

MINUTES
POCD STEERING COMMITTEE
MAY 22, 2014 – 6:00 P.M.
MEETING #14
TOWN HALL ANNEX – COMMUNITY ROOM 2

GROTON PLAN OF CONSERVATION AND DEVELOPMENT AND
MUNICIPAL COASTAL PROGRAM UPDATES

I. ROLL CALL

Regular members present: Cerf, Pritchard, Scott, Sherrard, Smith, Sutherland
Absent: Marquardt, Mathanool, Rafferty, Williams
Staff present: Glemboski, Jones, Oefinger, Gilot

Chairman Sherrard called the meeting to order at 6:07 p.m.

II. APPROVAL OF MINUTES of April 24, 2014

MOTION: To approve the minutes of April 24, 2014, as amended.

Motion made by Scott, seconded by Cerf, so passed unanimously.

III. PUBLIC COMMUNICATIONS - None

IV. ITEMS OF BUSINESS

1. Report from Steering Committee Representatives - None
2. Review of Draft Plan of Conservation and Development

The Committee reviewed each section of the draft plan and had the following comments.

Introduction

- Typos; capitalization needs to be standardized throughout the document. “Mohegan-Pequot” needs to be corrected. Historic references should be correct.
- Page 11 – Gungywamp Road description – Zuba will check with state archaeologist Nick Bellantoni.
- Page 16 – Separate out Pfizer contract employees from total number of employees.
- Page 25 – It was asked if water was included in the Groton Utilities acreage. Zuba said the water is included.
- Agriculture should be identified. Agriculture is actually farmed land, not just 490. Chart needs to be clearer.
- Town managed open space – does that include the transfer station? Or is it considered a public institution? In other places it is open space. Needs to be consistent.

Conservation

- “V” zones – application
- Open space definition should be clarified and the percentage should be properly catalogued.
- Coastal resources – where is plan for improvement of water quality. Zuba said more detailed in the MCP document. It should be added to the Action Plan for implementation of recommendations.
- Pages 51 and 53 - tidal marsh recommendation should be consistent.
- Sea level rise – appropriate to show demonstrated rise, make recommendations based on that. FEMA maps addressed.
- Groton Long Point bridge and infrastructure discussed with regard to sea level rise. Zuba explained that this document is used as a means to identify items but not resolve them.
- Page 42 – add a column for percentage.
- Page 41 – Haley Farm – check the number of acres.
- Page 45 – last sentence before active recreation – “own several parcels throughout the community” eliminate *scattered*.
- Page 48 – Make Parks & Recreation more realistic narrative. Page 43 – GLP conservation area discussed whether open space is private or public.

History

- Page 57 - time periods overlap
- Define historic districts and registers – national, state and town.
- Pages 60 & 61 - Map should not show districts in areas the Town does not control: Noank, Electric Boat, Avery Point, Subase.

Development

- Page 70 – NMDD – Changes may need to be made to the 2002 recommendations.
- Define Design Districts vs. nodes. Judgment of performance of these zones should be on Action Plan.
- Detailed discussion of definition of “node”, “village node”, “institutional node”. Focus area, with nodes located in focus area are how they are identified on map.
- Page 72 - MX zone – no applications to date – may be too soon to review. Remove question in caps regarding applications.
- Elderly housing – aging in place – needs to be addressed.
- Page 89 – Economic Development – Explanation of why unemployment went up steadily; detailed explanation of numbers of workforce, DOL filings, etc.
- Page 91 – clarify footnotes for chart
- Page 94 – add caption to explain concentric and split circles.
- Page 95 – include data from June 30, 2013 grand list assessed value.
- Page 90 – economic activity in Groton should be defined, add “government spending” to sentence.
- Page 104 – Economic development constraints – is there sufficient land to support economic development for the Town. If amount of

land to develop is constrained, costs increase. Redevelopment, incentives, economic assistance discussed.

- Change economic incentive figure to \$250,000. Add discussion of airport development zone.

Infrastructure

- Page 108 – identify locations in Town with high traffic volumes.
- Page 120 – address freight/rail service.
- Waste treatment – nitrogen removal.
- Allyn Street Exit 89 off I-95 – sight line issue discussed.

Plan Consistency with State and Regional Plans, Future Land Use Map

- General commercial – 95 & 12. Review commercial area on Route 184/Antonino. Big box stores should be concentrated, maybe within a node, stop when it gets to GU land.
- Review commercial area at Route 184 and Buddington Road because it is surrounded by GU watershed land.
- Connector Road – Flanders Road. To be further discussed by the Planning Commission. Environmental issues vs. economic development.
- Page 3 – Political jurisdiction chart – review for accuracy.

Chairman Sherrard said this would be the last meeting of the Steering Committee. He asked everyone to have any further comments to staff by Friday, June 6th. Milone and MacBroom will incorporate those comments into a revised document which will be presented to the Planning Commission by June 24th. The Planning Commission will have workshops with staff, public information meetings, and hope to have a draft for the Town Council by fall.

V. ADJOURNMENT

Motion to adjourn at 7:52 p.m. made by Scott, seconded by Sutherland, so voted unanimously.

Jeff Pritchard, Secretary
Steering Committee

Prepared by Debra Gilot
Office Assistant III