MINUTES of the Workshop on Greenwich Plan of Conservation and Development of the Board of Estimate and Taxation held on Wednesday, June 12, 2019, in Greenwich Town Hall, Mazza Room, Greenwich, CT.

Jill Oberlander, BET Chair, called the Workshop to order at 3:06 P.M.

Board members in attendance:

Jill K. Oberlander, Chair
Jeffrey S. Ramer, Vice Chairman
Elizabeth K. Krumeich, Clerk
William Drake
Andreas Duus III
Debra Hess
Michael S. Mason
Leslie Moriarty
Leslie L. Tarkington
David Weisbrod

Staff: Katie DeLuca, Director Planning & Zoning/Zoning Enforcement Coordinator/Town Planner; Patrick LaRow, Deputy Director, Planning & Zoning/Assistant Town Planner; Peter Mynarski, Comptroller, Finance Department; Amy Siebert, Commissioner of Public Works; Patricia Sesto, Director of Environmental Affairs

Other: Margarita T. Albans, Chair, Planning & Zoning Commission (PZC); Peter Berg, Chair, Land Use Committee of the Representative Town Meeting (D8); Victoria Goss, Member, PZC; Dave Hardman, Member, PZC; Peter Lowe, Alternate Member, PZC; Nicholas Macri, Secretary, PZC; and Dennis P. Yeskey, Alternate Member, PZC

1. Call to Order

Ms. Oberlander welcomed BET Members, Planning and Zoning Commission Members and attendees to the Workshop on the draft 2019 Greenwich Plan of Conservation and Development.

2. Planning and Zoning Commission presentation on draft Plan of Conservation and Development

Ms. DeLuca gave a presentation outlining the purpose of the Plan of Conservation and Development (POCD or the Plan), the opportunities for community input during the process of preparing the new document, and the Guiding Principles that govern the Town's work on this State-mandated Plan. Ms. DeLuca explained that every ten years the Town is required by State statute to prepare a POCD that sets out the long-range plan and over-arching policy
for land use in the Town. The Commission focused on the current land use issues in Greenwich in an effort to develop a vision for the future of the Town. There have been numerous public workshops, focus groups and on-line outreach efforts to encourage residents to give their input during the process. The Guiding Principles include: (1) the desirability of providing excellent educational, cultural and other institutions, as well as creating housing opportunities for the future; (2) livability in the community, by preserving the community character and sense of place, and maintaining the economic vitality and thriving commercial centers; and (3) sustainability and improvement of the Town’s natural environment and landscape, as well as to provide the best quality municipal facilities, infrastructure and health services.

In response to questions, the members were advised that the Commission anticipates having a draft POCD available during the summer and the RTM approve the Plan in the fall 2019. Ms. Alban and Mr. Yeskey explained that the Commission was proposing establishing a Plan Implementation Committee including representatives of Parks & Recreation, Planning & Zoning, Department of Public Works, and the Town Administrator to track the progress of the Plan over the years. In addition, the Commission envisions forming a Plan Advisory Committee which would include members of various boards and commissions together with an expert in land use to serve as the core planning group. This Advisory Committee would pick topics to research and to seek solutions for projects identified through the Plan, followed by presentations of options to the community. The two committees would track the progress of the recommendations in the POCD and provide accountability for the process in the interim 10-year period, with a goal of up-dating the community on a biennial basis.

Members also questioned the goals for commercial use of land, planning for the Greenwich Public Schools, the technology innovations that may change aspects of the Town, the effect of hospital and school real property purchases resulting in the loss of taxable real and personal property and related loss of revenue, the 2020 Revaluation process, affordable housing quotas including entry-level housing opportunities for target GenX buyers, changes in Town budget as a result of Federal and State tax law changes, transportation and traffic, bike paths, preparation for the impact on the Town of climate change and sea level rise, congestion on the Post Road corridor, and the balance between public benefit versus private rights.

3. Adjournment

Upon a motion by Ms. Hess, seconded by Mr. Weisbrod, the Board voted to adjourn the Workshop at 4:45 P.M.

Respectfully submitted,

Peter Mynarski, Recording Secretary

Elizabeth K. Krumreich, Clerk of the Board

Jill K. Oberlander, Chair