

**2014 Plan of Conservation and Development Subcommittee
Draft Minutes
March 16, 2015**

The 2014 Plan of Conservation and Development Subcommittee of the Planning and Zoning Commission held a Special Meeting on March 16, 2015 7:00PM at the Stonington Police Department Community Meeting Room, 173 S. Broad Street, Pawcatuck.

Attending were members, Wendy Bury, Sara Lathrop, Bill Lyman and Bob Mohr. Town Planner, Keith A. Brynes, and Planning and Zoning Commission members, Curtis Lynch and Ben Tamsky were also in attendance. Members Bob Birmingham and Walter Grant were absent.

The meeting was called to order by Chairman Lathrop at 7:05PM.

Minutes:

Mr. Lyman motioned to approve the minutes of the 10/6/14 meeting; seconded by Ms. Bury. The motion was approved 4-0.

Review of final draft of 2015 POCD and adoption process:

Ms. Lathrop stated that the purpose of this discussion is to review the final draft of the POCD dated 2/6/15 (as edited by the PZC) and to offer comments related to the Economic Development Commission's recent letter to the Board of Selectmen. The Subcommittee will present its comments in a letter to the Board of Selectmen and speak at the Selectmen's hearing on 3/25/15. The Subcommittee addressed issues brought up in the EDC's letter in order.

Buildable Land Regulations:

The Subcommittee disagreed with EDC's comments stating that the plan needs a balance of conservation and development goals. Consensus was to recommend modifying the language of Task 5.3.4 to read "Study and develop Buildable Land Regulations to reduce development pressure on sensitive areas." Text similar to that in the 2004 plan should be added to page 42 to help explain the rationale.

Increasing the Open Space Set Aside:

The Subcommittee disagreed with EDC's comments recommending elimination of Task 6.1.7. Language of the task was softened since 2004.

Municipal Land Acquisition Authority:

The Subcommittee disagreed with EDC's comments recommending elimination of this task. This task is similar to the 2004 task to form a Stonington (municipal) land trust. The Subcommittee recommended modifying Task 6.1.13 to read "Pursue a Municipal Land Acquisition and Development Authority under CT General Statutes Section 7-131p." The Subcommittee also recommended adding additional partners to the task including the Board of Education, Recreation Commission, Economic Development Commission, Board of Finance and other Board of Selectmen appointed commissions.

Village Districts:

The Subcommittee agreed with EDC's recommendation to eliminate policies and tasks encouraging Village Districts. The recommendation, as were many others, was carried over from the current 2004 POCD. The Subcommittee recommended modifying the language of Policy 8.1.2 to read "Use the Architectural Design Review Board to guide development in the villages." Task 8.2.5 would be

RECEIVED FOR RECORD
STONINGTON, CT
15 MAR 17 PM 1:02
CYNTHIA LEADWIG
TOWN CLERK
Page 1 of 2

eliminated. Maps showing potential Villages District boundaries would be eliminated and replaced with a general map of village areas in town similar to the one on page 4.

Use of Floating Zones/Master Planning Tools:

The Subcommittee agreed with EDC's recommendation to keep the language in the Subcommittee's final draft dated 10/22/14 which encouraged greater use of the Town's master planning tools.

Conclusion (in EDC's letter):

The Subcommittee discussed the extensive public outreach involved in developing this plan including a questionnaire answered by over 700 people, public meetings, outreach to local boards and consideration of extensive comments received by local boards and individuals.

This is the final meeting of the POCD Subcommittee.

The meeting was adjourned at 8:57PM.

Respectfully submitted,

Keith A. Brynes, Town Planner