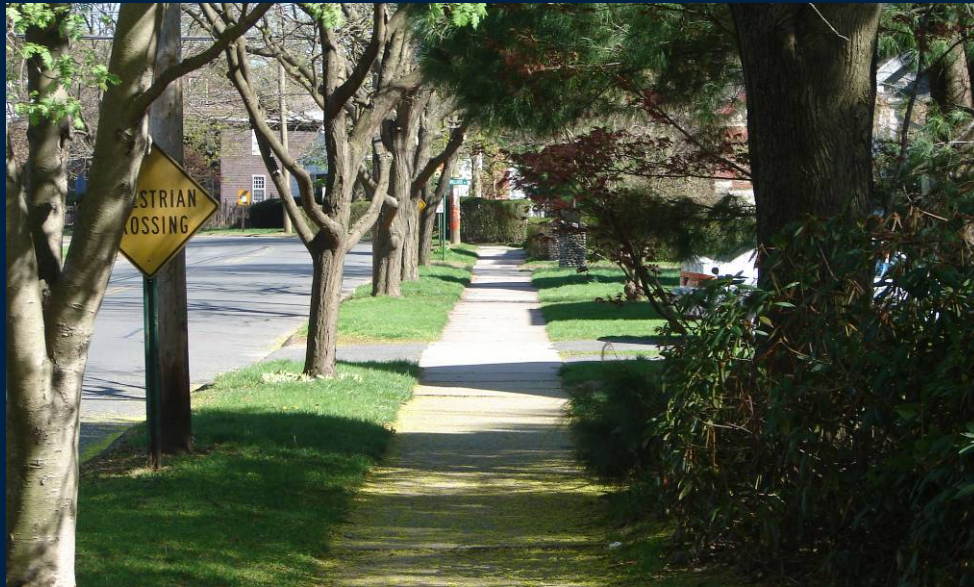


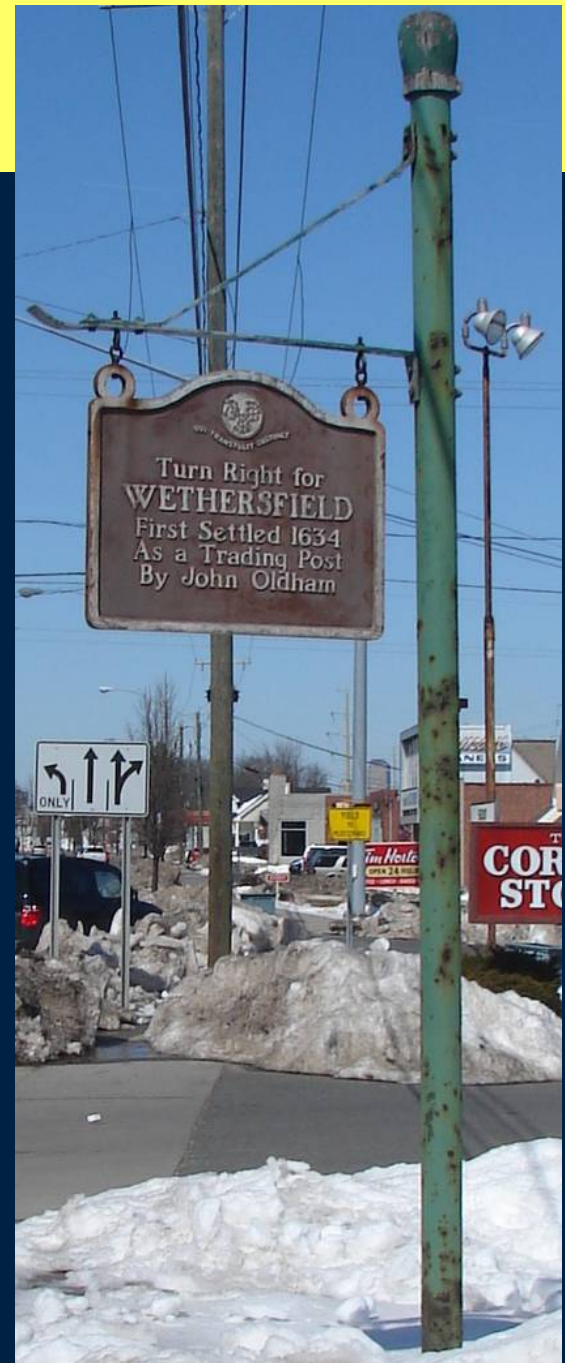
Historic Wethersfield Master Plan



Steering Committee #3
June 20, 2007

tonight's agenda

- overview of planning process
- committee comments on existing conditions
- presentation of alternatives
- discussion of alternatives
- next steps



overview of planning process

- identified goals of the planning process
- conducted field reviews and photo-documentation
- prepared existing conditions analysis
- identified issues facing the community
- prepared preliminary alternatives to guide this evening's discussion (to address identified issues)
- tonight's discussion will guide the development of the Master Plan recommendations

presentation of alternatives

- historic preservation
- landscape attributes of the community
- roadways and parking
- gateways
- streetscapes
- signage
- interpretation
- tourism development
- village center
- implementation

historic preservation

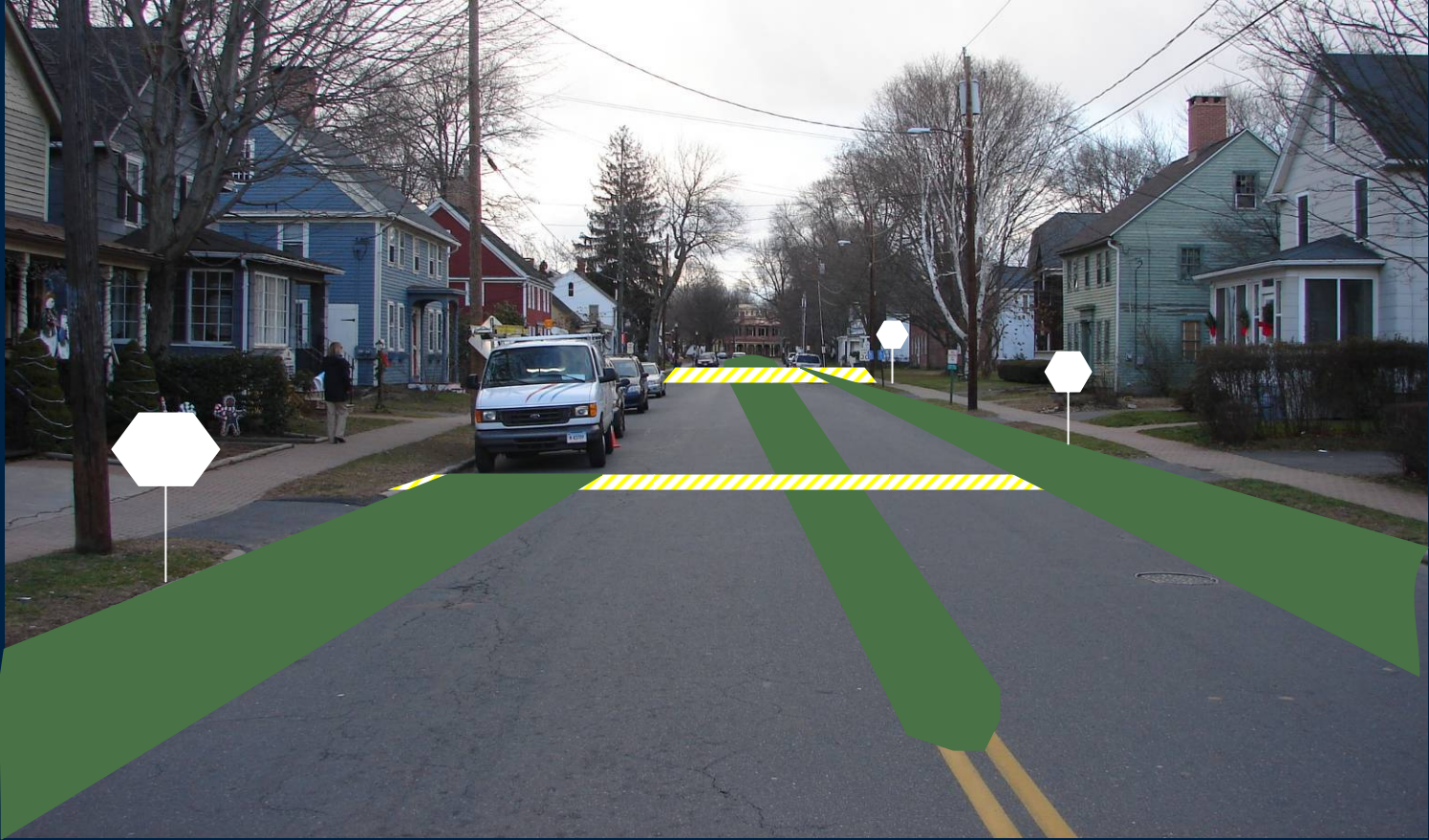


- The adaptive reuse of historic buildings is appropriate.
- Guidelines should be established to identify to what extent reuse is appropriate.
- Guidelines should be established to identify appropriate maintenance techniques for historic buildings and structures.
- Guidelines should be established for new construction and modifications to existing buildings (address scale, massing, style)

landscape attributes



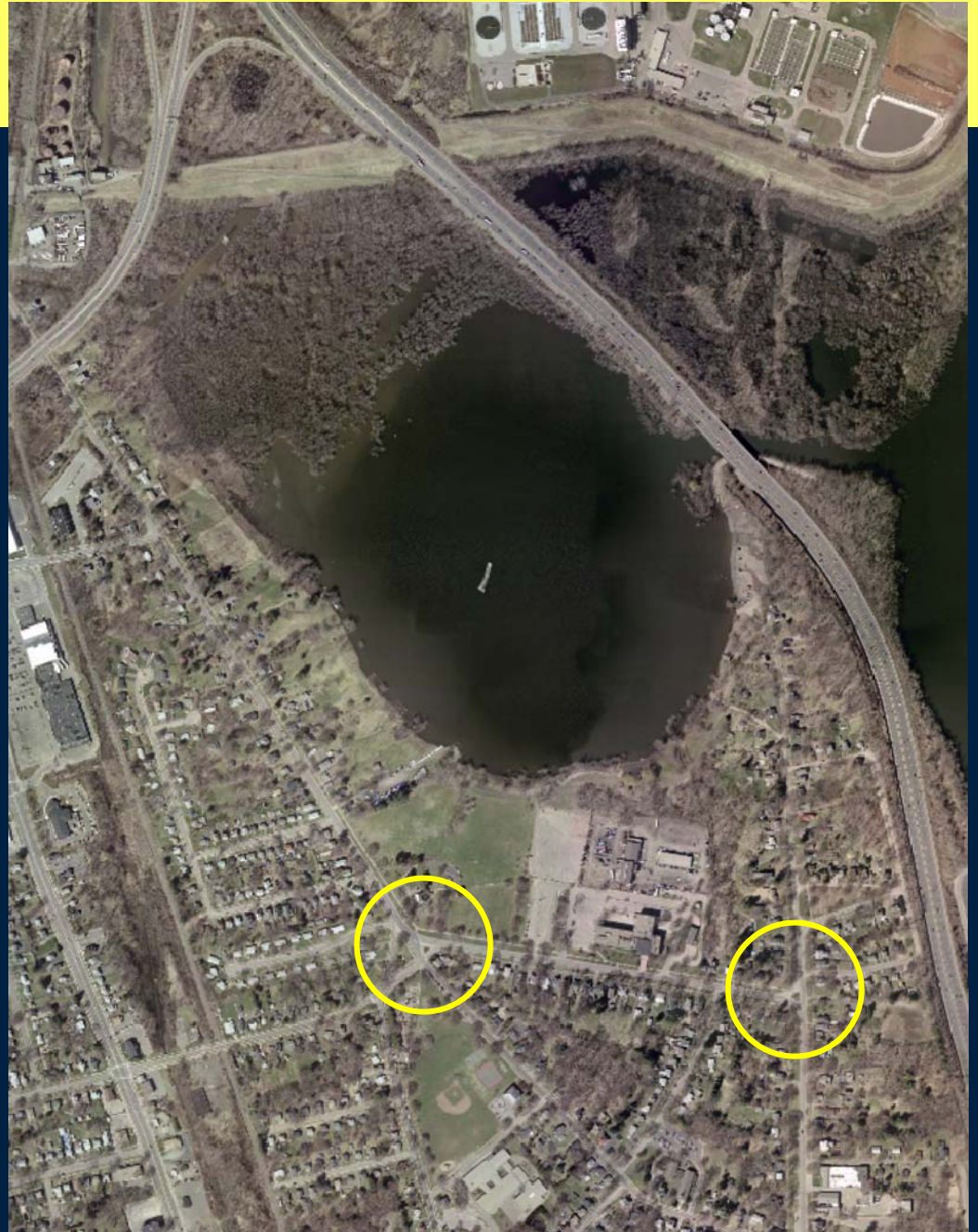
roadways



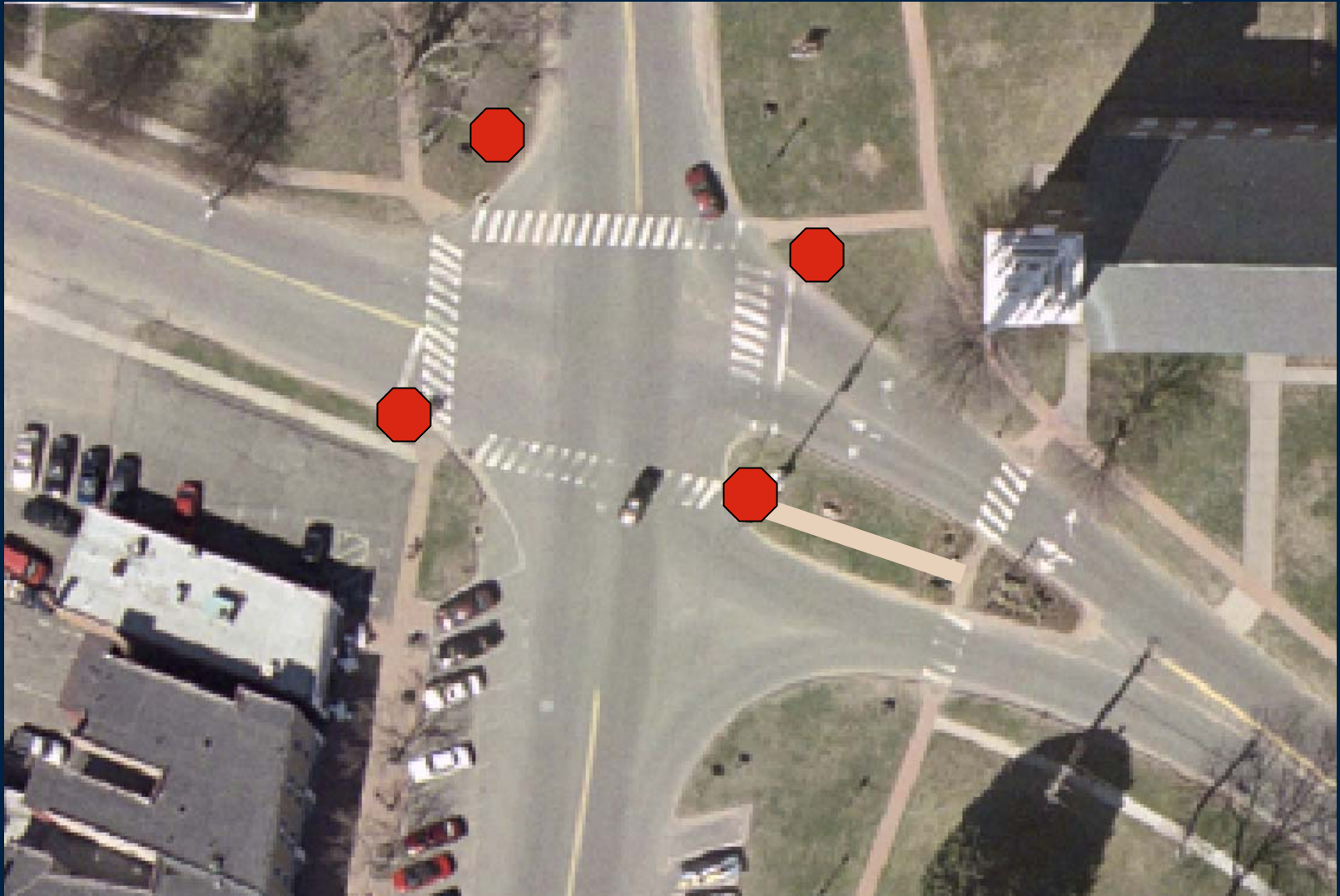
intersections

Improvements are needed at high volume intersections.

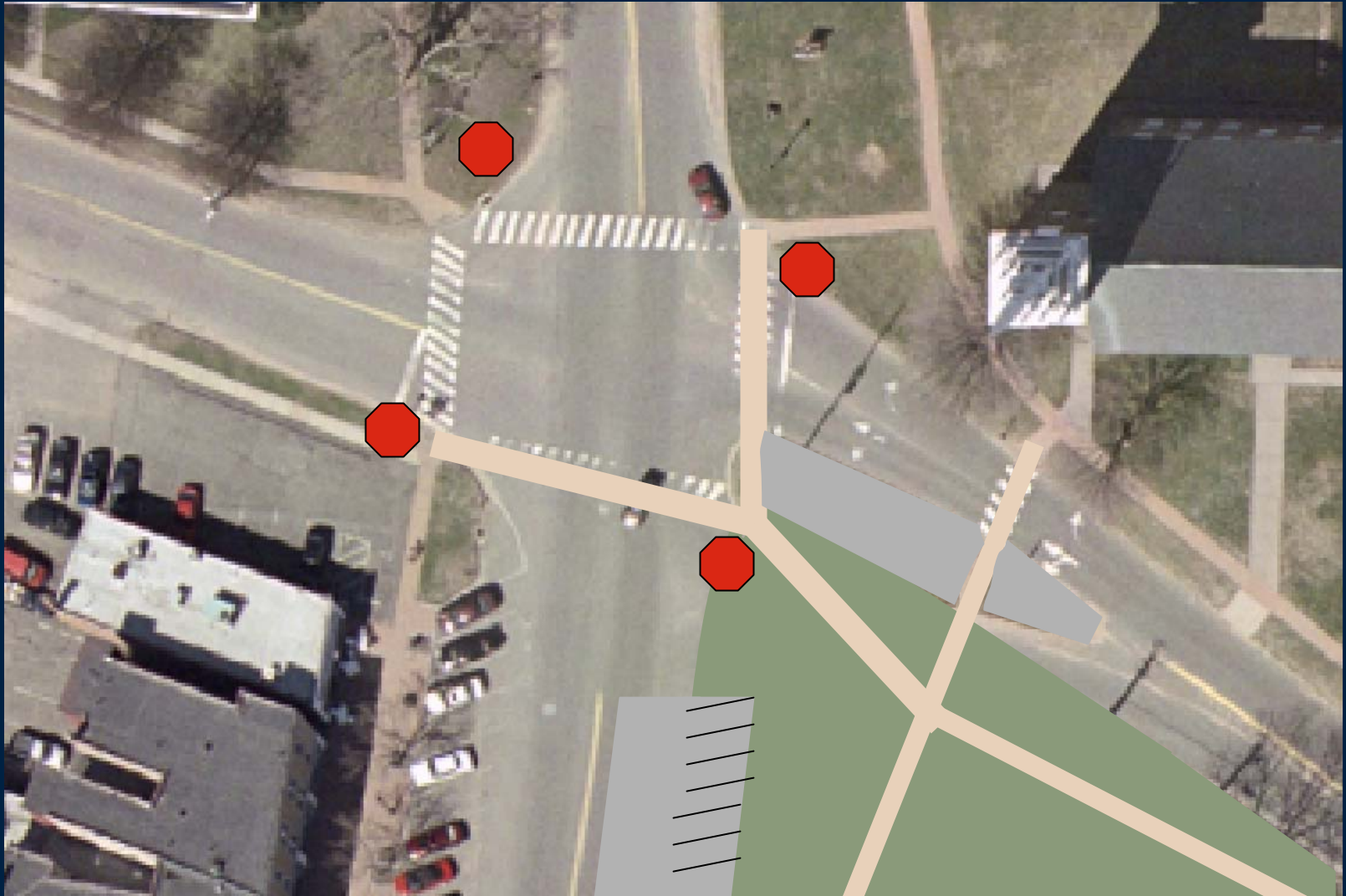
Alternatives for improvements may include additional stop or yield signs and/or a reduction in the amount of paving



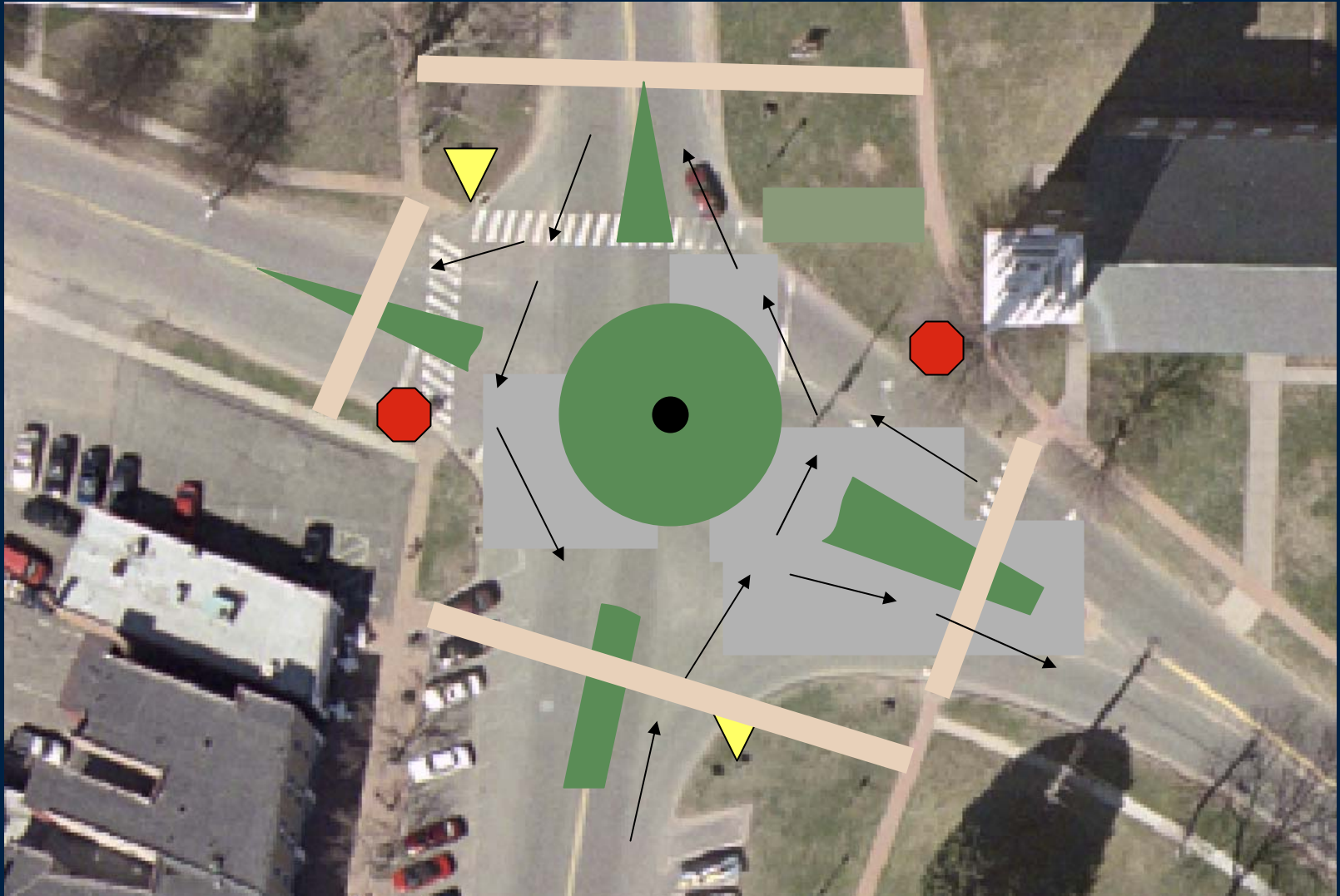
church and main: 4-way stop



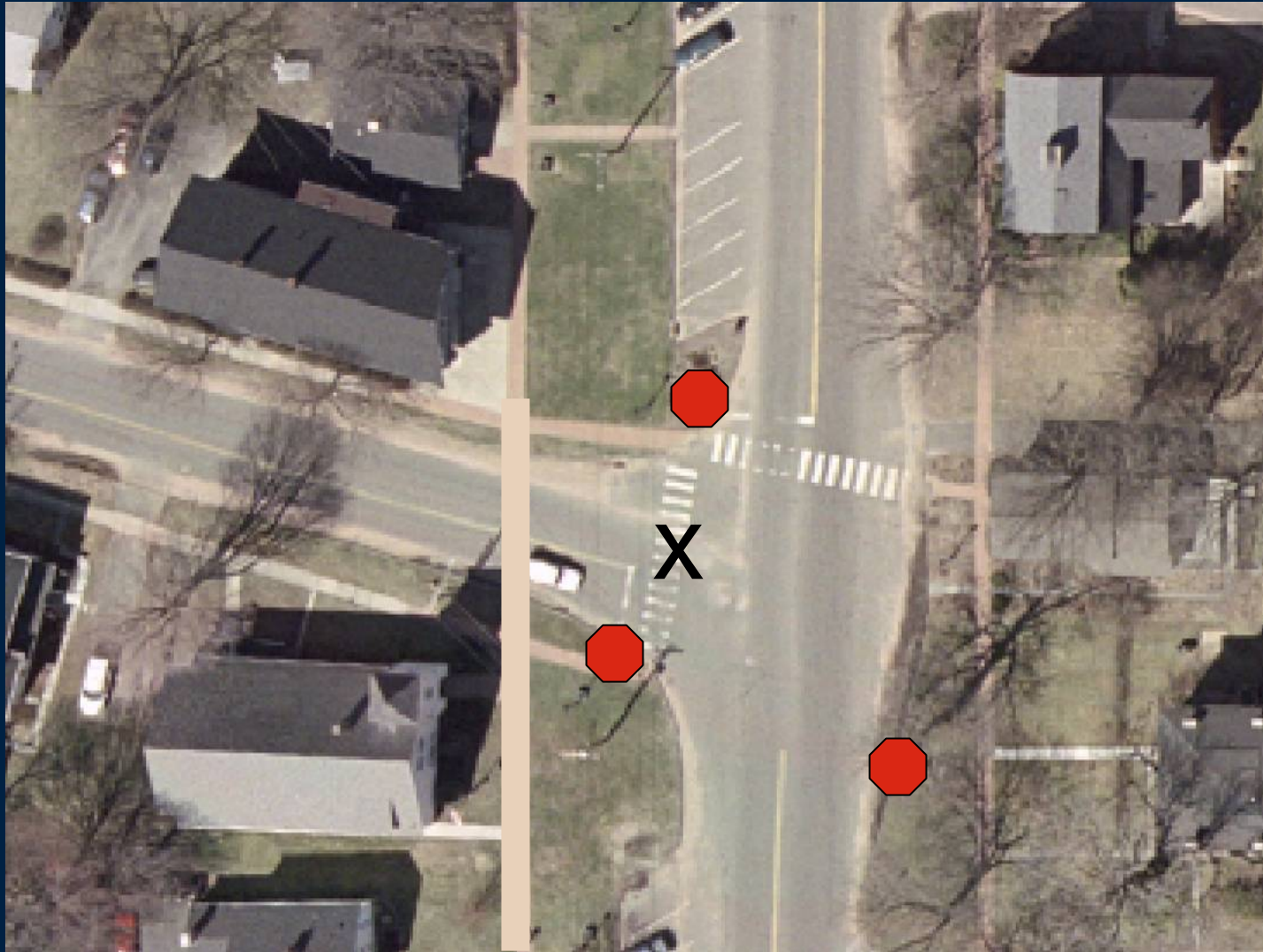
church and main: remove island



church and main: traffic circle



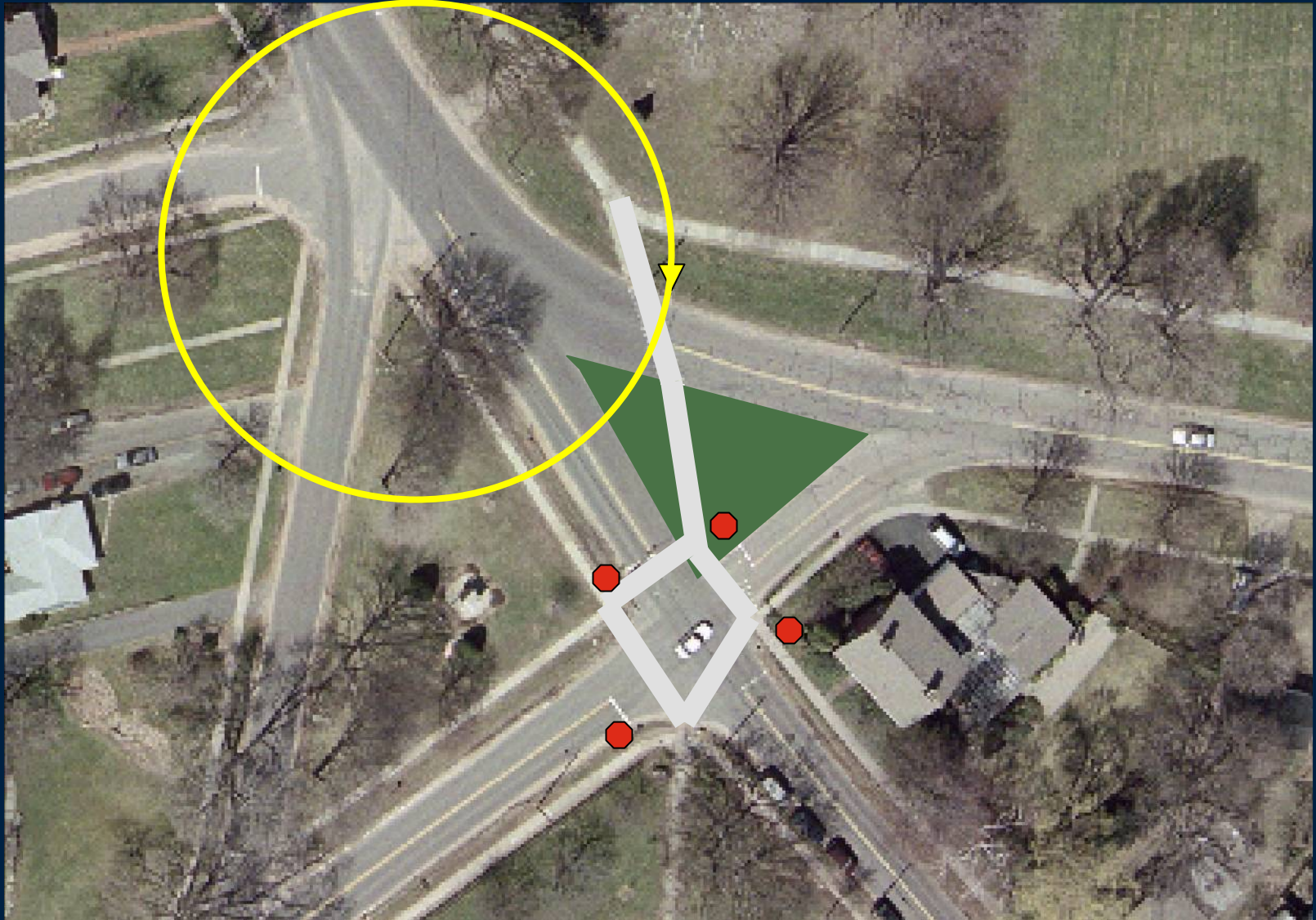
main and hartford



main and state

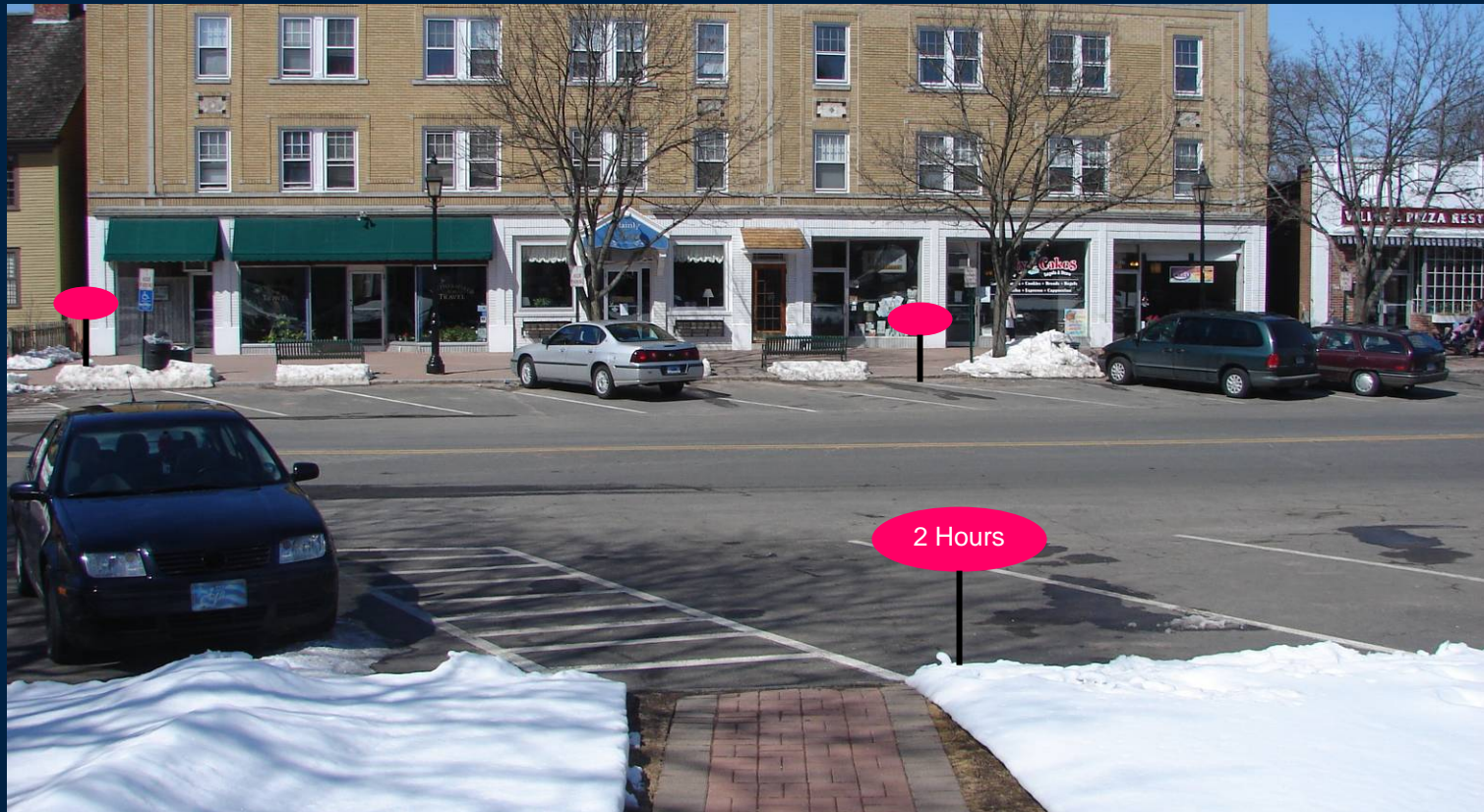


hartford and state



parking

- Designate all on-street parking along Main Street, both front-end and parallel spaces, with a 2-hour limit.



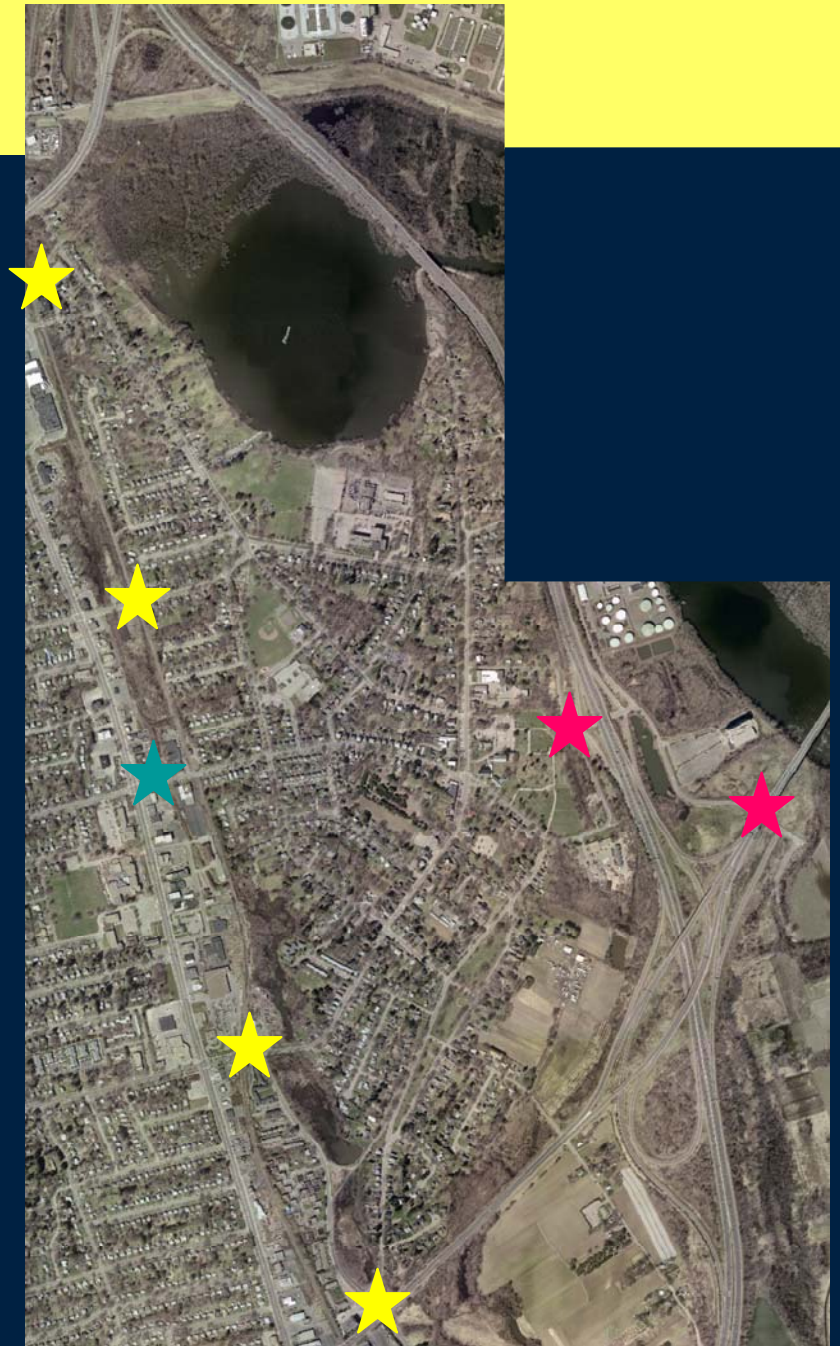
parking

- Identify public parking areas with two levels of signage – directional and site specific.



gateways

- Enhance three primary “Town” gateways
- Create key gateway to historic district at Silas Deane and Church
- Improve four secondary gateways into the historic district



streetscapes



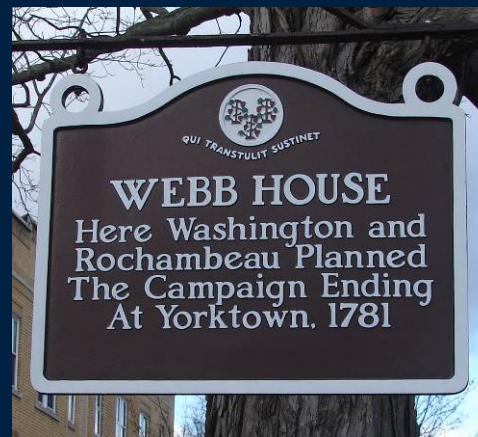
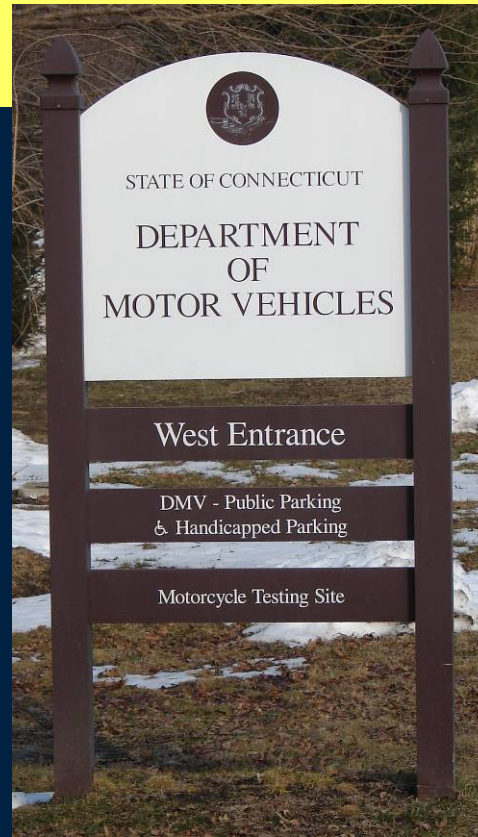
streetscapes



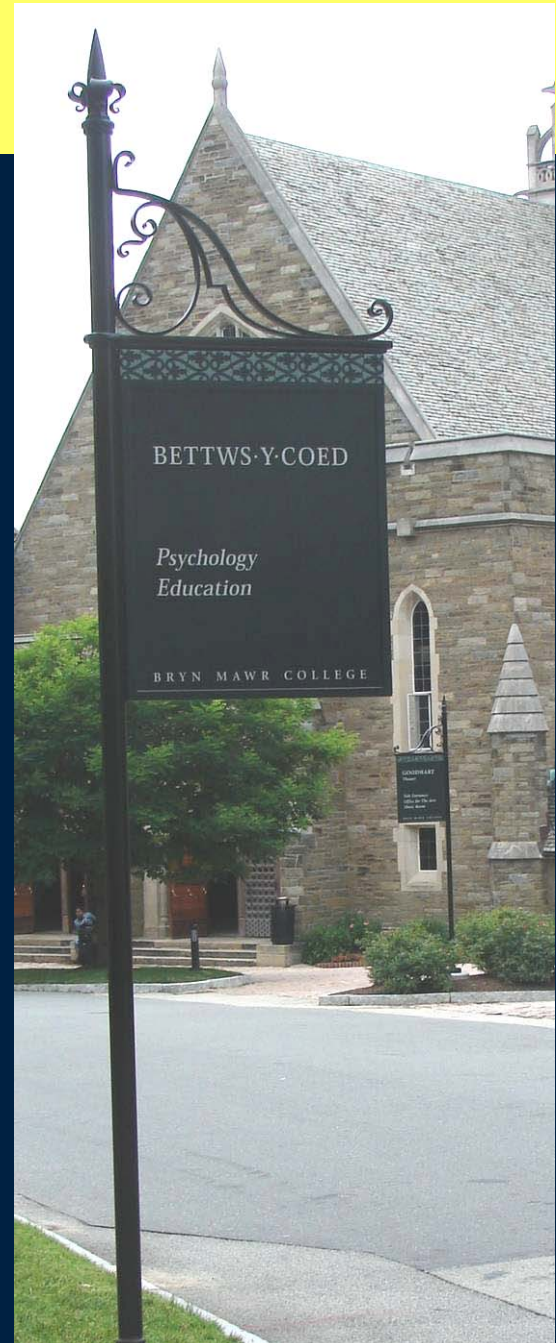
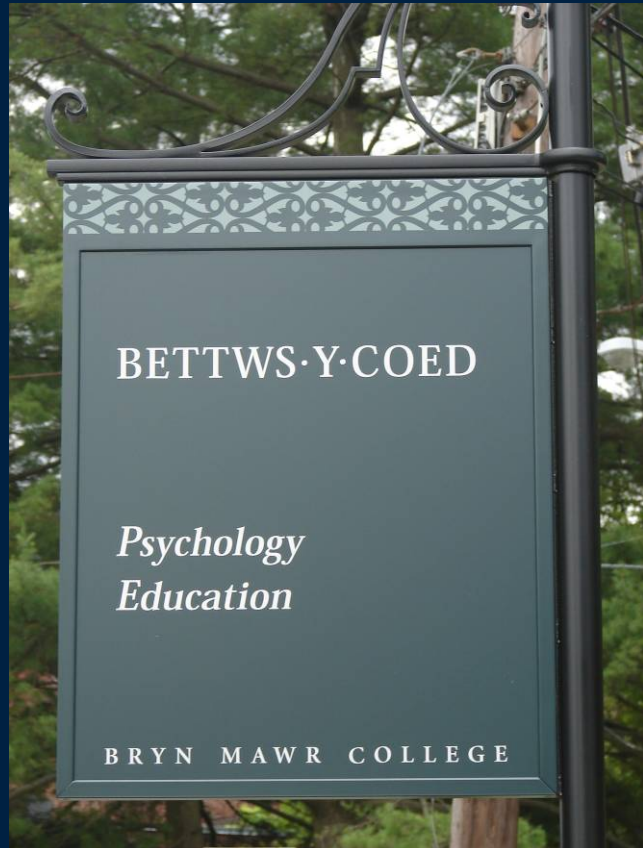
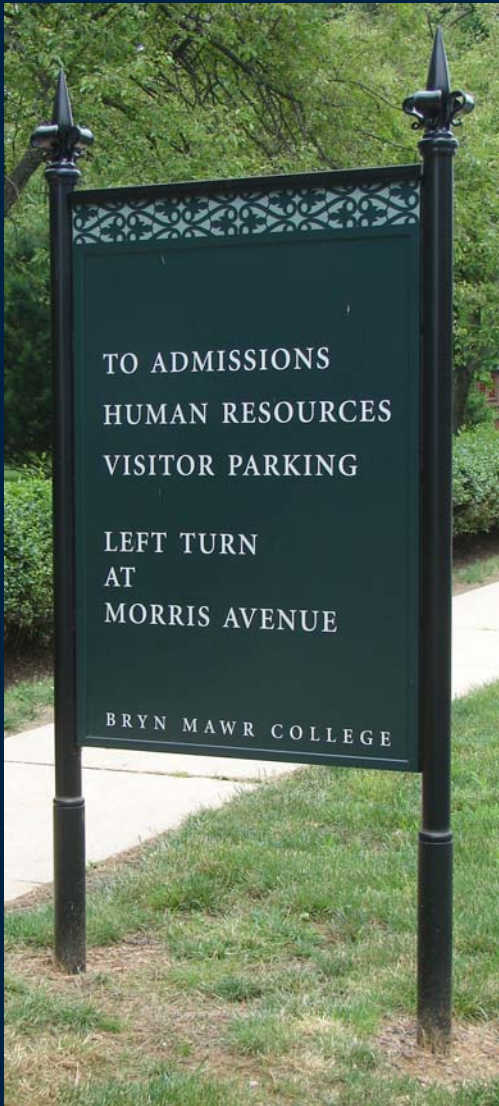
streetscapes



signage



signage



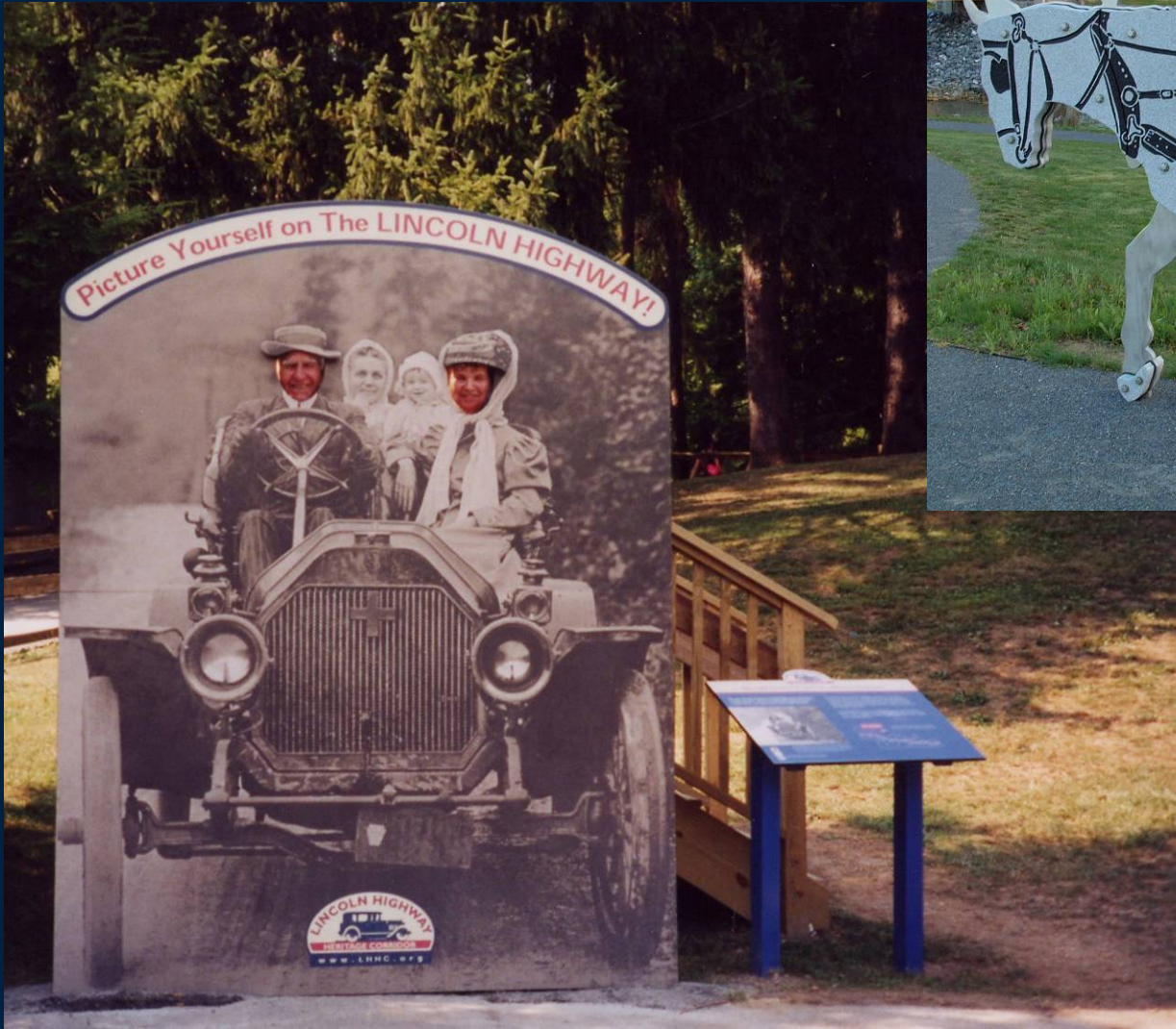
signage



interpretive signage



interpretation



tourism development



village center



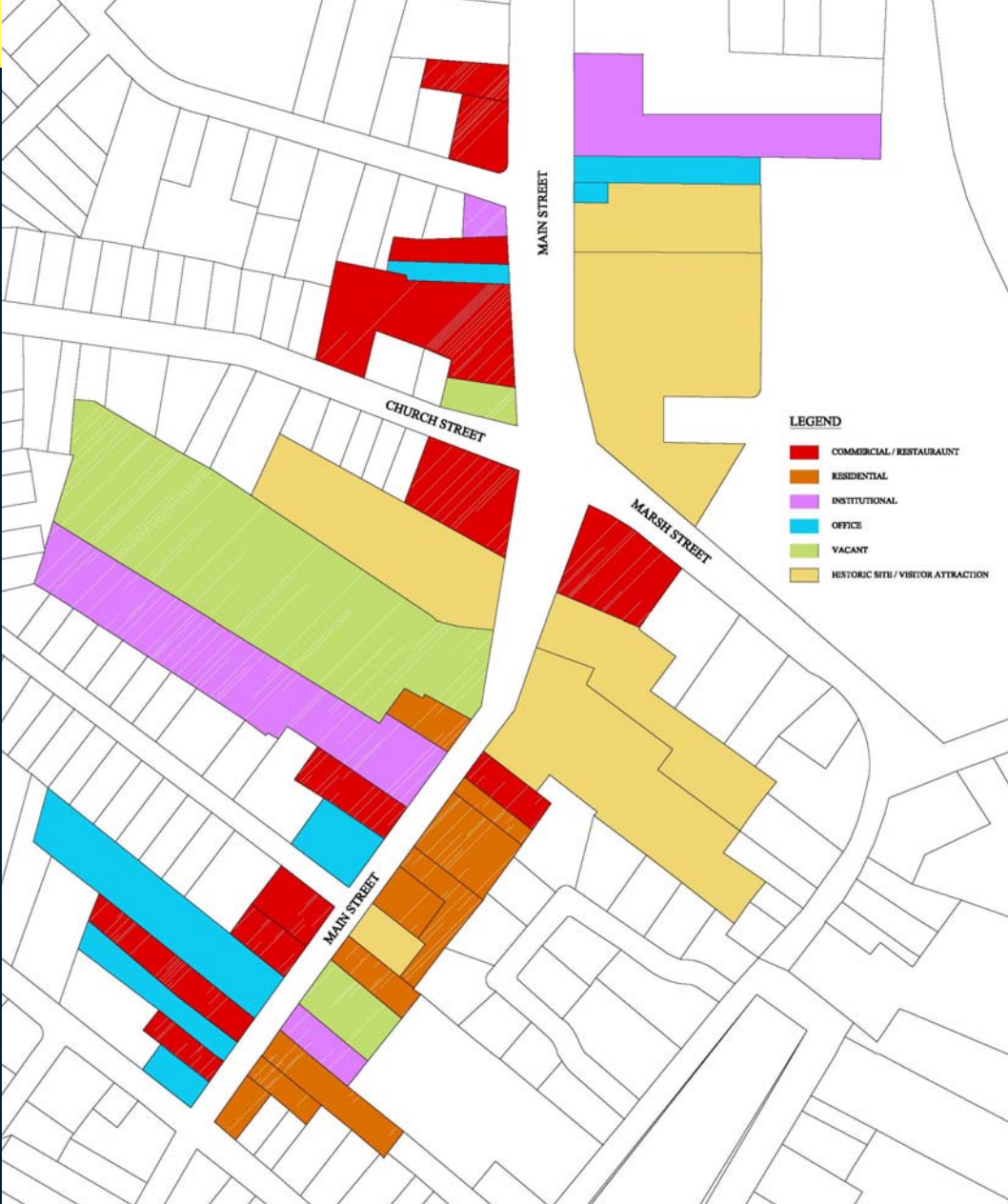
village center



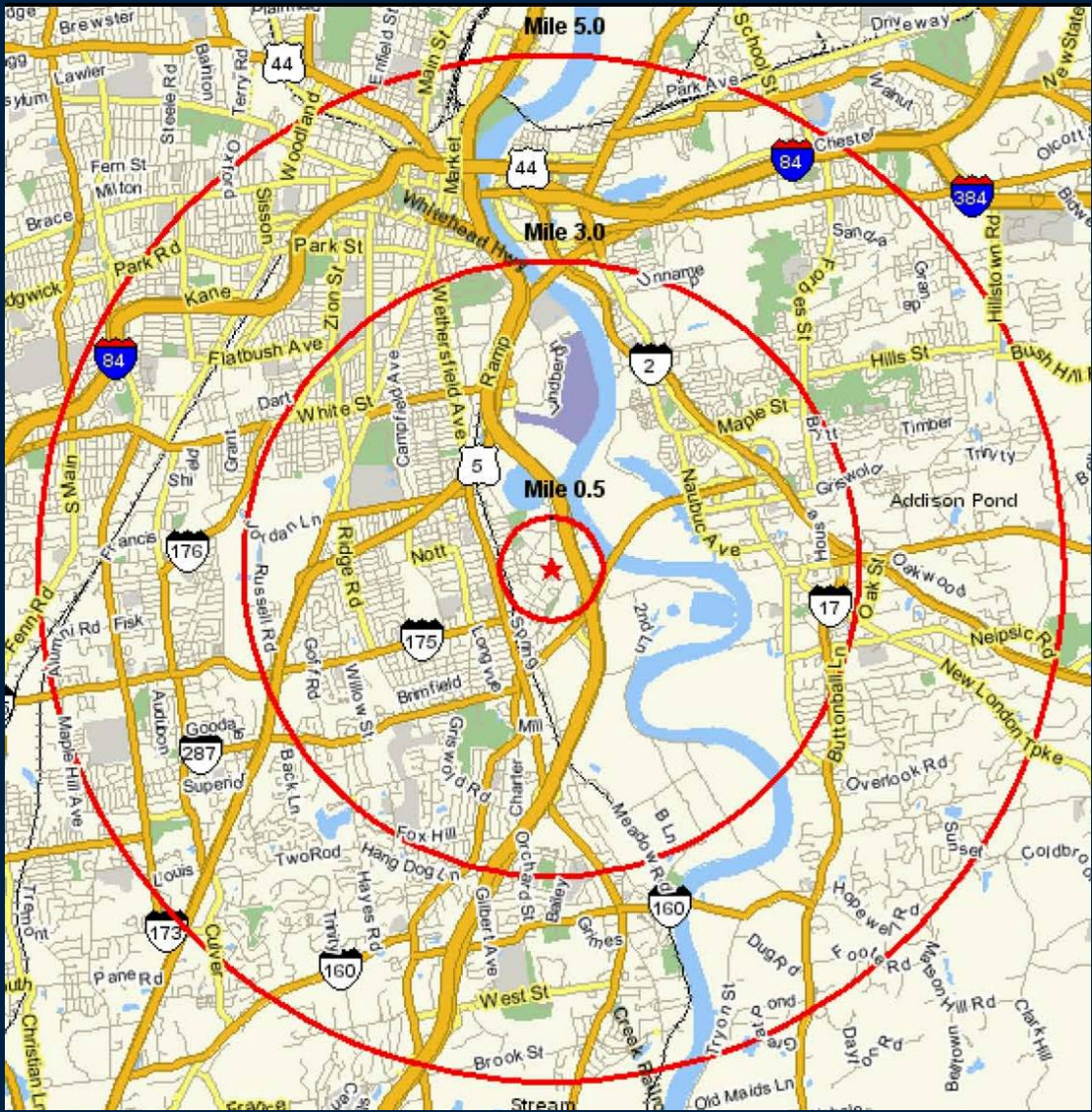
village center

LEGEND

- COMMERCIAL / RESTAURAUNT
- RESIDENTIAL
- INSTITUTIONAL
- OFFICE
- VACANT
- HISTORIC SITE / VISITOR ATTRACTION



market analysis



implementation

- Single organization should be developed to assist in development, marketing, and sustainability of the entire Town from a business AND tourism perspective.
- The focus of new entity would not be on sustaining and enhancing the character of the community.
- Scope of organization should go beyond tourism and include sub-committees to focus on specific issues such as:
 - Silas Deane
 - Village Center business attraction
 - Interpretation and Education
- Membership should include representatives from existing agencies and organizations

next steps

July

- Finalize market analysis
- Finalize case study comparisons and pull out best practices as they may apply to Old Wethersfield
- Forward draft of market analysis and case studies to the committee for review

next steps

August / September

- Determine date for Steering Committee Meeting #4
 - Week of August 20th
 - Week of September 10th
- Present Preliminary Recommendations to the Committee at Committee Meeting #4
- Refine recommendations
- Prepare implementation plan

next steps

October / November

- Prepare Master Plan document
- Distribute full document to committee
- Determine date for final Steering Committee Meeting and final Public Workshop
 - Week of October 22nd
- Make any final modifications to plan
- Submit copies of final Master Plan to Town