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Special Meeting

The 1543rd meeting of the Town of Stonington's Planning and Zoning Commission was held Thursday, May 7, 2015 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner Ben Tamsky at 6:40pm. Present for the meeting were Commissioners Frances Hoffman, Curtis Lynch, Bob Mercer, John Prue, Alternate Gardner Young and Town Planner Keith A. Brynes. Alternates Shaun Savoie and David Rathbun were absent.

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

Old Business

2015 Plan of Conservation and Development. The Planning & Zoning Commission will consider adoption of the 2015 Plan of Conservation and Development. The Plan represents over two years of work by Town agencies and residents and will help guide conservation and development efforts for the next decade and beyond.

Mr. Tamsky explained the process for the meeting. Commissioners will review the recommendations of the Board of Selectmen and others, decide on whether to accept them and modify the plan accordingly.

Mr. Tamsky noted staff's memo to the Commission dated 4/28/15 which included 3 corrections to the Future Land Use Map on page 130. Consensus of the Commission was also to change the terms "Low Impact Residential" or "Low Impact Development" to "Low Density Residential" on pages 129, 130 and 131.

The Commission reviewed the Board of Selectmen's 4/22/15 comments on the POCD as spelled out in staff's 4/28/15 memo to the Commission and modified the POCD as follows:

Board of Selectmen Recommended Deletions:

1. The Commission unanimously agreed to eliminate Policy 8.2.5 recommending Village Districts and eliminate the accompanying maps of potential Village Districts.
2. The Commission unanimously agreed to eliminate Task 6.1.7 recommending increasing the open space set-aside for subdivisions.
3. The Commission unanimously agreed to eliminate Task 5.3.4 recommending Buildable Land Regulations.
4. The Commission unanimously agreed to eliminate Task 3.2.8 recommending restricting conversion of summer dwellings in coastal flood hazard areas to year round dwellings.

Board of Selectmen Recommended Modifications:

5. The Commission unanimously agreed to modify the text of Policy 8.1.2 to eliminate mention of Village Districts.
6. The Commission unanimously disagreed with the Selectmen on modifying the text of Task 8.2.6 to "encourage greater use of the Town's master planning tools."
7. The Commission unanimously agreed to modify Tasks 9.3.4 and 10.2.5 to include the words "and streamline the permitting process."
8. The Commission unanimously disagreed with the Selectmen on modifying Task 10.1.2 to read "Strive to diversify the tax base and achieve grand list growth of at least 1% per year."
9. The Commission unanimously agreed to change all references of the "Community Survey" in Section 2.1 to "Community Questionnaire."
10. The Commission unanimously agreed to modify text in Section 4.1 to change "Support Farms and Farmers" to "Support Farmers, Fishermen, Lobstermen and Aquaculture."
11. The Commission unanimously agreed to modify Task 4.1.2 from "Establish a town Agricultural Commission" to "Establish a town Agricultural and Aquacultural Commission." The Shellfish Commission will be added as a partner.
12. The Commission unanimously agreed to modify Task 4.1.5 to change "Convene local farmers and produce groups to identify business needs and opportunities" to "Convene local farmers, produce groups, fishermen,

lobstermen (Southern New England Fisherman's and Lobsterman's Association) and aquaculture groups to identify ways to improve Town policies towards their businesses and to encourage business opportunities between groups." The Shellfish Commission will be added as a partner.

13. The Commission unanimously agreed to modify the title in Section 10.3 from "Retain and Support Existing Businesses" to "Retain, Support and Encourage Business Development."
14. The Commission unanimously agreed to modify the text of Section 4.3 from "Work with farmers to implement best management practices for agriculture" to "Advise farmers to implement best management practices for agriculture."
15. The Commission unanimously disagreed with the Selectmen on modifying Section 1.5 to including the following sentence, "In consideration that the Town has been without a Director of Planning for over 2 years, after the position is filled, the Planning and Zoning Commission will work with the Planning Director to review the POCD for possible updates and additions."
16. The Commission unanimously agreed to modify Task 6.1.12 to add "Consider a recommendation to local legislatures that PA-490 be modified to a lower minimum acreage requirement to modify the lower minimum acreage requirement from 25 to 15 acres.

Board of Selectmen Recommended Additions:

17. The Commission unanimously agreed to add a new Task to encourage bringing a new 100+ employer to Town in the next 10 years. (The Selectmen recommended that this be a Policy.) Leader will be EDC and partners will be PZC, Dept. of Planning and the Board of Selectmen.
18. The Commission unanimously disagreed with the Selectmen's proposed new task to investigate rezoning land with available public utilities for modern commercial/industrial uses.
19. The Commission unanimously agreed to add a new Policy to "Actively market Stonington for business." Leader will be EDC and partner will be the Board of Selectmen.
20. The Commission unanimously agreed to add a new Task to "Work with local businesses to assure their expansions take place in Town whenever possible." Leader will be EDC and partner will be the Board of Selectmen.
21. The Commission unanimously agreed to add a new Task to "Investigate developing local incentives for business attraction, retention and expansion. Leader will be EDC and partners will be Board of Selectmen and Board of Finance.
22. The Commission unanimously agreed to add a new Task to "Consider changes to zoning to offer additional flexibility for the future growth of Mystic Aquarium." Leader will be PZC and partner will be the Dept. of Planning. (Language of this task was modified from the Selectmen's recommendation.)
23. The Commission unanimously agreed to add a new Task to "Investigate the creation of a new zoning district for Maritime Drive that focuses less on manufacturing, better reflects the current businesses on Maritime Drive and preserves the character of the area." Leader will be the Dept. of Planning and partner will be PZC. (Language of this task was modified from the Selectmen's recommendation.)
24. The Commission unanimously agreed to add a new Task to "Investigate increased flexibility in parking regulations." Leader will be the Dept. of Planning and partner will be PZC. (Language of this task was modified from the Selectmen's recommendation.)
25. The Commission unanimously disagreed with the Selectmen's recommendation to add a new task to "Investigate a regulation to allow sandwich board signs for businesses."
26. The Commission unanimously agreed to add a new Task to "Investigate changes to address some of the unique requirements of small and large marinas." Leader will be EDC and partners will be Dept. of Planning, PZC, Harbor Management Commissions and Waterfront Commission.

The Commission specifically reviewed comments from the Economic Development Commission dated 4/28/15 that were not recommended by the Board of Selectmen during their 4/22/15 meeting. The Commission unanimously disagreed

with EDC's recommended deletions #2, 3, 4, & 7 recommended modifications #1, 7, 8 & 12 and additions #2, 3, 4, 11 & 12.

The Commission reviewed recommended changes provided by the CTDEEP's Office of Long Island Sound Programs. The Commission unanimously agreed to the following modifications:

- Modify text in Section 3.2, 3rd paragraph on page 26 to read "The Town should promote water dependent uses in coastal areas."
- Modify Policy 3.2.5 to read "Promote water dependent uses in coastal areas."
- Modify text in Section 3.2, 3rd paragraph, 4th sentence, to read "If water dependent uses are diminished on a site, the adverse impacts must be minimized by including additional water-dependent uses, such as a public access component, on or as close to the site as possible."
- Modify Task 3.3.7 to read "Restrict assisted living facilities, hotels, elderly housing and schools, which have the potential to increase exposure of vulnerable populations, in coastal flood hazard areas."
- Add a new Policy under Section 7.1 to "Preserve public views to the water whenever feasible when siting waterfront structures and signage."

Ms. Hoffman will work with staff to update water resource mapping with the most current information.

The Commission reviewed Carlene Donnarummo's comments dated 4/28/15. The Commission unanimously agreed to the following modifications:

- Add the phrase "increasing casino competition may have an impact on our economy" to Chapter 2, Trend 9, 2nd paragraph.
- Modify Task 6.1.8 to add the phrase "sewerage pumping stations."
- Modify the text of section 7.2, 4th paragraph on page 60 to include references to the Stonington Historical Society's maintenance of the Old Lighthouse Museum, Captain Palmer House and Richard W. Woolworth Library.
- Delete the first bullet on page 66 mentioning Village Districts.
- Revise the Residential Densities Map on page 76 to label the white spaces as commercial and industrial zones.
- Modify text on page 112 to refer to the Town's Technical Standards for Land Development and Road Construction document.

Mr. Prue moved to adopt the 2/6/15 final draft of the Plan of Conservation and Development as amended by the Commission at tonight's meeting with an effective date of 6/30/15. The Commission will review these changes prior to publication. The motion was seconded by Mr. Lynch. The motion was unanimously approved.

Ms. Hoffman motioned for the Commission to draft a letter of thanks to the POCD Subcommittee for their work on the plan. The motion was seconded by Mr. Prue. The motion was unanimously approved.

Mr. Tamsky will draft the Welcome Letter at the beginning of the plan.

Mr. Prue moved to adjourn, seconded by Mr. Lynch. The motion was unanimously approved. The meeting adjourned at 10:00PM.