

EAST LYME 2020 PLAN OF CONSERVATION AND DEVELOPMENT										RESPONSIBLE PARTY																																												
POCD CHAPTER	RECCOMENDATION	TIME FRAME				TOWN DEPARTMENT																			COMMUNITY GROUP																													
HOW WE PLAN TO CONSERVE		Long	Mid	Short	On-Going	All	Planning	Zoning	Building	Finance	Tax Assessor	Public Works	Town Clerk	Public Safety/ELPD	Water & Sewer	Health (LPHD)	Board of Selectmen	Board of Finance	Planning Commission	Zoning Commission	Aquifer Protection Agency	Inland Wetland Agency	Watershed East Lyme Shellfish Commission	Natural Resources Commission	East Lyme Agri-Business Committee	Historic Properties Commission	Harbor Management/Shellfish Commission	Parks & Recreation Commission	Board of Assessment Appeals	Board of Education	Brookside Farm Museum Commission	Town Building Committee	Health & Safety Committee	Youth Services Commission	Commission on Aging	Police Commission	Economic Development Commission	East Lyme Land Trust	East Lyme Historical Society	Save the River/Save the Hills	East Lyme Public Trust Foundation	The Nature Conservancy	Niantic River Watershed Committee	Niantic Main Street	PTA Presidents of Schools	Cable TV Advisory Council	Library Trustees							
3.0	AGRICULTURAL RESOURCES																																																					
	Conserve Farmland				X	X	X											X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
	Create Community and Giving Gardens																																																					
	Establish A Sustainable Aquaculture Hub																	X	X																																			
	Establish A Public-Private Partnership for Sustainable Aquaculture Education																	X	X																																			
	Protect Pollinator Pathways						X												X																																			
	Reduce Harmful Pesticide and Fertilizer Use											X							X																																			
	Establish A Sustainable Agriculture Zone						X	X								X			X																																			
	Consider adopting additional permitted uses on farms to help sustain their business						X	X											X																																			
	Consider adopting additional permitted agricultural uses in residential zones						X	X											X	X																																		
	Provide a Tax Incentive for Regenerative Agricultural practices																	X	X																																			
	Encourage the Next Generation of Farmers																																																					
	Pursue Grant Funding Related to Open Space and Agriculture																																																					
	Encourage Local Farm to Table Offerings and Support Agritourism																																																					
	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:																																																					
	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.						X	X																																														
	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.	X					X																																															
	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).																																																					

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			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			X				X																																										
	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				X													X																																		
	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.																	X	X																																	
	A list of historic properties should be digitized and posted publicly on the town website	X	X	X																							X																									
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.				X		X	X											X	X																																

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			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 stormwater management ordinance should be instituted for both Town and private construction and development:				X		X	X										X	X			X	X	X																									
	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.				X							X						X	X			X	X																												
	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.				X							X						X	X			X	X																												
	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.				X							X						X	X			X	X																												
	Dumpsters 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.				X							X						X	X			X	X																												
	Except for clean roof drainage, the use of underground drywells or leaching trenches is not recommended for stormwater runoff from developed areas.				X		X	X										X	X			X	X																												
	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.			X			X											X				X	X																												
	Review cluster/CDD subdivision regulations to encourage further protection of sensitive natural resources. Consider possible changes to required open space percentages.						X	X										X	X			X	X																												

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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.		X				X	X																														
	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.												X																								
	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.		X																																		
	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.			X																																	
	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.																																					
	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.				X																																

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	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.				X		X	X									X	X				X	X	X			X																		X				
	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).			X			X	X									X	X	X			X	X	X																								X	
	Promote opportunities to donate land for open space: Develop a "Landowners Guide to Conservation Options."				X		X	X										X		X			X	X																								X	
	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.				X		X	X										X	X				X																										
	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.				X		X	X										X	X				X	X																								X	
	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.				X		X	X										X	X				X	X	X																							X	
	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.				X		X	X		X								X	X	X			X	X	X																							X	
8.0	RESIDENTIAL DEVELOPMENT																																																

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			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.)						X	X		X								X	X				X	X																								
	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.						X	X		X								X	X			X	X	X																										
	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.						X	X		X								X	X					X																										
	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.						X	X		X								X	X					X																										
	Consider additional protections in residential development areas near watersheds and aquifer recharge areas to ensure future development has minimal impact to the watershed/aquifer.						X	X		X								X	X			X	X	X																										

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			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.					X	X		X								X	X			X		X	X																								
	Evaluate permitted (either outright or by special permit) commercial uses within residential areas including:					X	X		X								X	X						X																										
	Additional appropriate home business uses in residential districts abutting commercial districts, creating visually a transitional zone from commercial to residential.					X	X		X								X	X																																
	Increased permissible agricultural uses in residential zones especially in cases where doing so will increase resiliency of food supply or support environmental health					X	X		X								X	X						X																										
	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.					X	X		X								X	X						X																										
	Consider a moratorium on sewer line extensions to new developments in residential zones beyond what has already been committed to.					X	X		X								X	X						X																										
	Consider a moratorium on sewer line extensions to new developments in residential zones beyond what has already been committed to.					X	X		X								X	X						X																										
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.					X	X		X								X	X						X																										
	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.					X	X		X								X	X						X																										

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	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.						X	X		X								X	X																																		
	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.						X	X		X								X	X																																		
	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.						X	X		X								X	X																																		
	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.						X	X		X								X	X			X																															
	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.						X	X		X								X	X																																		

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	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.						X	X									X	X						X														X				
	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.					X	X																X															X				
	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.					X	X										X	X					X													X						
	Maintain the Hathaway Property as either agricultural land and/or public open space with access to Pattagansett Lake.																X	X				X	X													X			X			
	Enhance Niantic and Flanders Villages by taking the following actions:					X	X										X	X				X	X													X						
	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.					X	X										X	X				X	X													X						
	Upgrade the visual quality of Flanders through art, the installation of sidewalks, street trees and planters, grass median strips and identifiable crosswalks.					X	X										X	X	X				X	X												X						
	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.																X	X	X				X	X																		
	Strengthen Main St. by celebrating its proximity to the Sound. Continue to expand and improve visual access to the coast.					X	X										X	X	X				X	X												X						
	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.					X	X										X	X					X	X																		
	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.													X																							X					
	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.					X	X	X									X	X					X														X					

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11.1	EAST LYME COMMUNITY CENTER																																																			

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POCD CHAPTER	RECCOMENDATION	TIME FRAME				TOWN DEPARTMENT											COMMUNITY GROUP																																			
HOW WE PLAN TO CONSERVE		Long	Mid	Short	On-Going	All	Planning	Zoning	Building	Finance	Tax Assessor	Public Works	Town Clerk	Public Safety/ELPD	Water & Sewer	Health (LLHD)	Board of Selectmen	Board of Finance	Planning Commission	Zoning Commission	Aquifer Protection Agency	Inland Wetland Agency	Westerford-East Lyme Shellfish Commission	Natural Resources Commission	East Lyme Agri-Business Committee	Historic Properties Commission	Harbor Management/Shellfish Commission	Parks & Recreation Commission	Board of Assessment Appeals	Board of Education	Brookside Farm Museum Commission	Town Building Committee	Health & Safety Committee	Youth Services Commission	Commission on Aging	Police Commission	Economic Development Commission	East Lyme Land Trust	East Lyme Historical Society	Save the River/Save the Hills	East Lyme Public Trust Foundation	The Nature Conservancy	Niantic River Watershed Committee	Niantic Main Street	PTA Presidents of Schools	Cable TV Advisory Council	Library Trustees					
			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.				X												X																																	
	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.				X												X																																			
	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.						X	X	X								X	X	X	X								X																								
	Continue to strengthen IT infrastructure to ensure security and reliability for the many essential functions housed in Town Offices.				X												X	X																																		
	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:				X		X				X						X	X																																		
	Action Item 6.2 Reduce the energy use across all municipal buildings				X		X				X						X	X																																		
	Action Item 6.3 Achieve high energy performance for individual buildings				X		X				X						X	X																																		
	Action Item 6.4 Increase use of renewable energy in municipal buildings				X		X				X						X	X																																		
12.0	CLEAN, RELIABLE, SUSTAINABLE ENERGY																																																			
	Create a new Town of East Lyme Clean Energy Task Force.																X																																			
	Transition municipal production and consumption to 100% clean electricity by 2035 through the development of local renewable energy projects.					X																																														
	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.					X																																														
	Require new developments and commercial developments to include renewable energy resources that have the ability to provide electricity to the associated buildings.						X	X										X	X																																	
	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.					X	X	X									X	X	X	X		X																														

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	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.					X	X										X	X	X																														
	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).					X	X											X	X	X																													
	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.					X	X											X	X	X																													
	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.					X	X	X			X	X	X	X			X	X	X	X																													
	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.					X	X											X	X	X																													
	Stormwater management analyses and designs should conform to all municipal stormwater regulations or those by DEEP, with the most stringent requirements being applied.					X	X												X	X																													
	East Lyme should fully participate in the DEEP Construction General Permit process to the extent it can.											X																																					

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	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).					X								X																																													
	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.						X	X										X	X	X	X																																						
	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).						X	X										X	X	X																																							
	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)						X	X										X	X	X																																							
	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).						X	X	X									X	X	X																																							
	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.						X	X	X									X	X	X																																							
	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.						X	X										X	X	X																																							
	Create a public awareness campaign on renewable energy incentives, such as those available for residential solar panel installation.						X	X	X	X	X							X	X	X																																							
	Create a public awareness campaign on energy efficiency.						X	X	X	X	X							X	X	X																																							
	Involve the First Selectman in the Climate Mayor's program.						X	X	X	X	X							X	X	X	X																																						
	Require new municipal, residential developments, and commercial buildings to place all electrical transmission wiring underground.						X	X	X									X	X																																								
	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.																	X																																									

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			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.					X	X					X	X				X	X		X																													
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.					X	X													X																															
	Make efforts to reduce road salt application to lower sodium levels in the water supply. Potential measures include:											X																																							
	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.																																																		
	Consider new regulations in critical aquifer areas. Potential ways to enact these include:					X	X													X	X	X	X																												
	Develop a Groundwater Protection Plan.					X	X	X	X			X	X	X	X	X																																			
	Adopt Inland Wetland Regulations in critical watershed areas such as the Pottagansett River, Bride Brook and Four Mile River.																			X	X																														
	Develop/Strengthen East Lyme's stormwater management plan to reduce impacts of potentially harmful seepage and runoff in critical water supply areas.											X	X	X	X													X		X																					
	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																																																		
	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.					X														X																															
	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:					X	X													X	X																														

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		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:						X	X				X		X			X																																	
		Conduct an energy audit of East Lyme's Water and Sewer Infrastructure									X					X																																			
		Continue the meter replacement program so that all meters will be able to be read remotely						X																																											
		Encourage the installation of solar panels where appropriate on building facilities					X																																												
		Take advantage of any programs or partnerships whereby clean energy can be used to power facilities (ie: fuel cell partnerships)					X																																												
	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.					X	X	X	X			X	X	X			X							X																											
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.																								X																										
	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.						X					X											X																												

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		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.						X	X				X	X					X	X																																	
		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.						X	X				X	X					X	X																																	
		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.						X	X				X	X					X	X																																	
		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 .						X	X				X	X					X	X																																	
		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						X	X				X	X					X	X																																	
		Include the following projects in the State Road "TIP":						X	X				X	X					X	X																																	
		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.																																																			

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HOW WE PLAN TO CONSERVE	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.					X	X											X	X																					X											
	Widen Route 161 at Gorton Pond					X	X											X	X	X	X								X																						
	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																																									X	X								
	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' curb-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																																																			

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			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.						X	X	X	X		X	X	X			X		X																																
	Promote Regionalization: Continue and expand regional partnerships where practical. Regionalization recommendations include:																																																				
	Promote the ability to share underutilized or specialized resources											X																																									
	Promote access to specialized training						X					X				X		X																																			
	Promote access to regional sharing of information																																																				
	Promote strategic positioning of emergency equipment						X					X				X																																					
	Promote resilience in the type and quality services available by drawing from a larger pool of talent from a wider region.											X																																									
	Develop a Long Term vehicle acquisition for Fire trucks, Ambulances, and turn out gear, and other necessary hazmat						X		X			X	X	X																																							
	Pursue grant funding/opportunities for Vehicle, IT, and necessary life saving/rescue equipment through the Division of Emergency Management and Homeland Security or other applicable organizations.						X		X				X	X	X																																						
	Pursue professional grants to assist in the pursuit of state and federal grants relating to police, firefighting and EMS acquisitions.						X		X			X	X	X																																							
	Identify and remediate where possible, low lying land, roads and structures susceptible to storm surge and flooding.						X					X	X	X	X					X	X																																
	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.						X	X										X																																			

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	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.					X												X																																			
	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					X					X		X	X	X				X	X																																	
	Continue to identify and mitigate risks associated with public health issues such as global pandemics, the opioid crisis and hunger.																																																				
17.0	SUSTAINABLE MUNICIPAL FINANCE																																																				
	Amend land-use regulations to promote growth management strategies where necessary to encourage high value residential, commercial and industrial development.					X	X	X	X	X	X	X	X	X					X	X	X																																
	Review long-range capital expenditures and prioritize according to those items that yield the highest economic benefit.					X																																															
	Establish capital reserve funds for projected long-range infrastructure items to offset sudden large expenditures on major projects.					X																																															
	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.					X																																															
	Invest in economic development initiatives and strategies that will result in an overall plan to encourage new commercial and industrial development.					X																																															
	Strongly consider investing in grant writing services to utilize all available outside public/private funding for specific projects and initiatives.					X																																															
18.0	EDUCATION, OUTREACH, & IMPLEMENTATION																																																				
	Manage the document to best support its recommendations moving forward					X	X																																														
	Maintain the 2020 POCD as a standing agenda item on each regular meeting moving forward after adoption					X																																															

EAST LYME 2020 PLAN OF CONSERVATION AND DEVELOPMENT										RESPONSIBLE PARTY																																									
POCD CHAPTER	RECCOMENDATION	TIME FRAME				TOWN DEPARTMENT										COMMUNITY GROUP																																			
HOW WE PLAN TO CONSERVE		Long	Mid	Short	On-Going	AI	Planning	Zoning	Building	Finance	Tax Assessor	Public Works	Town Clerk	Public Safety/ELPD	Water & Sewer	Health (LLHD)	Board of Selectmen	Board of Finance	Planning Commission	Zoning Commission	Aquifer Protection Agency	Inland Wetland Agency	Waterford-East Lyme Shellfish Commission	Natural Resources Commission	East Lyme Agri-Business Committee	Historic Properties Commission	Harbor Management/Shellfish Commission	Parks & Recreation Commission	Board of Assessment Appeals	Board of Education	Brookside Farm Museum Commission	Town Building Committee	Health & Safety Committee	Youth Services Commission	Commission on Aging	Police Commission	Economic Development Commission	East Lyme Land Trust	East Lyme Historical Society	Save the River/Save the Hills	East Lyme Public Trust Foundation	The Nature Conservancy	Niantic River Watershed Committee	Niantic Main Street	PTA Presidents of Schools	Cable TV Advisory Council	Library Trustees				
		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					X												X																																
		Notify participating stakeholder groups of the adopted plan and discuss further collaboration opportunities					X																																												
		Create a guided summary to the POCD as a complimentary resource and handout					X																																												
		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					X												X																																