

**2014 Plan of Conservation and Development Subcommittee  
Special Meeting Minutes  
September 4, 2013**

The 2014 Plan of Conservation and Development Subcommittee of the Planning and Zoning Commission held its September 4, 2013 Special Meeting at 7:00PM at the Stonington Town Hall Meeting Room – 152 Elm Street, Stonington. Attending were members Wendy Bury, Walter Grant, Sara Lathrop and Robert Mohr. Town Planner Keith A. Brynes was also in attendance. Members Bob Birmingham, Bill Lyman and John Prue were absent.

The meeting was called to order by Chairman Lathrop at 7:04PM.

Ms. Bury motioned to approve the draft minutes of the 8/19/13 meeting as amended; seconded by Mr. Grant. The motion was unanimously approved 4-0.

Discussion of outline for Chapter 6, Open Space:

Mr. Grant presented his outline for the chapter. His opinion was that writing this chapter should not wait until the Open Space Plan is completed by the Conservation Commission. The Subcommittee also reviewed written comments previously submitted by Mr. Lyman.

The Subcommittee discussed the inclusion of definitions of various types of open space. Consensus was to remove some definitions and keep the ones for “dedicated” and “managed” open space. The Subcommittee discussed the need for an updated inventory and map of protected open space after consulting with the Tax Assessor. The Current Conditions section of the chapter should compare the amount of open space over the past 10 years. The plan should mention the Town’s current Open Space Fund taken from “fee in lieu of open space” payments from the sale of subdivision lots.

In the Vision section of the chapter the Subcommittee requested discussion of the 3 general goals for open space protection established at a previous meeting. This section should serve as a basis for the chapter’s recommendations.

The Subcommittee discussed the Recommendations section of the chapter and whether this chapter of the POCD should simply defer to the recommendations of the Open Space Plan being revised by the Conservation Commission. Consensus was that this chapter should include recommendations regarding open space.

Consensus of the Subcommittee was to make the following changes to the recommendations:

Policies #1 and 2 should be considered tasks.

Policy #3 should read “Limit open spaces to those which are consistent...” or otherwise reword to simplify.

Several of the tasks should be considered policies. The Subcommittee discussed whether there is still a need for a municipal land trust. Rick Newton of the Avalonia Land Conservancy stated that a municipal land trust could enforce municipal conservation easements and recommended that the POCD discuss the financial benefits of open space preservation.

Discussion of outline for Chapter 7, Scenic and Community Character:

The Subcommittee decided to discuss this chapter at its next meeting with Mr. Lyman's input.

Discussion of outline for Chapter 8, Villages:

Ms. Bury presented the outline for this chapter. Ms. Lathrop felt that the discussion of younger people's preferences may be overstated and that the Town's villages may not satisfy those preferences. The Subcommittee discussed whether the Town's villages are more attractive to retired or younger people. Chapter 2 (Context/Demographics) can include a picture of these trends. The Subcommittee discussed recommended changes to the text. The 3<sup>rd</sup> general goal in the Vision section should be reworded from "Address Village Needs" to "Plan for Future Village Needs."

Consensus of the Subcommittee was to make the following changes to the recommendations:

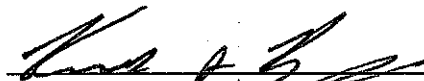
Remove any mention of the "Mixed Use Transitional District" from the text.

Task #7 – Remove Board of Education as a responsible party and add Board of Selectmen and Economic Development Commission.

Add a task to "establish village boundaries" and possibly "establish Village Districts per CGS 8-2j."

Ms. Bury motioned to adjourn the meeting; seconded by Mr. Grant. The motion was unanimously approved. The meeting was adjourned at 9:02PM.

Respectfully submitted,

  
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Keith A. Brynes, Town Planner