

**Plan of Conservation and Development Implementation Committee**  
**Regular Meeting Minutes**  
**January 24, 2022**

The Plan of Conservation and Development Implementation Committee held a Special Meeting on Monday, January 24, 2022, 5:00PM at the Stonington Police Department Meeting, 173 South Broad St., Pawcatuck, CT.

Attending were Chairman / First Selectman, Danielle Chesebrough and members, David Hammond, Susan Hibbard, Donald Kluberanz, Erika Lebling, Ben Philbrick, Lyndsey Pyrke-Fairchild, Lynn Young and Keith Brynes, Town Planner. Members, John Truscinski, and Barbara McKrell – Director of Public Works were absent.

The meeting was called to order by Chairman Chesebrough at 5:02PM.

*Approval of Draft Minutes*

Ms. Hibbard motioned to approved the draft 7/19/21 minutes; seconded by Mr. Philbrick. The motion was unanimously approved.

*Discussion of First Selectman's Implementation Priorities*

*Update Zoning Regulations*

Mr. Brynes summarized the status of the Comprehensive Zoning Rewrite project. A Request for Proposals for a consultant has been issued and interviews will be held later in the week. The rewrite will implement several of the specific tasks in the POCD. Mr. Philbrick summarized the Planning and Zoning's progress on the Affordable Housing Plan; a public hearing on adoption has been scheduled for 3/15/22. The Commission plans on adopting a temporary 6 month moratorium on applications for cannabis establishments in order to develop zoning regulations for these businesses. Ms. Chesebrough summarized ways the Town is trying to increase communication with the public including the public's ability to sign up for various notifications on the website.

*Dealing with Sea Level Rise*

Ms. Chesebrough stated that the Selectmen are looking to populate a new Flood and Erosion Control Board. Ms. Hibbard mentioned that the Climate Change Task Force is working on a new Mission Statement and is advocating for a new town hall position to address sustainability issues. The Town is applying for various sea level rise-related grants, some of which in partnership with other organizations, such as Mystic Seaport. The Town has requested an annual set-aside of funding to address sea level rise.

*Revitalization of Downtown Pawcatuck*

Mr. Hammond discussed the EDC's efforts in exploring acquisition of the "Circus Lot" at the end of Noyes Ave. for use as a riverfront park. The EDC is exploring whether this land could help potential redevelopment of privately owned parcels on Liberty St. The EDC is also trying to advance the concept of a Riverwalk between Donahue Park and Rt. 1 and has begun working with an engineer. A new

Pawcatuck Bridge State Historic District, encompassing 4 historic properties, was nominated by the Town and approved by the State Historic Preservation Council. The EDC has also been working on other issues such as possible adoption of one or more Cultural Districts in Town and improving the Town's marketing and branding. EDC held a Community Conversation on ideas to improve the Exit 90 area.

#### *Sustainability Initiatives*

Ms. Chesebrough summarized the Town's proposal for a utility scale solar power development at the transfer station. The proposal could provide up to 90% of power for local government and schools. The project is dependent on a state grant to be submitted. The Town continues to work with the Trust for Public Land on preservation of hundreds of acres on Al Harvey Rd. The closing on the property should be within the next 2 months.

Mr. Brynes stated that the Town received 2 grant awards through the State's Brownfields Program - \$750,000 for environmental remediation at the Mystic River Boathouse Park and \$200,000 for assessment of soil contamination at the former Stillmanville Mill site.

#### *Complete Streets Resolution*

Ms. Chesebrough summarized a meeting with the Police Dept. and Police Commission chair on bike infrastructure and safety. A separated bike lane on portions of Rt. 1 outside Mystic may be possible. Jennifer Lacker of Bike Stonington stated that more residents and tourists have been biking since COVID. Share the Road signs should be added at a minimum and a bike lane should be added to Rt. 1. The Southeastern CT Council of Governments should implement their regional Bike and Pedestrian Plan. Mr. Brynes stated that the Rt. 1 Sidewalk project is moving forward despite extra costs added by DOT.

The Committee discussed the Mystic Parking Study funded by Stonington and Groton which included recommendations for metered parking and shared use of private parking lots. Representatives from both towns will meet to discuss next steps. Ms. Chesebrough discussed the Bridge Inventory being completed by the Town Engineer will serve to guide future maintenance and funding.

#### *Low Impact Development*

Planned drainage repairs to the 4<sup>th</sup> District Voting Hall have been delayed due to parts being on back order. Plans include LID features such as a rain garden. The Town is also looking at other municipal sites that could accommodate such features, including Town Hall.

#### *Affordable Housing*

The Town's Affordable Housing Plan is now complete. Per state law, the Town must adopt a plan by June. The Planning and Zoning Commission has scheduled a public hearing on its adoption for 3/15/22.

Mr. Hammond motioned to adjourn the meeting; seconded by Ms. Hibbard. The motion was unanimously approved.

The meeting was adjourned at 6:16PM.

Respectfully submitted,

  
Keith A. Brynes, Town Planner