EAST LYME 2020 PLAN OF CONSERVATION AND DEVELOP

RESPONSIBLE PARTY

POCD CHAPTER	RECCOMENDATION	TIME FRAME				TOWN DEPARTMENT												TOWN BOARD OR COMMISSION																						COMMUNITY GROUP								
		Long	Mid	Short	On-Going	All	Planning	Zoning	Builing	Finance	Tax Assessor	Tax Collector	Public Works	Town Clerk	Public Safety/ ELPD	Water & Sewer	Health (LLHD)	Economic Development Commission	Land Use Department	Board of Finance	Board of Education	Zoning Commission	Health & Safety Committee	East Lyme Land Trust	Waterford-East Lyme Shellfish Commission	Town Building Committee	Planning Commission	Historic Properties Commission	Harbor Management/Shellfish Commission	Conservation of Natural Resources Commission	Aquifer Protection Agency	Inland Wetland Agency	Board of Assessment Appeals	Brookside Farm Museum Commission	East Lyme Agri-Business Committee	Parks & Recreation Commission	Youth Services Commission	Commission On Aging	Police Commission	East Lyme Historical Society	Save the River/Save the Hills	East Lyme Public Trust Foundation (bike paths)	The Nature Conservancy	Save the River Save the Hills	Niantic Main Street	PTA Presidents of Schools	Cable TV Advisory Council	Niantic River Watershed
HOW WE PLAN TO CONSERVE																																																
3.0 AGRICULTURAL RESOURCES																																																
	Conserve Farmland																																															
	Create Community and Giving Gardens																																															
	Establish A Sustainable Aquaculture Hub																																															
	Establish A Public-Private Partnership for Sustainable Aquaculture Education																																															
	Protect Pollinator Pathways																																															
	Reduce Harmful Pesticide and Fertilizer Use																																															
	Establish A Sustainable Agriculture Zone																																															
	Consider adopting additional permitted uses on farms to help sustain their business																																															
	Consider adopting additional permitted agricultural uses in residential zones																																															
	Provide a Tax Incentive for Regenerative Agricultural practices																																															
4.0 COASTAL RESOURCES																																																
	Support the goals and recommendations of the East Lyme Harbor Management Plan (March 2019) and the Niantic River Watershed Protection Plan (August 2020) as comprehensive documents addressing best practices for the protection and utilization of our coastal resources																																															
	Develop the following Educational Campaigns:																																															
	Town-wide education and/or ordinances regarding best practices in landscaping and lawn management to improve water quality through reduced nitrates and other pollution in runoff, (Possible partnership with Niantic River Watershed Committee.)																																														
	Communications campaign to educate property owners in current and future flood zones on the risks, mitigation techniques and updated policies,																																															
	Educational campaigns on proper maintenance of septic systems,																																															
	Campaigns on animal waste impacts to waterbodies, including for dog owners and to discourage against the feeding of wildlife, particularly if it concentrates birds or animals in areas that allow their waste to accumulate and enter waterways,																																															

4.0 COASTAL RESOURCES	
	Consider partnerships with artists or Public Service Announcement-type notifications or weekly news features to creatively identify and execute more ways to communicate with the public on the wide variety of ways they can be stewards of East Lyme's coastal resources.
	Prioritize existing plans to extend domestic wastewater sewers to homes located along the Niantic River (i.e.: Saunders Point) and other existing coastal neighborhoods (i.e.: Huntley Court) to decrease discharge of nutrients and other substances into groundwater entering coastal estuaries. Require the periodic inspection and pumping out of home septic systems and the repair or replacement of those that are malfunctioning.
	Support the detailed stormwater/drainage recommendations for Flanders and Niantic outlined in the 2020 Niantic River Watershed Protection Plan and the Stantec Coastal Resilience, Climate Adaptation and Sustainability Study (Dec 12, 2018).
	Support Niantic River Watershed Protection Plan Recommendations (see Appendicies)
	Hope Street: Hope Street floods during heavy rain including backing up into the new construction on Methodist Street. Addressing Hope Street would require comparison of the private and municipal stormwater pipe network connecting into a potentially undersized state storm pipe network on Main Street.
	Black Point Road at Burnap Road: Approximately 28 structures and condos sit in a FEMA flood zone near the intersection of Black Point and Burnap roads just south of the railroad corridor. Inundation in this area comes from Pattagansett River on the other side of the tracks. The water appears to travel through a culvert at an unknown location. The town should assess this neighborhood for potential flood-control measures. For example, a backflow preventer might be sufficient to avoid flooding, protecting property owners from having to meet more onerous flood insurance requirements.
	Adopt the State of Connecticut's definition of freeboard into East Lyme's flood control ordinance and zoning regulations.
	The planning threshold for sea level rise in Connecticut is 20 inches by 2050. The State of Connecticut passed a bill in 2018 to require a full two feet of freeboard for State-led projects, plus updated levels to be evaluated not more than every ten years. Freeboard represents a margin of safety, measured in the number of feet, added to projected flood elevations with the goal of compensating for unknown factors that might push actual levels above projected heights. According to FEMA, the cost to property owners of adding freebord is only 1-2% of the overall cost of elevating a structure. Owners can expect payback within 3-6 years due to reductions in flood insurance premiums based on the additional height.

4.0 COASTAL RESOURCES	
	The Town of East Lyme Open Space Plan, the Niantic River Watershed Protection Plan, the Stantec Coastal Resilience and Climate Adaptation and Sustainability Study; and The Nature Conservancy's Salt Marsh Advancement Zone Assessment of East Lyme
	Evaluate the impact of sea level rise on critical infrastructure (water/wastewater, other utilities etc.) in flood hazard zones to protect these assets from extreme storms and flooding.
	Support additional coastal resilience measures to protect existing structures and coastline including native shoreline plantings, marsh enhancements, beach enhancement and offshore breakwaters.
	(Examples detailed in Stantec Coastal Resilience, Climate Adaptation and Sustainability Study December 2018) Discourage further structural alteration of the East Lyme coastline except when coastal structures are necessary and unavoidable for the protection of infrastructure facilities, water-dependent uses or existing inhabited structures.
	Encourage expansion of marine-related commerce in Niantic and apply controls to maintain, upgrade and expand, where possible, water-dependent commercial uses in the lower Niantic River as appropriate for the overall health of the water body.
	Maintain and improve the quality of East Lyme's coastal waters through local action and support of State and Federal water quality control measures.
	Look to minimize the pollution of coastal waters from erosion and runoff by creating an Erosion and Sedimentation Ordinance and by strengthening land use controls to prevent the disturbance of areas adjacent to watercourses and wetlands. Always require the most current Best Management Practices during construction activities, particularly for those developments that might affect waterways. This includes such practices as proper erosion controls and use of riparian buffers near waterways.
	Consider regulations on landscape, road maintenance and other products that can negatively impact water quality.
	Seek ways to make pollution from litter and debris less likely. (ie: ordinances on throwing items during downtown parades, evaluation of quantity and placement of trash receptacles, littering fines)
	Support aquaculture programs and research efforts to maintain and improve East Lyme's shellfish resources.
	Support necessary periodic maintenance dredging of the existing Niantic River navigation channel (including Smith Cove), with appropriate restrictions to assure minimum possible impact on shellfish and finfish resources.

4.0 COASTAL RESOURCES	
	Discourage dredging elsewhere in East Lyme's coastal waters except where necessary to maintain access to existing water-dependent facilities or where natural circulation patterns have been impaired. (ie: from storm damage).
	Protect natural resource areas such as wetlands, salt marshes, watercourses and beaches by establishing Non-Infringement Area controls. Development within tidal and inland wetlands, watercourses, waterbodies and beaches is regulated by a variety of existing controls.
	Support the preservation of the Oswegatchie Hills as open space.Town acquisition of the remaining parcel(s) of the hills would protect the health of the Niantic River and Niantic Bay while allowing low-impact public use and enjoyment of the open space.
	Encourage State and federal agencies to:
	Dredge the sand shoal at the mouth of the Four Mile River to restore tidal circulation and maintain access between the State boat launch and Long Island Sound
	Dredge the Niantic River at Golden Spur to restore circulation
	Dredge Smith Cove and look for methodologies to improve flow to and from Niantic River
	Support water-flow projects, including dredging, from storm-damaged coastal areas and tidal ponds.
	While this plan supports the overall development and expansion of clean energy technologies, regulations for clean energy in watershed areas should be developed to protect watersheds from the negative impacts that things like increased impervious surface and clearing of established forests or other beneficial land masses may have
	Where possible, encourage the use of Low Impact Development such as pervious surfaces for driveways or similar surfaces that would otherwise have direct runoff from impervious surfaces
4.0 COASTAL RESOURCES	
	Protect eelgrass and widgeon grass beds in the Niantic River and Bay by limiting nutrient inputs (particularly nitrogen). Both species provide important aquatic habitat for many marine organisms
5.0 HISTORIC RESOURCES	

	Develop a sign program to list the initial building date of a home and the builder of the home. The signs which list the date and builder of the home would be available to the homeowner at their request to post on their property. The Historical Properties Commission is currently studying this project and is completing a historic resource database with this information. East Lyme also has an inventory of historically significant homes located in the Records Room of the Town Hall

5.0 HISTORIC RESOURCES	
	The historic resource database existing at the Town Clerk's office should be deployed and periodically updated as the database could be used by the commissions in the process of making their decisions. Land use commissions should be more aware of the availability of this database in making decisions
	Historical interest should be promoted through photograph displays, markers, tours, oral histories, etc. Much of this work is already being done by the historical houses, but the creation of a central display area would do much to encourage public interest. There may be grants available for projects of this kind as they involve historical tourism/local interest & education
	Actively seek grant funding: The Historic Property Commission has completed the work necessary to ensure that East Lyme is a Certified Local Government and published a list of possible grantors on the Town website, thereby enabling each of its historic properties to directly apply for grant funding through the State. Publicizing the historic resources database will assist in obtaining grant funding
	In the event of properties being threatened by destruction, it might be in the best interest of the town to become actively involved in the acquisition of such properties for conservation and preservation purposes. The Samuel Smith Farmstead is an example of a property that has been preserved since the last POCD. It is recommended that the Historic Properties Commission launch a fund for the purchase of historic sites that can be supplemented with grants as available
5.0 HISTORIC RESOURCES	
	Consider an increased partnership between the Historic Properties Commission, the town's three historic properties and the East Lyme Public Library.
	Develop a collated Inventory of all of historical assets
	Engage in an educational campaign to encourage homeowners to list their homes on the registry of protected properties in the town and/or apply for the National Register of Historic Places. Being listed on the register provides protection from unreasonable destruction under Connecticut law
	Stonewalls, quarry holes, animal pens and other cultural features should continue to be identified and protected in the course of site plan review. When appropriate, efforts should be made to minimize the visual impact development on significant historic areas

5.0	HISTORIC RESOURCES	
	Designation of scenic roads, vistas and ridgelines should be implemented. These designations encourage sightseeing along the road and help preserve it from modifications that detract from its appearance	
	Historic markers should be installed in key locations around town to help educate citizens on past historical events of significance in our town	
	For buildings 100 or more years of age, the Historic Properties Committee should be notified before demolition. The town currently has a demolition delay ordinance but communication between the town and the Historic Properties Committee needs to improve. The Town should review the Town's functional implementation of the Demolition Delay Ordinance to ensure that it is implemented by the Town as designed. The Demolition Delay Ordinance was passed by the Town of East Lyme in 2018	
	The town should pursue improving consistency regarding the agreements with the three historical houses. Currently, the Town's relationship with each house is defined in separate agreements that are inconsistent with each other, and there is no plan in place to correct these inconsistencies. This complicates and sub-optimizes the ability to develop, support, integrate, deliver and brand our assets. The Town should re-examine its agreements with each house and correct inconsistencies with regard to organization and funding of each entity, to ensure that each is funded in a way that meets the recommendation noted in this bullet. The designation of a commission for the Samuel Smith Farmstead may be considered	
5.0	HISTORIC RESOURCES	
	The Town should maintain its owned Historic Properties (Brookside Farm and the Samuel Smith Farmstead) and the lands that go with these properties in a condition suitable to and supportive of development and delivery of educational and environmental programming for our students, our townspeople, and the greater population. While the historic properties that are owned by the town should be as self -sufficient as reasonably possible, the vehicles of grants, taxpayers dollars and local fundraising are likely to be necessary	
	A list of historic properties should be digitized and posted publicly on the town website	

6.0 NATURAL RESOURCES	
	Consider adopting Zoning Regulations requiring that all lots contain a minimum area of buildable land to further protect sensitive environmental areas.
	Consider incorporating stormwater best management practices into Town Road Design Standards and Zoning Regulations. (Standards were already adopted into Subdivision Regulations but could be further reviewed and amended as best practices are refined.) A storm-water management ordinance should be instituted for both Town and private construction and development:
	Stormwater runoff management in aquifer areas should promote pre-treatment of runoff prior to discharge and aquifer recharge. Stormwater drainage for new industrial and commercial development should be treated to remove particulate and dissolved pollutants associated with road and parking lot runoff prior to discharge. Infiltration of clean or pretreated run-off should be maximized, except in areas subject to an unusually high risk of hazardous material spillage. Open vegetated basins, depressions and buffer strips are the preferred methods of infiltrating stormwater runoff from paved surfaces. Where possible, install engineered biological treatment systems such as tree filters (which are already found in several town neighborhoods) to treat stormwater by removing nutrients, bacteria and heavy metals.
	New or enlarged sites for the accommodation or storage of manure, fertilizers, pesticides, salt/ice melt and herbicides should: Have a roof which should prevent precipitation from coming into contact with these materials, Have a liquid-tight, diked floor with no drains other than a sump pit, Be located so that surface water runoff drains away from the storage area.
	Any above-ground chemical and fuel storage tank should be on an impervious, structurally diked area to contain any leaks or spills, with no drains other than a sump pit, and suitably covered to prevent precipitation accumulation.
	BDumpsters and other waste receptacles should have covers or should be located within roofed areas and should be placed on impervious surfaces, away from storm drains. Revisit Zoning, Building and Public Works regulations and/or consider an ordinance for enforcement.
	CExcept for clean roof drainage, the use of underground drywells or leaching trenches is not recommended for stormwater runoff from developed areas.

6.0 NATURAL RESOURCES	
	Revise subdivision recommendations, which currently specify road width reduction from 30' - 24' in Conservation Design Developments to reflect 24' road width for all new subdivisions to minimize impervious surfaces and the amount of clearing/regrading made necessary for road construction. Consider allowing public roads to be constructed at 18' curb-to-curb paved width.
	Review cluster/CDD subdivision regulations to encourage further protection of sensitive natural resources. Consider possible changes to required open space percentages.
	Consider establishing a sewer avoidance program consisting of mandatory inspections and maintenance at regular intervals to manage existing on-site sewage disposal systems. The benefits of such a program are threefold. First, with preventative maintenance, the need for costly repairs by the homeowner can be avoided. Second, systems which are not providing adequate treatment can be detected and improved, and lastly, installation of sewers can be avoided.
	Systematic maintenance programs in place should be reviewed to assure regular vacuuming and routine catch basin clean-out. Decreasing impervious surfaces and methods to increase infiltration is another measure that should be included in road and parking design.
	The regulatory setback for tidal wetlands should be increased from 25 feet to 100 feet for all grading, clearing and building of structures.
	The Town should consider mitigation measures in coastal high hazard areas. These measures are outlined in detail in Chapter 4: Coastal Resources.
	Support efforts to develop Hazmat Spill Mitigation measures for the possible spill/chemical release of hazardous waste from Interstate-95, commercial and industrial facilities or through the use of firefighting foam.
	Support the implementation of the Niantic River Watershed Protection Plan (2020).
7.0 OPEN SPACE	
	Preserve and maintain large, unfragmented tracts of open space: Land fragmentation is a leading cause of habitat loss so the preservation of land is essential. An increase in green space can also help regulate air quality and climate which counters the warming effects of the concrete paved surfaces.

7.0 OPEN SPACE	
	Work to link existing open space parcels together: By preserving large parcels of open space which connect with one another, contiguous habitats remain intact and, if desired, passive recreation opportunities are increased.
	Preserve open space in areas that are more prone to the impacts of climate change (ex. flooding) to enable the land's natural ability to mitigate such disasters: The prevention of new public infrastructure in flood prone areas is important in order to combat rising sea level. Prioritizing the coastal land as areas of open space and restricting development. The creation of teams which can identify climate related vulnerabilities in the town is important for combatting future issues. Projects to address storm surges and the damage they cause can be funded by the State of Connecticut. Maximizing nature's solutions by protecting and restoring forests, grasslands, and wetlands. On a larger national scale, the nature conservancy has conducted a study which estimates that natural solutions could mitigate more than a third of its carbon emissions. The southern edge of the town is an arm of Long Island Sound, the region's largest estuary and with the warming temperatures and sea level rise it is important to take action to protect the ecosystem and the species it houses. Varied stressors will form unforeseen results which makes it uncertain how quickly species will be able to adapt to these problems if at all. Connecticut must protect existing habitats and make plans to minimize projected changes on coastal environments.
	Preserve and continue protection of Oswegatchie Hills and the Niantic River: The Niantic River is an arm of the Long Island Sound estuary and provides an ecosystem for many species. East Lyme's commitment to the preservation of Oswegatchie Hills has been made clear throughout the years. As indicated in this plan, it is East Lyme's intention to preserve Oswegatchie Hills as open space in perpetuity.
	Protect the Latimer Brook Watershed: The southern portion of Latimer Brook flows directly into the Niantic River and Long Island Sound. Protecting the riparian buffer is essential to the health of the system. This need is exacerbated by the steep slopes down to the water channels, giving stormwater runoff little to no infiltration zone.
	Encourage an Open Space Consortium: The Commision for the Conservation of Natural Resources should meet at least annually with a collection of members from but not limited to: Aquifer Protection Agency, Niantic River Watershed Committee, East Lyme Land Trust, Eightmile Wild and Scenic River Watershed Committee, Planning Commission, Zoning Commission, Inland Wetlands Agency, East Lyme Public Trust Foundation, Parks & Recreation Commission for purposes of collaboration.

7.0 OPEN SPACE	
	Encourage continued public/private partnerships to pursue state, federal and private grant opportunities: Partnership with a professional grant writer is strongly recommended to take advantage of all potential opportunities for state, federal and private grant dedicated to the preservation of open space. For Example: CT DEEP Open Space and Watershed Land Acquisition Fund - The Open Space and Watershed Land Acquisition (OSWA) Grant Program provides financial assistance to municipalities and nonprofit land conservation organizations to acquire land for open space, and to water companies to acquire land to be classified as Class I or Class II water supply property.
	Support open space acquisition projects as outlined in the Niantic River Watershed Protection Plan (August 2020): Support this plan both as an active partner for parcels within town limits and as an advocate for parcels in other towns (i.e.: submitting testimony and/or letters of support).
	Promote opportunities to donate land for open space: Develop a "Landowners Guide to Conservation Options."
	Protect high points: High Points provide unique plant/animal habitats as well as contributing to town identity. Views of and from high points define much of Flanders and are valued by the citizens of East Lyme as important cultural resources.
	Maintain open space adjacent to water bodies: Maintain Riparian Buffers along Waterbodies and Waterflows. The filtration of surface water runoff before it enters the hydrology system is vital to the health of the environment. This is true in all towns, but especially so in East Lyme due to its proximity to the ocean, and intense water consumption during the summer months.
	Maintain Open Space corridors between water bodies: Connect "New" Open Space to Existing Open Space & Ecosystems. Designated open space should be situated to increase the size of existing natural patches and promote connectivity between ecosystems such as hilltops to valley floors, wetlands to forested areas, and so on.
	Support consistent funding of open space acquisition through annual town budget. Allow private contributions to the fund through various measures including "Contribute to a Place" campaigns.

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RESPONSIBLE PARTY

POCD CHAPTER	RECCOMENDATION	TIME FRAME				TOWN DEPARTMENT												TOWN BOARD OR COMMISSION																						COMMUNITY GROUP								
		Long	Mid	Short	On-Going	All	Planning	Zoning	Buling	Finance	Tax Assessor	Tax Collector	Public Works	Town Clerk	Public Safety/Police Department	Water & Sewer	Health (LLHD)	Economic Development Commission	Land Use Department	Board of Finance	Board of Education	Zoning Commission	Health & Safety Committee	East Lyme Land Trust	Waterford-East Lyme Shellfish Commission	Town Building Committee	Planning Commission	Historic Properties Commission	Harbor Management/Shellfish Commission	Conservation of Natural Resources Commission	Aquifer Protection Agency	Inland Wetland Agency	Board of Assessment Appeals	Brookside Farm Museum Commission	East Lyme Agri-Business Committee	Parks & Recreation Commission	Youth Services Commission	Commission On Aging	Police Commission	East Lyme Historical Society	Save the River/Save the Hills	East Lyme Public Trust Foundation (bike paths)	The Nature Conservancy	Save the River Save the Hills	Niantic Main Street	PTA Presidents of Schools	Cable TV Advisory Council	Niantic River Watershed
HOW WE PLAN TO DEVELOP																																																
8.0 RESIDENTIAL DEVELOPMENT																																																
	Evaluate the options for reducing future impact on water and soil resources, particularly in the northern end of town where there are larger remaining tracts of undeveloped land. Consider adjusting agricultural regulations that better encourage and support the preservation of agricultural land. (ie: expand allowable uses in agricultural zones such as events, B&Bs etc.)																																															
	Continue to promote cluster residential development as a means of creating permanent open space, preserving environmentally sensitive areas and encouraging creative subdivision design. Revisit Conservation Design Development (CDD) Zoning Regulations (Section 23) to improve the configuration and connectivity of open spaces within residential areas. Consider increasing open space requirements for subdivisions. Encourage the Planning Commission to utilize CDD Regulations whenever appropriate for applications and require subdivisions of less than 10-acres and/or 4-lots or less to abide by conservation design requirements.																																														

8.0	RESIDENTIAL DEVELOPMENT	
	Establish an Affordable Housing Subcommittee to identify and promote solutions for increasing the town's affordable housing units to at or above state requirements and complete an updated Affordable Housing Plan for East Lyme. The Plan of Conservation and Development Subcommittee notes that an effort of this importance requires the attention, creativity and enthusiasm of a dedicated committee. East Lyme's Affordable Housing Plan should be revised and updated by 2022. For purposes of cross reference, this POCD supports the current Affordable Housing Plan and strongly recommends that it be further developed and strengthened over the next two years to consider a proactive approach to affordable housing needs and identifying areas for affordable housing that are convenient to multiple modes of transportation, town services and amenities including but not limited to schools, community spaces such as recreational areas and stores. In commercial areas, any new construction of affordable housing is recommended to be mixed use housing with commercial space on the first floor and residential space on upper floors.	
	As commercial zoning space occupies approximately 5-6% of East Lyme's zoning map, and population studies have indicated that East Lyme's existing housing stock is sustainable for the future, residential use of currently commercially zoned property is strongly discouraged, except in the case of mixed-use development.	
	Consider additional protections in residential development areas near watersheds and aquifer recharge areas to ensure future development has minimal impact to the watershed/aquifer.	
	Improve resiliency of existing and future residential development by adopting zoning regulations for 100-year stormwater collection, retention, and quality on any new development or redevelopment.	
	Evaluate permitted (either outright or by special permit) commercial uses within residential areas including:	
	Additional appropriate home business uses in residential districts abutting commercial districts, creating visually a transitional zone from commercial to residential.	
	Increased permissible agricultural uses in residential zones especially in cases where doing so will increase resiliency of food supply or support environmental health	
	Allow the construction of accessory apartments (attached or detached) on single-family lots to diversify housing offering without contributing to sprawl or reducing space available for commercial use, provided it does not change or compromise existing neighborhood character.	

8.0	RESIDENTIAL DEVELOPMENT	
	Consider a moratorium on sewer line extensions to new developments in residential zones beyond what has already been committed to.	
9.0	COMMERCIAL DEVELOPMENT	
	Limit future commercial development to existing commercially zoned areas. Support efficient use of commercial space by updating Zoning Regulations to allow multi-unit housing developments only as part of a mixed-use building (ie: first floor commercial, top floors residential) to ensure that commercially-zoned areas remain available for commercial uses.	
	Work with CT DOT and impacted property owners of the I-95 exit 74 project to proactively re-develop properties in that area to meet the needs of a growing and changing East Lyme. Ideas may include overlay districts, planned developments, mixed-use affordable housing (due to bus routes and availability of other amenities) and more.	
	Consider amending allowed uses, or uses by special permit, in the residential zones adjacent to CA and CB zones to allow for more flexibility in home-based business uses and businesses that can be operated out of residential structures, therefore preserving the character and feel, allowing a transition from commercial to residential zones and increasing the availability of commercial space in town, while not negatively impacting its residential feel. Alternatively, a new transitional zoning district could be considered with the same objectives.	
	Should East Lyme move to the proposed Public Safety Building at the Honeywell property on Route 156 and vacate the police building on Main Street, consider an RFP process so that this property at the center of Niantic Village is developed to best fit the needs of the downtown district.	
	Support agriculture as a commercial business through the expansion of allowable uses on agricultural lands (ie: Bed & Breakfast, events) and encourage the preservation of agricultural land to provide local crop supplies for associated businesses and tourism support, such as farm to table restaurants or events, farm tours etc. Encourage aquaculture as a commercial use in the CM Commercial Marine District. Clarify allowable use definitions for aquaculture in the CM Commercial Marine District Zoning Regulations.	

9.0	COMMERCIAL DEVELOPMENT	
		Support efforts to develop Hazmat Spill Mitigation measures for the possible spill/chemical release of hazardous waste from Interstate-95, commercial and industrial facilities or through the use of firefighting foams, particularly those containing PFAS/PFOAS.
		Consider a tree ordinance or application as one of Connecticut's Tree Cities via Tree City USA through the Arbor Foundation to increase the urban tree canopy in our commercial district. Partner with other organizations, such as East Lyme Public Trust Foundation and private property owners to plant trees in priority areas of East Lyme's Commercial Districts.
		Consider a re-zone of the current Flanders commercial district on Boston Post Road from Chesterfield Road to the West as CB or given a new designation such as Flanders Village District FVD, with regulations that encourage redevelopment to improve upon the village concept. As in the existing CB zone, new buildings in this area should be located near the front of the parcel to emphasize both visibility for new businesses and enhancements for pedestrians and vehicles trying to access the property. Incentive-based zoning should encourage property owners to locate parking to the side or rear, and abide by architectural regulations or recommendations which compliment existing historic structures in the area and use various landscaping alternatives to compliment both the site and the structure.

9.0	**COMMERCIAL DEVELOPMENT**	
	Adopt controls over the number and location of curb cuts for access to commercial development. The abundance of vehicular access points to commercial properties in CA Commercial Districts has been documented to be a major contributor to traffic congestion. Additionally, the uncontrolled turning movements associated with these access points are a safety concern. Although little short of roadway improvements can be done to eliminate these conditions for existing development, controls over the number and location of curb cuts in new commercial development would limit further traffic problems in the future. As limiting curb cuts often requires partnership between private property owners, East Lyme should consider incentive programs such as one-time tax reductions to encourage shared entryways for the benefit of road maintenance and public safety.	
	Continue to support actions that strengthen Niantic's downtown CB Commercial District, where much progress in this area has been achieved since the 2009 POCD.	
	Refer to Chapter 13: Water and Wastewater Management for recommendations on salt application best practices for commercial parking lots.	
	Refer to Chapter 12: Clean Energy for recommendations on encouraging appropriately sited solar arrays in areas with existing impervious surfaces (ie: large commercial rooftops, parking lots)	
	Encourage appropriate agricultural uses in commercial and industrial zones such as hydroponics.	
10.0	**ECONOMIC DEVELOPMENT**	
	Complete the following Sustainable CT Actions:	
	Map Tourism Destinations (possible partnership with Niantic Main Street and Discover East Lyme to complete)	
	Support Arts and Creative Culture and Business	
	Establish a Town Poet Laureate	
	Include arts and culture in publicly available municipal marketing	
	Commit dedicated funding to the arts (events, programs, organizations, etc.)	
	Establish a Percent for Art/Public Art Program	
	Establish a Cultural Office or Arts and Culture Department	
	Establish and designate/appoint an Arts and Culture Liaison or Artist-in-Residence to municipality	

10.0 ECONOMIC DEVELOPMENT	
	Establish a Cultural District (CT Public Act No. 19-143) - A Cultural District is a specific area of a city or town identified by the municipality that has a number of cultural facilities, activities and/or assets – both for profit and nonprofit. It is a walkable, compact area that is easy for visitors to recognize. It is a center of cultural activities – artistic and economic. It is a place in your city/town where community members congregate, and visitors may enjoy those places that make a community special. Because each community is unique, each Cultural District will look different.
	Develop a Placemaking Plan - Include the arts by providing the arts a seat at the community development table. In other words, when focusing on a new real estate development, transit opportunities, safety issues, public health crises, or other issues that impact how a place affects a resident's life, the arts should be one of the tools considered. Examples:
	Real Estate Development – understanding arts and cultural assets to market to developers & buyers
	Transit Opportunities – Artist-designed bicycle racks, bus shelters, walkways, streetscapes, signage/wayfinding, public art
	Beautification Projects – Integrate art and artwork to improve streetscapes, activate commercial/retail vacancies, create a sense of place
	Safety Issues – Public art to calm traffic, reduce crime and blight, and build community
	Public Health Crises & Issues – Artists and artwork raise awareness (murals, signs, installations) of public health issues and can be utilized for coping, improving mental health, combatting depression, and aiding in recovery
	Strengthen the Northern Flanders neighborhood through the following:
	Agricultural Lands; Lands in Northern Flanders could be zoned agricultural. Agricultural lands are technically commercial and as such should be preserved and enhanced. Consider allowing residential development in Northern Flanders by special permit only or permitting additional accessory uses such as Farm to Table Events, Weddings, Bed and Breakfasts, and other Agro-Tourism industries.
	Develop an Agricultural "hub" for the sale of locally and Connecticut grown products. See Chapter 3: Agricultural Resources for further detail on a sustainable agricultural hub.
	Encourage the conservation of agricultural character which can be accomplished by maintaining views of farm fields from roads and continued protection of ecological resources as specified in Conservation Development by Design Zoning & Subdivision Regulations.
	Maintain the Hathaway Property as either agricultural land and/or public open space with access to Pattagansett Lake.
	Enhance Niantic and Flanders Villages by taking the following actions:

10.0 ECONOMIC DEVELOPMENT	
	Continue to encourage a range of mixed land uses to happen in commercial zones and along state/collector roads. Take advantage of existing infrastructure by encouraging adaptive reuse of buildings and sites. New commercial buildings should be located close to the road, with parking on the side, or rear of the plot.
	Upgrade the visual quality of Flanders through art, the installation of sidewalks, street trees and planters, grass median strips and identifiable crosswalks.
	Encourage property owners through an incentive program to upgrade their signs, buildings and parking areas to create a positive image for the passing automobile driver.
	Strengthen Main St. by celebrating its proximity to the Sound. Continue to expand and improve visual access to the coast.
	Counter strip development by redeveloping large parking areas into more efficient layouts and shared-use lots, curb cuts can be eliminated and additional structures erected to enhance the edge conditions.
	Enhance wayfinding - Develop a wayfinding system to marinas and beaches by utilizing creative techniques such as painting utility poles, locating public art, and placing unique street lighting. Exploration of alternate wayfinding techniques is advised.
	Promote home-based businesses and transition from strip development to mixed uses along state roads - specifically routes 156, 161 and Boston Post Road corridors. One specific aspect of the mixed use concept that is catching on is the "live/work unit". Live/work units are designed for both residential and commercial uses, often with the owners conducting business on the first floor while living upstairs.
	Promote compatible business in appropriate locations to foster local employment and opportunities, a favorable tax base, the provision of goods and services for local residents. Build a stronger year-round economy through continued support of downtown as a year-round business and employment center.
	Encourage the expansion of existing year-round businesses and establishment of new year-round businesses in downtown Niantic, in a manner that promotes a cohesive, pedestrian-friendly, mixed-use retail, service, and residential area through Village District Plans.
	Provide improved public services, particularly in downtown areas

10.0	**ECONOMIC DEVELOPMENT**	
	Encourage and develop opportunities for low-impact, home-based businesses. Support the development of small businesses that provide the goods and services for increasing energy efficiency and utilizing alternative energies	
	Support improved environmental sustainability efforts by commercial businesses ie: energy efficiency upgrades, installation of rooftop solar, water conservation measures etc., to reduce operational costs for building owners and decrease demand on East Lyme's existing infrastructure	
	Support agriculture and aquaculture as important economic activities as a means to help assure a more sustainable food and resource supply and as a critical component of the traditional landscapes.	
	Continue to support and promote sustainable fisheries and the marine industry.	
	Incorporate visual markers that reflect the interconnectivity between Flanders and Niantic along Route 161.	
	Provide incentives to promote architectural designs for commercial developments and remodeling of existing buildings.	
11.0	**PARKS AND RECREATIONAL SPACES**	
	Both the Parks and Recreation Department and the Board of Education should update their playing field inventories and develop a plan in partnership to address potential needs for locations of new fields and management of existing fields (ie: the construction of an additional synthetic turf field.)	
	Continue to recognize the need for additional recreation fields. The Parks and Recreation Department should identify and develop locations, which can increase the inventory of multi-use recreational playing fields; such as Roxbury Road, Samuel Peretz Park at Bridebrook and areas north of Interstate 95. These areas should be identified and developed in conjunction with Open Space, Natural, and Historical Resources.	

	Continue to recognize the need for additional passive recreational areas. The Parks and Recreation Department should identify and develop locations which can increase the passive recreational facilities of the town; such as upgrading the Darrow Pond property, the Bobrow property and exploring the possibility of developing an area exclusively available for dogs to roam off leash in a maintained area for developing a park setting preferably on open space land. The areas north of I-95 can also be investigated as a location for passive recreational areas. These areas should be identified and developed in conjunction with other chapters in this POCD such as Open Space, Natural, and Historical Resources.	

11.0	PARKS AND RECREATIONAL SPACES
	Investigate improving the Darrow Pond property to include upgrades to the Hiking Trails, Handicap Accessible Canoe/Kayak Launches for access to the Pond, Designated Trails for Biking, Restroom Facility, Disc Golf, Picnic Areas and other passive recreational activities.
	The Parks and Recreation Department should investigate improvements to McCook Point Park to include; a new Playground Area to replace one of the existing areas that was erected in the early to mid 1990's. Increased usage of the Pavilion and the Tent at McCook from various groups and outings places a need for an additional covered Pavilion area.
	Collect data on the need for parking solutions at all Parks and Recreation facilities to determine if more parking spaces are needed.
	Consider public exercise stations throughout the town and its parks.
	Consider allowing permits for food truck vendors at appropriate Parks and Recreation locations as a means of providing food and beverage amenities to residents while also creating a revenue stream. This recommendation is not to encourage the replacement or create competition for food stands run by various town-run athletic leagues as a means of fundraising. Food truck permits should be issued only for locations / days in which an existing fundraising food stand is not in operation.
	Consider additional investments in ways to access the water at Cini Park along the Niantic River including updating the canoe/kayak launch for improved accessibility and investigating the feasibility of transient docking for boaters.
	Implement best practices in organic landscaping with minimal fertilization on all town-owned lands to improve the health and safety of residents, and protect water quality, particularly in watershed areas.
	Through the joint efforts of the Natural Resources Commission, the Parks and Recreation Commission and the Planning Commission, the Town should conduct an updated open space study and ten-year needs assessment for recreational facilities, focusing on land areas which would be suitable for sports fields, recreational development, greenway corridors for bicycles and pedestrians and preservation of critical land areas, such as agricultural land areas along Latimer Brook, Niantic River or properties which enhance the connective open space property of the Town of East Lyme.

11.1	EAST LYME COMMUNITY CENTER	
		Support the preservation of East Lyme's farmland and avoid installation of any future recreational field on existing farmlands.
		A study of open spaces within the Community Center, especially in the main entrance area, should be made to determine if storage areas could be added in these spaces at a reasonable cost. Assistance might be obtained from users of the Center in carrying out any construction and installation work required.
		Continued evaluation to determine if the Community Center is nearing capacity in regards to office and meeting space and whether expansion or shifting locations of current offices is needed. Expansion plans could include a second story or additional wing.
		Improve walkability to the Community Center. Consider expanding sidewalks and bike/hike trails which could be located to make the Community Center more accessible to townspeople, especially youth, who do not have access to a vehicle. If needed, additional bike racks should be installed at the community center. Accessibility can be improved with paths linking the Community Center northbound to Flanders including to Flanders School and East Lyme High School as well as connecting to existing pathways in Downtown Niantic. Investigate the potential for pathways to the Midway Plaza area as well.
		Look to utilize existing Community Center space more efficiently by identifying the potential for multi-use opportunities. (i.e.: Youth Center during the day when children are at school and Senior Center in the evenings when programming is complete)
		The open space in the main entrance area of the Community Center is largely under-utilized space that could be modified to support collaboration space for small groups (ie: students, small business owners/entrepreneurs). Tables/chairs, automated vending refreshments, internet, printing and charging infrastructure and glass-enclosed spaces for private discussions or calls could make the space better utilized. It may also be possible to develop a public/private partnership and revenue stream through the lease of the space to a coffeehouse-type business to develop the same types of offerings in the space.
		Some accessibility improvements have been made to the Community Center since the 2009 POCD (e.g.: automatic doors) but some remain (e.g.: higher toilets). Consider accessibility in any remodels or renovations.

11.1	EAST LYME COMMUNITY CENTER	
	As suggested in the historic resources section, a central location for historic documents at the Community Center, in partnership with the library and East Lyme's historical organizations should be considered.	
	The Sustainable CT certification program should be considered as a resource for meeting energy development goals. This would comprise reduction of energy use, achieving high energy performance and increasing use of renewable energy.	
	Address significant space needs to better serve current needs and more importantly expand capabilities that help the library evolve to address different needs of future generations. Consider:	
	New space for Young Adult and Tween areas.	
	Children room expansion to accommodate different age groups and needs.	
11.1	EAST LYME COMMUNITY CENTER	
	Meeting space for group performance functions and gatherings (50-70 people).	
	Dedicated computer lab space	
	Additional reading rooms.	
	Generic small meeting space	
	Business meeting space to serve small businesses and entrepreneurs with digital and teleconferencing capabilities.	
	Makerspace/Collaboration or innovation space (house art/crafts, digital and computer workstations, 3D printer, video/photography studio etc. See example at Wallingford Public Library: https://www.wallingford.lioninc.org/collaboratory/	
	Encourage the development of a place for historical documents and artifacts in partnership with the East Lyme Historic Properties Commission, East Lyme Historical Society, Brookside Farm Museum, Samuel Smith House and local organizations and neighborhood associations.	
	The Sustainable CT certification program should be considered as a resource for energy development goals.	

11.3 EDUCATIONAL SPACES	
	When considering redistricting, The Board of Education should continue to monitor student growth prognostications when making future student reassignments to maintain an acceptable student/teacher ratio and factor safety concerns involving transporting students along with safety concerns involved with any construction projects. (The lack of sidewalks in different areas is a concern.) Additionally, any future reorganization plans at this level should factor into the plan an assurance that overcrowding does not occur and students do not need to go to classrooms facilities that are temporary/portable. These facilities tend to be expensive over extended periods, provide less than optimal educational settings and would be unattractive to families considering East Lyme as a place of residence.
	Prioritize sidewalk and trail investments linking local schools to downtown and the Community Center.
	Work in partnership with the Parks and Recreation Department to update recreational inventories and develop a plan to address maintenance and/or potential needs for new facilities (i.e.: a new roof for the East Lyme pool, the construction of an additional synthetic turf field).
	Identify and implement a new, permanent location for school buses when they are not in service.

11.3 EDUCATIONAL SPACES	
	The sustainable CT certification program should be considered as a resource for meeting energy development goals. This would comprise reduction of energy use, achieving high energy performance and increasing use of renewable energy.
	The Town government should continue to review Town Hall space needs; i.e.; determining what offices, meeting facilities and storage spaces are required to support the increasing needs of a Town on the move. The review should take into account the space availability in other Town buildings and include handicapped accessibility in the design of any new facilities.
	The Town government should make a survey to determine all the changes required to make the Town Hall fully handicapped accessible; input from handicapped individuals would also be appropriate. Again, any future additions to the Town Hall should meet handicapped accessibility requirements.

11.4 TOWN HALL	
	The grounds at the Town Hall can be further utilized for a variety of outdoor activities. The popularity of the annual arts and crafts show at the Town Hall demonstrates how the town hall grounds can be used for these activities.
	Continue to strengthen IT infrastructure to ensure security and reliability for the many essential functions housed in Town Offices.
	The sustainable CT certification should be considered as a resource for meeting energy development goals. This would comprise reduction of energy use, achieving high energy performance and increasing use of renewable energy. Consider completing the following sustainable CT actions:
	Action Item 6.2 Reduce the energy use across all municipal buildings
	Action Item 6.3 Achieve high energy performance for individual buildings
	Action Item 6.4 Increase use of renewable energy in municipal buildings
12.0 CLEAN, RELIABLE, SUSTAINABLE ENERGY	
	Create a new Town of East Lyme Clean Energy Task Force.
	Transition municipal production and consumption to 100% clean electricity by 2035 through the development of local renewable energy projects.
	Develop micro-grids that enable East Lyme to generate all electricity required for the Town if a natural disaster or other potential disruption to energy transmission from the grid were to occur.

12.0	CLEAN, RELIABLE, SUSTAINABLE ENERGY	
		Require new developments and commercial developments to include renewable energy resources that have the ability to provide electricity to the associated buildings.
		Utilize public-private partnerships to develop solar and wind projects. Lease existing impervious surface space owned by the Town for potential solar energy development sites.
		Allow space for electric vehicle (EV) charging stations in all municipal buildings and public parking spaces where fit. Consider requiring new and redeveloping commercial development/lots to install EV charging stations as part of construction.
		Implement an Environment-Focused Approach to Siting for New Renewable Energy Projects:
		The Town of East Lyme should fully participate as a party (pursuant to C.G.S. 14-177a, 16-50n, 16-50o, and 229-120) in the CSC process for any proposals related to any large solar energy installations proposed within town boundaries and perhaps also as an intervener for facilities proposed for other towns that might affect shared water courses of importance (e.g., Waterford in the case of the Niantic River).
		East Lyme should request a public hearing as an initial step when asking for party status as a matter of course for any proposed energy or major telecommunications proposal. The CSC process is fast-tracked statutorily and the agency requests that a public hearing be requested when initial contacts are made after a petition is received.
		Participation should include reviewing the initial application materials and, if the CSC petition is approved, the subsequent Development and Management Plan, which presents site drawings, a project narrative, and stormwater management plan.
		As part of this process town staff should provide their comments and concerns and make requests of the petitioner concerning all activities taking place on the site and adjacent areas (e.g., town roads that might be affected by construction activities) to ensure that the proposed facility is sound and will not impact the environment or affect town residents.
		The petitioner should be required to address potential environmental effects beyond the site boundary as stormwater discharges can potentially affect receiving streams and their biota. Also, deforestation within a block of core forest will impact the surrounding area.
		East Lyme should not permit the wholesale removal of topsoil from any future solar energy project as this is a degradation of the property environment, not conducive for effective growth of low groundcover plants to reduce runoff and infiltration of precipitation, and will limit the usefulness of the property after decommissioning.

12.0	CLEAN, RELIABLE, SUSTAINABLE ENERGY	
		Stormwater management analyses and designs should conform to all municipal stormwater regulations or those by DEEP, with the most stringent requirements being applied.
		East Lyme should fully participate in the DEEP Construction General Permit process to the extent it can.
		East Lyme's Fire Marshal should provide review and comment on fire safety issues associated with solar energy facilities as many components as well as the lands around them are flammable and, in the case of the photovoltaic panels, many types contain hazardous and toxic substances (IER 2017; Prume, Viehweg et al. 2018).
		East Lyme should ensure that the facility has a detailed decommissioning plan for the removal of thousands of photovoltaic panels manufactured using various toxic chemicals, which will become an increasingly serious issue in the future (IER 2017); associated structures such as racking and concrete bases; and site perimeter fencing, as East Lyme should not be left with any legacy liabilities.
		East Lyme should enact Zoning regulations to limit larger solar energy developments to already-developed commercial and industrial zones or brownfield areas (e.g., town landfill).
		East Lyme should support agricultural land uses and preserve forested lands rather than allowing their continual loss to development, including those for energy installations that could be sited elsewhere (e.g., see AFT 2020)
		East Lyme should promote large solar energy projects to be placed on existing or proposed large commercial or industrial buildings, directly on or overhead (i.e., above-ground installation) of existing impervious surfaces, such as parking lots, which are suggestions noted in CEQ (2017).
		Smaller-scale solar energy panel installations should be encouraged for individual homes through education and outreach as an alternative method to achieve Green Energy goals.
		East Lyme should be vigilant in the oversight of any environmental damages to off-site water courses resulting from solar energy project stormwater discharges and hold the developer responsible for any damages and repair, which is the town's right.
		Create a public awareness campaign on renewable energy incentives, such as those available for residential solar panel installation.
		Create a public awareness campaign on energy efficiency.
		Involve the First Selectman in the Climate Mayor's program.
		Require new municipal, residential developments, and commercial buildings to place all electrical transmission wiring underground.

12.0	**CLEAN AND RELIABLE ENERGY**	
	Actively pursue grant funding for renewable energy projects and micro-grid development. The hiring of a town Grant writer could fulfill this role and explore ways that public art can advance energy education.	
	Encourage evaluation or development of wind, solar and other renewable energy siting regulations including but not limited to EV charging stations by East Lyme's Zoning Commission.	
13.0	**WATER AND WASTE-WATER MANAGEMENT**	
	Protect East Lyme's water quality through strong support of East Lyme's Open Space Plan as developed by the East Lyme Natural Resources Commission and support development of an East Lyme Groundwater Protection Plan.	
	Make efforts to reduce road salt application to lower sodium levels in the water supply. Potential measures include:	
	Develop a certification program for salt applicators in partnership with East Lyme Public Works to utilize best practices in salt management on roadways and in parking lots. Explore opportunities such as New Hampshire's Voluntary Salt Applicator Certification & Liability Protection Program which limits liability for slip and fall suits on commercial parking lots to encourage the responsible application of road salt.	
	Require salt management plans for parking lots as part of applications for new commercial developments, with periodic inspections to determine adherence to the plans.	
	Engage in public education for property owners on best practices in road salt applications.	
	Advocate for responsible road salt application from the State of Connecticut on state roads.	
	Employ best practices in salt application on town roads through partnership with East Lyme Public Works.	
13.0	**WATER AND WASTE-WATER MANAGEMENT**	
	Consider new regulations in critical aquifer areas. Potential ways to enact these include:	
	Develop a Groundwater Protection Plan.	
	Adopt Inland Wetland Regulations in critical watershed areas such as the Pattagansett River, Bride Brook and Four Mile River.	
	Develop/Strengthen East Lyme's stormwater management plan to reduce impacts of potentially harmful seepage and runoff in critical water supply areas.	
	As mentioned elsewhere in this document, support the installation of trees and other vegetation as a primary means of stormwater filtration to protect water quality	

13.0	WATER AND WASTE-WATER MANAGEMENT	
	Consistently explore new sources of water supply at various locations in East Lyme including in the Four Mile River Aquifer to expand or diversify East Lyme's water supply and improve resiliency.	
	Work to address future demands on East Lyme's limited sewage capacity. While new applicants for sewer connections over 20 units or 5,000 gallons/day must apply for allocation of capacity with the Water and Sewer Commission, further measures may warrant consideration such as:	
	A moratorium on service lines to new developments.	
	Development of septic system ordinances requiring periodic septic system inspections to ensure functional systems in sensitive areas that may otherwise require sewer such as coastal areas and watershed areas.	
	Explore the feasibility of increased capacity at the current New London Wastewater Treatment Facility.	
	Explore the development of regulations to install on-site community systems or package plants.	
	Decrease greenhouse gas emissions and improve energy efficiency through the following:	
	Conduct an energy audit of East Lyme's Water and Sewer Infrastructure	
	Continue the meter replacement program so that all meters will be able to be read remotely	
	Encourage the installation of solar panels where appropriate on building facilities	

13.0	**WATER AND WASTE-WATER MANAGEMENT**	
	Take advantage of any programs or partnerships whereby clean energy can be used to power facilities (ie: fuel cell partnerships)	
	Prioritize investments in East Lyme's most vulnerable infrastructure to protect critical services in the event of increased flooding and/or strong storms. Utilize best practices in EPA's Flood Resilience Guidelines for Water and Wastewater Utilities along with expert recommendations, best practices and partnerships with organizations such as the Connecticut Institute for Resilience and Climate Adaptation (CIRCA) and studies such as Stantec Coastal Resilience, Climate Adaptation and Sustainability Study, December 2018.	
14.0	**MUNICIPAL SOLID WASTE MANAGEMENT**	
	Engage in further public education about what can/cannot be placed in single stream recycling bins. Consider a partnership with the local arts community to design a campaign that can be executed through a variety of channels including on bins, signage, mail, digitally and more to create an eye-catching and easy to understand way of communicating recycling rules for the public. Consider that especially during the summer, waste may not be being sent to the curb by residents but by visitors to the town (through home rentals, or enjoying East Lyme's public areas) who have not been previously exposed to educational materials on the topic.	
	Implement composting programs in East Lyme Public Schools for purposes of both waste reduction and education. A composting program could also lead to the creation of educational/community gardens for students and/or the public.	
	Set a competitive town-wide recycling target to exceed the currently 36% of all waste. Achieve this goal through educational programs as listed above, waste reduction programs (ie: compost), continued support for region-wide hazardous material and shredding events and the possible expansion of allowable recyclables either through curbside pickup or the town's Transfer Station.	
	Further encourage composting by East Lyme residents. This could be achieved via a number of outlets, including through partnership with SCRRA, through an enhanced education program, municipal curbside pickup, transfer station drop off, or in partnership with an outside compost company.	

14.0 MUNICIPAL SOLID WASTE MANAGEMENT	
	Consider completion of Sustainable CT Certification efforts that relate to municipal waste management including:
	Action item 7.5: Report Materials Management Data and Reduce Waste
	Action item 7.6: Implement Save Money and Reduce Trash (SMART) Program
	Action item 7.7: Recycle Additional Materials and Compost Organics
	Action item 7.8: Develop a Food Waste Prevention and Food Scraps Recovery Campaign
	Seek to ensure that all waste receptacles in East Lyme (ie: dumpsters, temporary construction dumpsters, garbage bins in public spaces) are covered. Consider ordinances or regulations to indicate that this is required.
	Continue to educate on and enforce the existing permitting policy for burning of yard waste
15.0 TRANSPORTATION	
	Continue to emphasize East Lyme as the gateway to southeastern Connecticut over the next ten years.
	Promote multi-modal forms of transportation: Create safe sidewalk and bike lane systems.
	Enhance coastal access to boat transportation.
	Encourage traffic access management techniques along Route 161. There is a need to institute traffic access management techniques to control the number of curb cuts allowing access to and from commercial properties. Frequent access points, as seen on Route 161, hinder traffic flow and cause congestion. Increased commercial development will only accentuate this problem. The following methods are recommended:
	Require that development or redevelopment of commercial properties are designed to encourage opportunities for shared access points between adjoining properties.
	Limit parking lot entrances and realign them with terminating streets (non-main streets) or with other parking lot entrances; this method will reduce the number of cross-traffic turning areas and should make parking lot entrances more visible to drivers.
	Require that developers install a curb cut between adjoining lots near the rear portion of the on-site parking area to encourage inter-lot access without use of arterial roadways. Inter-lot access should continue to be encouraged, especially along Route 161.

15.0 TRANSPORTATION	
	Evaluate the need to implement traffic calming techniques and investigate forming a Traffic Calming process for the town. Speeding is consistently the most common traffic complaint in town. Traffic calming is a method by which road design is altered to encourage drivers to slow down and allow pedestrians to negotiate crosswalks more easily. While all commercial areas within East Lyme require installation of traffic calming techniques, downtown Niantic has been identified as a critical area. Several means of calming traffic are available:
	Narrow driving lanes to encourage automobiles to drive slowly and/or install street trees to provide the illusion of narrower travel lanes.
	Formalize parallel parking on both sides of the street to better identify areas of parking from the travel lane and to provide a buffer for pedestrians from moving automobiles.
	Install traffic calming art in key locations to slow traffic.
	Purchase and deploy more digital speed signs.
	Install corner bulb outs and/or midblock bulb outs to mark the end of parallel parking areas and the beginning of pedestrian crossing zones and traffic intersections (see Figures below). Care should be given to bicyclists however, as this technique could potentially interfere with bicycle lanes.
	Expand parking opportunities by adhering to standards for "Smart Growth": Strongly encourage the shared-use parking for land uses where peak demands occurs at different times of the day, reducing the total number of parking stalls required. Promote parking and development that encourage multiple destinations within an area to be connected by pedestrian strips.
	Enhance critical gateways into town. Gateways function like front doors to the Town as well as each neighborhood. Having welcoming gestures in these areas helps to create a positive, optimistic image for both residents and visitors.
	Coordinate road standards for local residential roads with conservation subdivision initiative. Adopt connectivity standards within the subdivision regulations to promote a greater connectivity of the Town's street network.

15.0 TRANSPORTATION	
	Incorporate sustainable non-point drainage solutions where applicable. There are many ways to incorporate innovative stormwater management strategies and low impact development (LID) into town regulations. See NEMO (Nonpoint Education for Municipal Officials) website; http://nemo.uconn.edu.
	Institute "Context Sensitive" design approach. Adopt Context Sensitive solution practices to determine the most appropriate transportation improvements to minimize environmental impacts and serve adjacent and future land uses within a multi-modal network. See Federal Highway Association information website; http://www.fhwa.dot.gov/context/cssqa.cfm
	Include the following projects in the State Road "TIP":
	Provide for a traffic survey and an engineering program to establish current traffic patterns, estimate how upgraded or new roads might be configured to handle current and future traffic flow. The State currently has a project in the works to perform a study of I-95 usage and a Town study could be correlated with this project using data related to traffic exiting I-95 and coming into East Lyme.
	Widen Route 161 and mark lanes on pavement at intersections with Roxbury Road and East Pattagansett Road. Both Roxbury Road and East Pattagansett Road could be marked with right turn lanes at the intersections with Route 161. The purpose for the addition of these lanes is to enhance the flow of traffic through these intersections. Appropriate signage and pavement markings notifying motorists of these lanes should also be initiated.
	Promote the use of arts and culture into transportation projects. Arts and culture can help remedy the divisions created by urban highways and other detrimental transportation infrastructure by physically and culturally reconnecting communities or neighborhoods. In addition, incorporating arts and culture into transportation projects typically make streets safer for all users. Arts and culture can make streets safer for pedestrians and cyclists by using creative methods to help transportation professionals empathize with all users. Further, Arts and culture can help overcome the disruption of construction and mitigate the impact on businesses, residents, and visitors by using artistic interventions to create a more accessible and inviting environment.

15.0 TRANSPORTATION	
	Widen Route 161 at Gorton Pond
	Provide a center lane on Route 161 between Industrial Park Road and Route 1. This traffic access management technique will allow through traffic to continue moving while cars making left turns will be able to wait in the center lane for oncoming traffic to clear. This method may also reduce the number of traffic accidents occurring within this stretch of road and will increase the width of the shoulder for north-south bike lanes
	Restructure Route 156 to handle increased traffic from Old Lyme to the Niantic River Bridge. Specific needs include Route 156 from Route 161 to the Niantic River Bridge
	The Town should clarify that projected improvements to Interstate 95 should be prioritized to ensure that substandard exit and entrance ramps are improved.
	Encourage reduced road widths (i.e 18' cub-to-curb paved width) and
	Encourage the adoption of designated scenic roads
	Address resilience issues associated with flooded roads. Preventing flooding improves resilience, reduces insurance costs for property owners and prevents needing response of police and emergency personnel during a weather event. Road flooding mitigation improvements are necessary in the following areas:
	West Main Street at Bride Brook
	Giants Neck Road south of the railroad corridor
	Bush Hill Drive at the Pattagansett River. Bush Hill Drive is the only road into the development and flooding could hinder emergency response to that neighborhood.
	Pine Grove Road
	Crescent Beach coastal roads
	Hope Street
	Black Point Road at Burnap Road
	Prioritize and track sidewalk construction projects in key areas including:
	Route 161 South of Society Road to Roxbury Road
	Black Point Road to Crescent Ave at Central Ave
	East Pattagansett Road from Brook Road to Bush Hill
	Route 156 from Niantic Center School to Park Drive
	Route 1: complete from Mill Road to Pattagansett Lake Boat Launch
	Prioritize and track bicycle safety improvements including adding bicycle lanes and appropriate signage in key areas. Certain roadways may need to have lanes narrowed which will not only provide room for bicycle lanes, but will also act as a traffic calming technique. Narrower roads have been proven to slow traffic, which benefits bicyclists and pedestrians alike.

15.0 TRANSPORTATION	
	Provide bike lanes on both sides of Route 156 from Old Lyme border to Waterford border, the "Eastern Shoreline Path Bikeway" (ESP), - widen the road where necessary and install wayfinding signs at intervals along Route 156.
	Provide bicycle lanes on both sides of the road from Flanders Four Corners to Niantic Main Street - widen road where necessary.
	Provide bicycle lanes on both sides of Route 1 from Flanders Four Corners to Old Lyme border - widen road where necessary.
	Bicycle parking in public areas should be included in new projects and be made available throughout town. This could help alleviate parking issues at local beaches and attractions.
16.0 EMERGEMCY SERVICES	
	Improve IT infrastructure including but not limited to a centrally managed system, (i.e. video cameras throughout town, radios, GIS Maps, internet and data analysis and data sharing capabilities), fiber optic network, and mobile devices for the immediate sharing of information.
	Continue collaboration between Emergency Services (dispatch) and DPW (i.e flooded roadways).
	As development, population growth and the effects of climate change become apparent, the town is recommended to consider the size of its Police Force, Fire Department and Emergency Medical Services (EMS). In addition, it is recommended to study trends in call volume since the adoption of the independent police force in 2017.
	The existing police force currently operates at roughly 1.6 officers per 1,000 and the industry standard for policing is approximately 2.2 officers per 1,000 people (source: Department of Justice).
	EMS and firefighter volunteerism trends need to be evaluated. It is recommended to determine whether to increase the number of volunteers or hire more full time EMS and Fire Department staff. Nationally, there are about 1.67 firefighters per 1,000 people and currently, it is uncertain how many total firefighters and EMS responders will be available between professionals and volunteers as volunteerism seems to be waning.
	Promote Regionalization: Continue and expand regional partnerships where practical. Regionalization recommendations include:
	Promote the ability to share underutilized or specialized resources
	Promote access to specialized training
	Promote access to regional sharing of information
	Promote strategic positioning of emergency equipment

16.0 EMERGEMCY SERVICES	
	Promoter resilience in the type and quality services available by drawing from a larger pool of talent from a wider region.
	Develop a Long Term vehicle acquisition for Fire trucks, Ambulances, and turn out gear, and other necessary hazmat
	Pursue grant funding/opportunities for Vehicle, IT, and necessary life saving/rescue equipment though the Division of Emergency Management and Homeland Security or other applicable organizations.
	Pursue professional grants to assist in the pursuit of state and federal grants relating to police, firefighting and EMS acquisitions.
	Identify and remediate where possible, low lying land, roads and structures susceptible to storm surge and flooding.
	Flood Prone Roadways: http://seccog.org/wp-content/uploads/2018/07/East-Lyme-Annex-Approved.pdf Table 4.1: Important Roadways at Risk for Overtopping During Coastal Flooding
	Flood Prone Structures: http://seccog.org/wp-content/uploads/2018/07/East-Lyme-Annex-Approved.pdf Table 3-1: Structures Susceptible to Inland Flooding in the Town of East Lyme
	Develop and/or Refine a Regional Unified Hazard/Resource Matrix. Such a matrix would show hazards and resources of the region and clarify who and what are best equipped for specific types of emergencies. Matrix should include quantity and type of facilities available and who owns them versus known hazards. Table 2-1 Critical Facilities from the East Lyme Hazard annex should be expanded to include all known hazards and resources.
	Generally support the recommendations from the 2016 Fire Department Study which has 21 recommendations. Many of these recommendations refer to internal business of the Fire Department, others should be known at a Planning Commission level.
	Generally support all of the recommendations from the Hazard Mitigation Annex. This document has many recommendations for improving resiliency at the local level.
	Continue to identify and mitigate energy security risks by planning emergency power for critical facilities such as communication systems, healthcare facilities and water pumping stations.
	Continue to identify and mitigate security risks associated with potable water and waste water by planning for water main breaks, water contamination events, backflow contamination event due to firefighting
	Continue to identify and mitigate risks associated with public health issues such as global pandemics, the opioid crisis and hunger.

17.0	**SUSTAINABLE MUNICAPAL FINANCE**	
	Amend land-use regulations to promote growth management strategies where necessary to encourage high value residential, commercial and industrial development.	
	Review long-range capital expenditures and prioritize according to those items that yield the highest economic benefit.	
	Establish capital reserve funds for projected long-range infrastructure items to offset sudden large expenditures on major projects.	
	Fund the open space line item: Capital Non-Recurring Expenditure (CNRE), annually for future acquisition of open space to help offset the financial impacts of residential growth.	
	Invest in economic development initiatives and strategies that will result in an overall plan to encourage new commercial and industrial development.	
	Strongly consider investing in grant writing services to utilize all available outside public/private funding for specific projects and initiatives.	
18.0	**EDUCATION, OUTREACH, & IMPLEMENTATION**	
	Manage the document to best support its recommendations moving forward	
	Maintain the 2020 POCD as a standing agenda item on each regular meeting moving forward after adoption	
	Upon adoption, a Planning Commission representative will attend a board meeting of other East Lyme Boards/Commissions to introduce the document, discuss what sections/recommendations may fall under the purview of that board, answer any questions and determine next steps and priorities	
	Notify participating stakeholder groups of the adopted plan and discuss further collaboration opportunities	
	Create a guided summary to the POCD as a complimentary resource and handout	
	Town of East Lyme consider hiring a full time Grant Writer, or alternatively, budget for grant writing via outside consulting services for the purposes of generating funds outside of tax dollars for the shared benefit of East Lyme residents	