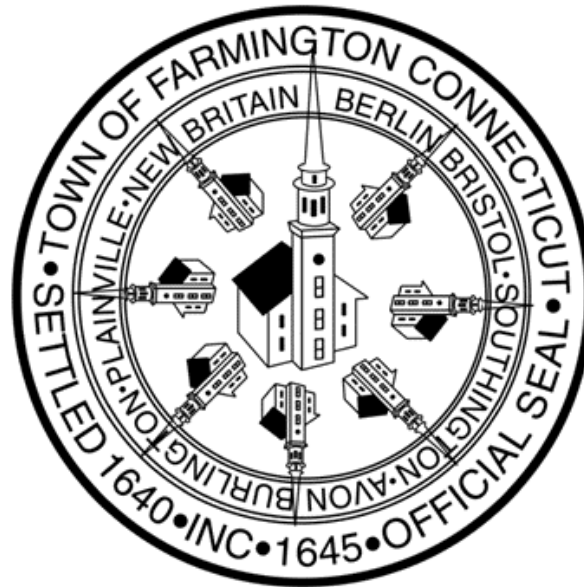


TOWN OF FARMINGTON CONNECTICUT



SITE DESIGN GUIDELINES

*Site Design Guidelines for the Town of Farmington, Connecticut
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Table of Contents

<i>Table of Contents</i>	3
<i>Introduction</i>	4
I. General Site Design Guidelines	5
A. Guidelines for the proposed development’s relationship to the Environment.....	5
B. Guidelines for the proposed development’s relationship to the Community	5
C. Guidelines for the proposed development’s relationship to Pedestrian and Vehicular Circulation Patterns	6
D. Guidelines for the proposed development’s off street parking requirements	6
E. Guidelines for the proposed development’s relationship to public spaces	7
F. Guidelines for the proposed development’s relationship to the landscape and street trees of Farmington.....	7
G. Guidelines for the proposed development’s exterior site lighting	10
H. Guidelines for the proposed development’s relationship to the street.....	12
I. Guidelines for the relationship of the architecture of the proposed development to the site.....	12
J. Guidelines for the relationship of the proposed development’s architecture to nearby historic resources	13
K. Guidelines regarding the proposed development’s relationship to the surrounding areas	13
L. Guidelines for the proposed development in relation to scale, massing and proportion.....	13
M. Guidelines for the proposed development’s rooflines, façade and entrances	15
N. Guidelines for the proposed development’s materials, color and surface texture.	17
O. Guidelines for the proposed development’s placement of equipment and service areas.	19
P. Guidelines for the proposed development’s signage	21
II. Design Guidelines for Areas of Special Character Within Farmington	25
The Villages of Farmington.....	25
1. Unionville Center	25
2. Farmington Center	26
Arterial Corridors	26
1. Route 4	27
2. Route 6	27
3. Route 177 and Route 10.....	28
Taine Mountain, Rattlesnake Mountain and the Metacomet Ridge	29
References	30

Introduction

These site design guidelines have been created with the following purpose in mind. To ensure that the building development and redevelopment within the Town of Farmington contribute to the traditional, yet none the less unique New England character of the town. The residents of Farmington have no guarantee that future development in their town will contribute to its traditional New England character; it is the primary intent of this manual to help developers and redevelopers in Farmington respect and enhance the traditional colonial character already present in the town. This manual is meant to serve as an aid in design for developers in the Town of Farmington.

This manual is separated into two sections, general guidelines for site design within the Town of Farmington and guidelines for site design in Farmington's areas of special character. This manual contains guidelines and recommendations only. Any and all applicable regulations should be obtained and reviewed prior to any design and construction in the Town of Farmington.

I. General Site Design Guidelines

A. *Guidelines for the proposed development's relationship to the Environment*

1. Allow natural features of the site to influence the design, in order to preserve as much of the natural environment as possible.
2. Design with minimization of topographic reshaping and clearing in mind.
3. To minimize storm water runoff respect the natural hydrology of the site including surface and subsurface watersheds in your design plan. Design your site in order to allow as much water infiltration as possible in order to prevent stormwater runoff as well as to increase aquifer recharge.
4. Consider existing climactic conditions when designing your site. Use tree lines to create windbreaks and site the buildings appropriately to ensure energy efficiency.
5. Preserve and/or create scenic views with your site plan and development design.
6. Ensure privacy between public and private space through the layering of building materials and plants.
7. Place utilities underground where possible, in locations where it is not feasible to place utilities underground screen them with building or plant materials.
8. Protect areas with a unique character or environmental purpose (i.e. Flood storage wetlands).
9. Avoid if possible development along ridgelines or hilltops, as well as other ecologically sensitive areas.

B. *Guidelines for the proposed development's relationship to the Community*

1. When the situation warrants it, continue the use of traditional development patterns such as the grid street pattern.
2. Use buffers such as massed plant materials or open space to separate incompatible uses.
3. Encourage mixed-use developments in areas where this form has traditionally been successful such as downtown and in the village centers.
4. Encourage the use of building materials traditional to New England such as clapboards, shingles, brick and stone.

C. Guidelines for the proposed development's relationship to Pedestrian and Vehicular Circulation Patterns

1. Locate your circulation systems close to the proposed land use.
2. Use landscaped beds as permanent setbacks from the public right-of-way to meet current as well as future parking needs.
3. Use appropriate signage and lighting to highlight both pedestrian and vehicular entrances and exits to your proposed development.
4. Avoid blocking sight lines throughout your proposed development.
5. Provide handicap access in a safe and convenient way through the use of rails, ramps, and wider walkways. Blend these elements with the overall architectural theme of the development to avoid sharp visual contrasts.
6. Use design elements such as grade changes, screens, and structures to minimize the conflicts between pedestrians and vehicles.
7. Do not over design your roads. Use the minimum width necessary for safe vehicular movements.
8. Use design elements such as boulevards and parkways to incorporate landscaping and scenic views into your circulation systems.
9. Provide safe and architecturally attractive pedestrian circulation systems.
10. Design access and parking facilities with consideration for emergency vehicle access.
11. Provide sufficient areas for snow removal and/or placement within your site.
12. Encourage the use of street trees as architectural screens between pedestrian and vehicular circulation routes.

D. Guidelines for the proposed development's off street parking requirements

1. Maintain a strong connection with the pedestrian scale of the street by placing the parking whenever possible behind the building or screened from the street on the side of the building.
2. Design parking areas that match the needs of the building that it serves. Do not over design your parking to the detriment of the surrounding areas.
3. Design pedestrian walkways to take into consideration encroachment from adjacent parked cars.
4. Provide adequate lighting for safety and security, but do not over light the area.
5. Locate no more than sixteen parking spaces in a row without a landscaped divider strip.
6. Use Granite, concrete or stone to provide curbing to protect both vehicles and pedestrians.
7. Place a landscaped bed between the parking area and the entrance to the building.
8. Ensure proper grading of the parking area to prevent sheet flow across the parking lot in a rain event.
9. Provide adequate area for snow piling and/or removal.
10. Ensure that the grade within the parking area meets local standards.

11. Provide adequate directional signage within the parking area.
12. Provide directional signage to handicapped, compact car, and motorcycle parking areas.
13. Consider alternative pavement materials such as porous pavement or grasscrete surfaces particularly for excess or overflow parking.
14. Ensure shared access between adjacent off street parking areas in order to eliminate cars re-entering street traffic to reach the next parking lot.
15. When choosing your landscape materials, choose plants that will survive in parking lot conditions as well as plants which will not interfere with the parking lot sight lines. These plants could include low growing, low maintenance plants.
16. Use native plant species for your landscaping where possible.

E. Guidelines for the proposed development's relationship to public spaces

1. Design gathering areas and resting points into your proposed development. Ensure that these locations are safe and engaging for passersby.
2. Where possible preserve open space in order to create areas for passive and active recreation by the residents of Farmington.
3. If your design includes an area for active recreation, place it in a location convenient to roads and public parking.
4. Where possible create "landmarks" by incorporating a garden, park or playground into your design.
5. Use greenways and trails to create boundaries between neighborhoods.
6. Use greenways and trails to promote active recreation among Farmington's residents.

F. Guidelines for the proposed development's relationship to the landscape and street trees of Farmington

1. Prepare and present a complete landscape plan to the Town Planning and Zoning Commission.
2. Use plants native to Connecticut to establish a connection with the surrounding areas.
3. Use plants native to Connecticut to create a low maintenance, self-sustaining landscape.
4. Use mature vegetation where possible in the landscape plan. Where this is not possible, take into account the size difference of the plants between when they are planted and when they mature. Also for slow growing plants, be prepared to have temporary landscaping to prevent a patchy look while the slow growing plants mature.
5. Use plant materials as an integral part of the design, not just .as buffers between roads and buildings.
6. Use plantings as a transitional area when your development borders and undeveloped or mostly rural landscape.

7. If applicable, use plantings to create identifiable places and spaces within your development. These places do not have to be large, just a bench surrounded by trees would create an identifiable space for the customers and visitors of the premises.
8. Use layering of plant materials to buffer your development from other sites.
9. Consider the use of landforms such as landscaped berms to shield dissimilar uses such as parking lots and unsightly uses from the street.
10. Ensure that the scale of your landscape plan matches the scale of your proposed development.
11. Where possible, use plantings to ensure pedestrian comfort within the area of your development (i.e. Trees with canopies hanging over the sidewalk to provide shade for pedestrians).
12. Use your landscape plan to introduce the human scale along the properties sidewalks, as well as to create continuity throughout your proposed development. This can be done through planters or stonewalls along the sidewalk as well as by planting shrubs and trees which create a pleasant visual effect for those passing by.
13. Plant street trees in numbers sufficient to create substantial canopies when the trees mature for both its visual and environmental impact. If possible avoid monoculture planting of trees to minimize loss of trees to diseases.
14. Avoid tree clearing in your site design and incorporate existing trees and plants wherever possible.
15. Have a qualified, professional site plan designer review your landscape plan at intersections to ensure that it does not interfere with the sight lines of the intersection.
16. Ensure that the pits for your street trees are large enough to allow the trees to reach maturity.
17. Ensure that your landscape design provides adequate protection for the street trees in your plan.
18. Ensure that your landscape plan provides landscaping for all heights and distances.



This office complex on Melrose Drive has taken advantage of the natural landscape when siting the building as well as providing new landscaping at a variety of heights and distances.

G. Guidelines for the proposed development's exterior site lighting

1. Lighting for the site should be low maintenance, functional, and durable.
2. Lighting for the proposed development should be consistent with the character found throughout the Town of Farmington.
3. Locate your lighting in response to the proposed use of the site.
4. Parking and storage areas should be illuminated by light standards located within such areas as opposed to illuminating them from building walls and adjacent streets.
5. Avoid over lighting your property at night.
6. Utilize light fixtures which contain shielding devices or refractors to eliminate uplighting.
7. Prevent visual access to your light source from public right of ways.
8. Use white light for all new site development illumination. Use of white light prevents the distortion of color.
9. Ensure that your lighting plan does not create a pedestrian or vehicular hazard.
10. Help preserve the pedestrian scale along the street by using light fixtures no more than 14 feet high.
11. Use shatterproof light fixtures when placing low-level lighting in order to prevent accidents and injuries.
12. Use a light fixture style which is appropriate to the character found in Farmington and which is also appropriate to the style of the building or buildings it serves.
13. The intensity of building lighting and landscape lighting should not overwhelm your site, nor should it spill over into other lots.



This office building has incorporated traditional New England design principles as well as earth tone colors and natural materials such as stone and wood to create a building that is well suited to its location.

H. Guidelines for the proposed development's relationship to the street

1. Have sidewalks define the edge between private and public space in your development.
2. Place street trees between the sidewalk and the road or driveway to provide an edge between vehicular and pedestrian space.
3. Use benches and low walls as design elements to promote the gathering of people in the areas around your development.
4. Use design elements such as fences, stonewalls, hanging planters, pots of plants and artwork to create a vibrant streetscape around your development.
5. Install trash bins in these areas which blend in with the character of the surrounding area.
6. Ensure that sidewalks are of sufficient width for both function and access.

I. Guidelines for the relationship of the architecture of the proposed development to the site

1. Incorporate existing site features into the architectural planning and design of the proposed development.
2. Create a balanced and proportional relationship between the proposed buildings and the terrain of the site.
3. Use the existing landforms at the site to guide the siting of the proposed building or buildings.
4. Ensure that the design allows the main entrance to the site to be clearly visible from nearby public right of ways.
5. Use the existing property features of the site to create a visually appealing and safe approach to the proposed development.
6. Site the building or buildings in such a way as to take advantage of the energy conservation principles of building.
7. Respect and maintain the building setbacks established by the Town of Farmington Zoning Ordinances.
8. Design your structures with consideration of the surrounding areas and the impacts your development will have in mind.
9. Encourage the use of natural materials such as wood, stone, and brick in your building or development.
10. Encourage the use of earthtone colors on your developments buildings.
11. Minimize the number of different colors on your buildings in order to present a more orderly appearance.
12. Avoid the use of flat roofs. Where flat roofs are necessary employ cornices and parapet walls to disguise the flat roof.
13. Avoid long buildings without breaks. Provide windows in long walls as well as horizontal and vertical building breaks.

J. Guidelines for the relationship of the proposed development's architecture to nearby historic resources

1. Treat historic resources in the area of your proposed development in a manner consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. Where possible preserve and/or enhance the views and features of historical importance at your site.
3. Where possible incorporate historic structures and landmarks into your new development.
4. Practice and promote adaptive reuse of historic properties wherever possible.
5. Preserve and reinforce historic scale, massing and proportion wherever possible. For example, if your development is an infill project, match the proportions of your proposed buildings to the surrounding historic buildings.

K. Guidelines regarding the proposed development's relationship to the surrounding areas

1. Use the design process to ensure the creation of interesting and proportional spatial relationships between your proposed buildings and open space and the buildings and open spaces on surrounding sites.
2. Use the design process to establish a compatible building rhythm with the buildings surrounding your proposed development.
3. Contribute to the established character of Farmington by using local historic detailing in your design.
4. Use the design process to avoid long, windowless structures which are unfriendly to the streetscape.
5. Use open spaces such as parks, gardens and greenways to create clear boundaries between different neighborhoods or land uses.
6. If proposing a large development, create visual and functional focal points for the area. These can take the form of parks, gardens, etc.

L. Guidelines for the proposed development in relation to scale, massing and proportion

1. Balance the visual relationship of the mass and size of the proposed building on its site.
2. Use architectural details such as windows, overhangs, projections, and recesses to lessen the impact of large building masses.
3. Avoid distortion or exaggeration of buildings by maintaining proportions between the building height, length and width. These proportions should be consistent with the prevailing architectural standards of the surrounding areas.
4. Use the design process to create variety along the streetscape through compatibly and not complete conformity.
5. Simple visual statements are better than complex ones.



This building does not overwhelm its location with the size of the building. The traditional New England elements of the building help it blend well with the surrounding buildings.

M. Guidelines for the proposed development's rooflines, façade and entrances

1. Use roofing and façade materials appropriate to the character of the town.
2. Use the design process to consider the rooflines of surrounding properties in order to avoid incompatible styles and materials.
3. The roof mass and building façade should create a consistent composition.
4. Take into account the detail work on the roofs of surrounding properties.
5. Create horizontal continuity by referencing the façade and elevation details of surrounding buildings in your design.
6. Include architectural detailing in your design and use it consistently throughout the building. Ensure that the detailing you have chosen is historically accurate.
7. Design your detail elements, such as canopies, columns, stairs, etc to human scale to encourage pedestrian use of the street.
8. Avoid false historical detailing. This detracts from the integrity of the building.
9. Arrange your windows with balanced spacing and conscious rhythm.
10. Observe historic precedents for buildings in your area whenever possible.
11. Window size and design should provide both function for intended uses as well as blending architecturally with the building.



This building does not blend well with the traditional New England character of Farmington. The company's choice of building design and materials are not appropriate to the character of Farmington.

N. Guidelines for the proposed development's materials, color and surface texture.

1. Avoid visual overload by limiting the number of different materials on the exterior building elevation.
2. Avoid large windowless or otherwise unarticulated spaces on street facades. Use detailing to add relief and shadow patterns to facades which would otherwise be flat and uninteresting to pedestrians.
3. Use architectural elements such as overhangs to create visual interest and to help in climate control.
4. Use natural materials such as brick, stone, glass and metal and avoid when possible the use of vinyl or aluminum siding, exterior insulation and finish systems.
5. Create visual continuity by coordinating the exterior elevations and façade of your building in terms of color, materials, form, etc.
6. Coordinate your buildings color scheme with those of surrounding buildings to reinforce the character and harmony of the Town of Farmington.



The buildings of this office complex on Melrose Drive are an excellent example of how developers can use architectural elements such as overhangs, columns and dormers to create visual interest in a building as well as helping the building to blend well with the traditional New England character of Farmington.

O. Guidelines for the proposed development's placement of equipment and service areas.

1. Wherever possible install new utility systems underground and bury existing above ground services when renovating a site.
2. Conceal views of roof-mounted equipment such as HVAC systems and exhaust fans from the streetscape and adjacent public right of ways. The preferred means of doing this is using an architectural detailing incorporated into the design rather than an applied barrier.
3. Where possible locate all ground or concrete pad mounted equipment behind the front wall of the building.
4. Use evergreen plant materials to screen all ground or concrete pad mounted equipment from public view.
5. Make sure to use plants complementary to the design of the building.
6. Design accessory buildings that house trash containers, storage sheds, etc., to incorporate elements of the primary building design. These buildings can also be screened with a variety of evergreen plant materials.
7. Wherever possible conceal loading docks and garage doors from the view of surrounding streets and the public right of ways.
8. Protect adjacent businesses and residential areas from noise, traffic, and other hazards.



This Dunkin' Donuts has screened their utilities with evergreen Arborvitae. When these plants reach maturity the building's utilities will not be visible from the street.

P. Guidelines for the proposed development's signage

1. Ensure that the sign complements its surroundings by incorporating it into the site plan design.
2. Avoid visual competition with other signs in the surrounding area.
3. Avoid repetition of your signage by minimizing the number of building and directional signs.
4. Avoid placing signage or markings on the pavement of your proposed development.
5. New signs should be designed in proportion to the dimensions of its proposed location.
6. Where possible signs should be an integral part of the building façade.
7. When renovating or restoring a location, replace existing oversized signs with signs more appropriate for the location and in accordance with the zoning regulations.
8. Avoid repetitive signage information on the same building façade regardless of the sign area allowed in the Farmington Zoning Regulations.
9. Maintain spaces between building tenants' wall signs and a space between the signs and the edge of the building wall.
10. Where possible avoid roof-mounted signage. When roof signs are the only option, mount the sign as close to the roof as possible.
11. Where site conditions allow for visibility, construct freestanding monument signs. Avoid top heavy, pole mounted or stanchion signs.
12. Driveway directional signs should only be used where the traffic pattern in the project is complex and where the traffic must proceed along a specified path.
13. Business slogans and advertising jingles should not be placed on signage.
14. Design lettering so it does not appear cluttered or lost within the sign.
15. When the primary vantage point of the sign is the street avoid the use of extremely small letters.
16. Use small signs with a uniform appearance to direct pedestrians throughout the development.
17. Use durable and weather resistant materials such as stone and brick on the base of freestanding signs.
18. Use durable and weather resistant materials for the construction of the sign.
19. Avoid exposed guy wires or supports used to stabilize signs.
20. Frame the edges of flat sheet signs in order to improve their appearance.
21. Avoid the use of a glossy or plastic finish on the sign.
22. Use low maintenance plant materials with year round visual interest at the base of free standing signs.
23. Use only external or backlit illumination sources when lighting your signs.
24. Screen any external or spot lighting from the view of the passerby.
25. Design lighting so it illuminates only the sign. Avoid blinding pedestrians and motorists with light spill over onto adjoining properties.

26. Avoid overly bright illumination as compared to surrounding properties.
27. Limit the number of colors on a sign to two or three.
28. Use earth tone colors for signage whenever possible.
29. Consider modifying tones of color when proposing signage with company logos or trademarks.
30. Create a uniform sign plan for multi-tenanted buildings. Signs in a multi-tenanted building should share a similar color palette as well as having similar font size.
31. Refer to the Town of Farmington Signage Guidelines for more information.



The shops in the Highland Park Market Shopping Center have created a uniform sign plan for the shopping center; the signs share similar colors and font sizes.



This sign for Chuck's Steak House has lighting that illuminates only the sign; it does not cause light to spill over into surrounding areas.

II. Design Guidelines for Areas of Special Character Within Farmington

The Villages of Farmington

The villages of Farmington should be recognized as special areas within the town. Unionville has a rich industrial history dating from the 1820's. Farmington center was shaped primarily by Miss Porter's School which was founded in the mid 1800's. The town currently has one historic district in Farmington Center. Design and redevelopment proposed for this area is subject to the rules of the Farmington Historic District Commission. The Town of Farmington is currently working on creating a second historic district in Unionville Center.

1. Unionville Center

Unionville Center has an industrial history and has not been as well preserved as Farmington Center. As stated above, the Town of Farmington is now working on having another historic district created in Unionville Center. Many of Unionville's oldest buildings were destroyed in the flood following the 1955 hurricane. The development which has followed this event does not contribute to the character of Unionville as a whole. The following guidelines follow the town's wishes to have Unionville Center return to a more traditional colonial character, the Unionville Plan being completed by the University of Connecticut will also reflect the towns wishes for a more unified design in this area of Farmington.

- A. Encourage the use of traditional colonial building materials such as clapboards, shingles, brick and natural stone.
- B. Discourage the use of vinyl and aluminum siding in Unionville Center.
- C. Use traditional earth tone colonial colors in your design process. These include but are not limited to: tans, beiges, dark greens, dark reds, slate blue, etc.
- D. Encourage the use of traditional roofing materials such as slate, copper and wood. When these materials cannot be used for safety or cost reasons, encourage the use of modern replacements such as concrete shingles which mimic the look of slate shingles.
- E. Use window sizes appropriate to the history of the building and the village center. Discourage the use of large amounts of plate glass within Unionville Center.
- F. Encourage the redevelopment and renovation of existing commercial areas in Unionville to include more colonial character.
- G. Create a stronger connection between the existing and proposed development in Unionville to its existing streetscape through the use of sidewalks, street trees and other plantings.

2. Farmington Center

In 1967 a significant portion of Farmington Village was designated as a local historic district. Properties within the district must receive a certificate of appropriateness before constructing or altering structures visible from a roadway. Farmington Center has also been listed on the National Register as a Historic District since 1972. This designation requires owners and developers of listed buildings to follow the standards contained in the Department of the Interior regulations when using state or federal funds or loan programs. Please see the Historic District of Farmington Village Publication for more information on these requirements.

For the areas of Farmington Center that do not fall within the boundaries of the historic district the following guidelines should be considered.

- A. All development within Farmington Center should be in a manner consistent with the historic character of the town center and the surrounding areas.
- B. Development within Farmington Center should be undertaken with materials traditional to New England such as clapboards, shingles, brick and stone.
- C. Use traditional earth tone colonial colors in your design process. These include but are not limited to: tans, beiges, dark greens, dark reds, slate blue, etc.
- D. Encourage the use of traditional roofing materials such as slate, copper and wood. When these materials cannot be used for safety or cost reasons, encourage the use of modern replacements such as concrete shingles, which mimic the look of slate shingles.
- E. Use window sizes appropriate to the history of the building and the village center. Discourage the use of large amounts of plate glass within Farmington Center.

Arterial Corridors

Farmington has four roads, which serve as its primary traffic corridors. These are Routes 4, 6, 10 and 177. Routes 4 and 6 contain primarily commercial and business development. However, there are several housing developments which are accessed from these two arterial roads. Routes 10 and 177 are mainly residential arterial roads. Interstate Highway 84 provides major highway access through two exits to Farmington. Route 4 runs northwest from Interstate 84 to the Town of Burlington. Route 6 runs southwest from Interstate 84 to the City of Bristol. Route 10 runs north to south from the border of the Town of Avon, through Farmington Center to the Plainville town line. Route 177 runs north to south from the border of the Town of Avon through Unionville Center to the border of the Town of Plainville.

1. Route 4

Route 4 is home to a mix of commercial and business development along with several older apartment complexes as well. The type and quality of development along Route 4 ranges along its length. At the eastern edge of Route 4, in the vicinity of Brickwalk Lane the development pattern favors traditional New England design. Many of the buildings appear to be older buildings which were once residences that have now been redeveloped into commercial properties. The Brickwalk Lane shopping area imparts this feeling as well, although it is unlikely that it is as old as the surrounding buildings. There are several modern buildings in this area which were not designed to fit into the existing traditional New England village fabric. The Fleet Bank next to the Brickwalk Lane shops is an excellent example of a modern building which does not fit into its surroundings.

Along Route 4 there are several office parks which have been developed to fit into the traditional New England character. The office park along Melrose Drive is an excellent example of this. The buildings were obviously designed with the history of Farmington and New England in general in mind. The apartment complexes along Route 4 are also examples of buildings which have made some attempt to fit into the traditional fabric of Farmington. The northwest corner of Route 4 where it intersects with Route 177 does not display a great deal of the traditional New England character. This area is the center of Unionville Village and as discussed above, many of its oldest buildings were lost in the flood of 1955 and the subsequent redevelopment of the area. Site Design Recommendations for Route 4 are as follows:

- A. Continue to encourage the use of traditional New England materials in the design/build process.
- B. Encourage the redevelopment/renovation of anomaly buildings to better fit with the character of Farmington.
- C. Encourage business parks as well as small business owners to consider their surroundings when developing their site plans.
- D. Discourage the development of businesses heavily geared to automobile traffic (such as driving ranges and car washes) in order to encourage a more pedestrian oriented development.
- E. Developments in these areas should be scaled appropriately so they do not overwhelm the roads they front on or the neighboring businesses.
- F. Large developments should consider constructing an internal road system instead of using Route 4.

2. Route 6

Route 6 is home to mainly commercial and business development. The commercial and business development along Route 6 tends to be at a larger scale than that of the development along Route 4. The Tunxis Community College, the Centennial Inn and Conference Center as well as the Farmington Industrial Park are located along Route 6. In several areas office parks appear to be under development. There is some residential development which is accessed from Route 6. The Centennial Inn and Conference center is an excellent example of traditional New England design on a large scale; however, their utilities such as air conditioners are sited at the front of the buildings which detracts from the overall developments appearance. The Farmington Industrial Park is well set back

from Route 6. The designers of the Industrial Park did an excellent job shielding it from the main road. Site Design Recommendations for Route 6 are as follows:

- A. Continue to encourage large and small-scale developments to incorporate traditional New England character into their design proposals.
- B. Stress the importance of siting utilities and other pad mounted equipment behind buildings, or if this is not possible screening the equipment with medium to large plantings.
- C. Encourage developers to concentrate larger commercial, business and industrial developments along Route 6.

3. Route 177 and Route 10

Routes 177 and 10 are the primary residential arterial roads in the Town of Farmington. Route 10 runs through Farmington Center as Main Street. Route 177 runs through Unionville Center as South Main Street and Lovely Street. Route 177 has seen much more post World War II housing development than Route 10. Many of the houses are set further away from the streets and there is a distinct lack of sidewalks for a large part of the road. Route 10 is home to older housing developments than Route 177. Route 10 has a much stronger traditional colonial feeling to it than does Route 177. North and south of Farmington Center there is also a lack of sidewalks and connection to the street in the post World War II development present along the road. Site Design Recommendations for Routes 10 and 177 are as follows:

- A. Encourage developers to create a streetscape by including sidewalks and street trees in their design plans.
- B. Encourage developers to set new houses closer to the street in order to help foster the feeling of a town and neighborhood, rather than feeling of a road to speed through.
- C. On Route 177, encourage conservation subdivision design or cluster subdivision design in order to preserve the open space currently present along the road.
- D. Along Route 10, encourage developers to design and build houses of traditional New England design in order to expand the New England feeling of Farmington Center to other areas along Route 10.
- E. Non-residential development along Route 10 should also be encouraged to incorporate traditional New England character into their designs through the use of traditional materials.
- F. New businesses should be set closer to the street in order to help foster the feeling of a New England village, rather than a busy arterial road.
- G. Parking should be placed to the side or behind new and redeveloped businesses in order to maintain the New England character present in the area.

Taine Mountain, Rattlesnake Mountain and the Metacomet Ridge

Taine Mountain and Rattlesnake Mountain are the anchors of the two ridgelines which are present in Farmington. Taine Mountain has not been subject to the same level of development as Rattlesnake Mountain and the Metacomet Ridge of which Rattlesnake Mountain is a part. The west side of the Metacomet Ridge is the site of heavy residential development. The ridges of Taine Mountain have not been as heavily developed. Both of these ridge areas are subject to strict zoning regulations governing the height of the homes built as well as the steepness of slopes which can be built on. In addition a ridgeline protection overlay zone encumbers development on the Metacomet Ridge. The ridgelines of Farmington are a unique resource for the town and should be protected as much as possible.

Site design recommendations for these ridgelines are as follows:

- A. Minimize residential development along the ridgelines, by enforcing the zoning regulations and denying variance applications.
- B. Create a palette of acceptable colors for development along the ridgelines. Colors that should be included are earthtones such as dark greens, grays, blues, brick reds, and browns. These colors will help development along the ridgelines to blend in to their forested surroundings minimizing visual damage to the views of the ridgelines from the valley areas of Farmington.
- C. Employ setbacks of structures from the ridgeline to foster aesthetic quality and to protect the fragile environmental quality of these areas.

References

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