

Agriculture



WHY IS IT IMPORTANT TO NORTH STONINGTON?

Preserving the Town's existing farms and encouraging new farming activities have always been strong goals of the town. **North Stonington's farms are central to the community's image.** They provide value such as tax revenue with little demand on town services; wildlife habitats, and open space. They contribute to a high quality of life and provide local products year round.

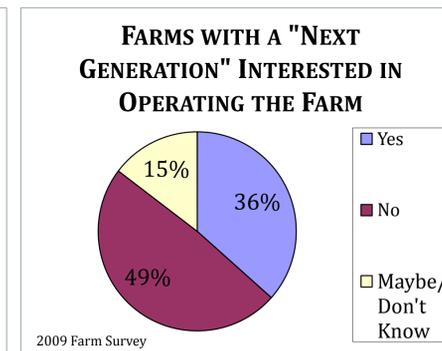
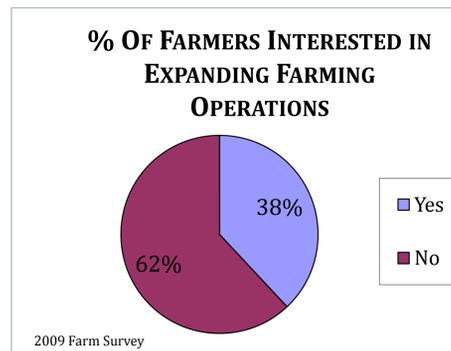
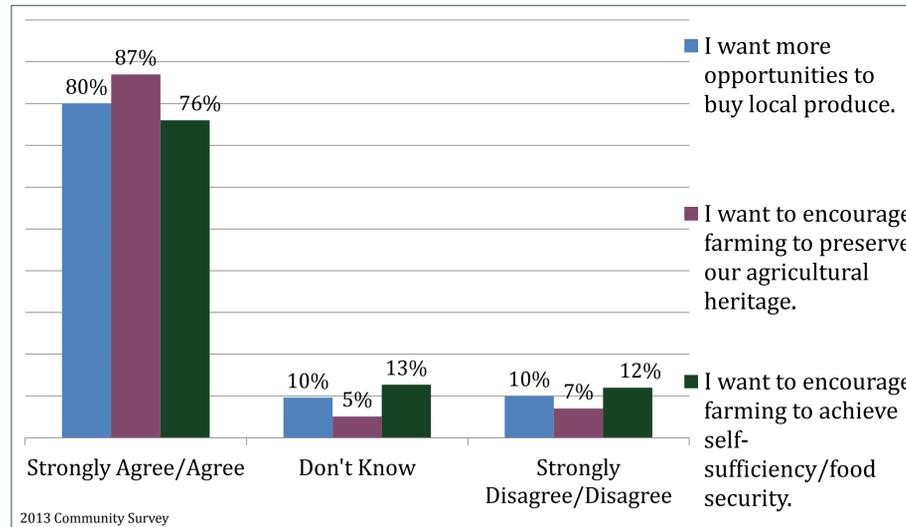
WHAT THREATS ARE THERE TO AGRICULTURE?

- CT losing farmland
- Farmers aging with no younger generation to take over
- Good land is too expensive for new farmers
- Development pressure for raw flat land
- Rising taxes and fuel costs
- Increased problem with vandalism and "predatory wildlife"

WHAT CAN WE DO TO SUPPORT AGRICULTURE?

Encourage and facilitate farming:

- School programs to teach Agriculture - reconnect children with farms/farming
- Supportive regulations that meet the needs of the farmers such as allowing farm worker housing, ag-tivities, and more opportunities to sell products (i.e. Farm Store, Farmer's Markets, Farm stands)
- Continue to provide and possibly increase tax relief offered
- Open up some forest land for farming
- Encourage and allow businesses that support farming (slaughterhouse, feed store, granary)
- Encourage preservation of farmland (Purchase and/or transfer of development rights)
- Support the Grange



BIGGEST PROBLEMS ENCOUNTERED IN

FARMING

- Taxes
- Weather
- Fuel Cost
- Machinery Cost
- Finding labor
- Herbicide and fertilizer Cost
- Predator Animals
- Low return on Investment
- Cost of feed
- Insurance
- Advertising
- New Governmental restrictions/Laws
- Unsuitable Rocky Soils

| | |
|---|--------------------|
| Farmland (PA 490 & 10 Mil) | 5,473 Acres |
| Forest Land (PA 490) | 6,235 Acres |
| Farmland w/development rights sold | 426.6 Acres |



FARMS PRESERVE RURAL CHARACTER

Agricultural Resources Map

North Stonington, CT

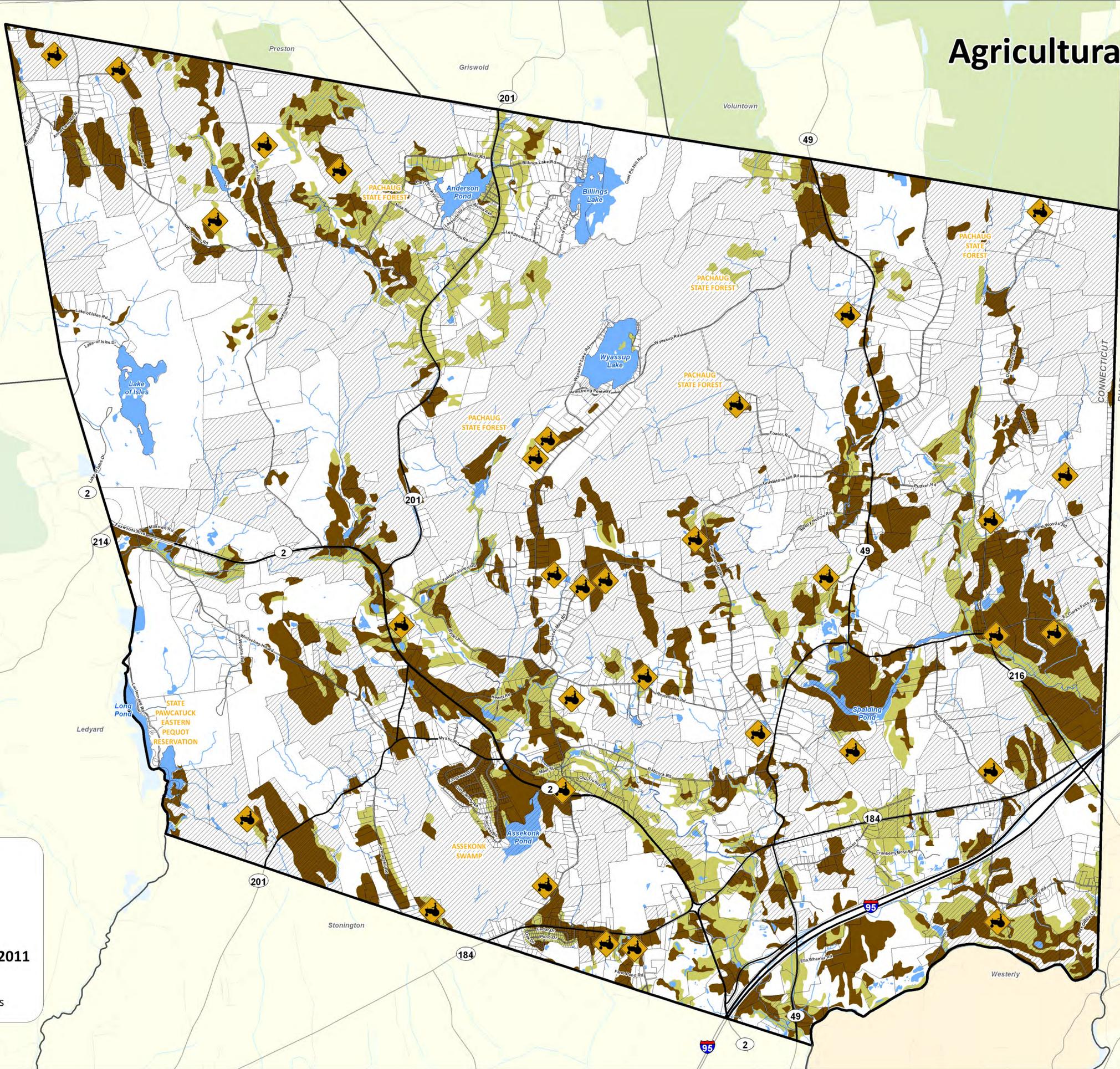


Legend

- Farm and Forest Land Use
- Farm Locations

DEEP Identified Farm Soils 4/6/2011

- Prime Farmland Soils
- Statewide Important Farmland Soils



3,000 Feet

Open Space



WHAT DO WE HAVE AND WHY IS IT IMPORTANT?

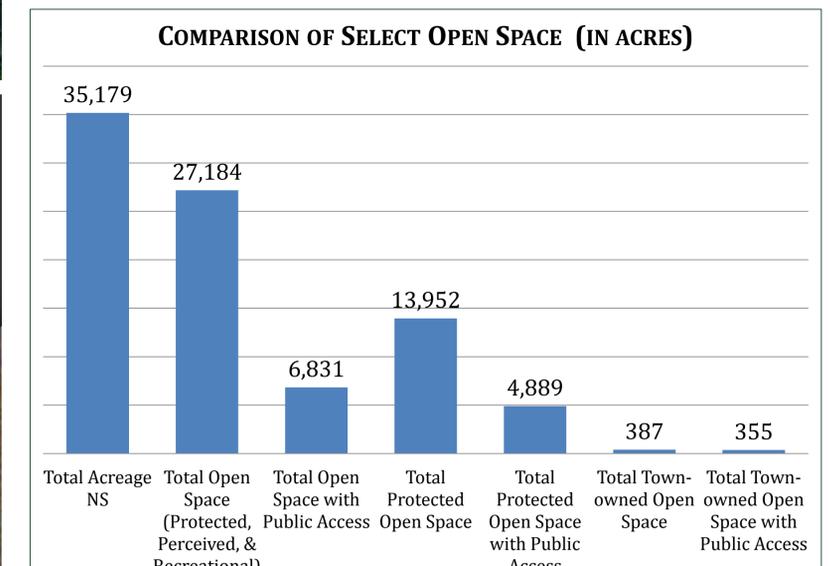
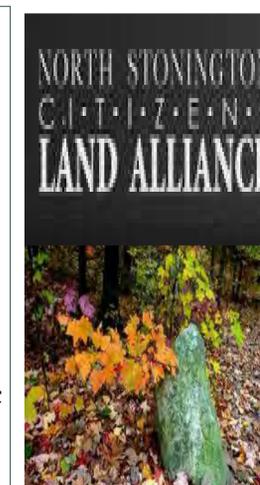
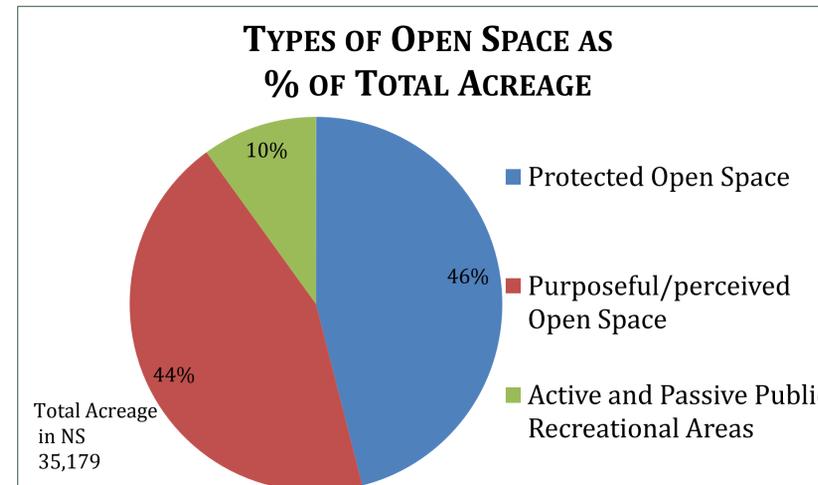
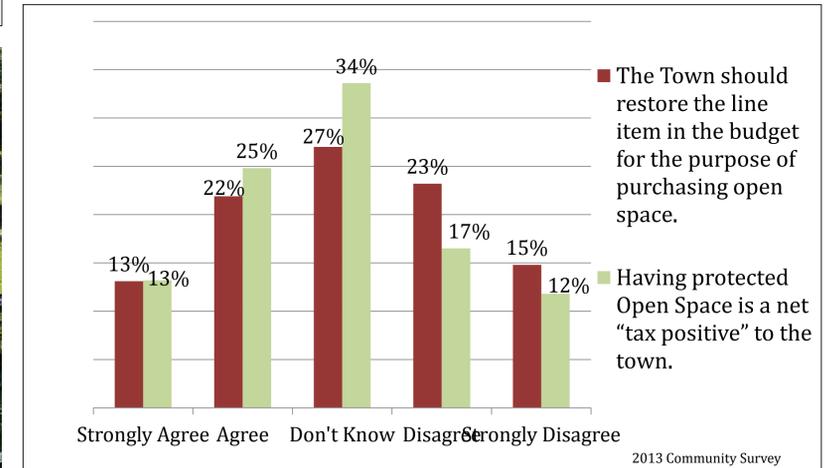
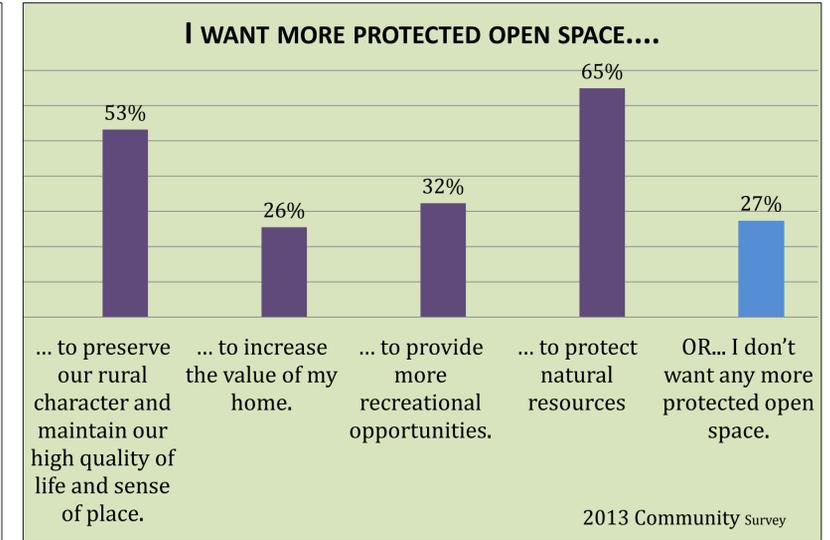
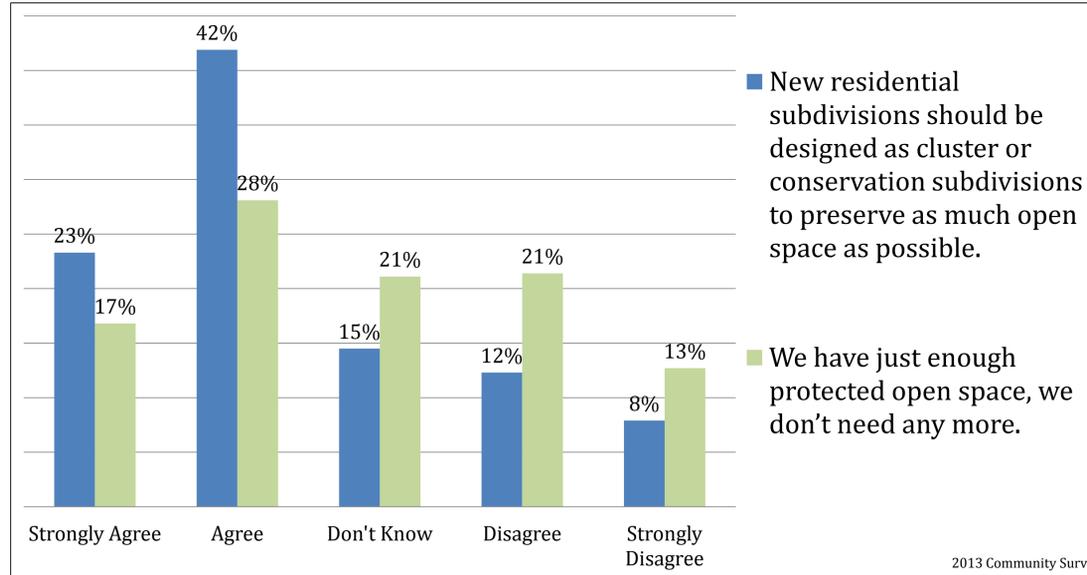
North Stonington has a tremendous amount of “undeveloped land” some of which is protected as open space in **perpetuity** (Land Trust holdings, CE’s), some that is **temporarily** protected as open space (PA 490 farms and forests, State Forests), and some that is **not protected** at all (excess residential land, vacant parcels) but adds to the overall rural character.

PURPOSE OF OPEN SPACE

- Provide wildlife corridors
- Protects and enhances rural character
- Contributes to Quality of Life
- Provides passive recreational activities and gets people in touch with their natural surroundings
- Good for the economy – attracts visitors, no tax burden (though property doesn’t generate taxes either and can cost tax dollars to properly maintain it – i.e. Forest management)

HOW CAN WE PROTECT OUR OPEN SPACE?

- Create meaningful corridors by using all three types of open space together (protected, purposeful, recreational)
- Promote Purchase of or Transfer of Development Rights
- Preserve farmlands and forests under PA 490, 10 mil or permanently through an easement or purchase
- Keep 2 acre Zoning, minimum buildable area and frontage requirements
- Encourage developers to utilize the “fee in lieu of” resulting in meaningful set-aside areas
- Don’t expand existing commercial areas
- Focus on the existing (and future) goals of Plan of Conservation and Recreation Lands
- Promote the purchase of open space by Land Trusts and similar organizations



Open Space Map

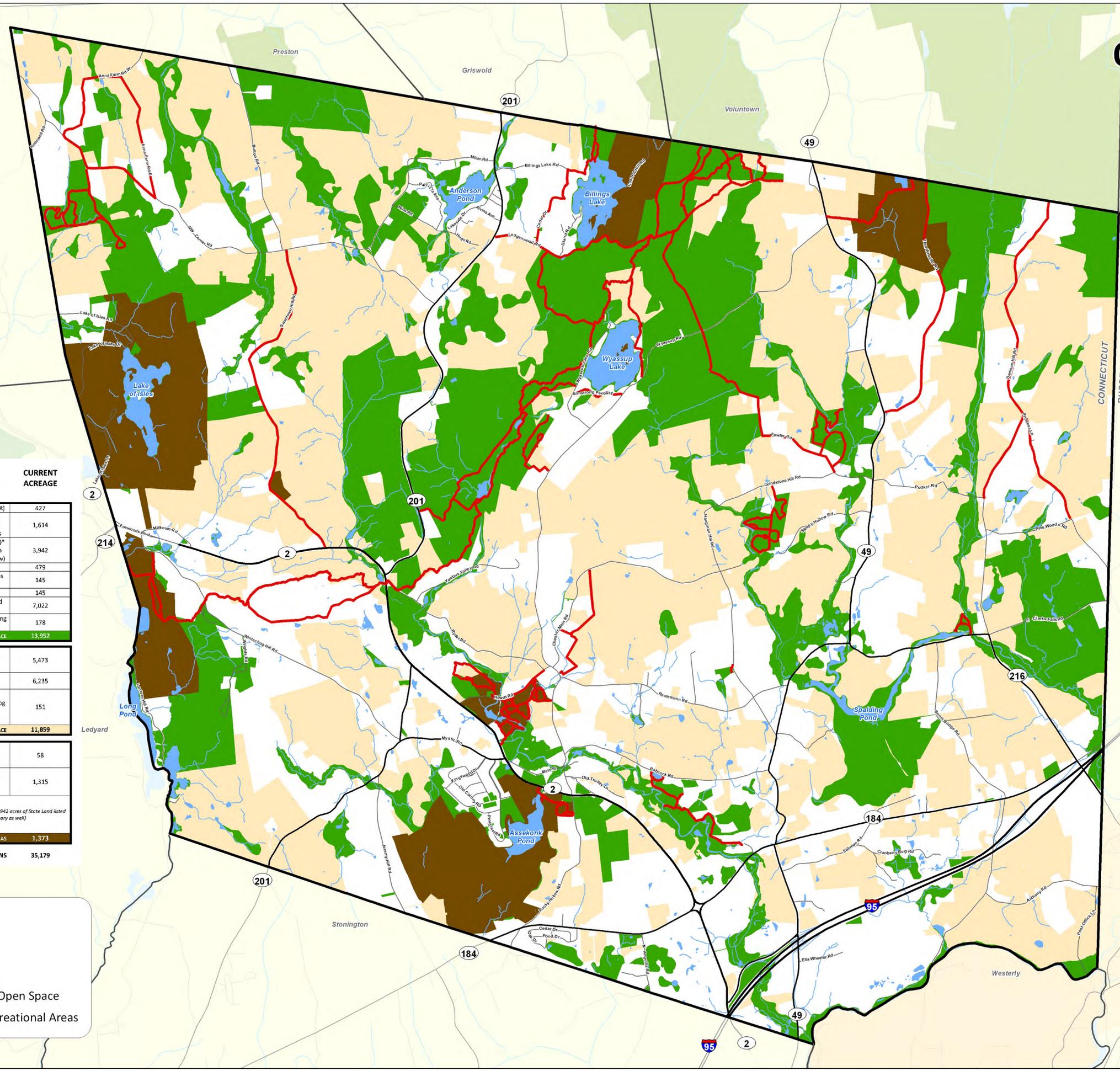
North Stonington, CT



| TYPE OF OPEN SPACE | EXAMPLES | CURRENT ACREAGE |
|--|---|-----------------|
| PROTECTED OPEN SPACE % TOTAL ACREAGE: 40% % PROTECTED OS WITH PUBLIC ACCESS: 35% <small>* These parcels are not necessarily protected in perpetuity, but for the purposes of this Plan, they are considered protected.</small> | State Owned Development Rights (or TDR) Conservation Easements/other deed restrictions and required 15% Set aside Open Space per Subdivision Regulations | 427 |
| | State Land (Includes State Parks/Forests)* <small>(Note: Acreage could also be included in Active/Passive Recreation Category below)</small> | 3,942 |
| | Land owned by Avalonia | 479 |
| | Land owned by North Stonington Citizens Land Alliance | 145 |
| | Land Owned by Nature Conservancy** | 145 |
| | Unbuildable land (Wet Soils, FEMA Flood Zones) | 7,022 |
| | Town Owned Open Space parcels (Including Hewitt Farm) | 178 |
| TOTAL PROTECTED OPEN SPACE | | 13,952 |
| PURPOSEFUL/PERCEIVED OPEN SPACE % TOTAL ACREAGE: 34% % PURPOSEFUL/PERCEIVED OS WITH PUBLIC ACCESS: 1% | Farmland (PA490 and 10 Mil) | 5,473 |
| | Forest (PA 490) | 6,235 |
| | Town Owned parcels (Including Wintechog Hill Parcel) | 151 |
| | TOTAL PURPOSEFUL/PERCEIVED OPEN SPACE | |
| ACTIVE AND PASSIVE PUBLIC RECREATIONAL AREAS % TOTAL ACREAGE: 4% % ACTIVE & PASSIVE PUBLIC RECREATION AREAS WITH PUBLIC ACCESS: 100% | Municipal Recreational Areas (i.e. Recreational Facility, school fields) | 58 |
| | Private recreational facilities and Areas (Little League, Summer Camps) | 1,315 |
| | TOTAL ACTIVE AND PASSIVE PUBLIC RECREATIONAL AREAS | |
| TOTAL ACREAGE OF NS | | 35,179 |

Legend

- Town Identified Trails
- Protected Open Space
- Purposeful/Perceived Open Space
- Active and Passive Recreational Areas



3,000 Feet

Housing



OVERARCHING VISION

North Stonington will strive to be a community comprised of people of all ages and income groups who work together thereby creating a strong sense of community. Our current and future housing patterns will reflect our rural atmosphere, contribute to our small town spirit, and help further our economic development goals.

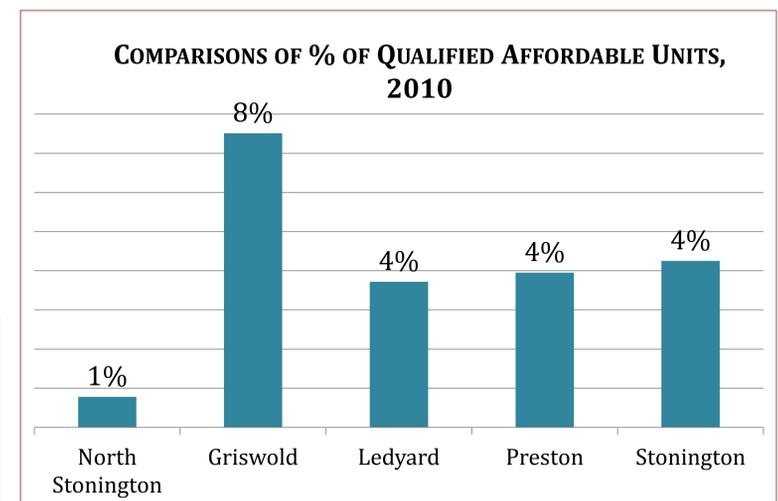
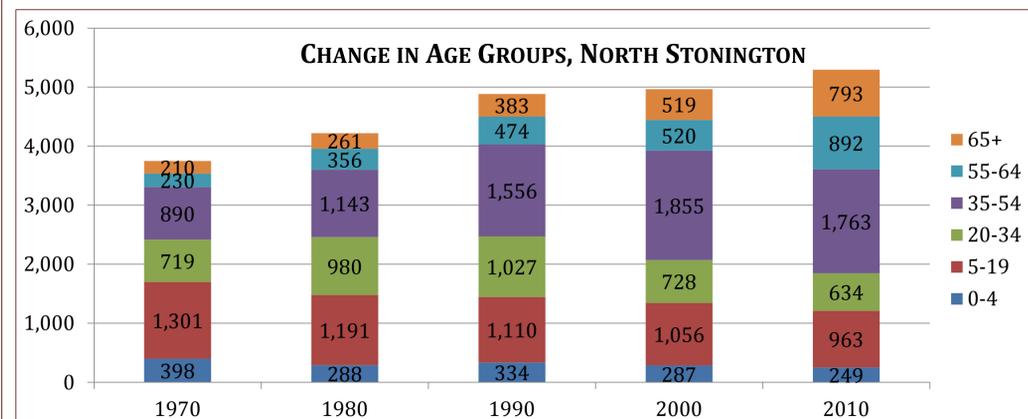
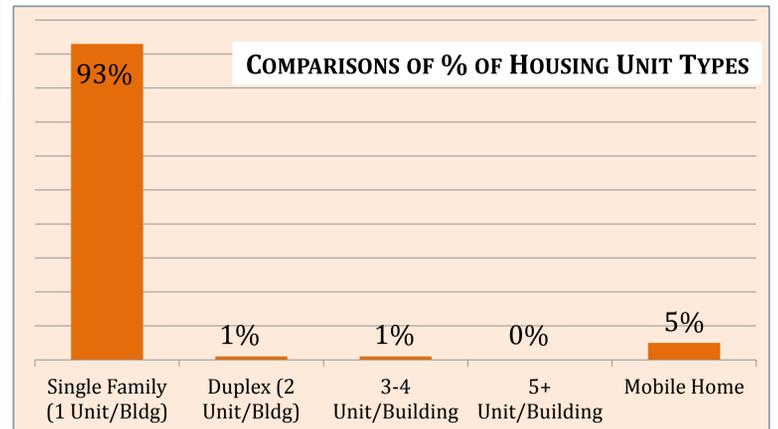
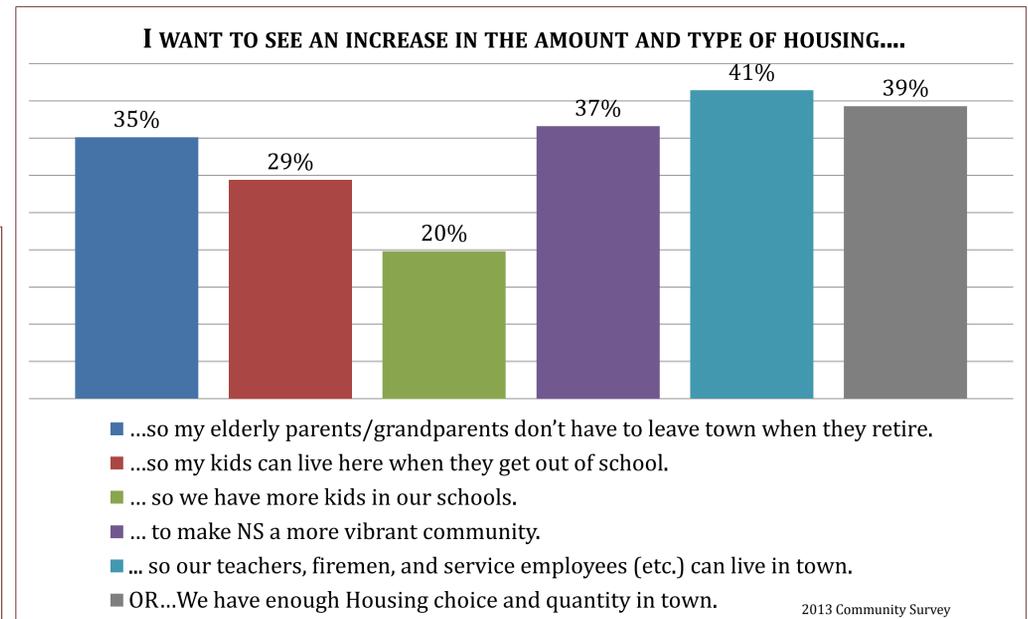
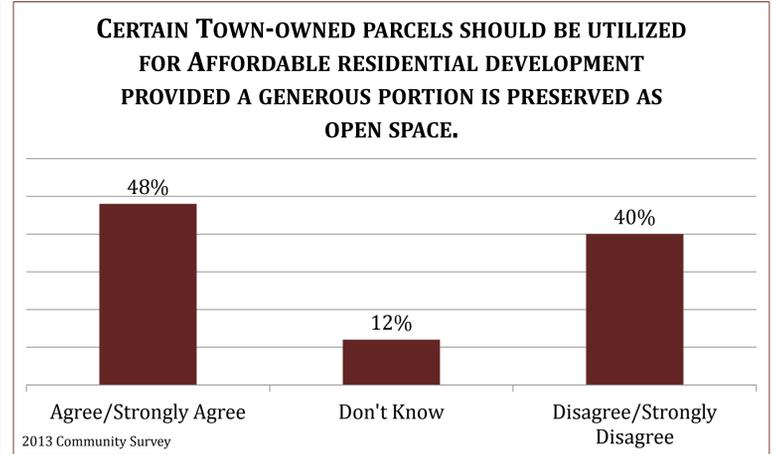
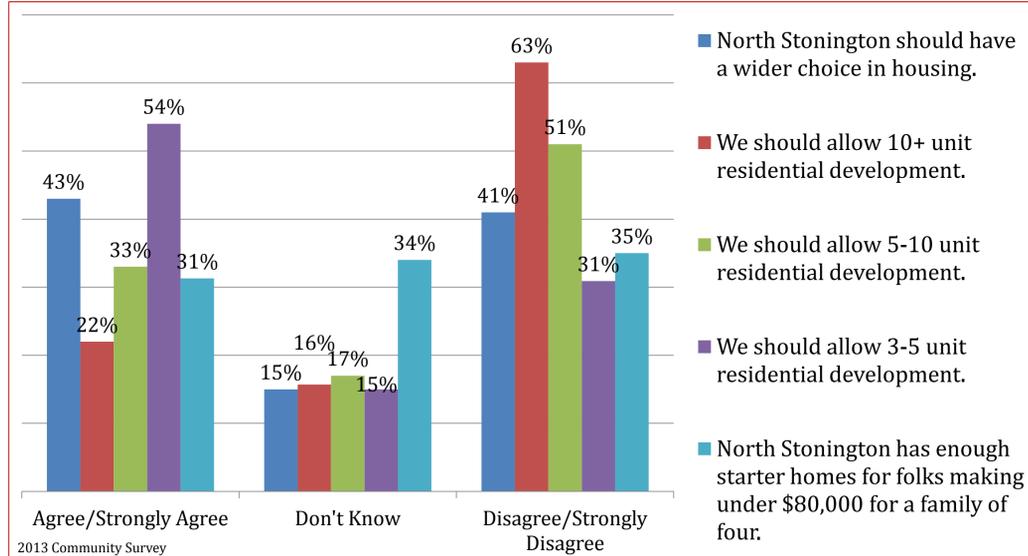
THREATS TO EXPANDING HOUSING CHOICE

- Rural, no bus routes / limited transportation, not an employment center, limited goods and services, limited utilities (no sewer).
- Town is too expensive for starter homes (land costs and development costs are too expensive).
- Some prefer not to have multi-family housing.
- Some prefer not to use town money for housing projects.
- Mobility is a new trend for younger people who will go where the work is and where housing is "affordable".

GUIDING PRINCIPLES FOR RESIDENTIAL GROWTH

New housing opportunities should:

1. Enhance our community:
 - Reflect our rural character.
 - Provide a mix of ages and income levels with opportunities for families, our work force, young adults and seniors.
 - Support and promote our community values, including agricultural and small town values.
2. Be well-planned:
 - Be of a type, size and style that is appropriate in our community.
 - Give deference to small scale projects.
 - Be of high quality design.
 - Be supported by on-site water and septic.
3. Be located in appropriate places:
 - Areas for village style housing might work in certain areas along the western end of Route 2, certain areas along 184, and near I-95.
 - Mixed use could work in these same areas.



Housing



55+ Housing facility



Mixed Use



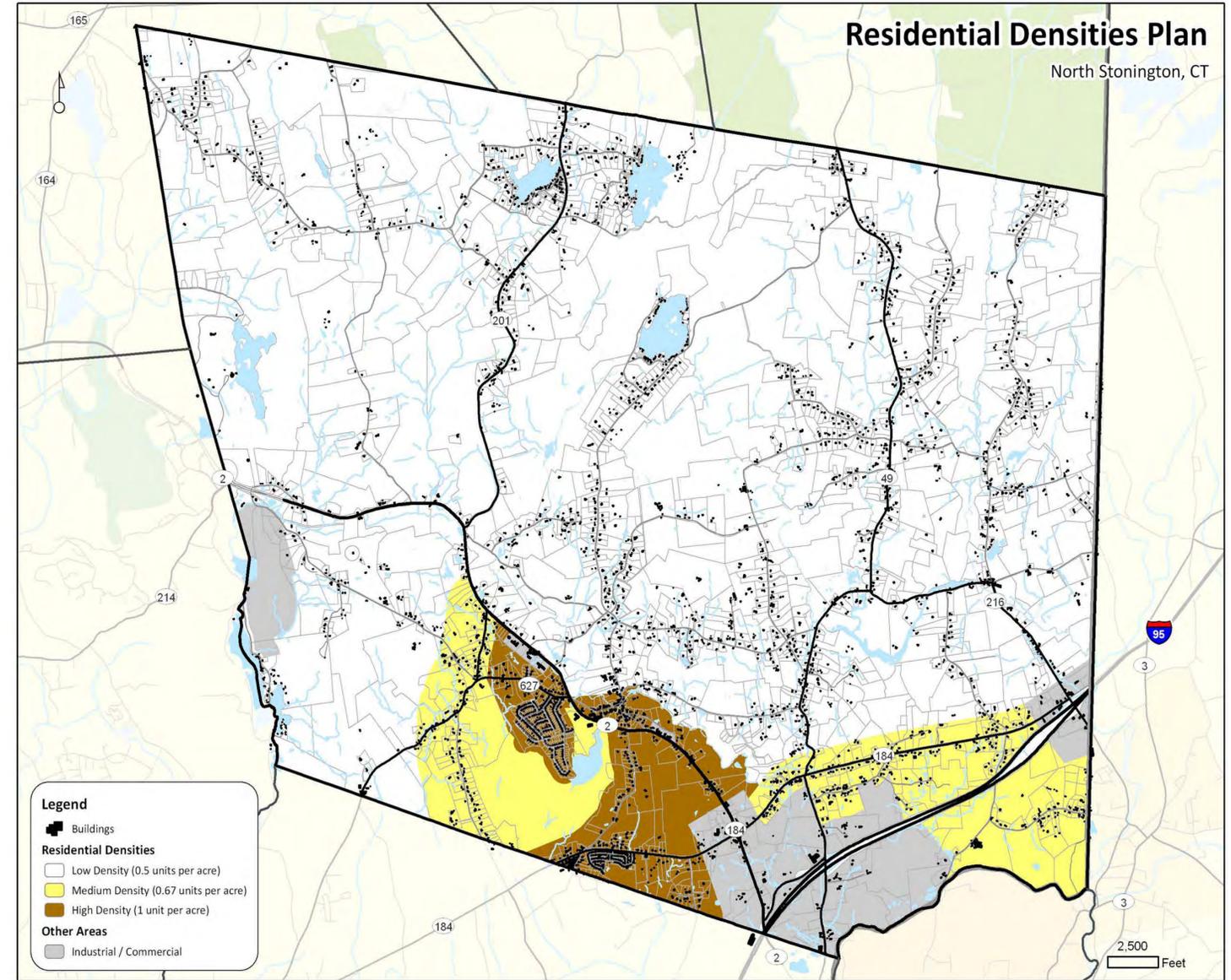
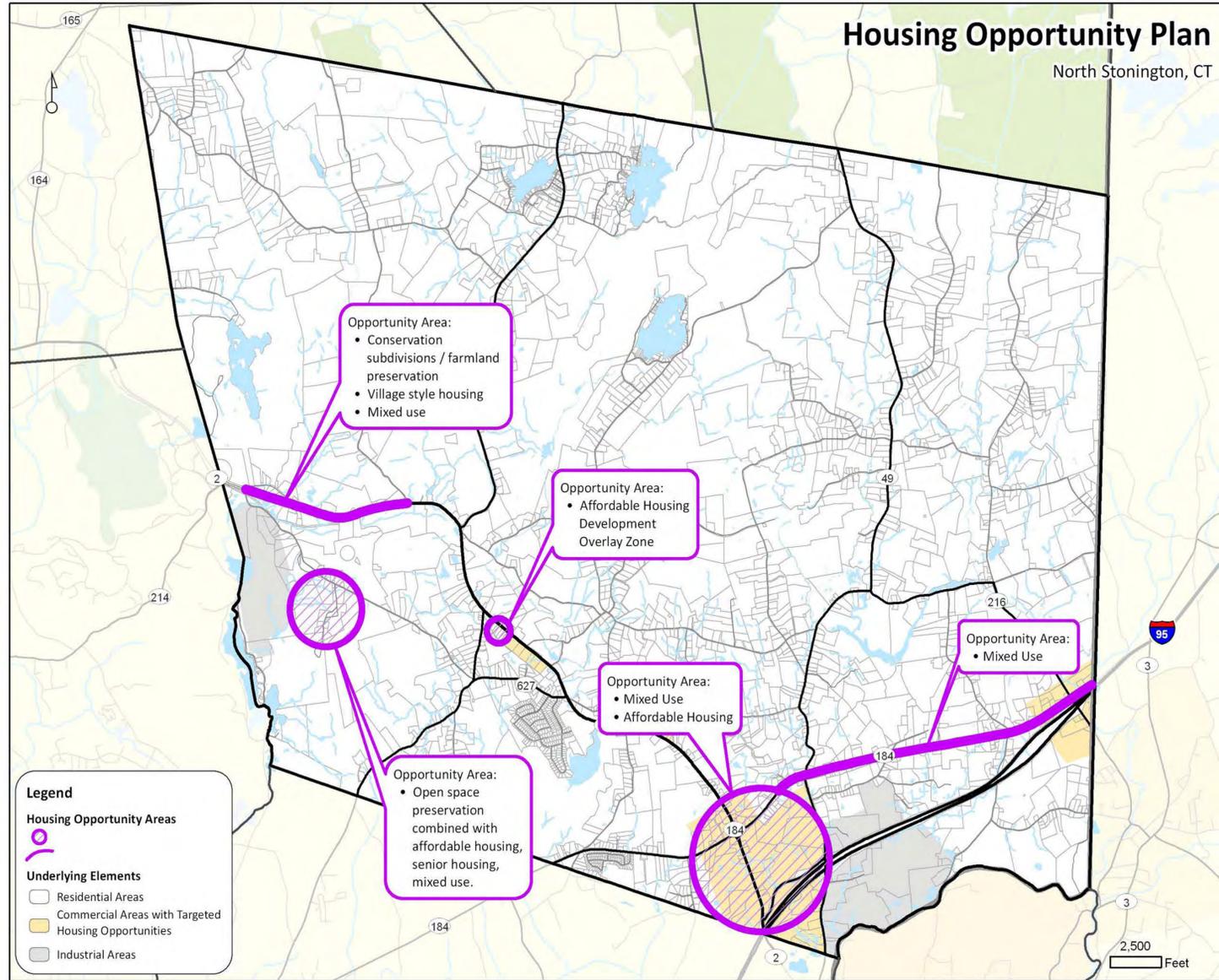
Conservation Subdivision in RI



Micro Assisted Living Facility

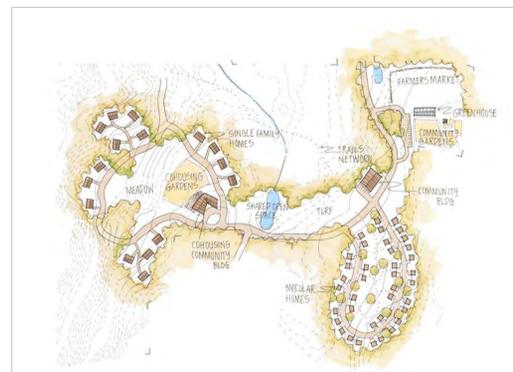


Accessory Apartment



STRATEGIES TO EXPAND HOUSING CHOICE

- Maintain Overall Densities While Allowing Additional Housing Opportunities (i.e. Conservation Subdivisions, Mixed-use etc.)
- Maximize the Potential of Existing Housing Units to Meet Housing Needs
- Encourage the Private Sector to Create Housing Choices (i.e. Senior Housing, Friendly 8-30g & Farm Worker Housing)
- Pursue Community-Initiated Housing Projects



Three Concept Plans for Wintechog Hill Parcel prepared by UCONN Students

Rural Character



WHAT IS "RURAL" OR "RURAL CHARACTER"?

- farms, animals, open fields and tractors on the roads
- dark skies, peace and quiet, wildlife and solitude
- narrow dirt roads, no traffic, and longer commutes
- open space, lakes and streams, trees and stone walls
- smaller population spread out on large lots
- tasteful commercial developments, "cottage industries" or small local businesses
- strong community and a slightly slower pace
- historic landmarks, cemeteries and old houses
- less crime and small schools & no sewers

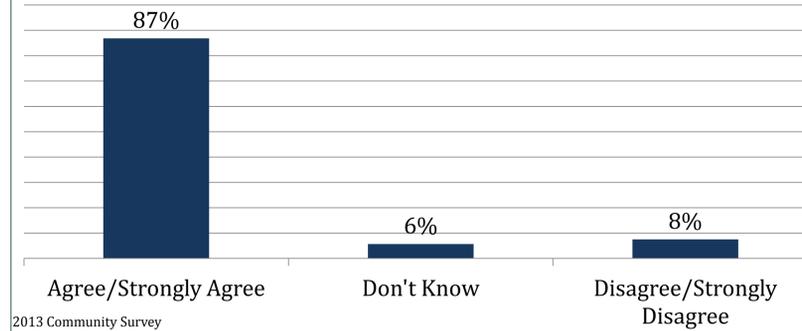
THREATS TO RURAL CHARACTER?

- Development pressures and a need to increase the tax base
- Increased traffic and noise that often accompany development
- Inappropriate scale, location and design of new buildings
- Lack of sufficient Zoning protection
- Lack of thoughtful planning and vision
- Decline in number of farms

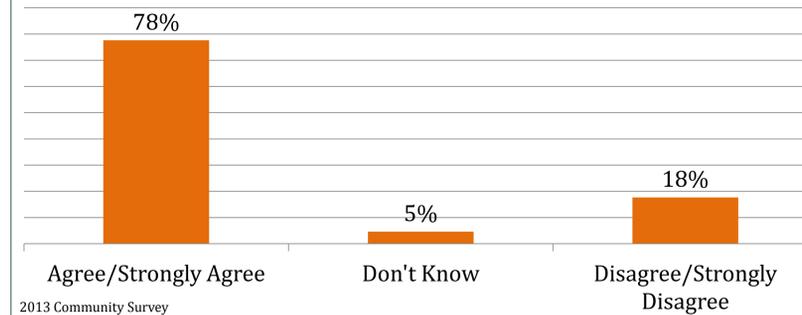
WHAT CAN WE DO TO PRESERVE RURAL CHARACTER?

- Preserve/purchase more land. Support Land Trusts
- Promote the history of NS and protect/maintain historic structures and stone walls
- Support farms and farming
- Put a plan in place to protect rural character and natural beauty
- Thoughtful action & planning to prevent inappropriate development
- Maintain the existing trails
- Encourage underground utilities (Village)
- Address litter and speeding problem!
- Keep roads narrow and curved (and dirt where possible)
- Keep large lot zoning
- Maintain strong sense of community – Communication is vital
- Protect and maintain the forests
- Plan carefully to achieve a balance of good development to diversify tax base and still maintain rural character

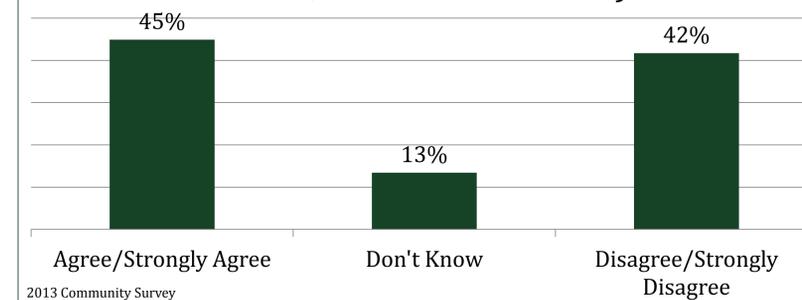
NORTH STONINGTON'S RURAL CHARACTER IS IMPORTANT TO PRESERVE.



DARK SKIES AND THE QUIET RURAL FEEL OF NS ARE THE REASON I MOVED HERE (OR HAVE STAYED HERE).



ATTRACTING MORE TOURISTS TO TOWN WOULD DESTROY SOME OF THE RURAL CHARACTERISTICS RESIDENTS MOST ENJOY (I.E. PRIVACY, LESS TRAFFIC, AND UNSPOILED AREAS).



- **PRESERVE WHAT WE HAVE** – sense of nostalgia for the past ways (village center, tradesmen working from their barns, farming, rural beauty and isolation). Re-use vacant spaces before building new buildings for economic development.
- **FOCUS ON FARMING – FOOD PRODUCTION** (greenhouses and slaughter houses) – self sustainability. Encourage new farmers – teach it in schools. “Best economic development is food production.”
- **CREATE AN IMAGE** (a brand) for NS and run with it. Capitalize on our positive qualities- use them to attract visitors. Build-self-sufficiency and make our economy viable.
- **RURAL IS WHAT WE ARE... BUT WE ARE A PART OF THE BUSY NEW ENGLAND CORRIDOR**
- **THE CHILDREN NEED TO GET BACK TO NATURE.** Support the 4-H and the Grange. Return to a rural lifestyle.
- **DEVELOP A VIABLE VISION FOR SUPPORTING FARMING** – then find a person or group to champion that vision and move us towards our goal.

ADDITIONAL RURAL ASSETS:

Scenic Roads * Natural resources * Water abundance and quality Clean air * Safe environment * State Forest * The Fair * The Lakes



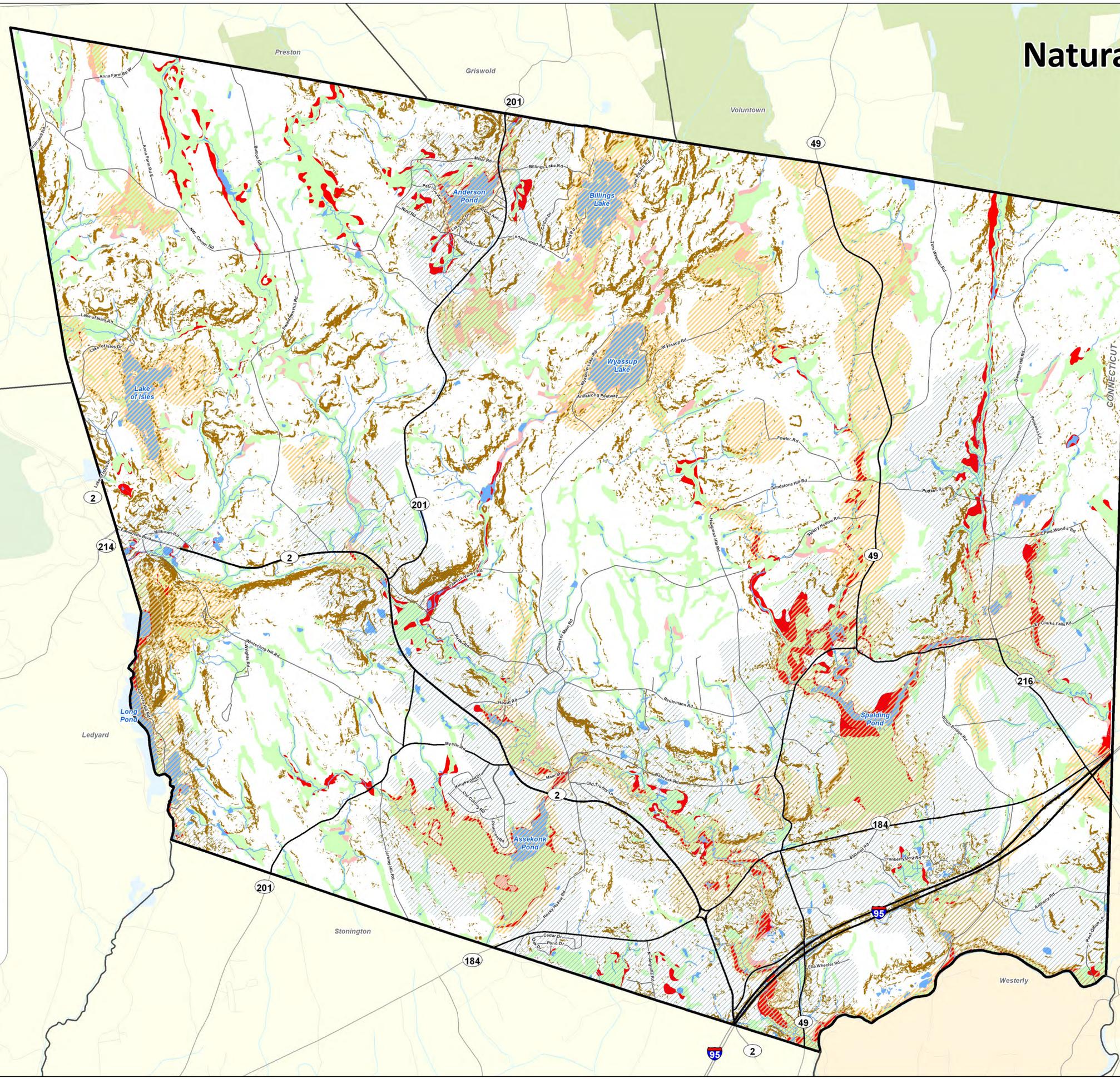
Natural Resources Map

North Stonington, CT



Legend

- Water Features
- Wetland Soils
- 100-year floodzone
- 500-year floodzone
- Natural Diversity Database Areas
- Slopes > 25%
- Aquifer Protection Overlay Area



3,000 Feet

Economic Development

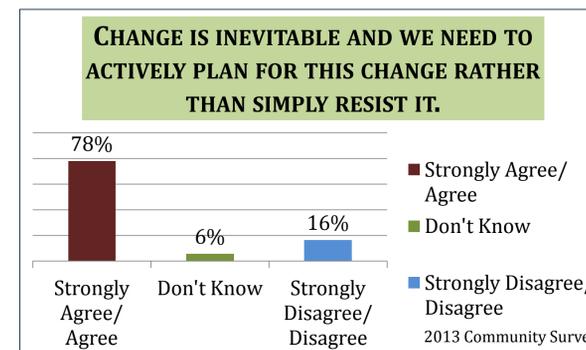
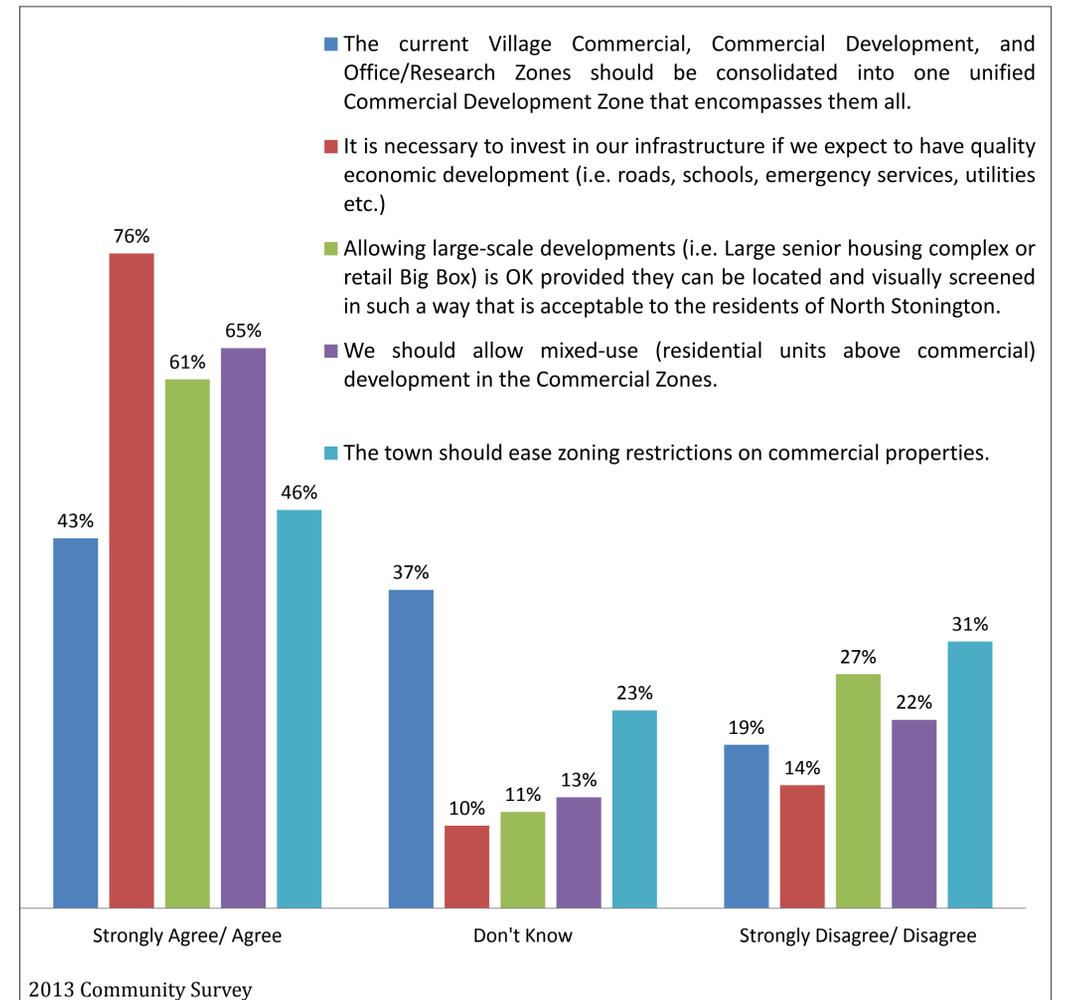
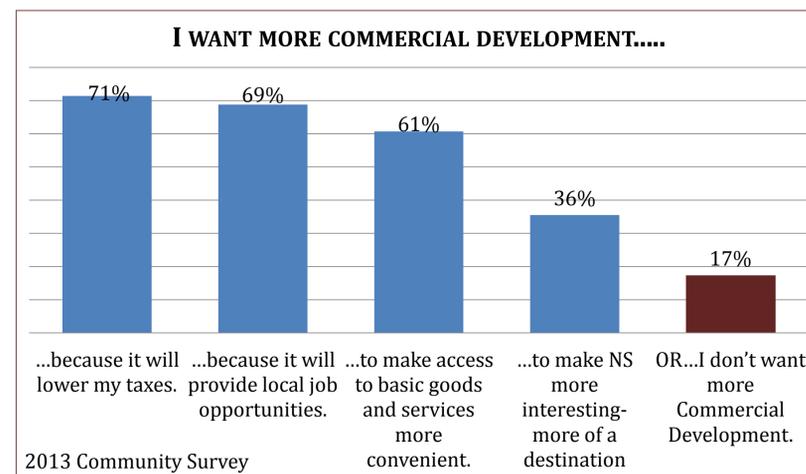
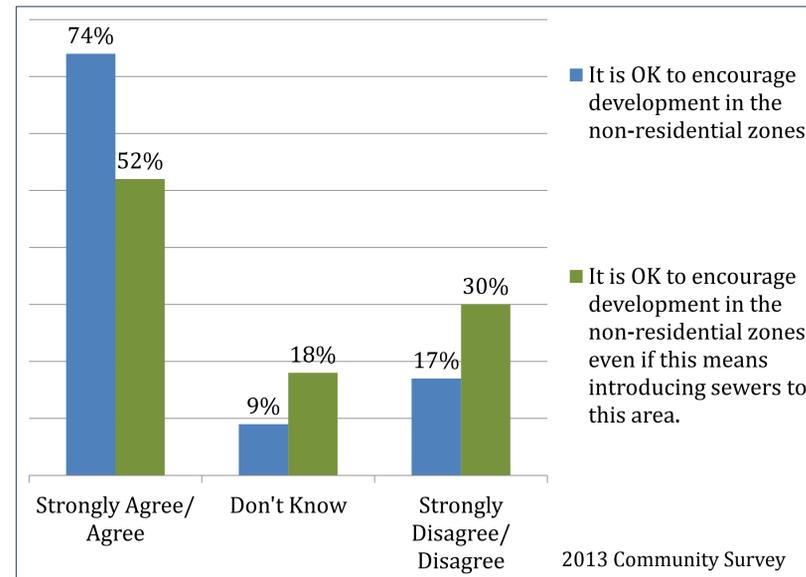
ECONOMIC STRENGTHS

- Proximity to culture and urban-style amenities while offering a safe, scenic rural community to live in
- Proximity to I-95 (2 exits)
- Proximity to Boston, NYC, Providence and Hartford
- Proximity to Long Island Sound
- Cottage industries
- Good schools and well educated work force
- Large lots available
- Water is available in plenty
- Willingness to work toward achieving good balance of development and preservation of rural character

ECONOMIC WEAKNESSES

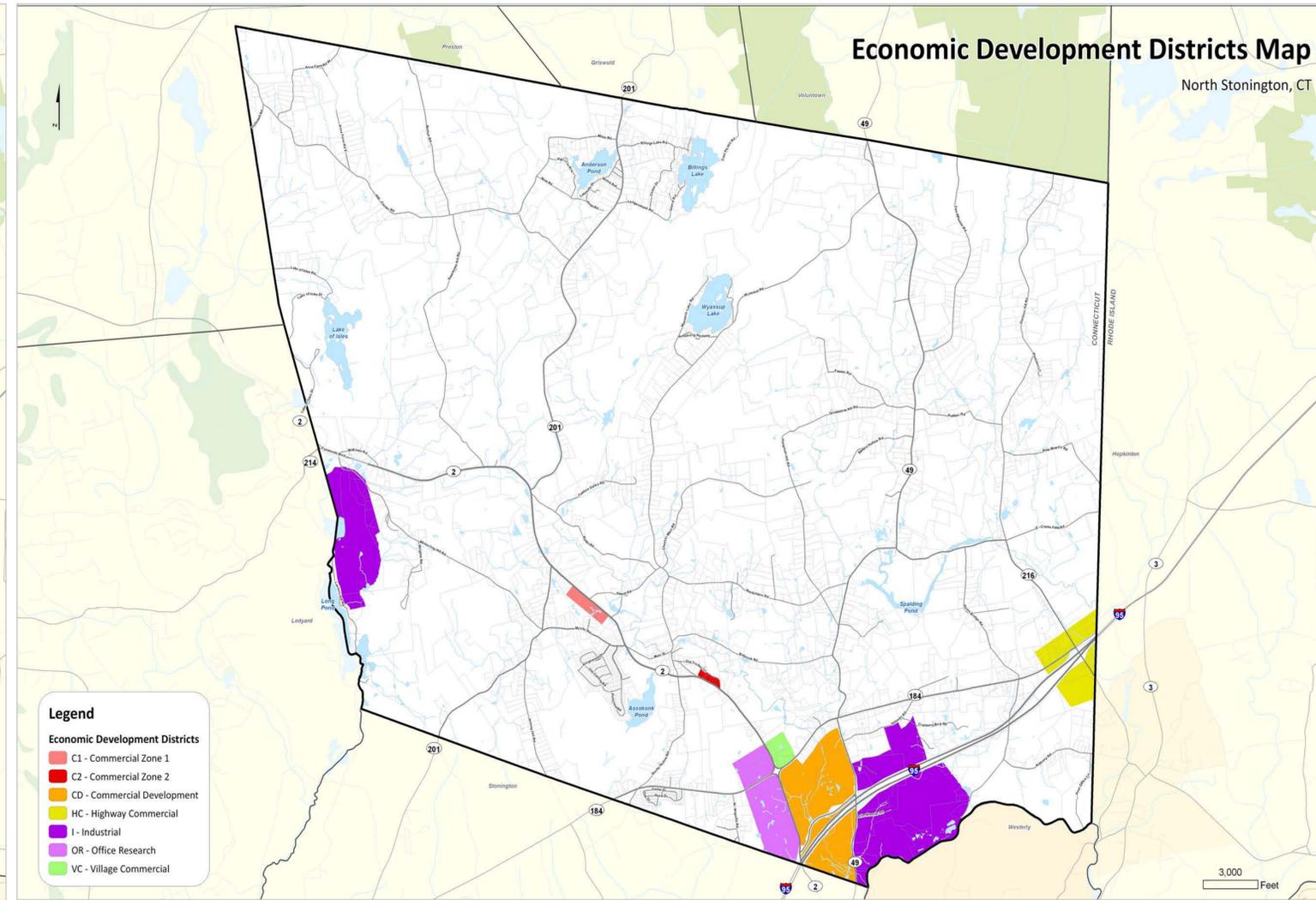
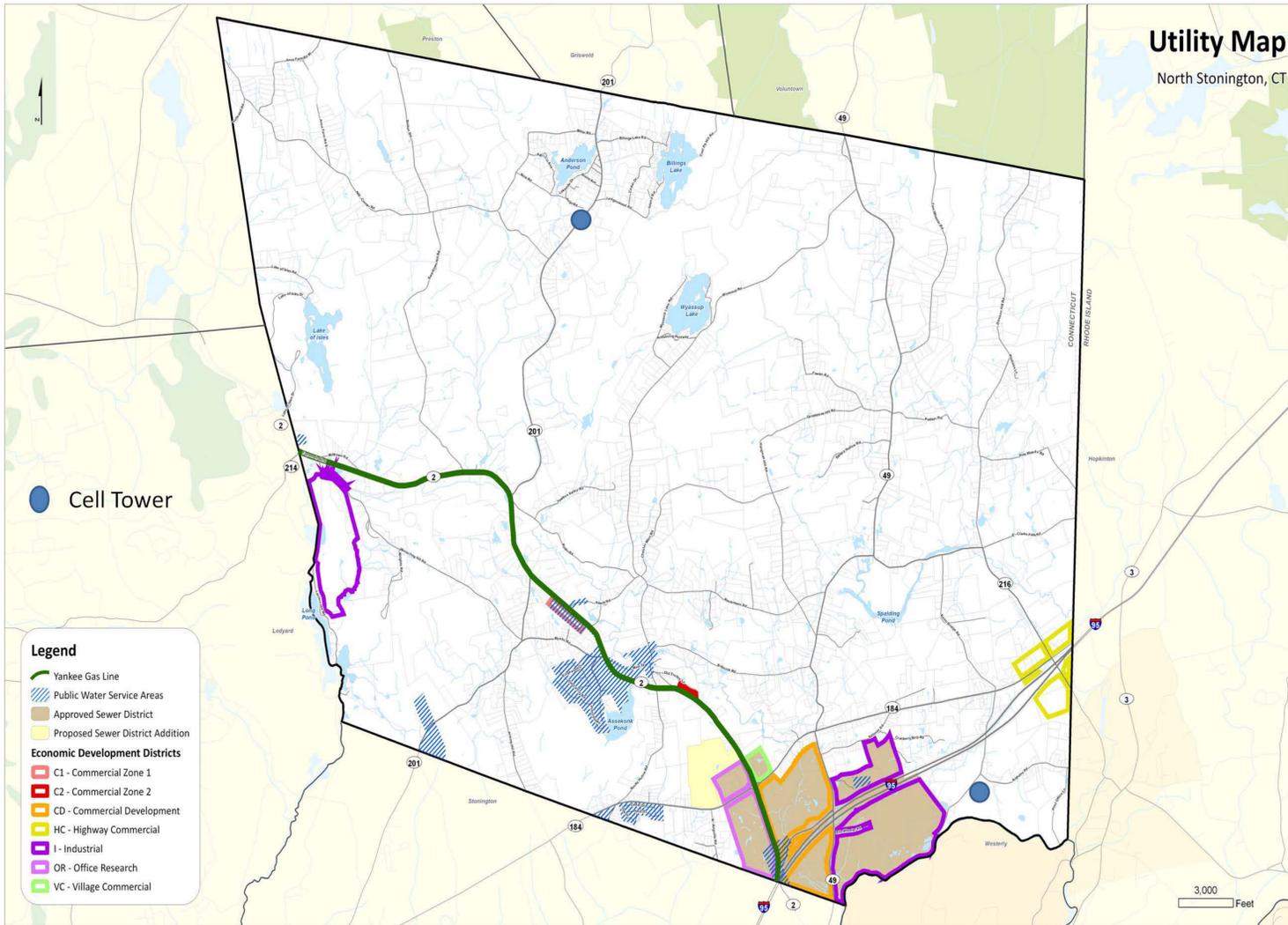
- Over-reliance on residential property owners for taxes
- Bad reputation for development and treatment of existing businesses
- Aggressive competition from Rhode Island for economic development
- Lack of synergy between existing businesses
- No shovel ready sites
- No infrastructure (limited public water/no sewer)
- Lack of public transportation and public services
- Lack of population to support certain types of business
- Lack of communication between boards and commissions
- Lack of communication and cooperation from and between the government and the schools
- Lack of a vision
- Little State investment in Southeastern CT
- Scattered small commercial zones
- Single Ownership of many parcels in CD & Industrial Zone

When residents were asked in the recent survey what the most important issues facing North Stonington were, the overwhelming answers were high taxes, lack of commercial development and education.



"Keep the town "the way it is" in our residential zones by creating a thoughtful, detailed, environmentally and rurally sensitive plan for economic growth in the commercial areas that can be actively pursued by town government, while educating residents about litter, light and noise pollution, environmentally and historically sensitive property management, and encouraging agriculture, entrepreneurship, and interconnectivity of community resources."

Economic Development



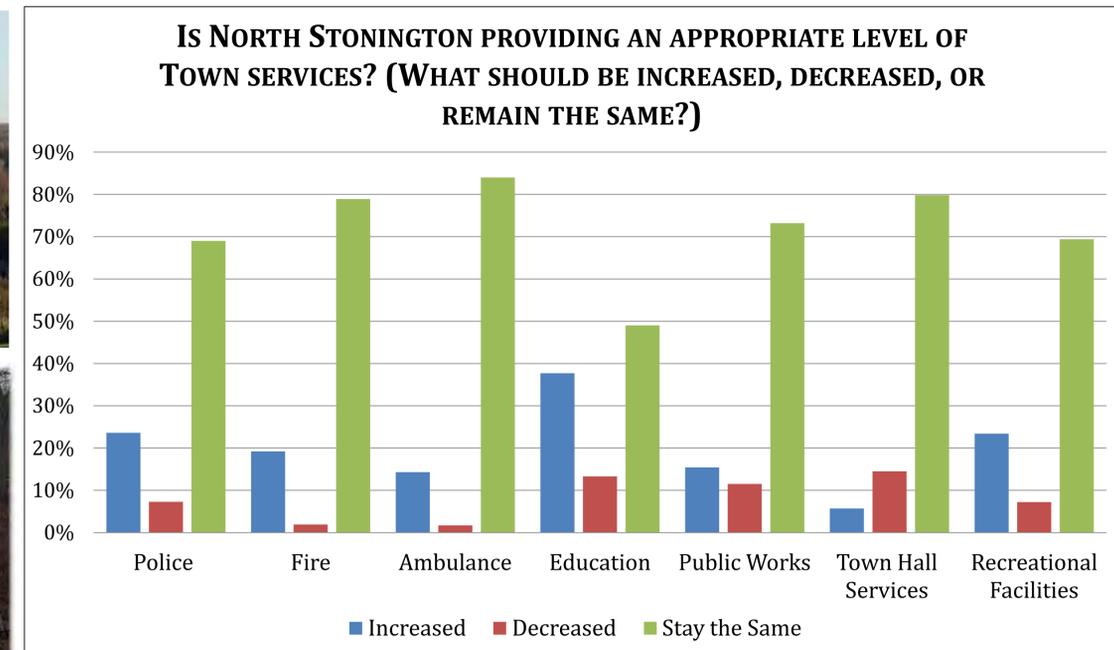
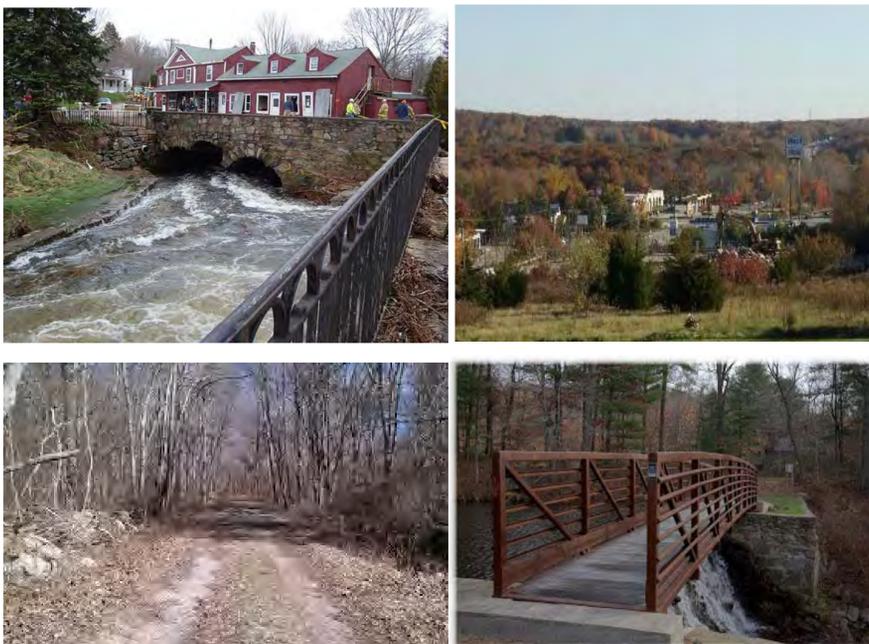
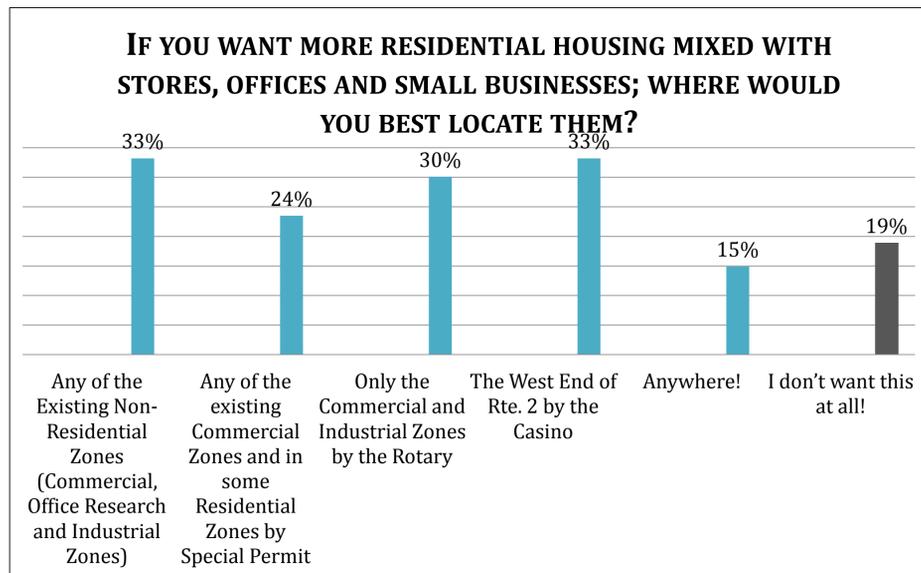
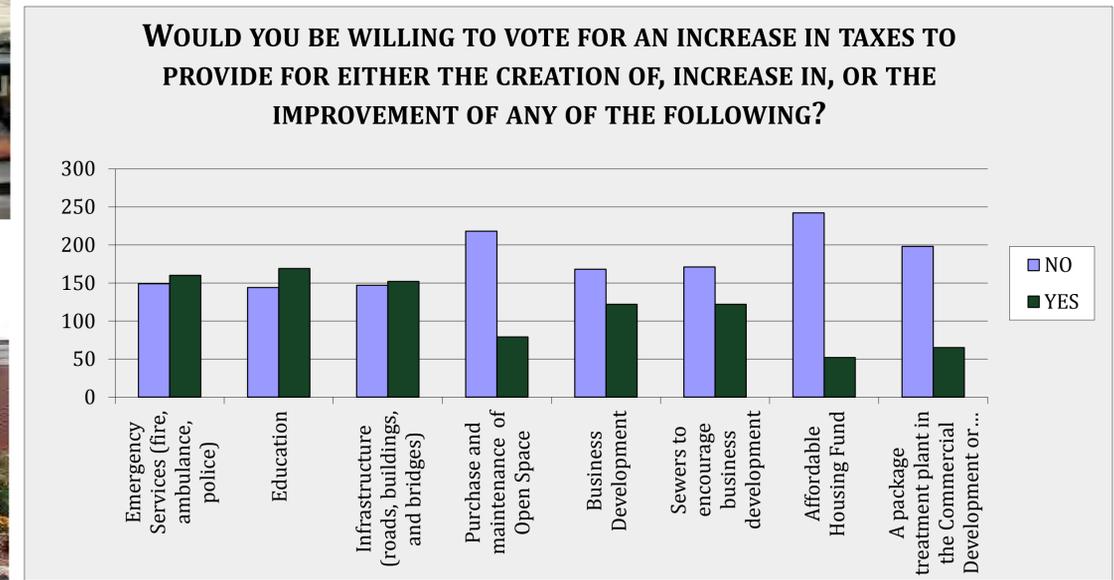
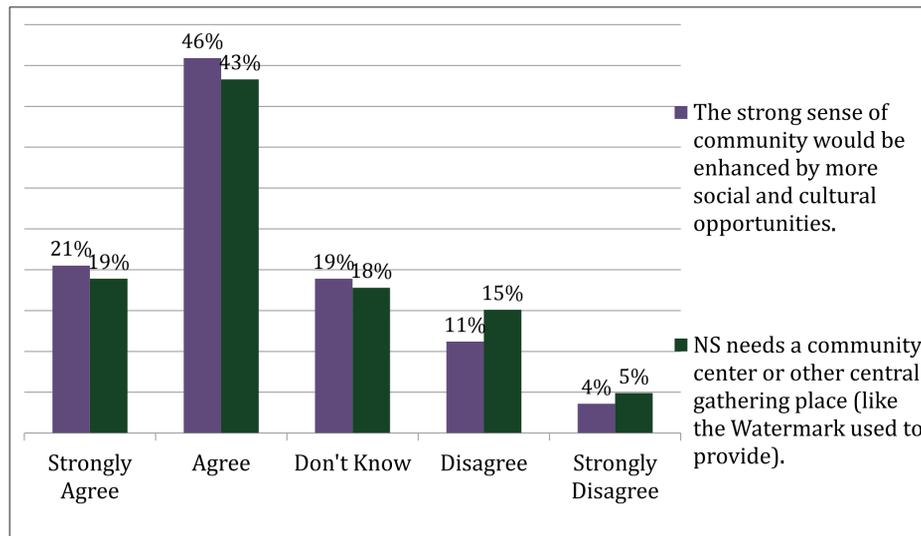
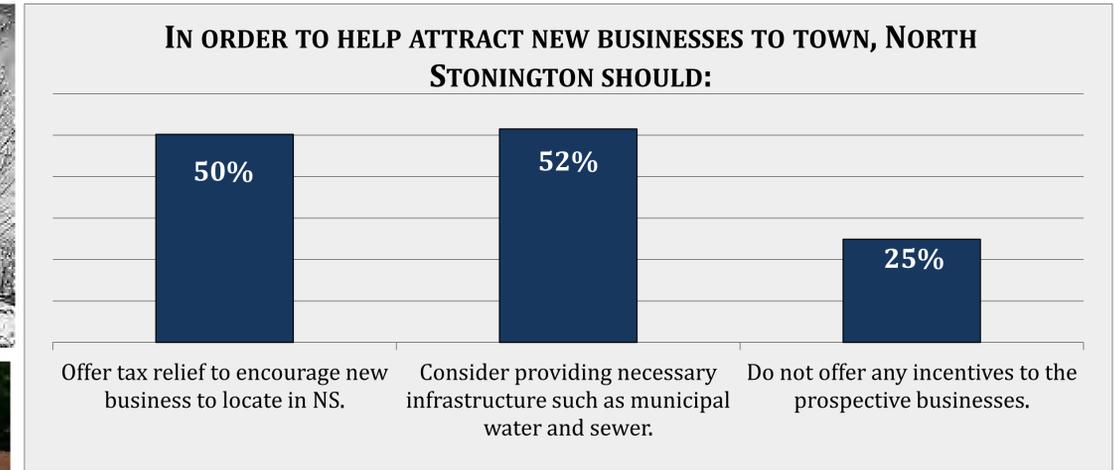
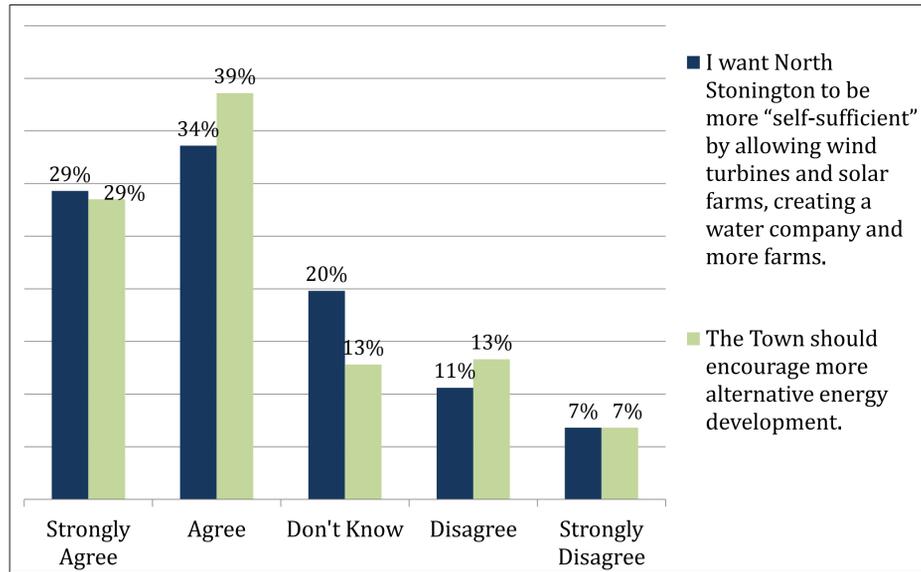
WOULD YOU ENCOURAGE ANY OF THE FOLLOWING BUSINESSES?



Development Opportunities



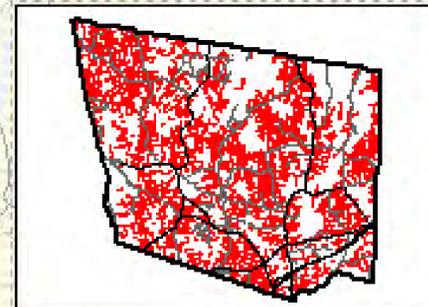
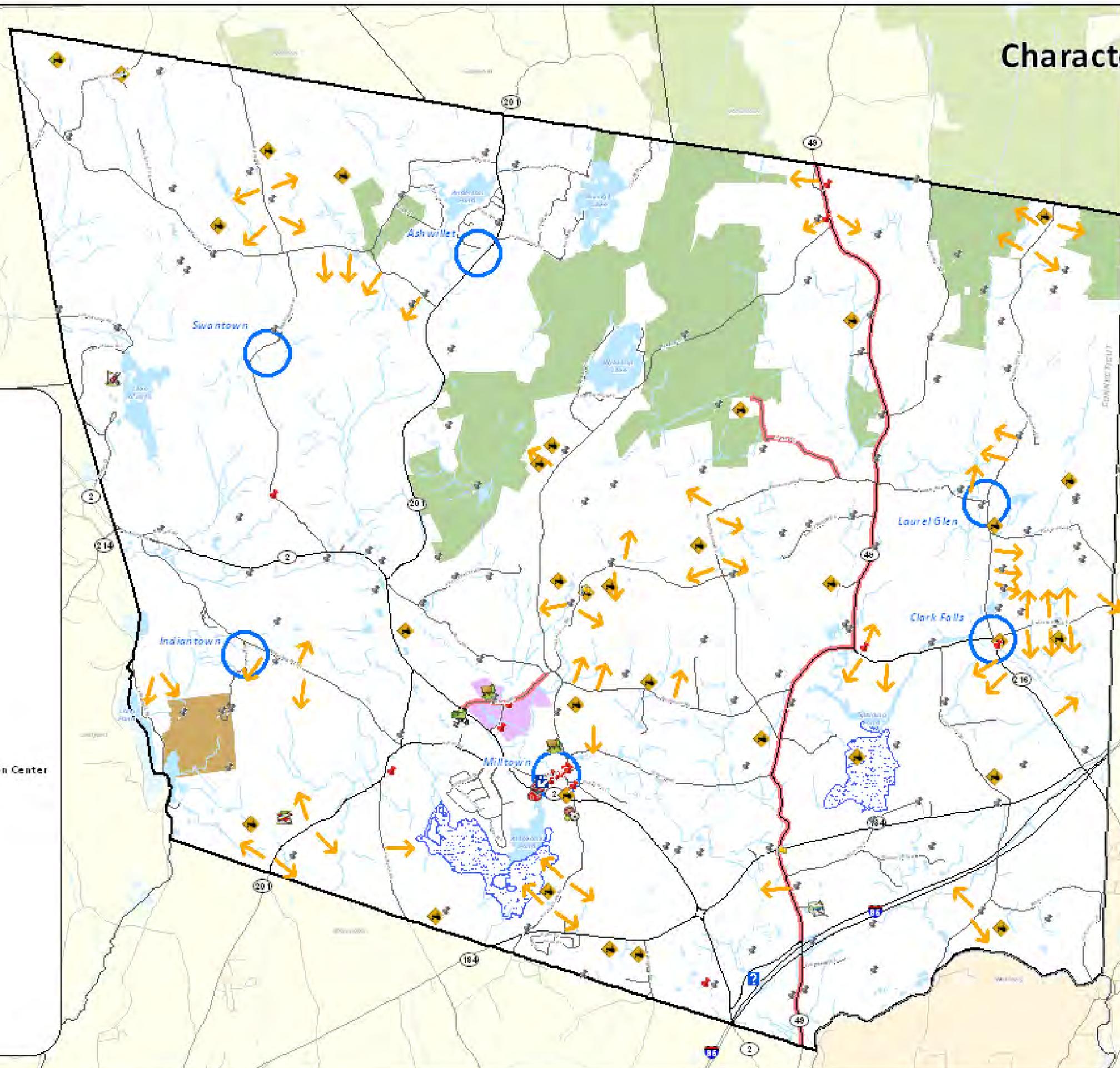
Investing in the Community



Character Resources Map

North Stonington, CT

- Legend**
- Scenic Resources**
- Scenic View
 - Scenic Road
- Points of Interest**
- Historic Point of Interest
 - Park / Community Gatherings
 - Highland Orchard Campground
 - Shopping Plaza
 - Jonathan Edwards Winery
 - Lake of Isles Golf Course
 - Recreational Center / Fields
 - School
 - State of Connecticut Tourist Information Center
 - The Spring
 - Wheeler Library
 - Wychwood Airport
 - Cemeteries
 - Farms
- Areas of Interest**
- Packung State Forest
 - Swamps
 - Hewitt Property
 - Native American Tribal Reservation
 - Hamlets



3,000 Feet