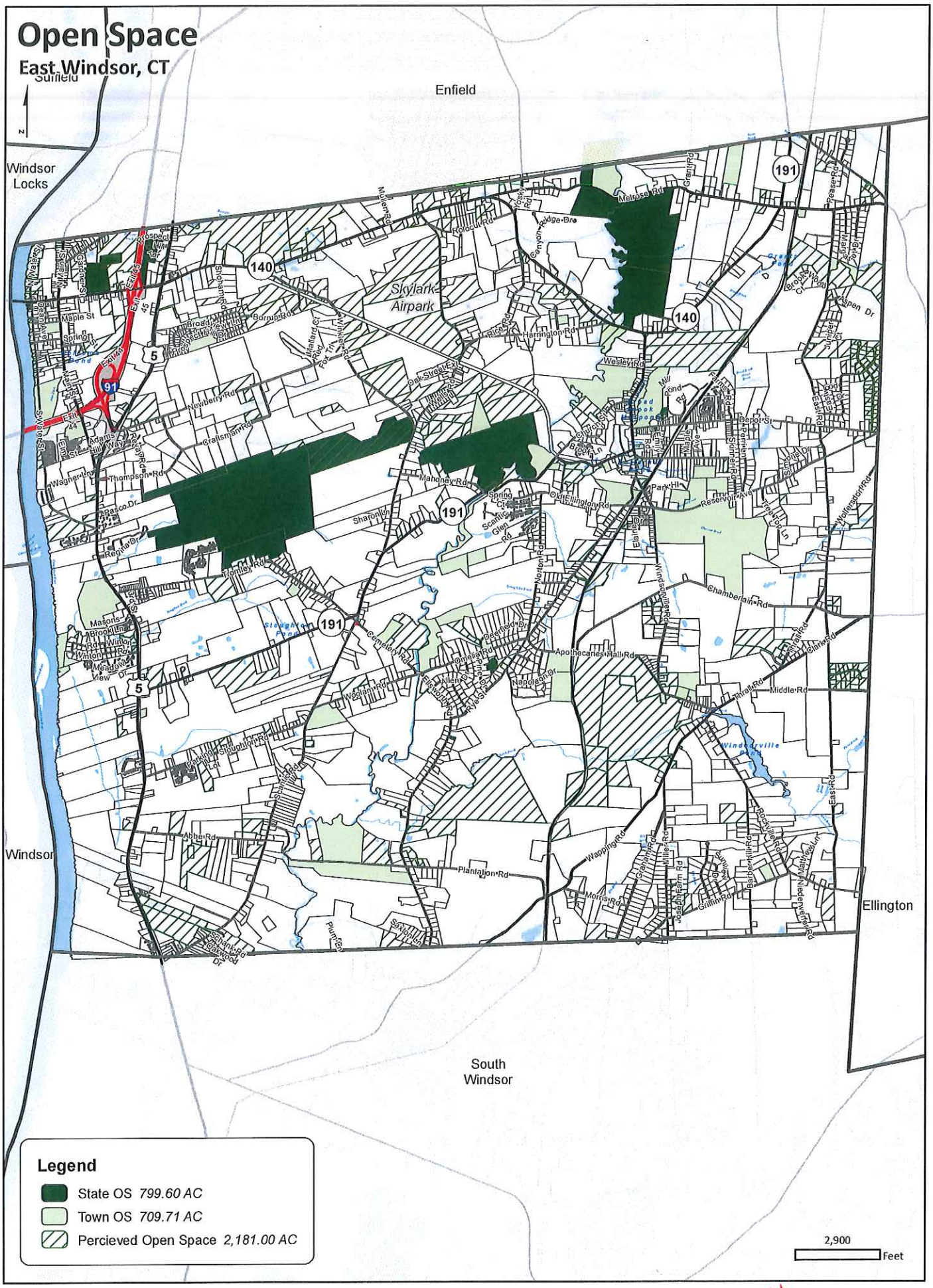
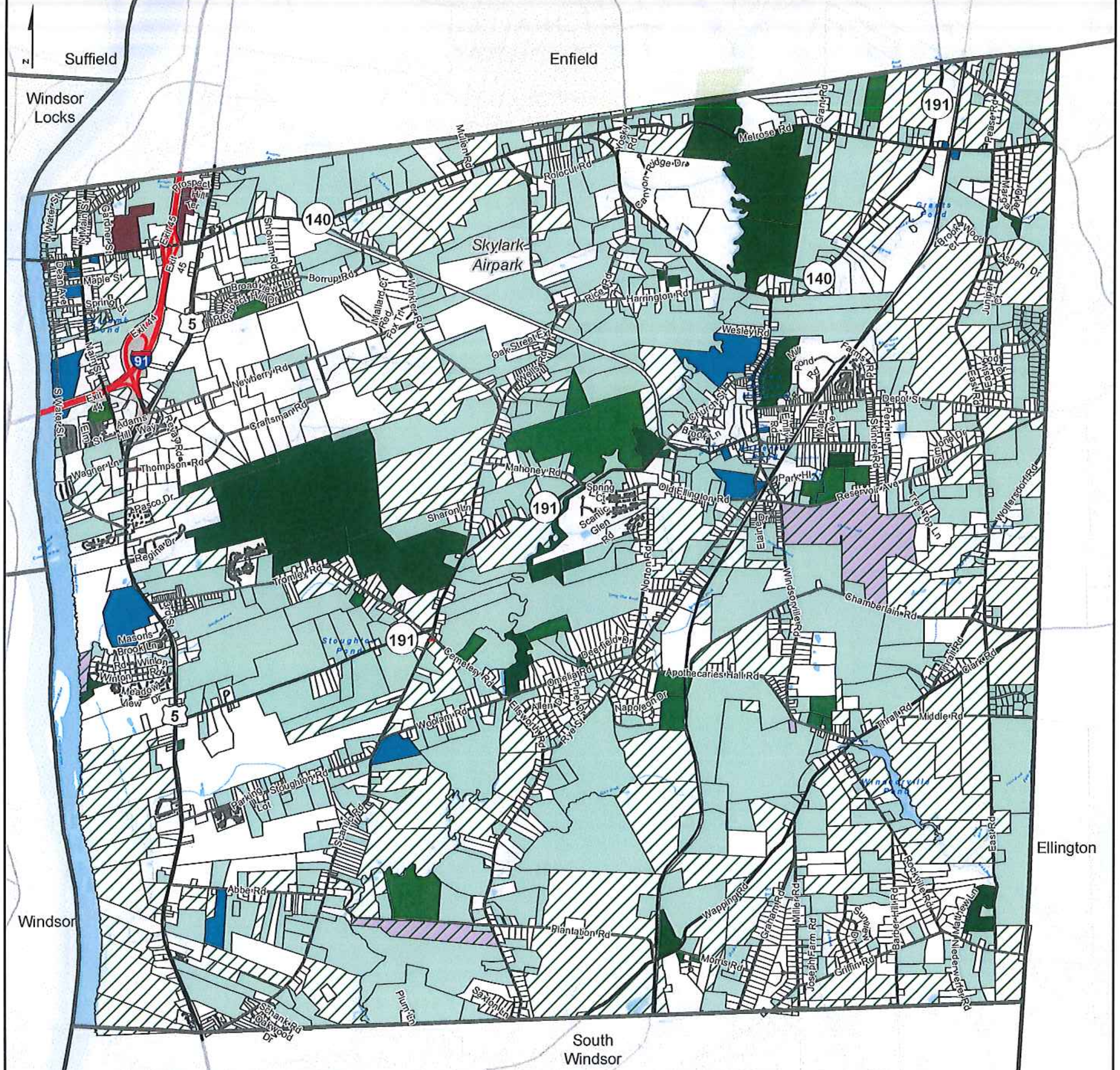

Open Space
East Windsor, CT
Suffield
Enfield
Windsor Locks
Windsor
South Windsor
Ellington
Skylark Airpark
Legend
State OS 799.60 AC
Town OS 709.71 AC
Percieved Open Space 2,181.00 AC
2,900
Feet

#1

Existing and Perceived Open Space

East Windsor, CT



Legend

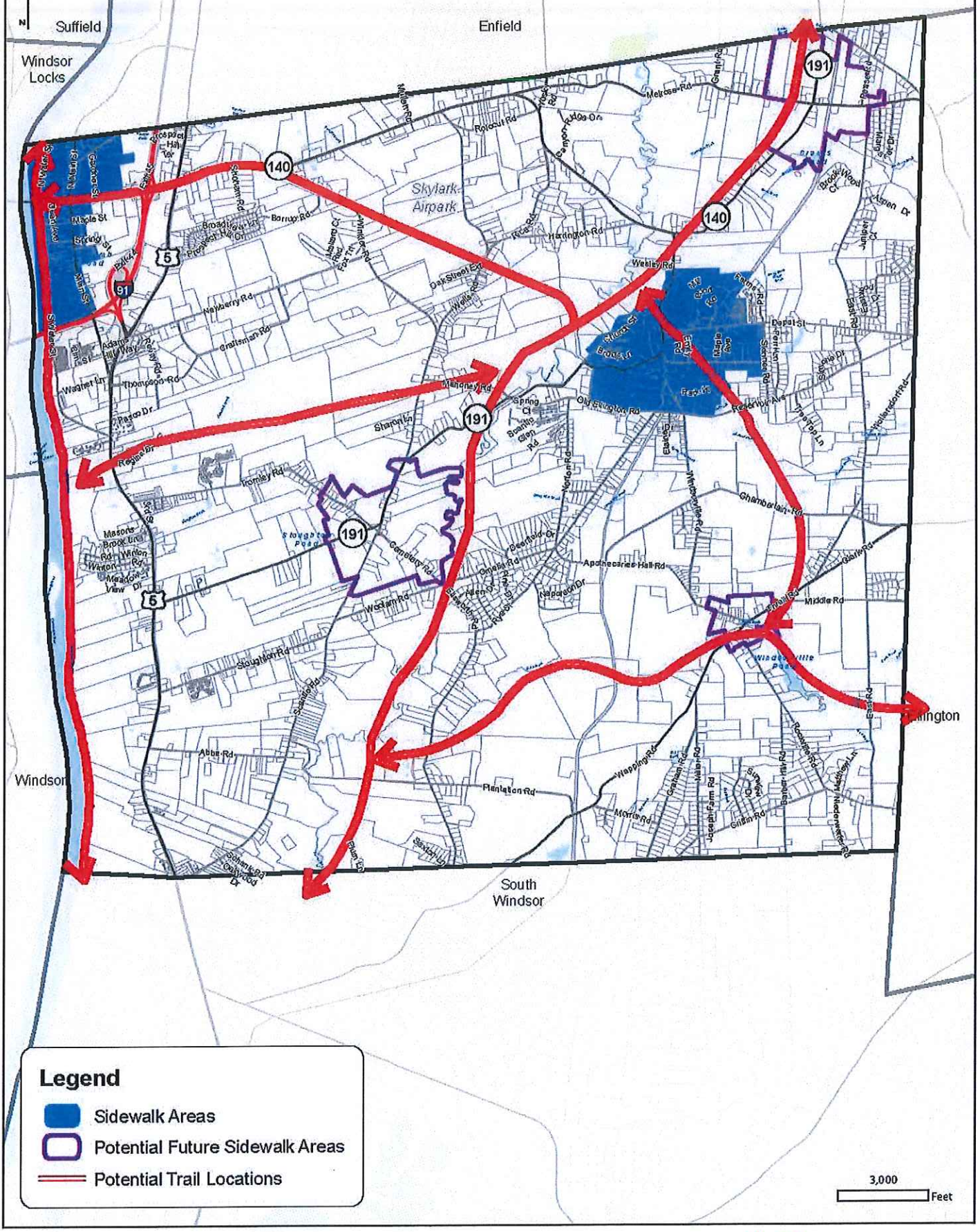
	Total Acerages
Community Facility	*150.7 AC*
Dedicated Open Space	*858.44 AC*
Managed Open Space	*276.72 AC*
Vacant Land and Land with Additional Development Potential	*5,573.17 AC or 2,181.00 AC*
Agriculture	*4,006.36 AC*
State Open Space	*799.60 AC*
Town Open Space	*709.71 AC*

3,000 Feet

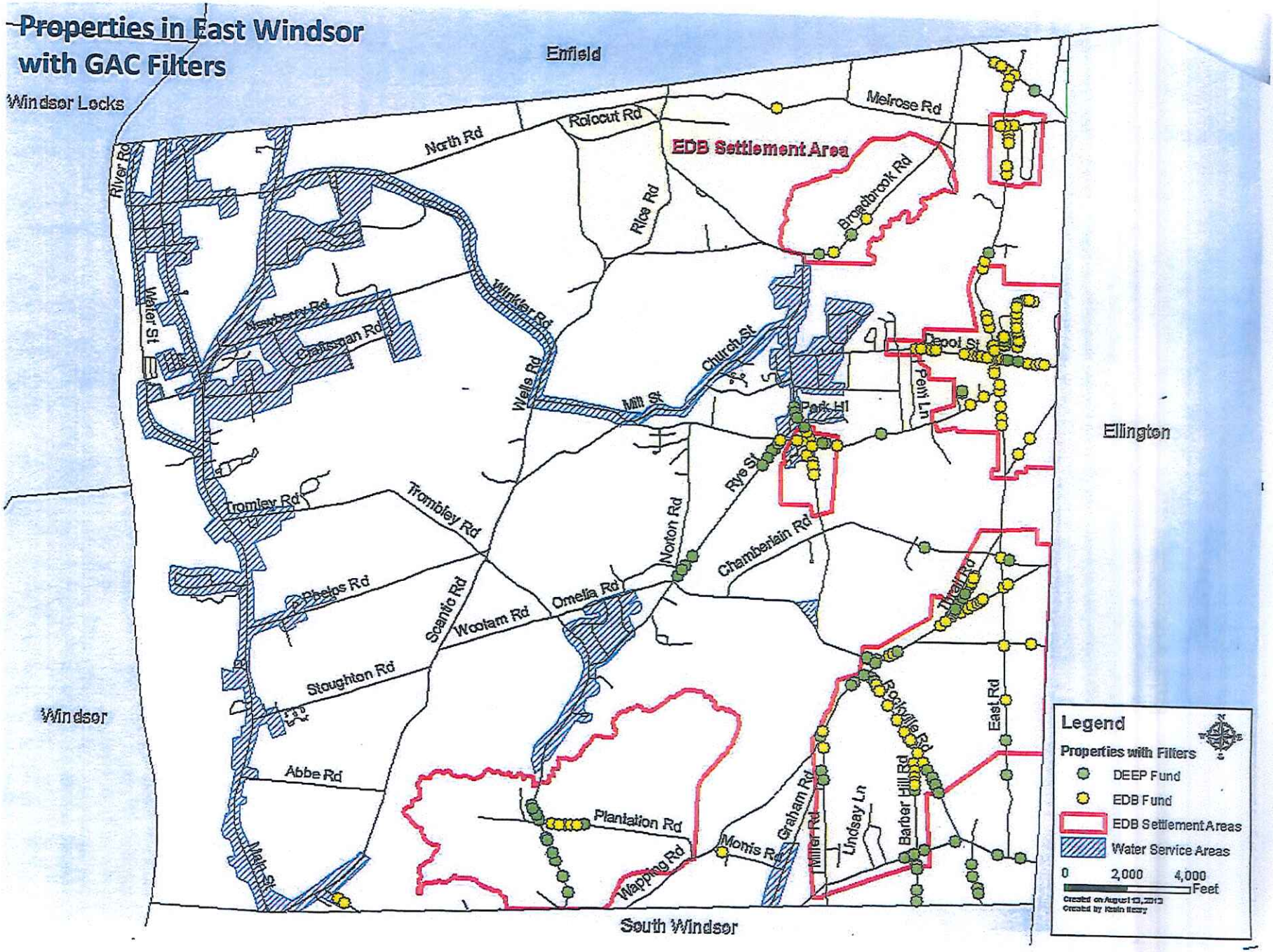
#2

Sidewalk and Trail Plan + Preliminary Open Space Corridor Plan

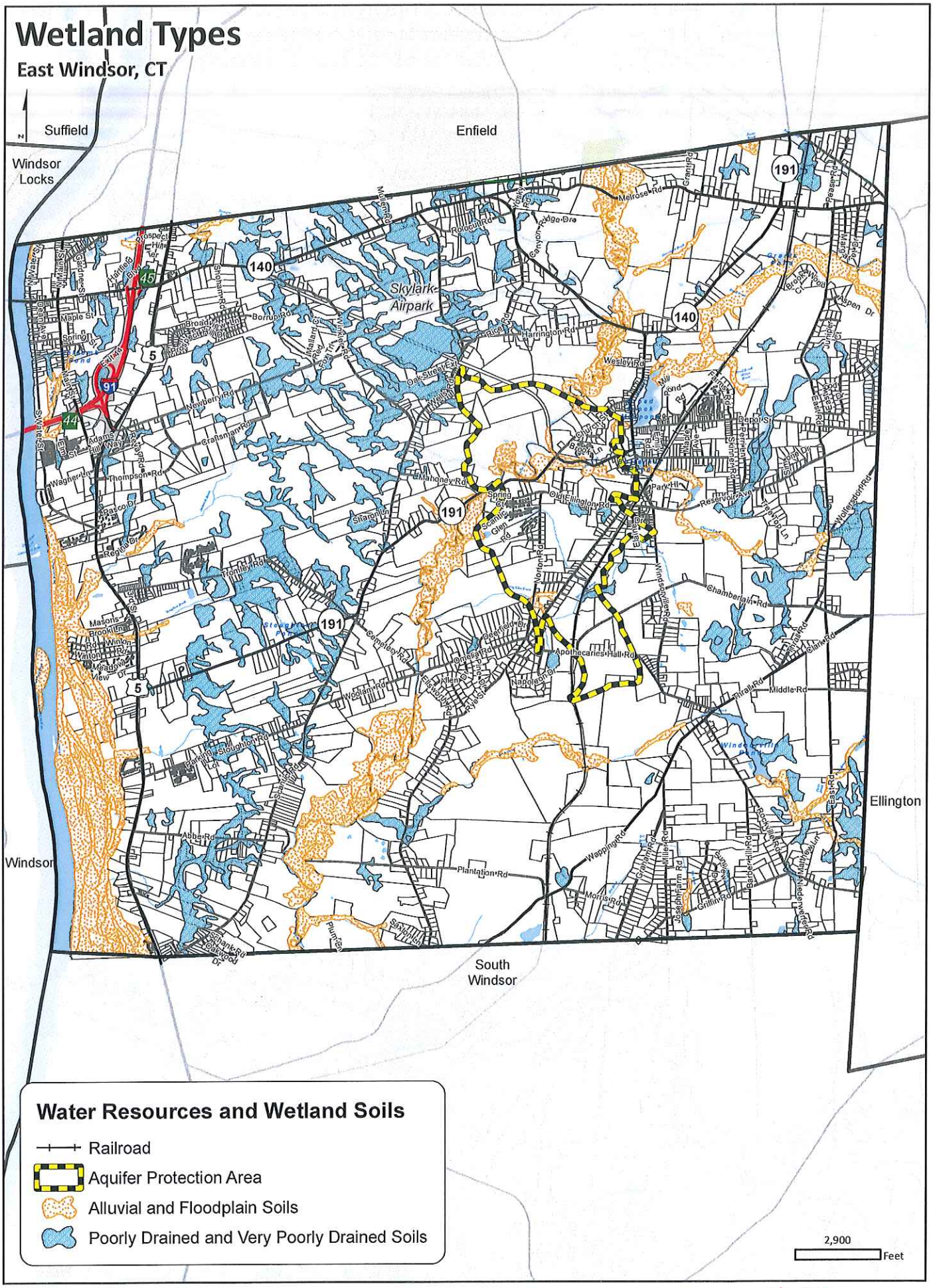
East Windsor, CT



#3


Properties in East Windsor
with GAC Filters
Enfield
Windsor Locks
Ellington
Windsor
South Windsor
EDB Settlement Area
North Rd
Rolocut Rd
Melrose Rd
River Rd
Rice Rd
Broadbrook Rd
Winkler Rd
Newberry Rd
Craftsman Rd
Wells Rd
Mill St
Church St
Depot St
Pelw Ln
Park Hl
Rye St
Chamberlain Rd
Norton Rd
Tromley Rd
Trombley Rd
Phelps Rd
Scantic Rd
Woolam Rd
Omelia Rd
Stoughton Rd
Abbe Rd
Main St
Plantation Rd
Wapping Rd
Monis Rd
Graham Rd
Miller Rd
Lindsey Ln
Barber Hill Rd
Rockville Rd
East Rd
Thrall Rd
Legend
Properties with Filters
DEEP Fund
EDB Fund
EDB Settlement Areas
Water Service Areas
0
2,000
4,000
Feet

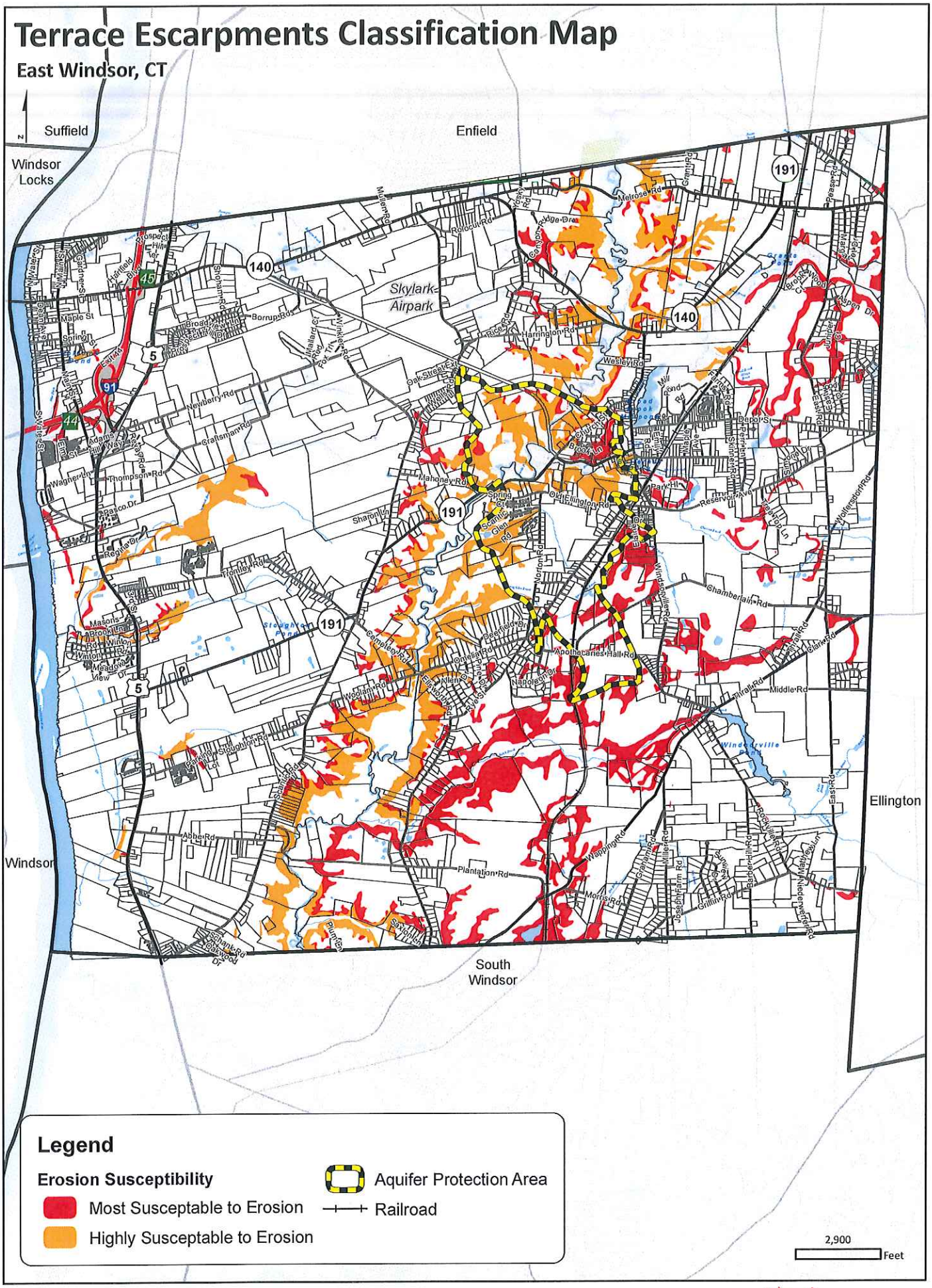
4#


Wetland Types
East Windsor, CT
N
Suffield
Enfield
Windsor Locks
Windsor
South Windsor
Ellington
Skylark Airport
Water Resources and Wetland Soils
Railroad
Aquifer Protection Area
Alluvial and Floodplain Soils
Poorly Drained and Very Poorly Drained Soils
2,900
Feet

#5

Terrace Escarpments Classification Map

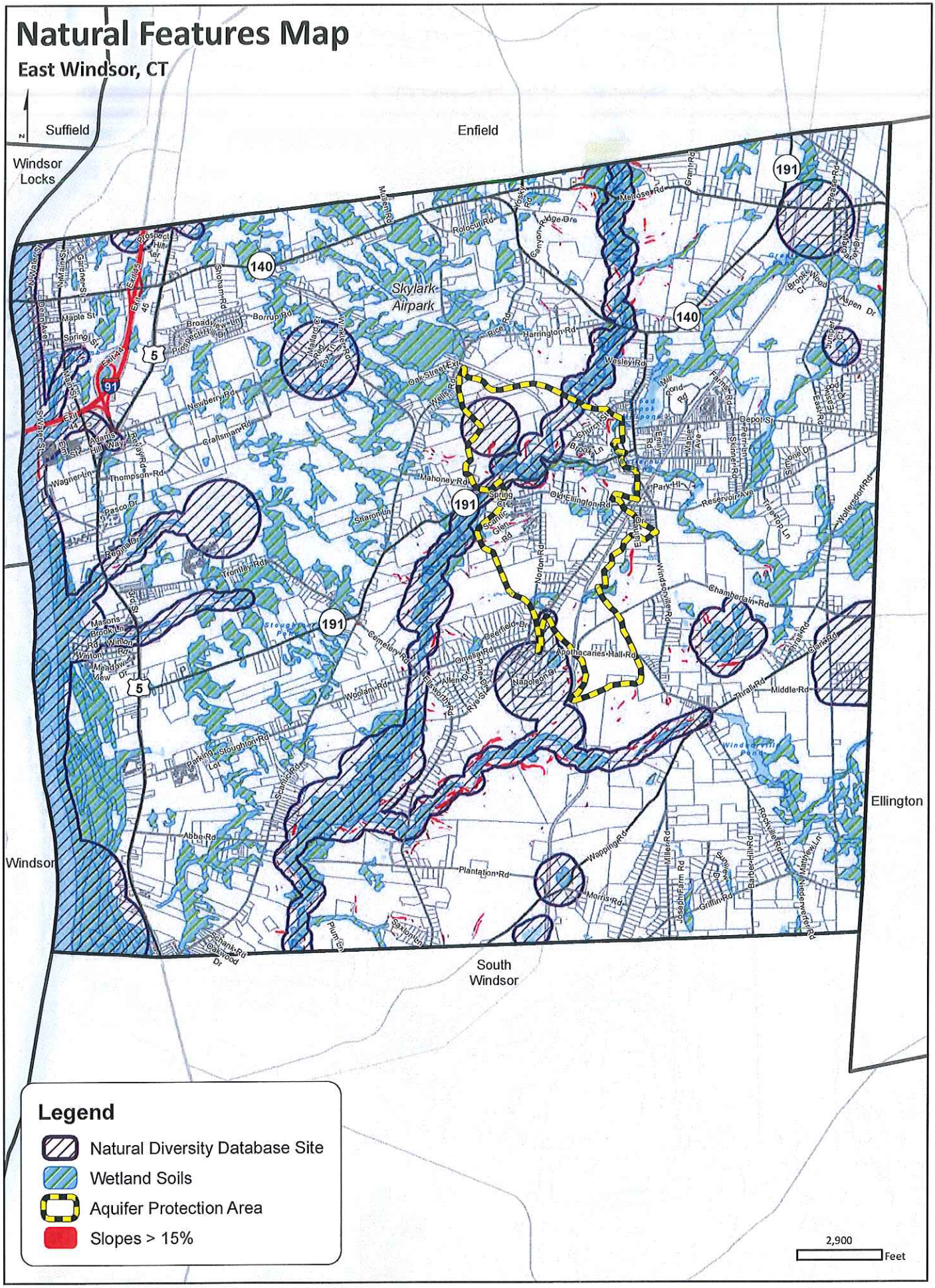
East Windsor, CT



#6

Natural Features Map

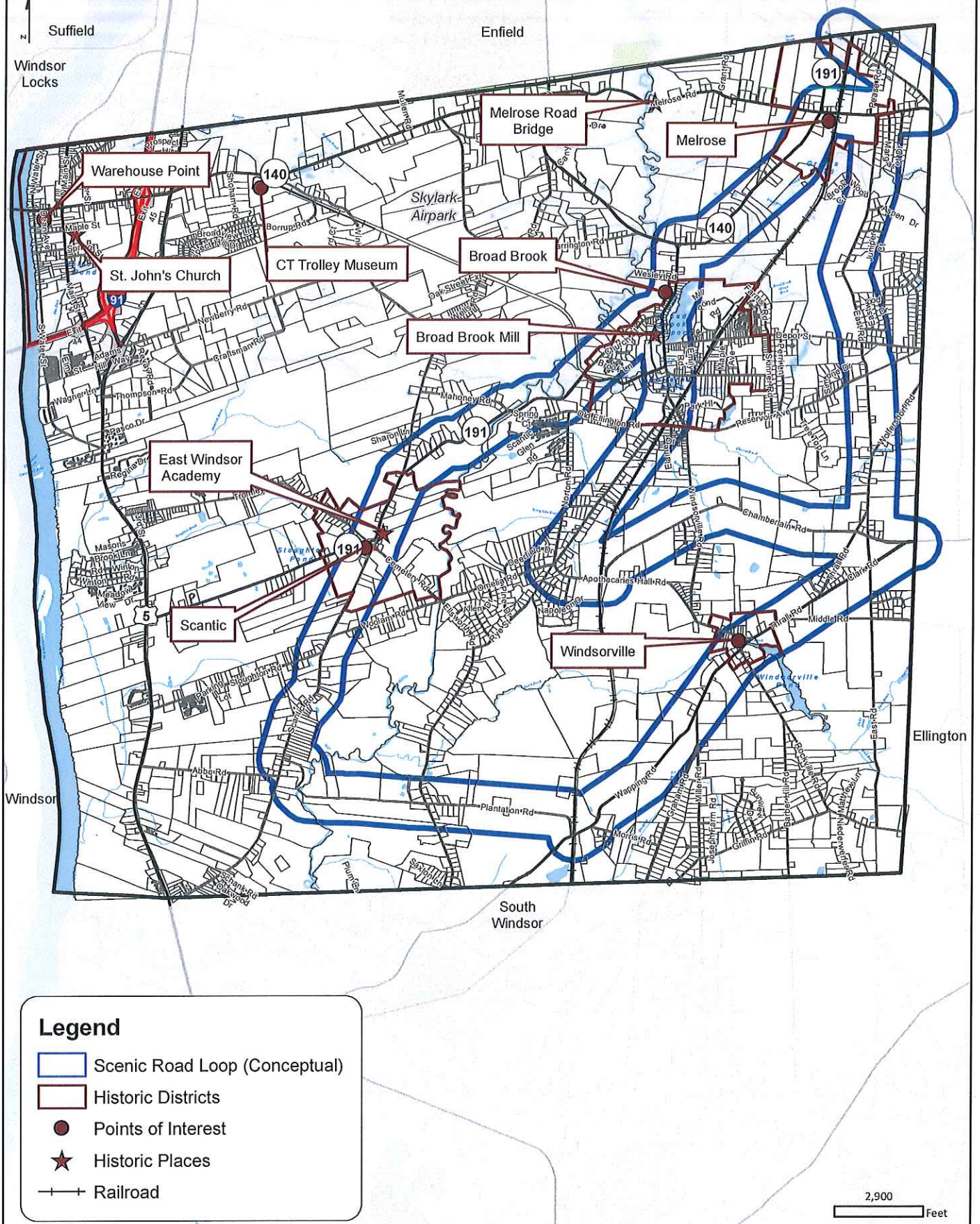
East Windsor, CT



#7

Historical and Cultural Resources

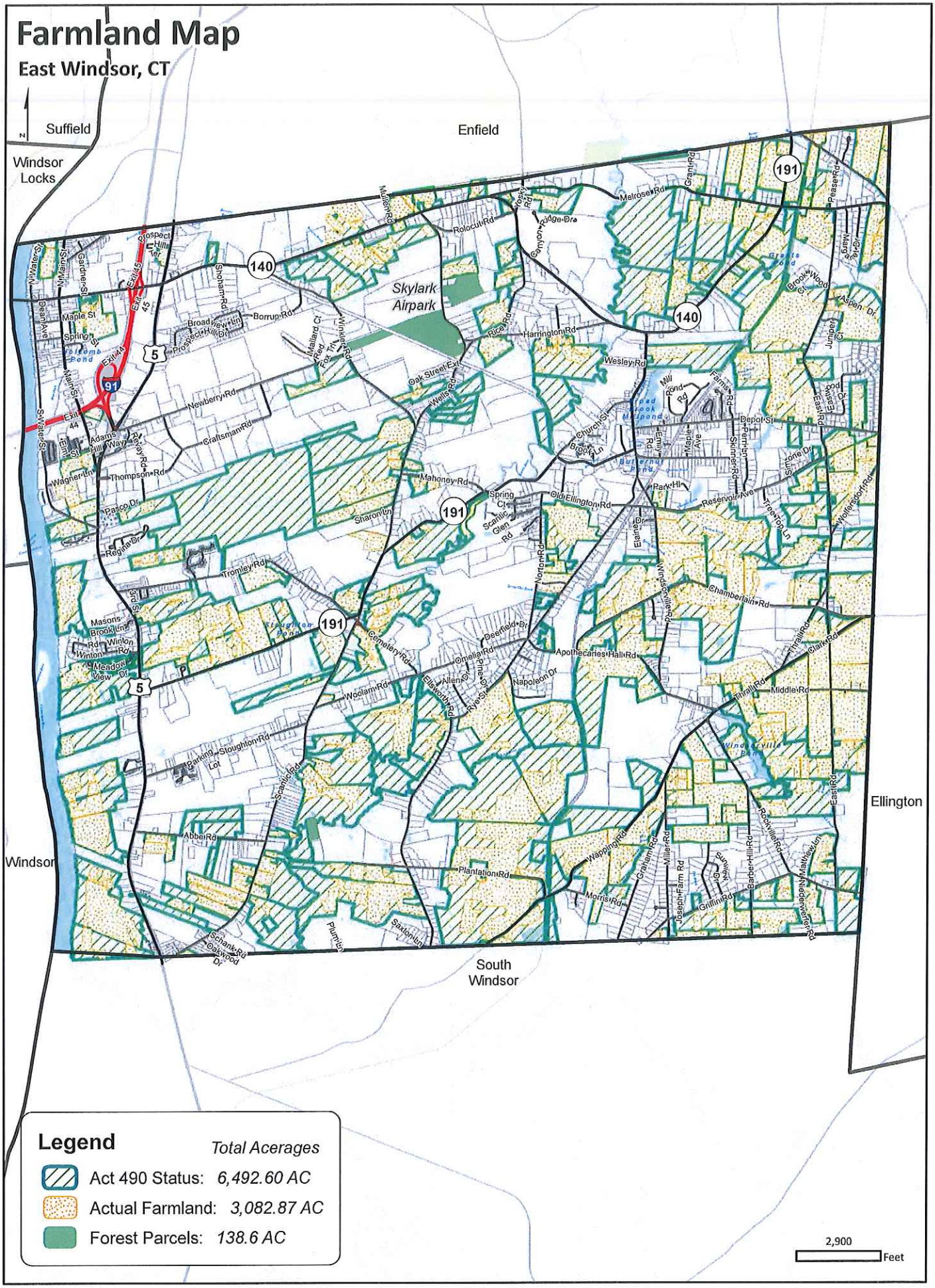
East Windsor, CT



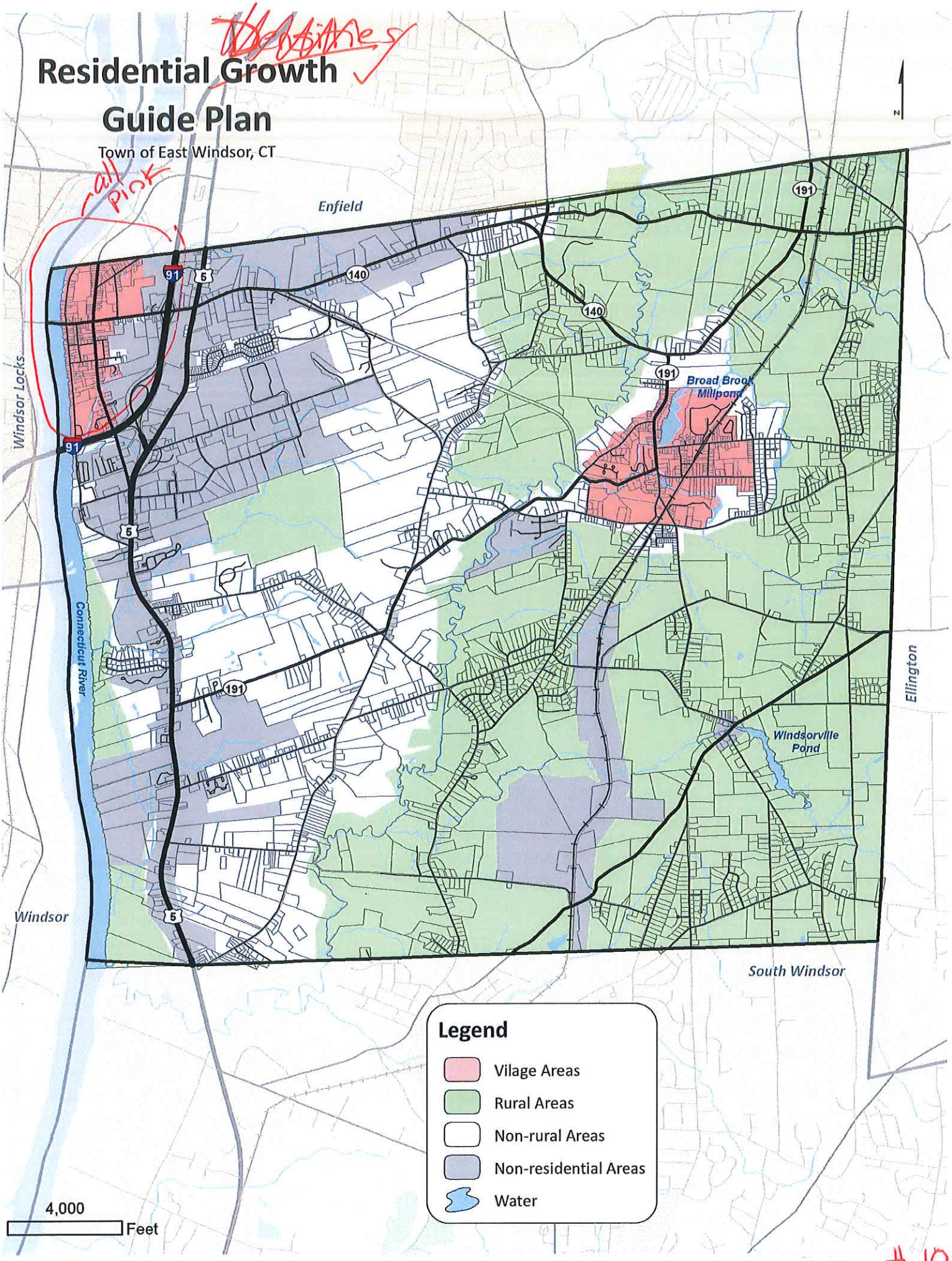
#8

Farmland Map

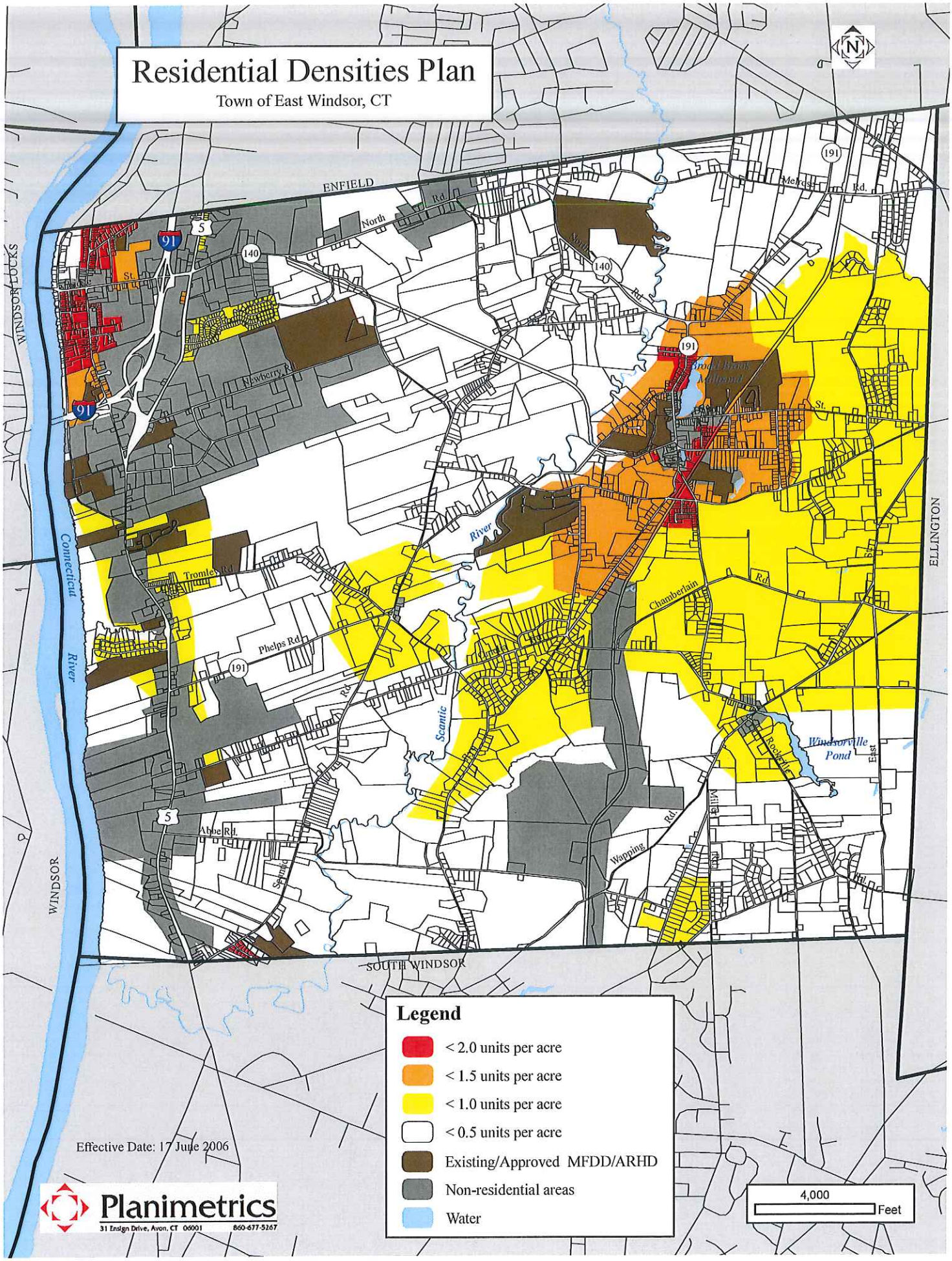
East Windsor, CT



#9


Residential Growth
Guide Plan
Town of East Windsor, CT
Enfield
Windsor Locks
Connecticut River
Windsor
South Windsor
Ellington
Broad Brook Millpond
Windsorville Pond
91
5
140
191
Legend
Vilage Areas
Rural Areas
Non-rural Areas
Non-residential Areas
Water
4,000
Feet

#10


Residential Densities Plan
Town of East Windsor, CT
ENFIELD
WINDSOR LOCKS
WINDSOR
SOUTH WINDSOR
ELLINGTON
Connecticut River
Scantic River
Newberry Rd.
Tromley Rd.
Phelps Rd.
Abbe Rd.
Chamberlain Rd.
Wapping Rd.
Windsorville Pond
Legend
< 2.0 units per acre
< 1.5 units per acre
< 1.0 units per acre
< 0.5 units per acre
Existing/Approved MFDD/ARHD
Non-residential areas
Water
4,000 Feet
Effective Date: 17 June 2006
Planimetrics
31 Ensign Drive, Avon, CT 06001 860-677-5267

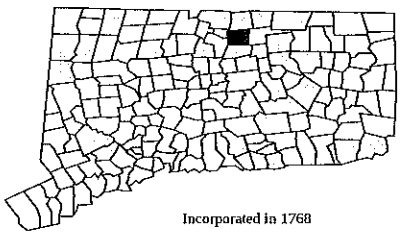
#11

East Windsor, Connecticut

CERC Town Profile 2016 *Produced by The CT Data Collaborative*

Town Hall
11 Rye Street
Broad Brook, CT 06016
(860) 623-8122

Belongs To
Hartford County
LMA Enfield
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1768

Demographics

Population (2010-2014)

	Town	County	State
2000	9,818	857,183	3,405,565
2010	11,162	894,014	3,574,097
2014	11,353	897,374	3,592,053
2020	12,542	925,492	3,702,469
'14 - '20 Growth / Yr	2.3%	0.7%	0.9%

	Town	County	State
Land Area (sq. miles)	26	735	4,842
Pop./Sq. Mile (2010)	432	1,221	742
Median Age (2010-2014)	41	40	40
Households (2010-2014)	4,556	348,204	1,356,206
Med. HH Inc. (2010-2014)	$72,866	$65,499	$69,899

Race/Ethnicity (2010-2014)

	Town	County	State
White	8,522	579,222	2,508,360
Black	907	119,274	365,871
Asian Pacific	769	41,814	145,842
Native American	8	406	1,105
Other/Multi-Race	860	80,332	282,094
Hispanic (Any Race)	720	145,270	512,795

	Town	County	State
Poverty Rate (2010-2014)	6.0%	12.1%	10.5%

Educational Attainment (2010-2014)

	Town		State	
High School Graduate	3,084	37%	677,887	28%
Associates Degree	722	9%	180,321	7%
Bachelors or Higher	2,190	26%	908,551	37%

Age Distribution (2010-2014)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	588	5%	1,397	12%	1,068	9%	3,253	29%	3,435	30%	1,612	14%	11,353	100%
County	49,447	6%	112,669	13%	118,286	13%	228,059	25%	253,833	28%	135,080	15%	897,374	100%
State	194,338	5%	452,157	13%	489,981	14%	892,275	25%	1,032,223	29%	531,079	15%	3,592,053	100%

Economics

Business Profile (2014)

Sector	Units	Employment
Total - All Industries	446	7,090
23 - Construction	45	347
31-33 - Manufacturing	29	738
42 - Wholesale Trade	47	774
44-45 - Retail Trade	51	967
56 - Administrative & Waste Management	39	1,293
72 - Accommodation And Food Services	41	690
Total Government	16	552

Top Five Grand List (2014)

	Amount
Southern Auto Sales, Inc. & Related Entites	$22,238,610
Walmart Stores East LP	$21,993,860
The Mansions at Cayon Ridge LLC	$19,242,110
Milpond Limited Partnership	$15,487,800
Blue Dog Properties Trust	$10,990,100
Net Grand List (SFY 2013-2014)	$958,013,937

Major Employers (2014)

Southern Auto Sales Inc
Walmart
Kettle Brook Care Ctr Llc
Mulnite Farms Inc
Metal Improvement

Education

2013-2014 School Year

	Grades	Enrollment
East Windsor School District	PK-12	1,198

Pre-K Enrollment (PSIS)

	2011-2012
East Windsor School District	57

4-Year Cohort Graduation Rate (2013-2014)

	All	Female	Male
Connecticut	87.0%	90.0%	84.0%
East Windsor School District	89.0%	89.0%	88.0%

Connecticut Mastery Test Percent Above Goal (2013)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Reading	54.1%	56.9%	61.0%	62.7%	78.7%	76.3%
Math	47.1%	61.6%	58.2%	65.4%	55.4%	65.2%
Writing	43.7%	60.0%	63.4%	63.1%	66.7%	67.3%

Rate of Chronic Absenteeism (2012-2013)

	All	K - 3	4 - 8	9 - 12
Connecticut	11.5%	8.9%	9.0%	16.9%
East Windsor School District	10.1%	9.4%	11.2%	9.5%

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

#12a

East Windsor, Connecticut

CERC Town Profile 2016

Connecticut Economic Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2014)	$37,367,493	Total Expenditures (2014)	$36,132,209	Annual Debt Service (2014)	$1,490,619
Tax Revenue	$28,008,686	Education	$23,072,375	As % of Expenditures	4.1%
Non-tax Revenue	$9,358,807	Other	$13,059,834	Eq. Net Grand List (2014)	$1,330,898,946
Intergovernmental	$8,810,002	Total Indebtedness (2014)	$5,881,867	Per Capita	$116,510
Per Capita Tax (2014)	$2,439	As % of Expenditures	16.3%	As % of State Average	81.0%
As % of State Average	90.4%	Per Capita	$515	Moody's Bond Rating (2014)	Aa2
		As % of State Average	22.2%	Actual Mill Rate (2014)	29.78
				Equalized Mill Rate (2014)	20.93
				% of Net Grand List Com/Ind (2014)	25.2%

Housing/Real Estate

Housing Stock (2010-2014)

	Town	County	State
Total Units	4,933	373,809	1,486,995
% Single Unit (2010-2014)	56.0%	55.0%	59.0%
New Permits Auth (2014)	10	962	5,329
As % Existing Units	0.2%	0.3%	0.4%
Demolitions (2014)	7	243	1,240
Home Sales (2013)	110	6,413	26,310
Median Price	$201,600	$238,600	$274,500
Built Pre-1950 share	20.7%	28.6%	29.7%
Owner Occupied Dwellings	3,181	226,557	913,043
As % Total Dwellings	69.8%	65.1%	67.3%
Subsidized Housing (2014)	735	53,351	168,655

Distribution of House Sales (2013)

	Town	County	State
Less than $100,000	38	804	3,417
$100,000-$199,999	28	2,420	7,522
$200,000-$299,999	29	1,548	6,031
$300,000-$399,999	14	810	3,380
$400,000 or More	1	831	5,960

Labor Force

Place of Residence (2014)

	Town	County	State
Labor Force	6,419	471,431	1,885,100
Employed	5,993	439,054	1,760,400
Unemployed	426	32,377	124,700
Unemployment Rate	6.6%	6.9%	6.6%

Place of Work (2014)

	Town	County	State
Units	446	26,578	114,608
Total Employment	7,090	500,863	1,653,545
2011-'14 AAGR	69.4%	33.4%	29.5%
Mfg Employment	738	51,188	159,607

Connecticut Commuters (2014)

Commuters Into Town From:		Town Residents Commuting To:	
Enfield	915	Hartford	704
East Windsor	627	East Windsor	627
Hartford	599	Windsor	349
Windsor	429	Enfield	339
East Hartford	387	Manchester	295
Windsor Locks	362	South Windsor	286
Manchester	353	East Hartford	231

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	4,124	2,167

Library (2014)

	Town
Circulation per Capita	4.26
Internet Use per Visit	0.10

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	26

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	499

Distance to Major Cities

	Miles
Hartford	12
Providence	60
Boston	85
New York City	112
Montreal	257

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000

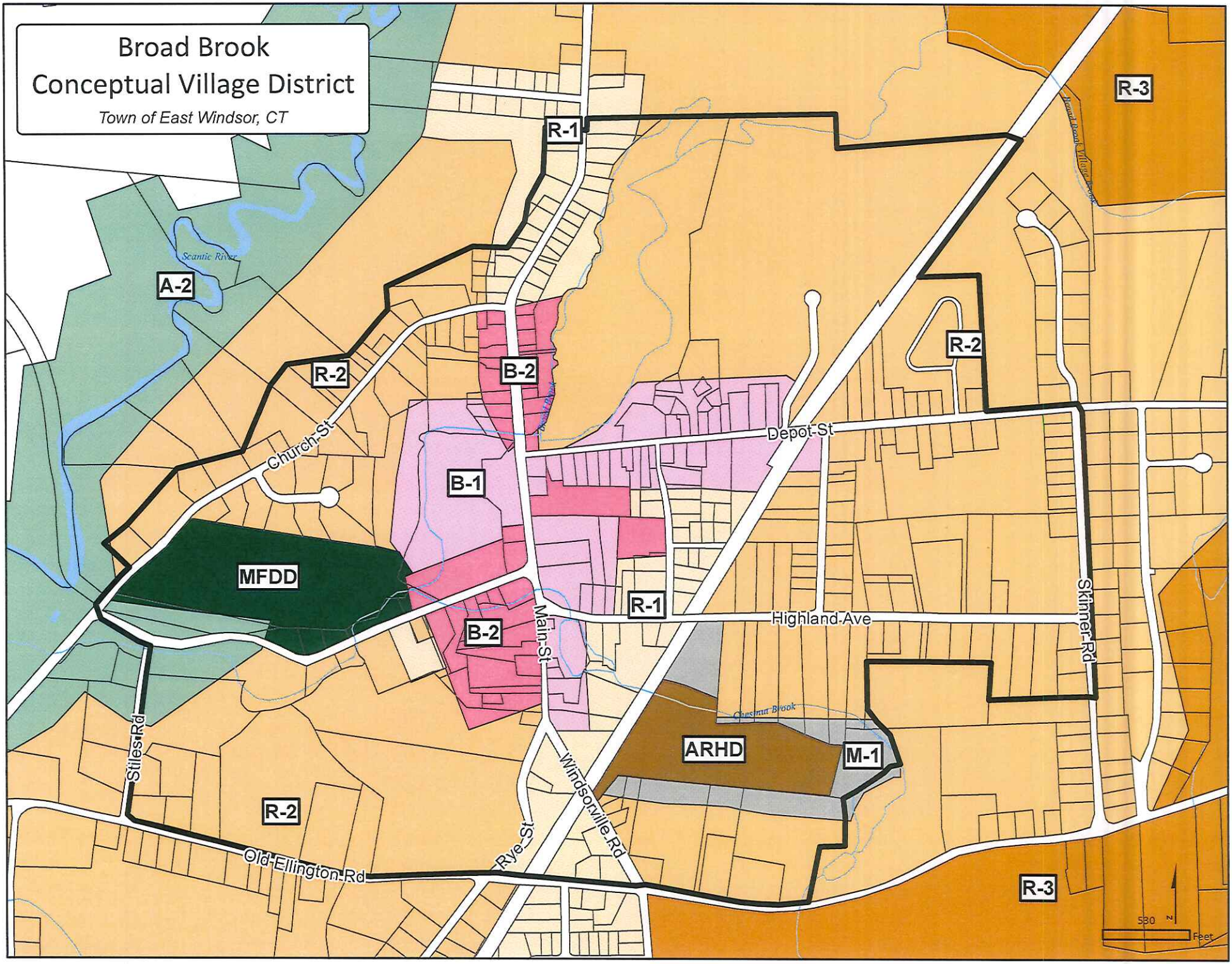
Gas Provider
Eversource Energy
(800) 989-0900

Water Provider
Connecticut Water Company
(800) 286-5700

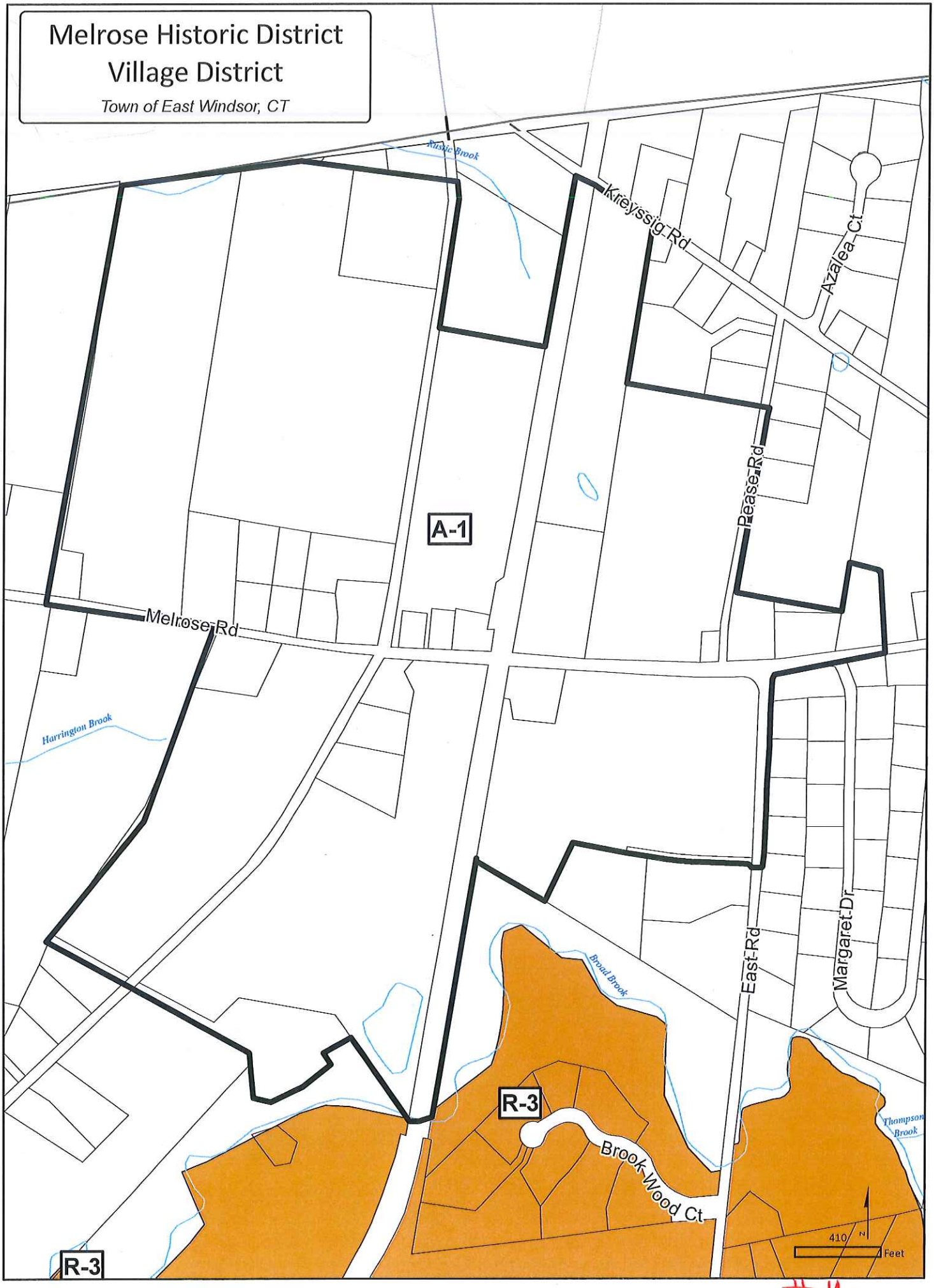
Cable Provider
Cox Communications, Enfield
(800) 955-9515

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

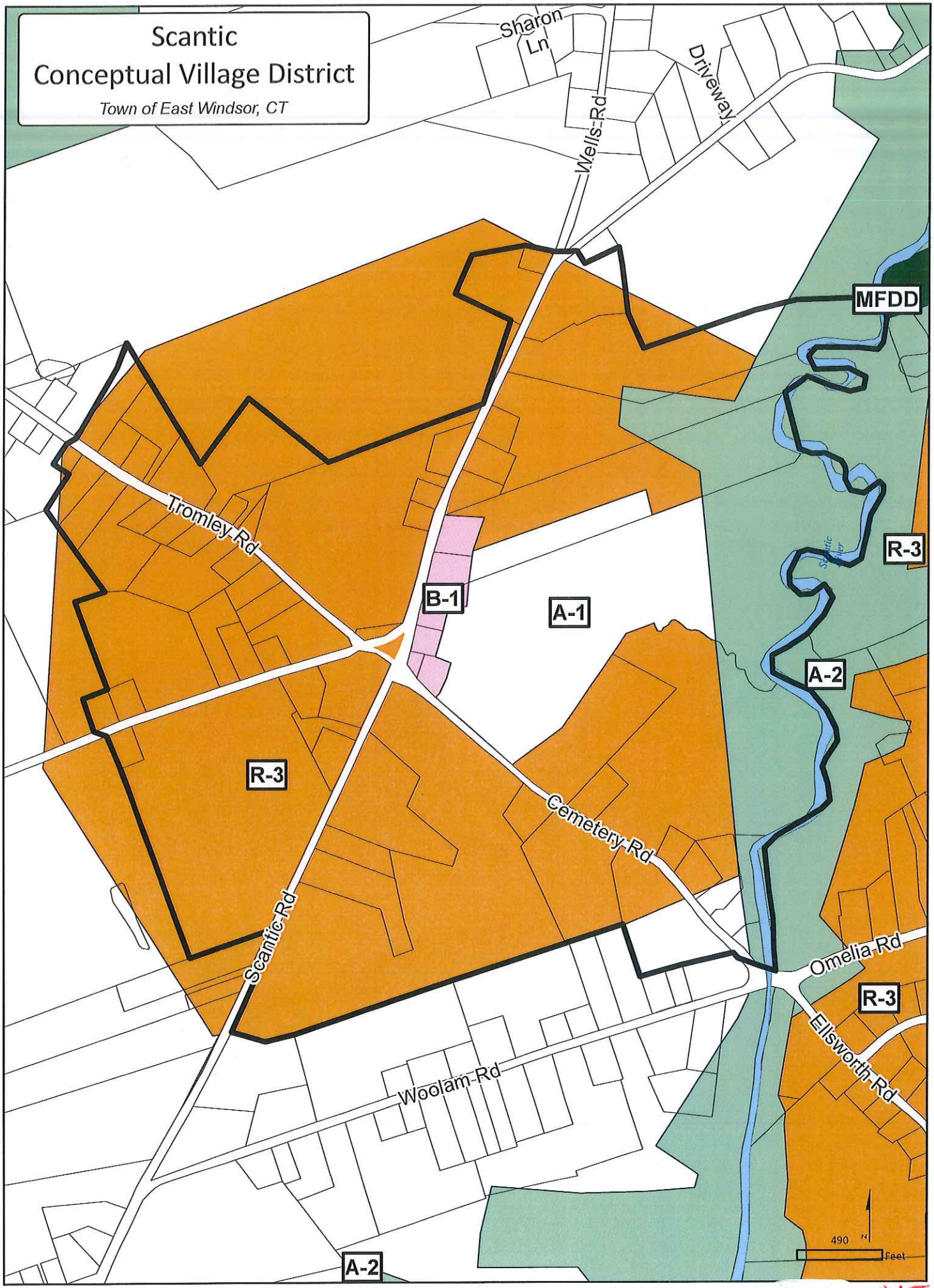
#12b


Broad Brook
Conceptual Village District
Town of East Windsor, CT
R-1
R-3
A-2
R-2
B-2
R-2
Church St
Depot St
B-1
MFDD
R-1
Highland Ave
Skinner Rd
B-2
Main St
ARHD
M-1
Stiles Rd
R-2
Windsorville Rd
Rye St
Old Ellington Rd
R-3
530
Feet

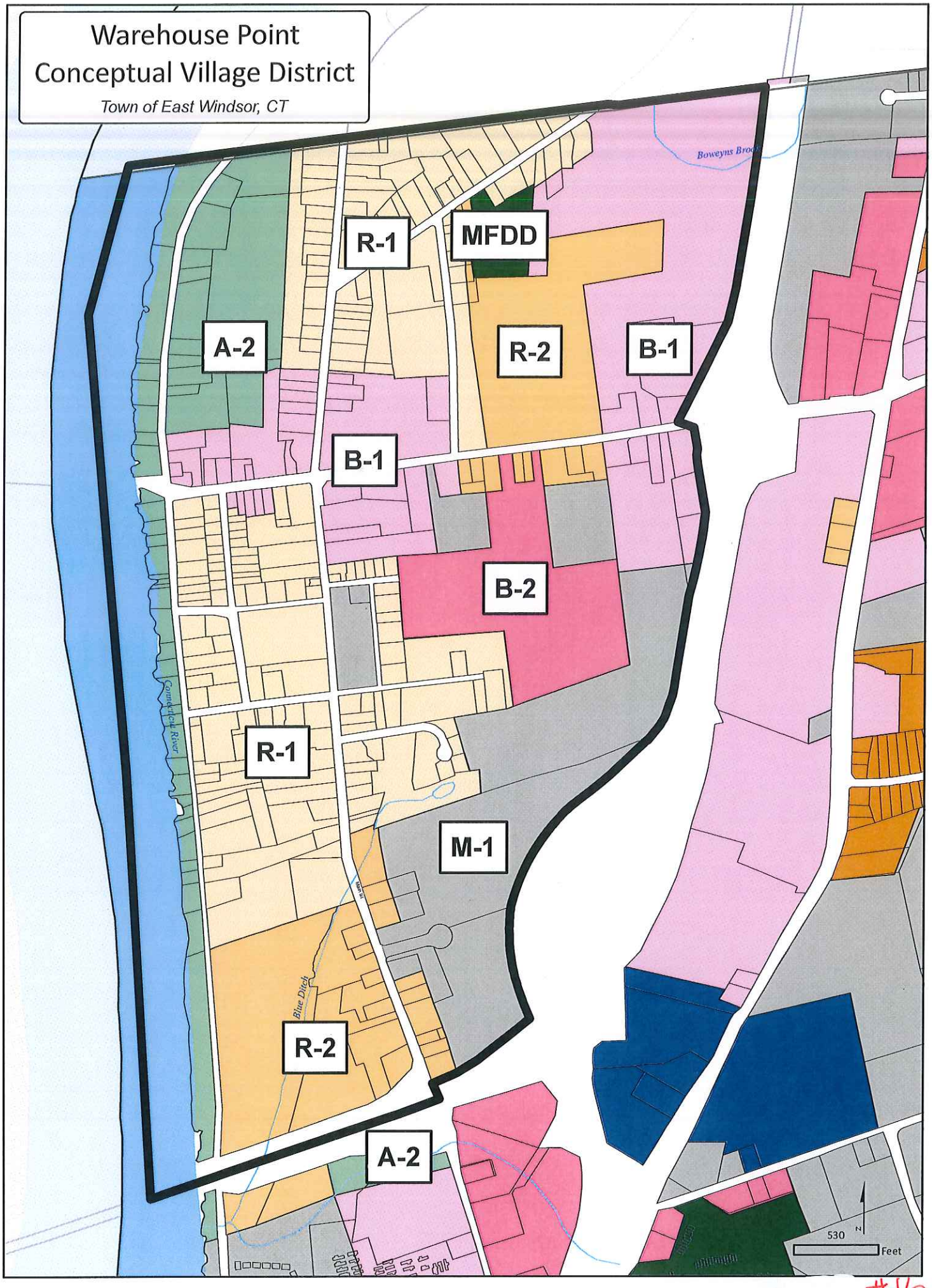
31 #


Melrose Historic District
Village District
Town of East Windsor, CT
Kitts Brook
Kreyssig Rd
Azalea Ct
Pease Rd
A-1
Melrose Rd
Harrington Brook
East Rd
Margaret Dr
Broad Brook
R-3
Brook Wood Ct
Thompson Brook
R-3
410
N
Feet

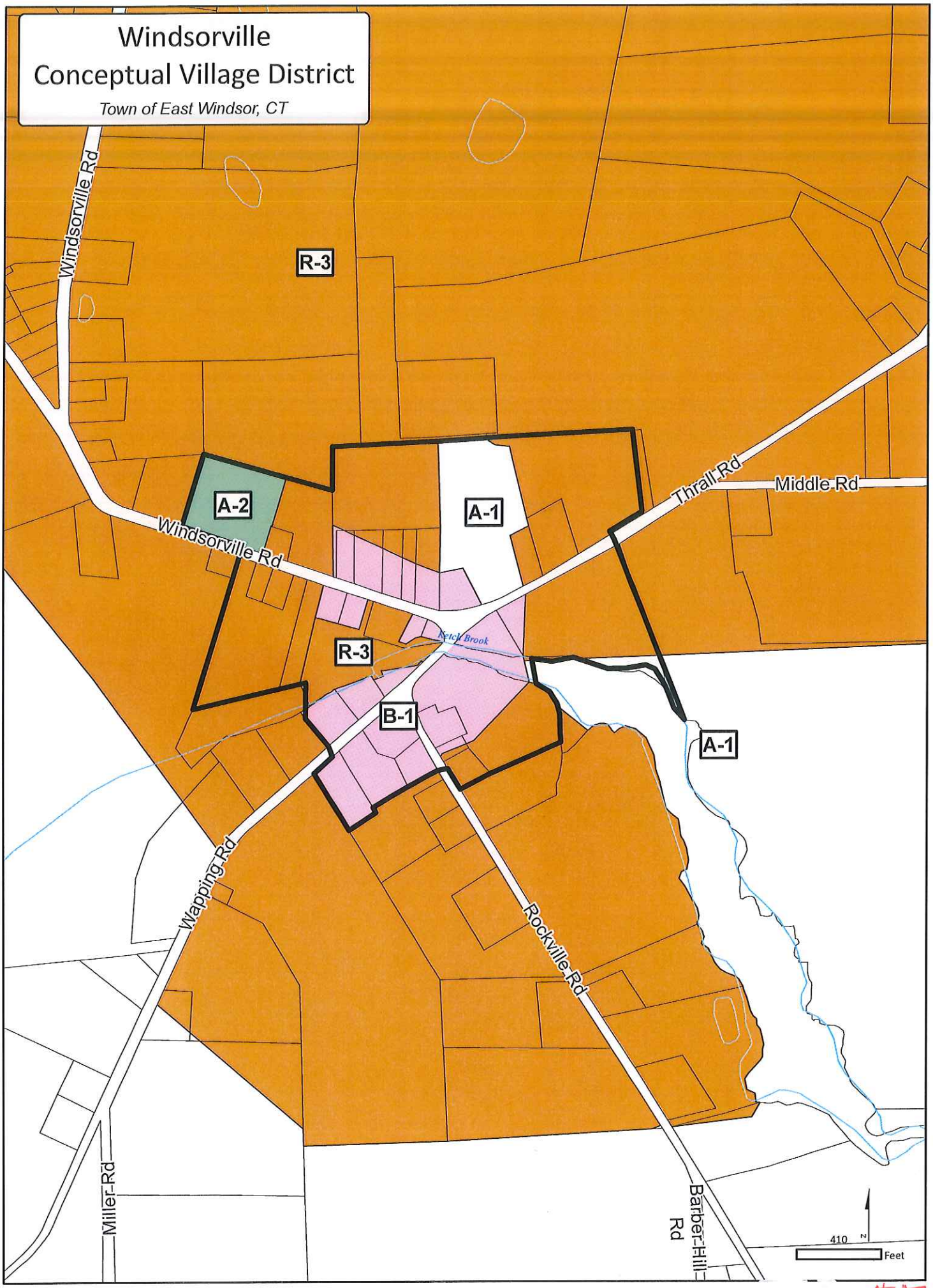
#14


Scantic
Conceptual Village District
Town of East Windsor, CT
Sharon Ln
Wells Rd
Driveway
MFDD
Tromley Rd
B-1
A-1
R-3
A-2
R-3
Cemetery Rd
Scantic Rd
Omelia Rd
R-3
Ellsworth Rd
Woolam Rd
A-2
490
N
Feet

#15


Warehouse Point
Conceptual Village District
Town of East Windsor, CT
R-1
MFDD
A-2
R-2
B-1
B-1
B-2
R-1
M-1
R-2
A-2
Boweyns Brook
Connecticut River
Main St
Blue Ditch
530
Feet

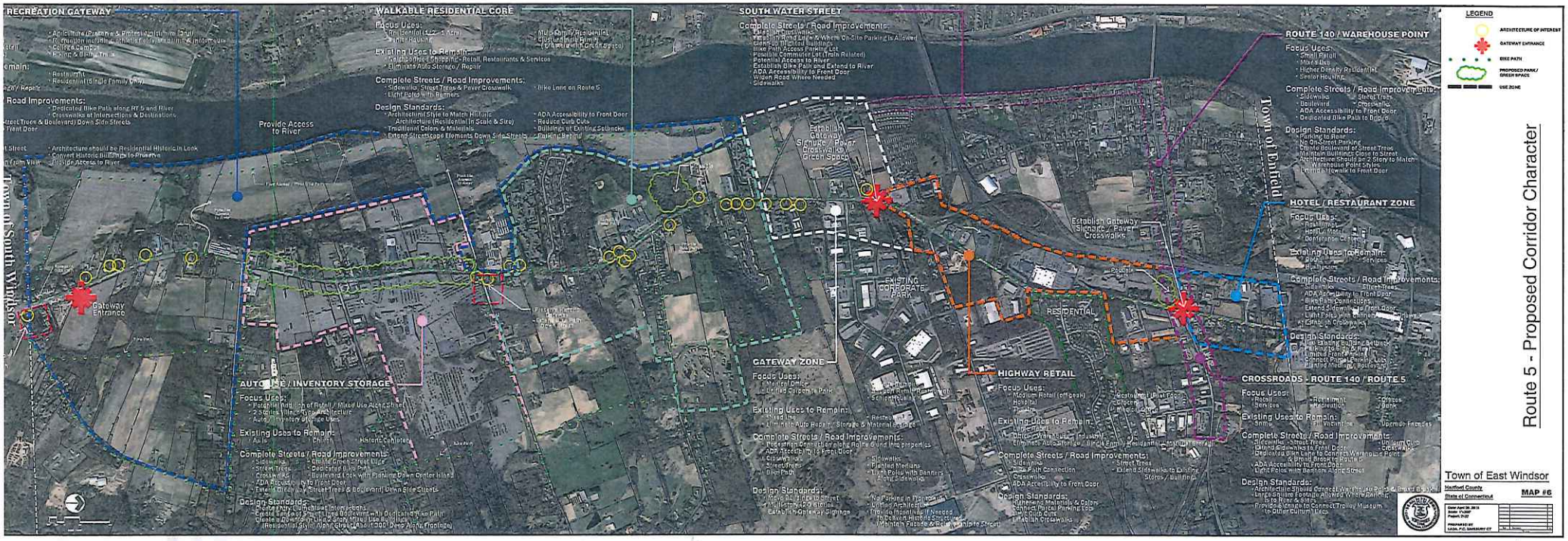
#16


Windsorville
Conceptual Village District
Town of East Windsor, CT
Windsorville Rd
R-3
A-2
A-1
Thrall Rd
Middle Rd
Windsorville Rd
Ketch Brook
R-3
B-1
A-1
Wapping Rd
Rockville Rd
Miller Rd
Barber Hill Rd
410
Feet

#17

Will need to work on size and detail

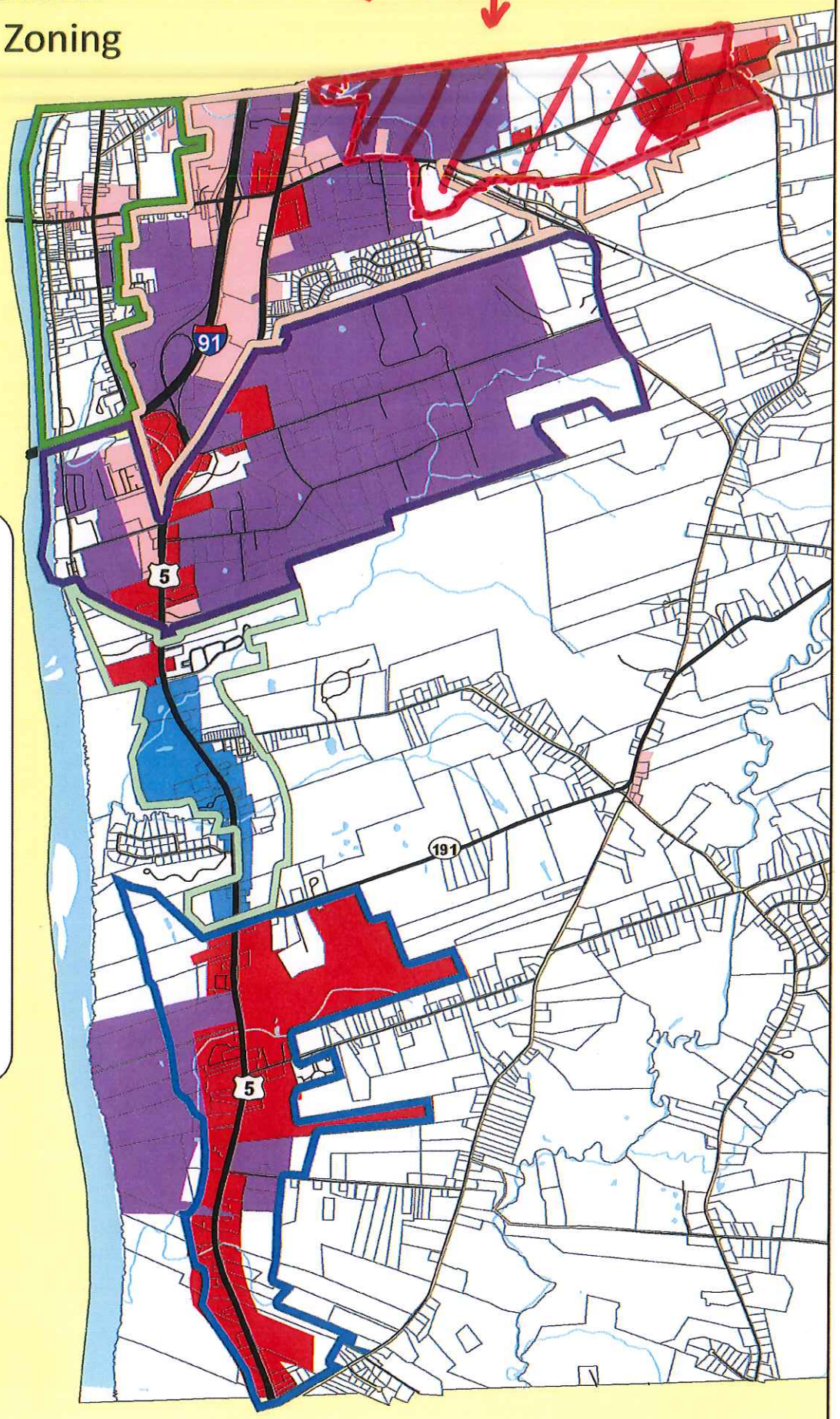
#18



EXISTING

~~Proposed~~ East Windsor Business Corridor Zoning

(Rev)



Legend

Conceptual Business Zones

- Core Industrial
- Northern Business Corridor
- Route 140 Corridor
- Southern Business Corridor
- Warehouse Point Village
- Central Business Corridor

Business and Industrial Zones

- Business 1
- Business 2
- Industrial
- Transition Zone

Non-Commercial

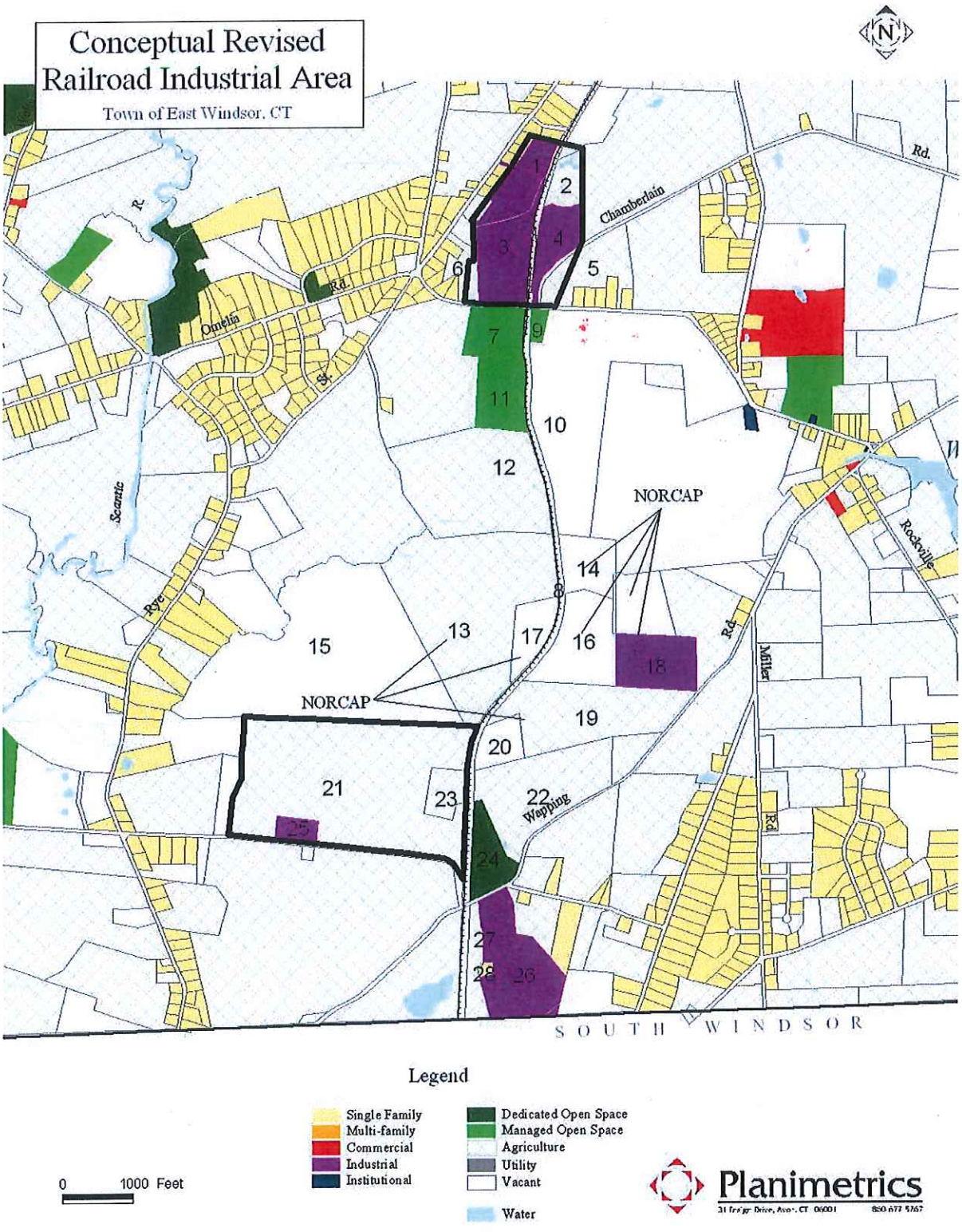
- Residential and Agricultural

3,000 Feet

#19

(taken from POCD 2004)

may revise

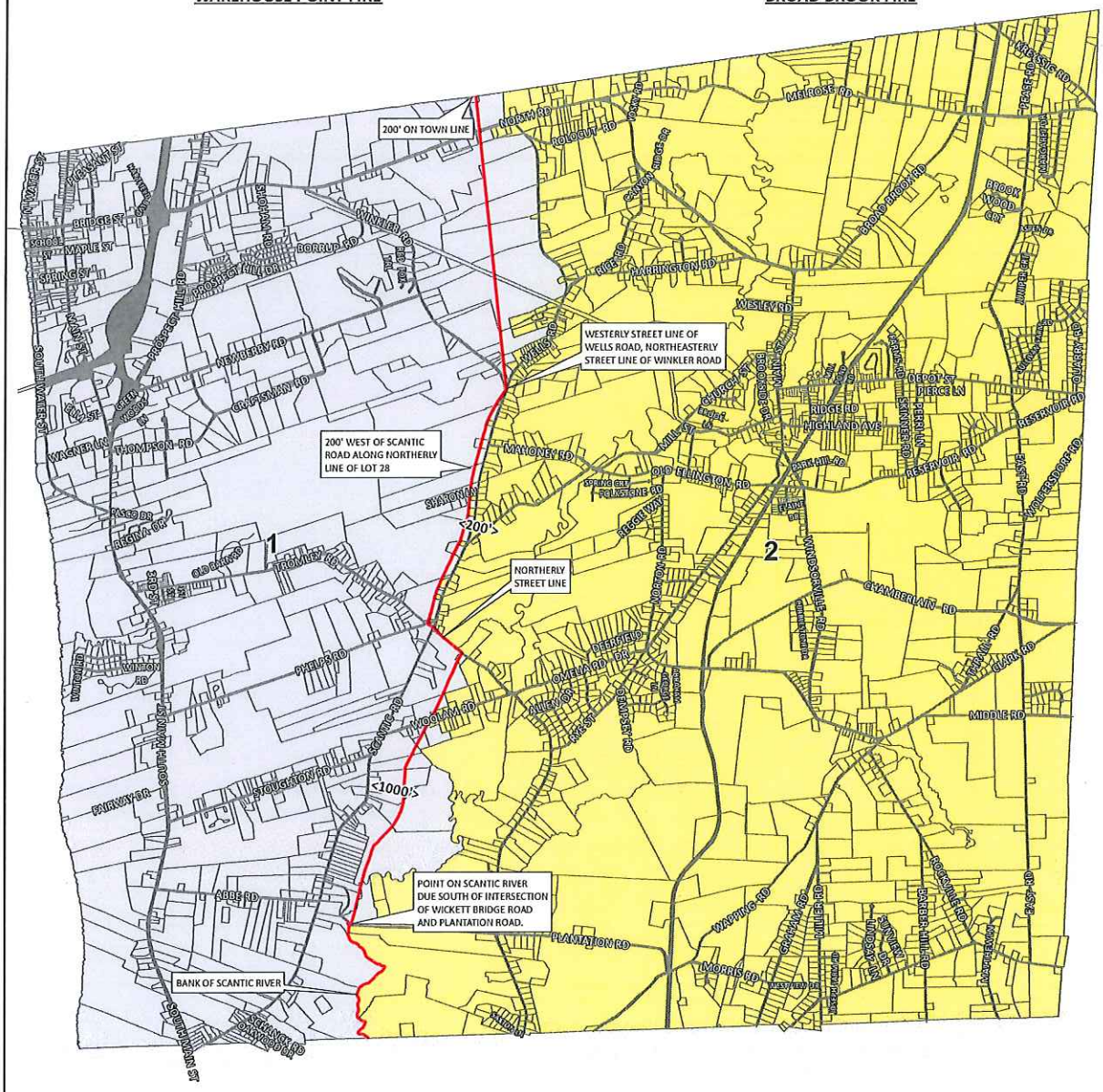


#20

Town of East Windsor, CT
Fire Districts - 2016

WAREHOUSE POINT FIRE

BROAD BROOK FIRE



District Key

- Fire District Line
- Parcels - 2016
- Warehouse Point Fire District
- Broad Brook fire District

Map Produced: January 2016

1 inch = 3,000 feet

0 1,500 3,000 4,500 6,000 Feet

NEGEO

#22

East Windsor Scantic River State Park

By Rebecca Talamini

Westfield
Founded 1848

Trail	Miles
Trail Head to Sycamore Tree	0.51 Miles
Sycamore Tree to Route 140 Trail	0.83 Miles
Route 140 Trail	0.07 Miles
Ridge Loop Trail	1.12 Miles
Cut Through Trail	0.10 Miles
TOTAL	2.63 Miles

Access to River	Miles
Melrose to Filter Beds	3.20 Miles
Filter Beds to Cemetery Road	2.80 Miles
TOTAL	6 Miles

Bridges
Bridge 1
Bridge 2
Bridge 3
Bridge 4
Bridge 5
Bridge 6*
Bridge 7
Bridge 8
Bridge 9
Bridge 10
Bridge 11
*Sycamore Tree

The Scantic River State Park of East Windsor is located in Melrose. The Trail is roughly 2.63 miles long which follows the river until Route 140, then loops back and follows the ridge trail back to the Melrose parking lot. The trail has eleven bridges/ footpaths which allow visitors to cross over streams and wetlands.
The State Park is a location in which you are able to launch a kayak or canoe from to go down the Scantic River to the filter beds and Cemetery Road.
The total distance of the river from Melrose to Cemetery Road is about six miles.
The river and trails are maintained by American Heritage River Commission volunteers.

Legend

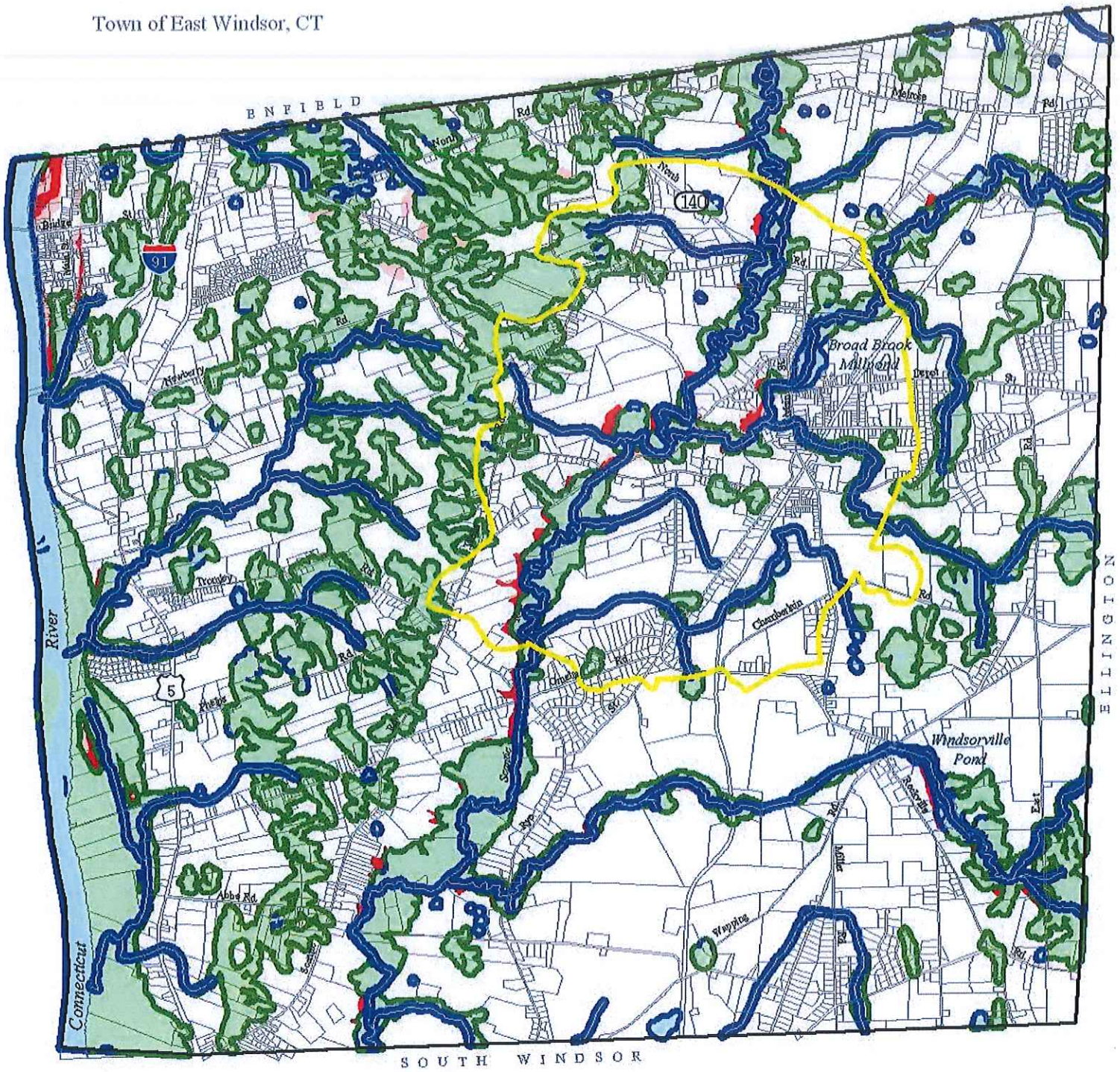
- State Park Loop Trail
- Scantic River
- Melrose Trail Head
- Trail Bridges

Data collected & Photo by
Rebecca Talamini
Westfield State University
Data base map from CT GIS.

#22

Water Resources

Town of East Windsor, CT



Legend

- Wetland
- Wetland Buffer (150 ft.)
- 100-year Floodzone
- 500-year Floodzone
- Aquifer Protection Area
- Water and Watercourses
- Water and Watercourse Buffer (150 ft.)

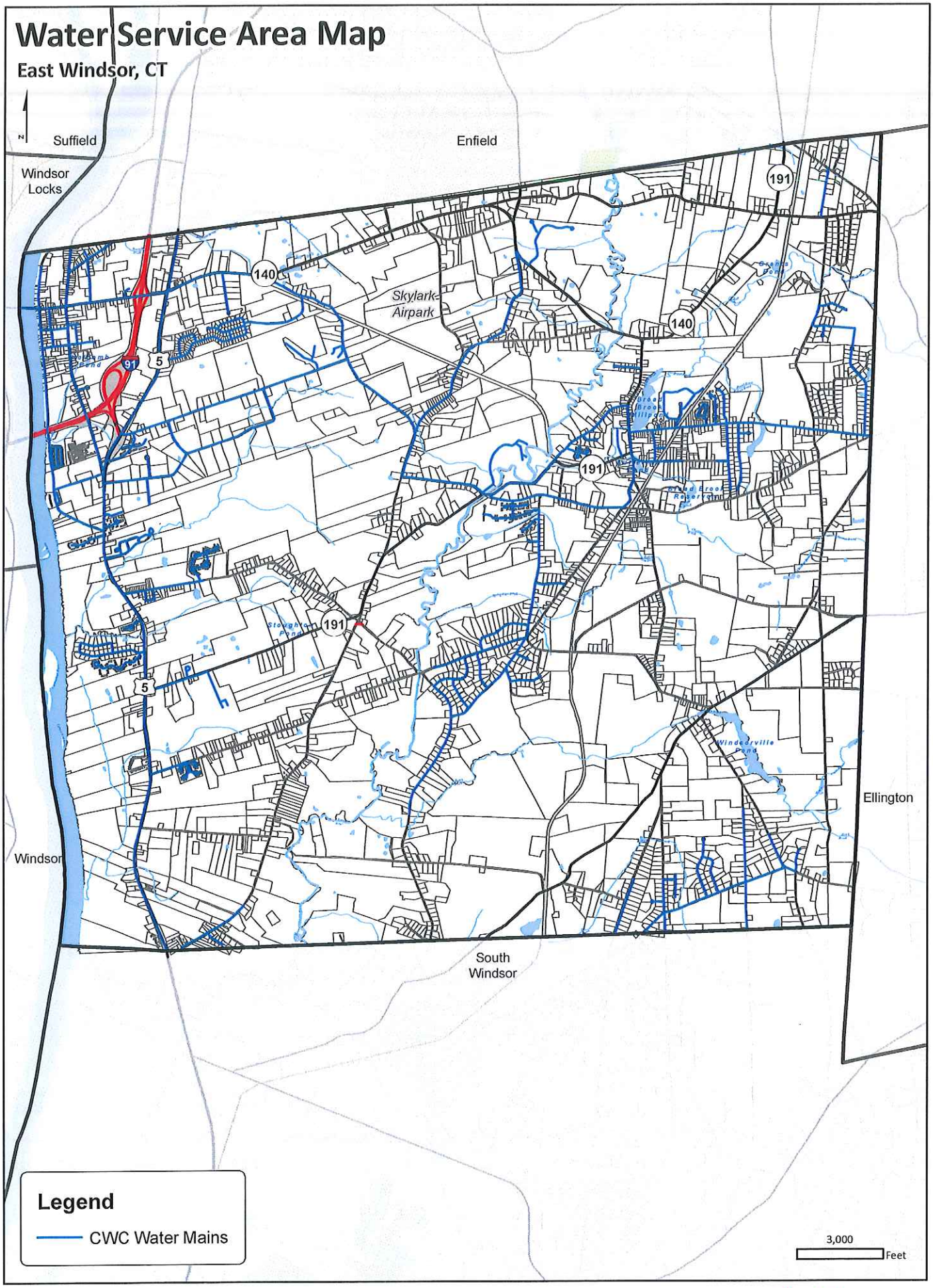
0 2000 4000 Feet

Planimetrics

#24

Water Service Area Map

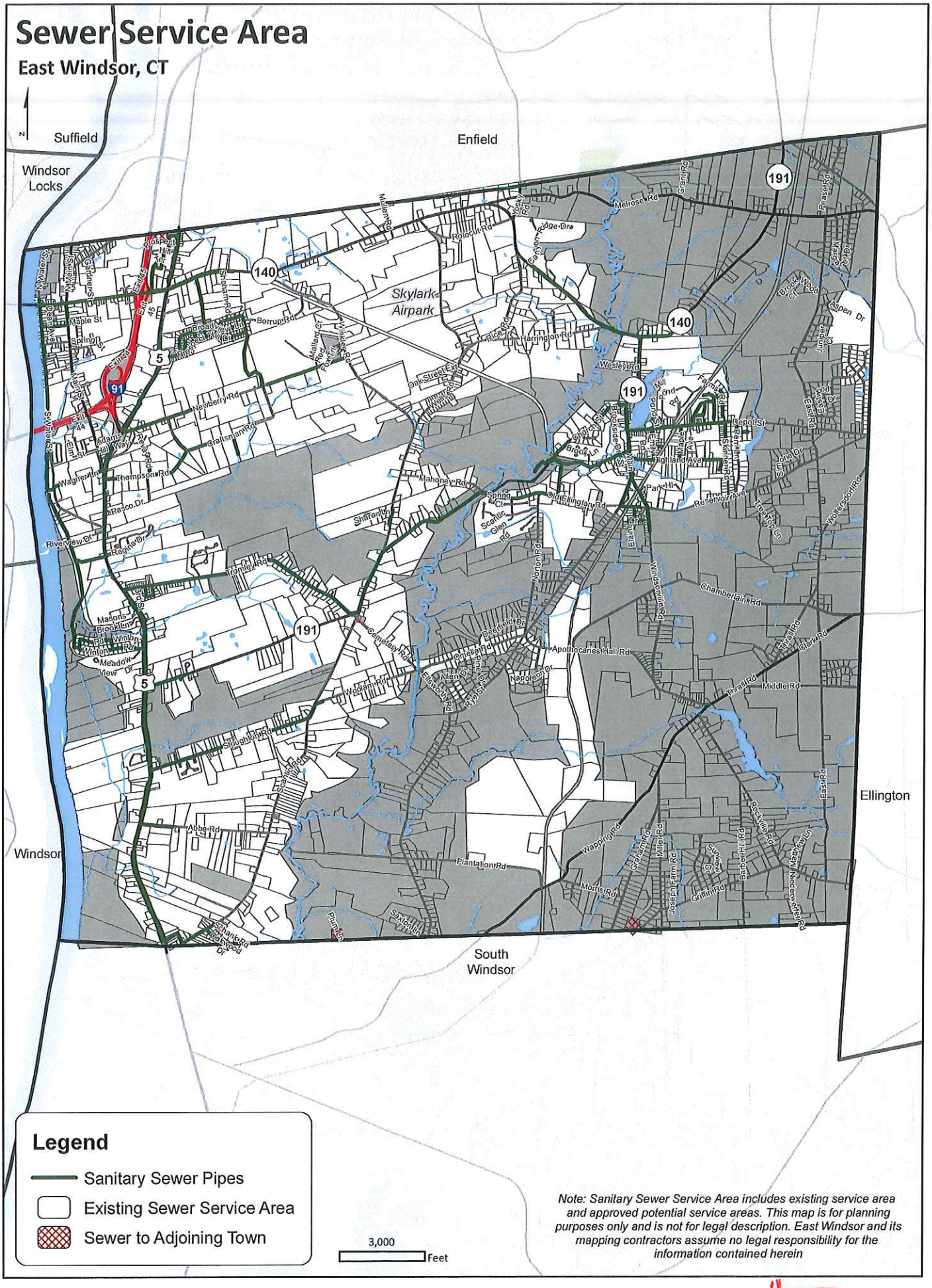
East Windsor, CT



#26

Sewer Service Area

East Windsor, CT



Note: Sanitary Sewer Service Area includes existing service area and approved potential service areas. This map is for planning purposes only and is not for legal description. East Windsor and its mapping contractors assume no legal responsibility for the information contained herein

#27