

Town Planner's Report 9/16/2015 – 10/13/2015

Ongoing work:

- **Quinebaug Regional Technology Park (QRTP) & YMCA:**

- Met with the Town Administrator and representatives of the project's engineering team, on September 26, Re: progress on sewer, water, natural gas, electricity, and bridge and roadway construction to and within the Park, Phase 1, and associated construction relative to the YMCA.
- Met with the YMCA project architect on October 13, Re: minor design changes to the approved signage for the YMCA.
- Met on-site with the Town Administrator, representatives of the project's engineering / construction team, and representatives of Eversource, Frontier, and Metrocast, and a representative of Savage Systems, on October 13, Re: Utility coordination (gas, electricity, phone, broadband, sewer, water, etc., and roadway and bridge construction and construction of the YMCA.

- **Plan of Conservation and Development (POCD) 2015 Update:**

- Have completed all basic research for text preparation for plan update, including all sections, with the caveat that additional information is pending on the Design Review study presently under way, and on sidewalks, as referenced below.
- Currently developing draft goals and objectives statements, and action steps statements to fulfill the goals and objectives, for the Plan's public facilities/services section based on information recently received from the Town Administrator (water and sewer, and use of the Armory) and the Facilities Study Committee (athletic fields proposed off Sabin Street, and the construction of a combination town hall/library/senior center/historical records area building at Owen Tarr Field).
- Further information from the Town Administrator on the landfill subsection has been received and incorporated into the draft document.
- Presently compiling the Plan's goals, objectives and action statements into the Implementation Table (Chapter 10 of the POCD).
- Awaiting further information from the DPW Director, Re: sidewalks subsection.
- Continuing to compile all of the updates, materials, information and items discussed at the fifteen POCD Update Committee meetings held to date, and mapping and additional information referenced above, in preparation of a completed draft of the Plan, tentatively over the next several weeks. This completed draft, which would be based on continuing discussion on the goals, objectives and policies, action items, and mapping, will be prepared for the hearing on the POCD that is mandated before its final approval is granted by the Planning Commission. The next meeting of the POCD Update Committee, which is expected to be scheduled to take place next month or in December, is expected to include all maps and implementation steps and a final recommendation for the public hearing. The scheduling of future meetings is dependent on the receipt of additional GIS software and datalayers needed to create maps for the Plan.

Other Projects/Tasks:

- Attended the Zoning Commission / Aquifer Protection Agency meeting on September 16. Presented the zoning map amendment for establishing the expanded Aquifer Projection Area associated with the Park Street wellfield on the zoning map as required by statute (map prepared in conjunction with NECCOG). A hearing for this zoning map amendment has been scheduled for the Zoning Commission's November 18 meeting.
- Attended the Planning Commission's September 28 meeting, at which the Commission recommended approval of the zoning map amendment referenced above. The hearing on the comprehensive restatement of the Subdivision Regulations will be held at the October 26 Planning Commission meeting; presently reviewing sample financial agreement and conditional approval forms with Town Counsel.
- Followed up with the Town Administrator and the DPW Director on information obtained on September 10 at the DEEP's workshop on the state's proposed MS4 (stormwater) regulations as revised.
- Attended the Facilities Study Committee's presentation on September 30 relative to construction of athletic fields proposed off Sabin Street, and the construction of a combination town hall/library/senior center/historical records area building at Owen Tarr Field. Met with the project engineer and landowner of property within the proposed Phase 2 of the Quinebaug Regional Tech Park (QRTP) relative to the replacement of passive recreational land within the land parcel off Sabin Street with land tentatively set aside for open space within the proposed QRTP Phase 2. Also inspected said site in proposed QRTP Phase 2 with the Wetlands Agent.
- Participated in a conference call with the meeting of the Connecticut Conference of Municipalities (CCM)'s Committee on Land Use, Housing and Community Development on September 17, and attended the meeting of CCM's Environmental Management and Energy Policy Committee on September 21. Followed up with the Town Administrator on topics discussed at these meetings.
- Followed up on the request of the Economic and Community Development Director, as discussed with Town Counsel, to address sewerage issues relative to Lot 9 in the Industrial Park.
- Attended the Southern New England American Planning Association Annual Conference on September 24 and 25. Topics of sessions attended included Shaping Livable Communities and Promoting Aging in Place, Municipal Site Selection, Ethics at Risk (Ethics in Planning), Let's GO CT! (state transportation planning), The Changing Face of Agriculture, Pedestrian Friendly Centers: Artful Placemaking, and Here Comes the Sun! (large-scale solar energy projects).
- At the request of the Town Administrator, continuing to follow development of state water plans.