

PLANNING COMMISSION

The Planning Commission is responsible for reviewing all proposed subdivision of land, whether for residential, commercial or industrial purposes. During this fiscal year, the Commission conducted four preliminary reviews, and reviewed six Applications for Subdivision of Land and one Application for Re-subdivision of Land. Of the seven Applications, the Commission approved four (two with Modifications); three Applicants withdrew Applications before action by the Commission.

The Commission designated two “Scenic Roads” following petition by residents of each of Ingham Hill Road (from Interstate 95 northerly to the end of the paved portion) and Schoolhouse Road (from Interstate 95 northerly to the Westbrook town line.)

The Commission continued to update the 2000 Plan of Conservation & Development and, in the spring, referred the Plan to Town Meeting for “review and comment.” Commission Member H. Stuart Hanes, Alternate Member Salvatore V. Aresco, and Town Planner Christine Nelson continued workshops with the Town’s boards and commissions and the public to encourage implementation of the Plan’s recommended programs, standards, and municipal improvements.

The Commission continued its review of Town road endings for the Board of Selectmen, completing site plans with suggested improvements for seven of those located in the Cornfield Point neighborhood. The Commission reported its recommendations to the Board of Selectmen, who then approved and will implement the improvements. The Connecticut Department of Environmental Protection granted the Town monies from its Long Island Sound License Plate Fund to survey, review, site plan and make improvements to the road ending at Bayside Road. The Commission will continue to investigate road endings during the next fiscal year.

A significant amount of the Commission’s time, both at regular and special meetings, was spent discussing and reviewing the large remaining undeveloped tracts in the northern section of Town (north of Interstate 95 and west of Route 9). Recognizing these areas as ecologically valuable and sensitive, the Planning Commission discussed changes to the Zoning Regulations, concluding that a new “residential conservation” zoning district requiring Open Space Subdivisions to encourage cluster development that would preserve the area’s natural resources and maintain contiguous open space and wildlife corridors.

Judith S. Gallicchio, Chairman