

**2014 Plan of Conservation and Development Subcommittee  
Special Meeting Minutes  
March 18, 2013**

The 2014 Plan of Conservation and Development Subcommittee of the Planning and Zoning Commission held its March 18, 2013 Special Meeting at 7:00PM at the Stonington Police Station Meeting Room – 173 S. Broad St., Pawcatuck, CT. Attending were members, Wendy Bury, Walter Grant, Bill Lyman, Robert Mohr, and John Prue. Members Alisa Morrison, Sara Lathrop and Bob Birmingham were absent. Town Planner Keith A. Brynes was also in attendance.

The meeting was called to order by Vice Chair Bury at 7:00PM.

Mr. Mohr motioned to approve the draft minutes of the 3/4/13 meeting; seconded by Mr. Grant. The motion was approved 4-0-1 with Mr. Lyman abstaining.

Stanton Simm, Chairman of the Conservation Commission, addressed the Subcommittee and distributed the Conservation Commission's list of the following 12 recommendations for the 2014 POCD:

1. *Revise the 2007 Open Space Plan as part of the 2014 POCD revisions.* The Conservation Commission has begun work on these revisions including updating the criteria for rating open space. The Conservation Commission presented an updated list of preserved open space in Town totaling 12.7% of all land. The goal would be to include the Open Space Plan as a stand-alone addendum to the main POCD. The Conservation Commission would solicit public input specifically for the Open Space Plan. Consensus of the Subcommittee was that the Open Space Plan should be included as part of the POCD update.
2. *Updating and enforcement of the Town's Scenic Road Ordinance.*
3. *Update the Zoning Map and districts to better reflect current property uses.* Mr. Prue suggested a good recommendation would be for PZC to annually review its Zoning Map.
4. *Implement a Right to Farm Ordinance.*
5. *Implement a Buildable Land Regulation.* Would apply to new lots only. The Conservation Commission also recommends that building envelopes for residential lots, once created by the PZC, should not be altered by zoning or regulation changes. The Subcommittee discussed whether this recommendation would conflict with State Statutes (Porier Act).
6. *Eliminate recommendation for a Town Beach.* No suitable locations are available.
7. *Address water quality and quantity concerns.*
8. *Add annual budget line items for land acquisition, replacement and pruning of roadside trees.*
9. *Recommend that white pines not be used on town roads or in subdivisions.*
10. *Recommend creating an age-restricted housing regulation.*
11. *Specific area recommendations:*
  - a. Create a Wequetequock Historic and Conservation District.
  - b. Recommend residential use on Perkins Farm property.

- c. Maintain 2004 recommendation to change the LI-130 zone on Taugwonk Rd. to GBR-130. Mr. Simm stated that whether the LI-130 should be reoriented along Rt. 95 would be up to the Subcommittee and/or PZC. Existing businesses would remain LI-130.

12. *Revise Open Space Development regulations to eliminate requirement that the percentage of wetlands in open space is no greater than in the entire property.* This regulation has been a disincentive to using the regulation.

Mr. Simm offered the Conservation Commission's general assistance in updating the POCD.

Carlene Donarrumo stated that State Statutes would prevent adopting the Conservation Commission's recommendation regarding home owners' protections from future zone changes. A Buildable Land Regulation would prevent developers from overdeveloping steep slopes.

The Subcommittee discussed the process of updating the POCD by hiring Planimetrics, LLC to help facilitate the planning process. The Subcommittee reviewed email correspondence from Glenn Chalder of Planimetrics which recommended an alternate process for updating the Plan. The process would include holding 3 "triage" meetings up front to address the main goals for the Plan's 3 areas – "What do we want to protect?" "How do we want to grow?" "What do we want to provide?" Summaries would be developed out of these meetings which would develop into the chapters of the revised plan. The Subcommittee could solicit bulleted recommendations from local groups and commissions prior to the triage meetings. After these summaries are developed they would be distributed to various groups to get their reaction. Mr. Chalder would attend the 3 triage meetings for \$1,000 each and could be hired for additional services if necessary. Mr. Chalder recommended that his firm not actually write the text changes to save the town money.

Consensus of the Subcommittee was that this new strategy better keeps the Plan's main goals in focus without getting bogged down in specific recommendations at the beginning. The Subcommittee would not continue scheduling meetings with chairs of various committees.

Mr. Prue made a motion to agree to hire Planimetrics for 3 meetings. Seconded by Mr. Lyman. The motion passed 5-0. Ms. Bury agreed to contact Planimetrics.

The Subcommittee discussed re-organizing the 2004 POCD to fit into the revised table of contents. Mr. Brynes will solicit bulleted lists of recommendations from local boards and stakeholders, using the Conservation Commission's comments as a model. The list of responsible parties from the 2004 Plan's implementation schedule will be a starting point for applicable groups. Mr. Grant will contact local groups related to farming (which were not addressed in 2004).

The next agenda will include discussion of the process going forward and Mr. Lyman's draft schedule of meetings. Ms. Bury updated the group on creating a Facebook page for the Subcommittee. The Town's Director of Administrative Services offered no objection to the Subcommittee maintaining its own page. Ms. Bury will create it and any member can update it

with agendas, minutes, etc. Other postings will need approval of the entire Subcommittee. The page is not for members personal opinions but can be used to prompt discussion and input from the public.

Mr. Brynes will develop a press release including the executive summary of the questionnaire results to date. Ms. Bury will update the summary and sent it to the group before it is sent out. Mr. Brynes will distribute a rough draft updating Chapter 2 (Context/demographics).

Ms. Bury adjourned the meeting at 9:10PM.

Respectfully submitted,



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Keith A. Brynes, Town Planner