

Special Meeting

The 1510th meeting of the Town Of Stonington's Planning and Zoning Commission was held on Tuesday, February 11, 2014 at the Mystic Middle school, 204 Mistuxet Avenue, Mystic, CT. This was a joint meeting between the Planning and Zoning Commission and the 2014 Plan of Conservation and Development Subcommittee. The purpose of the meeting was to discuss the 1st draft of the 2014 Stonington Plan of Conservation and Development.

Planning and Zoning Commission members present were Ben Tamsky, Frances Hoffman, Curtis Lynch and Alternate Gardner Young. Commissioners John Prue and Bob Mercer were absent. Seated for the meeting were Ben Tamsky, Curtis Lynch, Fran Hoffman and Gardner Young. Town Planner, Keith A. Brynes was also present.

2014 Plan of Conservation and Development Subcommittee members present were Sara Lathrop, Wendy Bury, Bill Lyman, Bob Mohr, Bob Birmingham and Walter Grant.

The meeting was called to order by PZC Chairman Ben Tamsky at 7:10pm.

Ms. Lathrop provided an overview of the planning process and the draft POCD. The plan was self written by the Subcommittee. Planning consultants, Planimetrics, LLC, were then hired to provide direction and to take the original chapters and turn them into a cohesive document with one voice. The purpose of this meeting is to get a general reaction from the PZC on the draft plan prior to more work being done. The Subcommittee has not yet met as a group to discuss this 1st draft since their last meeting had to be canceled. However, there has been consensus on most issues. Mr. Lyman discussed public input received and the questionnaire that was developed with over 800 responses.

Mr. Lynch stated that he appreciated this early review by the PZC. Ms. Bury mentioned a review sheet developed by the Subcommittee for stakeholders. Mr. Tamsky asked if the Subcommittee had any problems with the draft plan. Ms. Lathrop responded that the Subcommittee will have to review specific items but members are generally happy with the work done by Planimetrics. The Subcommittee is instead looking for feedback and concerns from PZC. Mr. Tamsky stated that recommended tasks can often be too specific and that broader policy statements should lead agencies to fulfill them in ways that they deem appropriate. Ms. Hoffman disagreed stating that the specific tasks are necessary. Ms. Hoffman recommended adding back the plan's 3 broad elements which were left out of the 1st draft (Things we want to protect, How we want to grow, Things we want to provide). The plan should have a stronger introduction to make it engaging and provide a better framework. Mr. Lynch suggested including the more detailed table of contents that was previously forwarded to the PZC; consensus was to include it.

Ms. Lathrop discussed the importance of implementation for the plan to be successful. The 2004 POCD included more discussion on implementation which should also be included in the revised plan. Consensus was that this text should be added and that the POCD Implementation Committee should include representatives from various boards responsible for carrying out recommendations.

Mr. Lynch described his overview matrix of master overlay zones and suggested working it into the Future Land Use Plan. Mr. Brynes discussed the Future Land Use Plan which has yet to be developed since the plan's main recommendations had to first be established. The revised Future Land Use Plan will likely show a more general pattern of desired land use than did the 2004 version.

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Mr. Tamsky inquired about specific properties recommended for zone changes on page 65. Consensus was to remove these specific recommendations. Mr. Lynch recommended that the Context chapter could add more discussion of major changes in Town since 2004 including major storms and economic changes. Ms. Bury stated that the plan should add a summary of questionnaire responses received. Mr. Lyman suggested adding more text in the introduction about how this plan is a revision to the one done in 2004.

Mr. Lyman provided an overview of the process going forward including first working on revisions to the draft plan and then soliciting input from responsible parties and holding a public input hearing in the spring. Recommendations should be limited on one responsible party that can be more accountable.

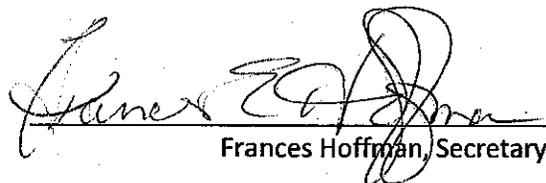
Mr. Brynes discussed revisions to the Town's Open Space Plan which are being drafted by the Conservation Commission. That plan was adopted by PZC in 2007 as an appendix to the POCD. The goal has been to have the revised Open Space Plan adopted as an appendix to the revised POCD. Mr. Grant distributed the Conservation Commission's list of planned revisions to the Open Space Plan. These revisions have not yet been reviewed by the Subcommittee. Mr. Lyman stated that some of the Conservation Commission's recommendations, such as rezoning most of the land north of Route 95 to GBR-130, may conflict with the draft POCD and may not be endorsed by the Subcommittee.

Ms. Lathrop asked for any specific comments from the PZC. Ms. Hoffman suggested that the Town's Stormwater Management Committee be mentioned in the plan and be reformed if necessary. Mr. Lynch recommended a discussion of changing flood hazard requirements many of which are beyond the Town's control. Mr. Tamsky recommended the Subcommittee examine whether floating zones have been successful in Town. Members discussed how to measure their success. Mr. Young recommended deleting recommendation B11 on page 60 regarding boarding houses. Consensus was to delete the recommendation. Mr. Young recommended adding more discussion in the Villages Chapter on parking issues and how they might be resolved. Ms. Hoffman inquired about the discussion of inland wetlands "Non-Infringement Areas" on page 30. Consensus was to eliminate this text since the PZC previously decided not to take action on it.

Ms. Bury stated that she will develop the Subcommittee's review sheet into an online survey for PZC members' individual review. Mr. Lyman asked the PZC if they had a specific date they wanted the plan to be revised and forwarded to them. Consensus was that there is no specific date. Mr. Brynes discussed the requirement for notifications to the State 90 days prior to adoption.

Mr. Tamsky asked for public comment. Carlene Donnarummo stated that many Prospect Place residential units, approved under the Neighborhood Development District regulation, remain unsold. The Subcommittee and PZC should be cautious in considering the Conservation Commission's suggested revisions to the Open Space Plan.

Mr. Tamsky motioned to adjourn the meeting. Ms. Hoffman seconded. The motion was unanimously approved. The meeting adjourned at 9:22pm.



Frances Hoffman, Secretary