

**2014 Plan of Conservation and Development Subcommittee
Regular Meeting Minutes
November 4, 2013**

The 2014 Plan of Conservation and Development Subcommittee of the Planning and Zoning Commission held its November 4, 2013 Regular Meeting at 7:00PM at the Stonington Police Station Meeting Room – 173 S. Broad St, Pawcatuck. Attending were members Bob Birmingham, Wendy Bury, Walter Grant, Sara Lathrop and Robert Mohr. Members Bill Lyman and John Prue were absent. Town Planner Keith A. Brynes was also in attendance.

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

Discussion of outline for Chapter 3, Coastal Resources:

Mr. Birmingham presented revisions to the draft of the Coastal Resources chapter. Subcommittee members recommended separating much of the text into the Overview, Assessment and Vision sections. Text should include more justification for the recommendations. The Vision section should include the 3 broad goals for coastal resources. Keeping the recommendation for a tidal wetlands buffer was discussed. Improving communication between different commissions and officials was discussed as a relevant goal for nearly all chapters. The Subcommittee discussed categorizing some tasks as policies. Task recommending 100' setbacks in FEMA V-Zones should be removed since this regulation exists.

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

Ms. Bury presented revisions to the draft of the Commercial and Industrial Development Chapter. Subcommittee members stated that the Overview section includes vision statements about what the Town “should” do. Discussion of Mystic vacancy rates will be eliminated without good data. Discussion of hotel tax collection issues will be eliminated. Mr. Birmingham recommended an added Vision statement of maintaining and enhancing existing businesses in Town. Discussion on Coogan Farm preservation will be scaled back. Subcommittee members recommended reviewing the Route 1 Corridor Study for relevant goals that could apply townwide. All chapters should address consistency with regional and State plans. Ms. Bury stated that EDC, with help from SECTER, is working on a map showing industry classifications and history. Policy #G should be reworded to encourage flexibility in the TC-80 zone rather than promote variances. Policy #K will be reworded to recommend the proposed Heritage Mill District. Ms. Bury will investigate the issue of sewer hook-up fees and their impact on development costs.

Ms. Lathrop will contact Mr. Prue to see if he is able to continue representing PZC on the Subcommittee and complete the outline of the housing chapter. Options discussed were to remain on the Subcommittee and write the housing outline or have a new PZC liaison attending meetings while other current member(s) write the housing chapter. A draft of the housing chapter will be needed prior to the next meeting. Ms. Lathrop discussed input received from the Chair of the Board of Education on the possible disposition of school buildings.

Ms. Bury motioned to adjourn the meeting; seconded by Mr. Birmingham. The motion was unanimously approved. The meeting was adjourned at 9:40PM.

Respectfully submitted,



Keith A. Brynes, Town Planner