

**2014 Plan of Conservation and Development Subcommittee  
Regular Meeting Minutes  
September 16, 2013**

The 2014 Plan of Conservation and Development Subcommittee of the Planning and Zoning Commission held its September 16, 2013 Regular Meeting at 7:00PM at the Stonington Police Station Meeting Room –173 S. Broad St., Pawcatuck, CT. Attending were members Wendy Bury, Walter Grant, Sara Lathrop, Bill Lyman, Robert Mohr and John Prue. Town Planner Keith A. Brynes was also in attendance. Member Bob Birmingham was absent.

The meeting was called to order by Chairman Lathrop at 7:05PM.

Mr. Mohr motioned to approve the draft minutes of the 9/4/13 meeting; seconded by Ms. Bury. The motion was unanimously approved 4-0-1. Roll Call: Bury – approve, Grant – approve, Lathrop – approve, Mohr – approve, Lyman – abstain. Mr. Prue arrived at 7:15PM.

*Discussion of outline for Chapter 7, Scenic and Historic Resources:*

Mr. Lyman presented his draft outline of this chapter. Mr. Lyman's proposal is to replace the "Community Character" element of this chapter with "Historic Resources" as drafted by Mr. Brynes. Discussion of community character could be relocated in an introductory section of the plan. The various Plan chapters will help implement the Town's community character goals. Consensus of the Subcommittee was to follow Mr. Lyman's recommendation. Mr. Lyman will prepare a revised version of Chapter to be reviewed by the Subcommittee at a future meeting. Ms. Bury recommended adding a discussion of the importance and purpose of the Scenic Road Ordinance and the need for better enforcement.

*Discussion of outline for Chapter 9, Residential Housing:*

Mr. Prue distributed copies of a partial draft outline of the chapter. The Town of Groton's new Housing Plan developed as part of their POCD was used as a general guide. Housing strategies should be different in the village areas than in the rest of the Town. The Subcommittee discussed current restrictions on multi-family housing and providing more options beside single family housing. These options will become more important as demographic changes will result in smaller households with fewer children and more aging residents. Revising the Town's accessory housing regulations was discussed. Older residents will be seeking to sell their large homes and downsize, possibly moving to more dense areas. Ms. Bury will request housing information gathered by realtor, Les Bray. Mr. Lyman recommended adding the 3 general goals for housing established at a prior meeting.

*Discussion of outline for Chapter 10, Commercial and Industrial Development:*

Ms. Bury summarized her outline for this chapter. She is meeting with Deb Donovan of the Southeastern CT Enterprise Region (SECTER) regarding coordinating this section of the POCD with the SECTER's Comprehensive Economic Development Strategy (CEDS).

Mr. Lyman recommended adding an introduction to the bulleted section and reorganizing the section to frame the discussion. Discussion of tourism should be added. Stonington has had success adding jobs compared to other towns in the region. Several large projects have been approved but have not yet been built.

The Subcommittee recommended the following changes to the draft recommendations:

Policies:

- B. Combine with J.
- C. Too vague as worded. Possibly discuss the concept in the Vision section.
- E. Possibly reword.
- F. Policy was also in another chapter. If kept here would need discussion in text.
- G. Recommend modifying the TC-80 regulations rather than promoting variances. Possibly recommend keeping the boundaries of the TC-80 as is but allowing more development through higher FAR.
- H. Reword to eliminate the word "other."

Tasks:

1. Add creation of the Heritage Mill (HM) District as recommended by EDC.
2. Eliminate HM District since it does not yet exist.
3. Combine discussion of LI-130 in #2 with #3.
4. Back up this recommendation in the text.

The Subcommittee discussed a Special Meeting during the end of September but schedules did not allow for it. Members discussed the schedule for the next few meetings. A goal of December 1<sup>st</sup> was set to finalize drafts and send to Glenn Chalder of Planimetrics, LLC for review and comment. The next meeting on October 7<sup>th</sup> will include discussion of Chapters 11 and 12 (Community Facilities and Utilities). Ms. Bury discussed the First Selectman's request to have a representative of the POCD Subcommittee at a 9/30 community meeting in Pawcatuck. Consensus of the Subcommittee was that Subcommittee attendance was not necessary.

Ms. Bury motioned to adjourn the meeting; seconded by Mr. Lyman. The motion was unanimously approved. The meeting was adjourned at 9:28PM.

Respectfully submitted,

  
Keith A. Brynes, Town Planner