2013

North Stonington

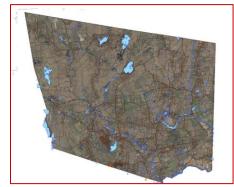
Plan of Conservation and Development



















ADOPTED BY THE NORTH STONINGTON PLANNING AND ZONING COMMISSION

DECEMBER 12, 2013

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.

2013 North Stonington Plan of Conservation and Development

Town of North Stonington

40 Main Street, North Stonington CT 06359

Certification of Adoption				
This Plan was adopted at a regularly scheduled meeting of the North Stonington Planning and Zoning Commission on December 12, 2013 with an effective date of December 31, 2013				
Lou Steinbrecher, Chairman	Joseph Siner, Secretary			

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
	Character Resources Map	29
CHAPTER 7:	Natural Resources and Rural Character	31
	Environmental Constraints Map	32
	FEMA Flood Zones Map	33
	Open Space Map	36
	Farm and Forest Land Use with Farm Soils Overlay Map	40
	Sub-regional and Local Water Basins Map	42
	Aquifer Protection Areas Map	44
	DEEP Critical Habitat and Natural Diversity Map	45
CHAPTER 8:	Economic Development	47
	Economic Activity Map	52
CHAPTER 9:	Housing	53
CHAPTER 10:	Community Facilities & Infrastructure	59
	Community Facilities Map	61
CUAPTED 44		
CHAPTER 11	Goals and Objectives	
CHAPTER 12:	Future Land Use Plan	79
	Future Land Use Plan Map	81
CHAPTER 13:	Implementation and Evaluation	83

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.