

**State of Connecticut
Office of Policy & Management**

DRAFT
**Conservation and Development Policies Plan 2013-2108:
Response to Public Comments**

Summary of Changes to the Locational Guide Map:

OPM has reviewed and responded to a number of specific requested changes to the Locational Guide Map (LGM) that were submitted by or on behalf of municipalities. However, based on the input collected through the public comment process, OPM intends to make some changes to both the criteria employed in the LGM, in particular Priority Conservation Areas, as well as the terminology associated with LGM categories. In addition, OPM received numerous comments regarding the accuracy of the Protected Open Space and Farmland Data, and OPM intends to improve that data.

PRIORITY CONSERVATION AREAS:

Local Conservation Priorities

OPM has added an additional “factor” to Priority Conservation areas which is based on specific areas designated by a municipality for conservation. The “Local Conservation Priorities” can be individual parcels provided by the Town, or specific sets of data such as the Natural Diversity Database, or all farmland soils within an entire Town. This approach has provided some additional flexibility as well, enabling the creation of Balanced Growth Areas rather than Priority Development Areas.

Farmland Soils

In addition, OPM intends to modify the use of farmland soils as criteria for Priority Conservation Areas. In the initial draft LGM OPM utilized Prime Farmland soils in excess of 25 acres as well as Locally Important Farmland soils. OPM’s methodology unintentionally excluded some farmland soils that met this threshold, yet also created some confusion, particularly in heavily developed areas, which may have been depicted as Balanced Growth Areas, even though those areas have long been developed. Therefore, OPM intends to utilize all UNDEVELOPED (based on the latest land cover data) Prime, Statewide Important, and Locally Important Farmland soils in excess of 25 acres. OPM has taken steps to ensure that contiguous areas of Farmland soils which independently are less than 25 acres, yet when aggregated exceed 25 acres, are included. This may result in an increase in Priority Conservation Areas or Balanced Growth Areas across the State.

PROTECTED OPEN SPACE & FARMLAND

In order to avoid confusion regarding what this data is intended to represent, OPM intends to refer to this map category in future LGM version as “Protected Lands.” OPM has accepted numerous modifications from municipalities which will be reflected and additionally OPM will utilize data provided

by the following organizations, instead of the current Protected Open Space and Farmland data used in the affected areas:

- Housatonic Valley Authority – Green print Data
- Council of Governments of the Central Naugatuck Valley
- Lower Connecticut River Valley Council of Governments
- Windham Region Council of Governments

MAP CATEGORY TERMINOLOGY:

In an effort to appropriately align the terminology used in the LGM map categories with the statutory requirements associated with Priority Funding Areas, OPM will modify the classifications so it is clear which categories are Priority Funding Areas.

Previous Category	New Category	
Priority Development Areas	Priority Funding Areas	
Balanced Growth Areas	Balanced Priority Funding Areas	
Village Growth/Development Areas	Village Priority Funding Areas	
Priority Conservation Areas	Priority Conservation Areas	No Change
Protected Open Space and Farmland	Protected Lands	

Response to Specific Requested Changes on the Following Pages

RESPONSE TO SPECIFIC COMMENTS

Town	Contact	Title	OPM Response
Andover	Robert Burbank, Susan England, Michael Palazzi	First Selectman, Chr., P&Z, Chr., Cons Comm	All requested changes will be accepted
Ashford	Michael J. Gantick	Member of Conservation Commission and EDC	Requested changes to Village Growth, Priority Conservation Areas, and Open space will be accepted. Requested changes for Priority Development and Balanced Growth areas do not meet OPM's current criteria
Avon	Brandon Robertson, Steve Kushner	Town Mgr., Dir., Plng & Comm Devt	Requested changes accepted, however the 100 year Flood Zone is already part of the Conservation criteria
Beacon Falls	Gerald Smith, Rich Minnock	BOS, Chr., POCD Committee	OPM would consider creating a Local Conservation Priority for areas not part of the designated Sewer Service Area. The result would be a "Balanced Growth Area"
Bethel	Steve Palmer, Beth Cavagna	Dir., P&Z	For the Clark Business Park, the Balanced Growth designation will remain as it is part of a Water Supply Watershed. All other changes accepted
Bethlehem	Jean Donegan	Land Use Coordinator	Changes to Village Growth Area will be accepted
Bolton	Bob Morra	First Selectman	Requested changes identified as "OS", "WS", "FL" and "VGA" will be accepted. Other changes identified as "PD" and "BG" will not be accepted as they do not meet OPM's criteria for such designation
Bozrah	Richard Serra, Tom Seidel	Senior Regional Planners	All requested changes will be accepted
Brookfield	Katherine Daniel	Dir., Community Devt	Priority Development Area changes will be accepted. OPM may not be able to incorporate additional municipal development priorities
Brooklyn	Jim Larkin	NECCOG Assoc. Dir.	All changes will be accepted
Canaan	Ellery Sinclair, Chris Wood	Chr., IW/CC, Regl Planning Collaborative	OPM will add Natural Diversity Database Areas as a local conservation priority

Canterbury	Steve Sadlowski	Town Planner	Municipal Development Priority comment does not meet OPM's criteria for inclusion in a Priority Development Area. All other changes will be accepted
Canton	Neil Pade	Dir., Png & Comm Devt	All requested changes will be accepted with the exception of additional municipal development priorities
Clinton	Christine Goupil	P&Z Commission	Changes to Village Growth Areas and Open Space provided by the Lower CT River Valley COG will be accepted
Colchester	Adam Turner, Richard Serra, Tom Seidel	Town Planner, Senior Regional Planners	Request to add Colchester Business Park area to Priority Funding Area designation will be accepted.
Colebrook	Thomas McKeon, Robert Suprenant, Karen Griswold Nelson	First Selectman, Chr., P&Z, Land Use Administrator	Requested changes do not meet criteria for designation as a Balanced Growth Area
Columbia	Carmen Vance, Jana Butts, David Szegda	First Selectman, Regl Planner, Chr., Cons & Agr. Comm.	Requested Priority Development Area designation does not meet OPM's criteria. All other changes will be accepted
Cornwall	Gordon Ridgway, et al., Chris Wood	First Selectman, Regl Planning Collaborative	Requested Village Growth Area changes are accepted. Requested change to Balanced Growth Area does not meet criteria for such designation.

Coventry	Eric Trott	Dir., Planning & Devt	1.) Coventry Ridge will not be accepted due the extensive Core Forest Area. 2.) South Coventry Village will be accepted as a Village Growth Area. 3.) Bolton Gateway Node will not be accepted as it does not meet OPM's criteria for a Balanced Growth Designation. 4.) Bread and Milk Street Node will be accepted as a Village Growth Area. 5.) Rt 31 South/Mansfield will not be accepted as it does not meet OPM's criteria for a Priority Development Designation. 6.) RTE 195 Tolland Town Line Area will not be accepted as it does not meet OPM's criteria for a Priority Development Designation 7.) Cedar Swamp Rd/Bolton Lake Area will be accepted and the Priority Development designation will be removed. 8.) RTE 31 South/Root Road Area will be accepted and Open Space designations will be removed. OPM intends to use WINCOG's data for open space. 9.) Flanders Rd/South St Ext. Are will be accepted and Priority Development designation will be removed
Durham	Dan Bourret, for Geoff Colgrove	Town Planner	All requested changes will be accepted
East Hampton	Michael Maniscalco	Town Mgr.	All requested changes will be accepted
East Windsor	Laurie Whitten	Town Planner	All requested changes will be accepted
Franklin	Richard Matters, Richard Serra, Tom Seidel	First Selectman, Senior Regl Planners	All requested changes will be accepted
Goshen	Martin Connor, Paul Dombrowski, Ken Green, Ray Turri, Andy Nygren & Barry Donaldson	ZEO, Woodridge Lake Sewer District, Cons Comm	Change to Village Growth Area accepted. The existing sewer service area is reflected in the Balanced Growth Area designation. Adding the site of the Existing Water Pollution Control facility to a Priority Funding Area designation is not necessary as it is an existing facility.
Granby	Fran Armentano	Town Planner	All changes will be accepted - except one Priority Development Area request

Greenwich	Diane Fox	Town Planner	Request to remove certain Priority Development Area designations will be accepted. Request to add Priority Conservation Area(s) will be accepted. OPM will work to correct and enhance Open Space data
Griswold	Richard Serra, Tom Seidel	Senior Regional Planners	Request for Balanced Growth Areas does not meet OPM's criteria for such designation
Haddam	Liz Glidden	Town Planner	Village growth Area changes will be accepted
Hampton	Kevin Grindle	Chr., P&Z	OPM will accept lowering the acreage threshold for Core Forest areas and add that as a Local Conservation Priority
Harwinton	Michael Criss	First Selectman	OPM will request further clarification regarding requested changes
Hebron	Mike O'Leary	Town Planner	All requested changes will be accepted
Kent	Bruce Adams, et al., Dennis DePaul & Jos Spelbos	First Selectman, Cons Comm	All requested changes will be accepted
Lebanon	Phil Chester	Town Planner	All requested changes will be accepted
Litchfield	Dennis Paul Tobin, Dave Wilson, Susan Lowenthal, Carol Bramley	Land Use Administrator, WPCA, Chr., P&Z & member	Request to designate all Priority Development Areas as Balanced Growth Areas will be accepted. OPM will utilize Green Print data for Open Space mapping. The source of OPM's sewer service area data is the LHCEO
Mansfield	JoAnn Goodwin	Chr., P&Z	Request to add all farmland soils as a local conservation priority will be accepted. OPM will utilize Open Space data provided by WINCOG. Request to remove certain Priority Development Area designations, not associated with the University of Connecticut will be accepted
Marlborough	Peter Hughes	Dir., Png & Devt	Requested changes to Village Growth Area will be accepted. Area requested for Designation as Priority Development Area or Balanced growth does not meet OPM's criteria for such designation
Meriden	Tom Skoglund	Asst Planning Director	All requested changes will be accepted. OPM may not be able to emphasize additional municipal development priorities.

Middlebury	Brian Miller	TMG-Planning Consultant	Request to remove 2 areas from Priority Development Area designation will be accepted
Montville	Colleen Bezanson, Richard Serra, Tom Seidel	Town Planner, Senior Regional Planners	All changes submitted by town of Montville will be accepted
Morris	Barbara Bongiolatti, Robert McIntosh, Karen Griswold Nelson	First Selectman, Chr., P&Z, Land Use Administrator	Request for Balanced Growth Areas does not meet OPM's criteria for such designation. OPM would consider extending the Village Growth Designation in these areas
New Canaan	Steve Kleppin	Town Planner	All requested changes will be accepted
New Hartford	Rista Malanca, Robert Krzys, Martin Connor	Land Use Administrator, Chr. WPCA, Planner	All requested changes will be accepted
New London	Harry Smith	City Planner	OPM intends to address the issues related to agricultural soils underlying existing development. OPM will attempt to address the accuracy of various flood plain mapping issues
New Milford	Patricia Murphy	Mayor	All requested changes will be accepted
Newington	Craig Minor	Town Planner	All requested changes will be accepted
Newtown	Scott Sharlow	GIS Coordinator	All requested changes will be accepted
Norfolk	Susan Dyer	First Selectman	Request to replace Priority Development Area designation and utilize and Village Growth Area based on the Town's Village Area will be accepted.
North Branford	Bonnie Therrien	Interim Town Mgr.	Request to change Balanced Growth Designation in favor of Priority Development Area will not be accepted. Balanced Growth Areas are considered to be Priority Funding Areas, and such designation should not impact the Towns plans for the areas identified
North Stonington	Richard Serra, Tom Seidel	Senior Regional Planners	OPM will request further clarification regarding requested changes
Plainfield	Ryan Brais	ZEO	OPM will request further clarification regarding requested changes
Plainville	Mark DeVoe	Dir., Plng & Econ Devt	All requested changes will be accepted
Portland	Deanna Rhodes	Town Planner	Changes provided by the Lower CT River Valley COG will be accepted
Preston	Richard Serra, Tom Seidel	Senior Regional Planners	OPM will request further clarification regarding requested changes

Prospect	Gil Graveline, Bill Donovan	Chr., P&Z, Land Use Inspector	All requested changes will be accepted
Roxbury	Peter Filous	Chr., Planning Commisison	Changes to Village Growth Area will be accepted. OPM intends to utilize the Green Print data for Open Space mapping purposes
Salem	Richard Serra, Tom Seidel	Senior Regional Planners	OPM will request further clarification regarding requested changes
Salisbury	Curtis Rand	First Selectman	Requested Changes to Open Space and Village Areas will be accepted. OPM intends to modify certain Priority Development Areas in the Town if acceptable
Simsbury	Hiram Peck	Dir., Plng & Comm Devt	Areas identified in comments are currently designated as Priority Funding Areas, no changes required.
South Windsor	Michelle Lipe	Town Planner	All changes will be accepted
Southbury	Edward Gore, Jr., DeLoris Curtis	Chr., Planning Commisison, Land Use Administrator	OPM will add a Local Conservation Factor for the agricultural land of the Southbury Training School.
Sprague	Catherine Osten, Sandor Bittman, Richard Serra, Tom Seidel	First Selectman, Chr., P&Z, Senior Regl Planners	All requested changes will be accepted
Stonington	Richard Serra, Tom Seidel	Senior Regional Planners	Requested changes will not be accepted as they do not meet OPM's criteria for a Priority Development Designation.
Suffield	Bill Hawkins	Town Planner	All requested changes will be accepted
Tolland	Linda Farmer, Steve Lowrey	Dir., Plng & Comm Devt, Zoning/Wetlands Agent	All requested changes will be accepted
Torrington	Martin Connor	City Planner	All requested changes will be accepted
Union	Albert Goodhall	First Selectman	Requested changes to Village growth Area will be accepted. Changes to create Priority Development Areas will not be accepted as they do not meet OPM's criteria for such designation.
Vernon	Len Tundermann	Town Planner	All requested changes will be accepted
Wallingford	William Dickinson, Jr., Kacie Costello	Mayor, Town Planner	OPM intends to show sewer/water service areas as an additional layer in future version of the online Locational Guide Map

Warren	Jack Baker, Craig Nelson	P&Z Commission, ZEO	Local Conservation Priorities, Village Growth Areas, and Open Space will be accepted. Request for Balanced Growth designation will not be accepted as it does not meet OPM's criteria for such designation
Washington	Janet Hill, Richard Cary	Land Use Administrator, Conservation Commission	OPM will accept changes to Village Growth Areas
Waterford	Tom Wagner	Planning Director	Many of the requested changes were accepted, OPM will provide a detailed accounting of these to the Town.
Watertown	Ruth Mulcahy	Land Use Administrator	All requested changes will be accepted
Westbrook	Meg Parulis	Town Planner	All requested changes will be accepted
Wethersfield	Denise Bradley	Asst Town Planner	All requested changes will be accepted
Winchester	Dale Martin	Town Mgr.	All requested changes will be accepted
Windsor	Eric Barz	Town Planner	Many of the requested changes were accepted, OPM wil provide a detailed accounting of these to the Town.
Woodstock	Jeffrey Gordon, Delia Fey	Chr., P&Z, Town Planner	Village Growth Area changes will be accepted