

## Special Meeting

The 1533<sup>rd</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, January 13, 2015 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Present for the meeting were Commissioners Ben Tamsky, Bob Mercer, Frances Hoffman, John Prue, and Curtis Lynch; Alternate Gardner Young, and Town Planner Keith Brynes. Alternate Shaun Savoie was absent.

Seated for the meeting were Ben Tamsky, Bob Mercer, Frances Hoffman Curtis Lynch, and John Prue.

### **Election of Officers:**

Bob Mercer motioned to re-elect the current slate of officers: Ben Tamsky, Chairman; John Prue, Vice Chairman; and Fran Hoffman, Secretary. Motion unanimously approved 5-0.

Mr. Prue suggested there be an automatic election of the slate of officers each time there are appointments and re-appointments. It was noted that the Commission by-laws require election of officers be held at the first regular meeting in September.

### **Minutes:**

Commissioners tabled the review of minutes to the next meeting.

### **Commission Initiatives:**

Commission review of the POCD Subcommittee's Final Draft of the 2014 Plan of Conservation and Development. *(Public hearing on adoption will be scheduled at a later date.)*

Mr. Tamsky suggested that commissioners attempt to review the first half of the draft POCD, taking it chapter by chapter, and vote on any proposed changes without motions.

Mr. Brynes noted he would address the draft changes made to accommodate the DEEP comments during review of the appropriate sections.

Mr. Lynch stated that he felt the draft was an overall good document that addressed the sustainability of the Town's lifestyle, and listed his five areas of concern:

1. Open Space – protecting it, GBR-130 in non-village areas, inventory of space in villages
2. Water/water pollution – review and implementation of best practices
3. Cultural landscape – review of applications by State Historian
4. Economic Development – tourism, retirement/senior care, high-value manufacturing
5. Implementation – provide oversight to ensure task completion

Commissioners discussed how the regulations protect open space by limiting density and the number of units developed, prioritization of those properties that are most valuable to protect, and how the Future Land Use Plan addresses the village transition areas.

Mr. Lynch left the meeting at 7:30pm. Gardner Young was seated.

Commissioners discussed the glossary/side bar definitions, clarification of the use of the terms "low impact" and "water-enhanced," and the effects of climate change, specifically sea-level rise. Mr. Prue stated that historical sea rise data needs to be looked at in order to come up with a general, long-range plan to prepare and plan for Climate Change.

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The Commission recessed at 8:29pm, reconvening at 8:37pm.

In addition to a word deletion in Section 2.3: Housing, specific changes were made in Section 3: Coastal Resources regarding protection and restoration policies and tasks. It was agreed that there needs to be some flexibility in deciding what is best for the Town's coastal resources. Commissioners were pleased with the inclusion of agriculture in various chapters, and agreed that Section 4: Agriculture, needed to include language that addresses marine agriculture/horticulture and sea beds. Following discussion of Section 5: Natural Resources, two wording changes were agreed upon. Mr. Prue wanted to think through Section 5.2.3 regarding street sweeping and catch basin cleaning to minimize floatable debris. Mr. Prue would like to see language in Section 6: Open Space regarding public funding and public access for private open space. Their review of Section 7: Scenic and Historic Resources resulted in adding the "Bank Building" (Indian & Colonial) in Old Mystic should be added to the Historical Resources Map. Changes to Section 8: Villages include deletion of "to a lesser degree," from the Overview, using the Village Boundaries from the 2004 POCD rather than those proposed when considering village districts, and wording to encourage the use of floating zones with discretion.

Ms. Hoffman thanked the subcommittee for an excellent draft document.

Mr. Tamsky noted that discussion at the next meeting would resume at Chapter 9.

Mr. Mercer motioned to adjourn, seconded by Mr. Prue. Motion unanimously approved 5-0. The meeting adjourned at 10:02pm.

DRAFT