

MINUTES
POCD STEERING COMMITTEE
MARCH 21, 2013 – 6:00 P.M.
MEETING #6
TOWN HALL ANNEX – COMMUNITY ROOM 2

GROTON PLAN OF CONSERVATION AND DEVELOPMENT (POCD) AND
MUNICIPAL COASTAL PROGRAM UPDATES

I. ROLL CALL

Regular members present: Marquardt, Pritchard, Rafferty, Smith,
Sutherland, Williams
Absent: Cerf, Johnson, Kane, Scott, Sherrard
Staff present: Davis, Trask

Acting Chairman Pritchard called the meeting to order at 6:02 p.m.

II. APPROVAL OF MINUTES of February 21, 2013

MOTION: To approve the minutes of February 21, 2013 as amended.

Motion made by Pritchard, seconded by Rafferty. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS

Sydney Van Zandt, 3 Front Street, presented a letter along with 5 pages from the Southeastern Connecticut Drinking Water Quality Management Plan (Dec. 2008) relating to stormwater runoff.

IV. ITEM OF BUSINESS

1. Report from Steering Committee Representatives - none
2. Transportation

Mike Zuba, Milone & MacBroom, discussed transportation and circulation, changes in traffic volumes & access and the transportation plan from the 2002 POCD. He also briefly covered sidewalks & walkways.

3. Housing

Phil Michalowski, Milone & MacBroom, discussed the age of housing, housing evolution, changes in housing unit types, and housing stock characteristics comparing Groton to New London, Norwich and other towns in New London County.

Mr. Zuba commented on Groton housing sales and sale price history for single family homes and condominiums in Groton.

Mr. Michalowski discussed construction activity in Groton as compared it to the rest of the State. He also noted rent comparison and affordability.

Mr. Zuba and Mr. Michalowski covered residential projects approved and built as well as not built since 2002. They discussed Groton's housing market forecast including decreased household size, aging households and an exodus of 25-34 year olds.

Mr. Zuba noted the Community Workshop on May 15, 2013 and is working with Staff on the format. All information, including slide shows, will be available on the website. An outline of the May 15th meeting will be discussed at the next meeting.

4. Report of Staff

Staff thanked the Committee for their attendance and participation tonight.

A copy of the draft Housing Report will be sent to the members as soon as possible. Staff is working with the Navy to acquire relevant data.

V. ADJOURNMENT

Motion to adjourn at 7:18 p.m. made by Sutherland, seconded by Rafferty, so voted unanimously.

Jeffrey Pritchard, Acting Chairman
Steering Committee

Prepared by Katie Trask
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