A Horizon-line Conservation Overlay District is advisory in nature and can help guide development away from the higher elevations where it would be seen from Town roads and reduce environmental disturbance.	P&Z	CC
Monitor & protect air quality	Monitor air quality in coordination with Western Connecticut Clean Air Action. The purpose is to collect data before and after the Cricket Valley Energy Center generates emissions in nearby Dover Plains, NY starting in 2019.	CC	WCCAA, CT Dept. of Env. Protection
	Track emissions locally to understand emissions characteristics including spatial distribution and timing. Interpret, educate and inform public of findings. Develop citizen participation and advocacy in the safekeeping of our air.	CC	WCCAA, CT Dept. of Env. Protection

Goal	Action/Task	Responsible Lead*	Partners
Address proliferation of invasive species	Develop Early Detection and Rapid Response (EDRR) protocols and education of the public for Cornwall's most problematic invasive species. The 2019 town-wide survey indicated that 67% of respondents are willing to pursue funding for invasive control. If invasive species are addressed at the beginning stages of their infestation (Early Detection/Rapid Response), the cost and effort will be substantially reduced.	CC	CCT, HVA, HRC
	Establish a regional partnership to coordinate early detection & management of invasive species. The need for coordinated and sustained action is paramount so a well-organized, prioritized management plan is especially important.	CC	CCT, HVA, HRC
Support Cornwall's Rural Character	Apply Consider applying to the State to designate all state roads in Cornwall as State Scenic Highways. Cornwall's main roads have a great influence on how Cornwall is perceived. To help support Cornwall's rural character, Cornwall should apply to the State to designate all State-maintained roads within Cornwall as "scenic."	CC	BOS, CT Dept. of Transportation
	Consider incorporating CTDEEP standards or "best practice" standards for addressing noise and light pollution in current and new regulations. Noise and light pollution can cause a significant disturbance to neighbors and to Cornwall's rural character. Consider regulating "Outdoor lighting in Residential Districts" (example: Washington, CT)	P&Z	CC
	Support remediation of the brownfield site on Route 7.	CC	



Photo by: Lazlo Gyorsok

Community, Cultural & Youth Resources

In the recent 2019 town-wide survey 58% of respondents answered that the primary focus of the town should be the attraction and retention of youth. As shown in the “Cornwall by the Numbers” section of this Plan, residents between the ages of 0-5 have declined by 42% since our last Town Plan and 20-44 year olds by 19%. The goal of this section is to highlight areas where improvements in our community and cultural resources could assist our town in retaining/increasing the numbers of younger residents while also enhancing quality of life for all Cornwall’s residents.

Cornwall boasts a tremendous amount of community resources, including an abundance of volunteer, non-profit and town organizations that positively impact and are vital to town life. The need to facilitate and coordinate among the many volunteer and town organizations is vital to increase their impact and enhance residents’ wellbeing.

Cornwall also has long had a strong commitment to quality education that is both inclusive and diverse. Declining school populations, viewed by some within historic trends, are nevertheless a large challenge facing the town. The Cornwall Child Center as well as Cornwall Consolidated School are fundamental elements of the Town character. Clear support for these organizations from the town in these challenging times is needed to sustain the quality education the town has historically provided.

Goals:

- Attract and retain young people and families.
- Meet the needs of Cornwall’s older residents including transportation, healthcare, and social/recreational opportunities.
- Enhance communication and collaboration between existing town groups.
- Enhance accessibility to town resources and volunteer opportunities.
- Support Cornwall’s outstanding Volunteer Fire Department. Retain and attract EMS/Fire volunteers through support and incentives.
- Enhance recreational opportunities for young adults.
- Encourage more social service businesses and organizations to locate in Cornwall Plains.
- Encourage the development of a central community “Hub” to be utilized for civic and social events.
- Continue strong town support for Cornwall Consolidated School, Cornwall Child Center, Cornwall Library and other social service organizations.
- Encourage the preservation of Cornwall’s historic barns and other historic buildings.
- Address pedestrian, car, and bike safety in Cornwall Bridge and West Cornwall.



Goal	Action/Task	Responsible Lead*	Partners
Enhance communication and collaboration between existing town groups and enhance online communications platforms.	Appoint or hire a Communications coordinator/director to better coordinate efforts between/among town organizations including events. This person could also develop the Resource Guide as described below, help with new resident and volunteer promotion/recruitment efforts, and improve online town resources. If a Community Hub is established (see action below) this person could help staff a Hub space as well.	BOS	
	Continue to support the Cornwall Chronicle and consider implementing an opt-in monthly e-newsletter . According to the POCD survey, 67% of respondents said they would like to be notified of town events or issues through the Chronicle and 53% said email would be best.	BOS	
Enhance accessibility to town resources and volunteer opportunities	Compile information including, but not limited to, a summary of Town organizations, contact list, volunteer opportunities, and basic rural homeownership guide into a “Town Directory: Resources, Guide to Rural Life and Contact Information” . A digest version should be included in the town website as well as with the <i>Chronicle</i> . A list of volunteer drivers (formerly FISH) could be developed as well as the availability of the Senior Bus. Medical Equipment On Loan and the North West Corner Chore Service can also be included.	BOS	SCT
Increase student enrollment at CCS	Create a public-private partnership program to entice new young families to town. This could include private fundraising efforts to pay for 4 new pre-school children to attend Cornwall Child Center each year.	EDC	Cornwall Child Care Center
Retain and attract EMS/Fire volunteers through support and incentives	The high costs of hiring EMS providers makes retention and attraction of volunteers particularly important. Consider creating new and/or wider promotion of the existing incentives for young EMS/fire volunteers . Consider housing incentives including a down-payment assistance program or promoting CHC’s parcel program to volunteers.	BOS	Cornwall Fire/EMS, CHC
	Participate in “Make Me A Firefighter.org” Program to help recruit new volunteers.	Cornwall Fire	BOS
Enhance recreational and social opportunities for young adults	Consider creating age-specific events with enhanced outreach. Ex. bridge dance/ similar music or other events.	Parks & Rec	
Encourage more social service businesses and organizations	Consider revising zoning to allow social service and professional businesses to locate in Cornwall Plains. Businesses and organizations that can serve the needs of Cornwall’s older citizens should be especially encouraged to locate here, including healthcare providers and other support services.	P&Z	
Encourage the development of a central community “Hub”	Develop a central gathering space or community “Hub” . Work with the Hughes Memorial Library in West Cornwall to see if that space could work. The library and school serve nicely as a venue for many civic events and meetings but are not appropriate for all events, particularly of the social kind. The Hub could also be a co-working and collaboration space. Example: Norfolk Hub (Norfolk, CT)	EDC	
Encourage preservation of historic resources	Cornwall’s historic barns & buildings speak to our rich farming heritage, add value to homes and neighborhood viewsheds, and encourage tourism. Encourage public & private organizations to consider conserving these irreplaceable treasures as part of their mission.	BOF	CT Trust for Historic Pres.
Address pedestrian, car, and bike safety	Continue work to control speeds and improve pedestrian/bike safety in Cornwall Bridge and West Cornwall. Create pedestrian network (complete streets) in Cornwall Bridge to make it a stronger village economic center.	BOS	CT Dept. of Transportation, NHCOC

Action Implementation

The implementation table attached in the appendix includes which board, commission, or organization will take a lead role in carrying out each action. The Cornwall Planning & Zoning Commission will host a **Town Plan implementation meeting at least once per year**. 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 year. 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.

Consistency with State and Regional Plans of Conservation & Development

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 current regional plan that covers Cornwall is the 2017-2027 **Regional Plan** of Conservation & Development adopted by the Northwest Hills Council of Governments, of which Cornwall is a member. This plan is focused on actions that will assist the NHCOC's 21 member towns to meet the following goals: (1) Attract and retain young residents; (2) Protect water quality and natural resources; (3) Support farm businesses and protect farmland; (4) Strengthen our town centers and Main Streets; (5) Meet the needs of our older adult residents; and (6) Continue to foster regional collaboration and resource sharing.



Appendix:

I. List of Cornwall's Boards, Commissions, and Organizations

II. MAPS:

These maps are planning tools. They are not intended to accurately reflect actual conditions on the ground. Specific site investigations will be needed to confirm or deny the attributes that are reflected on these maps.

- Land Use Policy Map
- Protected Lands Map
- Recreational Resources Map
- Water Resources Map
- Farmland Resources Map
- Core Forest Habitat Map
- Critical & Key Habitats Map
- Land Development Suitability Map
- Zoning Map

~~Implementation Table~~ (Note: This is an implementation tool that will consolidate all of the final actions in the adopted POCD into one document with some extra columns for notes and updates which can be used at the annual implementation meeting. It will not be made part of the POCD.)

III. Cornwall By the Numbers (by Anna Timell) (Full version available online)

IV. Cornwall Town Plan Resident Input Survey Responses (available online)

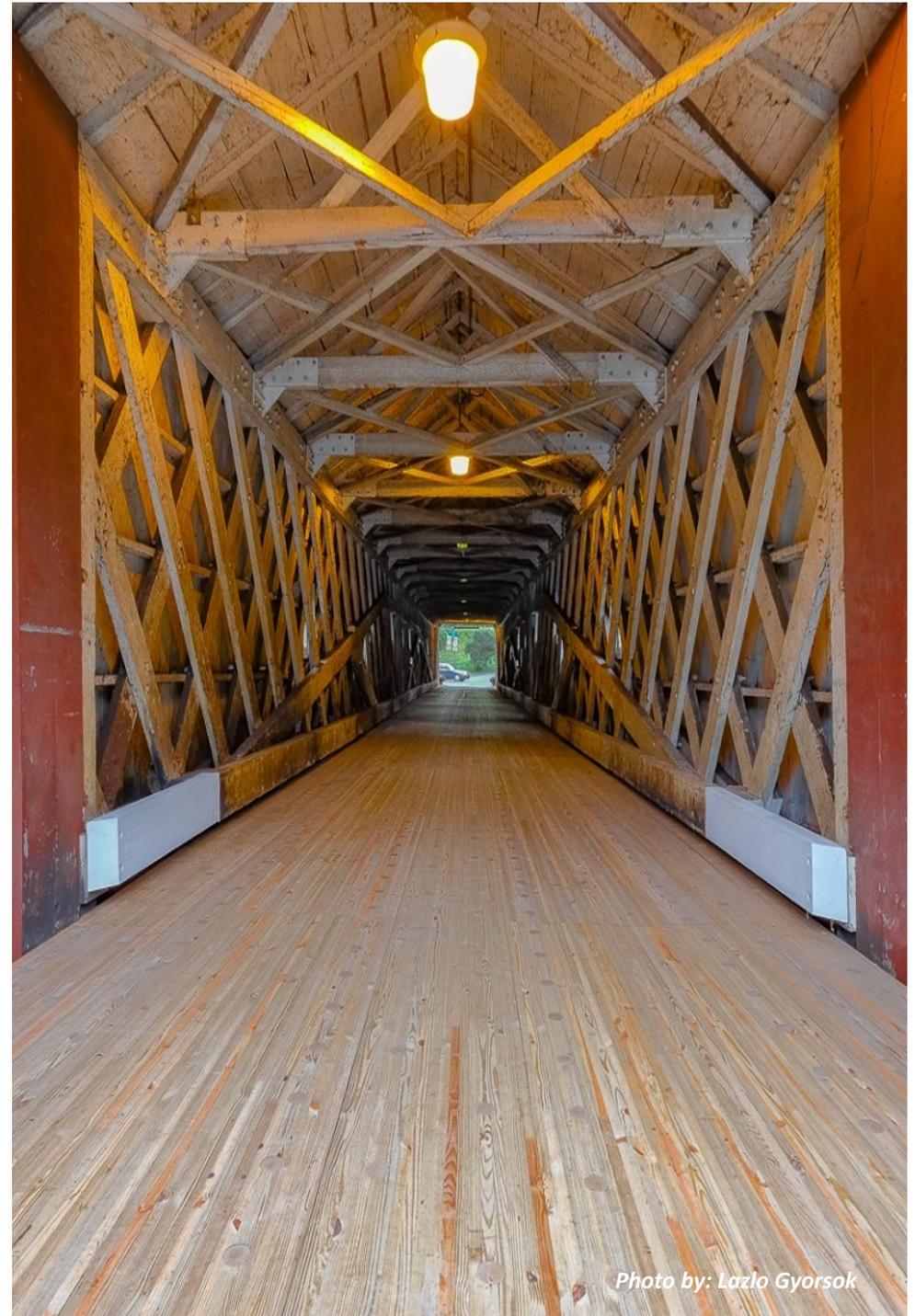


Photo by: Lazlo Gyorsak

List of Cornwall's Boards, Commissions, & Organizations

Organizations:

Art at the Dump
Cemetery Associations
Churches
Cornwall Association
Cornwall Child Care Center
Cornwall Chronicle
Cornwall Conservation Trust
CCS Fund for Excellence
Cornwall Food & Fuel
Cornwall Foundation
Cornwall Library
Cornwall Historical Society
Cornwall Housing Corporation
Cornwall Village Improvement Society
Cream Hill Lake Association
Democratic Town Committee
Hughes Memorial Library
Motherhouse
Parent Teacher Association (CCS)
Rose Algrant Art Show
Republican Town Committee
The Town Hall Players
West Cornwall Village Improvement Association
Woman's Society/Rummage Sale
Yelping Hill Association

Town Boards & Commissions

Agricultural Advisory Commission
Board of Education
Board of Finance
Board of Selectmen
Conservation Commission
Cornwall Volunteer Fire Department (includes Rescue Squad)
Cornwall Energy Task Force
Economic Development Commission
Housatonic River Commission
Inland Wetlands Agency
Park and Recreation Commission
Planning and Zoning Commission
Zoning Board of Appeals



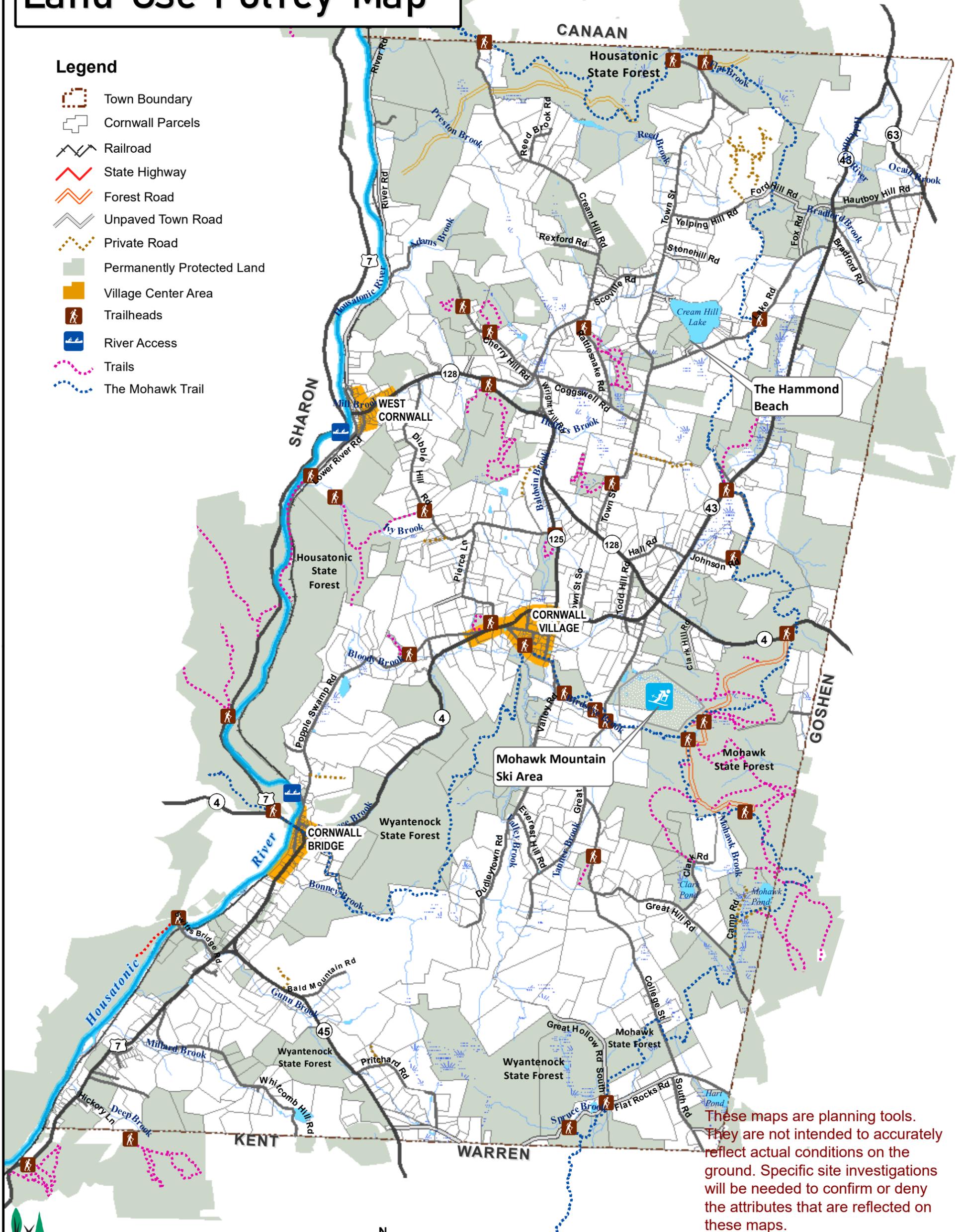
Photos by: Lazlo Gyorsok

Cornwall Connecticut Land Use Policy Map

DRAFT

Legend

- Town Boundary
- Cornwall Parcels
- Railroad
- State Highway
- Forest Road
- Unpaved Town Road
- Private Road
- Permanently Protected Land
- Village Center Area
- Trailheads
- River Access
- Trails
- The Mohawk Trail



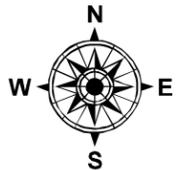
These maps are planning tools. They are not intended to accurately reflect actual conditions on the ground. Specific site investigations will be needed to confirm or deny the attributes that are reflected on these maps.

Data Sources:

- Permanently Protected Land:** The Housatonic Valley Association in cooperation with The Litchfield Hills Greenprint. (2019)
- Cornwall boundaries and waterbodies:** Connecticut Department of Energy and Environmental Protection. (DEEP CTECO)
- Rail lines, U.S. routes, and state routes:** The U.S. Census. (TIGER Data)

Village Growth Areas adapted from Connecticut Office of Policy and Management's (CT OPM) Conservation and Development Policies Plan.

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Land Use Policy Map

State statute requires that Town Plans of Conservation & Development include a map showing the most desirable use of land within the municipality for residential, recreational, commercial, conservation, agriculture, and other purposes. Following are the policies associated with the areas show on the Land Use Policy Map:



Village Center Areas: These are Cornwall's three traditional village center areas. These areas are desirable for commercial and residential uses. These areas should be pedestrian and bike friendly. Any action or investments in these areas should take into consideration ways to strengthen or improve the traditional village character of these areas.

Investments in a public wastewater treatment system are being considered in West Cornwall village center area and would be consistent with the State priority funding areas in any of the three village center areas. The policy for the remainder of the town is one of public sewer avoidance.



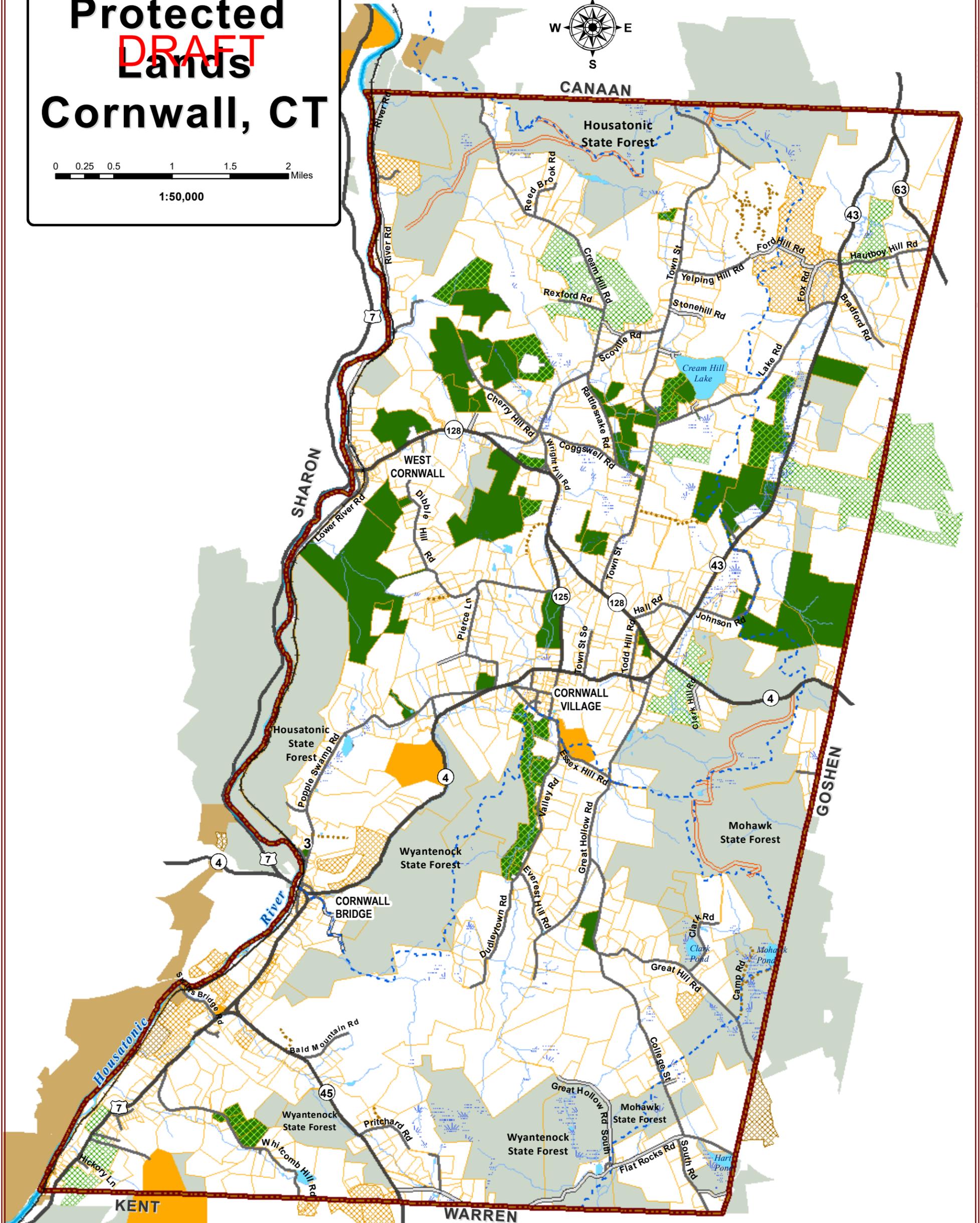
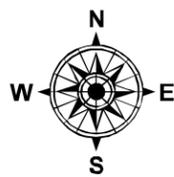
Permanently Protected Land Areas: These lands are protected from development and will remain forested, farmed, or fields.



Rural Areas: these areas are appropriate for low density residential use on parcels with soils that can accommodate on-site wastewater treatment and wells. Many of these areas also contain water resources, core forests, and/or priority farm fields which are conservation priorities. Maps showing these resources are also included in this Plan.

Protected **DRAFT** Lands Cornwall, CT

0 0.25 0.5 1 1.5 2 Miles
1:50,000



Legend

- Town Boundary
- Cornwall Parcels
- Railroad
- State Highway
- Forest Road
- Unpaved Town Road
- Private Road
- Mohawk Blue Trail

Protected Land Status

- Cornwall Conservation Trust Owned
- Cornwall Conservation Trust Easement
- Other Non Profit Ownership
- Other Non Profit Easement
- Federal Ownership
- Federal Easement
- State Ownership
- State Easement



Litchfield Hills Greenprint Collaborative

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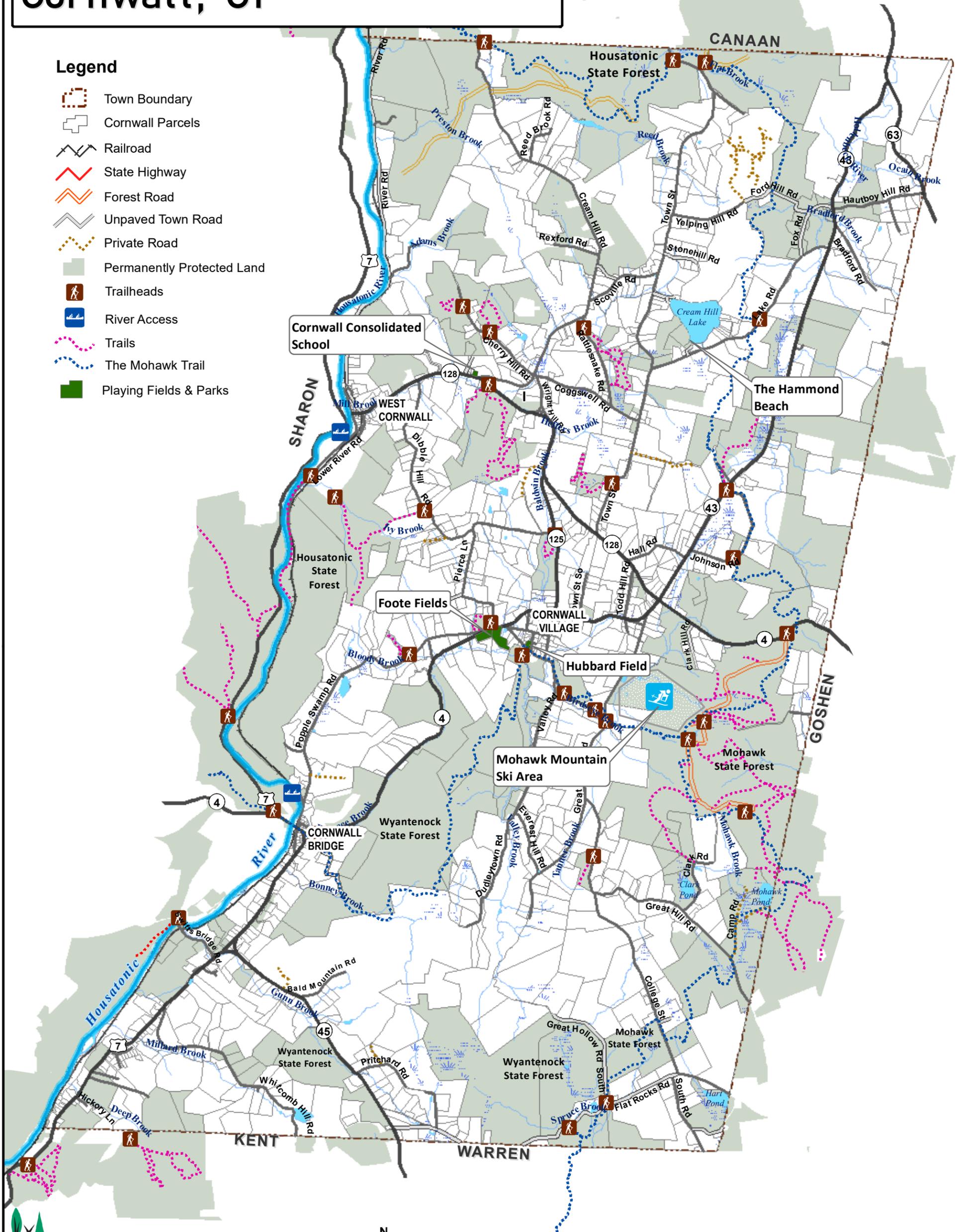


Recreational Opportunities Cornwall, CT

DRAFT

Legend

- Town Boundary
- Cornwall Parcels
- Railroad
- State Highway
- Forest Road
- Unpaved Town Road
- Private Road
- Permanently Protected Land
- Trailheads
- River Access
- Trails
- The Mohawk Trail
- Playing Fields & Parks





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Data Sources:

Permanently Protected Land:The Housatonic Valley Association in cooperation with The Litchfield Hills Greenprint. (2019)

Cornwall boundaries and waterbodies:Connecticut Department of Energy and Environmental Protection. (DEEP CTECO)

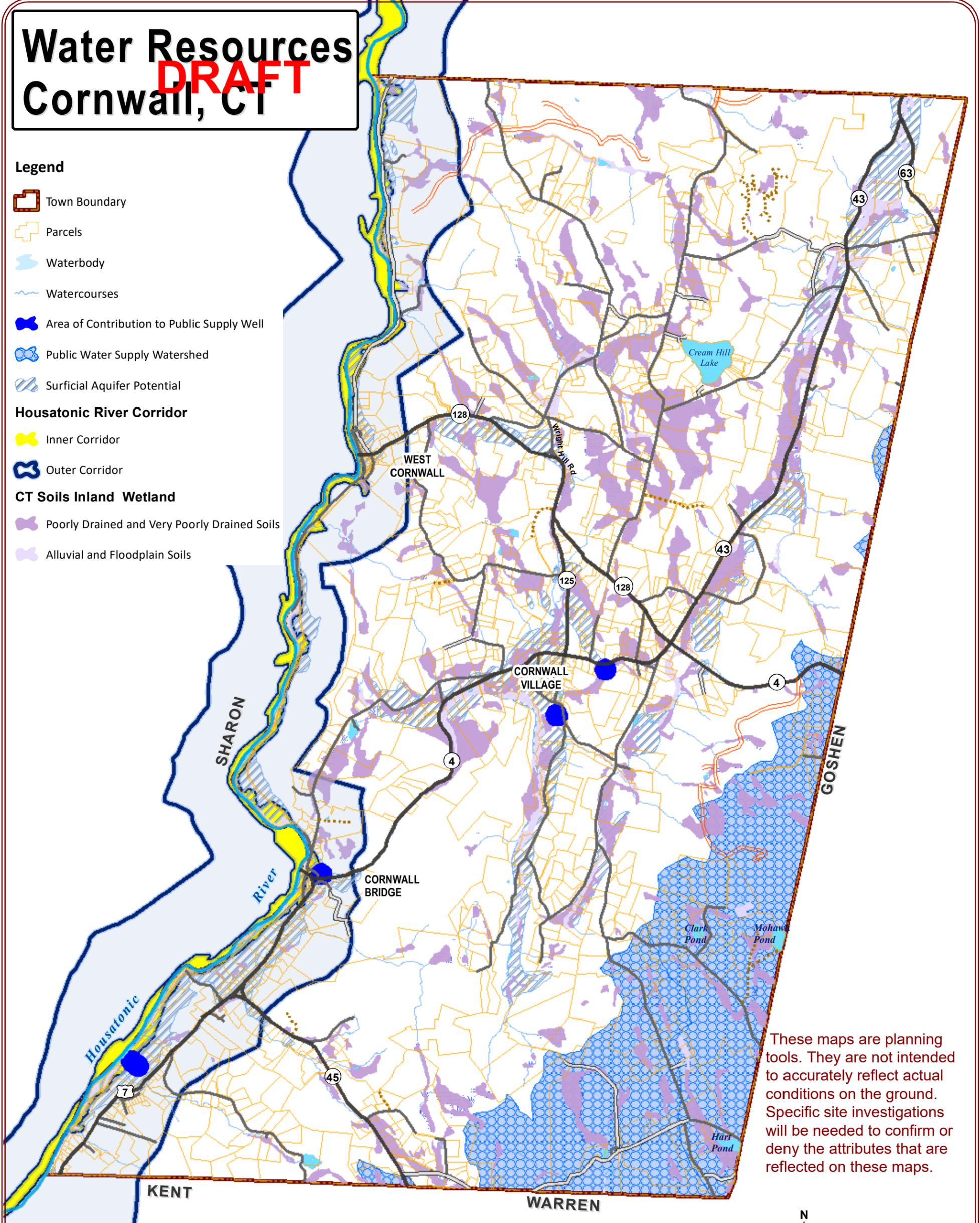
Rail lines, U.S. routes, and state routes:The U.S. Census. (TIGER Data)

Water Resources Cornwall, CT

DRAFT

Legend

-  Town Boundary
-  Parcels
-  Waterbody
-  Watercourses
-  Area of Contribution to Public Supply Well
-  Public Water Supply Watershed
-  Surficial Aquifer Potential
- Housatonic River Corridor**
-  Inner Corridor
-  Outer Corridor
- CT Soils Inland Wetland**
-  Poorly Drained and Very Poorly Drained Soils
-  Alluvial and Floodplain Soils



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The revised **Inner Corridor** boundary combines wetland and hydric soils and the 100 year floodplain boundary.

Surficial Aquifer Potential: The Surficial Aquifer Potential Map delineates areas considered to have the greatest potential for ground water yield. The thicker and coarser-grained deposits have higher potential for water supply development. The most productive surficial aquifers in Connecticut are sand and gravel deposits originating from glacial meltwaters. These deposits are mapped where they occur at the surface and where they occur beneath finegrained deposits.

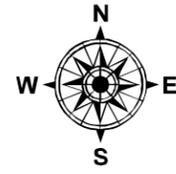
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Data Sources:
Parcels: Town of Cornwall (2010)
Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP
Aquifer Protection Zone, Wells, Aquifer Potential: CT DEEP (2019)
Drinking Water Supply Resource: Housatonic Valley Association (2019)
Housatonic River Corridor: Housatonic River Commission (2006)

Farmland Resources Cornwall, CT

DRAFT



Legend

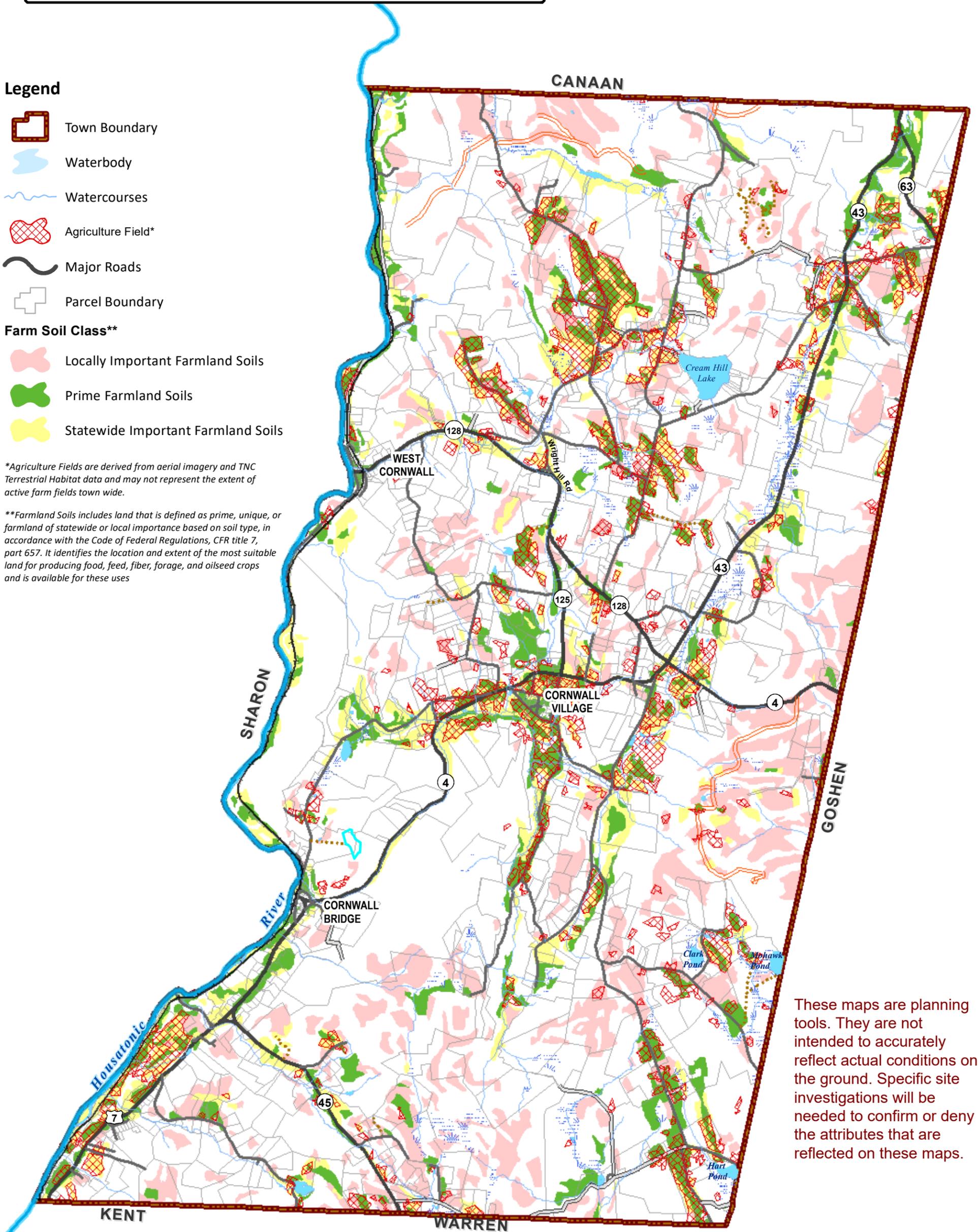
- Town Boundary
- Waterbody
- Watercourses
- Agriculture Field*
- Major Roads
- Parcel Boundary

Farm Soil Class**

- Locally Important Farmland Soils
- Prime Farmland Soils
- Statewide Important Farmland Soils

*Agriculture Fields are derived from aerial imagery and TNC Terrestrial Habitat data and may not represent the extent of active farm fields town wide.

**Farmland Soils includes land that is defined as prime, unique, or farmland of statewide or local importance based on soil type, in accordance with the Code of Federal Regulations, CFR title 7, part 657. It identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops and is available for these uses



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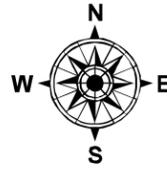
Data Sources:

Parcels: Town of Cornwall (2010)
Roads & Major Routes: State of CT DEEP (CT ECO)
Waterbodies & Watercourses: State of CT DEEP
Agriculture Fields: Housatonic Valley Association (2019)
Farmland Soils: CT ECO & USDA (2019)



Core Forest Habitat Cornwall, CT

DRAFT



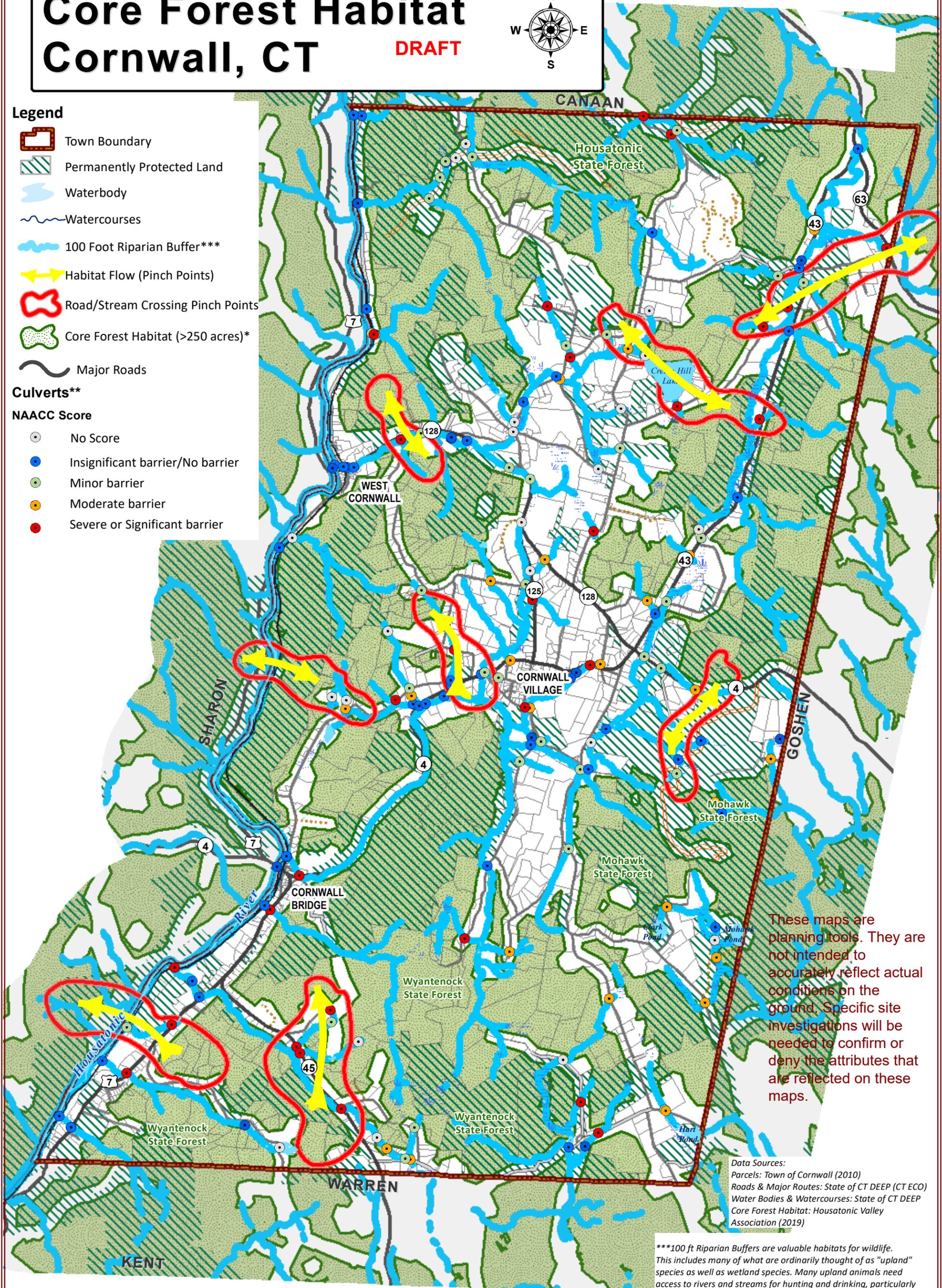
Legend

- Town Boundary
- Permanently Protected Land
- Waterbody
- Watercourses
- 100 Foot Riparian Buffer***
- Habitat Flow (Pinch Points)
- Road/Stream Crossing Pinch Points
- Core Forest Habitat (>250 acres)*
- Major Roads

Culverts**

NAACC Score

- No Score
- Insignificant barrier/No barrier
- Minor barrier
- Moderate barrier
- Severe or Significant barrier



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Data Sources:
 Parcels: Town of Cornwall (2010)
 Roads & Major Routes: State of CT DEEP (CT ECO)
 Water Bodies & Watercourses: State of CT DEEP
 Core Forest Habitat: Housatonic Valley Association (2019)

***100 ft Riparian Buffers are valuable habitats for wildlife. This includes many of what are ordinarily thought of as "upland" species as well as wetland species. Many upland animals need access to rivers and streams for hunting and drinking, particularly in the winter when other water sources may be frozen over. The junction between rivers, streams and adjacent riparian land is especially high in ecological diversity and biological productivity because gravity is constantly moving energy and matter along with the current and because so many animals spend their lives both in water and on land.
 (Source: Russell Cohen, Rivers Advocate, Riverways Program, Massachusetts Department of Fisheries, Wildlife and Environmental Law Enforcement)

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*Core Forest Habitat Represent the forest (deciduous & coniferous) of at least 250 ac determined using The Uconn Clear Landscape Fragmentation Tool 2.0 and USGS National Land Cover Data (2011)

**Culvert Assessments were completed from 20015-2017 using The North Atlantic Aquatic Connectivity Collaborative protocol. For more information visit : <https://streamcontinuity.org/naacc>

Core Forests Habitat Map:

Priority for enhancement or replacement of culverts- Culverts that are shown on this map as:

-  Moderate barrier
-  Severe or Significant barrier

and are at moderate or greater risk of failure during a 25-year flood event should be priorities for enhancement or replacement. A culvert may be assessed for its ability to accommodate in-stream aquatic species like brook trout and for dry passage by terrestrial wildlife. Terrestrial species range from small mammals and snakes, to wood turtles and medium sized mammals, to large mammals, including bear and moose. Not all culverts can or should accommodate all species. Culverts at road/stream crossing pinch points in places that help connect large areas of intact forest habitat should have priority for assessment of their ability and potential to allow terrestrial wildlife passage. Streams that pass under bridges may also barriers or opportunities for fish passage (for example, the fish ladder that was installed in Cornwall Bridge where Rte. 4 passes over Factory Brook) as well as terrestrial species. These should be assessed as well, especially when a bridge replacement is anticipated so that the replacement design can consider enhancing wildlife passage.

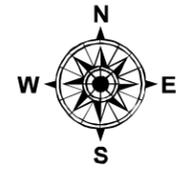
The “**Road/Stream Crossing Pinch Points**” on the core forest map may or may not include culverts, but they do represent places where the movement of wildlife across the landscape and between core forest habitats becomes concentrated. Areas that facilitate that habitat connectivity include places with good cover closer to the roads (trees, other vegetation), places without barriers on either side of the road (e.g. really steep embankments) and places where the lands on either side are conserved and where midsized and large mammals can cross in relative safety. Culverts (and bridge underpasses) come into play where movement from one side of the road to the other is constrained to that small area (often on busy roads). From a conservation perspective, land on either side of road crossing pinch points would be a **priority for land protection** if landowners are willing.

Critical and Key Habitats Map:

This is the best representation available of the habitats in Cornwall that are in the 2015 Connecticut Wildlife Action Plan (WAP), which does not make a distinction as to the relative value of each type compared with the others. Some are quite rare, while others are likely to shift in composition, structure and distribution with climate change. For more information, refer to Section 2 of the 2015 WAP which can be found on the State of Connecticut Department of Energy & Environmental Protection website. The map is a coarse screen for biodiversity values and possible critical habitat and rare species presence in a particular area, that could prompt the relevant commissions reviewing a proposed development project to seek further information (Natural Diversity Database, etc.).

Critical & Key Habitats Cornwall, CT

DRAFT



CONNECTICUT KEY HABITATS & ASSOCIATED KEY HABITATS

Connecticut Key Habitats listed in bold as found in Table 2.1 pp. 2-26 through 2-27 in Section 2 of the 2015 Connecticut Wildlife Action Plan

1. Upland Forest

- Evergreen Forest
- Appalachian (Hemlock)-Northern Hardwood Forest
- Northeastern Interior Dry-Mesic Oak Forest
- Dry Oak-Pine Forest, Central Apps and Southern Piedmont

2. Upland Woodland & Shrub

- Central Appalachian Pine-Oak Rocky Woodland
- Central Appalachian Alkaline Glade and Woodland

4. Forested Inland Wetland

- North-Central Appalachian Acidic Swamp

5. Shrub Inland Wetland

- Laurentian-Acadian Wet Meadow
- North-Central Interior and Appalachian Acidic Peatland

6. Herbaceous Inland Wetland

- Laurentian-Acadian Freshwater Marsh
- North-Central Interior and Appalachian Rich Swamp

8. Freshwater Aquatic

- North-Central Appalachian Large River Floodplain

10. Unique*

- Acidic Cliff and Talus
- Circumneutral Cliff and Talus
- Open water

*Agricultural and developed land are not included in this map

Connecticut Critical Habitat

PALUSTRINE FORESTED

- Palustrine Forested, Acidic Red/Black Spruce Basin Swamp, AcR/BSS

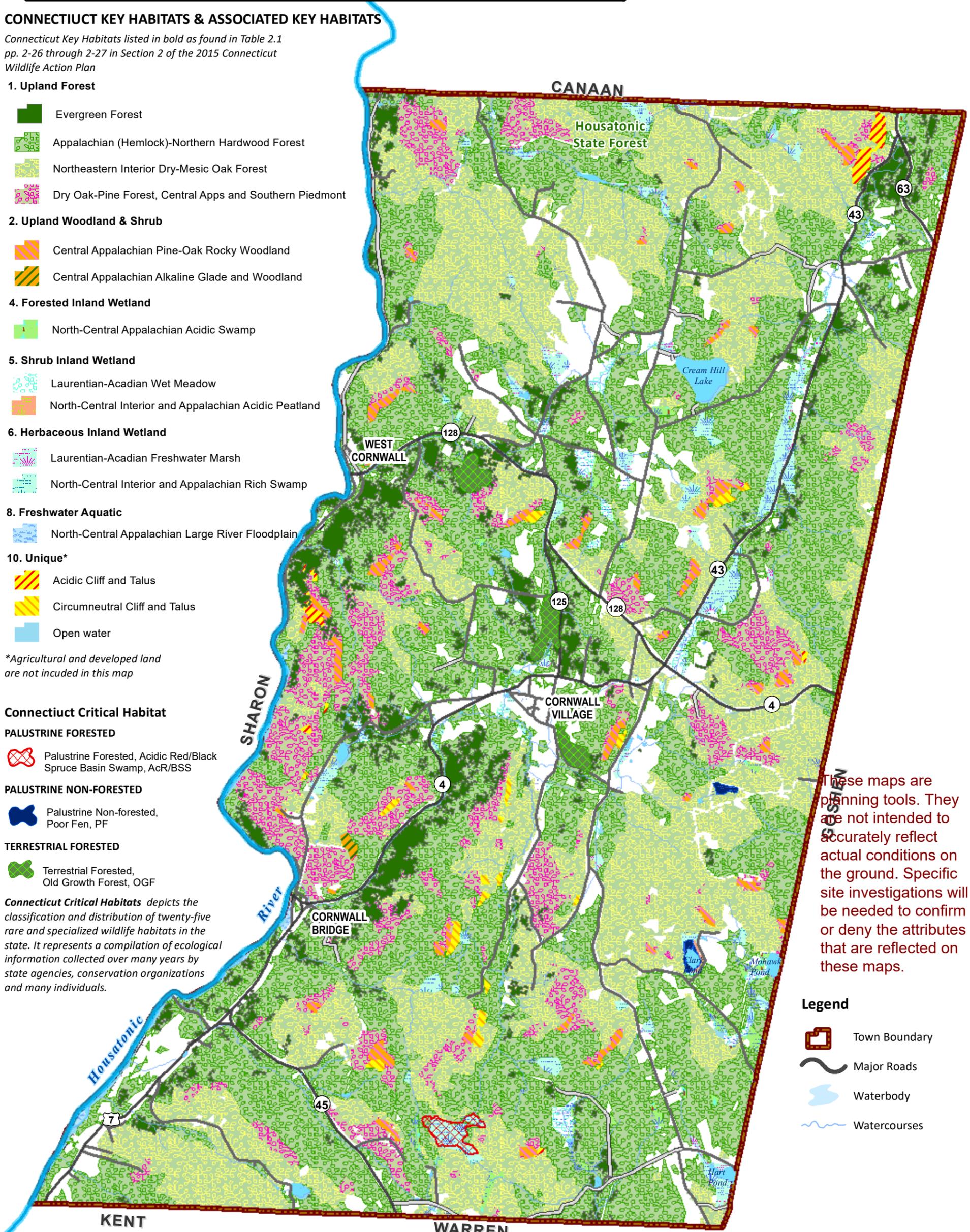
PALUSTRINE NON-FORESTED

- Palustrine Non-forested, Poor Fen, PF

TERRESTRIAL FORESTED

- Terrestrial Forested, Old Growth Forest, OGF

Connecticut Critical Habitats depicts the classification and distribution of twenty-five rare and specialized wildlife habitats in the state. It represents a compilation of ecological information collected over many years by state agencies, conservation organizations and many individuals.



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Legend

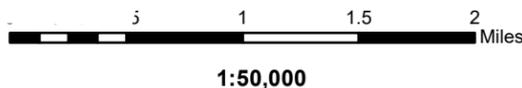
- Town Boundary
- Major Roads
- Waterbody
- Watercourses

Data Sources:
 Roads & Major Routes: State of CT DEEP (CT ECO)
 Waterbodies & Watercourses: State of CT DEEP Critical Habitat: CT DEEP (2009) For more information see the Resource Guide located @cteco.uconn.edu

For this map CT Key Habitats as listed in the 2015 CT Wildlife Action Plan were compiled using The Nature Conservancy Terrestrial Habitat Data (2014). For more information consult the data page at conservationgateway.org



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Land Development Suitability Cornwall, CT **DRAFT Overview Map 1 of 2**

Suitability for Increased Development

-  Suitable for Development
-  Possible Suitable for Development
-  Not Suitable for Development

Suitable for Development Class Criteria:

- Slope $\leq 15\%$
- Septic Suitability of High to Medium Potential

Possibly Suitable for Development Class Criteria:

- Slope $>15\%$ and $<25\%$
- Septic Suitability of Low Potential

Not Suitable for Development Class Criteria:

- Slope $>25\%$
- Septic Suitability of Very Low & Extremely Low Potential
- Permanently Protected Lands
- The Inner Housatonic River Corridor
- Critical Habitats (Defined by CT DEEP)
- Wetlands & Watercourses & 100' Buffer
- Public Water Supply Wells & 50' Buffer

Legend

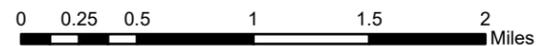
-  Town Boundary
-  Parcels
-  Waterbody
-  Watercourses
-  Natural Diversity Area (June 2019)
-  Farmland Soils
-  Forest Road
-  Local Road
-  Private
-  Unpaved
-  State Route

These maps are planning tools. They are not intended to accurately reflect actual conditions on the ground. Specific site investigations will be needed to confirm or deny the attributes that are reflected on these maps.

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1:50,000



Elevation DEM derived from the CT ECO Level 2 LIDAR data collected in the spring 2016.

Degree of slope was generated from this model using ESRI tools and converted to % slope:

- Slope $\leq 15\%$ has a degree of slope ≤ 8.5 deg
- Slope $> 15\%$ and less than 25% has a degree of slope >8.53 deg & <14.04 deg
- Slope $> 25\%$ has a slope > 14.04 deg

Data Sources:

- Parcels: Town of Cornwall (2010)
- Roads & Major Routes: State of CT DEEP (CT ECO)
- Waterbodies, Wetlands & Watercourses: State of CT DEEP
- Wells, Septic Suitability & Farmland Soils: CT DEEP (2019)
- Housatonic River Corridor: Housatonic River Commission (2006)

The NDDB (6/2019) layer depicts the approximate locations of state and federal listed species and significant natural communities. This data is intended to be used as a pre-screening tool to identify potential impacts to sensitive species. The data may also be used to target areas of potential conservation interest.

This map is to be used in conjunction with Land Development Suitability Detail Map 2 (Detail) of 2. It intends to show land use factors that constrain increased development.

Land Development Suitability Cornwall, CT

DRAFT Detail Map 2 of 2

Legend

Critical Habitat

PALUSTRINE FORESTED

Palustrine Forested, Acidic Red/Black Spruce Basin Swamp, AcR/BSS

PALUSTRINE NON-FORESTED

Palustrine Non-forested, Poor Fen, PF

TERRESTRIAL FORESTED

Terrestrial Forested, Old Growth Forest, OGF

Town Boundary

Major Roads

Parcels

Waterbody

Watercourses

Housatonic River Inner Corridor

Area of Contribution to Public Supply Well

Permanently Protected Land

Natural Diversity Area

Farmland Soils Watershed

Elevation Greater than 25%*

Slope > 25%

Potential for Subsurface Sewage Disposal

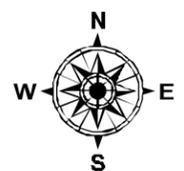
High/Medium Potential

Moderate/Low Potential

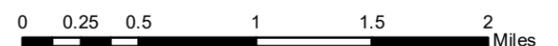
Low/Very Low Potential

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1:50,000



*Elevation DEM derived from the CT ECO Level 2 LiDAR data collected in the spring 2016.

Degree of slope was generated from this model using ESRI tools and converted to % slope:
Slope > 25% has a slope > 14.04 deg

This map is to be used in conjunction with Land Development Suitability Detail Map 1 (Overview) of 2. It intends to show land use factors that constrain increased development.

Data Sources:
Parcels: Town of Cornwall (2010)
Permanently Protected Land: Litchfield Hills Greenprint (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Waterbodies, Wetlands & Watercourses: State of CT DEEP
Wells, Septic Suitability & Farmland Soils: CT DEEP (2019)
Housatonic River Corridor: Housatonic River Commission (2006)

The NDDB (6/2019) layer depicts the approximate locations of state and federal listed species and significant natural communities. This data is intended to be used as a pre-screening tool to identify potential impacts to sensitive species. The data may also be used to target areas of potential conservation interest.

Cornwall Land Development Suitability Maps 2019

Narrative Explanation & Caveats

(Draft 2)

These two **Land Development Suitability** maps were compiled from existing Geographic Information System (GIS) information by the Natural Resources subcommittee of Cornwall's Plan of Conservation and Development (POCD). These maps are intended as broad brush planning tools that graphically illustrate areas that *may* be suitable for increased density of development; they are not intended to replace on-site investigations of soil characteristics, slopes, and/or the presence of wetlands, watercourses or critical habitats.

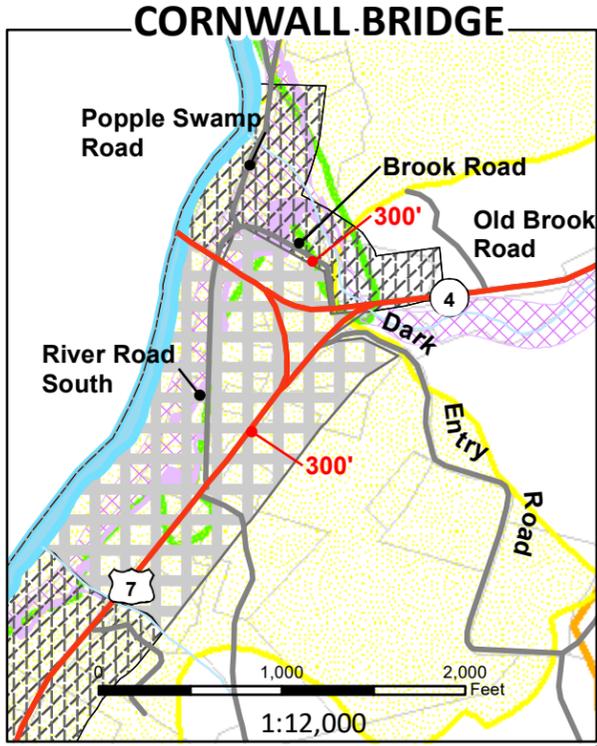
When reviewing these maps, it is important to keep the following in mind:

- The two maps complement each other: the first map (*Overview*) was intended to distill the detailed information into a map that is easy to understand. The second map (*Detail*) shows the various categories used to generate the overview map. The *Detail* map is more complicated to read, but allows for greater insight into the limitation(s) associated with specific areas.
- The sources of information (GIS datalayers) used to generate the maps are cited in the bottom right corner of each map.
- The criteria for each of the three broad development suitability categories, also listed on the *Overview* map, are as follows:
 - **Suitable** for Increased Density
 - Slopes less than or equal to 15%
 - High to Moderate Septic Potential
 - **Possibly Suitable** for Increased Density
 - Slopes steeper than 15% but less than 25%
 - Low Septic Potential
 - **Not Suitable** for-Increased Density
 - Slopes steeper than 25%
 - Very Low to Extremely Low Septic Potential
 - Public Water Supplies (and their 50 foot buffer)
 - Inner Housatonic Corridor
 - Critical Habitats
 - Wetlands & Watercourses (and their 100 foot buffer)
 - Public Water Supplies (and their 50 foot buffer)
 - Permanently Protected Land. The *Protected Parcels* datalayer includes parcels owned by the State of Connecticut as well as other parcels permanently protected (either through fee simple ownership or via a conservation easement) by area nonprofits (i.e. Cornwall Conservation Trust and Weantinoge Heritage).
- The *Septic Potential* datalayer reflects the soil's characteristics, particularly as it pertains to the soil's capacity to handle septic waste from a single family home (i.e. a septic tank and associated leaching system). Soils with *High* Potential ratings are the most suitable for installation and proper

operation of a septic system. Various limiting factors, present alone or in combination with one another, such as shallow depth to bedrock, low percolation rates, seasonal high groundwater or flooding result in decreasing suitability ratings of *Medium*, *Low*, *Very Low* and *Extremely Low* Potential. Guidance provided by the US Department of Agriculture's Natural Resources Conservation Service (NRCS) states that it's *possible* to place and operate a septic system in soils rated *Medium* or *Low*, but the engineering and cost required to do so becomes increasingly prohibitive. Soils rated *Very Low* and *Extremely Low* are not able to handle a septic system, even with aggressive engineering and soil improvement.

- Other criteria, not shown on these maps, are important considerations to the development potential of a particular parcel. This type of information is best assessed on a case by case basis.
 - For instance: driveway length and/or features can increase development costs significantly.
 - Interior lots or irregularly shaped lots may require a very long driveway to reach the building site.
 - Steep slopes may prevent the installation of a driveway that meets the requirements of the Cornwall Zoning Regulations.
 - One or more watercourse crossings might be needed.

Zoning Map **DRAFT** Cornwall, CT



Legend

- Parcel Boundary
- State Highway
- Paved Road
- Unpaved Road
- Private Road
- Forest Road

Zoning Districts

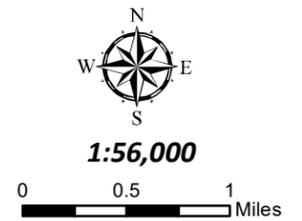
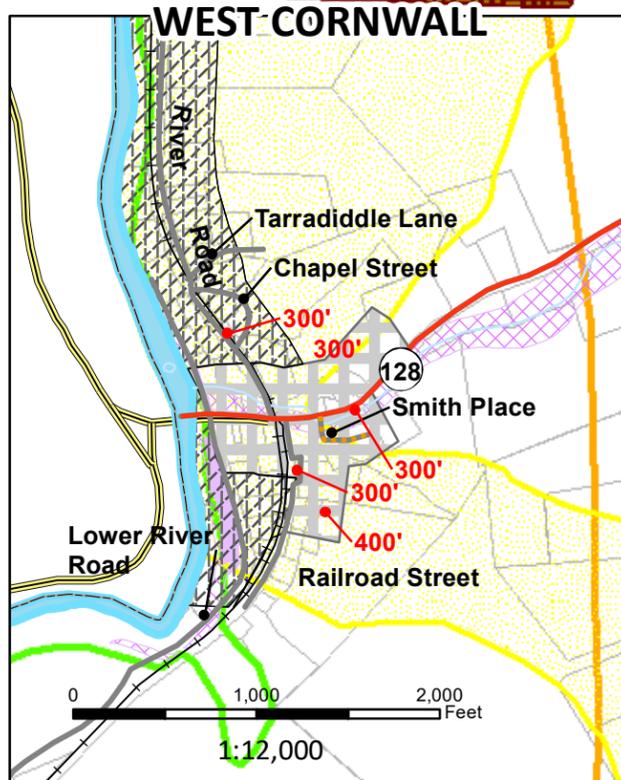
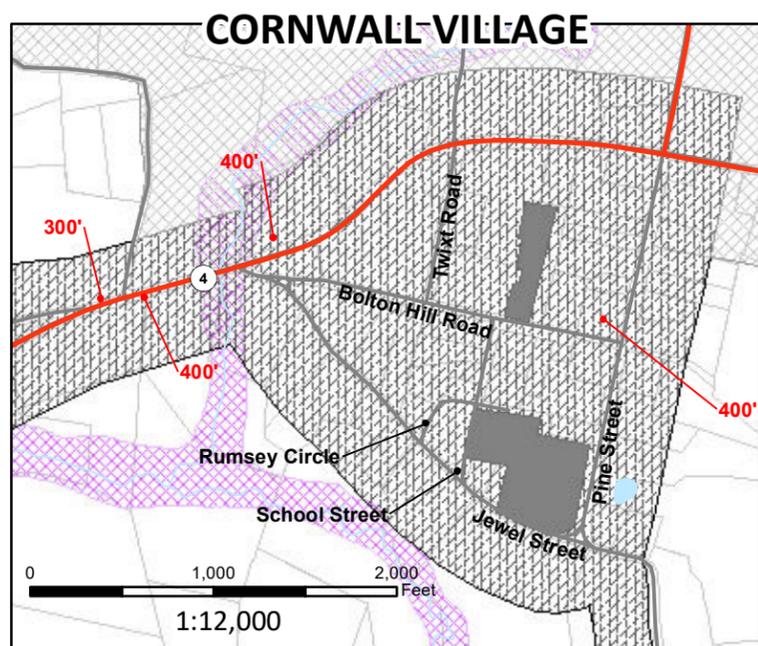
- CP Cornwall Plains
- GB General Business
- R1 Residential - One Acre
- R3 Residential - Three Acre
- R5 Residential - Five Acre

Overlay Zones

- Housatonic River Inner Corridor
- Housatonic River Outer Corridor
- Aquifer Protection Zones

FEMA Flood Zones

- 100 Year
- 500 Year



Aquifer Protection Zones were delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the CT General Statute.

Housatonic River Corridor

The Inner Corridor Boundary combines wetland & hydric soils with the 100 year floodplain boundary.

The Outer Corridor is defined as the portion of the river watershed lying between the Inner Corridor boundary and the valley ridgelines, or as determined by individual communities, exclusive of village centers.

Zoning Map Data Sources

Roads & Railroad: CT ECO (DEEP)
 Zoning Districts: The Town of Cornwall (2006)
 Waterbodies & Rivers: USGS (NHD)
 Parcels: Town of Cornwall (2010)
 FEMA Flood Zones: FEMA FIRM Maps (1988)
 Housatonic River Corridor: Housatonic River Commission (2006)