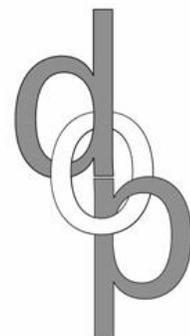


**Town of Stonington  
POCD Implementation Committee  
PROGRESS REPORT**

**September 12, 2006  
Special Meeting**

**STONINGTON**  
Department of Planning



**Progress Report 9-12-2006**  
 Department of Planning Activities

**INTRODUCTION**

There are 150 Action Items identified in the Implementation Guide (Chapter 9) of the Stonington Plan of Conservation and Development (POCD):

- 37 are general policies; and
- 113 are tasks.

The POCD Implementation Committee has been created to monitor the plans progress and to make recommendations on areas that should be target for implementation. The following report is a result of the plans strong implementation chapter and serves as the tracking mechanism for the plan.

Legend

	Policy
<b>BOLD</b>	Addition since last report

**ACTION ITEMS COMPLETED SINCE LAST REPORT**

ITEM	PAGE	DESCRIPTION	COMPLETED
<b>P21 (4)</b>	<b>9-11</b>	<b>Encourage mixed-use development.</b>	<b>6-18-2006</b>
<b>P22 (5)</b>	<b>9-11</b>	<b>Encourage in-fill development.</b>	<b>6-18-2006</b>
<b>4 (7)</b>	<b>9-6</b>	<b>Investigate adopting regulations to allow development flexibility for open space preservation</b>	<b>8-21-2006</b>

**ACTION ITEMS CLASSIFIED AS UNREALISTIC SINCE LAST REPORT**

ITEM	PAGE	DESCRIPTION	REASON
<b>6 (10)</b>	<b>9-6</b>	<b>Investigate requiring “open space developments” resulting in higher percentage of open space.</b>	<b>The PZC is not convinced that this development tool is appropriate to be a required development style.</b>

## SUMMARY OF COMPLETED ITEMS

ACTION ITEM	DATE
Encourage mixed-use development.	6-18-2006
Encourage in-fill development.	

On June 18, 2006, the Planning and Zoning Commission removed the Attached Housing (ZR 6.6.15) tool from the commercial districts and replace it with the Residential Mixed Use (RMU) tool to ZR 6.6.22. This action, coupled with the Industrial Heritage Reuse District (IHRD) in ZR 7.19 and the Neighborhood Development District (NDD) in ZR 7.21. These actions have transformed general policy into regulatory tools that enable this type of land use growth.

ACTION ITEM	DATE
Investigate adopting regulations to allow development flexibility for open space preservation.	8-21-2006

On August 21, 2006, the Planning and Zoning Commission removed the Cluster Development (ZR 6.6.1) and replaced it with the Open Space Development (OSD) in ZR 6.6.22. The Subdivision Regulations were amended to incorporate these changes.

ACTION ITEM	DATE
Investigate requiring “open space developments” resulting in higher percentage of open space.	8-21-2006

This concept is not ripe for consideration at this time. During the sub-committee meetings in which the OSD tool was discussed, it became abundantly clear that the transformation to OSD versus conventional subdivision design (CSD) was not something that this community is ready to address. The OSD has a number of concerned supporters. It should be noted that this recommendation should be included in future editions of the POCD if it has not been enacted by the conclusion of this plan term.

## ACTIVE ACTION ITEMS

ITEM	PAGE	DESCRIPTION	STATUS
P3 (6)	9-6	Conservation Easements	Planning and Zoning Commission requires Conservation Easements over subdivision open space, regardless of ownership.
7 (15)	9-6	Open Space Analysis	Conservation Commission is working on an Open Space Plan.
P6 (12)	9-6	Interconnect Open Space.	Greenway development is considered on every Planning and Zoning Commission application.
P7 (13)	9-6	Pawcatuck River Greenway Project	Initial trail development is being pursued (Pawcatuck River Pedestrian Bridge). STEAP application has been submitted to rebuild dock at Pawcatuck Park.
10 (1)	9-7	Adopt buildable land regulations to reduce development pressure on sensitive areas.	Planning and Zoning Commission has formed a subcommittee that is working with the Planning staff to address this topic.
16 (9)	9-7	Stormwater Quality	Staff level committee is working on a <i>Town Standards Manual</i> .
P11 (10)	9-7	Site design improvements for stormwater quality	Staff level committee is working on a <i>Town Standards Manual</i> .
P12 (13)	9-7	Provide vegetative buffers	The use of swales and limiting impacts to wetlands have been encouraged by Town staff and Commissions.
P14 (14)	9-7	Promote public education of non-point source pollution	Stonington Stormwater Task Force is working on outreach and education programs and has visited local schools to present on this topic.
P23 (6)	9-11	Encourage mixed retail and services.	Staff is working to attract mixed commercial opportunities.
48 (1)	9-12	<i>Rivision</i>	Project is still underway. (2/5 mills approved)
55 (8)	9-13	LI-130 Re-orientation	First Application was denied. Conservation Commission is working to refine the proposal.
60	9-13	Consider creating a	Joint Project:

ITEM	PAGE	DESCRIPTION	STATUS
(13)		transportation/visitor center to mitigate idling busses, promote area attractions and reduce dependency on private motor vehicles between I-95 and Mystic	<p>\$175,000 STEAP Grant and \$2,000,000 SAFTEA Grant have been awarded. Administrative requirements of the grant programs need to be completed prior to project initiation.</p> <p>Project involves:</p> <ul style="list-style-type: none"> <li>• New bus parking facility on Jerry Brown Road</li> <li>• Bike lanes on Coogan Boulevard</li> <li>• Landscaping on Coogan Boulevard</li> <li>• Wayfinding Signage Program in Mystic</li> <li>• Bike trail from Maritime Drive to Schooner's Wharf development.</li> </ul> <p>No local funding has been allocated in the FY06-07 Budget</p>
61 (14)	9-13	Allow the major institutional uses to share a common highway oriented promotional sign.	
62 (15)	9-13	Work cooperatively to create unified directional signage and streetscape elements throughout tourist areas and improve pedestrian connections to the Mystic Village Center	
63 (16)	9-13	Reconfigure Coogan Boulevard into a true boulevard with bicycle and pedestrian enhancements	
67 (1)	9-14	Adopt density based zoning to allow more flexible development patterns to avoid environmentally sensitive areas and increase the percentage of open space.	Planning and Zoning Commission has formed a subcommittee that is working with the Planning staff to address this topic.
82 (1)	9-16	Addition to Town Hall	Project has been paused.
93 (2)	9-18	Create context sensitive road design standards	Staff level committee is working on a <i>Town Standards Manual</i> .
96 (1)	9-19	Explore expansion of SEAT	2005-06 Town Budget includes increase in SEAT budget for town-wide and Mystic Shuttle expansion. NO STATE FUNDING
97 (2)	9-19	Mystic jitney bus service	

## COMPLETED ACTION ITEMS

ITEM	PAGE	DESCRIPTION	COMPLETED
P1 (2)	9-6	Open Space or FILOS is required for all subdivisions	7/15/2003
7	9-16	Address Space Needs at the Town Garage	8/1/2005
12a. (3)	9-7	URA for Inland Wetland and Watercourses Commission	7/22/2004
43 (2)	9-11	Initiate comprehensive village planning program in Pawcatuck	Pawcatuck Study has been completed. 6/1/2005 (1/3)
49 (2)	9-12	Mill Redevelopment Floating Zone (IHRD)	9/6/2004
50 (1)	9-13	Highway Interchange Zone Revision	9/27/2004
54 (6)	9-13	Additional Uses in the HI Zone	9/27/2004
58 (11)	9-13	Create Maritime Historical/ Education Zone at Mystic Seaport	6/21/2005
66 (19)	9-14	Create Design Review Committee	BOS motion to for a temporary committee but has not appointed any members.
74 (5)	9-14	Create Housing Affordability Committee	
P37 (4)	9-19	Parking Regulations require bicycle consideration	6/21/2004
99 (1)	9-19	Maximum parking; alternative min. standards	6/21/2004
100 (2)	9-19	Parking reductions	6/21/2004
101 (3)	9-19	Parking lot landscaping	6/21/2004
102 (4)	9-19	Pervious paving options	6/21/2004
103 (5)	9-19	Excessive lighting	9/27/2004

ITEM	PAGE	DESCRIPTION	COMPLETED
Not Listed in POCD		Amendment to Future Land Use Plan (8-3) to change an area from Low Density Residential to Village Residential	8/16/2005

## ACTION ITEMS THAT ARE UNREALISTIC

ITEM	PAGE	DESCRIPTION	REASON
65 (18)	9-14	Consider roundabout at Jerry Brown Rd. and Whitehall Ave.	Traffic light installation has been completed by CT DOT.
33 (6)	9-9	Create "Neighborhood Marine" zone	Public Hearing held on 12/6/2005. Second attempt. Application has been denied.
71 (2)	9-14	Encourage Age-Restricted housing where appropriate	Regulation Amendment Application was denied 5-0 by the PZC. This Commission is not interested in a specific tool for this land use activity.
110 (5)	9-20	If feasible, connect the Mystic sewer system into the Groton sewer system	The Town of Groton is not interested.

## ACTION ITEM SUMMARY

	Completed 6/2006 – 9/2006	Completed Prior to 6/2006	Total Items <sup>1</sup>	Total Completed	Percent Complete
General Policy	2	2	37	4	10.8%
Task	2	17 $\frac{1}{3}$	113	19 $\frac{1}{3}$	17.1%
<b>TOTAL</b>	<b>4</b>	<b>19<math>\frac{1}{3}</math></b>	<b>150</b>	<b>23<math>\frac{1}{3}</math></b>	<b>15.6%</b>

1 Includes Unrealistic Items

	Remaining	Active	% Active (R)	% Active (Remaining)
General Policy	33	7	21.2%	18.9%
Task	93 $\frac{2}{3}$	14	12.3%	14.9%
<b>TOTAL</b>	<b>126<math>\frac{2}{3}</math></b>	<b>22</b>	<b>17.4%</b>	<b>14.7%</b>

1/5 of the Plan term was completed on July 19, 2006 (20%)

Plan tasks are 15.6% complete, with an additional 17.4% of the remaining tasks active.

Report prepared by:

### Town of Stonington Department of Planning

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 Vacant – Community Development Admin