

April 4 Meeting

Meeting Exercises

Review Corridor Bus Tour (March 7)

Review Results of Public Meeting (March 26)

- Prouds
- Sorrys
- Overall Discussion
- Visual Preference Survey

Goals

Identify / define issues and problems

Discuss preliminary concepts / vision

Identify “Strategic Sites”

- Mystic Village?
- Mystic Fringe?
- Corridor?
- Wequetequock?
- Pawcatuck Fringe?
- Pawcatuck Village?

Prouds

People who attended the March 26th public meeting and participated in the “Prouds and Sorrys” exercise seem proudest of the rural, sea-side character of the Route 1 corridor and the New England style architecture and villages.

Character	58
Unbuilt areas, scenic views, water views, coves, rural feeling	
Open Space	39
Open spaces, public access, Barn Island, Knox Preserve, etc.	
Business Development	38
Village-type areas, small buildings, development across from A&P, re-use of older buildings	
Community Facilities	28
High School, police station, Town Hall	
Residential Development	20
Neighborhoods, housing variety	
Vehicular Transportation	16
Low volumes, slow speeds, road character	
Natural Resources	11
Marshes, wetlands	
Structure / Design	8
Villages, low level of development, setbacks	
Pedestrian / Bicycle	3
Bicycle paths, being able to walk to stores	
Utilities	3
Bicycle paths, being able to walk to stores	

Sorrys

People seem sorriest about the character of some of the business development in the corridor and traffic conditions in the corridor.

Business Development	93
Strip malls, bicycle shop, junky areas, gas stations, “creeping commercialism”, overly large buildings, lack of maintenance, modern-style buildings, “cookie cutter” architecture	
Vehicular Transportation	31
Congestion in villages, high speeds, Jerry Brown Road, summer traffic, 1/1A intersection, Mason Island intersection	
Character	26
Gateway character, lack of maintenance, strip malls, non-New England architecture, lack of architectural standards, illumination	
Structure / Design	21
Lack of more villages, sprawl/strip development, unfinished buildings, lack of design controls	
Natural Resources	18
Wetland filling, floodplain filling, encroachment on natural resources	
Community Facilities	18
Marinas / boatyards, post office, police station	
Residential Development	16
Higher density, lack of maintenance, overly large houses	
Pedestrian / Bicycle	14
Lack of safe bike paths, lack of sidewalks	
Utilities	3
Cell tower on Route 1	
Open Space	1
Too few open space tools	

Overall Discussion

Vocalized Principles From “Prouds”

- Keep the corridor the way it is
- Protect the environment
- Keep as a refuge from development in other areas
- Keep the two-lane road
- Keep businesses in the villages
- Influence development
- Preserve what we care most about along our main corridor
- Maintain a sense of community

Vocalized Principles From “Sorrysts”

- Don't want to look like Groton
- Avoid pollution -- visual, light, air, water
- Continue the “indigenous aesthetic”
- Be more like a village
- Don't harm the areas we care about
- Keep the areas / structure that exists
- Don't let sprawl continue to infill

Other Comments

- We need to prevent “sorrysts” from happening again
- Why doesn't Stonington have design review?
- How can we make buildings look like they have been here for 100 years?
- What other places can be models for what we want to accomplish?
- Even if it looks pretty, land is still being developed -- we need to buy property to preserve character

Vocalized Principles

1. Minimize or limit development t in the corridor
 - Purchase of land
 - Tax incentives to keep land undeveloped (PA 490)
2. Guide design
 - Village
 - Village Fringe
 - Corridor
3. Do it “green” (respect the environment and character)
4. Take care of what we have (maintain areas and properties)