

MINUTES
JOINT PLANNING COMMISSION AND POCD STEERING COMMITTEE
PROJECT KICK-OFF MEETING
AUGUST 16, 2012 – 7:00 P.M.
SPECIAL MEETING
TOWN HALL ANNEX – COMMUNITY ROOM 2

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

I. ROLL CALL

Regular members present: Pritchard, Sherrard, Zod, Smith, Johnson,
Williams, Sutherland, Marquardt
Absent: Munn, Roper, Steinfeld, Fitzgerald, Kane,
Rafferty, Scott, Cerf
Staff present: Oefinger, Murphy, Norris, Davis, Jones,
Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:09 p.m.

II. ITEM OF BUSINESS

1. Election of Chair and Vice Chair for Steering Committee

MOTION: To elect James Sherrard as Chair and to elect Jeff Pritchard as
Vice Chair of the Steering Committee

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

2. Steering Committee and Planning Commission Roles in Update Process

Staff briefly explained the process and role of the Steering Committee in
the Plan of Conservation and Development (POCD).

3. General Communication and Project Management Protocols

All information from the Consultant, including drafts, will be available
at the Planning Department and thru various other forms of media, such as the
Town's website.

4. POCD/Municipal Coastal Program (MCP) Basics

Mike Zuba, Milone & Macbroom, presented an overview of what a
POCD and MCP is and contains along with the goals and plans for the project.

5. Changes to State Law affecting Municipal POCD/MCPs

Rebecca Augur, Milone & Macbroom, presented an overview of the
changes that the State has made to the laws governing POCDs & MCPs which
include growth management principles and priority funding areas.

6. 2005-2010 State of Connecticut Conservation and Development Policies
Plan Revisions

An interactive map of the draft State plan is available online now. The expected adoption of this State plan is during the 2013 legislative session. Unlike previous years, the policies will be the guiding force not the locational guide.

7. 2002 Groton POCD Review, Scope of Work, and Potential 2012 Focus Areas

A copy of the 2002 POCD was handed out to the members.

A discussion between the Consultants and the Commission regarding concerns and points of focus they would like to see addressed occurred. A list of these items follows:

Positive Trends and Attributes

- Good quality of life
- Existing open space
- Coastal resources
- Relatively low taxes
- Good governance
- Industry
- Location within the Northeast
- Existing transportation infrastructure
- Recent infrastructural investments: Mystic streetscape, new schools, senior center
- Weathered another BRAC process
- Naval base enhancements
- Positive trends for EB
- Recently developed Master Trails Plan
- Recently developed Strategic Economic Development Plan
- Coastal Adaption Plan and process
- MX floating zoning regulations enabling mixed-use development

Issues and Concerns

- Regional economic pressures and unknowns, particularly with respect to Pfizer and the naval base
- Lack of growth
- Site availability for economic development
- How to determine the most appropriate strategy for developing site availability: Flanders Rd. utility expansion, expansion of industrial commercial zoning around existing development
- Re-thinking industrial zones and the future of industrial commercial development
- Regional transportation issues and their local impacts – bus service, work on I-95, completion of Route 11
- Creating cohesive vision for community
- Downward trends at casinos
- Need for design standards along Route 1
- Lack of a town center
- Trails system connecting existing parks and open spaces
- Under-appreciated assets – maritime magnet school, airport

- Need for flexibility in future land uses as a small town subject to larger forces

Opportunities

- Pfizer facilities re-use
- Mystic Education Center

8. Anticipated Planning Process/Tentative Schedule

The consultants reviewed the “2012 Planning Process” schedule handed out in tonight’s binder.

It was decided that Steering Committee meetings will be held on the third Thursday of each month from 6:00-8:00 p.m., after due notice.

III. ADJOURNMENT

Motion to adjourn at 8:29 p.m. made by Sherrard, seconded by Johnson, so voted unanimously.

Jeff Pritchard, Secretary
Steering Committee

Prepared by Katie Doolittle
Office Assistant II