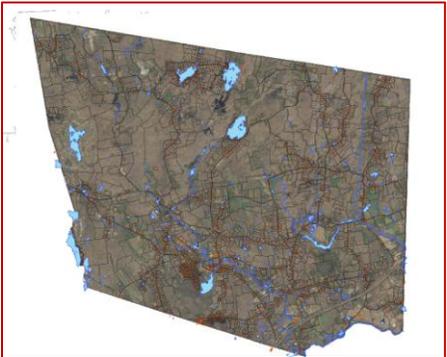


North Stonington

Plan of Conservation and Development

2013



DRAFT COPY

Acknowledgments

The 2013 Plan of Conservation and Development (POCD) is the result of a collective effort by the Planning Commission and a Steering Committee created to facilitate public participation and assist the Town Planner in drafting the Plan. Consultants were hired to assist the Economic Development Commission and the North Stonington Affordable Housing Commission to write individual plans. The information gathered from their plans has been incorporated into the POCD.

PLANNING AND ZONING COMMISSION MEMBERS

Lou Steinbrecher, Chairman
Elaine Boissevain, Vice Chair
Joseph Siner, Secretary
Wayne Wilkinson
Ann Brown
Julie Lanier
Priscilla Lewis

PLANNING STAFF

Juliet Leeming, Town Planner
Cheryl Konsavitch, Administrative Assistant
Marc Tate, GIS Coordinator

CONSULTANTS

Garnet Consulting Services, Inc
(Economic Development Action Plan)
Planimetrics *(Housing Plan)*
Matthew Longyear, Geosystems,
(Mapping)

RENDERINGS PROVIDED BY

Julia Leeming, Architect
Andrea Fossa, Landscape Architect
Ann Renehan, Architect

POCD STEERING COMMITTEE MEMBERS

Juliet Leeming, Senior Planning and Zoning Official, Chair
Elaine Boissevain, Planning & Zoning Commission
Julie Lanier, Planning & Zoning Commission
William Ricker, Conservation Commission
Mary Ann Ricker, North Stonington Affordable Housing Commission
Tim Pelland, North Stonington Affordable Housing Commission
Madeline Jeffery, North Stonington Citizen's Land Alliance
Marilyn Mackay, Economic Development Commission
Peter Bogoian, Economic Development Commission
Ed Harasimowitz, Hewitt Farm Committee
Nita Kincaid, Hewitt Farm Committee
Mark Grigg, Inland Wetlands and Watercourses Commission
Dan Spring, Board of Finance
Nicholas Mullane, Board of Selectmen
Mark Donahue, Board of Selectmen
Joseph Perry, Eastern Pequot Tribal Nation
Belinda Learned, Agricultural Community
Vilma Gregoropoulos, Zoning Board of Appeals

A very special thanks to Ann Renehan (1926-2013) for her guidance, vision, and wonderful drawings.

TABLE OF CONTENTS

CHAPTER 1:	Introduction	1
CHAPTER 2:	Creating a Vision	3
CHAPTER 3:	Public Participation	5
CHAPTER 4:	Planning Context and Overview	7
CHAPTER 5:	Land Use and Zoning	11
	Current Land Use Map	13
	Current Zoning Map	19
	Planning Opportunity Areas	21
CHAPTER 6:	Historic and Cultural Resources	25
	Community Character Map	29
CHAPTER 7:	Natural Resources and Rural Character	31
	Environmental Constraints	32
	FEMA Flood Zones Map	33
	Open Space Map	37
	Farm and Forest Land Use with Farm Soils Overlay Map	41
	Sub-regional and Local Water Basins	43
	Aquifer Protection Areas Map	45
	DEEP Critical Habitat and Natural Diversity Map	46
CHAPTER 8:	Economic Development	49
	Economic Activity Map	54
CHAPTER 9:	Housing	55
CHAPTER 10:	Community Facilities & Infrastructure	61
	Community Facilities Map	71
CHAPTER 11:	Goals and Objectives	73
CHAPTER 12:	Future Land Use Plan	81
	Future Land Use Plan Map	83
CHAPTER 13:	Implementation and Evaluation	85

APPENDICES

Appendix A: Connecticut General Statutes Chapter 126 Sections 8-23 – Full text

Appendix B: 2012 CERC Town Profile

Appendix C **PLAN OF CONSERVATION AND RECREATION LANDS**

Appendix D: **TOWN OF NORTH STONINGTON, CT HOUSING PLAN (BOUND SEPARATELY)**

Appendix E: **NORTH STONINGTON, CT ECONOMIC DEVELOPMENT ACTION PLAN (BOUND SEPARATELY)**

Summarizations of the Informal Roundtable Discussions, Neighborhood Meetings, Visioning Session, and Community Survey are available on the Town of North Stonington website or in the Land Use Office.